

MINUTES

**Town of Southern Pines Historic District Commission Regular Meeting
Boyd Room of the Planning Department Office
180 SW Broad Street
August 8, 2019 at 4:00 PM**

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, August 8, 2019, at 4:00 PM in the Boyd Room of the Planning Department office, 180 SW Broad Street, Southern Pines, North Carolina.

Members present: Chairperson Darlene Stark, Carolyn Burns, Dorothy Shankle and Robert Anderson.

Members absent: Vice Chairman Steady Meares, Mart Gibson and Molly Goodman.

Town staff members present: BJ Grieve, Planning Director, Suzy Russell, Planner, and Cindy Williams, Secretary to the Historic District Commission.

Chairperson Stark called the meeting to order at 4:00 PM.

APPROVAL OF MINUTES:

Dorothy Shankle made a **motion**, which was seconded by Carolyn Burns, to approve the Minutes of the June 13, 2019 meeting. **The motion carried unanimously.**

PUBLIC HEARING:

**HD-14-19 Certificate of Appropriateness - Major Work; Exterior Alterations;
160 West Pennsylvania Avenue; Applicant: Bonnie McPeake; Agents: John
Heckethorn and Sammy McPeake**

Mr. John Heckethorn has submitted an application on behalf of Ms. Bonnie McPeake requesting a Certificate of Appropriateness: Major Work for the purpose of making improvements to the front elevation upper roof deck at 160 West Pennsylvania Avenue. The proposed improvements include removing the existing upper deck along the front elevation, which also serves as a roof for the patio and entrance below. The applicant is proposing to rebuild the structure two feet higher in elevation while constructing a new five (5) foot by ten (10) foot addition to join the existing front deck to the existing side deck. Currently the structure houses a restaurant on the main floor and an apartment on the second story. The subject parcel is identified as PIN: 858106285723 (Parcel ID 00031172). Per the Moore County GIS, the property owner is listed as McPeake Retail Group. The subject property is zoned CB (Central Business).

Mr. Sammy McPeake and Mr. John Heckethorn were present on behalf of the applicant.

Chairperson Stark confirmed there were no conflicts of interest among the members of the Commission.

Carolyn Burns made a **motion**, which was seconded by Dorothy Shankle, to open the public hearing. **The motion carried unanimously.**

OATH OF TESTIMONY:

Cindy Williams administered the oath of testimony to those wishing to speak during the hearing.

STAFF PRESENTATION – Suzy Russell:

Ms. Russell distributed additional documentation that was provided by Mr. Heckethorn to the Commission and requested that it be entered into the record as **Exhibit A.**

Ms. Russell stated that the request is to rebuild the front upper deck and add a new 5 foot x 10 foot section leading from the upper front deck to the upper side deck. The applicant has stated that the upper deck is in poor condition and in need of replacement. The new deck will be constructed of wood and the railings and trim will match the existing deck on the side of the building. It will be raised two feet so that it is flush with an existing exterior door and will serve as a roof for the lower deck.

APPLICANT PRESENTATION – Sammy McPeake:

Mr. McPeake stated that there is a lot of rotten wood on the existing deck and he did not think the current porch was original to the structure.

Discussion between members of the Commission and Mr. McPeake regarding details of the project ensued.

Dorothy Shankle expressed concern about the ceiling that will cover the lower deck.

Mr. McPeake responded that the purpose of the ceiling is to enclose the water collection system. He proposed changing the ceiling material as presented in the application to beadboard and the Commission was in agreement.

Mr. McPeake stated that some of the trees will be trimmed but all existing landscaping will remain.

Carolyn Burns made a **motion**, which was seconded by Dorothy Shankle, to close the public hearing. **The motion carried unanimously.**

HISTORIC DISTRICT COMMISSION ACTION:

FINDINGS OF FACT

The following findings of fact were made by the Historic District Commission:

FINDING OF FACT #1

Carolyn Burns made a **motion**, which was seconded by Dorothy Shankle, that as a finding of fact the application is complete and that the facts submitted and the additional information provided by the applicant are relevant to the case. **The motion carried unanimously.**

FINDING OF FACT #2

Robert Anderson made a **motion**, which was seconded by Carolyn Burns, that as a finding of fact the application complies with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Work Criteria (C) 1 - 3 in that the project is congruous with the aspects of the Historic District with regard to height and placement on the lot in relation to adjacent buildings, exterior construction materials, architectural details, general form and proportion, appurtenant fixtures, structural conditions and soundness. The architectural scale of the project is appropriate and is in compliance with the Secretary of the Interior Guidelines. **The motion carried unanimously.**

Robert Anderson made a **motion**, which was seconded by Carolyn Burns, to approve HD-14-19 with the following conditions:

- a. that the material for the ceiling of the lower porch be changed from that which was original presented by the applicant to lumber beadboard with 2¼” staggered joints perpendicular to the joists; and
- b. that the siding on the original building that will be exposed as a result of raising the upper deck be replaced with stucco to match that which is below on the existing porch. **The motion carried unanimously.**

OLD BUSINESS:

Ms. Shankle inquired about the painted horse exhibit that is planned throughout downtown.

Ms. Russell responded that an application form had been sent to the applicant but had not yet been submitted.

Ms. Russell stated that a Certificate of Appropriateness - Minor Work had been issued for the existing fence at 120 W. Pennsylvania Avenue to be painted white.

NEW BUSINESS:

Ms. Russell stated that nothing has been submitted to date for the September regular meeting.

There being no further business to discuss, the meeting adjourned at 4:38 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission