

MINUTES

Town of Southern Pines Historic District Commission Regular Meeting May 12, 2022 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, May 12, 2022, at 4:00 PM at the Community Development Building, 801 SE Service Road, Southern Pines, North Carolina.

Members present: Molly Goodman, Robert Anderson, Robert Brown and Lane West.

Members absent: Chair Leslie Brians, Vice-Chair Elizabeth Oettinger and Michaela Harr.

Staff members present: Pamela Graham, Principal Planner, and Cindy Williams, Secretary to the Commission.

Molly Goodman, acting Chair, called the meeting to order at 4:00 PM.

Molly Goodman made a motion, which was seconded by Robert Brown, to approve the Minutes of the December 9, 2021 meeting. The motion carried.

The oath of office was administered to Lane West and Robert Brown.

PUBLIC HEARING:

HD-05-22 Certificate of Appropriateness: Major Works, New Exterior Door; 160 E New Hampshire Avenue; Applicant: Adam Johnson of Pinnacle Development Design Build, LLC on behalf of Encore Performing Arts; Owner: 490 Broad, LLC

Molly confirmed that there were no conflicts of interest among the Commission members.

The oath of testimony was administered to those wishing to speak during the hearing.

Lane West made a motion, which was seconded by Robert Brown, to open the public hearing. The motion carried.

STAFF PRESENTATION:

Ms. Graham stated that the request was to install a new glass and aluminum door system at the front of the building in an existing archway and that the Design Guidelines encourage the use of wooden doors with appropriate glazing.

APPLICANT PRESENTATION:

Adam Johnson stated that the owners want the main entrance to be better defined and that an aluminum storefront was proposed.

Robert Brown inquired about the existing doors on either side within the archway.

Mr. Johnson responded that he assumes the interior doors will remain open.

Mr. Brown asked if removing the canopy had been considered.

Mr. Johnson responded that the canopy was not part of the application.

Robert Anderson asked if bronze is one of the approved colors.

Molly asked Mr. Johnson if he wanted to modify his application.

Mr. Johnson responded that the owners really just want the door. They do not necessarily have a preference about the color and agreed to modify the application to specify that the color of the door will be white with a horizontal mullion.

Robert Anderson made a motion, which was seconded by Lane West, to close the public hearing. The motion carried.

HISTORIC DISTRICT COMMISSION ACTION:

Robert Anderson made a motion, which was seconded by Lane West, that as a finding of fact the application was complete and that the facts submitted were relevant to the case because staff had determined that the application was complete and meets the submittal requirements of the Town of Southern Pines Unified Development Ordinance.

Robert Anderson made a motion, which was seconded by Lane West, that as a finding of fact the application complies with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria C 1-3 in that:

1. *Work is compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of a property and the district. Specifically, the work is considered compatible and appropriate in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations.*

The motion is supported by the following specifics in the proposal being considered:

- a. There are other examples of aluminum storefronts in the district; and
- b. The applicant has agreed to change the color of the door system to white, increase the width of the railing and add an intermediate horizontal mullion.

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.*

The motion is supported by the following: The assembly could be easily removed and the building restored to its current condition by a subsequent owner.

3. *Work is consistent with the adopted design guidelines for the historic district, including the following: The addition was built in the 1980's and the work maintains the existing arch without any modifications.*

and therefore made a motion, which was seconded by Robert Brown, to approve HD-05-22 with the following conditions:

1. The door and frame will be white aluminum;
2. The door will have a horizontal intermediate mullion at the panic hardware level; and
3. The rails and stiles of the doors shall be the wide style.

The motion carried.

UNFINISHED BUSINESS:

There was a brief discussion regarding the President of the Southern Pines Business Association attending a future meeting.

NEW BUSINESS:

Ms. Graham stated that the Commission would meet in June with one application on the agenda.

Robert Anderson made a motion, which was seconded by Molly Goodman, to adjourn the meeting. The motion carried unanimously.

The meeting adjourned at 5:25 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission