

MINUTES

Town of Southern Pines Historic District Commission Regular Meeting September 10, 2020 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, September 20, 2020, at 4:00 PM. in the C. Michael Haney Room of the Southern Pines Police Department.

Members present: Chairperson Darlene Stark, Vice Chairman Mart Gibson, Steady Meares, Dorothy Shankle, Molly Goodman, Robert Anderson and Leslie Brians.

Staff members present: Suzy Russell, Lauren Long and Cindy Williams.

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

APPROVAL OF MINUTES:

Robert Anderson made a motion, which was seconded by Leslie Brians, to approve the Minutes of the August 13, 2020 and the August 20, 2020 meetings. **The motion carried unanimously.**

OATH OF TESTIMONY:

The oath of testimony was administered to those planning to speak during the hearing.

PUBLIC HEARING:

HD-20-20 Certificate of Appropriateness: Major Works, Ashten's Restaurant

Ashley Van Camp, on behalf of James Van Camp has submitted an application requesting a Certificate of Appropriateness: Major Works for the purpose of re-facing (re-cladding) and partially rebuilding an exterior rear addition, installing a rear exterior door, replacing a rear window, as well as the addition of a new rear window. The subject parcels are identified as Moore County PIN: 858106382497 (PARID: 0037155) and PIN: 858106383406 (PARID: 00040642). Per the Moore County Register of Deeds, the property owner is listed as James Van Camp.

STAFF PRESENTATION - Lauren Long:

Ms. Long stated that the applicant was requesting to reface and reconstruct a portion of the rear addition. The applicant has also requested to rebuild an existing rear window and add an additional window. The materials to reface the rear addition will remain T1-11 board painted black and glass blocks are proposed for the existing window and then create a new window and the proposed door is wooden and fenestrated with a four lights. An existing awning is going to be removed and new door and two windows will be installed on the rear elevation.

Ms. Long stated that based on what the applicant had proposed, the Commission should consider the form and style of the original building, original building materials, positioning, spacing, scale and architectural details of the original building; whether the modifications will require any additional structural support that would require damaging the original building materials, if a false sense of history would be created, i.e. using similar building materials and then making the addition that was added later appear to be original to the building, whether the addition that was added in the 1960's or 1970's now has architectural significance and whether any of those details are contributing to the historic district.

APPLICANT PRESENTATION –Charlie Coulter:

Mr. Coulter stated there is an approximately six (6) inch high concrete bulkhead that drops down to a lower door to an existing space that has only been used for storage. The proposal is to fill in that opening, move the door and raise the existing overhang. The new door will be used as an emergency exit. They plan to install a stairwell inside to provide access to the lower level and the new door would be at the landing of that stairwell. They also proposed installing a window in the location of the stairwell.

Mr. Ron Goodrich asked if the rear door will be used as an emergency exit only.

Ashely Van Camp responded that the door will not serve as a public entrance at this point and that patrons would enter through the main entrance. The rear entrance may be used during private parties but the purpose of the door is really just to give another egress in an emergency. Ms. Van Camp stated that they were hoping what they were proposing will make the rear of the building look better.

Mr. Coulter stated that the exterior will be T-111 but it is going to look much better than it does right now.

Robert Anderson stated that this is a primary fire district and asked if the Fire Department was going to allow them build with a combustible material.

Mr. Coulter responded that the Fire Marshal had been there and did not say anything about the existing T-111.

Mr. Anderson asked if the Fire Marshal knows they are going to come back with T-111.

Mr. Coulter responded yes.

Ms. Van Camp said the whole reason they are discussing this proposal is because of the murals that they discovered in the basement. They knew that some were there and when they started cleaning out their catering supplies they kept finding more and more of the murals so they decided at that point that the murals were too nice to cover up so they relocated their storage and are going to renovate the basement. Most of the work will be interior so there will not be a lot going on outside. The restaurant will not have to be closed at any point during the renovation.

They were required to come before the Commission because they are installing an exterior door and they are thinking about installing a window for light in the interior stairway.

Molly Goodman asked if the existing door was going to be replaced.

Ms. Van Camp responded that the only change to that door will be that it opens the opposite way so it does not hit the new door. That door serves as an emergency exit because there is a firewall between 130 and 140 E. New Hampshire Avenue.

Mart Gibson asked if there were any issues with the fire doors.

Mr. Coulter responded that the Building Inspector and the Fire Marshal had gone through the building and they did not see any problems.

Mr. Gibson said he was not opposed to the window but asked if it was supposed to be included in the presentation.

Suzy Russell responded that the Commission would need to see the new roof or whatever the applicant was proposing.

Mr. Coulter said the height of the awning was being modified.

Ms. Van Camp stated that if the window was a deal breaker they would not install the window.

Ms. Van Camp said they were proposing to replicate an existing window to give some light in the stairway.

The applicants shared drawings of the proposed window.

Chairperson Stark asked if they were unsure where the window would be installed because they were not sure where the awning would hit.

Ms. Van Camp responded that the window was just a thought but it did not have to be installed.

Mr. Goodrich asked if the stairwell already exists.

Charlie responded that it did not.

Ms. Goodman stated that if the applicants think they want to add the window then maybe the hearing should be continued and they could come back with the exact location of the window.

Leslie Brians asked if there are windows in the door that is going to be installed.

Ms. Van Camp responded yes.

Ms. Brians said those windows will provide a little bit of light.

Mr. Coulter said they could just install light fixtures on the inside. There will be sconces on the stairway but he was just thinking that it would be nice to have natural light coming in.

Mr. Goodrich asked the applicants if they had any elevation of the stairwell.

Mr. Coulter responded that the stairwell is interior.

Chairperson Stark stated to the applicants that if they did want to install the window they could request a continuance and a special meeting could be called so they would not have to wait another month and pay an additional application fee.

Ms. Van Camp responded that she does not want to install the window.

Mr. Coulter stated that the rear of the building is going to be so much nicer than it is right now.

Ms. Van Camp said they are doing this to preserve history. She is a Southern Pines native and wants the downtown to stay like it is and she hopes the Commission takes that into consideration.

Ms. Russell stated that the Commission approves specifics and not concepts so if the applicants were to say the awning will be at a specific height it looks as though the window will need to be positioned to the left and under the awning that has been shown. The Commission would then have something specific to approve.

Mr. Coulter said installing the window in the suggested location does not make any sense so they wanted to forget the window. He said it was a lot more important for the awning to be where it needs to be.

Ms. Russell stated that they could always come back to the Commission at a later date to request approval of the window.

Robert Anderson made a **motion**, which was seconded by Molly Goodman, to close the public hearing. **The motion carried unanimously.**

HISTORIC DISTRICT COMMISSION ACTION:

Robert Anderson made a **motion**, which was seconded by Molly Goodman, that as a finding of fact the application was complete and the facts submitted were relevant to the case because the request for a Certificate of Appropriateness – Major Work met the specific submittal requirements as required in the Town of Southern Pines Unified Development Ordinance. **The motion carried unanimously.**

Mart Gibson made a **motion**, which was seconded by Robert Anderson, that as a finding of the fact the application complied with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria (C) 1-3 in that:

1. the work is compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of a property and the district. Specifically, the work is considered compatible and appropriate in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations. The proposed work is compatible and appropriate in that it does not alter, impair, or modify any architectural features of the original building. The work proposed is for the purpose of repairing an existing addition and complying with the Town of Southern Pines Fire Marshal's requirement that a fire exit be provided for and retains use of the building as a commercial building, as it was originally designed. The work proposed is appropriate based upon the proposed materials, the existing dimensions, as well as in regards to the existing scale of the building.
2. the work does not damage or remove significant character defining features of the building and will not adversely affect its contribution to the larger historic district; and the proposed work does not adversely affect any character defining features of the original building, or that contribute to the larger historic district, in that it is refacing a recent addition to the building and that all additions are onto an existing addition at the rear of the building that are not visible from the right-of way.
3. the work is consistent with the adopted design guidelines for the historic district. The proposed work has met the design guideline recommendations as they concern a modification to the rear of a building that is not visible to the right-of way. The original building will not be impacted, all original building materials will be preserved and the scale and form of the building will not be affected.

and therefore to approve HD-20-20. **The motion carried unanimously.**

OLD BUSINESS:

Chairperson Stark signed the Written Decision of the Commission regarding HD-16-20 which was presented at the August 13, 2020 regular meeting.

NEW BUSINESS:

Suzy Russell stated that there are three applications on the October meeting agenda.

Molly Goodman made a **motion** to adjourn. **The motion carried unanimously.**

The meeting adjourned at 4:35 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission

DRAFT