

MINUTES

**Town of Southern Pines Historic District Commission Regular Meeting
Boyd Room of the Planning Department Office
180 SW Broad Street
April 11, 2019 at 4:00 PM**

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, April 11, 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, Vice Chairman Mart Gibson, Steady Meares, Carolyn Burns, Molly Goodman, Dorothy Shankle and Robert Anderson.

Members absent: none.

Town staff members present: Reagan Parsons, Town Manager, BJ Grieve, Principal Planner, 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 February 14, 2019 meeting. **The motion carried unanimously.**

OATH OF OFFICE:

The oath of office was administered to Robert Anderson.

PUBLIC HEARING:

HD-02-19 Certificate of Appropriateness - Major Work; 305 NW Broad Street; Applicant: Tori King by Reagan Parsons, Authorized Agent

Ms. Tori King submitted an application requesting a Certificate of Appropriateness: Major Work for the purpose of making improvements to the roof of the structure located at 305 NW Broad Street.

Chairperson Stark asked if there were any conflicts of interest among the members of the Commission.

Mr. Anderson stated that he owns property within the notification area. The Commission agreed that the proximity of Mr. Anderson's property to the subject property did not create a conflict of interest.

Molly Goodman made a **motion**, which was seconded by Mart Gibson, 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 entered staff memorandum HD-02-19 into the record and stated that the applicant was proposing the addition of a false gutter system to be applied to the side of the building that faces the railroad track. A piece of fascia will be placed on top of the gutter to carry the gutter out and over the handrail on the deck.

Steady Meares asked why the Town of Southern Pines was not the applicant.

Mr. Parsons responded that the Town is a co-applicant. The Town owns the property and has leased the building to Mr. and Mrs. King and they are responsible for much of the ongoing maintenance of the building during the term of the lease. Mr. and Mrs. King had come to him about the water issue. They looked at gutter systems and other alternatives that were far more intricate than what was being proposed but there was really no good way to install them without altering the façade of the building or its historic appearance. The system being proposed seemed like the least intrusive, yet effective, way to deal with the water issue.

Mr. Parsons added that this type of addition may ordinarily be dealt with at the staff level, but because it is a Town property that is being leased to the tenants, the Town felt it was best to bring the request before the Commission in the event there were any questions.

APPLICANT PRESENTATION – Dean King:

Mr. King stated that over the past year they have discovered that a portion of the deck and the building stays wet and discolored due to runoff from the roof and there is no place to install a downspout. A six (6) inch ogee shaped gutter would serve as a piece of crown and be covered with hemmed aluminum flashing to extend the fascia and move the drip line out six (6) inches to prevent further damage to the deck and the building. There will be no downspouts or holes in the gutter. There is currently a small 3 or 4 inch crown that goes around the fascia.

Robert Anderson asked what gauge metal Mr. King was considering.

Mr. King said they would probably use 24 gauge coil stock unless his contractor has another recommendation. It will be installed under the existing sheathing or on top of the shingles.

The building is going to need new shingles in the near future and gutters may be considered at that time.

Mart Gibson asked if there is a foundation wall under the handrail and whether a splashguard would be needed.

Mr. King responded that he does not think a splashguard would be necessary. There is never any standing water in that area and he is not concerned about erosion.

Mr. Anderson stated that he felt the application should be approved with the condition that the material be at least 24 gauge metal. Mr. King acknowledged that he agreed to the condition.

Carolyn Burns made a **motion**, which was seconded by Steady Meares, 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 Molly Goodman, that as a finding of fact the application is complete and the facts submitted are relevant to the case. **The motion carried unanimously.**

FINDING OF FACT #2

Mart Gibson made a **motion**, which was seconded by Robert Anderson, 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 it does not conflict with any of the conditions set forth in Criteria (C) 1–3, it is compatible and appropriate for the district, and it has no significant departure from defining features of the district and it is consistent with the Design Guidelines. **The motion carried unanimously.**

Robert Anderson made a **motion**, which was seconded by Carolyn Burns, to approve HD-02-19 with the condition that the applicant use a minimum of 24 gauge corrosion resistant material as his material for the flashing. **The motion carried unanimously.**

OLD BUSINESS:

Ms. Russell stated that RIOT has submitted an application for a Certificate of Appropriateness – Minor Work for their sign. The business owner is out of town and is supposed to get in touch with Ms. Russell upon her return.

NEW BUSINESS:

Mr. Grieve provided clarity as to what types of information are helpful when making findings of fact for a Certificate of Appropriateness.

There being no further business the meeting adjourned at 4:40 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission