



## **AGENDA**

**Historic District Commission**

**Thursday, February 12, 2026: 4:00 PM**

**Community Development Building, 801 SE Service Road**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

**a. October 9, 2025 Regular Meeting**

**3. PUBLIC HEARINGS**

**a. HD-02-26: COA - Major Work application for 168 NW Broad Street to replace the existing main entrance doors and side lights with a different material; Applicant: DAHR Interior**

**b. HD-32-25: COA - Major Work application for 310 NW Broad Street and 115 W. Connecticut Avenue to construct a single-story commercial building and eight to nine townhomes; Applicant: PTAH, LLC**

**4. UNFINISHED BUSINESS**

**5. NEW BUSINESS**

**6. ADJOURNMENT**

**MINUTES**  
**Town of Southern Pines Historic District Commission**  
**Regular Meeting**  
**October 9, 2025 at 4:00 PM**

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, October 9, 2025, at 4:00 PM at the Community Development Building, 801 SW Service Road, Southern Pines, North Carolina.

Members present: Chair Elizabeth Oettinger, Sarah Farrell, Robert Anderson, Robert Brown and Karl Ecker.

Chair Oettinger called the meeting to order at 4:02 PM.

Robert Brown made a motion, seconded by Sarah Farrell, to approve the Minutes of the August 14, 2025 and September 11, 2025 regular meetings. The motion carried.

**PUBLIC HEARINGS**

**HD-19-25 Certificate of Appropriateness - Major Work; Downtown Park Lighting**

Darren Johnson, Facilities Superintendent submitted a request for a Certificate of Appropriateness – Major Work to replace the existing light poles surrounding the tennis courts in Downtown Park with seven (7) new 50’ light poles.

Chair Oettinger reopened the public hearing that was continued from the September 11, 2025 regular meeting.

Planner Mason Mattox provided updated information and photographs documenting the balloon experiment that was conducted to provide a visual reference of the height of the proposed light poles.

Member Ecker asked if any trees interfere with the existing lights currently.

Member Farrell asked if the arborist had indicated that any of the trees would have to be trimmed.

Mr. Mattox responded that Mr. Purcell, the Town Arborist had not commented on that issue prior to the meeting.

Member Ecker stated that some trimming would be required.

Darren Johnson stated that minimal trimming may be necessary as determined by Mr. Purcell.

Member Anderson asked if Mr. Purcell had been making tree-related decisions.

Assistant Town Manager Roth responded that Mr. Purcell has been employed by the Town for 10 years, previously in the Building & Grounds Department, and currently as the Town Arborist and that he is very well qualified for his position.

Mr. Mattox stated that the applicant had provided a lighting study which found that the light trespass would be well below what is allowed by the UDO.

Member Farrell asked if shorter poles had been considered.

Mr. Johnson responded that he had discussed the possibility of using shorter poles and the vendor had responded that a 40 ft. pole could be used but he was not in favor of them and indicated that the Town would lose some technical support from the vendor.

Member Anderson asked if the software that is used to control the lights is proprietary software.

Mr. Johnson stated that the Parks & Recreation Department requested the subject lights so they would be on the same system as the existing lights at the Town's other recreation fields.

Member Anderson asked how often the tennis courts are used at night, and what percentage of the population uses the courts at night.

Mr. Johnson responded that tennis lessons are held late in the day.

Member Ecker commented that some residents are only able to play in the evenings.

Member Anderson stated that he was concerned that the trees would have to be stripped for the new lighting, and also the scale of the light poles, and there will be unintended consequences.

Jessica Roth stated that the Parks & Recreation Department is part of her team and stated that she has some experience with lighting plans and based on her experience, she was not sure the Town would get a difference answer from another manufacturer. The Town uses contracted instructors for evening tennis lessons, which is an important service to the residents and they provide revenue to the Town. Additionally, one of the courts was converted to pickleball courts, making lighting of the tennis courts even more important.

Chair Oettinger commented that she did not think the light poles would be noticeable.

Chair Oettinger closed the public hearing.

Sarah Farrell made a motion, seconded by Robert Brown, to adopt Attachment 1 of the staff report, as drafted, as Findings of Fact regarding Certificate of Appropriateness – Major Work HD 19-25; and therefore, to approve HD-19-25 with the following conditions:

1. All existing trees in the vicinity of the proposed light poles shall be pruned as minimally as necessary to provide adequate clearance for the light fixtures and illumination of the tennis courts.
2. Pruning shall be performed in a manner that preserves the health, structural integrity and form of the trees.
3. No trees shall be removed and no trees shall be pruned in a manner that removes more than 30% of the canopy without prior approval from the Historic District Commission.

The motion carried by a vote of 5-0.

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**HD-21-25 Certificate of Appropriateness - Major Work; 107 NE Broad Street;**

**Applicant: Gary Thomas**

Gary Thomas requested a Certificate of Appropriateness – Major work to replace the roof of the existing building located at 107 NE Broad Street with a white standing seam metal roof. Pursuant to the Moore County tax record, the property is identified as PIN 858106289386 (PARID 00036285) and is owned by Gary B. Thomas, Trustee.

Gary Thomas and Mason Mattox took the oath of testimony.

Mason Mattox qualified the Commission members.

Chair Oettinger opened the public hearing.

Mr. Mattox provided an overview of the proposal and stated that a Certificate of Appropriateness – Major Work was approved in 2009 or 2010 for the repainting of the roof and the file indicated that asbestos was suspected at that time.

Mr. Thomas responded that he was not certain whether asbestos was present, but that the tiles are very thin from age and will easily crack, even with a silicone coating.

Vice Oettinger asked if replacing the problem tiles was a consideration.

Mr. Thomas said his builder proposed covering the roof with treated lumber and install the metal roof over.

Vice Oettinger asked why a white roof.

Mr. Thomas said white reflects light and is therefore, more energy efficient than a darker roof.

Member Anderson asked if he wanted to replace the roof with a concealed fastener.

Mr. Thomas responded yes.

Mr. Mattox entered his staff report into the record as Exhibit A, his slide presentation as Exhibit B and the approved paint colors as Exhibit C.

Vice Oettinger closed the public hearing.

Karl Ecker made a motion, seconded by Robert Anderson, to adopt Attachment A, as drafted, as Findings of Fact regarding Certificate of Appropriateness – Major Work HD-21-25.

Karl Ecker made a motion, seconded by Robert Brown, to approve HD-21-25 with the following condition:

- The color of the roof shall match a shade of white found in the Town of Southern Pines approved color palette.

The motion carried by a vote of 5-0.

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**HD-22-25 Certificate of Appropriateness - Major Work; Signage in Downtown Park; Applicant: Town of Southern Pines**

Graham Purcell, Parks & Grounds Superintendent for the Town of Southern Pines, has requested a Certificate of Appropriateness – Major Works for the placement of two free-standing signs and associated landscape improvements, in Downtown Park.

The oath of testimony was administered to Jessica Roth, Darren Johnson and Mason Mattox.

Mr. Mattox qualified the members of the Commission.

Chair Oettinger opened the public hearing.

Mr. Mattox provided an overview of the application accompanied by a short slide presentation and added that the sign on Ashe Street will also be replaced with an identical sign.

Chair Oettinger asked why the first sign was installed prior to HDC approval.

Assistant Town Manager Roth apologized and stated that the oversight was unintentional.

Chair Oettinger asked why the new sign was not similar to the previous sign.

Ms. Roth responded that the Town adopted a new logo two years ago and the current signs were

not consistent with the new branding and the Town also wanted to use materials that would be more durable and easier to maintain than the previous signs. She stated that several residents had complimented the new sign.

Mr. Mattox entered his staff report into the record as Exhibit A and his slide presentation as Exhibit B.

Karl Ecker made a motion, seconded by Robert Brown, to adopt Attachment A, as drafted, as the Findings of Fact regarding Certificate of Appropriateness – Major Work HD-22-25. The motion carried by a vote of 5-0.

Karl Ecker made a motion, seconded by Sarah Farrell, to approve HD-22-25. The motion carried by a vote of 4-0, with Robert Anderson abstaining.

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## **NEW BUSINESS**

Discussion ensued regarding requiring applicants to provide material and color samples of the items that are the subject of the application.

The meeting adjourned at 6:00 PM.

Respectfully submitted:

Cindy Williams  
Secretary to the Historic District Commission

An audio recording of the proceedings is available upon request.

# Planning Staff Report

**To:** Historic District Commission  
**From:** Mason Mattox, Planner II

**Date:** February 12, 2026

**Re:** HD-02-26 – Door Replacement at 168 NW Broad Street

## I. SUMMARY OF APPLICATION REQUEST:

Sara Jackson requests a Certificate of Appropriateness – Major Work to replace the existing main entrance double doors and sidelites with new wood-appearance doors and sidelites at 168 NW Broad Street.

## II. SITE INFORMATION:

### A. Property Address

168 NW Broad Street, Southern Pines, NC (Parcel ID 00033219)

### B. Applicant

Sara Jackson

### C. Property Owner

C.F. Smith Broad at New Hampshire, LLC

### D. Historic Background

The site is located within the Southern Pines National Register Historic District, and Town's Local Historic District. The property contains a contributing commercial building along NW Broad Street and contributes to the overall historic commercial streetscape of downtown Southern Pines. The 1991 registration form for the Southern Pines National Register District reads as follows:

*(1909) Patch's Department Store; plain, painted brick commercial building; modern aluminum and glass shopfronts; three bays of segmentally-arched one-over-one windows on second level with hood moldings; brick pilasters at outer corners, shallow corbelled brick cornice; built for C.T. Patch's Department store; Patch later constructed ell on New Hampshire (1926) and additional building on corner (1927).*

Figure 1: Historic District Map (Subject Property is Circled in Blue)



**Figure 2: Existing Door**



**Figure 3: Proposed Door (Rendered)**



**Figure 4: Proposed ADA-Compliant Handles**

Staff have verified that proposed handles are complaint with the commercial building code. Staff further note that the proposed doors must swing toward the egress (outward) to be compliant with the building code.

## 168 NW Broad St. Dahr Lifestyle Boutique

### Door Handles



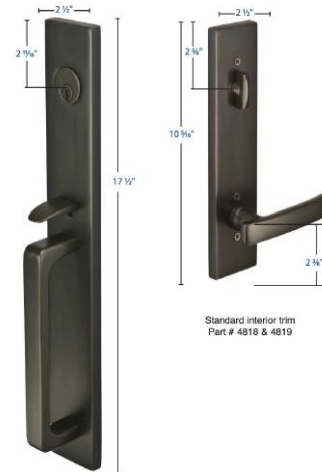
**Exterior (Pull)**

**Final Selections**



Turino Lever

**Interior (Pushes out)**



Lausanne Style  
Part # 4819

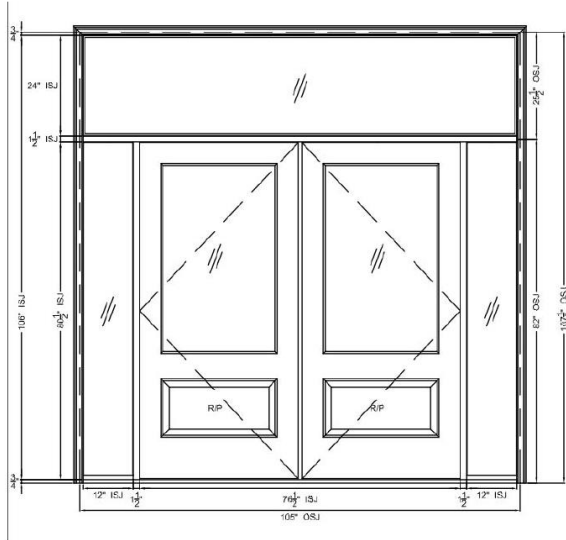
Standard interior trim  
Part # 4818 & 4819

**Specifications**

**Figure 5: Door Elevation, Style, and Material**

**168 NW Broad St. Dahr Lifestyle Boutique**

Door Elevation



Door Style



Close-Up of Material



(images not representative of finish color - finish color shown on first page)

**Figure 6: Existing Door Example from Historic District**

**168 NW Broad St. Dahr Lifestyle Boutique**

Historic District Considerations



We desire to stay in-line with the style of existing adjacent buildings such as the example here.

### III. STAFF REVIEW:

#### I. Application Processing and Public Notice

1. Application submitted: January 07, 2026
2. Application Deemed Complete: January 14, 2026
3. Notice of February 12, 2026 HDC Evidentiary Public Hearing:
  - Posted On-site: January 23, 2026
  - Mailed: January 23, 2026
  - Internet: January 22, 2026

#### 2. Application Materials

A complete application has been submitted including existing doorway conditions and design specifications for the proposed replacement. All materials are enclosed as attachments to this staff report.

#### 3. Criteria for Review – UDO 2.28 Certificate of Appropriateness – Major Work

Each criterion is listed below in **bold**, followed by *italicized staff comments*.

**A. In considering an application for a Certificate of Appropriateness, the Commission shall take into account the historical and/or architectural Significance under consideration and the exterior form and appearance of any proposed additions or modifications to that structure that are visible from a public Right-of-Way. The Commission shall not consider interior arrangement or use.**

*Staff find that the door replacement would be visible from a public Right-of-Way, and that this replacement will impact a prominent façade of Downtown Southern Pines.*

**B. The Commission shall consider the following factors when determining whether the application is or is not congruous with the historic aspects of the Historic District:**

- 1) The height of the building in relation to the average height of the nearest adjacent and opposite buildings.

*Staff find this factor inapplicable as no change in building height is proposed.*

- 2) The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.

*Staff find this factor inapplicable as no changes in setback or placement are proposed.*

- 3) Exterior construction materials, including texture and pattern.

*The proposed doors and sidelites feature a wood-appearance finish that provides the visual texture of painted wood. The Design Guidelines for Commercial buildings recommend that*

storefronts use wood doors with appropriately-scaled glazing and that replacement features be compatible in size, scale, material, and color with historic storefronts (pp. 43-44). The Guidelines further state that modern materials may be used as substitutions only if they match the original configuration in design, profile, size, pattern, texture, and durability (p. 67). Staff find the proposed materials to be visually compatible with traditional storefront door materials.

- 4) Architectural detailing, such as lintels, cornices, brick bond and foundation materials.

The proposed door design incorporates traditional proportions, consistent with historic commercial storefront design. The Design Guidelines identify character-defining storefront and entrance features as including doors with architectural features such as decorative hardware, glazing patterns, and trim and recommend retaining and preserving these elements (p. 43). Staff find the proposed detailing compatible with the building's historic character.

- 5) Roof shapes, forms and materials.

Staff find this factor inapplicable as no change to the roof has been proposed.

- 6) Proportion, shape, positioning and location, pattern and size of any elements of fenestration.

The proposed doors and sidelites maintain the existing opening size and configuration. The Design Guidelines state that storefront windows and openings should be sized appropriately and in scale with a traditional historic storefront and configured in the style and period of the building (p. 44). Additionally, the Guidelines discourage enlarging or filling in window or door openings and replacing historic doors with modern doors that do not match the size of the opening (p. 68). Staff find the fenestration proportions compatible with historic storefront patterns.

- 7) General form and proportions of buildings and structures.

Staff find this factor inapplicable as the project would not impact the building's massing or form.

- 8) Appurtenant fixtures and other features such as lighting.

The proposed door hardware includes dark-finished handles consistent with historic-style commercial hardware. The Design Guidelines recommend retaining entrance decorative trim, hardware, and glazing features (p. 43). The Guidelines also encourage creative approaches to provide handicap access that do not distract from or destroy historic features, including use of universal hardware (p. 44). Staff have verified that the proposed handles are consistent with the current State Building Code requirements for accessibility and safety. No new exterior lighting has been proposed.

- 9) Structural conditions and soundness.

According to the applicant, replacement is necessary to improve durability and functionality of the entrance system. The Design Guidelines state that deteriorated components should be repaired

*and stabilized, and if beyond repair, replaced with “in kind” or compatible materials that replicate or are similar to the original design features (p. 43).*

#### 10) Architectural scale.

*Staff find that the proposed doors are consistent in scale with the existing storefront opening, and surrounding historic buildings.*

#### 11) Secretary of the Interior Guidelines.

The Standards (Department of the Interior regulations, 36, CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building’s site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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.
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 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.

*Staff find the proposal to be consistent with the Standards in that the historic storefront opening is retained, and the replacement doors match the historic appearance in scale and proportion.*

**C. Prior to approving the application, the Commission shall make the following findings:**

- 1) 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 doors are compatible in material appearance, design, and proportion.*

- 2) 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

*No historic masonry or openings will be altered.*

- 3) Work is consistent with the adopted design guidelines for the historic district.

*The project meets the Town's Historic District Design Guidelines for storefront rehabilitation and replacement of architectural features.*

**4. Additional Town Comments**

Any required building permits shall be obtained prior to installation.

**IV. AGENCY COMMENTS**

Staff did not request agency comments, citing the scope of the project.

**V. STAFF RECOMMENDATION**

Planning staff recommend approval of the Certificate of Appropriateness – Major Work for replacement of the main entrance doors and sidelites at 168 NW Broad Street. Staff find the proposed doors to be compatible with the special character of the local historic district.

**VI. ATTACHMENTS**

1. Draft Findings of Fact
2. Application and Narrative
3. Entryway Renderings and Hardware Specifications

**VII. HISTORIC DISTRICT COMMISSION ACTION**

UDO Section 2.28.4(A) states that the Historic District Commission shall approve, approve with conditions, or deny an application for a COA Major Works based on the criteria established in UDO Section 2.28.20. To either approve or deny a *Certificate of Appropriateness – Major Work* application, the Historic District Commission must make findings of fact and conclusions to the applicable standards. The Historic District Commission shall first vote on whether the application is complete and the facts submitted are relevant to the case. The Historic District Commission shall then vote on whether the application complies with the Criteria for a Certificate of Appropriateness, including the Principles and Guidelines of the Historic District. Staff has prepared Draft Findings of Fact for the Commission’s consideration which can be found below. The Commission may discuss, amend and/or adopt these Findings of Fact.

**I move to:**

- 1) Adopt **Attachment One** of the staff report, as drafted, as Findings of Fact.

**-OR-**

- 2) Adopt **Attachment One** of the staff report as Findings of Fact, with the following changes:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Therefore, I move to:**

- 1) Approve HD-02-26

**- OR -**

- 2) Approve HD-02-26 with the following conditions of approval:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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I, the undersigned, acknowledge that I have reviewed, understand, and agree to comply with all conditions of approval associated with HD-02-26.

Name(print): \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

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**-OR-**

- 3) Continue HD-02-26 to the next public meeting, to allow submission of additional materials:

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**-OR-**

- 4) Deny HD-02-26, based on the following:

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## **“ATTACHMENT ONE”**

### **FINDINGS OF FACT Case Number: HD-02-26**

1. The Historic District Commission finds that the application is complete and that the facts submitted are relevant to the case because the request for a Certificate of Appropriateness (COA) Major Work approval has met the specified submittal requirements as outlined in the Town of Southern Pines Unified Development Ordinance (UDO) Appendices. The applicants have submitted adequate evidence addressing the criteria for a COA Major Work, including images, and relevant documentation. The evidence provided includes sworn testimony by qualified experts and substantiated materials.
2. The Historic District Commission finds that the application complies with UDO §2.28.10(A)-(C), the Town of Southern Pines Historic District Design Guidelines, as well as the standards provided by the Department of the Interior, for the following reasons:
  - A. The Commission finds that the replacement of the existing main entrance double doors and sidelites with new wood-appearance doors and sidelites will not adversely affect the historic character of the contributing commercial building or the Southern Pines Historic District. The Design Guidelines recommend that storefronts use wood doors with appropriately scaled glazing and that replacement features be compatible in size, scale, material, and color with historic storefronts (Design Guidelines, pp. 43-44). Modern substitute materials are permitted when they match the original configuration in design, profile, size, pattern, texture, and durability (Design Guidelines p. 67).
  - B. The Commission finds that the proposed doors and sidelites maintain the existing opening size, configuration, and storefront rhythm. The Design Guidelines state that storefront openings should be appropriately sized and discourage enlarging, filling in, or replacing historic doors with doors that do not match the size of the opening (Design Guidelines, pp. 44, 68).
  - C. The Commission finds that no character-defining historic features, including masonry, storefront openings, or architectural detailing, will be removed, damaged, or obscured. The Design Guidelines identify storefront doors, decorative hardware, glazing patterns, and trim as character-defining entrance features that should be retained and preserved (Design Guidelines, p. 43).
  - D. D. The Commission further finds that the proposed work is consistent with the Secretary of the Interior’s Standards for Rehabilitation, which are referenced in the Design Guidelines (Design Guidelines, p. 18), because the historic storefront opening is retained and the replacement doors are compatible in scale, proportion, and appearance.
3. Therefore, based on the evidence presented, the Commission finds that the proposed work meets the applicable standards. The Certificate of Appropriateness, as drafted, is incorporated herein and approved as the scope of work.

**DRAFT CERTIFICATE OF APPROPRIATENESS – MAJOR WORK**  
**Case Number: HD-02-26**

Addresses of proposed work: 168 NW Broad Street, Southern Pines, NC 28387

The Town of Southern Pines Historic District Commission has reviewed the application submitted and approved a request for a ***Certificate of Appropriateness – Major Work***, for Sara Jackson for the following scope of work:

- I. Replacement of the existing main entrance double doors and sidelites with new wood-appearance doors and sidelites:
  - The doors and sidelites shall maintain the existing opening size and configuration.
  - Door hardware shall be dark-finished and consistent with traditional storefront hardware as depicted with application materials.
  - Doors shall swing outward in the direction of egress and comply with applicable building code and ADA requirements.
  - No other modifications or character-defining architectural features are authorized under this Certificate.

All work shall be completed in accordance with the submitted application and supporting materials as submitted for the February 12, 2026 evidentiary hearing, all of which are incorporated into this Certificate by reference.

Please reference project file for project specifics and associated documentation.

**This certificate is valid pursuant to the development approval timeframes described in UDO §2.8.1 (24 months from the date of approval). Please notify the Town of Southern Pines Planning Office when the work is complete OR IF THE SCOPE OF WORK CHANGES IN ANY MANNER FROM WHAT IS STATED IN THIS CERTIFICATE. If you are unable to complete the above-approved project within the development approval timelines, please contact the Town of Southern Pines Planning Office at (910) 692-4003 regarding extension of the development approval timeline pursuant to UDO §2.8.2.**



Certificate of Appropriateness – Major Work

Date Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Case No.: HD- \_\_\_\_ - \_\_\_\_

Project Information:

Street Address: 168 NW Broad St, Southern Pines

PIN: \_\_\_\_\_ Parcel ID: 00033219

Site Size: 0.13 Acres Zoning: Central Business

Applicant:

Name(s): Sara Jackson

Email: hello@dahrinterior.com Phone: 254-715-3427

Mailing Address: 168 NW Broad St, Southern Pines, NC 28387

Authorized Agent, if different from Applicant: Name(s): Sanna Nassar

Email: dahrsp168@gmail.com

Mailing Address: 168 NW Broad St. Phone: (252) 327-6948 Southern Pines, NC 28387

Legal Property Owner(s), if different from Applicant: Name(s): Steve Trythall

Email: strythall@cfsmithpg.com

Mailing Address: \_\_\_\_\_ Phone: 720-375-1167

12.4.25

**TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:**

I submit this application for a Certificate of Appropriateness – Major Work to make the following change(s) which may alter the exterior appearance of property within the Town of Southern Pines Historic District:

Replace the main entrance doors and side lites from glass/metal to a wood-look weather resistant material. The attached documents will show our desire to move more toward a historic look with a wood-look door rather than an metal door. The design has been carefully considered to mimic doors of adjacent buildings. The current doors are very heavy and have proven unsafe for patrons, with frequent incidents of the door almost slamming shut on people. The reason for our change is primarily for safety, but secondly as an opportunity to change design to a more historically appropriate look.

Date: 01/05/2026

*Sara Jackson*  
Applicant

**Note: The attached Appointment of Agent form must be submitted if the Applicant is not the property owner.**

PLANNING DEPARTMENT  
TOWN OF SOUTHERN PINES  
801 SE Service Road, Southern Pines, NC 28387  
[plan@southernpines.net](mailto:plan@southernpines.net) (910) 692-4003 [www.southernpines.net](http://www.southernpines.net)

**APPOINTMENT OF AGENT**

The undersigned owner(s), Steve Trythall, hereby appoint(s) Sanna Nassar as the exclusive agent for the purpose of making an application to the Town of Southern Pines for a **Certificate of Appropriateness – Major Work** on the property described in the attached application. The owner(s) hereby agrees that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Historic District Commission for the issuance of a **Certificate of Appropriateness – Major Work** on the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a **Certificate of Appropriateness – Major Work** under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 6th day of \_\_\_\_\_, \_\_\_\_\_.



\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Please Print Name

**UDO §2.28.10. Criteria for a Certificate of Appropriateness – Major Work**

- (A) In considering an application for a Certificate of Appropriateness, the Commission shall take into account the historical and/or architectural significance under consideration and the exterior form and appearance of any proposed additions or modifications to that structure that are visible from a public right-of-way. The Commission shall not consider interior arrangement or use.
- (B) The Commission shall consider the following factors when determining whether the application is or is not congruous with the historic aspects of the Historic District:
1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.
  2. The setback and placement on a Lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.
  3. Exterior construction materials, including texture and pattern.
  4. Architectural detailing, such as lintels, cornices, brick bond and foundation materials.
  5. Roof shapes, forms and materials.
  6. Proportion, shape, positioning and location, pattern and size of any elements of fenestration.
  7. General form and proportions of buildings and structures.
  8. Appurtenant fixtures and other features such as lighting.
  9. Structural conditions and soundness.
  10. Architectural scale.
  11. Secretary of the Interior Guidelines.
- (C) Prior to approving the application, the Commission shall make the following findings:
1. 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;
  2. 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
  3. Work is consistent with the adopted design guidelines for the historic district.







# Sign\_Cert Of Appropriateness

Final Audit Report

2026-01-06

Created:	2026-01-05
By:	Sara Jackson (sarajacksonmitchell@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAApq-yY7evBcDrAAPMbtluT0JJVt88mpUZ

## "Sign\_Cert Of Appropriateness" History

-  Document created by Sara Jackson (sarajacksonmitchell@gmail.com)  
2026-01-05 - 2:38:08 PM GMT
-  Document emailed to Steve Trythall (strythall@cfsmithpg.com) for signature  
2026-01-05 - 2:40:19 PM GMT
-  Email viewed by Steve Trythall (strythall@cfsmithpg.com)  
2026-01-05 - 5:15:26 PM GMT
-  Email viewed by Steve Trythall (strythall@cfsmithpg.com)  
2026-01-06 - 10:10:49 PM GMT
-  Document e-signed by Steve Trythall (strythall@cfsmithpg.com)  
Signature Date: 2026-01-06 - 10:11:13 PM GMT - Time Source: server
-  Agreement completed.  
2026-01-06 - 10:11:13 PM GMT

# 168 NW Broad St. Dahr Lifestyle Boutique

## Door Comparison



**Existing Doors (Metal and Glass)**



**Mock-Up of Proposed Doors  
(Close Approximation of Finish Color)**

# 168 NW Broad St. Dahr Lifestyle Boutique

## Door Handles



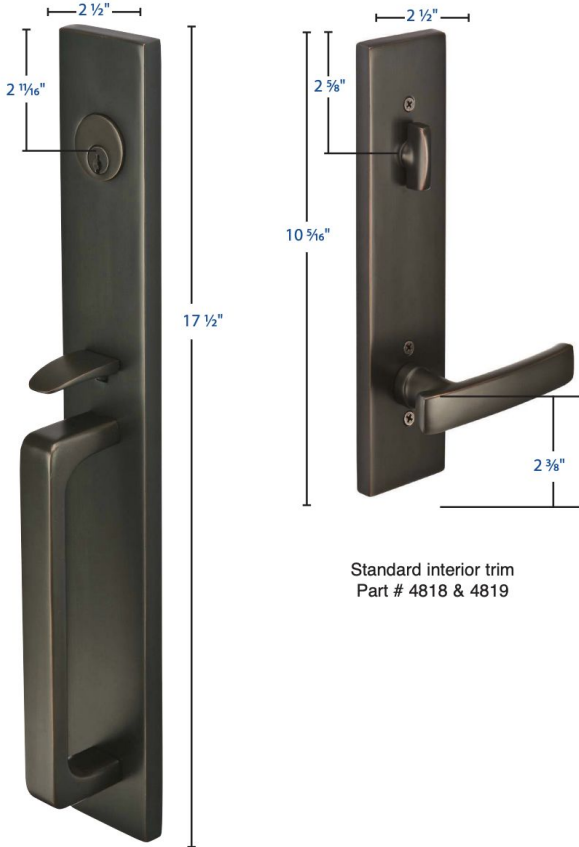
**Exterior (Pull)**



Turino Lever

**Interior (Pushes out)**

### Final Selections



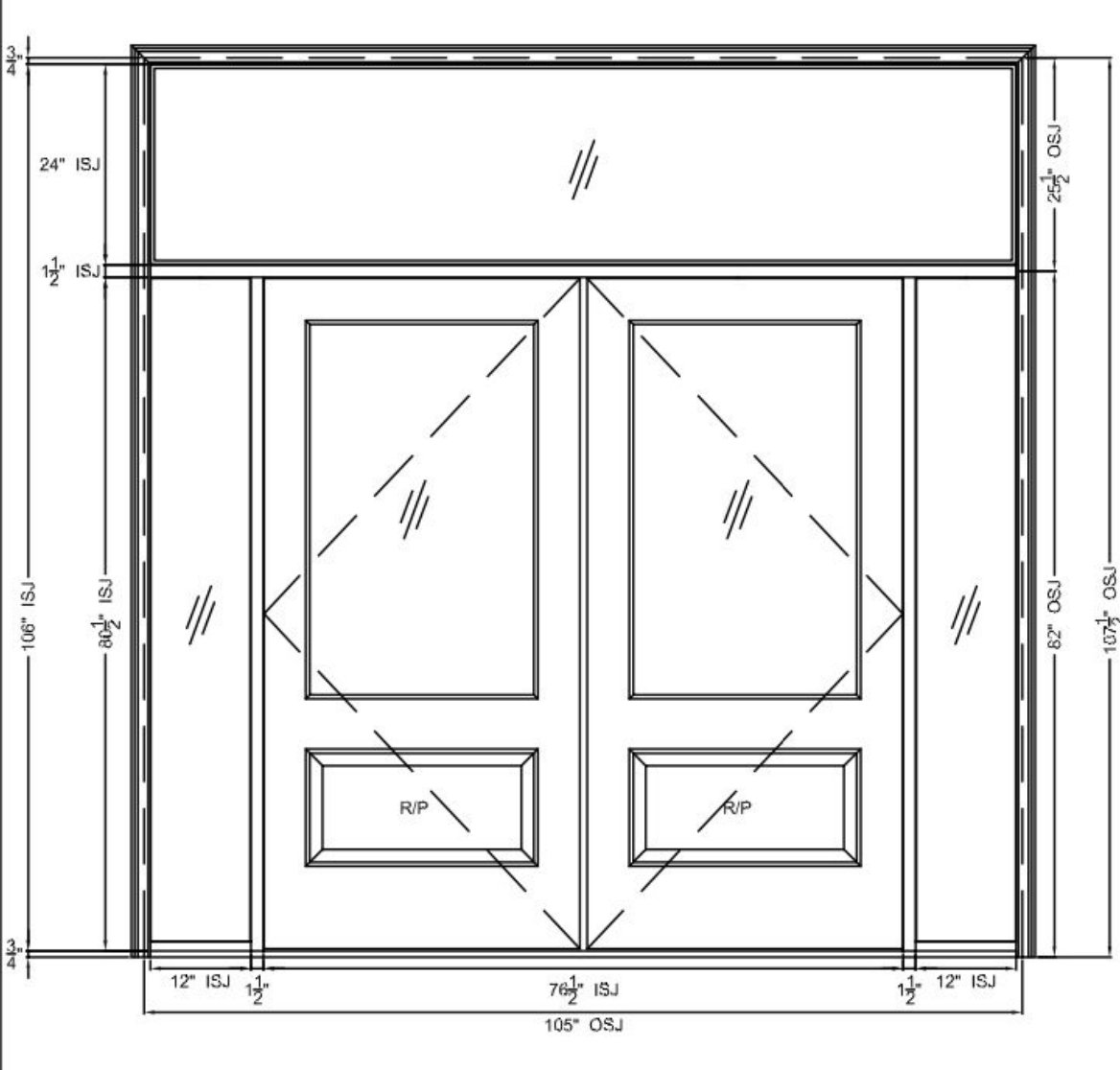
Lausanne Style  
Part # 4819

Standard interior trim  
Part # 4818 & 4819

### Specifications

# 168 NW Broad St. Dahr Lifestyle Boutique

## Door Elevation



## Door Style



## Close-Up of Material



(images not representative of finish color - finish color shown on first page)

# 168 NW Broad St. Dahr Lifestyle Boutique

## Historic District Considerations



**We desire to stay in-line with the style of existing adjacent buildings such as the example here.**

# Planning Staff Report

**To:** Historic District Commission  
**From:** Mason Mattox, Planner II

**Date:** February 12, 2026

**Re:** HD-32-25 – New Construction at 310 NW Broad Street

## I. SUMMARY OF APPLICATION REQUEST:

Andy Bleggi of PTAH, LLC, requests a Certificate of Appropriateness – Major Work for the following:

1. Demolition of two (2) existing single-story commercial service/garage buildings constructed circa 1975.
2. Construction of one (1) single-story commercial building fronting NW Broad Street, approximately 9,476–9,826 square feet, containing four tenant spaces, with approximately 2,600 square feet of outdoor patio area.
3. Construction of eight to nine (8–9) townhome units located toward the rear of the site and accessed from W. Connecticut Avenue, with a height limitation of 45' (forty-five feet).
4. Associated site improvements, including parking, access drives, landscaping, lighting, utilities, and stormwater infrastructure.

## II. SITE INFORMATION:

### A. Property Address

310 NW Broad Street, Southern Pines, NC (Parcel ID 00035341) and 115 W. Connecticut Ave. (Parcel ID 00031673)

### B. Applicant

Andy Bleggi, PTAH, LLC

### C. Property Owners

PTAH, LLC

### D. Historic Background

The subject properties are not located within the Southern Pines National Register Historic District, but are within the locally designated Historic District and are therefore subject to Historic District Commission review.

The site contains two existing single-story commercial/service garage buildings constructed circa 1975. Based on available documentation, these buildings are not presently designated as historically significant and do not contribute to the historic character of the district.

The applicant indicates the proposed redevelopment is intended to be compatible with the surrounding downtown historic context through building placement, scale, massing, and use of traditional materials such as brick masonry.

**Figure 1: Historic District Map (Subject Property is Circled in Blue)**



**Figure 2: Existing Conditions viewed from NW Broad Street**  
Photo submitted by Planning staff; January 2026.



**Figure 3: Existing Conditions viewed from W Connecticut Avenue**  
Photo submitted by Planning staff; January 2026.



**Figure 4: Conceptual Building Elevation as viewed from Broad Street.**



**Figure 5: Conceptual Building Elevation as viewed from Broad Street, alternative view.**



**Figure 6: Savannah Grey Brick Color**

*Old Carolina® Brick Company*



*Savannah Grey #420*

**Figure 7: Georgetowne Brick Color**



*Georgetowne #800*

**Figure 8: Seabrook Brick Color**



### III. STAFF REVIEW:

#### I. Application Processing and Public Notice

1. Application submitted: December 19, 2025
2. Application Deemed Complete: December 31, 2025
3. Notice of February 12, 2026 HDC Evidentiary Public Hearing:
  - Posted On-site: January 23, 2026
  - Mailed: January 23, 2026
  - Internet: January 22, 2026

#### 2. Application Materials

A complete application has been submitted including:

- Application form and narrative
- Conceptual site plan
- Conceptual architectural elevations and renderings
- Photographs of existing conditions
- Supporting documentation

Additional materials required at later stages include, but are not limited to: dimensioned elevations, final material schedules, lighting plans, landscape and tree protection plans, and final demolition details.

#### 3. Criteria for Review – UDO 2.28 Certificate of Appropriateness – Major Work

Each criterion is listed below in **bold**, followed by *italicized staff comments*.

**A.** In considering an application for a Certificate of Appropriateness, the Commission shall take into account the historical and/or architectural Significance under consideration and the exterior form and appearance of any proposed additions or modifications to that structure that are visible from a public Right-of-Way. The Commission shall not consider interior arrangement or use.

*The proposal involves demolition of two non-historic buildings and construction of new buildings visible from NW Broad Street and W. Connecticut Avenue. Staff evaluated the proposal in relation to surrounding contributing resources, established streetscape patterns, and the Historic District Design Guidelines (Design Guidelines, p. 52).*

**B. The Commission shall consider the following factors when determining whether the application is or is not congruous with the historic aspects of the Historic District:**

- 1) The height of the building in relation to the average height of the nearest adjacent and opposite buildings.

*(Design Guidelines, p. 52)*

*The commercial building is proposed as one story. Townhomes are anticipated to be up 45 feet in height. Staff finds the height ranges of both the single-story commercial building and the multi-*

story Townhome building to be conceptually compatible with surrounding downtown development patterns, subject to confirmation through dimensioned elevations. Staff will verify that the building is at or below the height threshold, if approved, during review of a building permit.

- 2) The setback and placement on lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.

*(Design Guidelines, pp. 52–53)*

*The proposed commercial building would be street-oriented along NW Broad Street and W. Connecticut Avenue, with portions set close to the sidewalk and limited setbacks to accommodate outdoor patio areas. The applicant has proposed a setback range of 8-12' (feet) adjacent to both NW Broad Street and W. Connecticut Avenue to accommodate this request. The setback in Central Business zoning is instead a build-to line of 5' by default per the Unified Development Ordinance. Staff find the necessity of modifying the build-to line to be consistent with the traditional development pattern of the district because some other properties have courtyards and some buildings appear to be setback beyond the 5' build-to line. Staff note that all other sides of the property will be subject to the Unified Development Ordinance's standards unless explicitly modified by request of the applicant during this Certificate of Appropriateness process. Staff will verify that the building footprint is compliant with this setback, if granted by the HDC, during site plan review.*

- 3) Exterior construction materials, including texture and pattern.

*(Design Guidelines, p. 54)*

*Brick masonry is proposed on all publicly visible elevations, with limited use of secondary materials in less prominent areas. The applicant has provided multiple brick samples for the Commission's consideration (See Figures 6-8) and staff find any of the colors to be compatible with the district.*

- 4) Architectural detailing, such as lintels, cornices, brick bond and foundation materials.

*(Design Guidelines, p. 55)*

*Conceptual renderings suggest traditional detailing, articulated façades, and brick patterns inspired by nearby historic buildings. Staff can support the proposed designs as illustrated, but recommend that the applicant shall provide more detailed, dimensioned architectural elevations and material specifications for review and approval by the Commission prior to proceeding.*

- 5) Roof shapes, forms and materials.

*(Design Guidelines, p. 56)*

*Flat roofs with parapets are proposed for the commercial building, consistent with downtown commercial building patterns. Townhomes are proposed with traditional residential roof forms. Mechanical equipment is to be fully screened from public view.*

- 6) Proportion, shape, positioning and location, pattern and size of any elements of fenestration.

*(Design Guidelines, p. 55)*

*Fenestration appears vertically oriented and rhythmically spaced. Ground-floor commercial façades are intended to maintain a high degree of transparency consistent with historic storefront character. However, detailed dimensioned architectural elevations that staff could verify at the time of building permit review have not been provided by the applicant. Staff can support the proposed fenestration as conceptually presented in the submitted renderings with the understanding that the applicant shall provide more detailed, dimensioned architectural elevations for review and approval by the Commission prior to proceeding.*

- 7) General form and proportions of buildings and structures.

*(Design Guidelines, p. 52)*

*The proposed development is broken into smaller massing components rather than a single monolithic structure. Staff finds this approach consistent with traditional development patterns.*

- 8) Appurtenant fixtures and other features such as lighting.

*(Design Guidelines, p. 57)*

*Exterior lighting is proposed to be traditional in character with dark metal finishes. Fixtures appear to either be sconces or goose-neck lights. Detailed specification sheets that staff could use to verify compliance with the approved COA Major Works prior to issuance of a Certificate of Occupancy have not been provided by the applicant. Staff can support the proposed fixtures as conceptually presented in the submitted renderings with the understanding that the applicant shall provide more detailed, dimensioned architectural elevations for review and approval by the Commission prior to proceeding.*

- 9) Structural conditions and soundness.

*Not applicable; existing buildings are proposed for demolition.*

- 10) Architectural scale.

*(Design Guidelines, p. 51)*

*Architectural scale concerns how a new building relates in size and composition to the existing historic buildings on the street. The applicant has not expressly addressed scale in the narrative. Staff find that the massing and scale is consistent*

*Staff find that the building appears similar in size to neighboring structures, particularly the one-story train*

## I I) Secretary of the Interior Guidelines.

The Standards (Department of the Interior regulations, 36, CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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.
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 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.

*Staff finds the proposal conceptually consistent with the Secretary of the Interior's Standards for Rehabilitation, particularly Standards 2, 3, and 9, in that new construction is differentiated from historic resources while remaining compatible in massing, scale, and character.*

**C. Prior to approving the application, the Commission shall make the following findings:**

- 1) 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;
- 2) 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
- 3) Work is consistent with the adopted design guidelines for the historic district.

*Staff finds the scope of the proposed work to be compatible with the defining historic character of the district, and that the work will not adversely affect the district's character or integrity, and is consistent with the adopted design guidelines, in concept.*

**4. Additional Staff Comments**

- 1) Staff notes NCGS 160D-949, which states that an application for a certificate of appropriateness authorizing demolition may not be denied, but the effective date of such a certificate may be delayed for a period of up to 365 days in an effort to find a means of preserving the building or site.
- 2) Staff note that NCGS 160D-947(d) allows local preservation commissions to formally request non-binding technical guidance from the State Historic Preservation Office (HPO) on Certificate of Appropriateness (COA) applications by tabling the case, voting to invoke the statute, and submitting a written request through staff to the HPO's Local Government Coordinator, who then has thirty days to respond in writing.
- 3) Staff note that once a Certificate of Appropriateness is approved, all development remains subject to applicable codes, ordinances, and permitting requirements. Any modifications are subject to Minor or Major classification and appropriate review; and that any conflicts impacting public safety shall be resolved in favor of the more stringent standard. See the Draft Certificate of Appropriateness – Major Works for more details.

**IV. AGENCY COMMENTS**

A request for comments was emailed to agencies on January 23, 2026. Agencies notified include Town of Southern Pines Streets, Utilities, Fire, Recreation and Parks, and Engineering departments, the Regional Land Use Advisory Commission (RLUAC), U.S. Fish and Wildlife Service, Moore County Airport (when applicable), the Moore County Economic Development Partnership, and the North Carolina Department of Transportation. "No comment" was formally received from the Moore County Economic Development Partnership and RLUAC. The NCDOT responded that they will become involved if there will be new utility connections within their ROW, or if lane configurations are needed on NW Broad Street to accommodate the proposed parking spaces.

The Town's Engineering Department noted the following:

- a. How will stormwater requirements be met?
- b. What are the calculations for added impervious surface area?
  - i. This calculation is required for Water Supply Watershed regulations, and:
  - ii. These areas must meet pre-/post-development requirements.
- c. Utilities are generally a non-issue, and Townhome development will require separate utility tap connections for each unit.
- d. What is the location of dumpsters, if applicable?

## **V. STAFF RECOMMENDATION**

Planning staff can support the proposed project and eventual approval of Certificate of Appropriateness – Major Work for HD-32-25. However, the Historic District Commission may wish to continue consideration of the application with guidance to the applicant regarding what additional details must be provided in order to ensure and verify consistency with the character of the Historic District. Final approval may be granted at a future meeting upon submission of, and Historic District Commission approval of, more detailed architectural and material documentation enhancing the conceptual plans submitted as part of this application.

## **VI. ATTACHMENTS**

1. Application
2. Narrative
3. Conceptual Renderings
4. Brick Details
5. Supplementary Materials

*Additional documents related to this application including, but not limited to: application, property deeds, Authorization of Agent forms, email correspondence, meeting minutes, and adjacent property notification records are on file in the Town of Southern Pines Planning Office and available for public inspections during normal business hours.*

## **VII. HISTORIC DISTRICT COMMISSION ACTION**

UDO Section 2.28.4(A) states that the Historic District Commission shall approve, approve with conditions, or deny an application for a COA Major Works based on the criteria established in UDO Section 2.28.20. To either approve or deny a *Certificate of Appropriateness – Major Work* application, the Historic District Commission must make findings of fact and conclusions to the applicable standards. The Historic District Commission shall first vote on whether the application is complete and the facts submitted are relevant to the case. The Historic District Commission shall then vote on whether the application complies with the Criteria for a Certificate of Appropriateness, including the Principles and Guidelines of the Historic District. Staff has prepared Draft Findings of Fact for the Commission's consideration which can be found below. The Commission may discuss, amend and/or adopt these Findings of Fact.

**I move to:**

- 1) Adopt Attachment One of the staff report, as drafted, as Findings of Fact.

**-OR-**

- 2) Adopt Attachment One of the staff report as Findings of Fact, with the following changes:

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**Therefore, I move to:**

- 1) Approve HD-32-25

**- OR -**

- 2) Approve HD-32-25 with the following conditions of approval:

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I, the undersigned, acknowledge that I have reviewed, understand, and agree to comply with all conditions of approval associated with HD-32-25.

Name(print): \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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**-OR-**

- 1) **Continue HD-32-25 to the next public meeting, to allow submission of additional materials:**

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**-OR-**

2) Deny HD-32-25, based on the following:

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Certificate of Appropriateness – Major Work

Date Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Case No.: HD-\_\_\_\_-\_\_\_\_

Project Information:

*# 115 W Connecticut Av.*

Street Address: 310 NW Broad St., Southern Pines, NC

PIN: 858106396273 / 858106395281

Parcel ID: 00035341 # 00031673

Site Size: .66acres (28,916 sq ft)

Zoning: CB within the HD

Applicant:

Name(s): PTAH LLC

Email: andybleggi@gmail.com

Phone: (910) 639-1985

Mailing Address: 109 Arnette St., Aberdeen, NC 28315

Authorized Agent, if different from Applicant:

Name(s): Andy Bleggi

Email: andybleggi@gmail.com

Phone: (910) 639-1985

Mailing Address: 109 Arnette St., Aberdeen, NC 28315

Legal Property Owner(s), if different from Applicant:

Name(s): Andy Bleggi

Email: andybleggi@gmail.com

Phone: (910) 639-1985

Mailing Address: 109 Arnette St., Aberdeen, NC 28315

**TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:**

I submit this application for a Certificate of Appropriateness – Major Work to make the following change(s) which may alter the exterior appearance of property within the Town of Southern Pines Historic District:

See Attached

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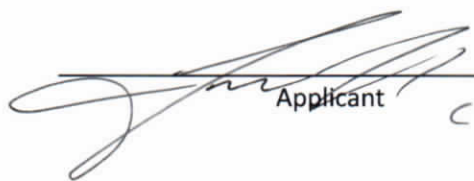
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Date: 12.18.2025

  
Applicant

**Note: The attached Appointment of Agent form must be submitted if the Applicant is not the property owner.**

PLANNING DEPARTMENT  
TOWN OF SOUTHERN PINES  
801 SE Service Road, Southern Pines, NC 28387  
[plan@southernpines.net](mailto:plan@southernpines.net) (910) 692-4003 [www.southernpines.net](http://www.southernpines.net)


APPOINTMENT OF AGENT

The undersigned owner(s), PTAH LLC, hereby appoint(s) Andy Blecci as the exclusive agent for the purpose of making an application to the Town of Southern Pines for a **Certificate of Appropriateness – Major Work** on the property described in the attached application. The owner(s) hereby agrees that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Historic District Commission for the issuance of a **Certificate of Appropriateness – Major Work** on the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a **Certificate of Appropriateness – Major Work** under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 17 day of Dec., 2025.

  
Signature of Property Owner  
PTAH LLC, Andy Blecci  
Please Print Name

December 18, 2025 –Project Description/Written Narrative

To: Historic – Town of Southern Pines- For Certificate of Appropriateness

From: PTAH, LLC

RE: Certificate of Appropriateness - 310 NW Broad Street & 115 W Connecticut Av.  
Parcel ID #s 00031673, 00035341 (“The Property”)

#### Background and Future Plans:

The Property although it is in the historic district (HD) of Southern Pines neither one of the buildings on the site are of historical significance (See Historic District Evaluation Attached) and do not contribute to the significance of the district. That being said, we do plan to build a structure on the site that is consistent with the downtown historical district that will contribute to the over-all historic district and downtown commercial business district (CB).

Our plan is to build a 1 story commercial building with 4 commercial tenants’ spaces, plus 8-9 townhouses behind it entering from Connecticut Avenue. We will be adding approximately 7-8 parallel parking spaces on Broad Street and approximately 7-8 diagonal parking spaces on Connecticut Avenue. Each of the town house units will have a 2 car garage for an additional 16-18 private parking space. The initial design anticipated a commercial building 1 story with 4 commercial spaces, 2 of which are for café/restaurant, one for retail, and one for a beauty salon. The commercial spaces will range from approximately 1,200 sq feet to 4,500 sq feet. The total building will be approximately 9,826 sq feet. In addition there will be approximately 2,600 sq feet of outside patio areas. (See attached plans.)

We plan to use an exterior brick that is similar in type and color to other bricks used in down town Southern Pines (a sample picture has been sent in with the application). The pattern used to lay the brick will be a very similar pattern to several other buildings in downtown Southern Pines (See example of brick pattern). It is anticipated that all sides of the buildings and townhomes will be in brick.

#### Items for Note:

1) The property is Zoned CB within the HD. Plus it is one street off from being in the area where “No off-street parking shall be required in the area bounded by Connecticut Ave, Massachusetts Ave, Bennett St, and Ashe Street.” (UDO 4.5.3) The property sets on the corner of Connecticut and NW Broad Street known as “Doug’s Auto”. As a point of interest, “Doug’s Auto” is in the process of building a new larger facility off Hwy 5 in Aberdeen, which they hope will be ready in the early summer of 2026. We are coordinating our construction so that it starts as soon as they are move out. We plan to complete the site work first, including the sidewalks, then the commercial building on

NW Broad Street. After the Commercial building is finished, we will start the townhomes, as long the current market conditions remain stable.

We have also noted the following items of interest related to this property in the UDO:

- 1) 2.28.11- Parking Wavier Can be recommend by the “Historic District Commission” to the Planning Board, who “may authorize a lesser number of off-street parking space, provided that” based on condition (A) and (B). *We will be requesting the number parking spaces shown, so as to keep the property consistent with historic appearance of down town Southern Pines. Note: There are no “public” parking spaces currently around the site now. We will be providing approximately 14-15 commercial parking spaces and approximately 16-18 private parking residential spaces.*
- 2) Restaurants are 1 space per 100 square feet. (Chapter 4-20 of UDO) *The redevelopment is anticipated two units or approximately 6,748 sq feet would fall under restaurant classification. In this case it would normal be required that about 67 off street parking spaces would be required in the CB district and zero -0- parking spaces would be required in the Down Town Over-Lay district and the Historic District. This property classified as “Down Town Over-Lay district” and hence has a zero -0- parking requirement, we request it to be recommened by the committee in its Certificate of Appropriateness. This parking as proposed will allow us to maintain the consistency of appearance in relation to the Historic Distric in accordance with UDO 2-28.11. (It should be noted that there is over 180-210+/- public parking spaces within 1 city block of the surround area of the site. Note: This site currently provides no parking, so we will be adding approximately 14-15 commercial spaces to that number currently available bring the total number of parking spaces within a 1 block radius to approximately 215+/- .*
- 3) 4-5-4 A of UDO states: “The Planning Director may reduce the required number of spaces when:” item (2) A business is primarily oriented to walk-in trade.” Or “(3) The site is a reuse of a constrained site in a CB...””and the Planning Director finds that at least (90) percent of the required parking can be provided on-site, off-site, or through a shared parking agreement;”: *A) The property will be designed and be oriented to “walk-in” trade. B) The site is a reuse of a constrained site in the CB district, C) The site reuse design would be in conformity and consistent with the Historic district and the Down Town Southern Pines district in appearance with less street parking on the site. D) The parking we plan to have on site is anticipated to provide more parking than is currently available to the site plus 2 private garage parking spaces for each residential unit.*
- 4) Exhibit 4-6: 1 space for each guest room. *We anticipate being able to provide this off street parking in a private unit garage on the site. We plan to design for approximately 8-9 units; hence, each unit would have their own 2 unit parking space located on the property in an enclosed secured garage.*
- 5) Exhibit 4-1; CB district in the HOD overlay district The minimum of 1,500 sq feet per dwelling units does not apply in the HOD district overlay of the CB district. Per 3.62 HDO C-2. *The anticipated design is for approximately 8-9*

*townhouse units between 2,000 sq feet to 4,000 sq feet.. The buildings are anticipated to be 1 story on the front that faces NW Broad Street and 3 stories on the units that side on Connecticut (One floor below Broad Street Grade, one floor at Broad Street grade, and one floor above broad street grade. It is possible that we maybe able to place “green space roofing patio areas” on top of the commercial building on Broad Street for the use of some or all of the townhouse units. If this is done, the parapet screening wall on the front and sides of the commercial building will hide this “green space roofing patio” from street view. In addition all mechanical and HVAC units will be screened on the roof areas and will not be seen from the street level. The overall building will comply with the current building height of the downtown and historic district of 45’, plus it will be in conformity with all building within a 1 block radius.*

- 6) Per UDO exhibit 3-8 it states that Maximum Front Set back is 5’ from right of way, how does this apply when doing reuse of existing building(s) and buildings within in the Historic District. *We anticipate designing the building to be closer to the side walk area on one section and having the building be setback of 8-12’ from the side walk on both NW Broad Street and Connecticut for outside seating and also making it more attractive and conducive to walk-in traffic and retail. (See site plans.) We also propose matching the current historic district NW Broad Street parallel parking, street lighting, brick areas, landscaping, and side walks on this site, so that it completely fits into the current historic district layout. (Note: Street lighting would be requested from Duke Energy to match the current Down Town and Historic district street lighting and would be turned over to the Town for maintenance along with, the side walks, landscaping, parking, and any other improvements that are made to public areas.)*
- 7) 4.5.12 Special Provisions for Parking for Existing Buildings. “The Planning Director may authorize the reuse of a Building in on reasonably available on-site, on street and satellite parking when: (A) there exists a Lot with one or more structures on it constructed before the effective date of this chapter.” *We believe we will be requesting this authorization and/or exception for off street parking as noted above.*
- 8) Per 4.5.13 Loading and Unloading Areas (A) Expect within the Historic Overlay District. “Where designated loading and unloading areas are not required”. *Even though Loading an Unloading and Trash Areas are not required in the Historic Overlay district, we anticipate providing an area for all of these items. We also anticipate that this area will be enclosed inside the building and behind a screening door so that the building fits into the Downtown and History District. (See site plan).*

## **Compliance with All of the Criteria Listed in UDO 2.28.10 Criteria for a Certificate of Appropriateness-Major Work**

### **2.28.10 Criteria: (See plan drawings and site plan)**

- (A) The buildings (Both Commercial and Residential) will be appropriate with the appearance, brick layout, size, brick types, of other buildings in Southern Pines downtown historic district. See plan designs, examples, and selections. The building will be brick on all visual sides from streets, the awnings and windows frames will all be “black/bronze” metal, copper metal accents, and patios will all be brick pavers with concrete highlights.**
- (B) (1) The height of the building will not exceed 45’ per current UDO code. The commercial building height facing Broad Street is 1 story this is same as the railroad depot building across the street on Broad and the Corner building that is across the street on Broad and Connecticut.**
- (2) Setback and placement on Lot of Commercial building is consistent with the building both adjacent and opposite buildings. Our building has patios, that are similar in set backs and sides with both buildings.**
- (3) Exterior of building is going to be Brick that is similar in color and patterns to the Railroad Depot building and other buildings in the downtown Historic district. We will be using limited stucco on the building, but it will be done in similarity to stucco on the building across on the corner of Connecticut and Broad.**
- (4) All Architectural detailing will be similar to existing building in the historic district, we will be following the brick pattern that is on the Ice Cream Parlor building (1 block away) and the Train Depot building (Across the Street) that are both in the Historic District and Down Town District of Southern Pines. You will see elements of both building incorporated in the design.**
- (5) Roof Shapes, forms, and materials. This will be a flat roof with all mechanical on the roof screened from public view. In addition all guttering, down spouts, awnings, will be in black bronze metal consistent with other downtown buildings. Lighting fixtures too will be in a black bronze metal with copper accents.**
- (6-11) Proportion can be seen on building design that they will be consistent with building in the Historic and Downtown districts. Lighting both street and building will be consistent and the same for street light of other buildings in the Historic and Downtown districts. We will be requesting from Duke Energy and the Town of Southern Pines to be putting in the same lighting and sidewalk design as the existing Historic District and Downtown district.**

## Compliance with All of the Criteria Listed in UDO 2.28.10 Criteria for a Certificate of Appropriateness-Major Work

### Additional Information as Requested by email dated 12-31-2025 from Planning Department – Updated 1-2-2026

#### 2.28.10 Criteria: (See plan drawings and site plan)

(A)The buildings (Both Commercial and Residential) will be appropriate with the appearance, brick layout, size, brick types, of other buildings in Southern Pines downtown historic district. See plan designs, examples, and selections. The building will be brick on all visual sides from streets, the awnings and windows frames will all be “black/bronze” metal, copper metal accents, and patios will all be brick pavers with concrete highlights. **Brick pattern will be a running bond brick pattern similar to the Railroad Depot with brick accents added inside the running brick pattern on the upper brick section similar to the brick accents on the SP Ice Cream Parlor.**

(B) (1) The height of the building will not exceed 45’ per current UDO code. The commercial building height facing Broad Street is 1 story this is same as the railroad depot building across the street on Broad and the Corner building that is across the street on Broad and Connecticut. **Height (Ceiling) of the interior of the building is anticipated to be 12-14’ clear, with anticipated additional 2-4’ needed for structural beams, trusses, mechanical requirements and roofing requirements. Then there will be an anticipated need of a 4-5’ parameter façade for screening and required safety compliance. This would mean that the anticipated 1 story height of the commercial building would between 18’ to 23’ with some potential accent sections rising to up an additional 8-12’ putting the anticipated maximum height of the building anticipated at 35’ for the front building and 45’ feet for the back building from the Broad Street Side. Note that final height will be determined by engineering, screening, decorative chimney pots (if used), and safety requirements, but will be at or under the 45’ current UDO requirement.**

(2) Setback and placement on Lot of Commercial building is consistent with the building both adjacent and opposite buildings. Our building has patios, that are similar in set backs and sides with both buildings. **It is anticipated that there will be a brick separation wall at the edge of the public sidewalk and the brick and/or paver patio of the building. It is anticipated that the patio will be 12’ wide along the front and side of the front commercial building on Broad and Connecticut except in front of the last two units going away from the Connecticut Ave side. Those two units will be set only 1’-3’ from the side walk depending on the requirement for entry into the units for handicap access and drainage.**

(3) Exterior of building is going to be Brick that is similar in color and patterns to the Railroad Depot building and other buildings in the downtown Historic district. We will be using limited stucco on the building, but it will be done in similarity to stucco on the building across on the corner of Connecticut and Broad. **(Stucco and potential paint, if used, will be used in areas that are not normally visible from the street. These areas would include interior of Trash Area, Interior back hall ways (Back and non-Connecticut or Broad Street side of building. Potential areas of uses are: Back facing of upper façade wall, back of walls not visible from the public street areas. Color will be same shade range of the brick to both complement and to create off set from the brick coloration range.**

(4) All Architectural detailing will be similar to existing building in the historic district, we will be following the brick pattern that is on the Ice Cream Parlor building (1 block away) and the Train Depot building (Across the Street) that are both in the Historic District and Down Town District of Southern Pines. You will see elements of both building incorporated in the design. **(Specific features anticipated to be incorporated is the upper façade areas and the herringbone patterns in the upper areas of the brick areas. Exact location of these areas will be determined by final layout and separation of the individual units and structural elements required. )**

(5) Roof Shapes, forms, and materials. This will a flat roof with all mechanical on the roof screened from public view. In addition all guttering, down spouts, awnings, will be in black bronze metal consistent with other downtown buildings. Lighting will fixtures too will be in a black bronze metal with copper accents. **These materials will be consistent and enhance existing accents in the historic district. All lighting will be in black or copper, all down spouts will be in black or copper, brick paving patterns will be the same as the other brick paving patterns in downtown Southern Pines (i.e. Both Herringbone and running bond. )**

(6-11) Proportion can be seen on building design that they will be consistent with building in the Historic and Downtown districts. Lighting both street and building will be consistent and the same for street light of other buildings in the Historic and Downtown districts. We will be requesting from Duke Energy and the Town of Southern Pines to be putting in the same lighting and sidewalk design as the existing Historic District and Downtown district.

Date: December 18, 2025

To: Town of Southern Pines Historic Preservation Committee

From: PTAH, LLC

RE: Certificate of Appropriateness - 310 NW Broad Street & 115 W Connecticut Av. Parcel ID #s 00031673, 00035341 / Masonry

Regarding the proposed Masonry for the new commercial build located at 310 NW Broad Street, we would like to present our selection for the exterior brick finish. Assuming current supply chain stability and favorable pricing, we intend to utilize specific color/style, and possibly hand-made brick that mirrors the aesthetic and texture of the surrounding historic district.

Our priority is to ensure the material provides a seamless visual transition between the new construction and the existing heritage structures. We have selected brick color and patterns that we believe offer the necessary durability for a modern commercial structure while maintaining the tonal variations and mortar compatibility required to by your guidelines.

**(Please see attached visuals).**









CAFE

RESTAURANT

RETAIL

HAIR SALON



CAFE

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# Old Carolina<sup>®</sup> Brick Co.

## COLORS

[Click Here To Download High Resolution Color Brochure & Always Choose Colors From Actual Samples »](#)

1 - 18 of 18



Londontowne



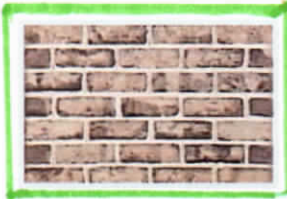
Park Ridge



Old Post Office



Bessemer Grey



Savannah Grey



Charlestowne



Cambridge



St. Michaels



Jefferson College



Williamstowne



Tryon



Cape Charles



Whiltshire



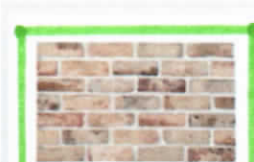
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Dumaine



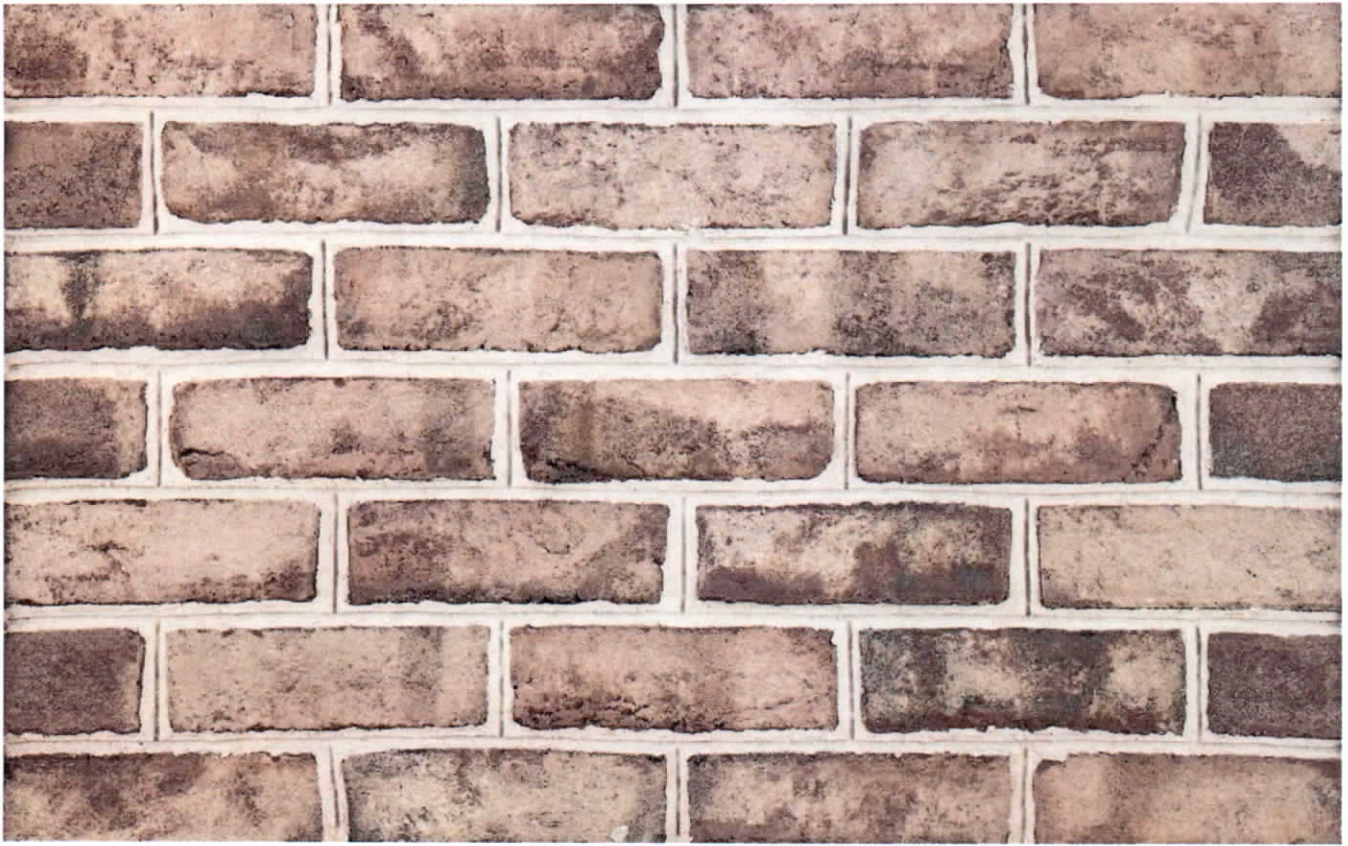
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Seabrook



Aberdeen



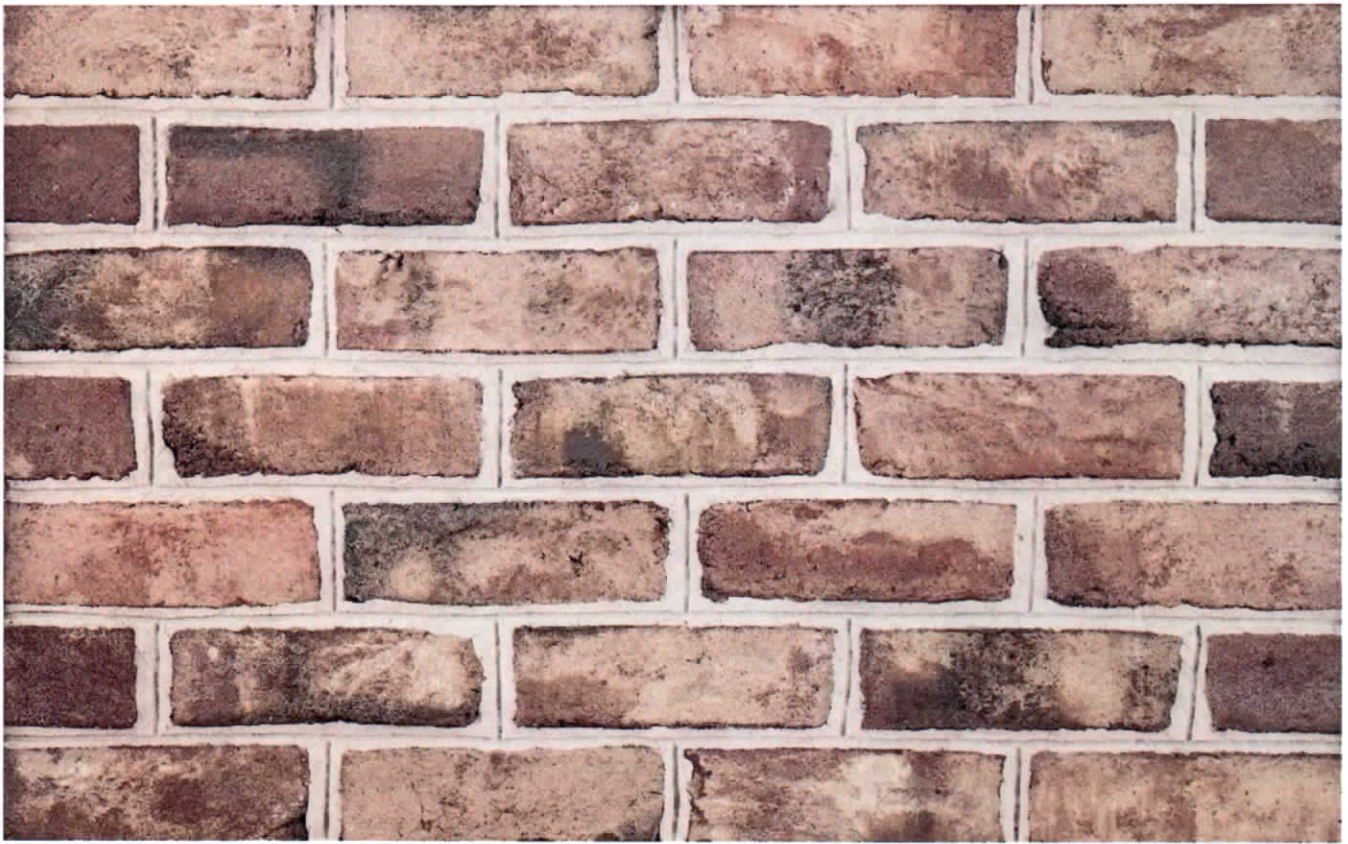
SAVANNAH GREY

1

[Previous](#)

5/18

[Next](#)



GEORGTOWNE

2

[Previous](#)

14/18

[Next](#)



SEABROOK

(half : half mix of Savannah Grey : GEORGETOWNE

3



# Savannah

RED

A piece of the past.

Evocative of the worn cobblestone streets of Historic Savannah, GA, our Savannah brick is a gorgeous historic brick with a smooth red base, and charred black and off-white accents. This tumbled brick provides our customers with a superior level of product quality and consistency unmatched by our competitors.

Brick Image: Engineer Size | Gray Mortar | Merry Oaks

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View Brick in Person

## Available Sizes

Merry Oaks, NC

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Special Production



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## Old Tavern – Queen – Heritage



New! Request a Quote

SKU: 810879



# Grayson

## GRAY

As the smoke clears.

Grayson reminds us of an early morning in the desert mountains, when the smoke is beginning to clear from the horizon. From its creamy grays to its strong, charcoal accents, this brick has an extremely bold, yet has an intricate distinction to it.



**River Street**

LEE BRICK

# 874 Hatteras Mod



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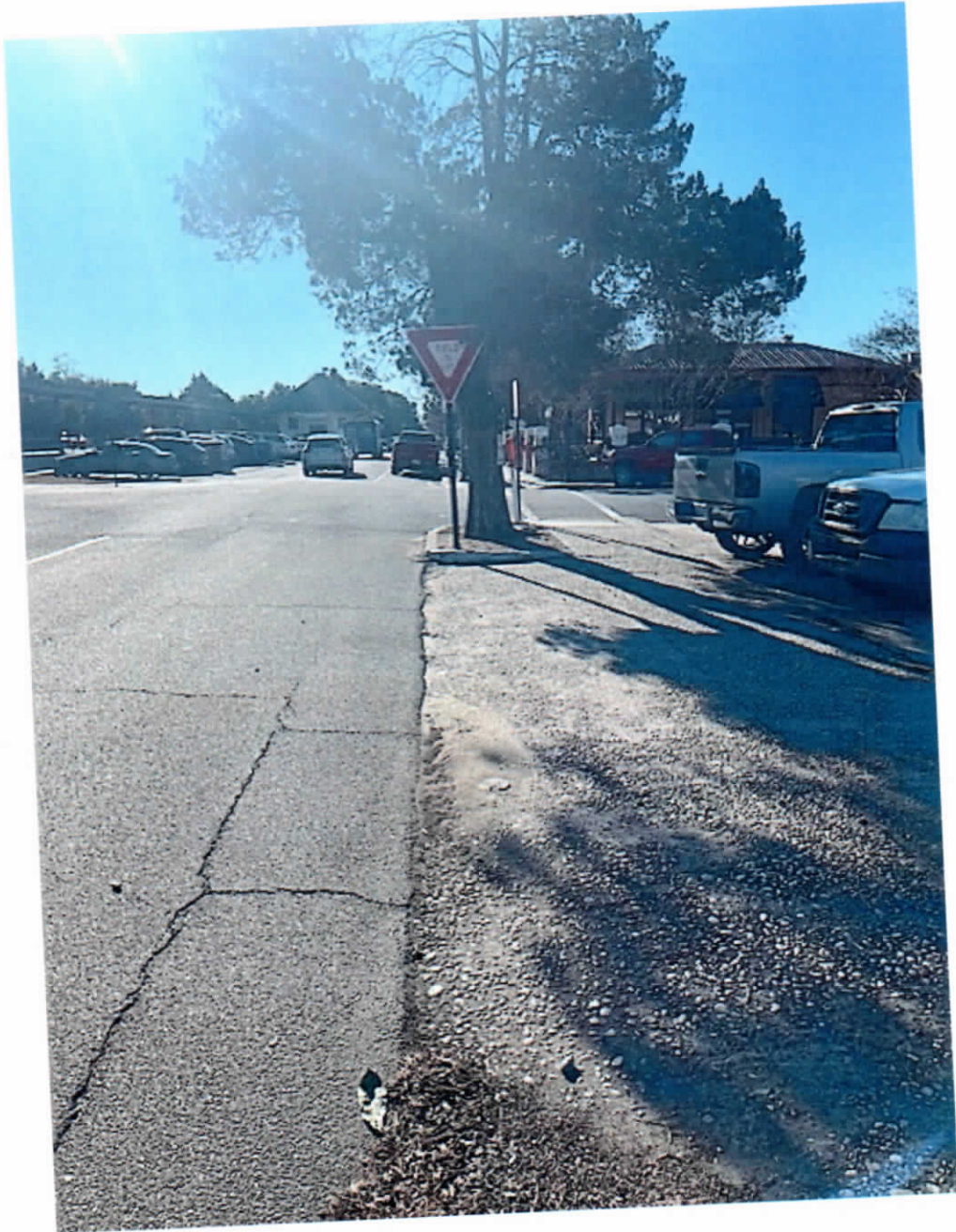
STREET SCENE  
CURRENT



STREET SCENE  
CURRENT -  
FROM NW BROAD



STREET SCENE  
CURRENT NW  
BROAD





VICINITY MAP (1/2000)

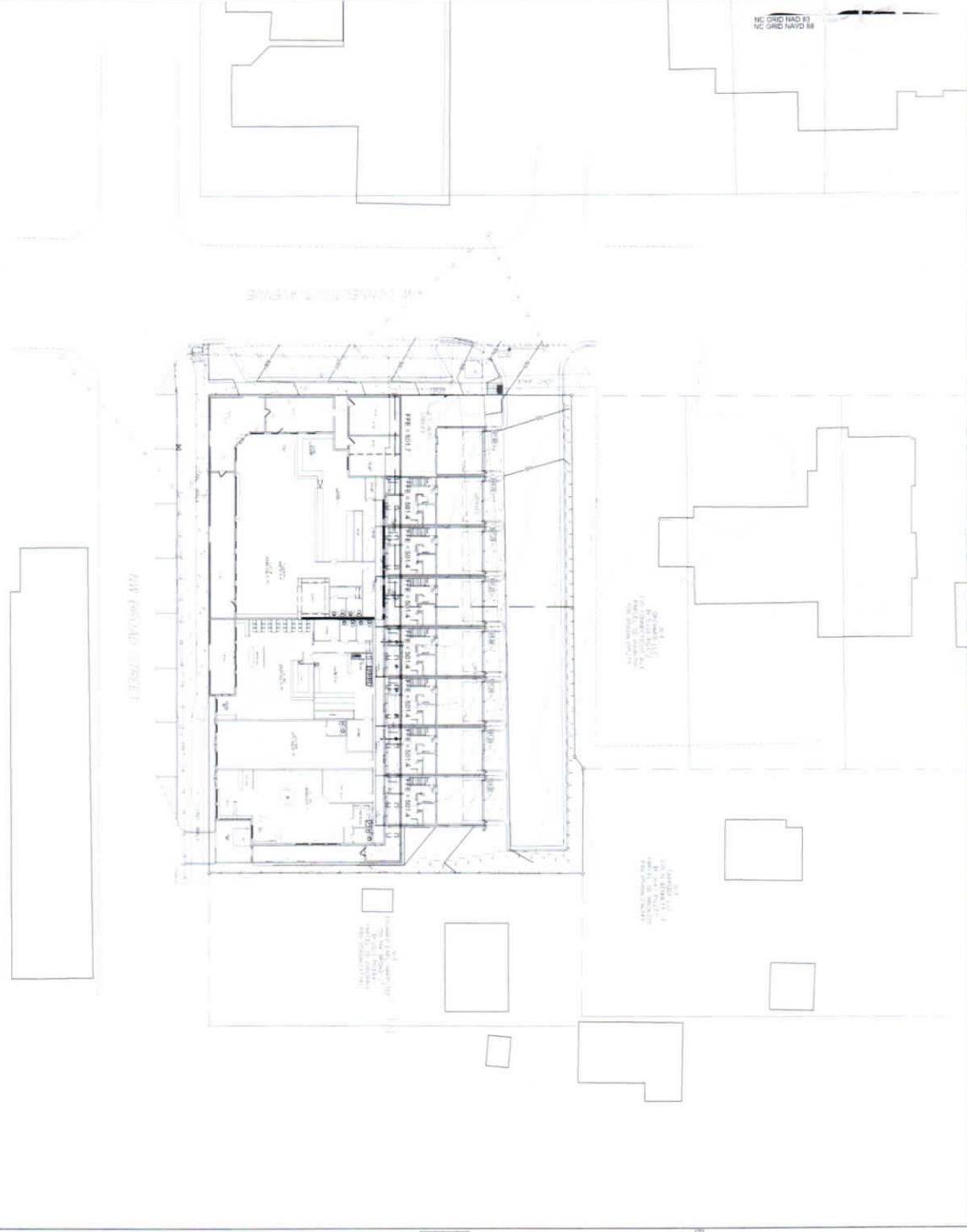
GRADING / EROSION CONTROL NOTES

- ADDITIONAL NOTES**
1. ALL CEMENT NOTES, ABUTMENT NOTES, SYMBOLS, AND OTHER INFORMATION SHALL BE KEPT ON HAND AND BE AVAILABLE TO THE ARCHITECT AND USER THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE ARCHITECT AND USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AUTHORITIES.
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**EROSION CONTROL CONSTRUCTION SEQUENCE**

1. DEMOLITION AND CLEARING TO BE COMPLETED FIRST.
2. EROSION CONTROL MEASURES TO BE INSTALLED IMMEDIATELY AFTER CLEARING.
3. TEMPORARY EROSION CONTROL MEASURES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
4. PERMANENT EROSION CONTROL MEASURES TO BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION IS COMPLETED.
5. EROSION CONTROL MEASURES TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
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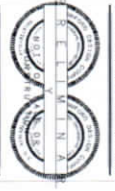
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10	Gravel	1000	cu yd	For erosion control



PTM, LLC  
310 NW BROAD ST.

GRADING AND EROSION CONTROL PLAN

C3.0



**Crawford Design Company**  
ENGINEERING  
H. M. M. M. M.

Professional Engineer  
Professional Surveyor  
H. M. M. M. M.

SURVEY

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Historic District Evaluation for Parcel ID #s 00031673, 00035341

The Subject Property is located at 310 NW Broad Street and 115 W Connecticut Avenue in Southern Pines, Moore County, North Carolina. The Subject Property consists of a 0.63-acre assemblage of two tracts of land improved with two single-story commercial/retail/service garage buildings dating to 1975.



The buildings are adjacent to but definitively outside the boundaries of the Southern Pines Historic District ([REF#: 91001875](#)), which was listed in the National Register of Historic Places (NRHP) on December 27, 1991, under the following periods of significance: 1875-1899, 1900-1924, and 1925-1949.

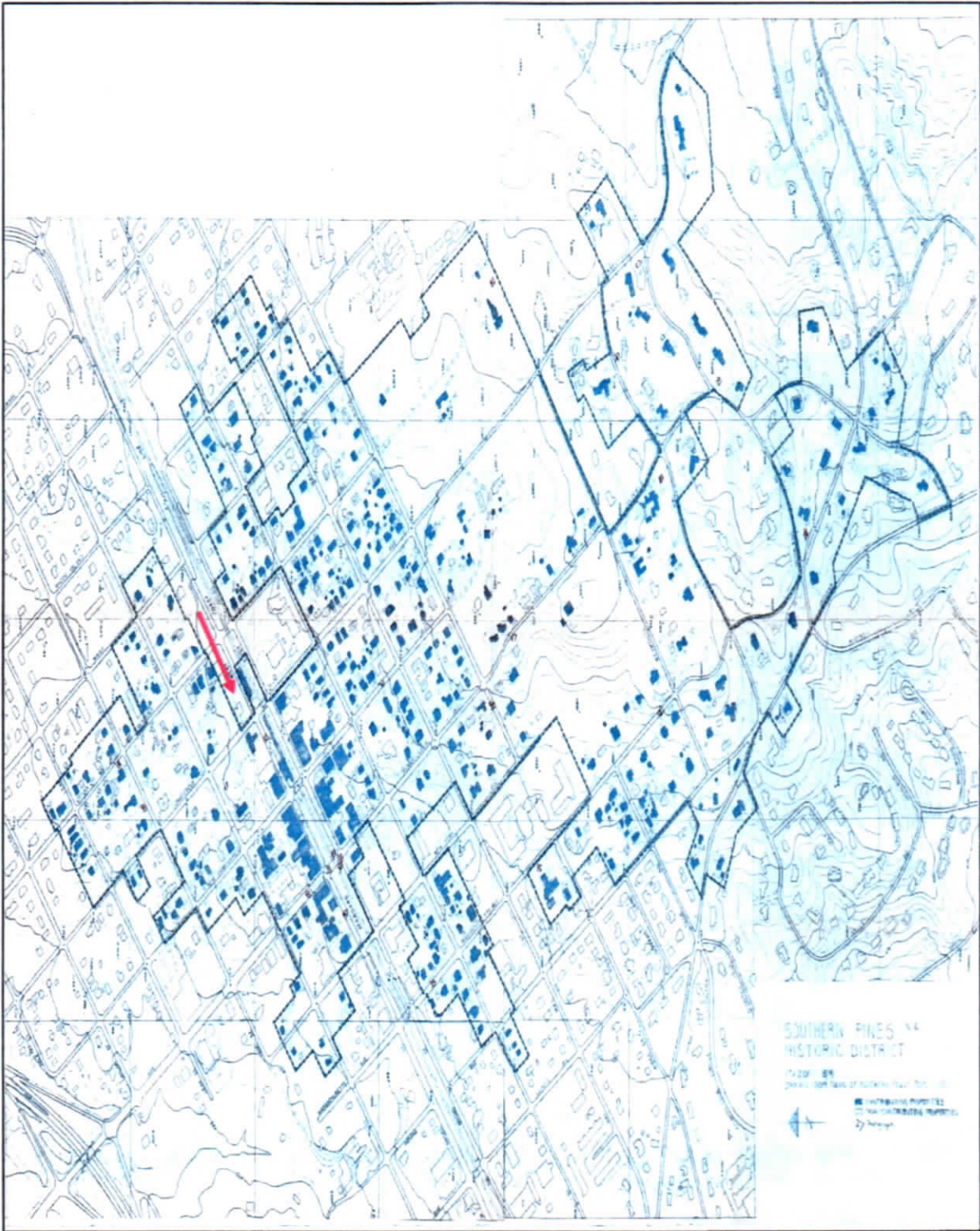
After this listing, in 1994, the Town of Southern Pines (Town) adopted an ordinance that established its Historic Preservation Commission. A year later, in 1995, at the Commission's recommendation, the Town established a local historic district. The Town historic district is substantially smaller than the NRHP historic district, but the Town boundary lines extend beyond the NRHP boundary lines in some places.

A Survey Update Report was prepared in 2010 to reexamine the boundary of the NRHP Southern Pines Historic District. It did not recommend expansion of the NRHP boundary to match the Town boundary.

In the [2010 Survey Update Report](#) (pg. 6), the Town district is referred to as "smaller than and completely within the boundaries of the larger National Register district." The [2019 Southern Pines Design Guidelines](#) (pg. 10) state that the Town district "lies within the boundaries of the larger National Register Historic District." Both statements are incorrect as the maps indicate that the Town boundary extends beyond the NRHP boundary in the Subject Property's location. There is no justification given for this discrepancy, nor is there any stated reason why the Town's boundary extends beyond the NRHP boundary, which has been examined twice-over in both 1991 and 2010. Both times the assessment has determined the area of the Subject Property to be not eligible for inclusion in the NRHP historic district.

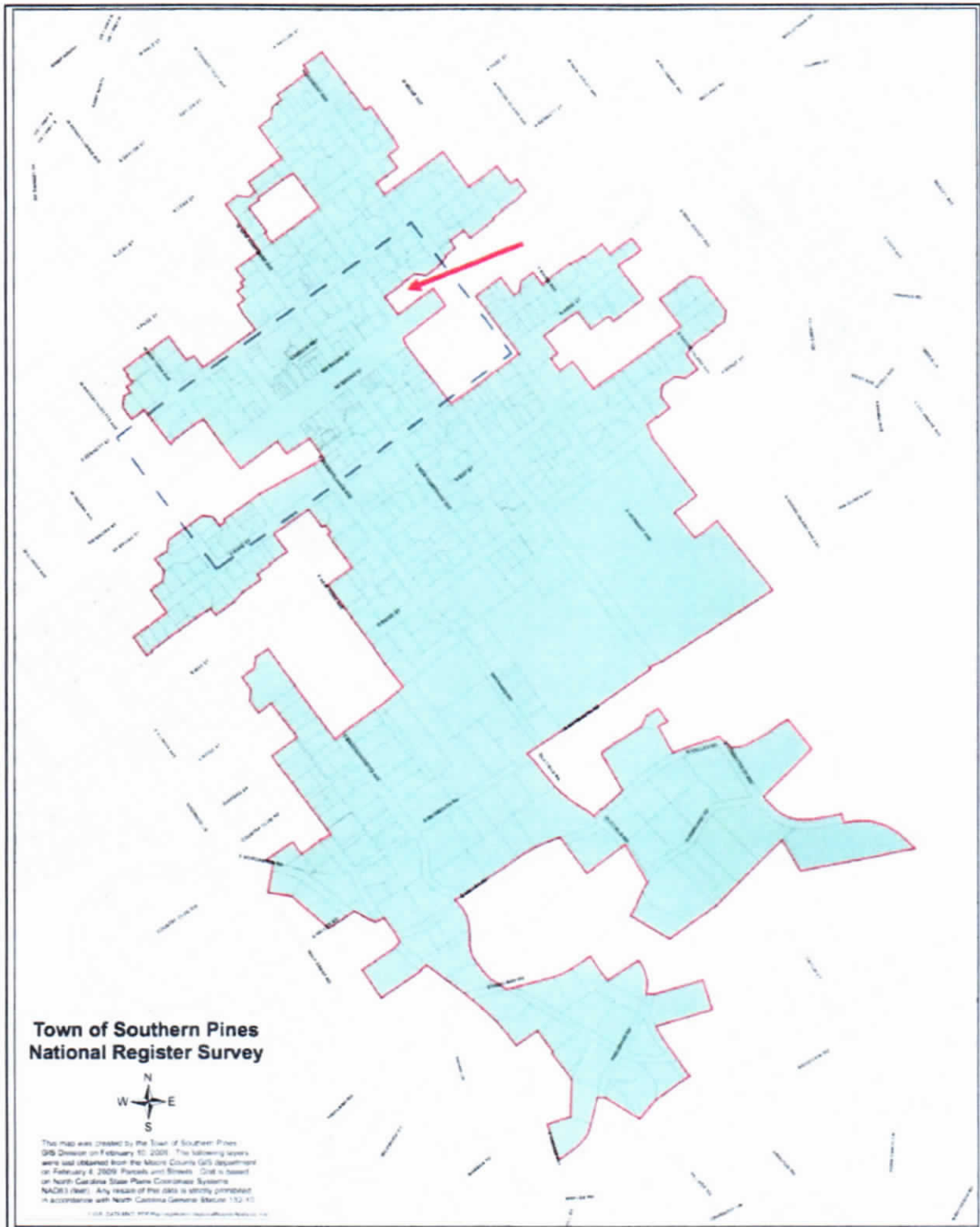
Buildings typically must be at least 50 years old and retain integrity to be considered for eligibility to the NRHP; consequently, even if the Subject Property buildings were within the NRHP historic district, they would not contribute to the significance of the district as they are not yet 50 years old, nor do they date to the cited periods of significance.

This evaluation finds that the Subject Property is conclusively not within the NRHP historic district and is erroneously included within the Town historic district.

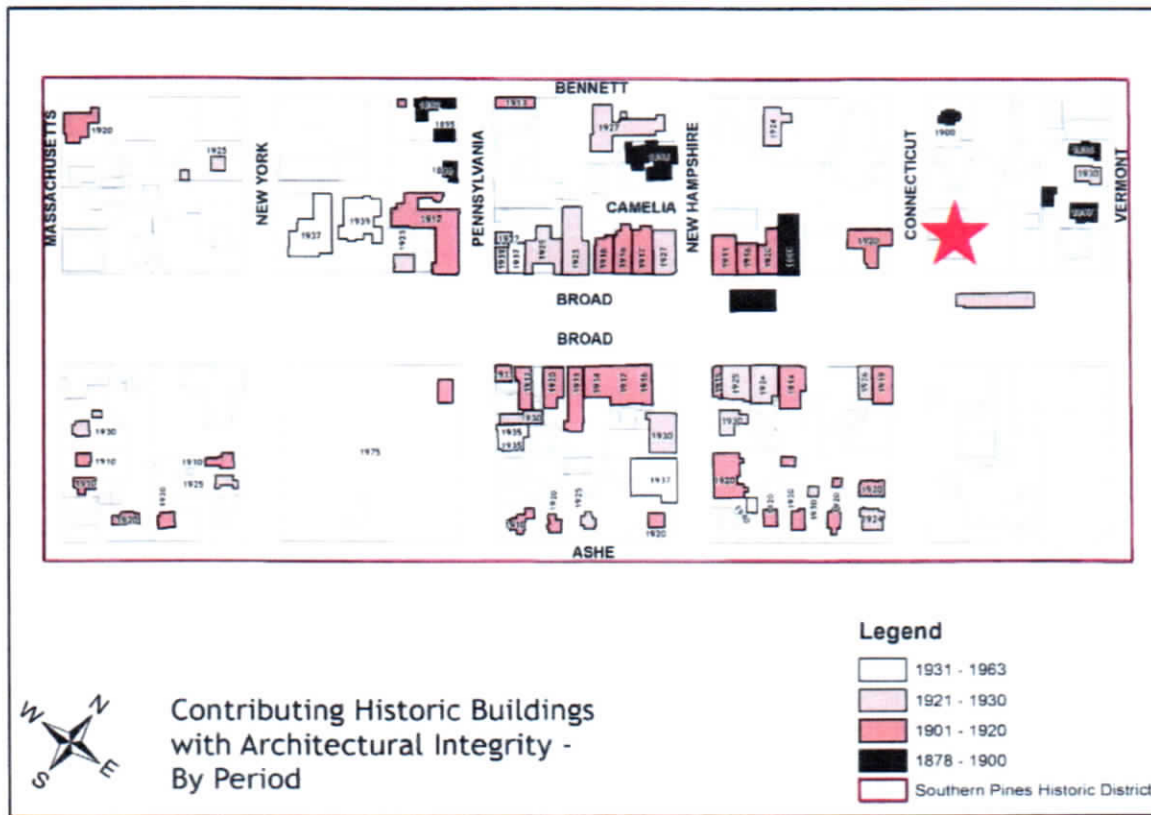
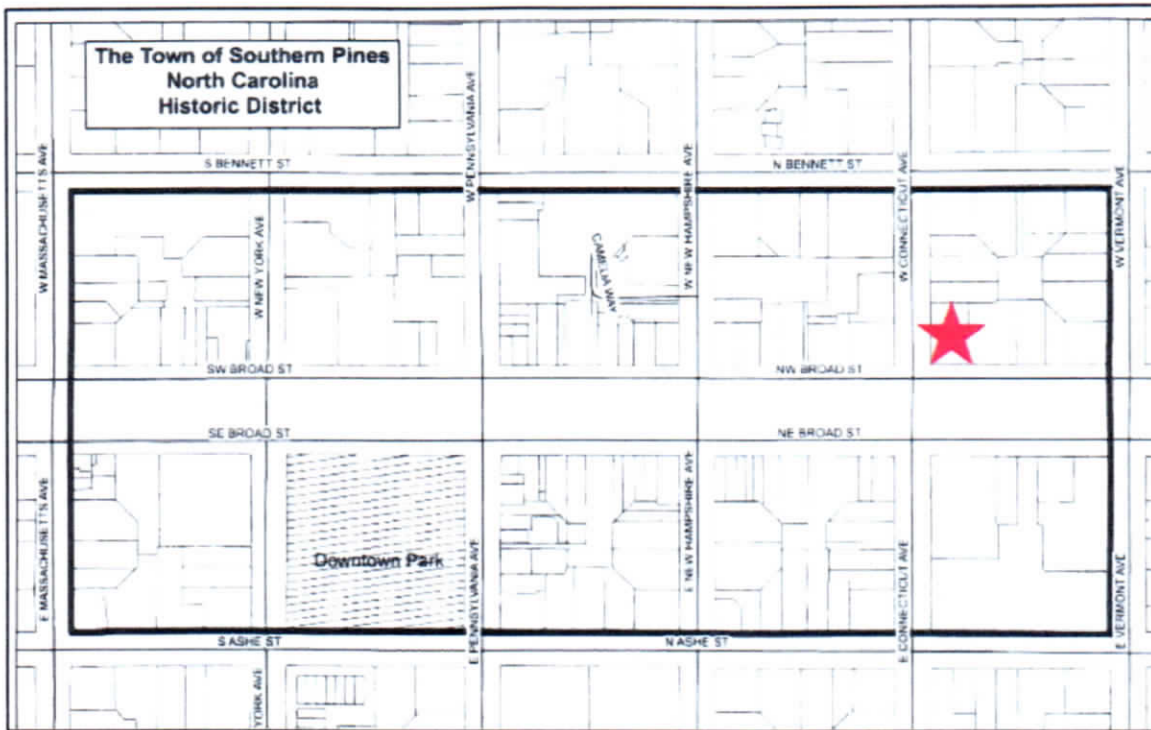


NRHP Historic District – Red Arrow shows Subject Property





Town Historic District (Dotted Blue Line) overlaid with NRHP Historic District (Solid Red Line)  
Red Arrow shows Subject Property



Town Historic District – Red Star shows Subject Property

## DESCRIPTION AND ANALYSIS OF THE IMPROVEMENTS

*Building Improvements* – The building improvements consist of two single-story commercial/retail buildings constructed in 1975 totaling 5,465 square feet with associated site improvements. The “Upper” building is improved and currently used as an auto service garage by the current owners d/b/a Doug’s Auto Center. The building is 3,680 square feet with 350 square feet of reception and office area and the remainder of the building used as the garage service center. The office and reception area have wall mounted heat and air units and the garage has heat only.

The “Lower” building sits behind service garage and can be accessed by a gravel driveway and parking lot off of West Connecticut Avenue. The Lower building is 1,785 square feet and is a storage garage with four (4) 7’x8’ residential style garage doors and one (1) 7’x16’ residential style garage door.

The net/gross area(s) are derived from spot measurements made by the appraisers and are supported by the Moore County public records. Detailed blueprints/drawings were requested but not provided. A summarized outline of the building features, specifications and materials used in subject’s construction is shown below.

GENERAL IMPROVEMENTS DETAILS	
<b>Year Built</b>	1975
<b>Gross Building Size</b>	5,465 Square feet
<b>Net Leasable Area</b>	5,465 Square feet
<b>Number of Buildings</b>	Two
<b>Number of Stories</b>	One
<b>Finished Area w/ HVAC</b>	350 Square feet
<b>Percentage Finished Space</b>	6.4%
<b>Type of Construction</b>	Class C
<b>Interior Height</b>	10’
<b>Exterior Walls</b>	Brick and masonry
<b>Floors</b>	Ceramic tile and concrete
<b>Roof</b>	Flat rubber membrane and pitched metal
<b>Ceilings</b>	Painted drywall
<b>Interior Walls</b>	Painted brick and masonry
<b>HVAC</b>	Wall-mounted HVAC systems; assumed to be in good working condition
<b>Fire protection</b>	Property does not have sprinklers; smoke detectors, signage, alarms, extinguishers, etc., are all presumed to be in proper placement, adequate and according to code
<b>Parking</b>	Surface
<b>Overall Property Condition</b>	Average

*Economic Age and Life* – The estimate of the subject improvement’s effective age and remaining economic life is depicted in the chart below. There is no deferred maintenance that would impact value or marketability.

<b>ECONOMIC AGE AND LIFE</b>	
<b>Actual Age</b>	48 Years
<b>Effective Age</b>	48 Years
<b>MVS Expected Life</b>	60 Years
<b>Remaining Economic Life</b>	12 Years
<b>Accrued Physical Incurable Depreciation</b>	80.0%

The remaining economic life is based upon observations made during the property inspection and a comparative analysis of typical life expectancies as published by Marshall and Swift in the Marshall Valuation Service cost guide.

*Site Improvements* – The subject site, where not covered with building improvements, is primarily completed with asphalt driveways, parking areas, and landscaping.

*Conclusion of Improvements:* The building and site improvements are well-suited for the existing use. The functional utility of the improvements is good. After visually inspecting the property and performing a highest and best use study, there are no functional problems or negative externalities noted affecting the subject property.

SUBJECT PROPERTY PHOTOGRAPHS



View of subject exterior front building.



View of subject exterior front building.



Street view of front building towards retail shops.



View of side of subject exterior front building.



View of side and back of subject exterior of front building.



View of back lot and side of back building.



View between front and back building.



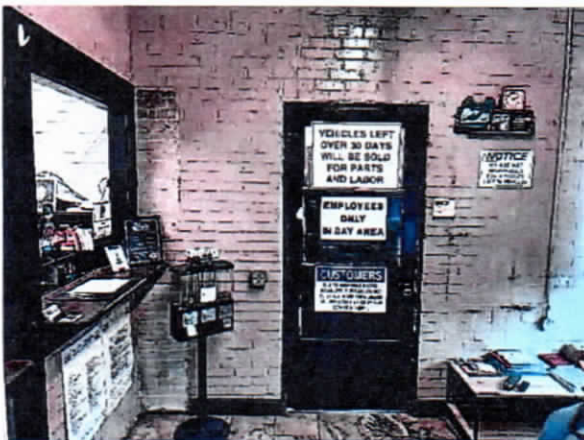
View of back of front building and side of back building.



View of back building.



View of side of back building.



Interior reception area.



Reception area bathroom.



Garage area.



Garage area.



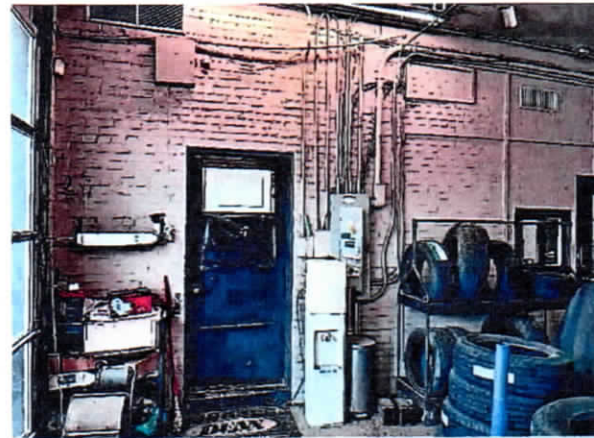
Garage storage.



Garage storage.



Garage wash area.

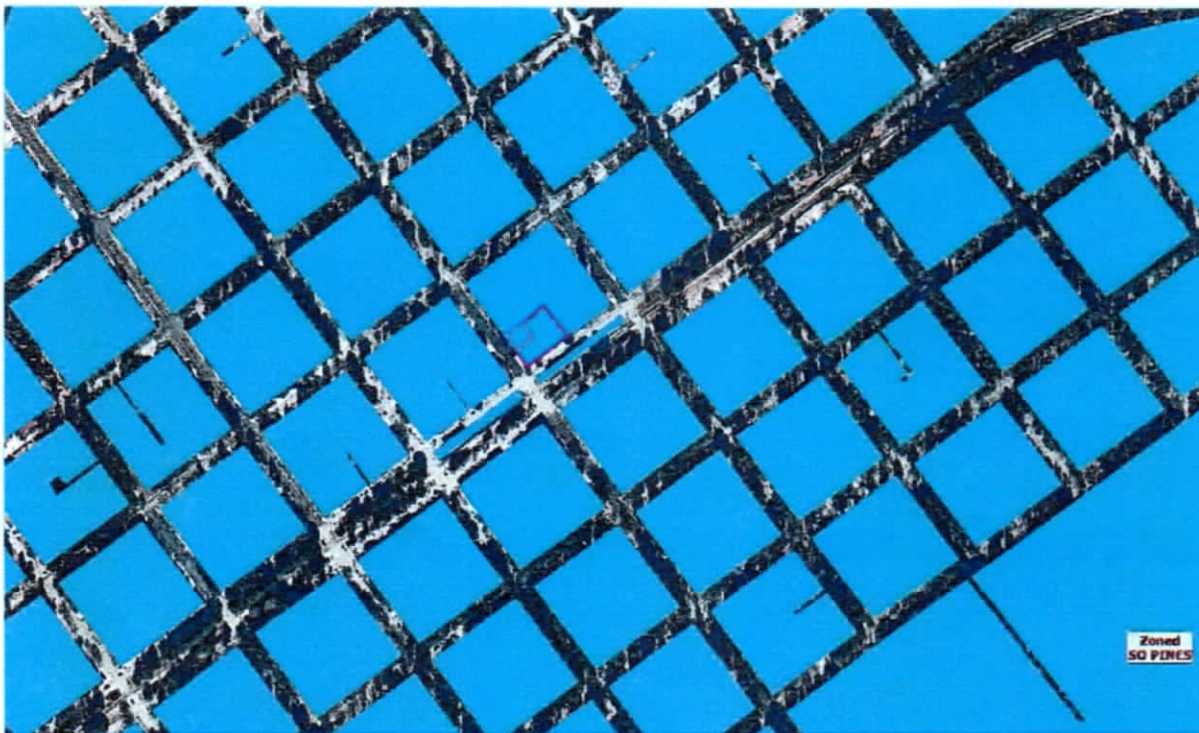


Garage entrance to reception area.

## ZONING

The subject property is zoned CB (Central Business) by Southern Pines. According to the Southern Pines Unified Development Ordinance, "The CB district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) in an intensive Development Pattern in the Town's central business district. The regulations of this district are intended to:

- (1) Preserve the general character and integrity of the current Development in the central business district;
- (2) Encourage land uses that provide for a multi-purpose central business district including retail, offices, services, entertainment and living space;
- (3) Encourage land uses that do not require large amounts of outdoor use areas; and
- (4) Encourage common or shared off-street parking.."



County GIS zoning image; subject is centered and outlined.

The CB District allows for a wide variety of uses including retail development. Based on the analysis and examination of the permitted and restricted uses as well as necessary set-backs and other requirements, the subject property appears to conform to the zoning regulations. The property appears to meet zoning regulations for setbacks, buffer zones, site improvements, height, density, and other zoning and conditional use district requirements, if any. The zoning should remain the same or similar to what is in place for the foreseeable future. The ideal improvement is for a commercial development similar to what is in place which maximizes density, setbacks, building height requirements, parking possibilities, buffer requirements, etc. The subject appears to represent the ideal improvements and a legally-conforming use.