

**AGENDA
CITY OF FAYETTEVILLE
HISTORIC RESOURCES COMMISSION MEETING
CITY HALL, LAFAYETTE ROOM
433 HAY STREET
TUESDAY, SEPTEMBER 26, 2023
4:00 P.M.**

1. ROLL CALL

2. APPROVAL OF THE AGENDA

3. APPROVAL OF THE MINUTES

- ❖ Approval of minutes from the May 23, 2023 meeting

4. EVIDENTIARY HEARING

MAJOR WORKS

- ❖ COA23-46 107 Gillespie Street- Façade Strengthening
The applicant is requesting a Certificate of Appropriateness to remove the existing steel angle beam and replace it with an 8” black I-beam spanning the width of the storefront. The applicant also plans to have two helical anchors placed under both front pillars of the building at 107 Gillespie Street (REID 0437634868000), owned by Liberty Point Realty, represented by Seth Barbrow.

5. OTHER BUSINESS

6. ANNOUNCEMENTS

7. ADJORNMENT

**MINUTES
CITY OF FAYETTEVILLE
HISTORIC RESOURCES COMMISSION MEETING
ARTS COUNCIL
MAY 23, 2023 @ 4:00 P.M.**

MEMBERS PRESENT

Michael Pinkston, Chair
Rebecca Meredith, Vice-Chair
Robert Tiffany
Michael Pennink

STAFF PRESENT

Lauren Long, Planner II
Paul Allen, Assistant City Attorney
Catina Evans, Office Assistant II

MEMBERS ABSENT

Jennifer Lockart
Michael Houck

The May 23, 2023, meeting of the Historic Resources Commission was called to order by Chair Michael Pinkston at 4:00 p.m.

I. ROLL CALL

Members of the Commission, staff, and guests (Marc Tunstall and Darlene Goodheart from the Public Works Commission) introduced themselves.

II. APPROVAL OF THE AGENDA

MOTION: Robert Tiffany made a motion to approve the agenda.

SECOND: Michael Pennink

VOTE: Unanimous (4-0)

III. APPROVAL OF THE CONSENT AGENDA

MOTION: Robert Tiffany made a motion to approve the consent agenda.

SECOND: Michael Pennink

VOTE: Unanimous (4-0)

IV. APPROVAL OF THE MINUTES FROM THE APRIL 25, 2023 MEETING

MOTION: Robert Tiffany made a motion to approve the minutes from the April 25, 2023, meeting with the following revisions: Michael Houck's last name be changed to include the letter *c* in two locations (Members Present and in the case COA23-13) within the minutes.

SECOND: Michael Pennink

VOTE: Unanimous (4-0)

V. OTHER BUSINESS

PWC Presentation - Marc Tunstall - Public Works Commission (PWC) Electric Systems Improvement Plan for Downtown Fayetteville—Relocation of Electrical Transformers in the Downtown Historic District.

Marc Tunstall of the Public Works Commission presented their plan to relocate boxed-style transformers, that are located in close proximity to downtown businesses, to pad-mounted transformer installation sites. Mr. Tunstall presented the Board with pictures of boxed-style transformers in the Downtown Fayetteville area. He informed the board that the Public Works Commission's (PWC) goal is to prevent the transformers from serving as a danger to the community. Currently, the transformers located underground are a hazard to the public. PWC is seeking locations downtown to relocate these transformers where they can function without creating unsafe conditions or serving as an eyesore to the public.

Mr. Tunstall brought visual aids pertaining to the downtown locations where PWC would relocate the underground transformers. He presented the Board with a handout consisting of the following sites: Location 1: Otis F. Jones Parkway, Location 2: The Metropolitan Room Building, Location 3: The Metropolitan Room Building, Location 4: Gaston Brewing Company, Location 5: Lumbee Guaranty Bank, and Location 6: Arts Council of Fayetteville/Cumberland County. Mr. Tunstall referred to page two of his handout which detailed a map of the various locations where PWC could relocate the transformers. He said the transformers would be moved to a place where they would be visible to the eye but would not create unsafe conditions. Mr. Tunstall pointed out to the Board that a transformer could be placed in a vacant area above ground with surrounding barricades so that it would not be a detriment to traffic or an eyesore.

Referring to a picture of Location 2, Mr. Tunstall informed the Board of the places where PWC plans to replace the units with pad-mounted equipment that would be above ground and visible to the eye, creating a safer installation process. He informed the Board that if there was an emergency situation in the area, people would have to cross an underground transformer to get to safety. PWC would relocate this transformer from underground and place it above ground in a vacant area, adding barricades on the street side of the transformer (so it would not be susceptible to the impact of traffic).

Mr. Tunstall referred to the two units on Green Street at Locations 3 & 4. At Location 3, PWC would relocate an additional transformer from below ground to above ground. Mr. Tunstall said they would place the transformer along the curbside after removing an existing tree. The second underground unit is located at the heart of the Green Street and Hay Street area at the corner near the entrance of the Metropolitan Room. He pointed out that the unit poses a fire hazard because people exiting the building would have to cross over it. PWC plans to replace the transformer with another unit at a location where there was previously a tree. Mr. Tunstall knows this may lead to conversations with the City, but PWC is trying to find locations to place the units where they do not pose a hazard to pedestrians or a traffic hazard to the City. Mr. Tunstall showed the Board the site at the Gaston Brewing Company (Location 4), where there is outside seating located on top of underground transformer units. If something dire should happen there to the transformers, it would pose a definite issue for this business's customers. He pointed out there have been previous times when issues arose with units in this area and PWC brought in large trucks and cranes in order to restore power to the units. Mr. Tunstall said PWC plans to relocate the transformer to an area near the Sky View on Hay's parking lot.

PWC will relocate two transformer units near The Lumbee Guarantee Bank (Location 5) and behind the Arts Council (Location 6), to a vegetated area behind the Arts Council, which would serve as the most inconspicuous

site for these transformers. Mr. Tunstall said PWC is concerned about the safety of the community because recently they had an outage due underground transformer vault contamination on Franklin Street, which was caused by activities in that area. PWC had to drain the vaults so they could conduct repairs on the transformers. PWC hopes to relocate the underground transformers (near the Livery Cigar Emporium) to one of the parking lots near the Cotton Exchange. Mr. Tunstall said they have dealt with some hazardous situations. He said relocating the transformers (near the Emporium) to the proposed pad-mount location would keep the transformers from becoming a hazard to the community and prevent them from being an eyesore to anyone owning a business in the downtown area.

Mr. Pinkston asked Ms. Long if the Board would be voting on the item presented, and Ms. Long informed the Board that they would not vote on this item but rather ask questions and provide suggestions.

Mr. Pinkston said he is concerned with preserving the historical character of the downtown area. He asked Mr. Tunstall if there were other approaches by which PWC could renovate the existing locations to make them safer without enclosing the transformers in boxes. Mr. Tunstall said he is trying to do this with the resources they have in their inventory. The most detrimental issue is the location of the units. A majority of the units are located in areas where pedestrians frequent, so they are trying to find concealed places to put the transformers, which is a challenging task. Mr. Tunstall said he is trying to avoid a major event from occurring because when transformers stop working and must be repaired, they are positioned so that they are hard to reach. He noted that anytime PWC repairs a transformer, they have to remove everything around the transformer in order to fix it. Repairs are time-consuming because of the various components connected to the transformers, which makes the outage extensively long even when using the pad-mount equipment. Mr. Tunstall said the safest thing for PWC to use is the pad-mount equipment which is utilized by the industry. He understands that the Board wants PWC to use the least intrusive means to cover the transformers. Mr. Tunstall stated that PWC is trying to find a way to resolve the issue.

Mr. Pinkston asked Mr. Tunstall if PWC could research creative ways to upgrade the existing transformers without having to build them above ground. He asked if other cities were doing building transformers underground. Although Mr. Tunstall acknowledged that other cities like downtown San Diego have placed units above ground without obstructing pedestrian walkways, he stated that PWC is not trying to do anything to destroy the integrity of downtown Fayetteville. He is seeking a way to accomplish the task while working within PWC's set limitations and utilizing workable methods. He noted that the size of the current vaults must be tripled for them to function correctly. Mr. Pennink asked Mr. Tunstall if there was a way to decorate the aboveground units. He said they do not have a problem with the City creating murals or paintings around the transformers to make them decorative. Mr. Tunstall reiterated that PWC is trying to find a way to successfully address this problem.

Mr. Tiffany inquired of Mr. Tunstall concerning PWC's ability to preserve the transformers from damage by automobiles. He pointed out that if someone were to hit a transformer with a car, it could cause an extensive power outage. Mr. Tunstall showed the Board pictures (pointing out the second drawing of a barricade above a transformer) within the handouts and a statement to the effect that the barricade would be protected against damage caused by vehicles. Mr. Tiffany asked Mr. Tunstall if the current barricade would keep the transformers from being hit by a vehicle and damaged, and Mr. Tunstall said the barricade would serve that purpose under normal situations. Mr. Tiffany asked if the barricade served as a protection device similar to 6-inch steel pipes that are often installed to protect the transformers from automobiles. Mr. Tunstall confirmed that the barricade would similarly serve as shelter for the transformer.

Mr. Pinkston pointed out that people are living in chaotic times when individuals blow up substations because they are visible. Now we have targets—the barricaded and above-ground transformers—that could be an open target for vandals. He advised Mr. Tunstall to find other creative options utilizing new materials and putting in

better drainage if necessary. Mr. Tiffany asked Mr. Tunstall if he could go back to the drawing board and see if there are some other materials and other ways he could accomplish this without putting metal boxes on top of the transformers. Mr. Tunstall said he would take another look at the project to find other solutions. Mr. Pennink asked Mr. Tunstall if the transformers are unsafe because of the fact that they are underground, and Mr. Tunstall said the transformers are underground and littered by people. He said in the bottom of the vault they have to keep wood and rain off the units. Mr. Tunstall said he would look into all of the alternatives.

Ms. Long inquired of Mr. Tunstall concerning their previous discussion regarding a 2015 incident where a transformer exploded and sheared off the façade of a building. Mr. Tunstall confirmed that a transformer exploded and took out the plate glass on a building. Ms. Long pointed out that this is an example of how the location of a transformer could serve as a problem downtown. Mr. Tunstall mentioned that in the areas where the transformers are located near pedestrian eating areas, they can become a safety issue. Things can happen that can create a hazard in an area for pedestrians. Mr. Tunstall said he is just trying to find a way to resolve the issue.

Mr. Pinkston asked Mr. Tunstall if he was showing them his most reasonable and safe plan for this project and Mr. Tunstall said yes. This is the best option in regard to the equipment PWC has within their inventory and the safest way that he has found in his thirty years working in the industry. Mr. Pinkston affirmed to Mr. Tunstall that in this recommendation Mr. Tunstall is showing the substations and his recommendations of where he would like to see the new ones placed, and Mr. Tunstall said yes. Mr. Pinkston asked Mr. Tunstall if within these recommendations he could explore ways to safely relocate the new transformers underground. Mr. Tunstall said he would have to evaluate what could be done in reference to Mr. Pinkston's request. Mr. Tiffany reiterated to Mr. Tunstall that he is showing the Board the most doable options, both economically and physically, to solve the problem. Mr. Tunstall said yes.

Mr. Tiffany advised Mr. Tunstall to find a way to hide the transformers so that they are not so intrusive and it is not immediately apparent to the public that something undesirable is behind the barricade. He gave an example of a bus stop design with a glass enclosure. Similarly, the transformer's covering would contain painted, dyed, or stained glass casing so that it would not be immediately apparent to the public that a transformer was behind the glass. Mr. Tiffany noted that the transformer should be placed somewhere to keep people from sitting or sleeping on them. Mr. Tunstall agreed, but he noted that the transformers need to be able to breathe. The transformers contain heating and cooling effects that must be taken into consideration. Mr. Tiffany stated that the HRC looks at the project in regard to preserving the historical character of the community. Mr. Tiffany wants PWC to redesign the barricade so it is not obtrusively ugly.

Mr. Pennink stated the HRC is concerned with safety as part of their protocol as well. Mr. Pennink noted that he is familiar with the issues that result from placing items in the basement (underground). He understands the need for PWC to have access to the transformers. He stated that half of the issues facing the PWC result from the location of the transformers in the basement and in tight places, which creates accessibility issues when PWC is attempting to repair the units. Mr. Pennink understands the need for PWC to have easy access to the transformers. Mr. Tiffany suggested that PWC create a box or a structure that would be visibly appealing and conceal the transformers.

Mr. Pennink and Mr. Tiffany continued to discuss their views related to safety and the aesthetic preservation of the Historic District. Mr. Tiffany stated that they could put shells on the boxes to alter their appearance. PWC can drop them on top of the box temporarily while they conduct repairs. Mr. Tiffany said it would mitigate the appearance of the box. Mr. Pennink stated that maybe there are boxes that look stylish and meet the necessary purpose. Mr. Pennink stated that placing the transformers in some of the locations will not pose a problem, but there are prominent locations such as Green Street and Hay Street where the visibility of the transformers might be a problem. Mr. Tiffany agreed that these sites could pose an issue.

Mr. Tiffany asked if Mr. Tunstall is looking at all the obstacles incorporated with this endeavor. Ms. Long stated that this is not a COA for which the Board has a vote. PWC is allowing the HRC the courtesy to review this project before it starts. The Public Works Commission can commence with this project without HRC approval. Mr. Tunstall is trying to do this in a way that is in alignment with the HRC guidelines. Mr. Tiffany stated that he is concerned with the project's aesthetics. Mr. Pinkston said his concern is that the transformers remain out of sight and out of mind. Mr. Pinkston reiterated that he does not have a concern about the transformers being underground. His concern is with them being placed above ground. Mr. Pinkston mentioned the changing times and gave examples of different events that have transpired. He informed the Board about how people are living in an era where they need to protect certain things above ground that they would not have thought needed protecting in the past. Mr. Pinkston provided further examples of how we need to post safety notices for the public to prohibit their interaction with items such as the transformers. Mr. Pinkston said PWC needs to come up with ideas concerning how they can conceal the transformers while keeping the downtown area safe and visually appealing. He said they (the residents of Fayetteville) do not need above-ground boxes.

VI. ANNOUNCEMENTS

VII. ADJOURNMENT

MOTION: Robert Tiffany made a motion to adjourn the May 23, 2023, meeting.

SECOND: Michael Pennink

VOTE: Unanimous (4-0)

The meeting adjourned at 4:36 p.m.

Respectfully submitted by Catina Evans

MAJOR WORKS

HISTORIC RESOURCES COMMISSION STAFF REPORT

COA NUMBER: COA23-46

HISTORIC RESOURCES COMMISSION HEARING DATE: September 26, 2023

APPLICANT: Seth Barbrow
107 Gillespie Street
Fayetteville, NC 28301

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

STAFF: Heather Eckhardt, Planner II

PROPOSAL AND REQUESTED ACTION:

The applicant is requesting a Certificate of Appropriateness to remove the existing steel angle beam and replace it with an 8" black I-beam spanning the width of the storefront. The applicant also plans to have two helical anchors placed under both front pillars of the building.

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 is faced with a brick veneer. The replacement storefront is asymmetrically arranged with a recessed entrance of aluminum framed plate glass. 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.

SCOPE OF WORK SUMMARY:

The applicant is requesting a Certificate of Appropriateness to remove the existing steel angle beam that supports the brick façade located under the second-floor window. The applicant is requesting to replace the steel angle beam with an 8” I-beam spanning the width of the storefront. The applicant states the existing steel angle beam is “deflecting from years of weathering and wear”. The applicant is also requesting to install two helical anchors under the two front pillars. Once installed, the helical anchors will not be visible. This work is intended to be a preventative measure against future deterioration.

The applicant does not expect to remove any bricks from the front façade during the removal of the steel angle beam and installation of the replacement I-beam. Any bricks that are removed will be saved and replaced. Some bricks may need to be temporarily removed from the inner-facing side of each pillar to ensure the new beam contacts the original bricks. Once the work is complete, the bricks will be replaced.

Concrete around the front pillars will need to be removed in order to install the helical anchors. The concrete will be repaired/replaced and if any paver stones are removed, they will be replaced as required. The work should not involve the removal of any brick from the façade of the building. According to the applicant, the work will take one day.

Findings:

1. The applicant is requesting a Certificate of Appropriateness for:
 - a. Removal of steel angle beam from front façade (above storefront)
 - b. Replacement of steel angle beam with 8” I-beam across the width of the storefront
 - c. Two helical anchors under both front pillars (underground)
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. (Note: This standard deals with use and thus does not apply to commission's design review.)
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 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 archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measure 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:

Paving Patterns:

- Maintain the original size, orientation, path, and materials of walkways, streets, and alleys.

Building Materials:

- Maintain and preserve building materials that contribute to the character of the building and the significance of the district as a whole. These materials include siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, architectural moldings, chimneys, cornices, quoins, steps, lintels, arches, foundations, roofing, flashing, storefronts, railings, and hardware.
- If materials must be replaced due to deterioration, replace only the detail or element with materials similar to the original material in size, shape, design, scale, color, and material.
- Repair historic building materials using acceptable preservation methods.
- Architectural metal elements should be painted.
- Masonry building materials should be repaired using recognized preservation methods. Cracked or missing mortar joints should be carefully repointed using materials, methods, and finishing methods that duplicate the original. The new mortar should match the original in color, texture, composition, and strength.
- Architectural metals including roofs and flashing should not be repaired or patched using tar or asphalt.

- 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.

Storefronts

- Maintain and preserve historic storefronts and their significant features including entrances, display windows, transoms, bulkheads, pilasters, columns, signs, and awnings. Reopening covered or infilled glass transoms should be encouraged.
- If an entire detail or element must be replaced due to deterioration, replace it with materials similar to the original materials in size, shape, design, scale, color, and materials.
- Architectural metal elements should be painted in colors compatible with the historic district.
- Masonry building materials should be repaired using recognized preservation methods. Cracked or missing mortar joints should be carefully repointed using materials, methods, and finishing methods that duplicate the original. The new mortar should match the original in color, texture, composition, and strength.
- 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.

ATTACHMENTS:

- Application
- Application Information

Project Overview

#1094508

Project Title: 107 Gillespie St Facade Strengthening
Application Type: 6.1) Certificate of Appropriateness
Workflow: Major Work

Jurisdiction: City of Fayetteville
State: NC
County: Cumberland

Project Location

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

GIS Verified Data

Property Owner: Parcel
• 107 GILLESPIE ST: LIBERTY POINT REALTY LLC

Acreage: Parcel
• 107 GILLESPIE ST: 0.03

Zoning District: Zoning District
• 107 GILLESPIE ST: DT

Subdivision Name:

Fire District:
Hospital Overlay District:
Cape Fear District:

Airport Overlay District:
Coliseum Tourism District:
Downtown Historic District: Downtown Historic District
• 107 GILLESPIE ST: Downtown Historic District

Haymount Historic District:
100 Year Flood: <100YearFlood>
Watershed:

Floodway:
500 Year Flood: <500YearFlood>

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.:

The front brick faade of the building will have the current steel angle beam removed andreplaced with an 8 black I-beam spanning the width of the storefront. Additionally, two helicalanchors will be placed under both front pillars. The helical anchors will not be visible to thepublic as they are underground. The structural strengthening of the building is a preventativemeasure against future deterioration.

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

Project Contact - Primary Point of Contact for Engineer

John Kells
Fleming and Associates PA
1004 Hay Street
Fayetteville, NC 28305
P:9104332825
jkells@flamingandassociates.com

As an unlicensed contractor, I am aware that I cannot enter into a contract that the total amount of the project exceeds \$30,000. :

NC State General Contractor's License Number:

NC State Mechanical Contractor's #1 License Number:

NC State Mechanical Contractor's #2 License Number:

NC State Mechanical Contractor's #3 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 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: Engineer



Front Façade Strengthening

107 Gillespie St
Fayetteville NC 28301

The front brick façade of the building will have the current steel angle beam removed and replaced with an 8" I-beam spanning the width of the storefront. The section of brick façade at the front of the building, immediately below the second floor window, has limited support due to the steel angle deflecting from years of weathering and wear. The building nor its façade display any indications of instability or risk of partial collapse. Additionally, two helical anchors will be placed under both front pillars. The helical anchors will not be visible to the

public as they are underground. The structural strengthening of the building is a preventative measure against future deterioration.

PUBLIC VISIBILITY



The proposed work will be viewable from across Gillespie St. and from Hay St. The 8” steel beam will be placed across the top of the storefront and may be visible from a distance. The presence of the beam will not detract from the professional appearance of the building.



Market House View



Gillespie Across-Street View



Gillespie Down-Street View

The front façade and windows of 107 Gillespie St. is mostly hidden from the public's view due to neighboring structures, parking, or the side-walk trees.

The helical anchor installation will take 1 day and will require the cement immediately around the front pillars, roughly a 3'x3' area each, to be cut away. Cement will be repaired/replaced,

and all paver stones will be put back to original condition if applicable. No bricks will be removed from the façade of the building for the helical anchor installation. Helicals will be installed below ground, under the building's front two pillars. The helical anchors will not change the appearance of the building.

The steel beam installation will take 1-3 days. Any bricks removed from the façade during removal of the old angle beam will be saved and re-installed after beam is in place. No bricks are expected to be taken from the front most face of the façade, as the beam will be 7" from the front brick face. Roughly 15 bricks may need to be cut out on the inner-facing side of each pillar to ensure the beam contacts the original bricks. These bricks will be saved and re-installed after construction.

The nearest neighboring property is 109 Gillespie St. which shares a party wall with 107 Gillespie St. The Northern neighboring building at 101 Gillespie St is currently vacant. The rear of the alleyway and building connects to a vacant lot. All neighboring tenants will be notified if it is believed to interfere with their business. A permit to shut down the sidewalk will be obtained through the Traffic Engineering Department. Traffic will be impeded as little as possible. This project will cause minimal public disturbance.

CURRENT CONDITION



Current deflection can be seen in the steel angle [1] leaving part of the brick façade with limited support. This condition is not a rapidly progressing issue and has appeared this way for years. The brick façade (estimated to be installed in the 1960s) is most likely fastened independently to original bricks of the building (1900).

During installation of the steel I-beam, bricks on the inner facing pillars [2], may have to be cut-out and put back after completion. Below each pillar [3], a helical anchor will be installed but will not be visible to the public. All helical work will be below surface and will be completed without interfering with façade.

PROPOSED CONDITION



HISTORIC EVIDENCE

There are plenty of examples of steel I-beams in the Historic Downtown District on buildings of similar age and style. The beam will not detract from the historical nature of the building or the Downtown District. Structural strengthening of this building will ensure its commercial viability remains intact for years to come, and helps accomplish the City of Fayetteville's goal of driving storefront business Downtown.

INSTALLATION METHODOLOGY

Structural drawings will be attached to this application. All work will be accomplished in a professional manner.

CONTACT

Helical Contractor

Andrew Howard
Carolina Foundation
Solutions
336-524-4199

General Contractor

Daniel Behagg
Regency Construction
910-850-6521

Structural Engineer

John Kells
Flemming & Associates
910-433-2825

Building Owner

Seth Barbrow
Liberty Point Realty
724-757-9460

