



## **AGENDA**

**Historic District Commission**

**Thursday, July 9, 2026: 4:00 PM**

**Community Development Building, 801 SE Service Road, Southern Pines, NC**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

**a. March 12, 2026 Regular Meeting**

**3. PUBLIC HEARINGS**

**a. HD-01-26 Certificate of Appropriateness - Major Work for 350 NW Broad Street**

**b. HD-05-26 Certificate of Appropriateness - Major Work for the Corner of 310 NW Broad Street & 115 W. Connecticut Avenue**

**4. UNFINISHED BUSINESS**

**5. NEW BUSINESS**

**6. ADJOURNMENT**

**MINUTES**  
**Town of Southern Pines Historic District Commission**  
**Regular Meeting**  
**March 12, 2026 at 4:00 PM**

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, March 12, 2026, at 4:00 PM at the Community Development Building, 801 SW Service Road, Southern Pines, North Carolina.

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

Chair Oettinger called the meeting to order at 4:03 PM.

Karl Ecker made a motion, seconded by Robert Brown to approve the Minutes of the February 2026 regular meeting. The motion carried.

**PUBLIC HEARING** (continued from the February 12, 2026 meeting):

**HD-32-25 Certificate of Appropriateness - Major Work for Demolition of the Structures Located at 310 NW Broad Street and 115 W. Connecticut Avenue**

Andy Bleggi of PTAH, LLC, requests a Certificate of Appropriateness – Major Work to demolish existing structures on the parcels identified as PARID 00035341 and PARID 00031673, both owned by PTAH, LLC.

Planner Mason Mattox qualified the members of the Commission.

Karl Ecker made a motion, seconded by Sarah Farrell, to recuse Member Anderson in connection with the application. The motion carried by a vote of 4-0.

Mr. Mattox reopened the public hearing and entered staff report dated February 12, 2026 into the record as Exhibit A, the Power Point presentation dated February 12, 2026 as Exhibit B, the staff report dated March 12, 2026 as Exhibit C and the refreshed slide presentation as Exhibit D. Mr. Mattox stated that staff did not recommend that the demolition request be delayed as neither of the buildings are designated as historic landmarks or identified as contributing structures within the National Register Historic District.

Applicant Andy Bleggi stated that the buildings are not in great shape or structurally sound. He stated that the townhouses that were previously proposed for the rear of the property will most likely not be developed and the site will be mixed use. He wants to move parallel parking back if NCDOT is agreeable and their plan is to rebuild the sidewalk and add new trees and lighting. He stated that it is very difficult to keep existing trees alive during construction but they do not intend to remove any trees unless or until it becomes necessary. Mr. Bleggi said they will be

required to replant the property and keep it safe to ensure no one gets injured if they are not going to build immediately. There are no underground storage tanks on the property but there is a hydraulic system that will be pumped and removed by a professional. The demolition permit requires that work be stopped if any contamination is detected.

Chair Oettinger closed the public hearing.

Karl Ecker made a motion to adopt Attachment One of the staff report as drafted as findings of fact and to approve Certificate of Appropriateness – Major Work HD-32-25 as revised by the applicant to include only the demolition of the two existing single-story commercial service garage buildings and the Certificate of Appropriateness as revised during the hearing to include reference to the removal of asphalt and concrete. The motion carried by a vote of 4-0.

### **OLD BUSINESS**

No old business was discussed.

### **NEW BUSINESS**

Mr. Mattox stated that HD-01-26 COA – Major Work for 350 Broad Street had been administratively continued at the applicant's request.

Potential CLG training was discussed.

Mr. Mattox stated that the Town had received an Underrepresented Communities grant and it has been closed out.

The meeting adjourned at 4:52 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:** The Historic District Commission  
**From:** Mason Mattox, Planner II

**Date:** July 09, 2026

**Re:** File #HD-01-26 – New Greenhouse at 350 NW Broad Street

## I. SUMMARY OF APPLICATION REQUEST:

The applicant requests a Certificate of Appropriateness – Major Work to demolish an existing approximately 150-square-foot greenhouse and construct a new approximately 960-square-foot greenhouse on a 0.291-acre parcel adjacent to 350 NW Broad Street.

The proposed replacement greenhouse measures approximately 20 feet by 48 feet, with a maximum height of approximately 14 feet. The structure consists of triple-wall polycarbonate glazing supported by a galvanized steel framing system on a concrete foundation. Additional features include ventilation shutters, exhaust fans, a roof shade cloth system, and landscape screening to soften views from the public right-of-way.

Because the proposal includes demolition and construction visible from the public right-of-way, review by the Historic District Commission is required pursuant to Section 2.28 of the Unified Development Ordinance.

## II. SITE INFORMATION:

### A. Property Address

350 NW Broad Street, Southern Pines, NC (Parcel ID 20020461)

### B. Applicant

Jason Harpster

### C. Property Owner

Richard Harpster

### D. Historic Background

The subject property is located within the locally designated Southern Pines Historic District and is therefore subject to Historic District Commission review. The site is not located within the Southern Pines National Register Historic District.

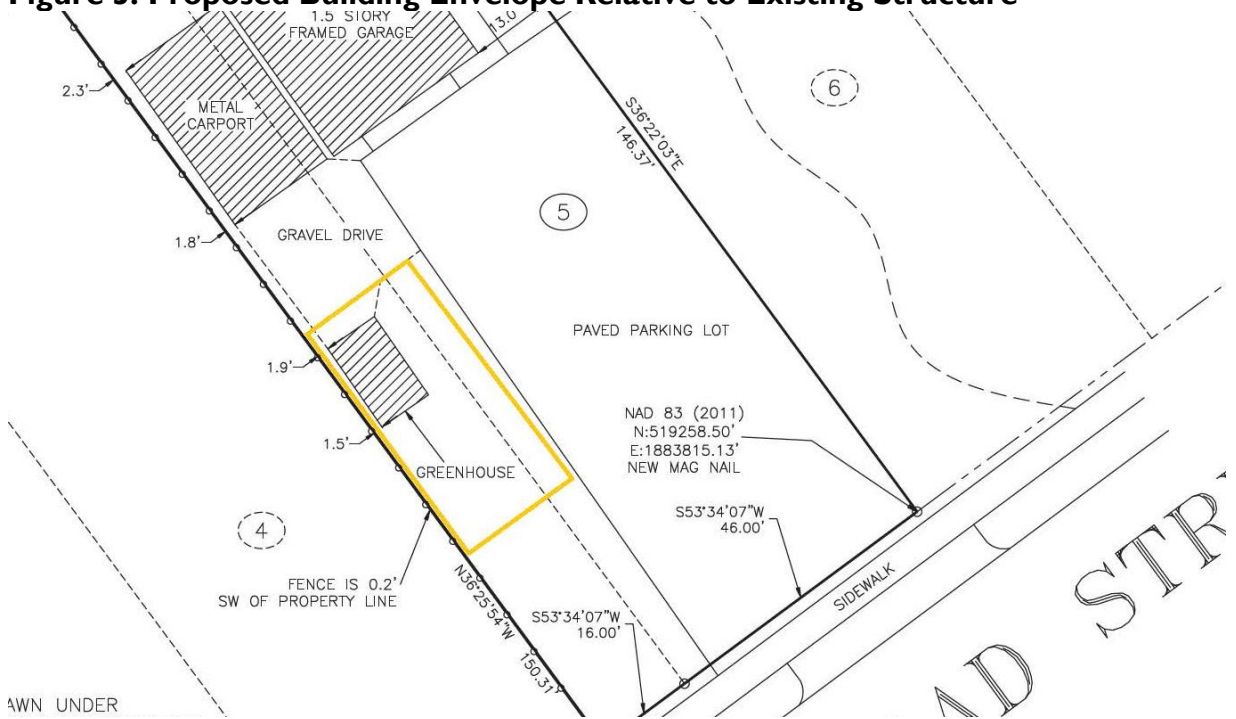
**Figure 1: Historic District Map (Subject Property is Circled in Blue)**



**Figure 2: Existing Green House Structure as viewed from Broad Street**



**Figure 3: Proposed Building Envelope Relative to Existing Structure**



The proposed new greenhouse footprint is outlined in yellow, and is proposed to be built with 0' setbacks on the South-West property line. (See Additional Staff comments for more details.)

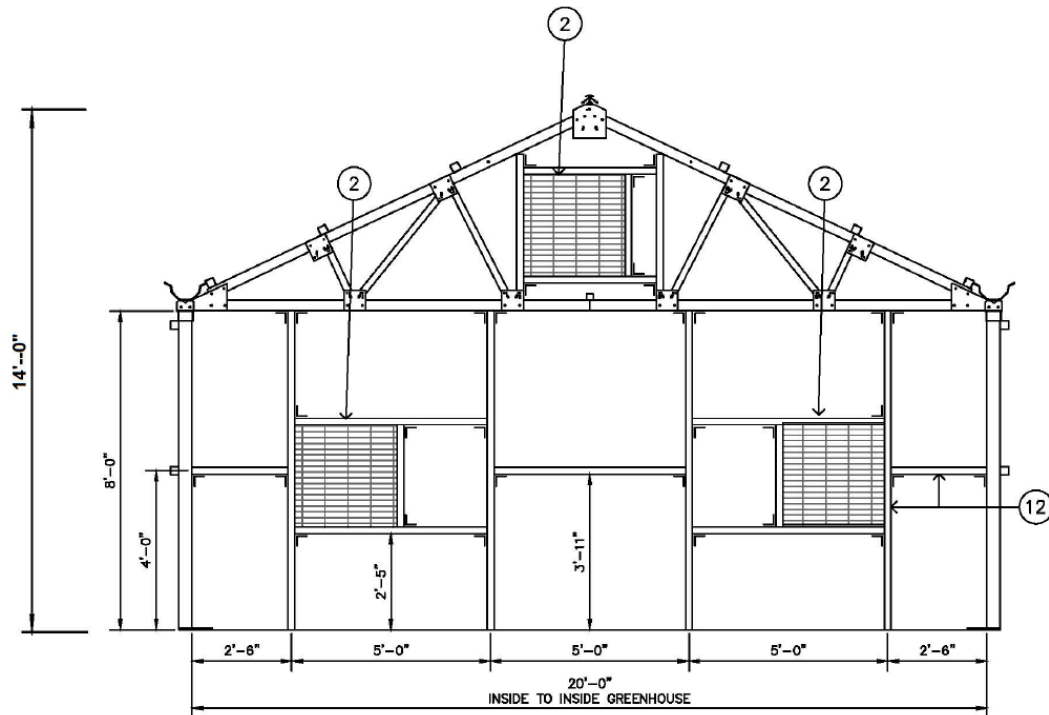
**Figure 4: Existing Green House Aerial**



**Figure 5: Conceptual Rendering as viewed from Broad Street**

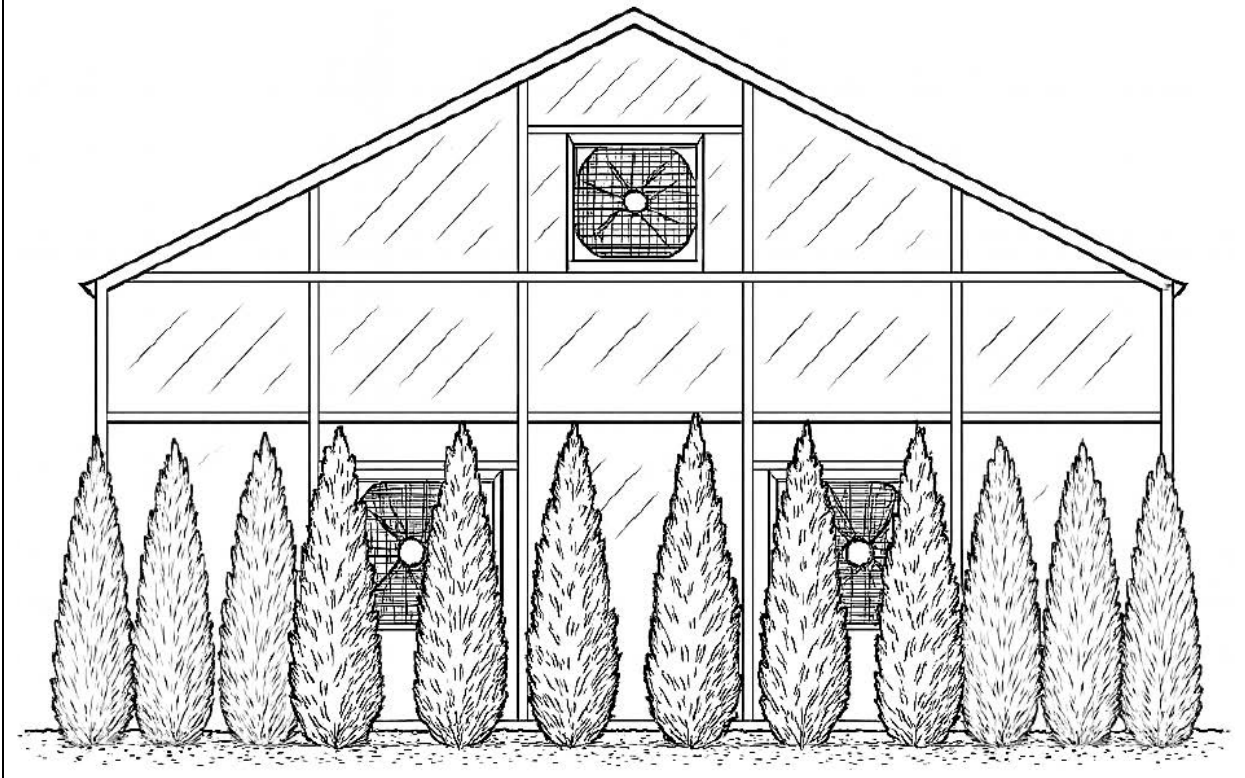


**Figure 6: Rear (Broad Street-Facing) Elevation**



**C REAR ELEVATION**  
SCALE: 3/8"=1'-0"

**Figure 7: Conceptual Broad-Street-Facing Landscaping (Pencil Hollies)**



### **III. STAFF REVIEW:**

#### **I. Application Processing and Public Notice**

1. Application submitted: January 05, 2026
2. Application Deemed Complete: January 06, 2026
3. Notice of February 12, 2026 HDC Evidentiary Public Hearing:
  - Posted On-site: January 27, 2026
  - Mailed: January 23, 2026 & June 25, 2026 (as courtesy).
  - Internet: January 22, 2026 (refreshed June 24, 2026).

The application was continued sequentially from the February 12, 2026 HDC Meeting until the July 09, 2026 HDC meeting at the applicant's request, and by the explicit approval of the Planning Director after the second automatic continuance pursuant to UDO 2.5.14.

#### **2. Application Materials**

A complete application has been submitted including site information, a narrative description, photographs, and design specifications for the proposed greenhouse. 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.

*Planning staff reviewed the application in relation to the historic context of the property and surrounding district. The greenhouse is a secondary structure, with only the rear elevation partially visible from NW Broad Street. The proposed screening plan reduces visual impact, and the project does not alter historic primary structures.*

**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) Height of the building (Design Guidelines, p. 51)

*The proposed greenhouse is approximately 14 feet in height. Staff finds the proposed height appropriate for an accessory structure and compatible with the surrounding property.*

- 2) Setback and placement (Design Guidelines, p. 51)

*The replacement greenhouse occupies a similar area of the property while maintaining the established site layout. Staff finds the proposed placement compatible with the existing development pattern.*

- 3) Exterior construction materials (Design Guidelines, p. 39)

*The proposed greenhouse utilizes triple-wall polycarbonate glazing with a galvanized steel framing system. Although contemporary in material, the structure clearly functions as an accessory greenhouse and is compatible with the property's horticultural use.*

- 4) Architectural detailing (Design Guidelines, p. 43)

*The greenhouse incorporates a simple, utilitarian A-frame design typical of greenhouse construction. Staff finds the architectural treatment appropriate for an accessory structure.*

- 5) Roof shapes, forms and materials (Design Guidelines, pp. 45, 51)

*The proposed A-frame roof form is characteristic of greenhouse construction and supports the intended use of the structure.*

- 6) Fenestration (Design Guidelines, p. 66)

*The structure consists primarily of translucent glazing panels typical of greenhouse construction. Staff finds the design appropriate for its intended function.*

7) General form and proportions (Design Guidelines, p. 51)

*Although substantially larger than the existing greenhouse, the proposed structure remains subordinate to the principal building and is consistent with the scale of an accessory horticultural structure.*

8) Appurtenant fixtures and other features (Design Guidelines, p. 49)

*The proposal includes ventilation shutters, exhaust fans, a roof shade cloth system, and landscape screening with pencil hollies adjacent to NW Broad Street. Staff finds these features appropriate and note that the proposed landscaping will soften visibility from the public right-of-way.*

9) Structural conditions and soundness (Design Guidelines, p. 86)

*The proposal replaces an existing greenhouse with a new structure designed for long-term horticultural use. Staff finds no adverse impacts to the historic character of the district.*

10) Architectural scale (Design Guidelines, p. 51)

*Despite the increased size, the greenhouse remains an accessory structure that is appropriately scaled relative to the property.*

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 finds the proposal consistent with the Secretary of the Interior's Standards, particularly Standard 9, as the new construction is readily identifiable as contemporary while remaining compatible with the property's historic setting.*

**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;

*Staff finds the proposed greenhouse compatible with the character of the property as an accessory horticultural structure due to its modest size.*

- 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 character-defining features are proposed to be removed or altered; therefore, Staff finds that the proposal will not adversely affect significant historic resources.*

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

*Staff finds the proposal generally consistent with the Historic District Design Guidelines relating to scale, placement, materials, and accessory structures, noting that the proposed structure would be contemporary in nature, much like the existing greenhouse structure.*

#### 4. Additional Town Comments

- a. The proposal includes construction along the south-western property line (0 ft. setback) as displayed in the Preliminary Site Plan. This request complies with the 5-foot *maximum* setback as the default within Central Business, pending approval by the Fire Department for safety and fire-rating purposes.
- b. Greenhouses *with* retail sales have a parking requirement of 1 space per 200 square feet of Gross Floor Area. The proposed Greenhouse would *not* include retail sales. No new parking is proposed as a part of this application; invited guests of the greenhouse would utilize the parking area adjacent to Central Security Systems (Separate parcel), which is presently under the same ownership.
- c. Any required building permits must be obtained prior to construction.

#### 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, and when applicable, the Regional Land Use Advisory Commission (RLUAC), U.S. Fish and Wildlife Service, the Moore County Economic Development Partnership, and the North Carolina Department of Transportation. “No comment” was formally received from the USFWS and RLUAC. The NCDOT responded to inform them if any new utility encroachments within their NW Broad Street Right-of-Way are planned.

#### V. STAFF RECOMMENDATION

Staff finds the proposed replacement greenhouse to be compatible with the character of the Historic District. While larger than the existing greenhouse, the structure maintains a simple, utilitarian design appropriate for its intended horticultural use. The proposed materials, form, and landscape screening minimize visual impacts while allowing continued use of the property as a greenhouse facility. Staff therefore recommends approval of the Certificate of Appropriateness – Major Work.

#### VI. ATTACHMENTS

1. Draft Findings of Fact
2. Application
3. Applicant’s Narrative
4. Existing Conditions
5. Preliminary Site Plan
6. Conceptual Renderings
7. Elevations

#### 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-01-26**

**- OR -**

- 2) Approve HD-01-26 with the following conditions of approval:

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**-OR-**

- 3) Continue HD-01-26 to the next public meeting, based on the following:

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- 4) Deny HD-01-26, based on the following:

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## **“ATTACHMENT ONE”**

### **FINDINGS OF FACT Case Number: HD-01-26**

- I. 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 is consistent 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 proposal consists of demolishing an existing approximately 150-square-foot greenhouse and constructing a new approximately 960-square-foot accessory greenhouse. Although larger than the existing structure, the proposed greenhouse remains accessory to the principal building and is appropriately scaled for its intended horticultural use.
  - B. The Commission finds that the proposed greenhouse utilizes contemporary materials, including triple-wall polycarbonate glazing and a galvanized steel framing system, in a simple A-frame form characteristic of greenhouse construction. The proposed landscape screening minimizes its visibility from the public right-of-way and maintains compatibility with the surrounding Historic District.
  - C. The Commission further finds that the proposed work is consistent with the Historic District Design Guidelines, the applicable provisions of the Unified Development Ordinance, and the Secretary of the Interior's Standards for Rehabilitation. The greenhouse is readily identifiable as contemporary construction while remaining compatible in scale, placement, and overall character with the property and surrounding district. No significant historic resources or character-defining features will be removed, damaged, or obscured by the proposed work.
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-01-26**

Addresses of proposed work: 350 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 Jason Harpster, authorized agent of Richard Harpster, for the following scope of work:

1. Demolition of the existing approximately 150 sq. ft. greenhouse.
2. Construction of a new approximately 960 sq. ft. greenhouse, substantially in accordance with the materials submitted to the Historic District Commission, including:
  - A 20-foot by 48-foot A-frame greenhouse approximately 14 feet in height,
  - Triple-wall polycarbonate glazing with a galvanized steel framing system on a concrete foundation,
  - Ventilation shutters, exhaust fans, and a roof shade cloth system; and
  - Landscape screening intended to soften visibility from the public right-of-way.

All work shall be completed in accordance with the submitted application and supporting materials dated August 28, 2025, together with supplemental materials, as submitted for the July 09, 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: 350 NW Broad St

PIN: \_\_\_\_\_ Parcel ID: 20020461

Site Size: 6800 sq ft Zoning: CB

Applicant:

Name(s): Jason Harpster

Email: [Redacted] Phone: [Redacted]

Mailing Address: [Redacted]

Authorized Agent, if different from Applicant:

Name(s): \_\_\_\_\_

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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

Name(s): Dick Harpster

Email: [Redacted] Phone: [Redacted]

Mailing Address: [Redacted]

## **Narrative — Certificate of Appropriateness (Major Work) Southern Pines Botanical Conservatory**

### **Project Overview**

The proposed project is the construction of a 20' x 48' greenhouse (Southern Pines Botanical Conservatory) to replace the existing 10' x 15' greenhouse currently on site. The new structure will be located in the same general area, along the shared property boundary between Central Security Systems and 310 NW Broad Street, in the existing mulched landscape bed. The existing greenhouse will be removed.

The greenhouse is designed for botanical conservation, educational programming, and plant propagation, and will not alter the historic character of existing primary buildings on the parcel.

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### **§2.28.10(A) – Visibility and Considerations**

The greenhouse is a secondary structure. Only the **rear elevation** (facing NW Broad Street) is partially visible from the public right-of-way.

A screening plan using pencil hollies has been provided to soften the visual impact and obscure mechanical components such as fans.

Interior use is educational horticulture and is not visible from the public right-of-way.

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### **§2.28.10(B) – Congruity Factors**

#### **1. Height**

The greenhouse is approximately **14 feet tall and 20 feet wide**, which complies with UDO standards.

Its roof height visually transitions between the existing Central Security Systems building, adjacent two-story garage and the former train depot across the street, maintaining appropriate neighborhood rhythm and roofline variation.

#### **2. Setback and Placement**

The structure is proposed along the existing landscaped edge where the current greenhouse sits.

Because it is constructed of **non-combustible steel and polycarbonate**, a variance is requested to allow placement at the property line. If a 2-foot setback is enforced, the paved parking lot will be reduced to maintain compliance. Placement remains congruous with existing site conditions and historical setbacks.

#### **3. Exterior Materials**

Primary materials include:

- Triple-wall polycarbonate glazing
- Gatorshield® galvanized steel frame
- Concrete foundation footers with gravel floor

These materials replicate the form and function of traditional Victorian greenhouses while using safer, energy-efficient modern alternatives. Polycarbonate provides necessary insulation and reduces heating costs compared to glass.

#### **4. Architectural Detailing**

The selected model, **Grand A-Frame Teaching Greenhouse (20' x 48')**, includes:

- ADA-compliant entry
- Ventilation shutters and exhaust fans
- Heating and environmental controls
- Shade cloth system
- Irrigation benches and interior walkway systems

The configuration mirrors historical conservatory proportions while adhering to modern safety standards.

### **5–7. Roof, Fenestration, and Form**

The greenhouse features:

- A traditional **gable roof**
- Evenly spaced framed glazing bays
- Symmetrically arranged ventilation elements

These match nearby agricultural and historic utility structures in proportion and rhythm.

### **8. Appurtenant Fixtures**

Visible fixtures include:

- Two screened exhaust fans (rear elevation)
- Air intake shutters (front elevation)
- Roof shade cloth system

A generator will be located discreetly behind the two-story garage and a separate water meter/backflow preventer will be installed per code. A well may be added for irrigation redundancy.

### **9–10. Structural Integrity and Scale**

The structure is engineered system-built, with reinforced trusses and rated components. Its modest footprint and ridge height maintain appropriate scale relative to surrounding buildings.

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

The project:

- Adds a compatible accessory structure
- Does not alter historic primary buildings
- Uses materials that are distinguishable as modern yet visually harmonious

This aligns with the Guidelines' direction on new construction in historic settings.

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## **§2.28.10(C) Findings**

### **1. Compatibility**

The greenhouse preserves and complements the historic context through compatible roof form, height, rhythm, and siting.

### **2. No Damage to Historic Features**

No defining historic structures or features are altered or removed. The project replaces a non-historic accessory greenhouse with a higher-quality version.

### **3. Consistency With Guidelines**

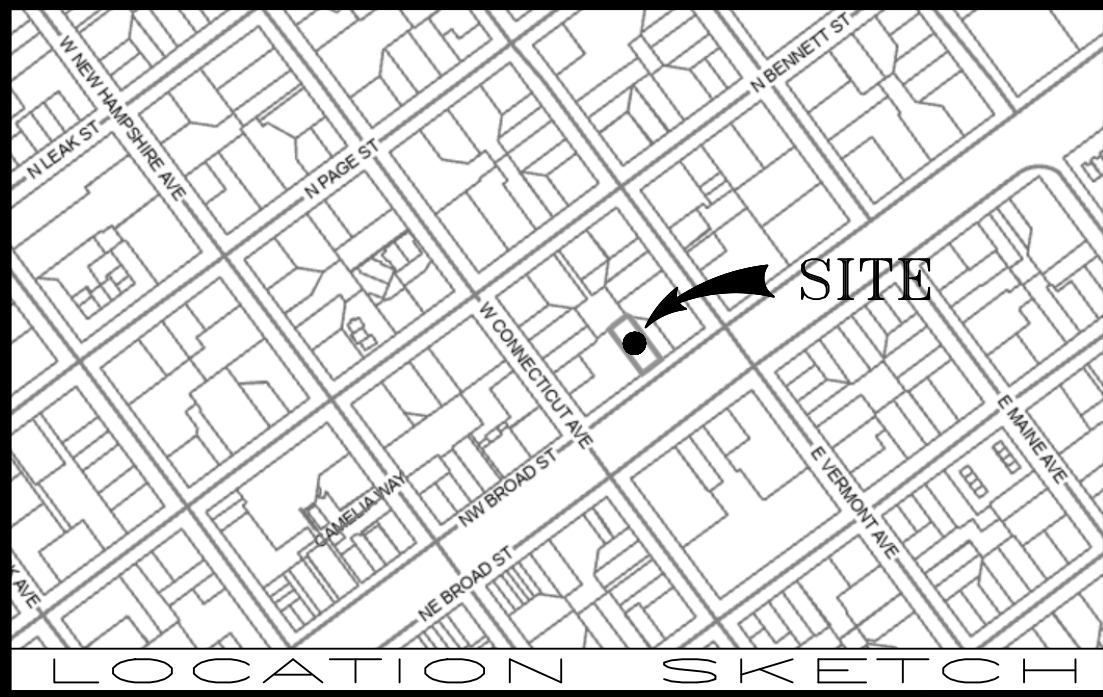
The design respects historic massing, uses appropriate landscape screening, and places modern structures in historically secondary areas of the lot.

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## **Conclusion**

The Southern Pines Botanical Conservatory enhances educational and cultural value while maintaining congruity with the Historic District.

It honors historic forms, minimizes visual intrusion, and aligns with preservation standards while improving function, safety, and environmental performance.



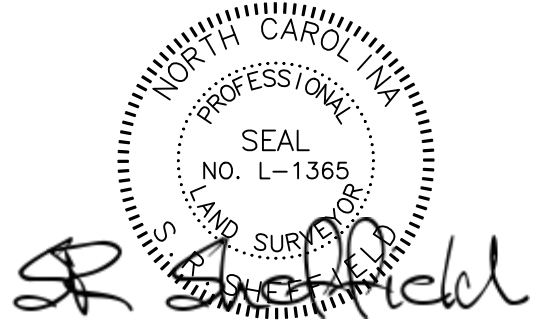
I certify that this map was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are indicated as drawn from information shown hereon; that the ratio of precision or positional accuracy is 1/10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600).  
Further:

I hereby certify that the premises shown & described hereon, do not lie in a F.E.M.A. designated 100 year flood plain area.

REFERENCE:  
DEED BOOK 2103, PAGE 144  
MOORE COUNTY REGISTRY  
ACREAGE DETERMINED  
BY COORDINATE METHOD.

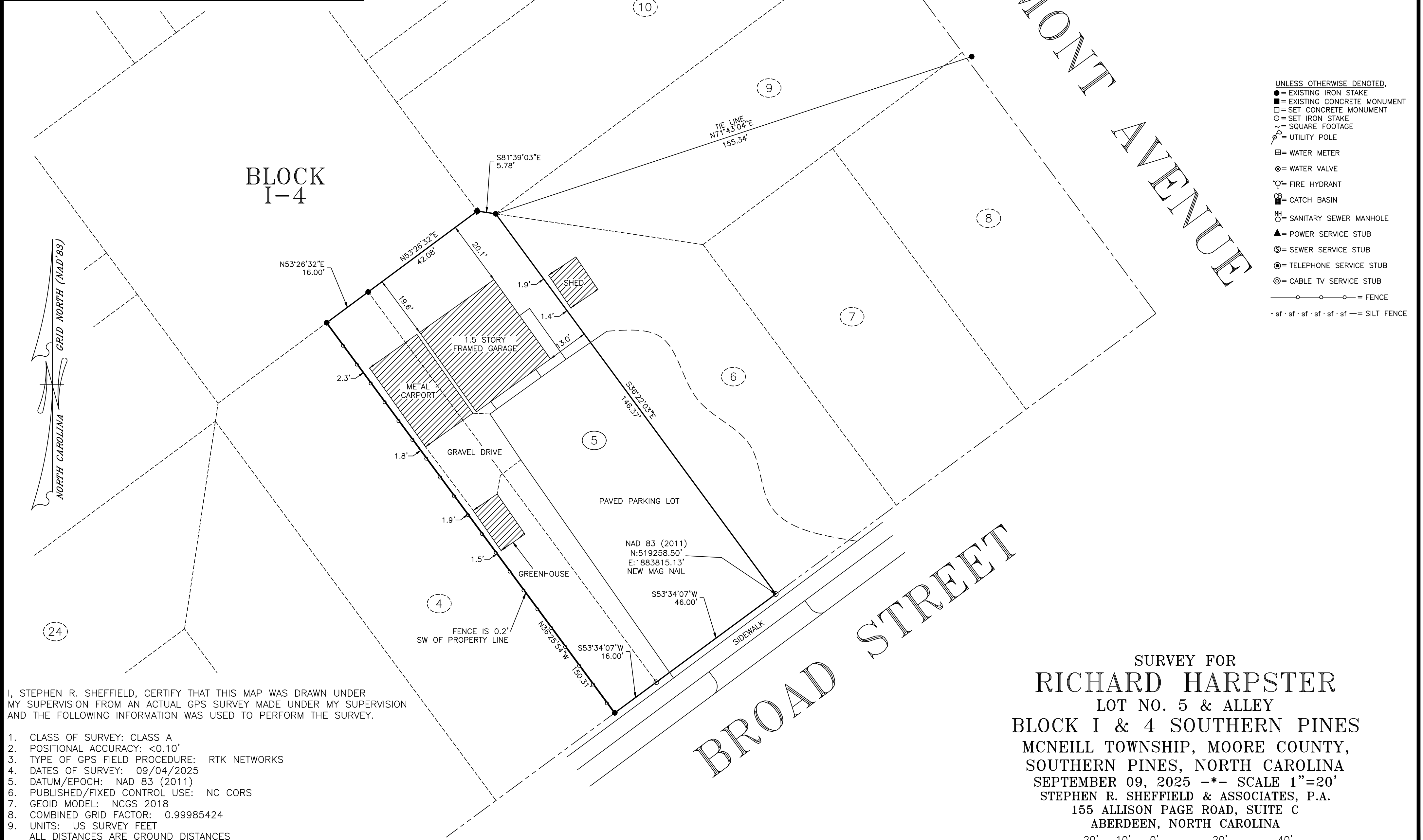
NOT INTENDED TO BE PREPARED  
FOR RECORDATION IN ACCORDANCE  
WITH G. S. 47-30 AS AMENDED.

CORPORATE LICENSE NO. C-1987



S. R. SHEFFIELD, PLS NO. 1365

DATE: SEPTEMBER 9, 2025



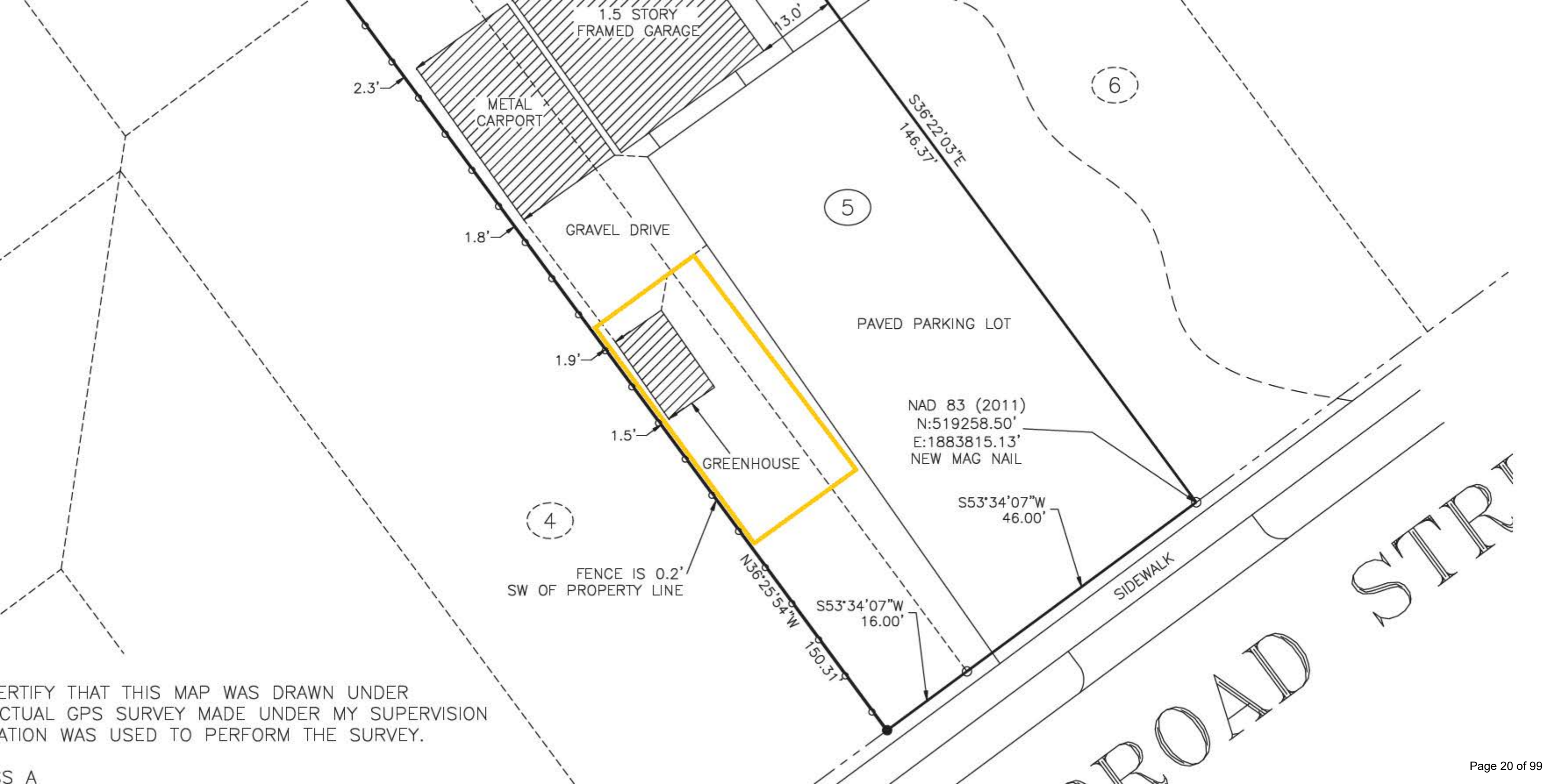
I, STEPHEN R. SHEFFIELD, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.

1. CLASS OF SURVEY: CLASS A
  2. POSITIONAL ACCURACY: <0.10'
  3. TYPE OF GPS FIELD PROCEDURE: RTK NETWORKS
  4. DATES OF SURVEY: 09/04/2025
  5. DATUM/EPOCH: NAD 83 (2011)
  6. PUBLISHED/FIXED CONTROL USE: NC CORS
  7. GEOID MODEL: NCGS 2018
  8. COMBINED GRID FACTOR: 0.99985424
  9. UNITS: US SURVEY FEET
- ALL DISTANCES ARE GROUND DISTANCES

JOB 250236  
5-ALLEY-I-4-SP-TC-2025.dwg

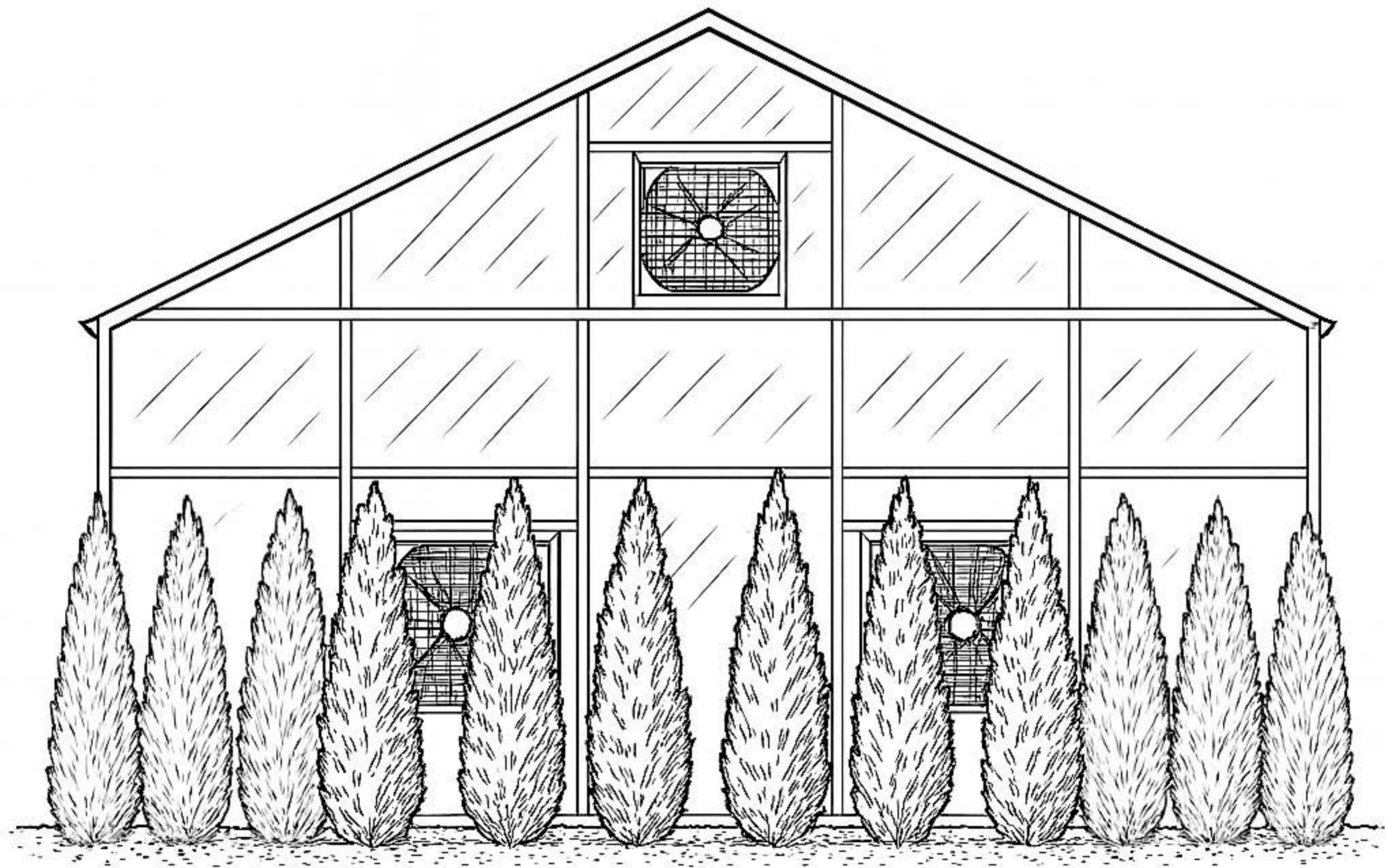
SURVEY FOR  
**RICHARD HARPSTER**  
LOT NO. 5 & ALLEY  
BLOCK I & 4 SOUTHERN PINES  
MCNEILL TOWNSHIP, MOORE COUNTY,  
SOUTHERN PINES, NORTH CAROLINA  
SEPTEMBER 09, 2025 -\*- SCALE 1"=20'  
STEPHEN R. SHEFFIELD & ASSOCIATES, P.A.  
155 ALLISON PAGE ROAD, SUITE C  
ABERDEEN, NORTH CAROLINA

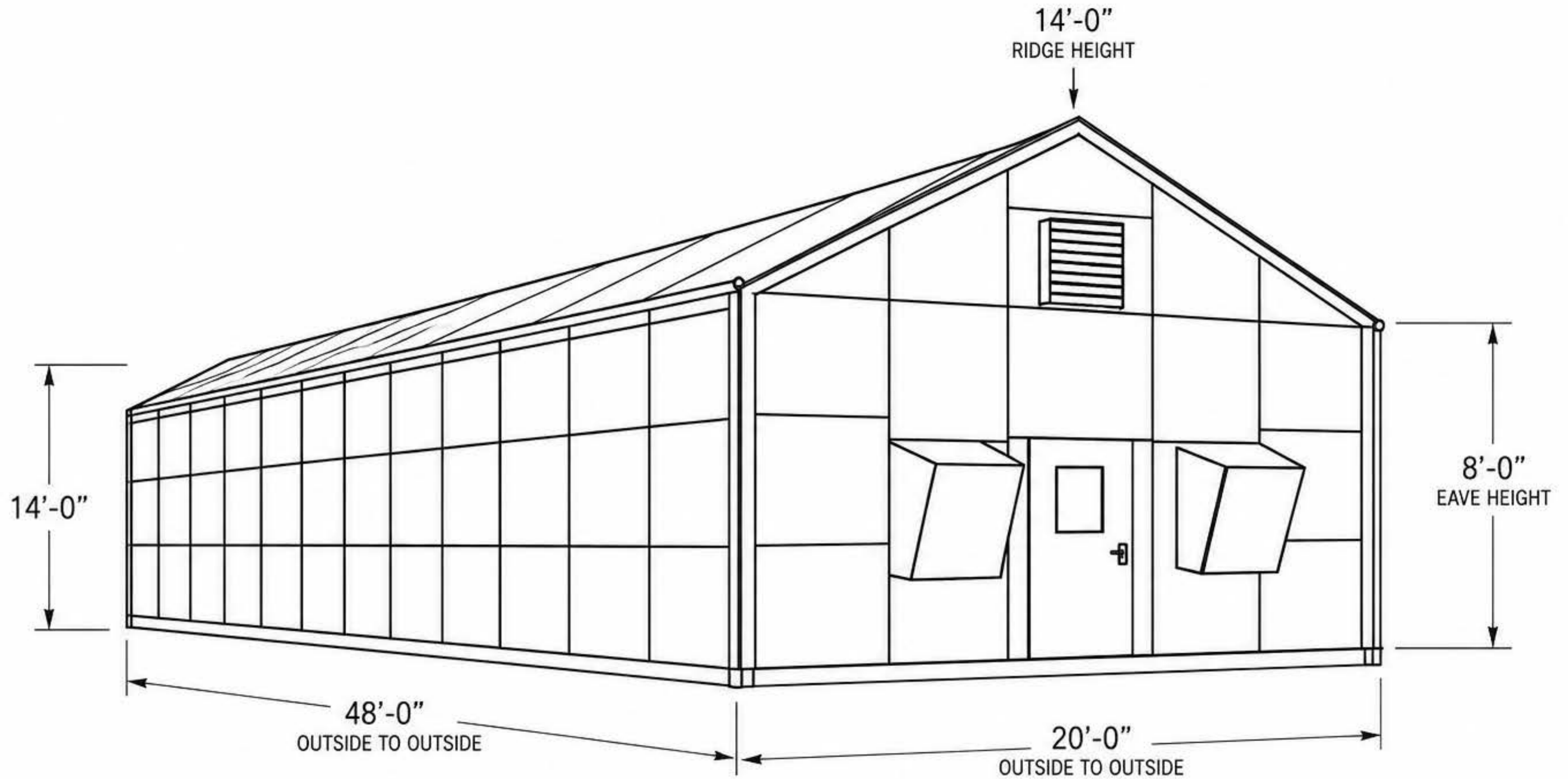




CERTIFY THAT THIS MAP WAS DRAWN UNDER  
 ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION  
 INFORMATION WAS USED TO PERFORM THE SURVEY.







### MATERIALS

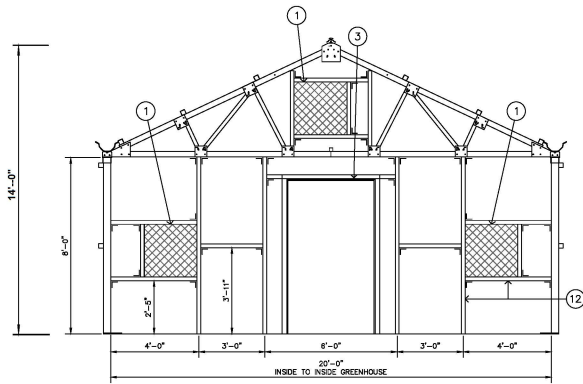
- FRAME: GATORSHIELD® GALVANIZED STEEL
- GLAZING: TRIPLE-WALL POLYCARBONATE
- FOUNDATION: CONCRETE FOOTERS
- FLOOR: GRAVEL

### FRONT ELEVATION

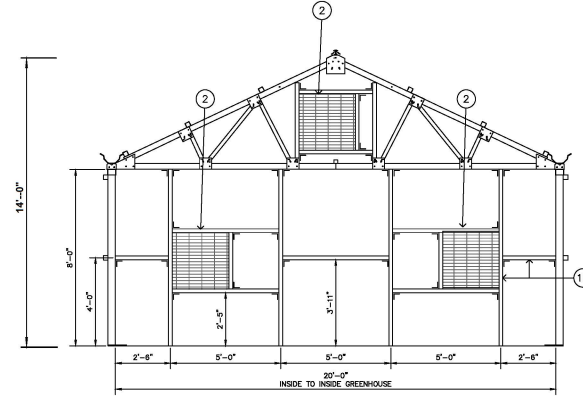
SOUTHERN PINES BOTANICAL CONSERVATORY  
20' x 48' GREENHOUSE

### NOTES

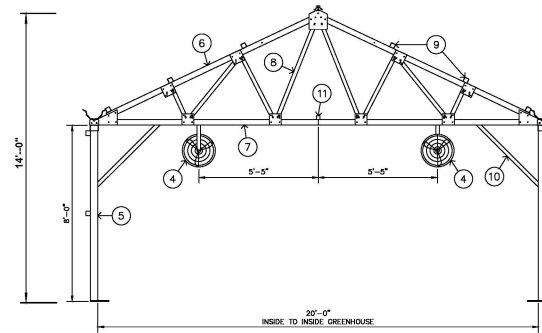
- GREENHOUSE USED FOR BOTANICAL CONSERVATION, EDUCATIONAL PROGRAMMING, AND PLANT PROPAGATION.
- EQUIPPED WITH VENTILATION, HEATING, SHADE CLOTH AND IRRIGATION SYSTEMS.
- SEE FLOOR PLAN FOR ADDITIONAL INFORMATION.



**A FRONT ELEVATION**  
SCALE: 3/8"=1'-0"



**C REAR ELEVATION**  
SCALE: 3/8"=1'-0"



**B INTERMEDIATE ELEVATION**  
SCALE: 3/8"=1'-0"

**KEY NOTES:**

①

- |  |                                    |
|--|------------------------------------|
| 1. 24" BOX WALL FAN  | ROUGH OPENING: 28 3/4"W x 28 3/4"H |
| 2. 30" MOTORIZED SHUTTER   | ROUGH OPENING: 30 3/4"W x 30 3/4"H |
| 3. 4' x 7' ADA COMPLIANT DOUBLE SWING DOOR   | ROUGH OPENING: 51"W x 85"H         |
| 4. 18" HORIZONTAL AIR FLOW FAN   |                                    |
| 5. COLUMN POSTS: 4" x 4" x 14GA.   |                                    |
| 6. BOWS: 2" x 3" x 14GA.   |                                    |
| 7. CROSS TRUSS: 2" x 3" x 14GA.  |                                    |
| 8. TRUSS UPRIGHTS: 2" x 2" x 14GA.   |                                    |
| 9. ROOF PURLINS: 2 1/2" x 2 1/2" x 14GA. (2 RUNS) & 2 1/2" x 2 1/2" x 14GA. (4 RUNS) |                                    |
| 10. GUSSET BRACES: 2" x 2" x 14GA.   |                                    |
| 11. TRUSS STABILIZER: 2" x 2" x 14GA. (1 RUN @ CENTER)                               |                                    |
| 12. END WALL FRAMING: 2" x 2" x 14GA.  |                                    |

**LEGEND:**



**GENERAL NOTES:**

ENDWALLS REFERENCE COLUMN LINES ON F1 & E2

PROJECT \_\_\_\_\_

PROJECT ADDRESS \_\_\_\_\_

CUSTOMER \_\_\_\_\_

CUSTOMER ADDRESS \_\_\_\_\_

ENGINEER'S SEAL AND SIGNATURE TO DESIGN OF STRUCTURAL COMPONENTS ONLY

**PRELIMINARY NOT FOR CONSTRUCTION**

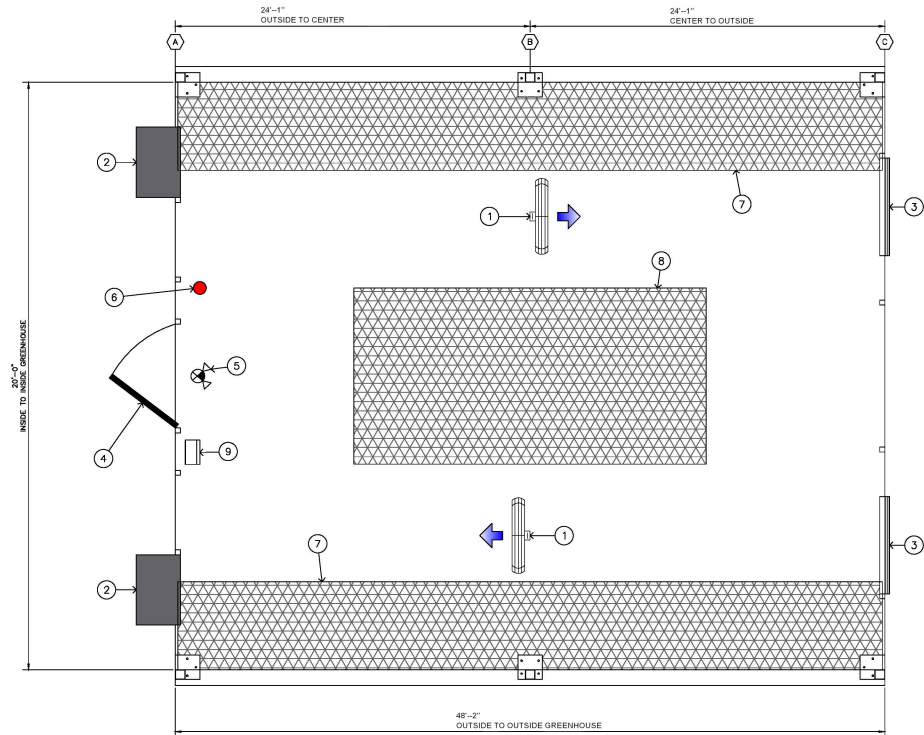
PROJECT NUMBER \_\_\_\_\_

SHEET TITLE  
**ENDWALL ELEVATIONS**

DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_

SHEET NUMBER \_\_\_\_\_

**E1**





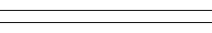

PROJECT \_\_\_\_\_  
 PROJECT ADDRESS \_\_\_\_\_  
 CUSTOMER \_\_\_\_\_  
 CUSTOMER ADDRESS \_\_\_\_\_

Engineer's Seal  
 ENGINEER'S SEAL REQUIRED TO DESIGN OF STRUCTURAL COMPONENTS ONLY

**PRELIMINARY NOT FOR CONSTRUCTION**

- KEY NOTES:**
1. 18" HORIZONTAL AIR FLOW FANS
  2. 24" BOX WALL FAN
  3. 30" MOTORIZED SHUTTER
  4. 4' x 7' ADA COMPLIANT DOUBLE SWING DOOR
  5. EMERGENCY EXIT SIGNS/LIGHTS
  6. A-B-C RATED 10LB FIRE EXTINGUISHER
  7. 3' x 24' CONTINUOUS BENCHES (**MAY NEED TO BE FIELD ADJUSTED TO FIT**)
  8. 6' x 12' CONTINUOUS BENCH
  9. THERMOSTAT CONTROLLER

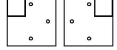
**LEGEND:**


	USED TO REFERENCE COLUMN LINES COLUMN LINES REFERENCE ENDWALLS ON E1 & SIDEWALLS ON E2
	HATCHING TO RESEMBLE FANS
	HATCHING TO RESEMBLE SHUTTERS
	HATCHING TO RESEMBLE BENCHES

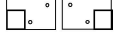
**GENERAL NOTES:**

COLUMN SPACING IS:  
 OUTSIDE TO CENTER 12'-1"  
 CENTER TO CENTER 12'-0"  
 CENTER TO OUTSIDE 12'-1"

COLUMN PLATES:

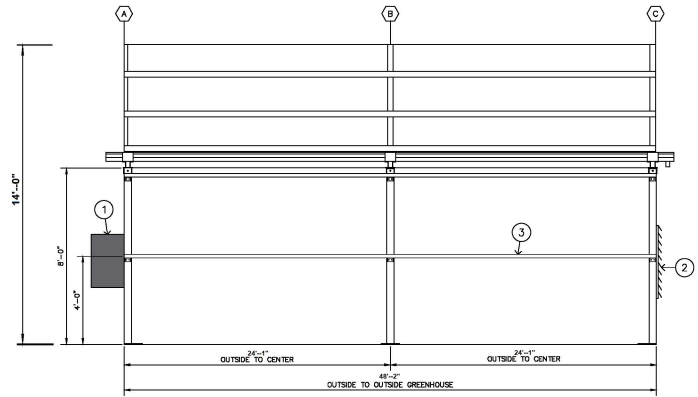
LEFT SIDE CORNER PLATE 

INTERMEDIATE PLATE 

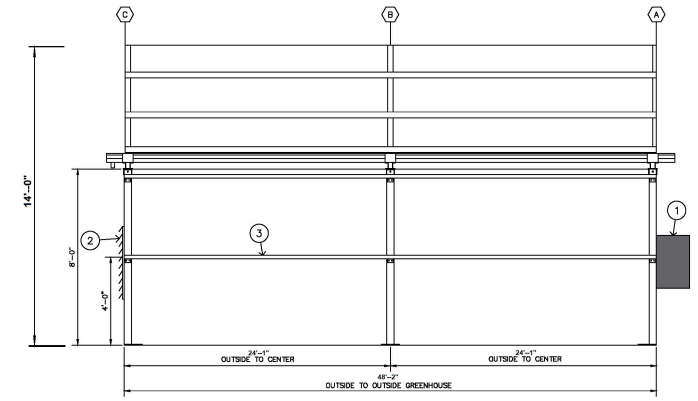
RIGHT SIDE CORNER PLATE 

PROJECT NUMBER \_\_\_\_\_  
 SHEET TITLE  
**FLOOR PLAN & EQUIPMENT LAYOUT**  
 DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_  
 SHEET NUMBER \_\_\_\_\_

**F2**



**SIDE ELEVATION**  
SCALE: 3/8"=1'-0"



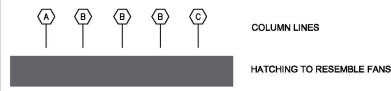
**SIDE ELEVATION**  
SCALE: 3/8"=1'-0"

**KEY NOTES:**

①

- 1. 24" BOX WALL FAN
- 2. 30" MOTORIZED SHUTTER
- 3. SIDE WALL GIRTS: 2" x 2" x 14GA. (2 RUNS PER SIDE)

**LEGEND:**



**GENERAL NOTES:**

SIDEWALLS REFERENCE COLUMN LINES ON F1 & ENDWALLS ON E1

PROJECT \_\_\_\_\_  
PROJECT ADDRESS \_\_\_\_\_  
CUSTOMER \_\_\_\_\_  
CUSTOMER ADDRESS \_\_\_\_\_

ENGINEER'S SEAL AND SIGNATURE TO DESIGN OF STRUCTURAL COMPONENTS ONLY

**PRELIMINARY NOT FOR CONSTRUCTION**

PROJECT NUMBER \_\_\_\_\_  
SHEET TITLE  
**SIDEWALL ELEVATION**  
DRAWN BY \_\_\_\_\_ DATE \_\_\_\_\_  
SHEET NUMBER \_\_\_\_\_

**E2**

# Planning Staff Report

**To:** The Historic District Commission  
**From:** Mason Mattox, Planner II  
**Date:** July 09, 2026  
**Re:** Application File #HD-05-26 – Redevelopment at 310 NW Broad Street and 115 W. Connecticut Avenue (Formerly Doug’s Auto)

## I. SUMMARY OF APPLICATION REQUEST:

The applicant requests a Certificate of Appropriateness – Major Work to redevelop the property at 310 NW Broad Street and 115 W. Connecticut Avenue. The proposal includes partial demolition of existing non-contributing commercial buildings, substantial renovation and expansion of existing structures, and construction of new building components to create a comprehensive mixed-use development consisting of three interconnected buildings surrounding a central courtyard.

The proposed architecture draws inspiration from several contributing buildings in Downtown Southern Pines and incorporates traditional materials and details, including limited masonry accents, stucco, cement siding, metal roofing, storefront glazing, transom windows, and black metal accents.

Because the project includes demolition and new construction visible from the public right-of-way, Historic District Commission is required pursuant to Section 2.28 of the Unified Development Ordinance.

## II. SITE INFORMATION:

### A. Property Address

310 NW Broad Street, Southern Pines, NC (Parcel ID 00035341)  
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.

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



**Figure 2: Existing Conditions viewed from NW Broad Street**

Photo submitted by Applicant; June 2026



**Figure 3: Existing Conditions viewed from W. Connecticut Avenue**

Photo submitted by Applicant; June 2026



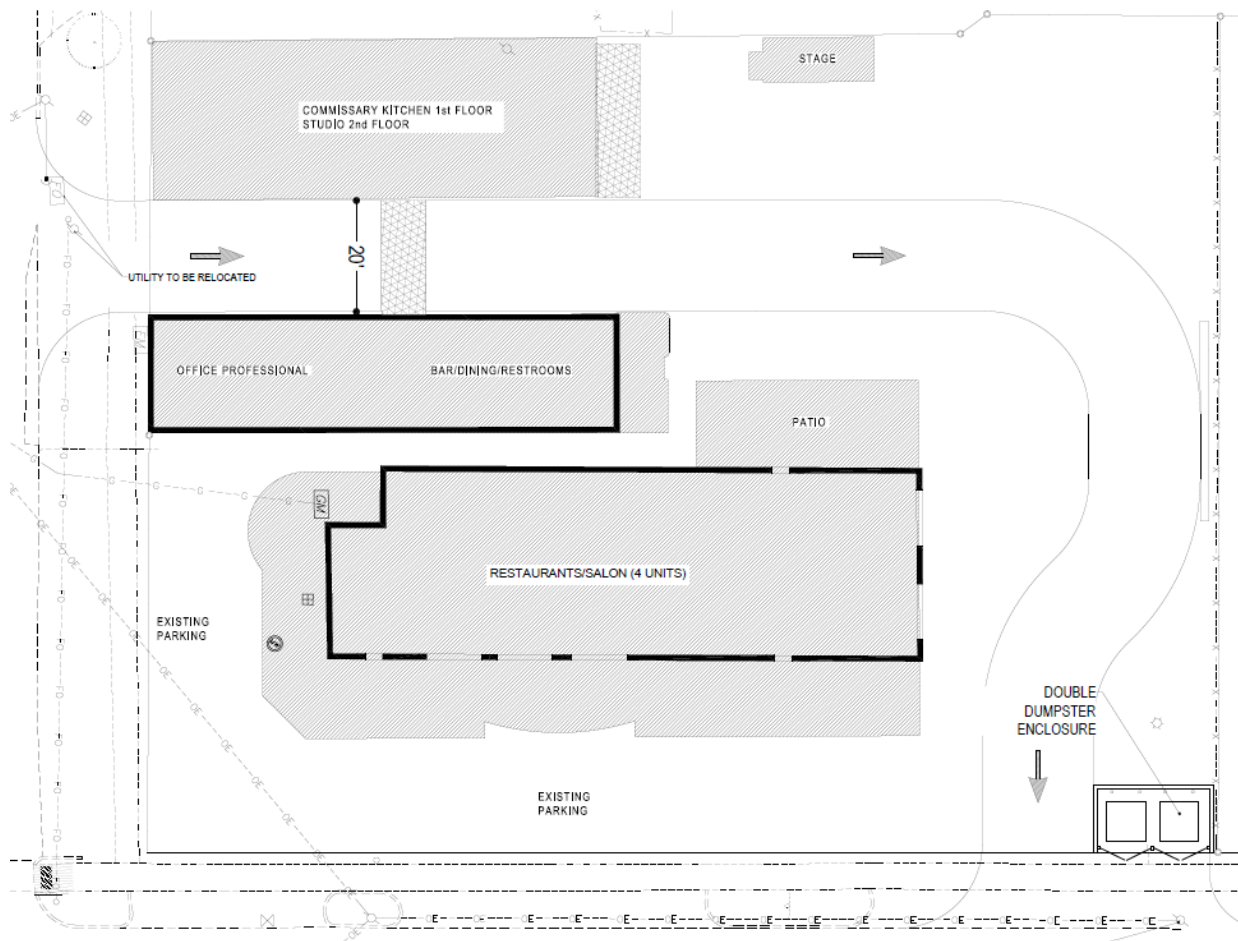
**Figure 4: Rendering viewed from NW Broad Street**



**Figure 5: Rendering viewed from W. Connecticut Avenue**



**Figure 6: Site Layout Plan**



**Figure 7: Site Layout Rendering**



### III. STAFF REVIEW:

#### I. Application Processing and Public Notice

1. Application submitted: June 01, 2026
2. Application Deemed Complete: June 08, 2026
3. Notice of July 09, 2026 HDC Evidentiary Public Hearing:
  - Posted On-site: June 22, 2026
  - Mailed: June 25, 2026
  - Internet: June 24, 2026

#### 2. Application Materials

A complete application has been submitted including:

- Application form and narrative
- Photographs of the existing site
- Photographs of existing nearby buildings used for inspiration
- Conceptual architectural renderings of all three proposed buildings
- Proportioned architectural elevations of each individual building
- A material list for windows, roofing, wall materials, sconces, awnings, railings, etc.
- Additional miscellaneous supporting documentation

#### 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 consists of a comprehensive redevelopment involving substantial exterior alterations to existing non-contributing buildings, additions, selective demolition, and new construction. Staff's review therefore focuses on the compatibility of the overall finished redevelopment within the surrounding Historic District rather than preservation of historic building materials.*

- 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. 51)*

*The proposal includes predominantly one-story commercial buildings with a two-story office component located above the rear commissary kitchen. The varying building heights reflect the established pattern along NW Broad Street, where one-to-three story commercial buildings exist*

*in the same block. The proposed height of the tower component is 42-feet, less than the 45-foot maximum default in Central Business zoning. Staff find the proposed heights to be appropriate and compatible with surrounding development, finding that the stepped heights reduce the massing of the development while reinforcing roofline characteristics already present Downtown.*

- 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, p. 51)*

*The proposed buildings maintain a strong street orientation along both NW Broad Street and W. Connecticut Avenue. Primary entrances, storefront glazing and pedestrian spaces are oriented toward the public sidewalks, reinforcing the established urban form of the Historic District. Interior courtyards and outdoor gathering spaces provide visual relief while maintaining continuous street presence. Staff finds the proposed placement compatible with the traditional development pattern of Downtown.*

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

*(Design Guidelines, p. 51)*

*The proposed building is predominantly finished in stucco, supplemented by limited masonry accents, painted fiber cement siding, standing seam metal roofing, black metal awnings, decorative wood elements, and fiberglass windows and doors. Outside of the proposed predominant stucco finish, staff finds the remaining material palette to be durable and generally compatible with the Historic District, as they incorporate traditional textures and architectural detailing while utilizing contemporary building materials. The applicant also references several existing historic Downtown buildings as inspiration, demonstrating an effort to derive the proposed building's architecture from surrounding historic resources rather than introducing new materials.*

*The primary question before the Commission is whether the extensive use of stucco is appropriate within the Historic District. The Guidelines do not prohibit stucco, but do encourage new commercial buildings to "choose similar exterior materials," and the applicant points to the nearby Mews Building at 280 NW Broad Street as an example of a predominantly stucco building within Downtown. The Guidelines also discourage applying stucco over brick, which should be noted.*

*Staff notes that the Town's broader architectural standards establish a different expectation for commercial construction. UDO §4.10.4(C) states that commercial building walls shall be "primarily comprised of brick" with stucco permitted only as an accent material covering no more than twenty (20) percent of the exterior wall area. Accordingly, the Historic District Design Guidelines do not expressly require brick as the Unified Development Ordinance establishes brick as the Town's wider preferred primary façade material. Because this proposal instead utilizes stucco as the predominant exterior building material, staff strongly encourages the Commission to carefully consider whether the proposed stucco material reinforces the established character of the Historic District, or whether a greater use of brick would better reflect the traditional commercial architectural character Downtown of Southern Pines.*

**Figure 8: Valvoline, comprised of 80% brick to meet the Town's Default Code.**



**Figure 9: Southern Pines Growler at 160 W. New York Avenue, comprised of brick and built within the Local District.**



**Figure 10: Mews Building at 280 NW Broad Street (Adjacent to subject property) comprised of stucco.**



**Figure 11: Historic Seaboard Rail Depot at 305 NW Broad Street (Adjacent to subject property) comprised of brick.**



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

*(Design Guidelines, p. 43)*

*The elevations incorporate numerous architectural details that reflect traditional commercial architecture Downtown. These include decorative corbels, parapet walls, transom windows, storefront awnings, wood pergolas, decorative trim, metal weathervanes, articulated storefront bays, and varied roof treatments. Rather than replicating a single historic structure, the proposal draws architectural inspiration from several contributing Downtown buildings identified by the applicant. Staff finds this approach to be preferable because it creates a contemporary building that is compatible with the district, yet distinguishable from historic resources – a practice consistent with the Secretary of the Interior’s Standards.*

5) Roof shapes, forms and materials.

*(Design Guidelines, pp. 45, 51)*

*The proposal incorporates multiple roof forms, including standing-seam metal roofs, parapet walls, and modest sloped roof elements. A prominent tower element is also included, introducing a vertical architectural feature that exceeds the height of the surrounding rooflines, but not the overall recommended height for Central Business zoning of 45-feet. The variation in roof forms helps articulate the building mass and reduce the perceived scale of the overall development while contributing to a varied Downtown roofscape.*

*Staff note that the proposed tower element introduces a prominent vertical feature that is not currently represented elsewhere within the Downtown Historic District (to staff’s awareness) in terms of comparable height, form, or architectural expression. While this represents a departure from existing roofline patterns within the District, it may also be considered within the broader context of Downtown’s continued architectural evolution, where new construction has historically introduced previously absent forms and building typologies over time. The Commission may wish to consider whether the proposed tower reflects an appropriate contemporary change of Downtown character consistent with that pattern of incremental change.*

**Figure 12: Proposed “Tower” Roofing Concept**



**Figure 13: Proposed “Tower” Concept**



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

*(Design Guidelines, p. 66)*

*The proposed fenestration consists primarily of vertically proportioned storefront windows, transom glazing, full-light commercial entry doors, and regularly spaced window openings. Large storefront glazing at the ground level promotes pedestrian activity while maintaining the traditional rhythm associated with historic Downtown commercial buildings. Upper-story office windows remain vertically oriented and evenly-spaced, creating visual order while avoiding large uninterrupted wall surfaces. Staff therefore finds the fenestration pattern compatible with the surrounding District.*

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

*(Design Guidelines, p. 51)*

*Rather than constructing a single large commercial building, the development is organized into three architecturally distinct buildings surrounding a shared courtyard and outdoor public space. This approach reflects the traditional pattern of individual commercial storefronts that developed incrementally in Southern Pines. Staff finds that dividing the project into multiple buildings substantially reduces perceived mass and is compatible with the historic pattern of development.*

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

*(Design Guidelines, p. 49)*

*The proposed exterior lighting consists primarily of traditional wall-mounted sconces finished in black, together with decorative metal awnings, signage locations, pergolas, railings, and outdoor gathering areas. Staff finds the proposed fixtures compatible with the pedestrian-oriented character of Downtown.*

*The applicant's narrative notes that the metal awnings would be "consistent with other downtown buildings" yet staff note UDO § 4.10.4(E)(3) which states that awnings within Central Business zoning "shall be canvas or material of similar appearance and flexibility" as a default. Staff also note that several examples of non-fabric awnings are present throughout Downtown, notably 107 W. New Hampshire Avenue, 200 NW Broad Street, and 115 NE Broad Street. Staff find that the proportions and placing of the proposed awnings matches the character of the surrounding district, but do cite potential concerns over the metal material composition.*



9) Structural conditions and soundness.

*(Design Guidelines, p. 86)*

*The proposal includes substantial renovation, expansion, selective demolition, and redevelopment of existing non-contributing commercial buildings, together with construction of new building components. Because the existing structures are not considered contributing, staff finds that the proposed work will not adversely impact the significant historic architectural fabric within the District.*

10) Architectural scale.

*(Design Guidelines, p. 51)*

*Although the project occupies a relatively large redevelopment site, the applicant minimizes its visual scale through variation in building heights, articulation of facades, changes in roof forms, individual storefront modules, outdoor courtyards, and distinct architectural treatments between buildings. Staff finds that these design techniques will successfully reduce the perceived size of the development and create a scale more consistent with the surrounding District.*

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 finds the proposal consistent with the Secretary's Standards, particularly numbers 2, 3, and 9. The proposed buildings are clearly identifiable as contemporary construction while incorporating materials, proportions, architectural details, and massing compatible with surrounding historic development. The applicant aims to avoid creating a false historical appearance through direct replication of any single historic building, instead drawing design inspiration from multiple existing Downtown buildings. Because the proposal primarily involves redevelopment of non-contributing commercial buildings together with compatible new construction, staff finds that the proposal appropriately differentiates new work while remaining compatible with the overall District.*

**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;

*Staff finds the proposed work compatible with the character of the district. The proposed buildings employ traditional commercial forms, pedestrian-oriented storefronts, durable exterior materials, and architectural detailing consistent with Downtown Southern Pines.*

- 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

*Staff finds the proposal will not adversely impact significant historic resources because the existing buildings proposed for demolition are non-contributing structures. The proposed redevelopment would introduce compatible new construction that reinforces the district's character.*

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

*Staff finds the proposal generally consistent with the adopted Historic District Design Guidelines relating to scale, massing, materials, architectural detailing, roof forms, storefronts, fenestration, and pedestrian-oriented site design.*

#### **4. Additional Staff Comments**

1) Parking.

Although the applicant does not propose to increase the number of off-street parking spaces currently available on the site, Planning Staff have concerns regarding the proposed configuration of those spaces along the NW Broad Street frontage if left in their default location and orientation.

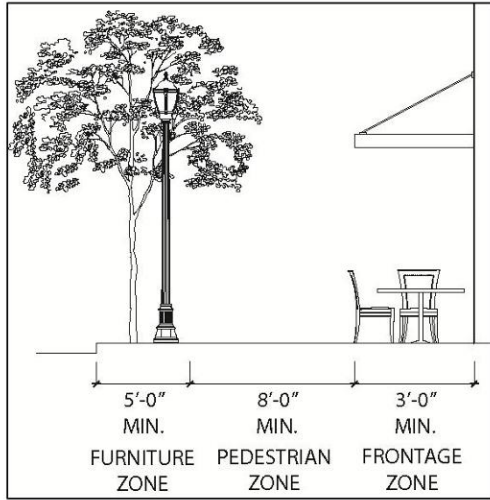
According to the applicant, the proposal would retain approximately 18 existing parking spaces directly between the building and NW Broad Street, with an additional approximately 20 spaces located adjacent to W. Connecticut Avenue. While the overall parking supply is proposed to remain unchanged, the arrangement of the parking along NW Broad Street continues an existing development pattern in which vehicles and vehicular access dominate the frontage of the site. Staff believe this configuration is inconsistent with the Town's long-term vision for Downtown Southern Pines and may represent a missed opportunity to improve the pedestrian-friendly environment within one of the community's most prominent areas, the Downtown.

The current proposal places head-on parking directly adjacent to the public sidewalk, creating a physical and visual barrier between pedestrians and the building entrance. The result is a streetscape where automobiles, rather than architecture or people, becomes the dominant feature experienced from the public realm. This arrangement diminishes the sense of enclosure that defines traditional downtown streets and sidewalks and limits the ability to establish an activated frontage zone that encourages walking between adjacent businesses and interaction with storefronts and businesses.

The Town's adopted planning documents consistently emphasize the importance of creating safe and walkable streets. The Southern Pines 2040 Comprehensive Plan expressly encourages "walkability and connectivity" within the Downtown (p. 82). Because of this, redevelopment that enhances connectivity and prioritizes people over automobiles should be the default in areas like downtown that are both treasured places and economic drivers. Similarly, the Unified Development Ordinance establishes frontage standards intended to create a comfortable transition between public streets and the front doors of private development through the incorporation of sidewalks, landscaping, street trees, and other pedestrian-oriented improvements. The Historic District Design Guidelines likewise encourage site designs that reinforce the traditional development pattern of Downtown, where buildings define the street edge and parking areas are visually subordinate rather than occupying the primary frontage. Staff are also unaware of any other site within the Local District that uses the development's proposed model of automobiles occupying the primary frontage and public realm in front of the building.

**Figure 15: Frontage Zone Standard, Town of Southern Pines UDO (4.10.5)**

Images of Frontage, Pedestrian and Furniture Zones



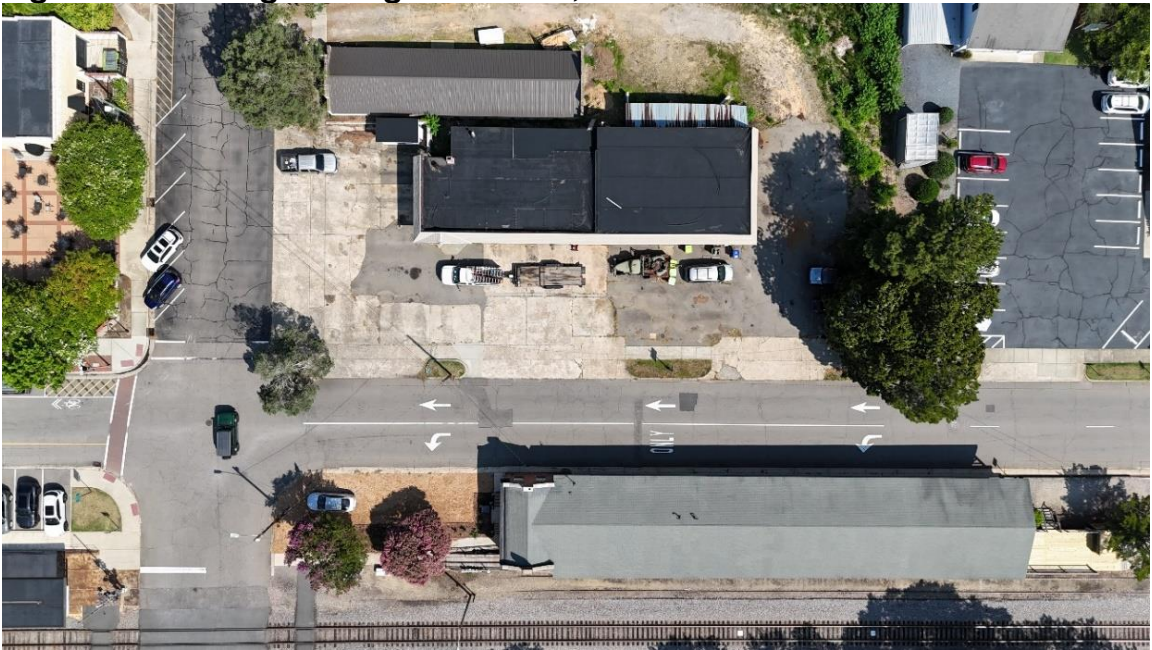
While the proposed redevelopment introduces an improved building design and represents a significant investment in the property, Staff believe the parking layout should evolve to better reflect the aforementioned community objectives. Rather than retaining head-on parking immediately adjacent to the building, Staff encourage the applicant to explore alternative site configurations that maintain a comparable parking supply while significantly improving the pedestrian experience and overall feeling of safety.

One potential approach would be to relocate the parking into a different configuration within or adjacent to the public right-of-way, pending agency comment. This could allow for the proposed building footprint to remain unmoved while creating space between the street and the building for a proper frontage, landscape, and pedestrian zone. These zones would be encouraged to incorporate street trees, sidewalks, benches, planters and pedestrian amenities. Such a design would better define the public realm, provide a greater degree of separation between moving traffic and pedestrians, and reinforce the walkable character that distinguishes Downtown Southern Pines, which the applicant acknowledged as a goal in the narrative.

**Figure 16: Existing Parking Conditions, Ground-View**



**Figure 17: Existing Parking Conditions, Aerial**



**Figure 18: Existing Parking Conditions, Viewed from NW Broad**



**Figure 19: Proposed Parking Conditions (Note parking between front doors of units and sidewalk)**



**Figure 20: Similar Parking Conditions (Downtown Adjacent)**



**Figure 21: Concept Alternative Parking NOTE: NOT TO SCALE**



**Figure 22: Traditional Frontage Zone Adjacent to Parking, Downtown**



Staff is not recommending that additional parking be constructed, or recommending that the building be relocated. Rather, Staff encourage reconsideration of the relationship between the parking area, sidewalk, landscaping, and building frontage. A reconfiguration of these site elements could substantially improve pedestrian comfort and safety while more closely aligning the project with the Town's adopted policies and design standards.

Because redevelopment opportunities along NW Broad Street occur infrequently, each project has the potential to shape the character of Downtown for decades. Existing site conditions should not establish the standard for future redevelopment. Instead, redevelopment presents an opportunity to incrementally advance the community's long-standing vision of a Downtown where buildings frame the street, sidewalks feel safe, landscaping is present, and pedestrians are given space to safely linger and shop within the Downtown area. Staff therefore strongly encourage the applicant to work with Town staff to evaluate alternative parking configurations that better achieve these objectives.

Finally, because the proposed project would require additional off-street parking per the UDO, the applicant requests a parking waiver pursuant to UDO §2.28.11. This section authorizes the Historic District Commission to recommend a waiver to the Planning Board when the required parking would result in a building or site design that is incongruous with the historic character of the district. Should the Commission determine that the existing parking supply is appropriate, it may recommend approval of the requested waiver for Planning Board consideration. In aiming to preserve the pedestrian-oriented character of the Downtown, Planning Staff fully and enthusiastically support this request, finding no reasonably foreseeable adverse impacts ('threats') to public safety should the required parking be reduced from the otherwise (approximate) 51 spaces required by the UDO.

2) Demolition reminder.

Staff note 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.

3) Technical Guidance from the SHPO.

Staff note that NCGS §160D-947(d) allows local preservation commissions to formally request non-binding technical guidance from the State Historic Preservation Office (SHPO) on Certificate of Appropriateness (COA) applications by tabling the case, voting to invoke the statute, and submitting a written request through staff to the SHPO's Local Government Coordinator, who then has thirty days to respond in writing.

4) Other requirements for construction.

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, when the first version of this application was submitted. Planning staff determined that the scope of the proposal is substantially similar to the original application, and therefore did not refresh the request for agency comments. 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, 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?

- i. These areas must meet pre-/post-development requirements.
- b. What are the calculations for added impervious surface area?
  - i. This calculation is required for Water Supply Watershed regulations.
- c. Utilities are generally non-concerning since they run adjacent to the property, and will be finalized during the Site Plan review phase.

**V. STAFF RECOMMENDATION**

Staff finds the proposed redevelopment reflects the character of traditional Southern Pines commercial architecture without replicating any single historic building. Instead, the design incorporates features found throughout the downtown Historic District, including traditional storefront proportions, articulated facades, parapet walls, transom windows, decorative corbels, pedestrian-scale lighting, varied roof forms, and a complementary mix of stucco, fiber cement siding, and metal roofing. Together, these elements create a new building that is compatible with the scale, rhythm, and character of the surrounding Downtown Historic District.

Staff recommend approval of application HD-05-26, pending the Commission’s resolution on issues relating to:

- 1. Parking
- 2. Building façade material
- 3. The vertical feature (“tower”) measuring up to 42-feet in height.

**VI. ATTACHMENTS**

- 1. Draft Findings of Fact and Certificate of Appropriateness
- 2. Application
- 3. Applicant’s Narrative
- 4. Applicant’s Existing Conditions
- 5. Inspiration Examples
- 6. Full Site Renderings
- 7. Site Layout Plan
- 8. Building 1 Elevations
- 9. Building 2 Elevations
- 10. Building 3 Elevations
- 11. Overall Material List
- 12. Brick Material List
- 13. Trim Reference Image

*Additional documents related to this application including, but not limited to 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 by public information request.*

**VII. HISTORIC DISTRICT COMMISSION ACTION**

UDO §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 § 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-05-26

**- OR -**

- 2) Approve HD-05-26 with the following conditions of approval:

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**-OR-**

- 3) Continue HD-05-26 to the next public meeting, to allow submission of additional materials:

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**-OR-**

- 4) Deny HD-05-26, based on the following:

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## “ATTACHMENT ONE”

### FINDINGS OF FACT Case Number: HD-05-26

- I. 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 §2.28.5(A) and UDO §2.28.10(A)-(C), the Town of Southern Pines Historic District Design Guidelines, and the **Secretary of the Interior’s Standards for Rehabilitation**, for the following reasons:
  - A. The Commission finds that the proposal consists of the partial demolition, substantial rehabilitation, expansion, and new construction associated with existing non-contributing commercial buildings located within the Southern Pines Local Historic District. The existing buildings do not possess architectural or historical significance that contributes to the character of the Historic District; therefore, the proposed demolition and alterations will not adversely affect significant historic resources.
  - B. The Commission finds that the proposed redevelopment is compatible with the historic character of Downtown Southern Pines through its use of traditional commercial building forms, pedestrian-oriented storefronts and site design, articulated façades, parapet walls, vertically proportioned windows, transoms, decorative architectural detailing, and a complementary palette of brick, stucco, fiber cement siding, and standing-seam metal roofing. Furthermore, site parking achieves an appropriate balance of vehicular access and pedestrian safety and character.
  - C. The Commission finds that the overall massing, scale, setbacks, roof forms, site design and organization of the project into three interconnected building components surrounding a central courtyard appropriately reduce the perceived scale of the development while maintaining compatibility with the established pattern of commercial development within the Historic District.
  - D. The Commission finds that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation because the new construction is readily identifiable as contemporary while remaining compatible with the historic district through its scale, massing, materials, and architectural character. The proposal does not create a false sense of historical development by replicating any single historic building but instead draws inspiration from multiple contributing resources (buildings) throughout Downtown Southern Pines.

3. Therefore, based upon the Findings of Fact above, the Historic District Commission concludes that the proposed work satisfies the applicable standards for issuance of a Certificate of Appropriateness – Major Work. The Certificate of Appropriateness, as drafted, is incorporated herein by reference and approved subject to any conditions imposed by the Commission.

**DRAFT CERTIFICATE OF APPROPRIATENESS – MAJOR WORK**  
**Case Number: HD-05-26**

Addresses of proposed work: 310 NW Broad Street and 115 W. Connecticut Avenue, Southern Pines,  
NC 28387 (Parcel IDs 00031673 and 00035341)

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 PTAH, LLC, for the following scope of work:

1. Partial demolition of existing non-contributing commercial buildings and associated site improvements as depicted on the approved plans.
2. Substantial exterior rehabilitation, renovation, and expansion of the existing commercial buildings, including façade modifications, additions, new architectural features, and installation of new exterior materials.
3. Construction of new building components and associated site improvements to create a mixed-use commercial development consisting of three interconnected buildings surrounding a central courtyard and outdoor gathering space, substantially in accordance with the approved application materials, architectural elevations, renderings, site plans, and supporting documentation presented to the Historic District Commission.
4. Installation of associated architectural elements including storefront glazing, parapet walls, awnings, decorative trim, pergolas, lighting, roofing, windows, doors, exterior finishes, and other site features substantially consistent with the approved plans.

All work shall be completed in accordance with the approved application and supporting materials, together with any supplemental materials presented at the July 09, 2026 evidentiary hearing, all of which are incorporated herein 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

Entered

Date Received: JUN 03 REC'D Fee Paid: [initials] Case No.: HD-05-26

BY: Mason Mattox

Project Information:

Street Address: 310 NW BROAD ST ? 115 W CONNECTICUT AVE, SOUTHERN PINES, NC 28387
PIN: 858106396273 / 858106395281 Parcel ID: 00035341 & 00031673
Site Size: .66 acres (28,916 SQ FT) Zoning: CB within HD

Applicant:

Name(s): PTAH LLC
Email: [redacted] Phone: [redacted]
Mailing Address: [redacted]

Authorized Agent, if different from Applicant:

Name(s): Andy Blegg
Email: [redacted] Phone: [redacted]
Mailing Address: [redacted]

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

Name(s): [redacted]
Email: [redacted] Phone: [redacted]
Mailing Address: [redacted]

**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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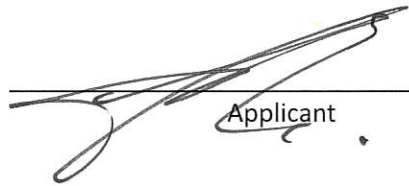
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Date: 6.1.2026

  
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  
300 SW Broad Street, Southern Pines, NC 28387  
[plan@southernpines.net](mailto:plan@southernpines.net) (910) 692-4003 [www.southernpines.net](http://www.southernpines.net)

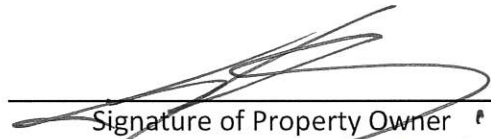
APPOINTMENT OF AGENT

The undersigned owner(s), PTAH LLC, hereby appoint(s) Andy Bleggi 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 1 day of June, 2026

  
 \_\_\_\_\_  
 Signature of Property Owner  
 Member  
PTAH LLC, Andy Bleggi MGR.  
 \_\_\_\_\_  
 Please Print Name

June 2026 –Project Description/Written Narrative

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

From: PTAH, LLC, Andy W. Bleggi (Owner- Member Manager)

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 Previously submitted) and do not contribute to the significance of the district. That being said, we plan to build a structure on the site that is consistent with the aesthetic of the downtown historical district actively contribute to the over-all character of the historic district. (Note: We have already received the Demolition Approval for the structures in March 12, 2026)

Even though the existing buildings have been deemed NOT historically significant we plan to use some of the structural aspects of the existing buildings in the new designs as much as possible and structurally suitable. (See attached plans.)

We plan to use an exterior stucco that is similar in type and color to other stuccos used in down town Southern Pines (See Cut Sheets).

A few things of note that we will be using as part of our influences for the design both exterior and interior:

- 1) The town of Southern Pines was founded in 1884 and was officially incorporated in 1887.
- 2) The Train station was built in 1898 by the Raleigh and Augusta Railroad later the Seaboard Air Line Railway in the Queen Anne style.
- 3) The freight depo was built in 1930 out of a red brick and concrete to with stand the heavier usage of cargo.
- 4) Original freight shipped out of Southern Pines, in the 1870s-1880s was pine tar, pitch, turpentine, and Rosin. Then in the 1880s to 1890s was long leaf pine timber. Then in the 1890s to 1930s the depo primary shipping products were from the fruit industry primarily peaches, dewberries (native species of blackberry) and muscadine grapes (the only native grape in the United States and native to North Carolina and the Sandhills.)
- 5) The influence of the Shaw family dates back to 1821, when they relocated from the Scottish Highlands and amassed a 2,500-acre estate. Parts of that estate were eventual sold to John T. Patrick that was eventual layout as Southern Pines. In addition, part of their land was sold was sold to the rail road where the current

train station and depo are located. The Shaw house the currently exists was built in circa 1821.

- 6) During the same era as the Shaw family the McLeod family wielded significant influence in Moore County amassed also around 2,700-acre estate formed their complex around what is now Pinebluff, NC. The McLeod Family Rural Complex and the Alex McLeod House is located just south of Southern Pines in Pinebluff. Robert McLeod sold the one of the last pieces of the McLeod original estate land to the Town of Southern Pines in the early 1980s for the current Southern Pines water treatment plant. Much of the product shipped out of the downtown Southern Pines depo, add staged for shipment on this property 310 N Broad Street, between the years 1870s to 1930s was shipped by the McLeod family. Descendent of the McLeod family Dr. Vida McLeod (Dr. Vida) was married to Dr. Walter Guy McLeod, great great grandson of the original McLeod settlers to Sandhills, who were the local doctors in Southern Pines for the period 1920s to late 1980s and just lived three blocks from the train depo today. Their deep roots to the community exist even through today as the current land at 310 N Broad is owned by the ancestors of the original McLeod family, Dr. Vida's and Dr. McLeod's great great grandchildren.
- 7) The first use of the lot at 310 N Broad street during the period of the mid to late 1800s was as a staging and storage area for freight supplies. During late 1880s and early 1900s 310 was used as a wagon storage area and staging area later being us as a parking area for Ford Model Ts and farm wagons. Then in the mid-1920s as the first building was built was a storage type building. That building is believed to be removed in 1940's and replaced with Poe's Texaco, which operated actively until the 1960s. Then the fueling tank was pulled from the ground (Note: There are currently NO fueling tanks or buried tanks on the site and there are NO hazardous materials ever noted to be present underground. This can be verified by the State of NC site for hazard material registration.) and the building was used by various independent mechanics including the Red Wilson, Mezo family, and finally the Doug Thomas family and was known as "Doug's Auto" until being sold to its current owner "PTAH, LLC".

We plan to incorporate into the buildings (both exterior and interior) various elements of the past history as both acknowledgement and actual use of various materials for example:

- 1) We plan to use the Est. year of the town of Southern Pines "1887" in various parts of signage.
- 2) We plan to acknowledge the establishment of the railroad coming through Southern Pines, and the importance of it during various periods of economic development. Some of our interior fixtures will be made of various elements used in in the railroad industry.
- 3) Long leaf heart pine that has been harvested in Southern Pines and milled in Moore county will be used if various application inside the buildings. In addition, some of the food dishes that will be served in two of the restaurants/café's plan to

use local historical ingredients that were produced in Southern Pines and Moore county and shipped from this property historically.

- 4) The McLeod family ancestors are the current owners of the property and have agreed to place certain family historic items in some parts of the interior of the completed building.
- 5) Some items from the “Independent Mechanic” era will be reconditioned and reused in various parts of the building.

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” has built a new larger facility off Hwy 5 in Aberdeen, which they opened in June 2026 vacating the current property June 30, 2026. We have coordinated our construction so that it starts as soon as they are move out starting with reinforcing structural elements getting ready for full renovation and new construction. We plan to complete the site work first then the commercial building at 115 Connecticut and then move to the 310 N broad building.

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

- 1) 2.28.11- Parking Wavier Can be recommended 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 existing 30-38 commercial parking spaces (both public and private) that already exist at the site.*
- 2) Restaurants are 1 space per 100 square feet. (Chapter 4-20 of UDO) *The redevelopment is anticipated two units or approximately 5,125 sq. feet would fall under restaurant classification. In this case it would normally be required that about 51 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 recommended 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 District 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 as many of the existing parking places have over the past 40 years been used for vehicle storage and not parking.*
- 4) Exhibit 4-6: 1 space for each guest room. *We have not residential on site proposed so we do not need parking for this element.*
- 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. *We do not plan at this time having any residential units on site so this element does not apply.*
- 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. When and if we do not leave it in its “current state” (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**  
**Additional Information as Requested (In Red)**

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

- (A) The buildings will be appropriate with the appearance, stucco, any brick layout, size, brick types, of other buildings in Southern Pines downtown historic district. See plan designs, examples, and selections. The building will be stucco 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 with a partial 2<sup>nd</sup> story over one section set back to it is not readily visible from the side walk area. **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 be 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 under 45’ for both the front and back buildings. and 45’ feet for the back building from the Broad Street Side. Note that final height will be determined by engineering, screening, decorative elements (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 patios will stretch between the existing parking areas along the front and side of the front commercial building on Broad and Connecticut except in front of the last two buildings on the Connecticut Ave side. Those two buildings will be set only 1’ from the side walk depending on the requirement for entry into the units for handicap access and drainage. There is also a “fire lane” that**

**will run around the buildings from the Connecticut side to the Broad street side that is 20' wide.**

**(3) Exterior of building is going to be stucco that is similar in color and patterns to the other buildings in the downtown Historic district. Stucco and potential paint will be used in areas that are visible and non-visible from the street. These areas would include interior of Trash Area, Interior back hall ways. All areas of stucco or paint area will match the stucco color as showing in renderings or be the existing color that is currently on the building as in the 115 Connecticut building that is in a light indigo sky blue color.**

**(4) All Architectural detailing will be similar to existing building in the historic district please see renderings. The 115 Connecticut building is being restored in its original color as it is today and will remain stucco. In addition, we are restoring its original true divided glass iron industrial window.**

**(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 see "cut sheets". These materials will be consistent and enhance existing accents in the historic district. All lighting will be in black or bronze, all down spouts will be in black or bronze, 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. Any new added 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. (See Cut Sheets)**



EXISTING SITE



EXISTING SITE









Reference these photos for the design on Building #2 on E. Connecticut Ave.

**Christian Book Store** 156 NW Broad St. Southern Pines, NC 28387



107 W. New Hampshire Ave. Southern Pines, NC 28387



**First Bank Stage at The Sunrise 250 NW Broad St. Southern Pines, NC 28387**

Reference this photo for the stage design on the lot.



**Casino Guitar/ Apartments 115 NE Broad St. Southern Pines, NC 28387**

Reference these photos for the roof patio  
on Building #1 above Suite #1.



**Betsy's Crepes** 127 SW Broad St. Southern Pines, NC 28387



**Marie & Marcelle Boutique** 200 NW Broad St. Southern Pines, NC 28387

Reference these photos for corbel details on Building #1.



**Wine Cellar & Tasting Room 241 NE Broad St. B, Southern Pines, NC 28387**

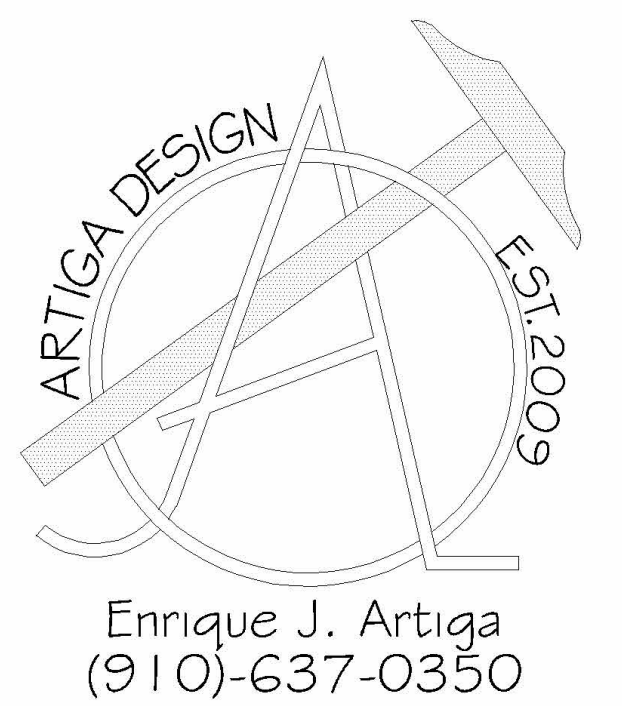


**The Mews Building 280 NW Broad St. Southern Pines, NC 28387**

Reference these photos for the stucco exterior siding.

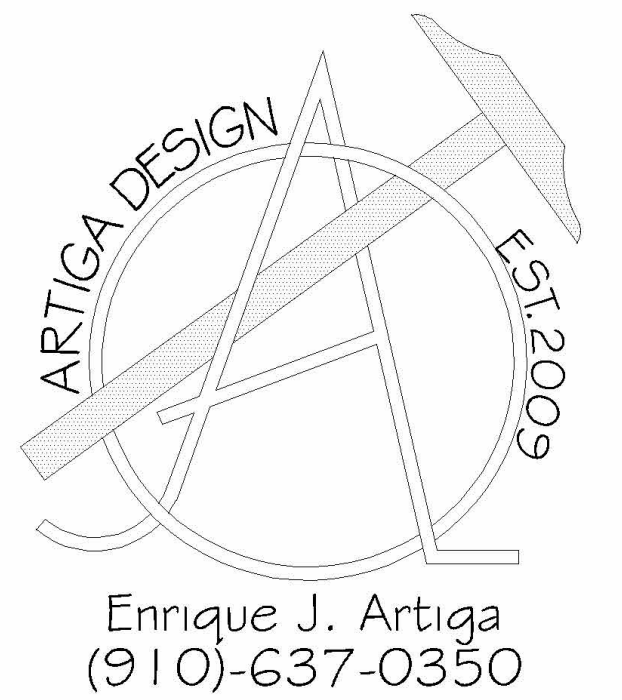


310 DEPOT  
SOUTHERN PINES, NC 28387



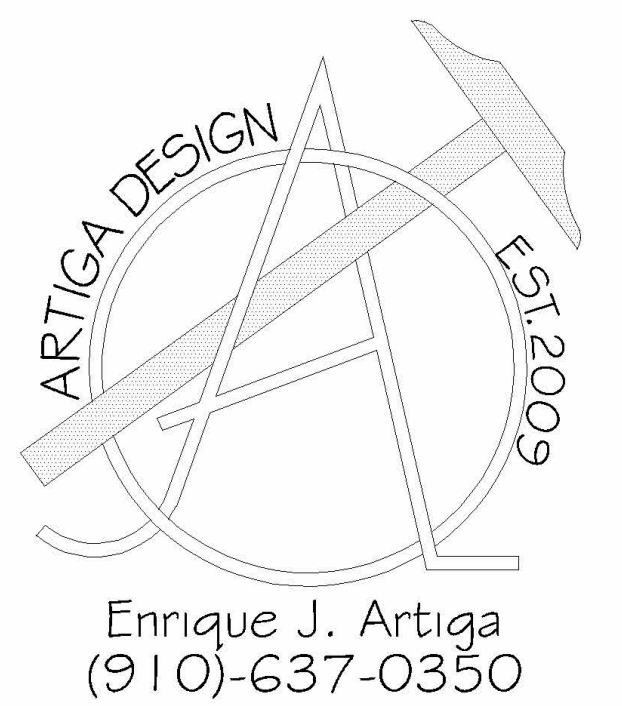


310 DEPOT  
SOUTHERN PINES, NC 28387



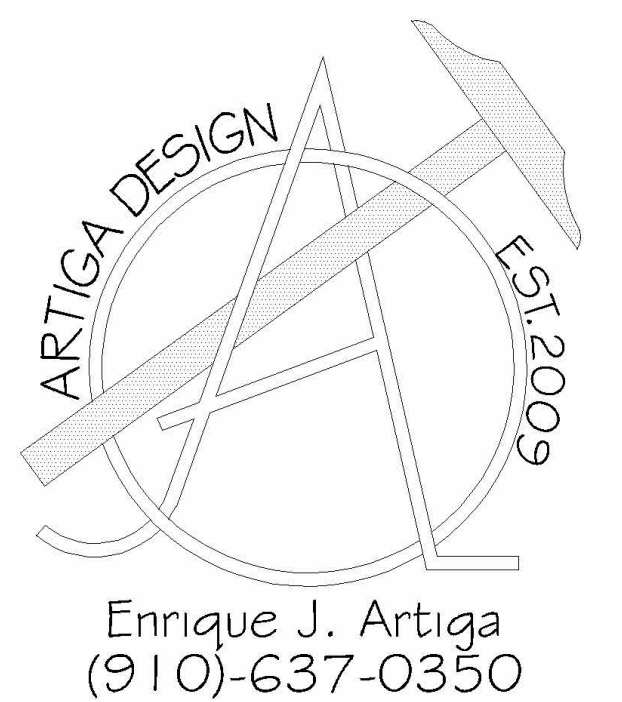


310 DEPOT  
SOUTHERN PINES, NC 28387



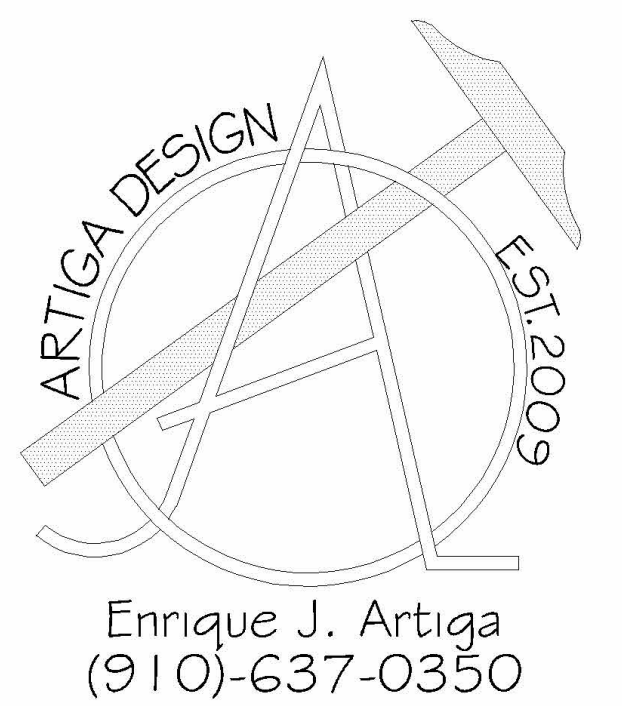


310 DEPOT  
SOUTHERN PINES, NC 28387



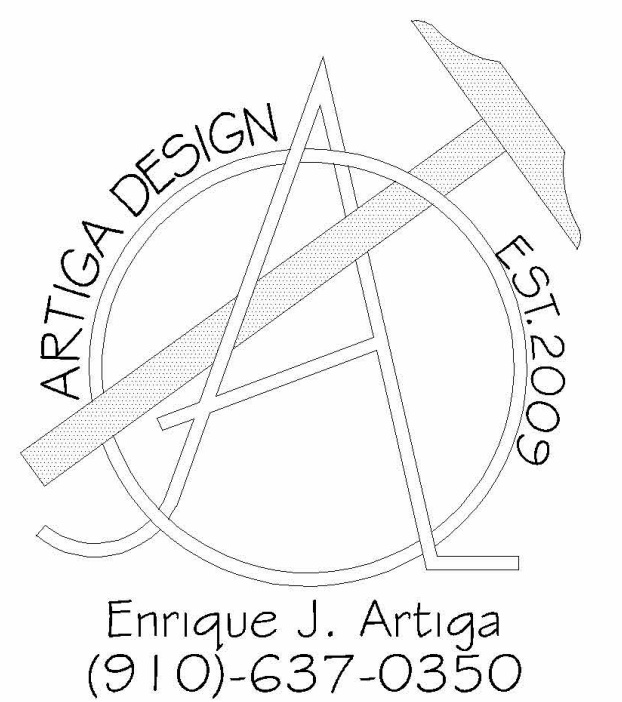


310 DEPOT  
SOUTHERN PINES, NC 28387





310 DEPOT  
SOUTHERN PINES, NC 28387





310 DEPOT  
SOUTHERN PINES, NC 28387

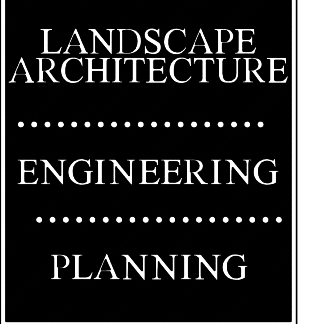
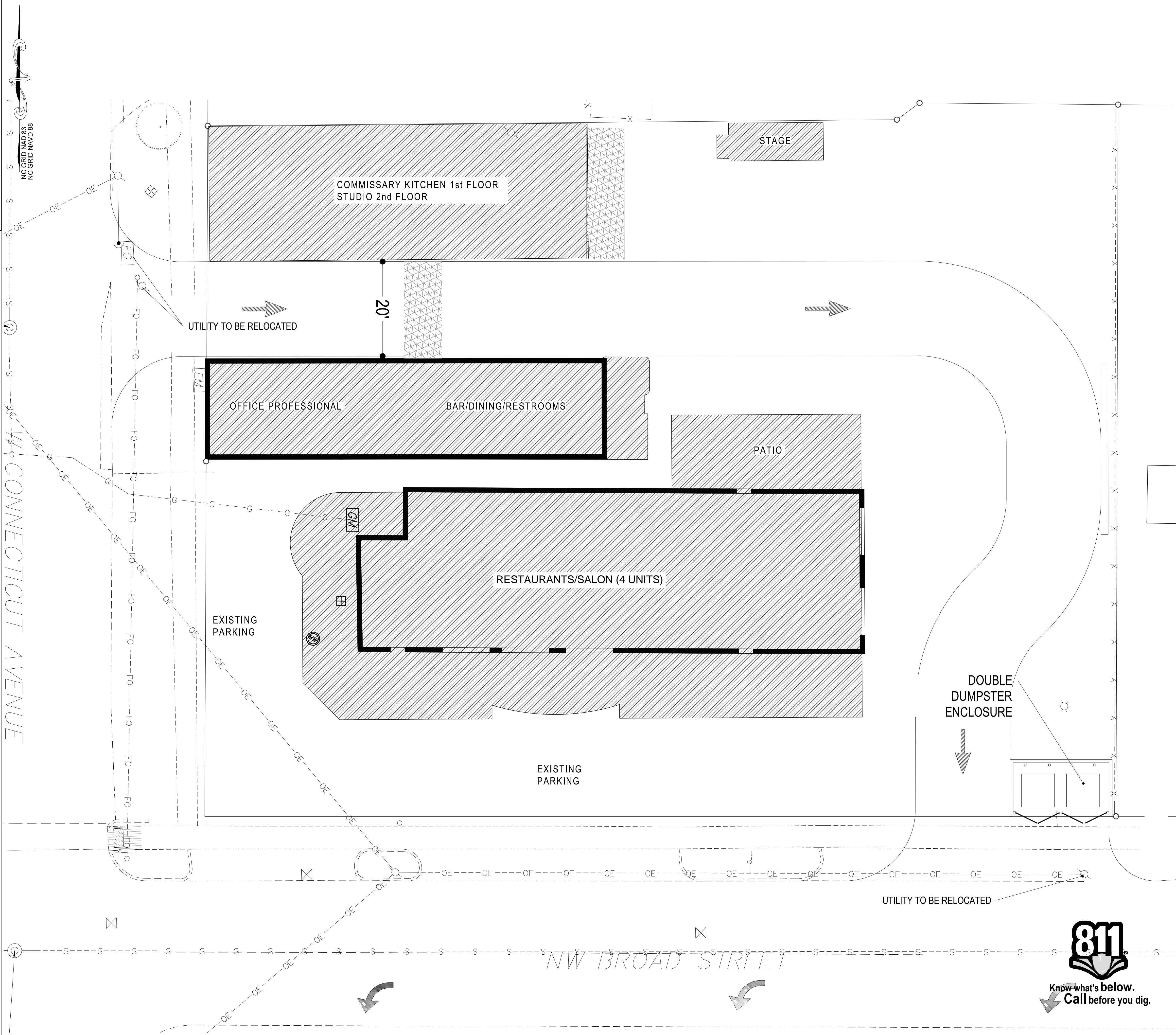


Enrique J. Artiga  
(910)-637-0350

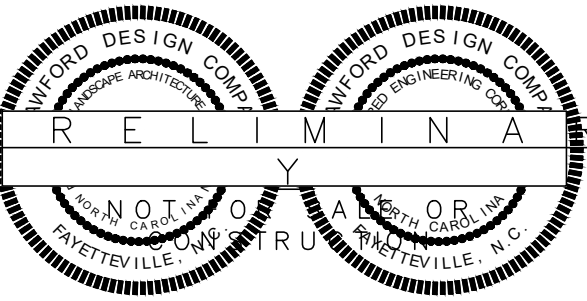


VICINITY MAP (1"=2000')

SITE NOTES



Landscape Architecture " Fayetteville, NC  
Civil Engineering " Southern Pines, NC  
230C W. Pennsylvania Ave. " Southern Pines, NC 28387  
Voice: 910-725-1107  
www.crawforddsn.com

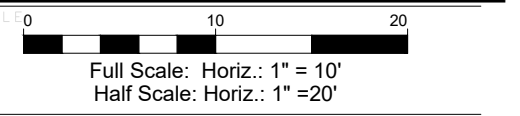


0	mm-dd-yy	Description

SITE LAYOUT PLAN

PTAH, LLC  
310 NW BROAD ST.

Project Manager: KSL  
CAD Technician: RFNIGER  
Reviewed / Approved By: \_\_\_\_\_  
Project Number: 25016



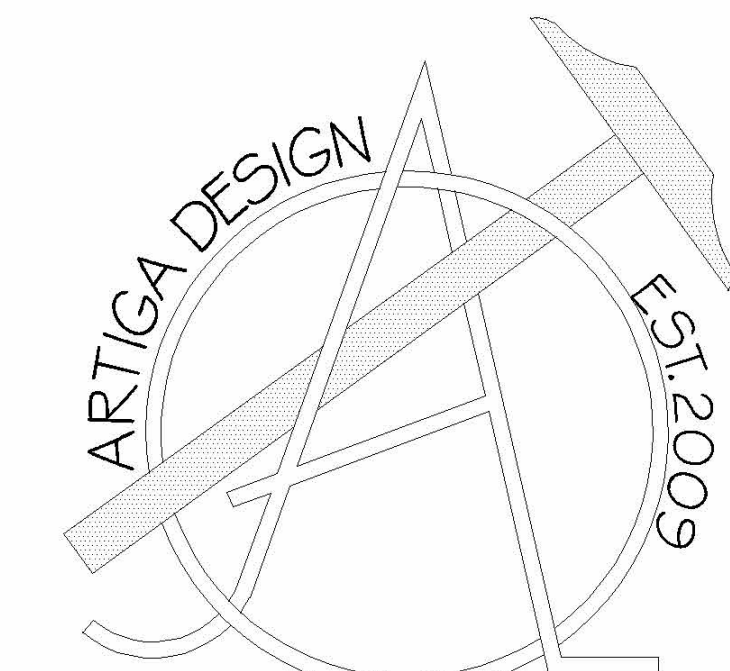
Full Scale: Horiz.: 1" = 10'  
Half Scale: Horiz.: 1" = 20'

10/27/2025



Know what's below.  
Call before you dig.

C2.0



Enrique J. Artiga  
(910)-637-0350

CLIENT:

PTAH, LLC.  
310 NW BROAD ST.  
SOUTHERN PINES, NC 28387

NOTES:

- 1) ALL FINAL MATERIALS ARE TO BE SELECTED BY THE HOMEOWNER AND/OR THE BUILDER.
- 2) FINAL NUMBER OF EXTERIOR STEPS WILL BE DETERMINED ON THE CONSTRUCTION SITE.
- 3) CONTRACTOR MUST VERIFY ALL MEASUREMENTS AND DETAILS BEFORE CONSTRUCTION BEGINS. ALL WORK MUST MEET OR EXCEED BUILDING CODES.
- 4) THE DESIGNER ASSUMES NO RESPONSIBILITY FOR CHANGES MADE TO THESE PLANS BY OTHERS DURING CONSTRUCTION.
- 5) FOR SECURITY PURPOSES PLANS SHOULD BE REVIEWED BY A STRUCTURAL ENGINEER BEFORE CONSTRUCTION BEGINS.

PROPOSED FOOTAGE TOTALS:

CAFE/RESTAUR. (UNIT #1) 1,890 HTD. SQ. FT.  
 SALON (UNIT #2) 1,160 HTD. SQ. FT.  
 UNIT #3 1,158 HTD. SQ. FT.  
 UNIT #4 1,128 HTD. SQ. FT.

TOTAL SQ. FT. 5,336 SQ. FT.

ALL NUMBERS ARE TO FRAME

ISSUE DATE: EJA 5/29/2026

DRAFTING BY: JMD 5/13/2026

JMD 5/29/2026

SHEET NAME:

FLOOR PLAN

SCALE:

1/4" = 1'-0"

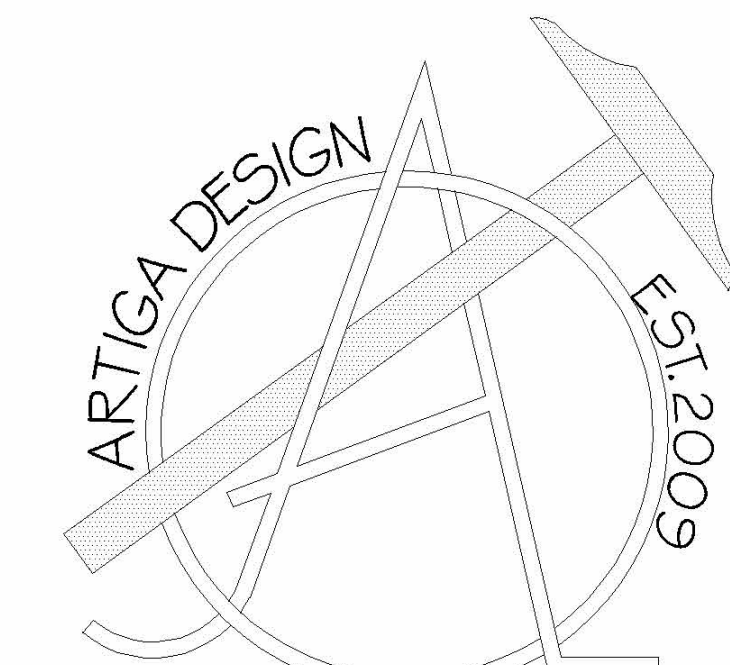
SHEET NUMBER:

1 OF 3



# MODIFIED FLOOR PLAN

NOTE:  
EACH UNIT TO HAVE TANKLESS WATER HEATERS INSTALLED



Enrique J. Artiga  
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- UNIT #4 1,128 HTD. SQ. FT.

TOTAL SQ. FT. 5,336 SQ. FT.

ALL NUMBERS ARE TO FRAME

ISSUE DATE: EJA 5/29/2026

DRAFTING BY: JMD 5/13/2026

JMD 5/29/2026

SHEET NAME:

FRONT & REAR ELEVATIONS

SCALE: 1/4" = 1'-0"

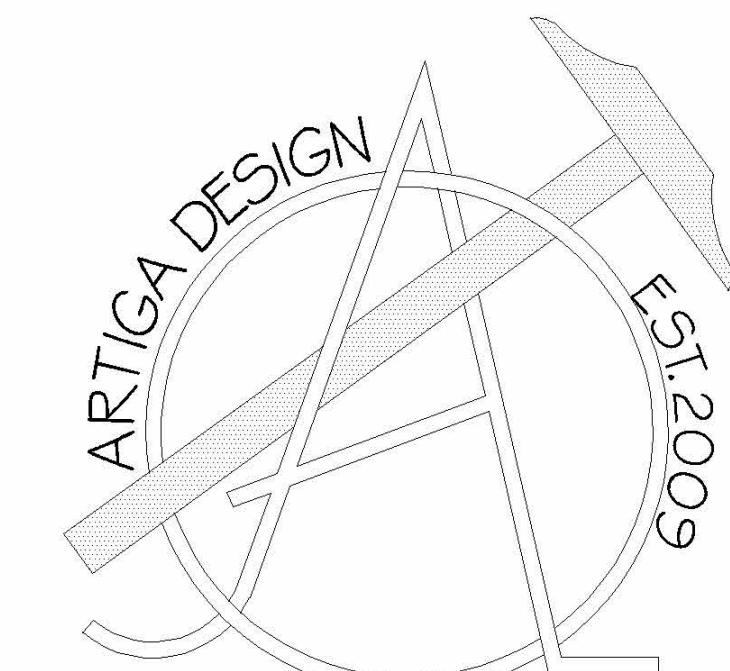
SHEET NUMBER:



FRONT ELEVATION



REAR ELEVATION



Enrique J. Artiga  
(910)-637-0350

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ALL NUMBERS ARE TO FRAME

ISSUE DATE: EJA 5/29/2026

DRAFTING BY: JMD 5/13/2026

JMD 5/29/2026

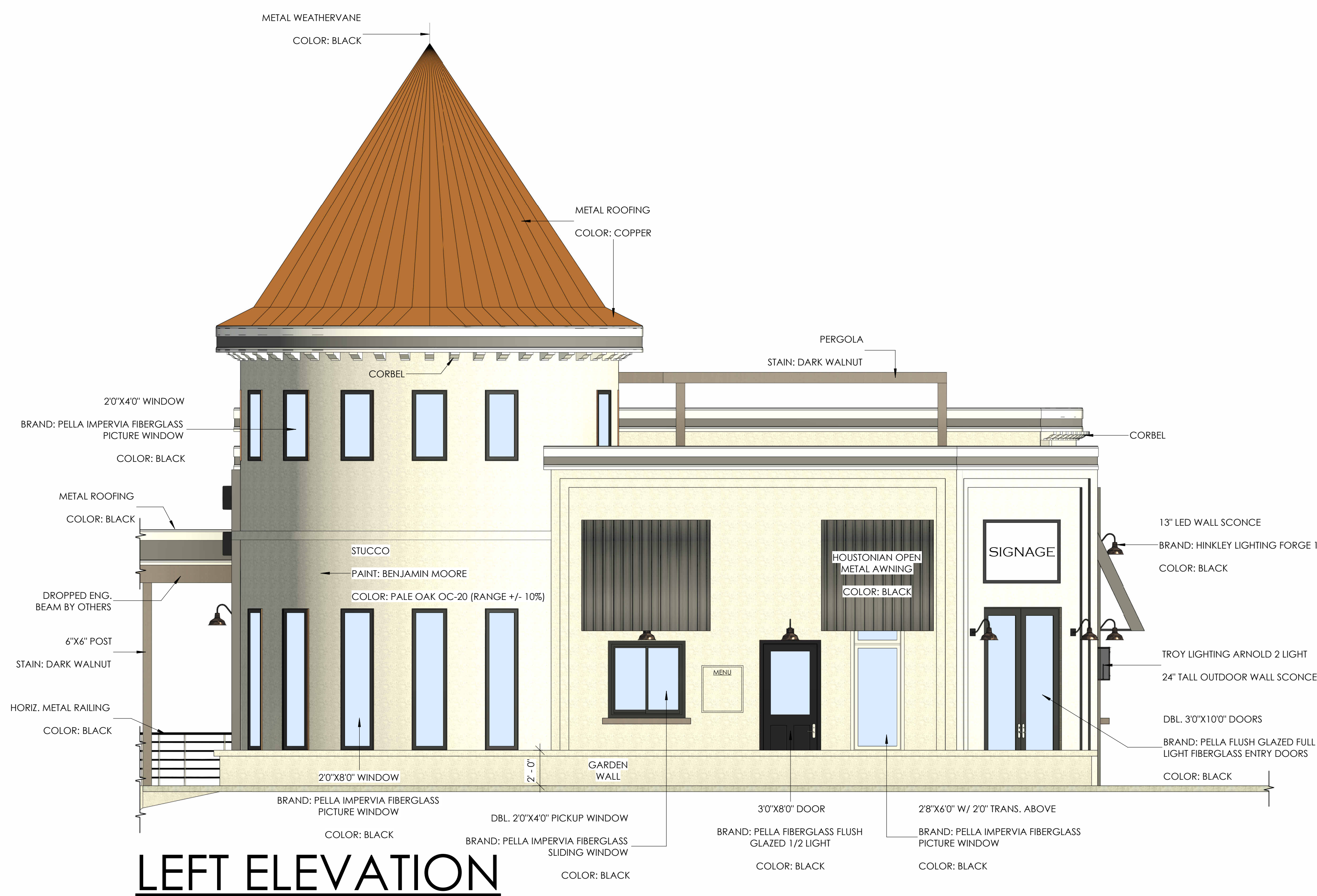
SHEET NAME:

LEFT & RIGHT ELEVATIONS

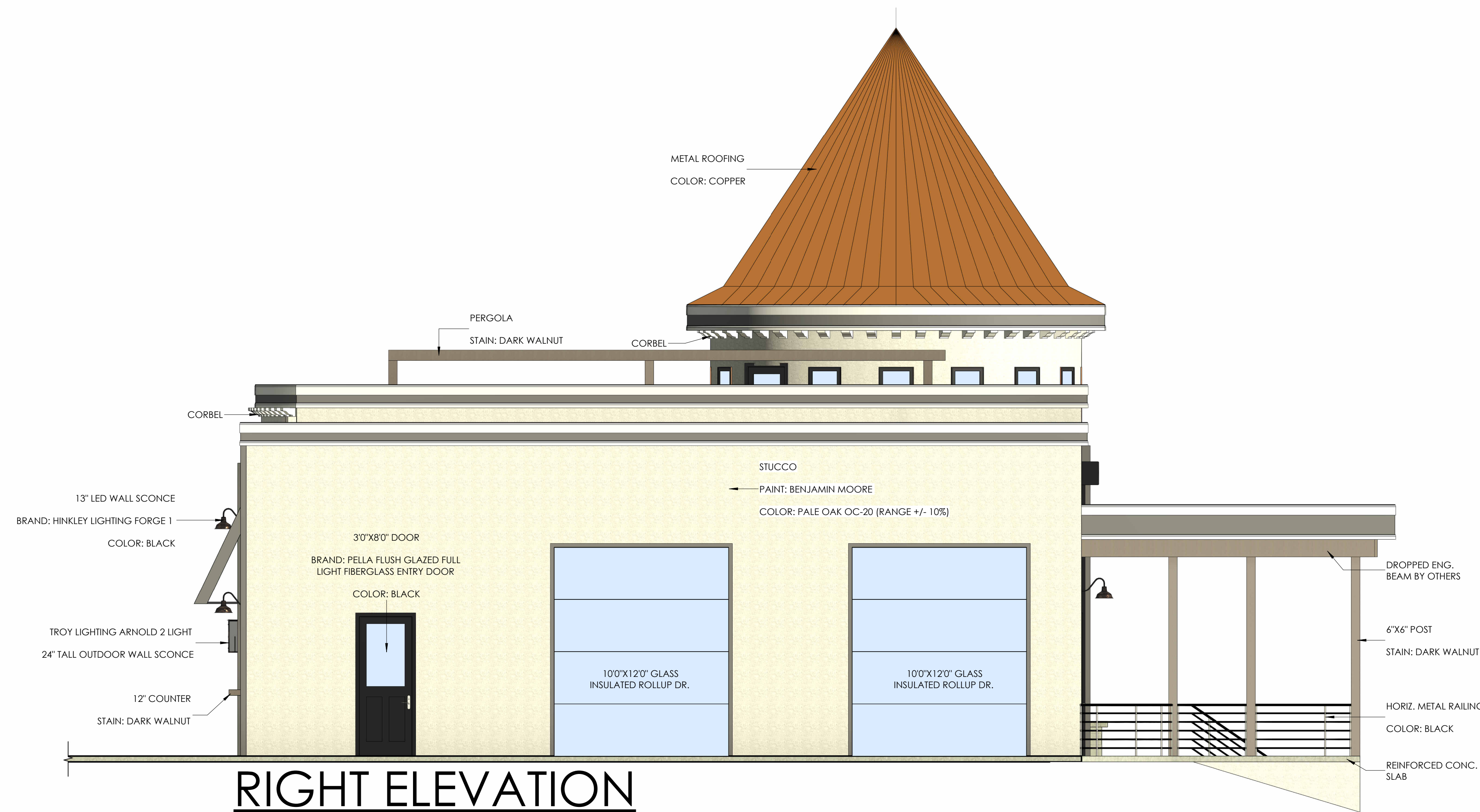
SCALE:

1/4" = 1'-0"

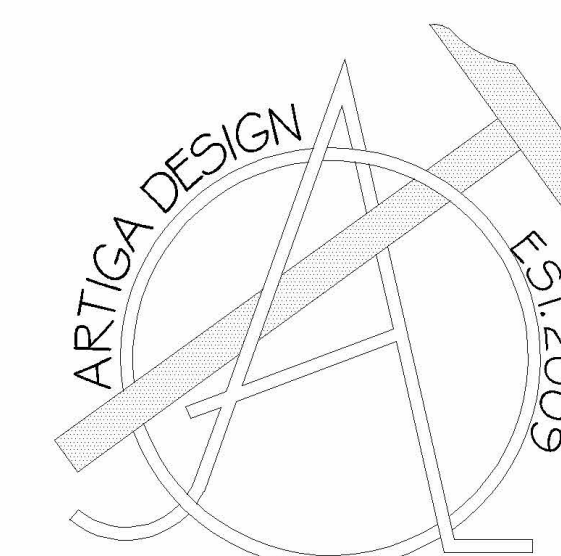
SHEET NUMBER:



LEFT ELEVATION



RIGHT ELEVATION



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PROPOSED FOOTAGE TOTALS:

OFFICE/PROFESSIONAL 1,063 HTD. SQ. FT.  
 BAR & DINING 519 HTD. SQ. FT.  
 BAR AREA 184 SQ. FT.

TOTAL HTD. SQ. FT. 1,582 HTD. SQ. FT.

ALL NUMBERS ARE TO FRAME

ISSUE DATE: EJA 5/29/2026

DRAFTING BY:

JMD 5/26/2026

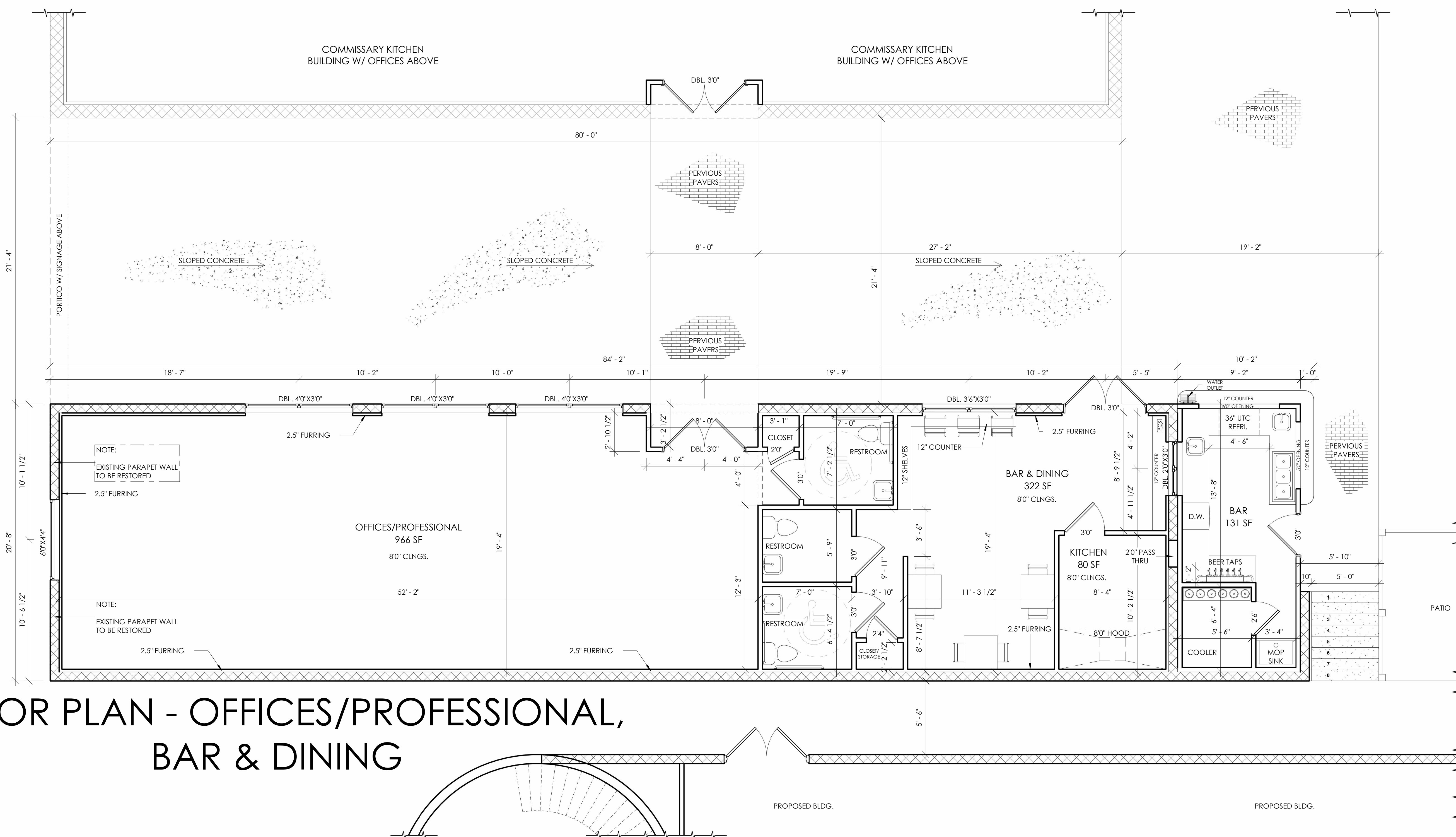
JMD 5/29/2026

SHEET NAME: FLOOR PLAN - OFFICES/PROFESSIONAL, BAR & DINING

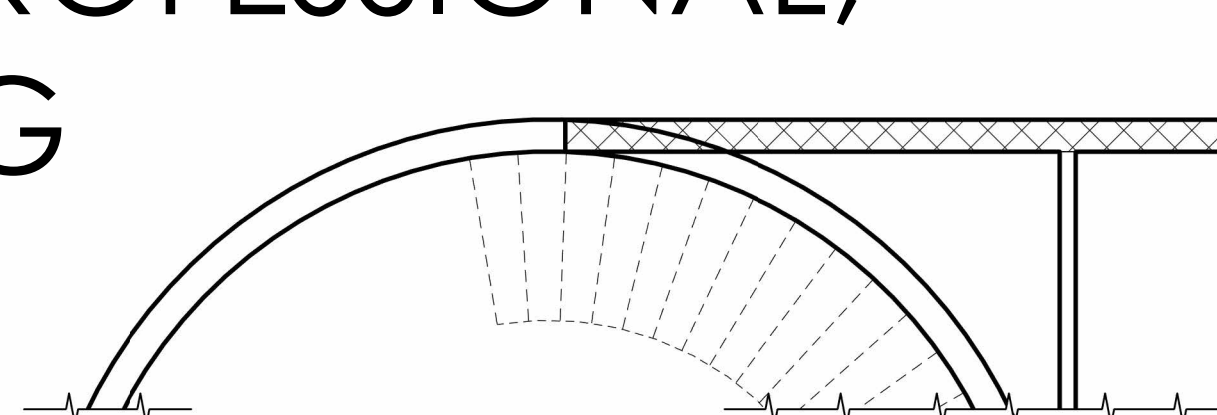
SCALE: 1/4" = 1'0"

SHEET NUMBER:

1 OF 2



# FLOOR PLAN - OFFICES/PROFESSIONAL, BAR & DINING

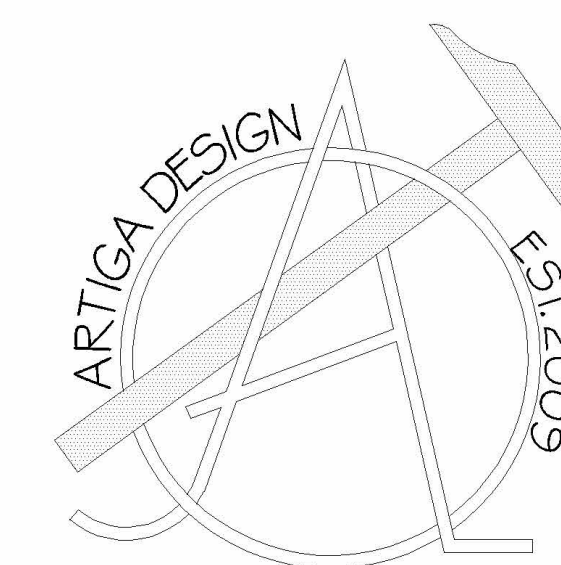


NOTES:

- 1) FINAL DIMENSIONS ARE TO BE VERIFIED ON SITE.
- 2) NO CUT LIST SHOULD BE DONE BASED ON THESE PLANS.
- 3) MEMBER AND WALL SIZES ARE TO BE CONFIRM AND ADJUST ACCORDINGLY ON SITE.

THESE PLANS ARE FOR DESIGN PURPOSES ONLY AND TO BE ONLY USED FOR THE ADDRESS LISTED ON THESE PLANS. CONSULT WITH A LICENSED AND CERTIFIED ENGINEER BEFORE THE CONSTRUCTION PROCESS BEGINS.

ENRIQUE J. ARTIGA (OWNER)



Enrique J. Artiga  
(910)-637-0350

CLIENT:

PTAH, LLC.  
310 NW BROAD ST.  
SOUTHERN PINES, NC 28387

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TOTAL HTD. SQ. FT. 1,582 HTD. SQ. FT.

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ISSUE DATE: EJA 5/29/2026

DRAFTING BY:  
JMD 5/26/2026

JMD 5/29/2026

SHEET NAME: REAR ELEVATION

SCALE: 1/4" = 1'0"

SHEET NUMBER:

2 OF 2



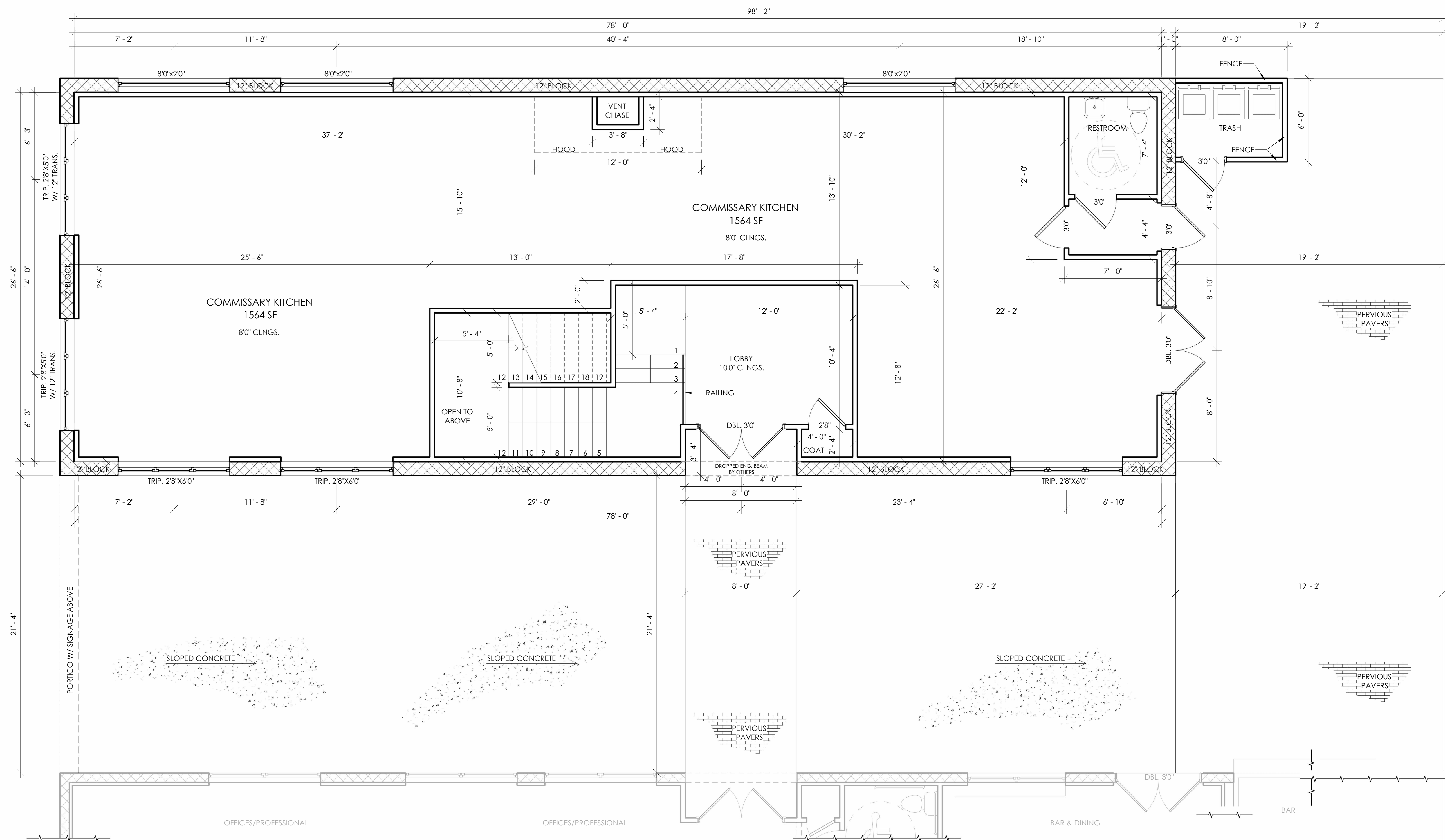
REAR ELEVATION

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*[Signature]*  
ENRIQUE J. ARTIGA (OWNER)



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**PROPOSED FOOTAGE TOTALS:**

COMMISSARY KITCHEN 2,067 HTD. SQ. FT.  
OFFICES/PROFESSIONAL 2,067 HTD. SQ. FT.

---

TOTAL HTD. SQ. FT. 4,134 HTD. SQ. FT.

ALL NUMBERS ARE TO FRAME

ISSUE DATE: EJA 5/29/2026  
DRAFTING BY: JMD 5/29/2026

SHEET NAME: 1ST FLOOR PLAN - COMMISSARY KITCHEN  
SCALE: 1/4" = 1'0"  
SHEET NUMBER:

# 1ST FLOOR PLAN - COMMISSARY KITCHEN (BLDG. #3)

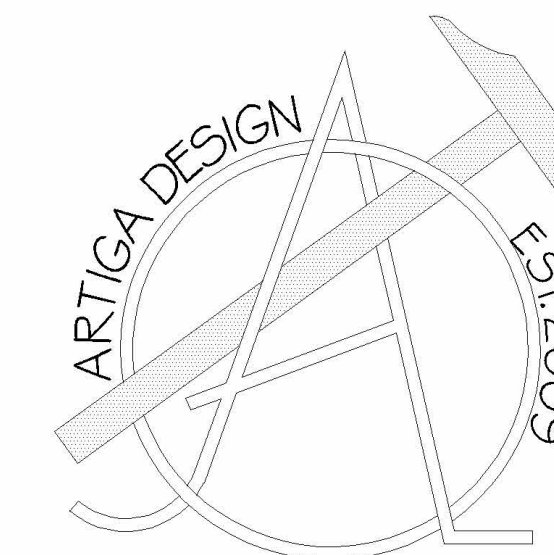
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ENRIQUE J. ARTIGA (OWNER)





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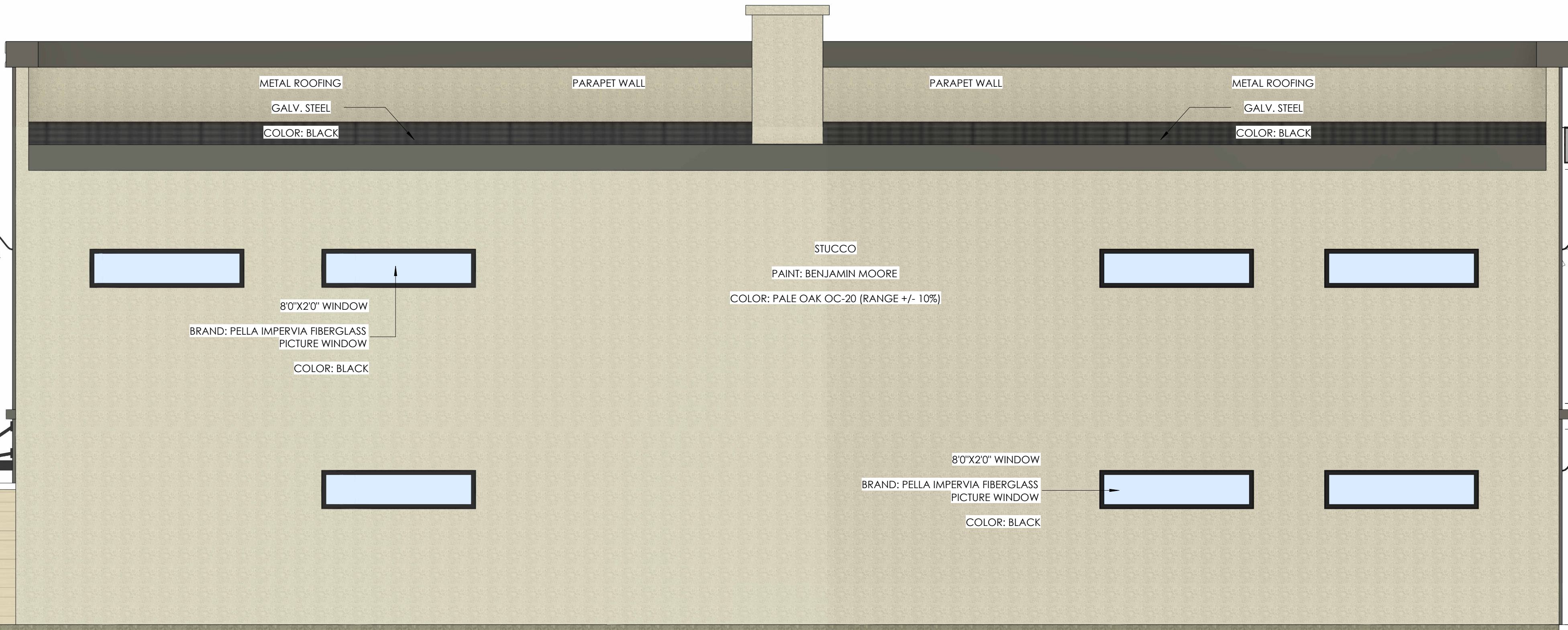
SHEET NAME: REAR, LEFT & RIGHT ELEVATIONS

SCALE: 1/4" = 1'0"

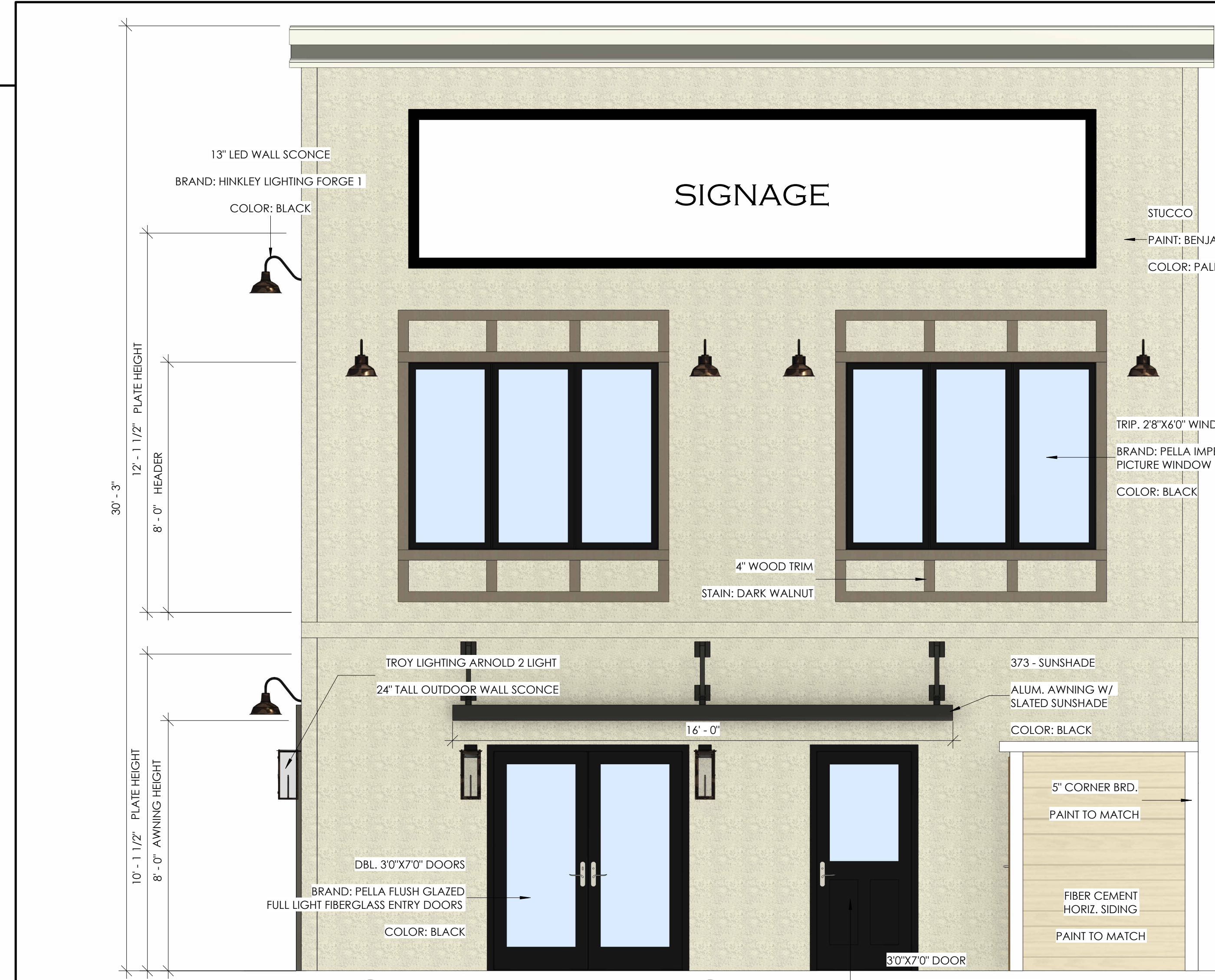
SHEET NUMBER:

3 OF 3

*Enrique J. Artiga*  
ENRIQUE J. ARTIGA (OWNER)



REAR ELEVATION



RIGHT ELEVATION



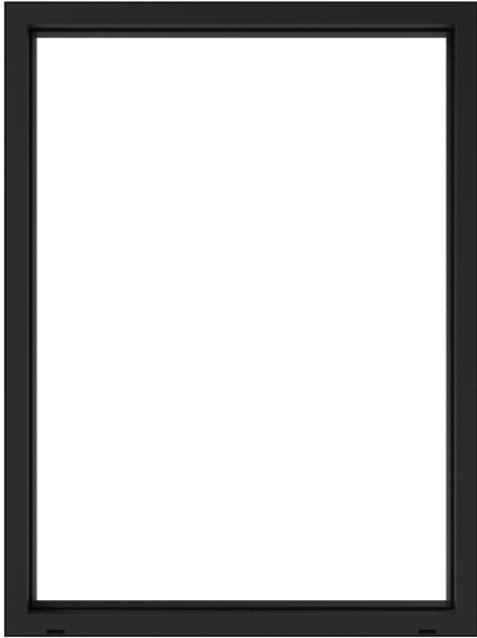
LEFT ELEVATION

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# MATERIAL LIST

**Pella® Impervia®** Fiberglass  
Picture Window



**Pella®** Flush Glazed Full  
Light Fiberglass Entry Door



**Pella® Impervia®** Fiberglass  
Sliding Window



# MATERIAL LIST



Houstonian Open Side Awning



Copper Metal Roof

# MATERIAL LIST

Stucco color:

Benjamin Moore- Pale Oak

OC-20

Range +/- 10%

Pale Oak (OC-20)  
Benjamin Moore



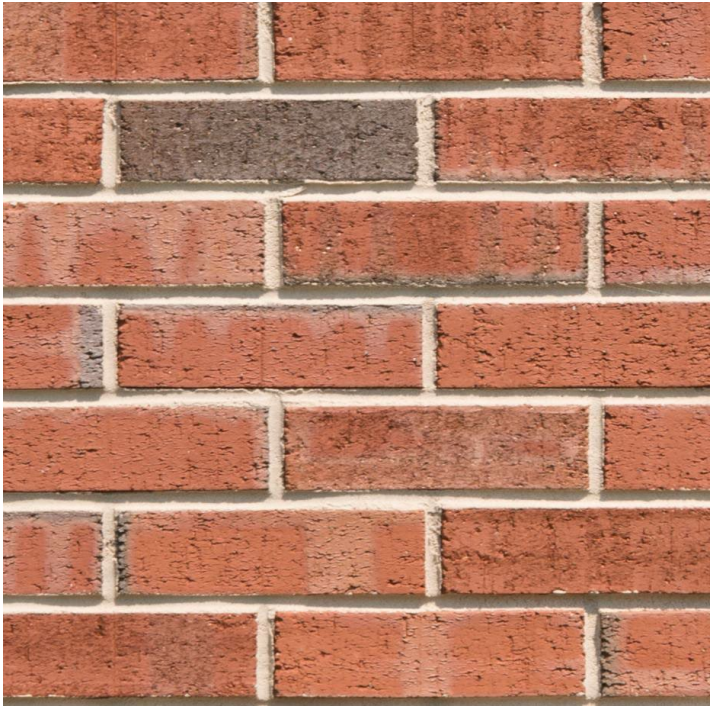
Troy Lighting Arnold 2 Light 24"  
Tall Outdoor Wall Sconce

Hinkley Lighting Forge 1 Light  
13" Tall Coastal Elements LED  
Outdoor Wall Sconce



# MATERIAL LIST

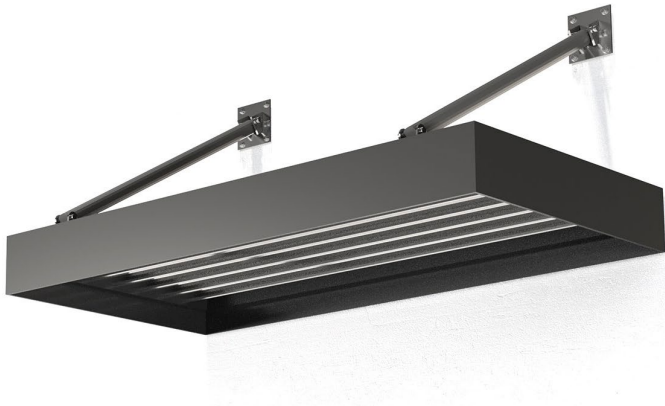
Triangle Brick North Carolina  
Flashed Wirecut



Union Corrugating Ribbed  
Galvanized Steel Roof Black



# MATERIAL LIST

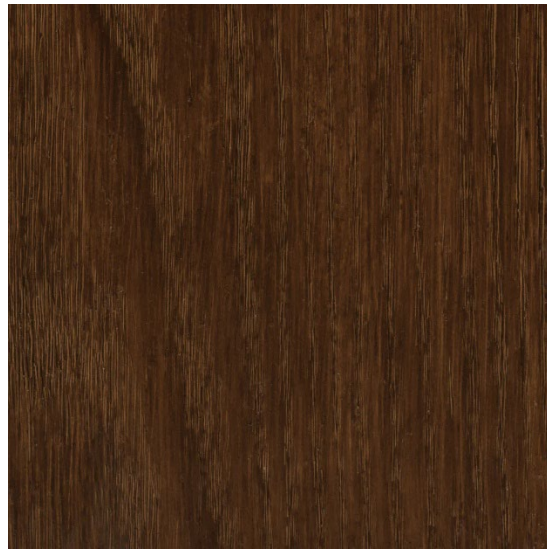


373-Sunshade

Aluminum Awning With Slated Sunshade.

Column Stain

Dark Walnut



DecksDirect

Complete Revival Plus  
Aluminum Railing System with  
Horizontal Rods



# Old Carolina<sup>®</sup> Brick Co.

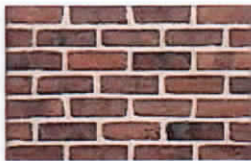
## COLORS

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

1 - 18 of 18



Londontowne



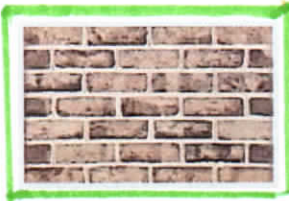
Park Ridge



Old Post Office



Bessemer Grey



Savannah Grey



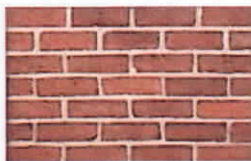
Charlestowne



Cambridge



St. Michaels



Jefferson College



Williamstowne



Tryon



Cape Charles



Whitshire



Georgetowne



Dumaine



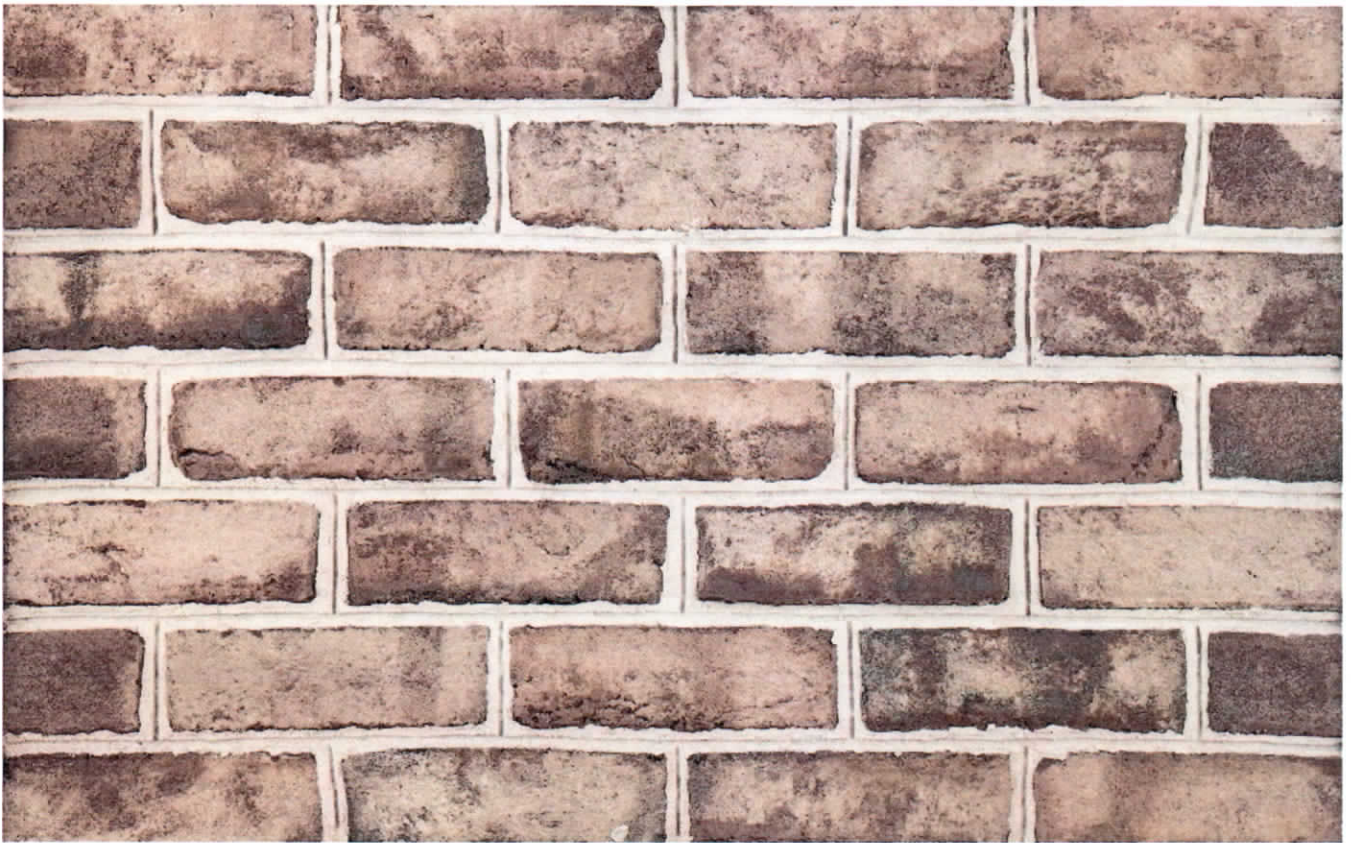
Brunswick



Seabrook



Aberdeen



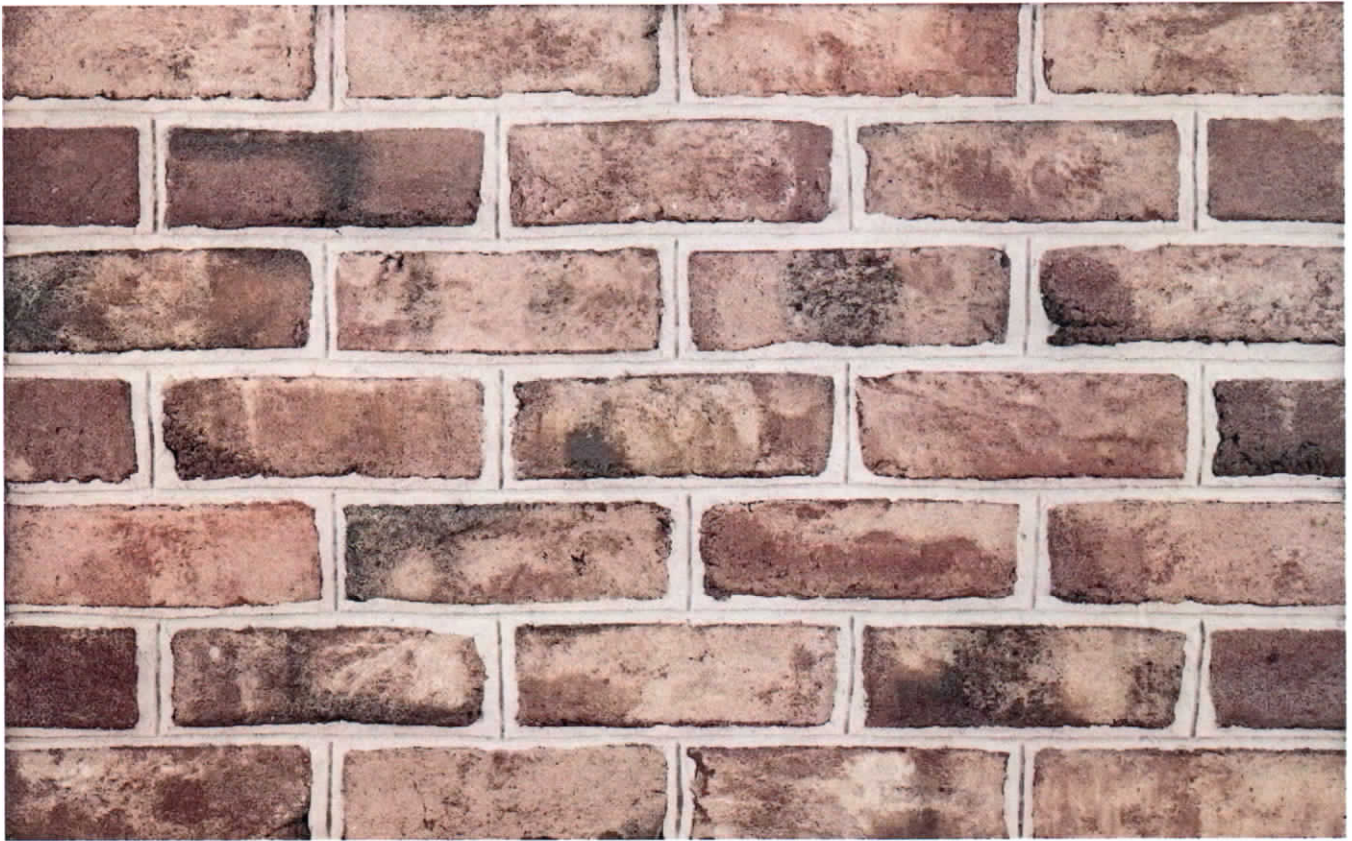
SAVANNAH GREY

1

[Previous](#)

5/18

[Next](#)



GEORGTOWNE

2



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

Share →



Where to Buy

View Brick in Person

## Available Sizes

Merry Oaks, NC

**Engineer**

**Modular**

Special Production





# 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







REFERNCE PICTURE