

AGENDA
CITY OF FAYETTEVILLE
HISTORIC RESOURCES COMMISSION MEETING
CITY HALL, LAFAYETTE CONFERENCE ROOM
433 HAY STREET
TUESDAY, JULY 23, 2024
4:00 P.M.

1. ROLL CALL

2. APPROVAL OF THE AGENDA

3. APPROVAL OF THE CONSENT AGENDA

- ❖ COA23-61: Major Order of Approval—420 Hay Street

4. APPROVAL OF THE MINUTES

- ❖ Approval of minutes from the December 5, 2023, Special Meeting

5. EVIDENTIARY HEARING

MAJOR WORKS

- ❖ COA24-13—107 Gillespie Street- Façade Updates
The applicant is requesting the addition of a metal awning, upstairs window replacements, storefront lighting, flower boxes, and black accents to 107 Gillespie St.

6. OTHER BUSINESS

7. ANNOUNCEMENTS

8. ADJOURNMENT

**CITY OF FAYETTEVILLE
HISTORIC RESOURCES COMMISSION
ORDER TO APPROVE A CERTIFICATE OF APPROPRIATENESS**

Property Address: 450 Hay Street; REID # 0437449837000
Property Owner: Prince Charles Holdings LLC
COA Applicant: FencEline Plus Inc
COA #: 23-61
COA Summary: Request to construct and install a wooden dumpster enclosure at the rear of 450 Hay Street

This Certificate of Appropriateness (“COA”) application came before the Historic Resources Commission (“Commission”) on December 5, 2023, upon a submission from FencEline Plus Inc (“Applicant”), on behalf of Prince Charles Holdings LLC (“Owner”).

Commission members present were Michael Pinkston, Robert Tiffany, Michael Pennink, Michael Houck, Cynthia Leeks, and Jennifer Lockart. Also present were Will Deaton, Planning and Zoning Division Manager; and Lisa Harper, Assistant City Attorney; all appearing on behalf of the City.

Based on the submitted application, evidence, testimony of witnesses, and oral arguments of the parties, the Commission makes the following:

Findings of Fact

1. Article 30-2.C.8 of the City of Fayetteville’s Code of Ordinances requires the proponents of exterior changes within the Historic/Landmark Overlay District to obtain a COA prior to obtaining building permits and the commencement of work.
2. The City of Fayetteville’s Design Guidelines for Fayetteville’s Historic Districts and Local Landmarks requires that a certificate of appropriateness be obtained from the Historic Resources Commission when an area is designated as a historic district or local landmark, before the owner of the property within the district or local landmark can demolish the property, move it, or change its exterior features.
3. On October 10, 2023, the Applicant submitted a COA application to the Development Services Department. The application listed the property located at 450 Hay Street (“subject property”).
4. The subject property is identified as historically being the location of The Prince Charles Hotel; located on the parcel identified as REID # 0437449837000.
5. The COA application is a request to:
 - a) Construct and install a wooden dumpster screening
6. The application included the COA application form, design concept and construction plans for the proposed work.
7. On November 17, 2023, the Applicant and adjacent property owners within 100 feet of the subject property were notified by letter of the hearing to consider the subject application.

8. The subject property was posted with a notification of the evidentiary hearing on the same date.

9. On December 5, 2023, an evidentiary hearing was held. Mr. Will Deaton, Planning and Zoning Division Manager, presented the staff report and cited the applicable sections of the *Design Guidelines for Fayetteville's Historic District and Local Landmarks* ("Design Guidelines") to the proposed COA application. The applicable sections were: Fences and Walls (pages 34-35). Mr. Allen Long, representative of FencEline Plus Inc, also presented evidence.

Conclusions of Law

1. The Applicant and adjacent property owners were properly notified of the hearing and the subject property was properly posted.

2. The historic significance of the site will be retained and preserved and the proposed work complies with the guidelines for paving patterns, building materials, and storefronts.

WHEREFORE, BASED ON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, COA 23-61 for the property at 450 Hay Street, Fayetteville, North Carolina, is hereby approved.

APPROVED (5-1)

This the _____ day of _____, 2024.

Michael Pinkston, Chairman
Historic Resources Commission

**MINUTES
CITY OF FAYETTEVILLE
HISTORIC RESOURCES COMMISSION SPECIAL MEETING
CITY HALL/E.E. SMITH CONFERENCE ROOM
433 HAY STREET
DECEMBER 5, 2023 @ 4:00 P.M.**

MEMBERS PRESENT

Michael Pinkston, Chair
Robert Tiffany
Michael Pennink
Michael Houck
Cynthia Leeks
Jennifer Lockart

STAFF PRESENT

Clayton Deaton, Planning and Zoning Division Manager
Lisa Harper, Assistant City Attorney
Catina Evans, Office Assistant II

MEMBERS ABSENT

Rebecca Meredith, Vice-Chair

STAFF ABSENT

Heather Eckhardt, Planner II

The December 5, 2023, special meeting of the Historic Resources Commission was called to order by Chair Michael Pinkston at 4:03 p.m.

I. ROLL CALL

The members and Staff introduced themselves.

II. APPROVAL OF THE AGENDA

MOTION: Michael Pennink made a motion to approve the agenda with the amendment to move the voting of the Chair and Vice-Chair to Other Business.

SECOND: Robert Tiffany

VOTE: Unanimous (6-0)

III. APPROVAL OF THE CONSENT AGENDA

MOTION: Michael Pennink made a motion to approve the consent agenda.

SECOND: Jennifer Lockart

VOTE: Unanimous (6-0)

IV. APPROVAL OF THE MINUTES FROM THE SEPTEMBER 26, 2023, MEETING

MOTION: Michael Pennink made a motion to approve the minutes from the September 26, 2023, meeting.

SECOND: Michael Houck

VOTE: Unanimous (6-0)

V. EVIDENTIARY HEARING

Mr. Pinkston discussed the guidelines for the case and he asked the members if any of them had a conflict of interest or had participated in ex parte communication regarding case COA23-61.

Mr. Pennick made the Board aware that he had represented the owners of the building in the last year and would recuse himself from this case if necessary. Ms. Harper asked Mr. Pennink if he had represented them recently in any manner regarding this case, and Mr. Pennink said no. Ms. Harper asked if he had a financial gain regarding case COA23-61 and Mr. Pennink said no. She asked Mr. Pennink if he could make a decision based on the evidence presented and Mr. Pennink said yes. Ms. Harper asked Mr. Pennink if he had any preconceived ideas concerning this case, and he said no.

Mr. Deaton performed the oath for the speakers.

COA23-61. The applicant is requesting a Certificate of Appropriateness to construct and install a wooden dumpster enclosure at the rear of 450 Hay Street.

Clayton Deaton presented case COA23-61. He stated that this case involved the owners of Prince Charles Holdings, LLC and the applicant Mark Eline of FencEline Plus, Inc. The request is to install a wooden enclosure at the back of the property at 450 Hay Street, which has approximately .72 acres. Mr. Deaton showed the Board the location of the dumpster on the subject property, and he noted that the Board could see that the applicants had done some work on the property in the past. Mr. Deaton stated that there is a dumpster in the back of the property. He said the owners had a concrete enclosure placed around a generator and a loading dock on the property. Mr. Deaton pointed out the image that showed where the proposed enclosure would be located. He said the applicant received a notice from code enforcement that required them to screen in the dumpster. They violated City ordinances because the dumpster was not enclosed. This is why the applicant is seeking the COA to construct the enclosure around the dumpster.

Mr. Deaton said the applicants have an image of the structure that they intend to build around the dumpster. The violation remains until there is a resolution to the matter. Mr. Deaton said the design guidelines generally deal with ornamental fences and retaining walls, so this is the closest they could find to a guideline that would accommodate the enclosure of the dumpster. If this dumpster was not in view (in the back of an alleyway) it may have leaned toward a minor work, but due to its location, it is coming before the Board as a major work. Mr. Deaton showed the Board their options for approving the case.

Ms. Lockart asked Mr. Deaton to explain what type of material was used to construct the enclosure around the generator. Her concern was that with the location of the dumpster, the owners would need to construct a brick wall to make it coincide with what is currently there based on the period the building was constructed. Mr. Pennink pointed out that garbage dumpsters did not exist during the period when the building was constructed, therefore the Board is adding something that is required by the City code into something that is—Ms. Lockart interjected that the historical character of the property must be retained and preserved. She said that is why she inquired

about the wall that was already present. She added that the owners could go with what is already there instead of using wood to construct the dumpster enclosure—therefore maintaining the historical significance of the property. Ms. Lockart reiterated that this is why she is asking these questions, and Ms. Lockart questioned if this was the right time for her to ask these questions. Mr. Pennink asked if they should move these questions to the discussion part of the agenda. Ms. Harper pointed out that this is the evidentiary part of the agenda and time for them to ask questions and discuss the case. Ms. Lockart repeated her question regarding the construction of the wall around the generator. Mr. Deaton said that it is constructed of concrete masonry. He said that the enclosure for the generator may have been approved in 2017. Ms. Harper noted that it would be time for the Board to close the hearing and she asked Allen Long if he was going to speak. He initially said no, but after Ms. Harper informed him that this was the time when he could speak if he chose to, Mr. Long decided to speak.

Speakers in favor:

Allen Long, FenceLine Plus Inc., 2533 Gray Goose Loop, Fayetteville, NC 28306

- Mr. Long said three sides would be around the dumpster with the opening facing Maiden Lane. Mr. Long said they would keep the enclosure in alignment with the historical area.
- He noted that the structure could be painted or stained in the future to fit in with the surrounding area.
- Mr. Long said the structure would be 7 ft 10 inches in height.

Mr. Pinkston closed the evidentiary hearing for case COA23-61.

Mr. Tiffany said there was a dumpster approved in a previous case last year, and he did not see a problem with approving this one. Ms. Lockart asked if that (the fence previously constructed) was a wooden fence and Mr. Tiffany said yes. Mr. Pennink said that the enclosure was approved but there are still issues trying to get it built. The structure was approved by the Board and the building inspector. Mr. Pennink agreed with Mr. Tiffany that it was a good example (of an enclosure like the proposed enclosure). Mr. Tiffany added that the previous enclosure was not visible. Ms. Lockart said that this dumpster is visible. Mr. Pennink said code enforcement is saying this must be done. Ms. Lockart said the City has the right to enforce the fence if that is the code of the City, and Mr. Pennink agreed with Ms. Lockart. Ms. Lockart asked why the owners did not agree to put a wooden fence around the generator. She does not understand why they do not have to make the structure brick like the previous wall around the generator. Ms. Harper said the Board could make a motion with a condition added that the enclosure be built using the same materials as the enclosure for the generator.

Mr. Tiffany said that right now people will see a dumpster. Mr. Houck stated for verification that Ms. Lockart is stating that the previous wall was built out of concrete. Therefore, why can't the owners build the current enclosure using concrete? Ms. Lockart asked why they could not make it look the same as what was previously approved regarding the enclosure around the generator. Mr. Pennink said there is no requirement for consistency in the design guidelines. There are no rules that require the Board to approve things consistently. He agrees with Ms. Lockart's suggestion from an aesthetic standpoint, and he noted that there are many ways this could be done. Ms. Harper reiterated that they could make a motion with conditions that are different than what has been proposed.

Mr. Pennink argued that they should not make a motion to require a concrete fence because it is costly. He said the current proposed material is sufficient and basic. The enclosure would be constructed out of wood and steel which are historical materials. He said it may not be beautiful, but it would suffice. He noted the Board has never been consistent in terms of how they have voted over time. Ms. Lockart said that at some point the Board should insist that things be done the correct way rather than approving something because it looks okay. Otherwise, what is the point of the Board determining if something is historically correct? Ms. Harper informed the Board that they could make a motion to approve the COA as presented, a motion to approve it with conditions, a motion to postpone the vote, and a motion to deny it.

Mr. Tiffany said the request for the COA is utilitarian, so it should not be costly. Mr. Tiffany noted that it would be less costly to replace the wood than concrete and brick. Ms. Lockart noted that the installation of the generator is utilitarian, so she did not see the difference between the dumpster and the generator regarding what materials are used to enclose it. Mr. Tiffany said that the dumpster would be used more often than the generator which would lead to more damage and subsequent replacement of materials. Ms. Leeks suggested that the wood fence could be stained to match the surrounding buildings. Ms. Lockart reiterated that the Board is supposed to make sure that the project maintains the historical character of the property, and if you put a structure up near an already existing structure why not build it using the same materials that were previously used? Mr. Pennink said he would agree with Ms. Lockart if the Board's job was to make sure that every structure was aesthetically pleasing, but their (the Board's) job is to approve things that are approvable considering the rules in front of them.

Mr. Pennink said he appreciates consistency, but he does not want to control a project by telling the owner they need to be consistent with the materials used, especially if it is not required that they do so. Ms. Lockart reiterated that she thought the Board's job was to preserve the historical character and significance of properties in the downtown area. Mr. Pennink said they are doing something now that is a modern project regarding enclosing a dumpster. It has not been done in the past in the historical period of this building. You can make the argument that the wood and steel brackets used in the project are older materials than those currently existing in the Prince Charles Hotel which is the masonry and brick. Mr. Pennink said there are fundamental inconsistencies that the Board itself is always running into. The Board has always had issues regarding looking at historical guidelines versus code enforcement issues and other building code issues. Mr. Pennink said the question is if the quality of the aesthetics of the project brought before them is historical enough for the Board. He noted that the current guidelines are slightly vague for the current project.

Ms. Lockart noted that the word "compatible manner" is used in the design guidelines for fences and walls and it is stated in the guidelines that one should introduce new walls or fences only in a compatible manner. Mr. Pennink asked what the materials were to be compatible with. Ms. Lockart responded that the materials should be compatible with the historical significance of the property. They should be constructed of traditional materials designed only in locations that are characteristic of the historical district.

Mr. Pennink questioned if the materials such as the generator can be designed in a manner that is compatible with historical guidelines or the surrounding area. Ms. Lockart said the Board is charged to determine that whatever is built such as the wall should be built in a compatible manner. She noted that the current wall was concrete, and

she questioned what materials the wall was constructed of to determine if it was compatible to put a wood structure next to a wall that is not wood. Mr. Pennink said the guidelines are ambiguous and these business owners are waiting with an application open. He said they have applied to the Board based on these rules that are on hand and that are somewhat ambiguous. Mr. Pennink agrees that the Board should do a good job as a Commission to make the City as good as possible and make our historical district as historically accurate as possible because there is an emphasis for the Board to do that, but at the same time, you have business owner struggling to comply with City guidelines based on notices that can amount to \$200 fines.

Ms. Lockart stated that this is not the Board's problem, but Mr. Pennink said that it is the Board's problem. It is the City's problem. Ms. Harper said that is not relevant, but Mr. Pennink argued it was because the whole reason the applicants came to the Board was because the City told them they had to build a fence around the dumpster. He added that the business owners will receive calls from the City regarding this matter. Ms. Harper asked Mr. Deaton to discuss the fence guideline and he said this is the closest rule to fit the issue of an enclosure. The Board discussed the compatibility issue regarding the dumpster and the current structure.

MOTION: Robert Tiffany moved that they approve the COA without conditions.

Mr. Pinkston said the Board was not ready to vote so this motion was dropped. The Board had a brief discussion and then they proceeded with the vote. Ms. Harper said a motion must be made on the floor that is consistent with what is in their notebooks.

MOTION: Michael Pinkston made a motion for the Historic Resources Commission to grant the Certificate of Appropriateness to Mark Eline of FencEline Plus Inc. based on the following findings of fact: The proposed COA is constructed according to the plans submitted on December 5, 2023, and that the proposed project is not incongruent with the character of the district for the following reasons: The project proposed is using historically accurate materials and does not otherwise endanger the historical character of the premises and is generally in harmony with the adjoining properties in the Historic District.

SECOND: Robert Tiffany

VOTE: (5-1) (Jennifer Lockart opposed)

VI. OTHER BUSINESS

MOTION: Michael Pennink made a motion to renominate Michael Pinkston as Chair of the Historical Resources Commission.

SECOND: Robert Tiffany

VOTE: Unanimous (6-0)

MOTION: Robert Tiffany made a motion to renominate Rebecca Meredith as Vice-Chair of the Historic Resources Commission.

SECOND: Michael Pennink

VOTE: Unanimous (6-0)

Mr. Tiffany asked about the outcome of the Public Works Commission issue discussed at the previous meeting. Ms. Pinkston said that the Public Works Commission could do what they want. Mr. Pennink said PWC presented their project to the Board as a courtesy. Ms. Lockart reiterated this fact. The Board discussed this matter before they adjourned.

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

MOTION: Robert Tiffany made a motion to adjourn the December 5, 2023, meeting.

SECOND: Cynthia Leeks

VOTE: Unanimous (6-0)

The meeting adjourned at 4:40 p.m.

Respectfully submitted by Catina Evans

DRAFT

MAJOR WORKS

HISTORIC RESOURCES COMMISSION STAFF REPORT

COA NUMBER: COA24-13

HISTORIC RESOURCES COMMISSION HEARING DATE: July 23, 2023

APPLICANT: Seth Barbrow
107 Gillespie Street
Fayetteville, NC 28301

OWNER: Liberty Point Realty
107 Gillespie Street
Fayetteville, NC 28301

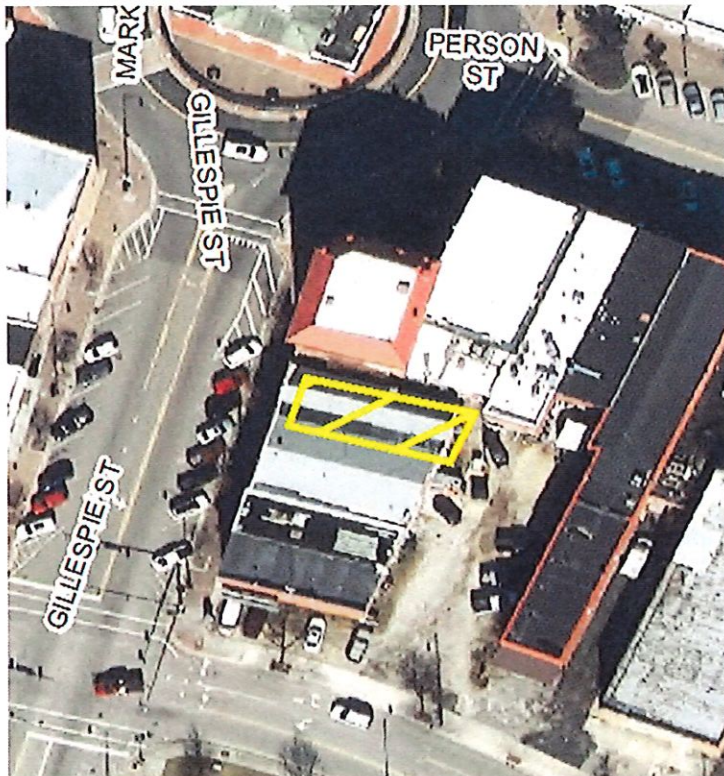
STAFF: Heather Eckhardt, CZO – Planner II

PROPOSAL AND REQUESTED ACTION:

The applicant is requesting a Certificate of Appropriateness to perform a variety of updates to the existing façade. The applicant proposes adding a metal awning, storefront lighting, flower boxes, and black accents. The applicant would also like to replace the second-floor windows.

SITE LOCATION:

107 Gillespie Street (REID: 0437634868000)



HISTORIC DESIGNATION:

Non-contributing commercial building located in the Downtown Historic District

BACKGROUND INFORMATION:

The subject property consists of a narrow two-story brick building that dates from the mid-nineteenth century. The building has a high parapet wall and a gabled roof. The front façade shows evidence of remodeling in the 1980s. The remodeled front façade is faced with a brick veneer. The replacement storefront is asymmetrically arranged with a recessed aluminum framed plate glass entrance. The side elevation of the building has a common bond brick with tie rods. Between 1891 and 1896, the property was utilized as an “eating house”. One study identifies the building as the Robertson Building.

In 2023, the Historic Resources Commission approved a major Certificate of Appropriateness for the installation of an I-beam to support the second-floor façade.

SCOPE OF WORK SUMMARY:

The applicant is requesting a Certificate of Appropriateness to make changes to the façade including replacement windows as well as a new awning, façade lighting, and black accents.

The proposal includes the replacement of the existing single-pane windows on the second floor with new double-hung black-frame windows. Flower boxes will be placed outside these windows as weather permits to create an inviting feeling for visitors.

The applicant would also like to install a black metal awning that will span the existing glass storefront windows. The awning will create a roughly 36-inch overhang. The documentation provided by the applicant indicates that this building had a fabric-covered barrel canopy in 2018.

Under the overhang of the existing brick façade, the applicant has requested to install three recessed lights and a four-inch vent. These will all be installed into the underside of the existing façade overhang. The lighting is intended to improve the overall appearance of the façade as well as improve safety for tenants and customers. The small vent will be installed as part of an exhaust fan system required by the building code for salons.

The last piece of the proposal is the installation of black wood trim in two locations on the building. The applicant intends to install this trim around the second-floor window and along the bottom edge of the parapet wall. There is an existing line of caulk along the bottom edge of the parapet wall which the proposed trim work will camouflage.

Findings:

1. The applicant is requesting a Certificate of Appropriateness for:
 - a. Replacement of single-pane windows with double-hung, black-framed windows on the second floor.

- b. Installation of black trim work around windows referenced above and along the bottom of the existing parapet wall
 - c. Seasonal installation of flower boxes
 - d. Installation of black metal awning above the existing glass storefront
 - e. Installation of recessed lights and a vent in the underside of the existing façade overhang.
2. The building is a non-contributing, two-story brick building built ca. 1850 located south of Person Street and north of Otis Jones Parkway at 107 Gillespie Street.

Applicable Guidelines and Standards:

The Secretary of the Interior's Standards:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment (*Use is not within the purview of the HRC*).
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Applicable Design Guidelines for Exterior Changes:

Lighting:

- Select new street and site lighting that maintains the visual character of the district and maintains the human scale of the historic area. To determine the compatibility of the fixture, consider the design, location, size, scale, color, finish, and brightness.
- It is not appropriate to introduce lighting features that intrude upon adjacent properties.
- Security lighting should be introduced in the form of recessed lights, footlights, directional lights, or lights mounted on poles compatible with human scale.
- Illuminated awnings are not appropriate to historic districts.

Building Materials:

- If a detail is missing, replace it with a feature based on existing details or documentary photographs. Replace with materials similar in size, shape, design, scale, color, and material as the original.
- Wooden building materials and detail should be painted. It is not appropriate to remove paint to replace with stain.
- Architectural details and features that replicate a historic detail should not be applied to a historic building without documentary evidence that it is appropriate. Details should not be used to create a false sense of history.

Windows & Doors

- Preserve and maintain historic windows and doors as well as historic materials, details, and features of the windows and doors that contribute to the character of the historic building or district.
- If a window or door must be replaced due to deterioration, replace it with materials similar to the original materials in size, shape, design, scale, color, and materials. Use substitute materials only if the original is not available.
- Awnings may be installed over windows, doors, porches, and storefronts where historically appropriate. The installation of awnings should not obscure windows, doors, or other character defining features. Awning design should be based on historical profiles, styles, and shapes.
- Original window materials, including glass, stained glass, textured glass, leaded glass, beveled glass, glass block, and tracery, should be removed only when an accurate restoration necessitates its removal.

ATTACHMENTS:

- Application
- Site Photographs
- Application information

Project Overview

#1401078

Project Title: 107 Gillespie St Facade Changes

Jurisdiction: City of Fayetteville

Application Type: 6.1) Certificate of Appropriateness

State: NC

Workflow: Major Work

County: Cumberland

Project Location

Project Address or PIN: 107 GILLESPIE ST (0437634868000) **Zip Code:** 28301

Is it in Fayetteville? [Click this link to the Cumberland County Tax Office GIS system](#)

GIS Verified Data

Business Name:

Project Address: 107 GILLESPIE ST

Downtown Historic District: Downtown Historic District

Haymount Historic District:

- 107 GILLESPIE ST: Downtown Historic District

Project Data

Was a pre-application conference conducted?: No

Date of Pre-Application Conference:

Project Type: Historic District

Exterior Work Type: Changes to an Existing Structure

Describe in your own words all exterior work, buildings, and construction that can be seen from the public right-of-way. Be sure to indicate all exterior materials and colors. You may upload additional sheets and attach manufacturer's information where appropriate.:

Addition of a metal awning, upstairs window replacements, storefront lighting, flower boxes, and black accents to 107 Gillespie St. Historical evidence and further details explained throughout the presentation. Signage applied for in a separate COA.

Primary Contact Information

Contractor's NC ID#:

Project Owner

Seth Barbrow
Liberty Point Realty
107 Gillespie st
Fayetteville, NC 28301
P: 724 757 9460
seth.t.barbrow@gmail.com

Project Contact - Agent/Representative

Seth Barbrow

Liberty Point Realty
107 Gillespie st
Fayetteville, NC 28301
P:724 757 9460
seth.t.barbrow@gmail.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$40,000. :

NC State General Contractor's License Number:

NC State Electrical Contractor #1 License Number:

NC State Electrical Contractor #2 License Number:

NC State Electrical Contractor #3 License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor:

NC State Plumbing Contractor #1 License Number:

NC State Plumbing Contractor #2 License Number:

Indicate which of the following project contacts should be included on this project:

Liberty Point Realty LLC

Seth Barbrow

724 757 9460

Seth.t.barbrow@gmail.com



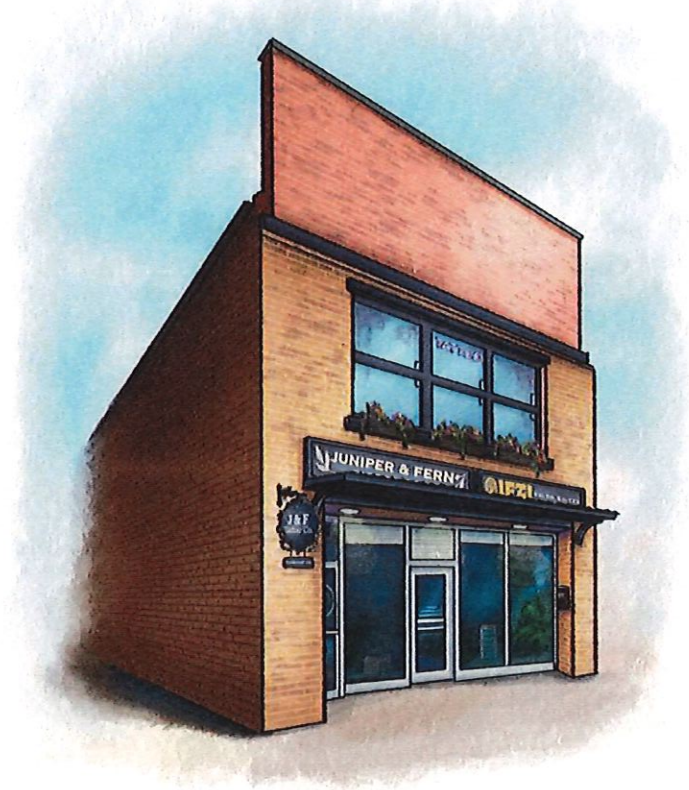
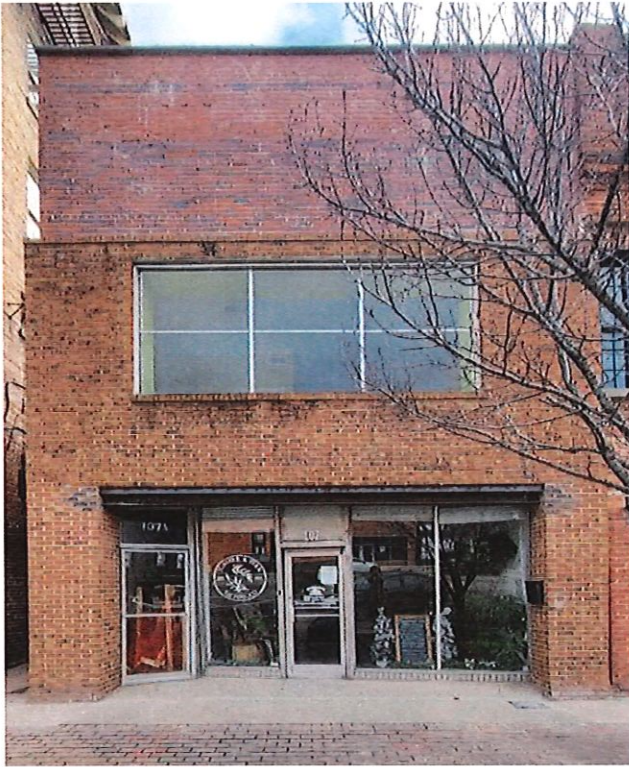
Façade Changes

107 Gillespie St

Fayetteville NC 28301

Addition of a metal awning, upstairs window replacements, storefront lighting, flower boxes, and black accents to 107 Gillespie St. Historical evidence and further details explained throughout the presentation. Signage applied for in a separate COA.

CURRENT CONDITION / PUBLIC VISIBILITY



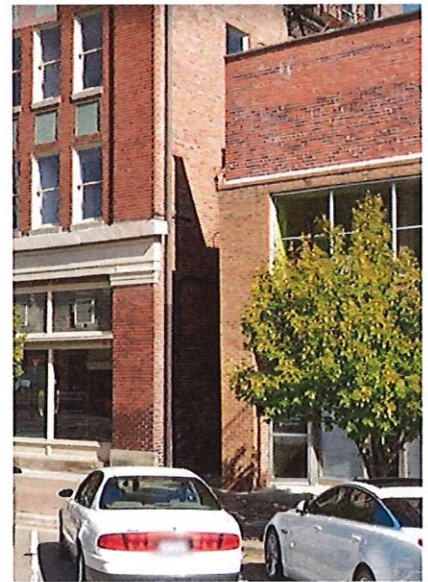
The proposed façade changes will be viewable from across Gillespie St. and from Hay St. The intent of the proposed changes is to grab the attention of pedestrians who frequent Hay St. and Person St., but seldom head down Gillespie St.



Market House View



Gillespie Across-Street View



Gillespie Down-Street View

The front façade and windows of 107 Gillespie St are mostly hidden from the public's view due to neighboring structures, parking, or the side-walk trees. The nearest neighboring property is 109 Gillespie St which shares a party wall with 107 Gillespie St. The rear of the alleyway and building connects to a vacant lot. Therefore, this project will cause minimal public disturbance.

PROPOSED FAÇADE CHANGES

1. Install a black metal awning spanning 226 inches (roughly 19 feet) of storefront with arched supports on each pillar. Metal awning will provide roughly 36 inches of overhang, reaching out to the brick pavers of the sidewalk. Awning will help conceal previous structural work under progress on Major COA #23-46. Similar types of metal awnings are evident around downtown as noted in the evidence section. 107 Gillespie St previously had a fabric awning as late as 2018. Additionally, historic evidence as far back as the late 1800s suggests this building, as well as its neighboring building at 109 Gillespie St, had an awning more closely represented by the proposed awning. The proposed metal awning also more closely resembles the storefront cornices of the early 1900s and will help preserve the historic feel of Downtown Fayetteville.



2. Under the overhang of the brick façade, three recessed lights and a small four-inch vent will be installed to improve the appearance of the storefront. Outside recessed lighting will also add to the safety of the tenants and customers since Gillespie St has less street lighting than more frequented pedestrian sidewalks such as Hay St or Person St.



3. The upstairs single pane windows will be replaced with double-hung black frame windows that open. The windows will more closely fit historical evidence provided from the early 1900s and conform with newly replaced windows of other buildings Downtown. Three or four windows will be installed as pictured depending on contractor's availability, pricing, and function. Additionally, flower boxes will be seasonally placed outside the windows to add a livelier and inviting feeling to the businesses.

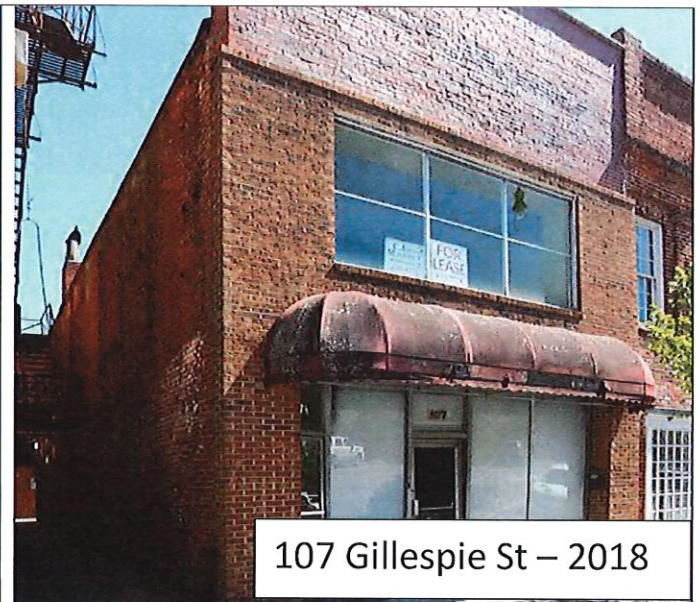


4. Black plain wood trim will be added in select locations on the building around the upper window and in front of the brick parapet. Currently there is 4-5 inches of exposed white caulking in front of the parapet to prevent water intrusion that has been there for many years. Installing black trim will hide the white caulking and lend to a more professional appearance. Historical evidence suggests the parapet used to have a dark trim accent in the early 1900s.

HISTORIC EVIDENCE



114 Gillespie St



107 Gillespie St – 2018



226 Franklin St



128 Maxwell St



228 Franklin St



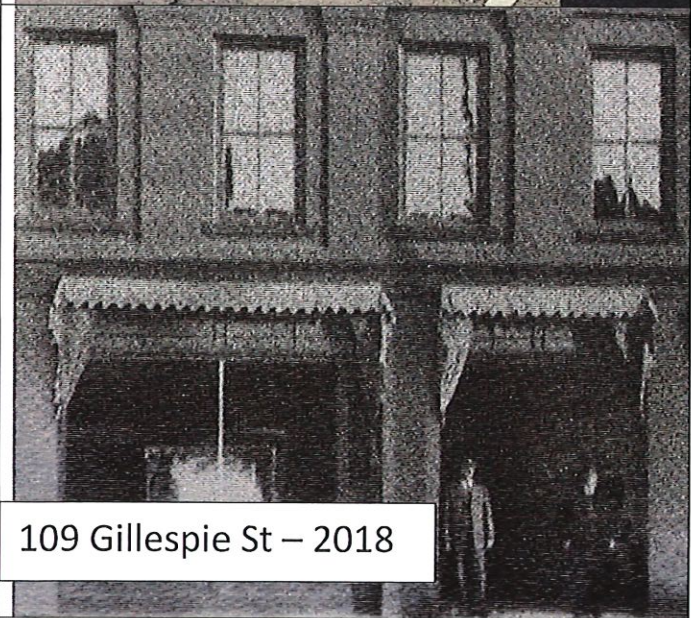
208 Franklin St



127 Maxwell St



116 Person St



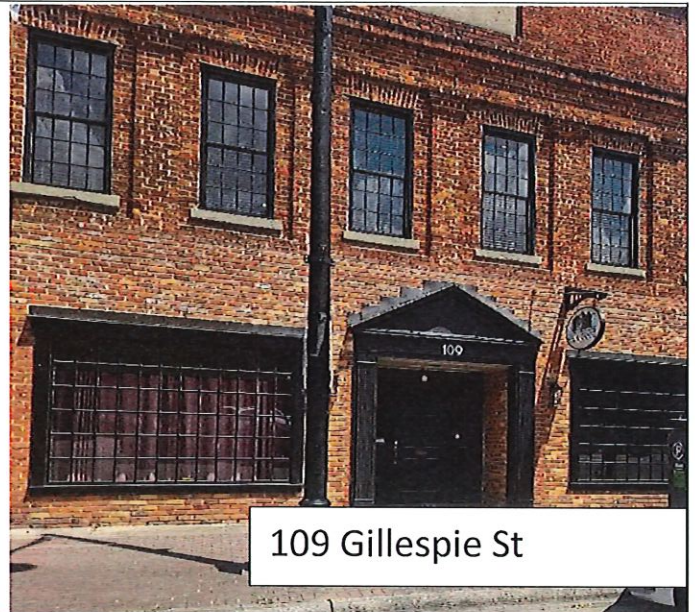
109 Gillespie St – 2018



125 Hay St – Early 1900s



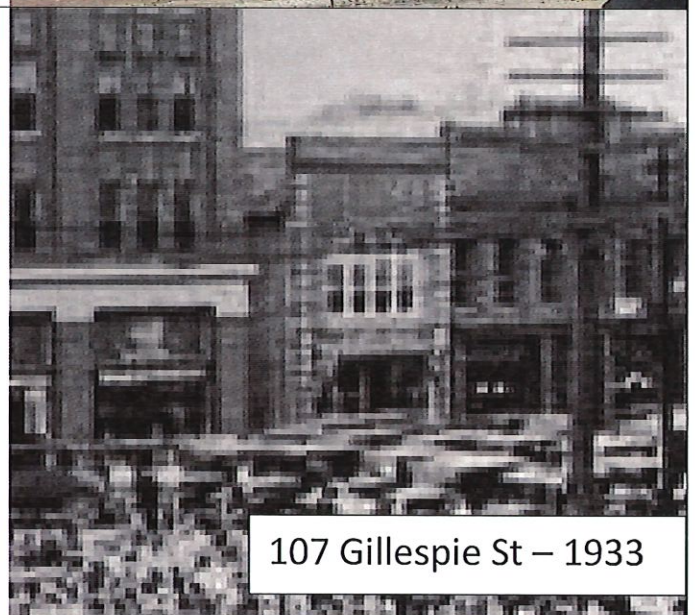
121 Hay St – Early 1900s



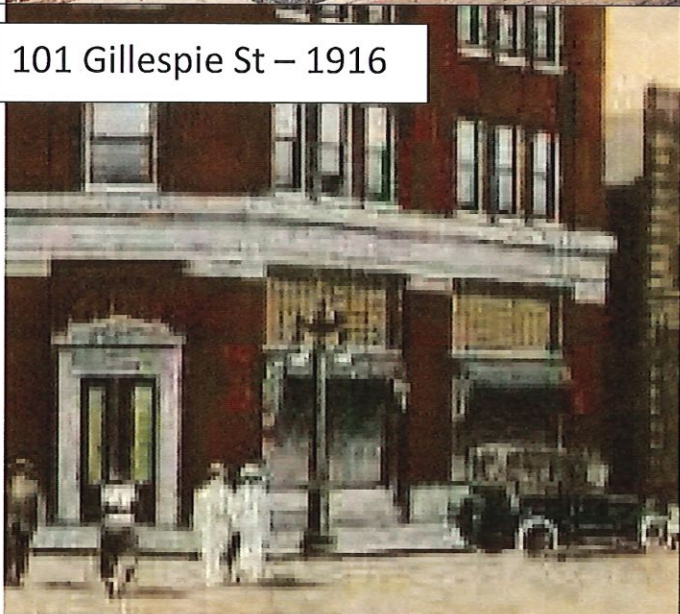
109 Gillespie St



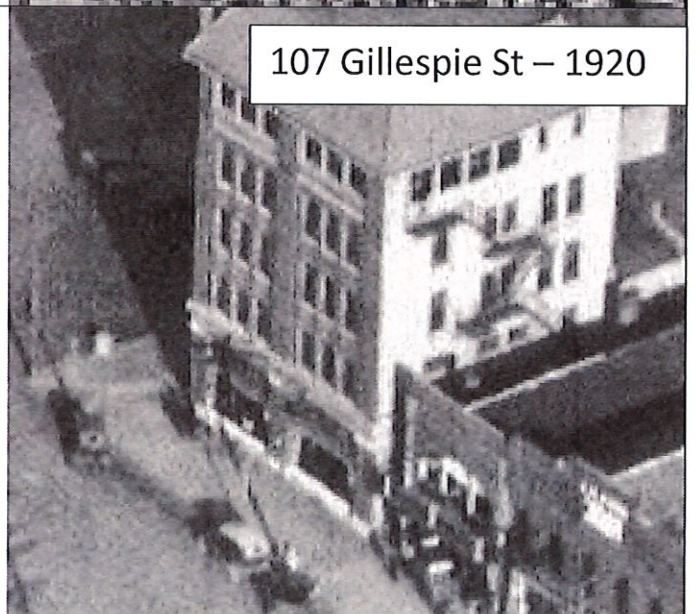
127 Person St



107 Gillespie St – 1933



101 Gillespie St – 1916



107 Gillespie St – 1920