



HISTORIC PRESERVATION DESIGN REVIEW

Minutes of the Meeting

September 24, 2015

ATTENDANCE

A regular meeting of the Historic Preservation Design Review Committee was held on Thursday, September 24, 2015, in City Council Chambers. Five board members – Mr. Scott Bell; Ms. Jean Whitaker; Mr. Billy Taylor; Mr. Grady Locklear; Mr. William Buxton were present. Ms. Sonia Shaw and Ms. Julie Herlong were absent. The meeting was called to order at 3:30 p.m. by Grady Locklear, Chair.

Staff members present were: Ms. Donna McCullum; Ms. Claudia Rainey, Mr. Joey Adams-Raczkowski and Ms. Wanda Scott.

MINUTES

Mr. William Buxton made a motion to approve the minutes of the September 24, 2015 meeting as written. The motion was seconded by Mr. Billy Taylor and carried a unanimous vote.

NEW BUSINESS

Mr. Scott Bell recused himself from the discussion on this request as he was the architect for the property owner.

Mr. William Buxton recused himself from the discussion due to a conflict of interest.

HP-15-16, 36 W. Liberty St. (City)

Ms. Claudia Rainey presented this request for design review approval for exterior renovations to include new awnings, lighting, E.I.F.S entry element, new signage, new metal fascia paint and a roll-up door on existing office building. Property is located at 30 and 36 W. Liberty St. Ms. Rainey stated that the applicant is requesting redesign and renovations to the façade of the properties located at 30 and 36 W. Liberty St. She explained that the 1985 Historic Resources Survey does not give estimated construction dates. However, the property card lists the dates of construction as 1945 for 36 W. Liberty St. and 1970 for 30 W. Liberty St. with substantial upgrades in 1984. Ms. Rainey stated the proposed changes to the buildings will complement the style of the structures and improve their

aesthetics without compromising the architecture. The proposed changes to the front façade are:

1. Replace canvas awning with new brown canvas.
2. Existing brown metal siding / fascia to be painted tan.
3. New 3' projection blue canvas awning.
4. New light fixtures and replacement windows

Ms. Rainey added that the proposed changes to the west side façade are:

1. Replace canvas awning with new brown canvas.
2. Existing brown metal siding / fascia to be painted tan.
3. New 3' projection blue canvas awning.
4. New light fixtures and new 12' x 3' sign.
5. EIFS entry element 8" offset from face of existing building.
6. Relocate existing signage – approximately 2' x 10' – internally lighted.
7. New 4' projection blue canvas awning to right hand side of entry, along wall (68' long).

Finally, the proposed changes to the east side and rear façade are:

1. Existing brown metal siding / fascia to be painted tan.

Ms. Rainey stated staff reviewed this request in accordance with the design guidelines and recommends approval.

Mr. Scott Bell and Mr. Jack Osteen were present to speak on behalf of this request.

With no discussion, Mr. Billy Taylor made a motion to approve this request in accordance with the Guidelines, plans, materials and colors submitted and referenced in the staff report. The motion was seconded by Ms. Jean Whitaker and carried a unanimous vote.

HP-15-17, 154 S. Main St. (City)

Ms. Claudia Rainey presented this request for Historic Preservation Design Review approval for front and rear façade renovations which includes painting, a new retractable awning with logo, wood storefront and wood doors. The property is located at 154 S. Main St. She stated the applicant wishes to restore the exterior of the building façade back to its original design and the proposed use is a sidewalk café with outdoor

seating in front, interior restaurant and bar and a rear covered patio area. Ms. Rainey stated this property is within the boundaries of the National Register Historic District, and is a contributing structure within the District due to its age and architectural character. She stated the proposed front façade changes are:

- Remove existing storefront display windows and door.
- Replace with wooden top-opening (garage-door style) door in center, wooden doors and windows as shown below will be custom milled from wood to match existing door on left hand side, which will remain.
- Install transom windows.
- Install retractable awning – pinstripe design with center logo.

The proposed side and rear façade changes are as follows:

- Paint colors to match front façade proposed color scheme.
- Install or repair doors and windows to match existing.
- Create a covered patio seating area in rear.

Ms. Rainey stated the proposed changes honor the integrity of the original architecture of the building. The applicant is proposing to restore the façade and return to the original entrance configuration in front, as much as possible. She added the side and rear façades are to remain as they are, except for replacement of the rear entrance door with a new smaller doorway, constructed to resemble the existing front entrance. She further stated that the proposed changes to the front windows honor the integrity of the original architecture of the building. The applicant proposes to restore the façade and return to the original window fenestration in front as much as possible. The proposed transoms are to emulate what was original to the front façade, before more recent renovations. The current front façade has not awning in place. The applicant proposes to install a retractable awning which is acceptable.

Ms. Rainey stated that all proposed renovations retain or return to the defining architectural features of the building. This project seeks to restore a century-old building to its former beauty, and also provides a new dining establishment in the downtown. All changes meet the guidelines and are positive changes for the structure. Staff recommends approval of this request.

Mr. Meredith Drakeford and Dr. Fleming were present to speak

	<p>on behalf of this request.</p> <p>After some discussion, Mr. Scott Bell made a motion to approve this request in accordance with the materials, photographs, and construction details and the submitted drawings titled "Proposed Restaurant and Renovations to: The Sidewalk Café at the Watson Building" prepared by Drakeford Architects and dated September 2, 2015 referenced in the Staff Report. The motion was seconded by Mr. William Buxton and carried a unanimous vote.</p>
OTHER BUSINESS	NONE
ADJOURNMENT	<p>With no further business, Mr. William Buxton made a motion to adjourn the meeting at 3:40 p.m. The motion carried by acclamation.</p>
	<p>Respectfully submitted,</p> <p><i>Wanda F. Scott</i></p> <p>Wanda F. Scott, Board Secretary</p>