



AGENDA

Historic District Commission

Thursday, August 13, 2026: 4:00 PM

Town Hall, 300 SW Broad Street, Southern Pines, NC

1. CALL TO ORDER

2. APPROVAL OF MINUTES

3. PUBLIC HEARING (CONTINUED FROM JULY 9, 2026)

a. HD-05-26 Certificate of Appropriateness - Major Work for 310 NW Broad Street and 115 W. Connecticut Avenue; Applicant: PTAH, LLC

4. UNFINISHED BUSINESS

5. NEW BUSINESS

6. ADJOURNMENT

Planning Staff Report

To: The Historic District Commission
From: Mason Mattox, Planner II
Date: August 13, 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. HISTORIC DISTRICT COMMISSION CONTINUANCE

At the July 9, 2026 hearing, the Commission deferred the application to the August meeting to allow the applicant additional time to refine several components of the proposed plans. Specifically, the Commission requested revisions to the tower element, modifications to the proposed metal awning sizes to better reflect the character of Downtown Southern Pines, and further coordination between the applicant and staff regarding the site layout between the primary building and NW Broad Street to enhance the pedestrian experience, given that the proposal submitted for Commission review was oriented around off-street parking. During the discussion, the Commission expressed no concerns with the proposed stucco exterior finish or the use of metal awnings in lieu of fabric awnings. Since the continuance, the applicant has revised the proposal in response to the Commission's comments, and worked closely with staff to refine a final design.

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

The map displays a grid of streets including MASSACHUSETTS, NEW YORK, PENNSYLVANIA, BENNETT, CAMELIA, NEW HAMPSHIRE, CONNECTICUT, VERMONT, BROAD, ASHE, and BROAD. Property lots are color-coded and labeled with years. The subject property, located at the intersection of BROAD and VERMONT, 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



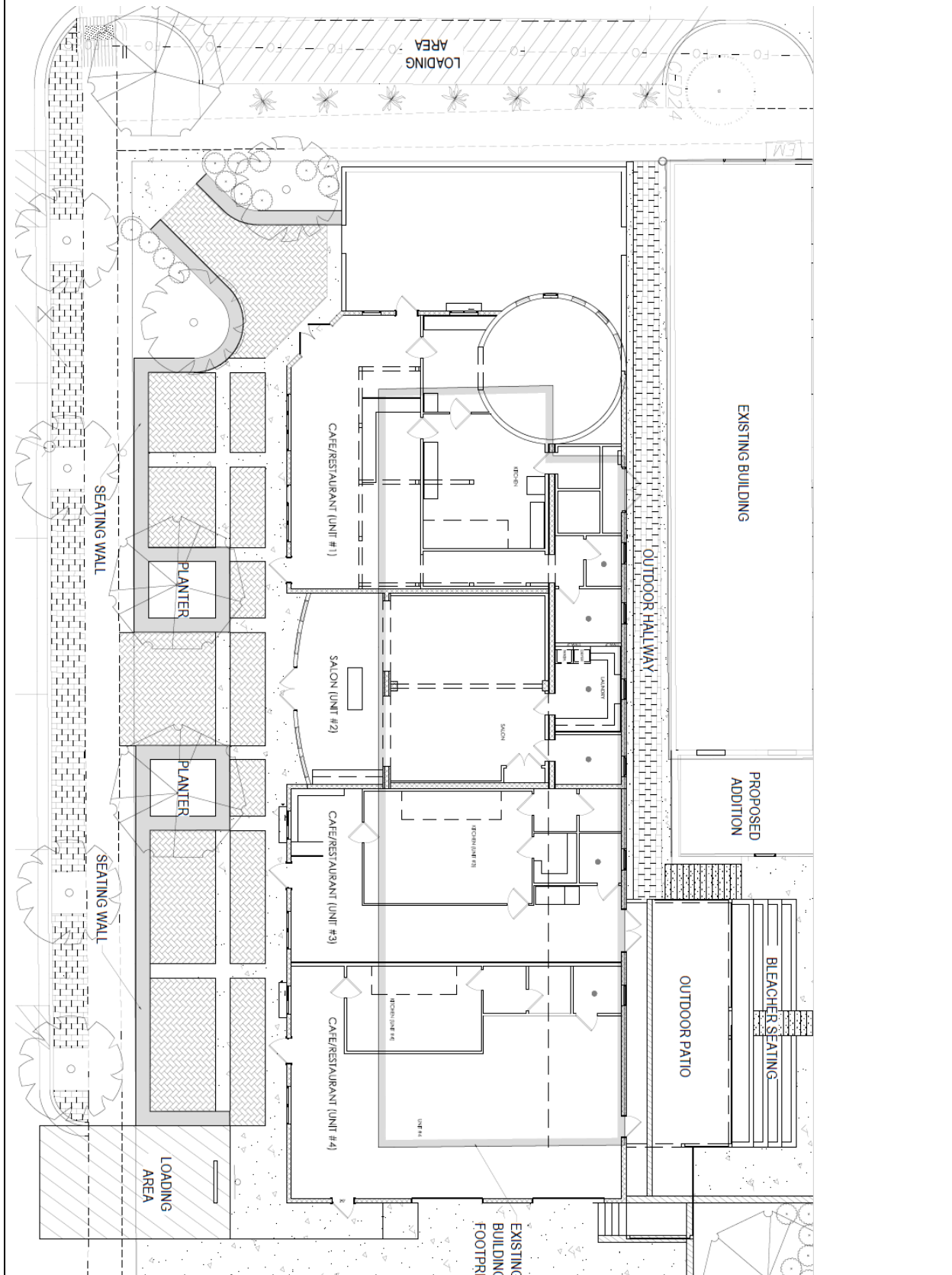
Figure 4: Revised Rendering, as viewed from NW Broad Street



Figure 5: Revised Rendering, as viewed from W. Connecticut Avenue



Figure 6: Revised Site Layout Plan (See attachments for full plans)



IV. 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
4. Hearing Continued by Action of the Board to August 13, 2026
5. Additional Consultation with the Technical Review Committee: August 04, 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 and landscaping plans

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:**

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

(Design Guidelines, p. 51)

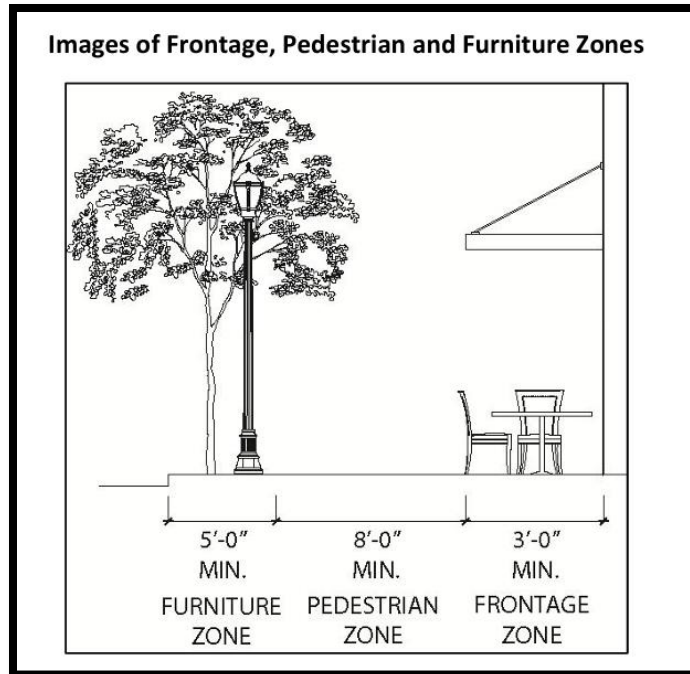
The proposal includes predominantly one-story commercial buildings with a two-story office component located above the rear commissary kitchen. The varying building heights reflect the

established pattern along NW Broad Street, with the primary Broad Street-facing building being just shy of 22-feet in height, and the tallest building being two stories, significantly 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 a continuous street presence. Since the previous Historic District Commission meeting, the applicant has worked closely with Town staff to revise the site plan by eliminating the previously proposed off-street parking along the building frontage, with the exception of two loading and unloading areas, allowing for the creation of a proper Frontage Zone consistent with UDO §4.10.5 (See Below). The revised design provides space for landscaping, street trees, brick pavers, low brick walls, and other pedestrian-oriented improvements while restoring the building as the defining edge of the public realm rather than allowing automobiles to dominate the streetscape. Staff finds the proposed placement compatible with the traditional development pattern of Downtown, as the increased setback is provided to accommodate pedestrian improvements rather than parking. As a result, the proposal more closely reflects the established pattern of nearby historic commercial buildings, strengthens the continuity of the streetscape, and better satisfies this Criterion regarding the setback and placement of the building in relation to adjacent and opposite historic buildings.



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.

A question for the Commission to consider was 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. Ultimately, the Commission voiced their approval of the stucco concept during the July 09 meeting.

Figure 8: Valvoline, built with brick to meet the Town's Default Standards.



Figure 9: Southern Pines Growler at 160 W. New York Avenue, built with brick 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 revised proposal incorporates a combination of parapet walls, standing-seam metal roofs, and modest sloped roof elements that are compatible with the traditional roof forms found throughout Downtown Southern Pines. Since the previous Historic District Commission meeting, the applicant has eliminated the previously proposed tower element in response to concerns regarding its compatibility with the character of the Historic District. The removal of this feature results in a simpler and more cohesive roofline that better reflects the established scale and architectural rhythm of surrounding historic commercial buildings while continuing to provide variation through changes in roof form and building massing. Staff finds that the revised roof design more closely aligns with the Historic District Design Guidelines by maintaining a compatible silhouette, reducing visual prominence, and allowing the building's architectural detailing and materials to serve as the primary design features rather than a singular vertical element.

- 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. Since the previous submittal, the applicant has also introduced an outdoor courtyard enclosed by a stucco wall adjacent to Connecticut Avenue. At staff's recommendation, window openings were incorporated into the courtyard wall to provide visual interest, reduce the imposing appearance of a blank wall, and better reflect the character of the surrounding historic district. The wall areas surrounding the windows are also proposed to be planted with jasmine, further enhancing its compatibility with the pedestrian environment. 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 noted 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 noted 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.

During the July 09 meeting, the Commission made no comments regarding the proposed metal material, but did note a desire to see awning shapes more consistent with the Downtown Character. Existing awnings Downtown appear to be more shade related than decorative in nature.

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.

Figure 14-A: Previously Proposed Metal Awnings



Figure 14-B: Revised Proposed Metal Awnings



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) 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.
- 2) 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.
- 3) 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.

V. 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.

VI. STAFF RECOMMENDATION

Staff finds the proposed redevelopment as revised since the July 9, 2026 hearing 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 with conditions that have been discussed with the applicant.

VII. ATTACHMENTS

1. Draft Findings of Fact and Certificate of Appropriateness
2. Application
3. Applicant's Narrative
4. Applicant's Existing Conditions
5. Existing Building Examples
6. Site Layout Plan
7. Building Elevations and Renderings
8. Misc. Material and References List

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.

VIII. 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:

Therefore, I move to:

1) Approve HD-05-26

- OR -

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

Condition 1. Frontage Zone.

The applicant shall implement the frontage improvements substantially as shown on the attached preliminary site plan, including the revised curb location, brick pavers, pedestrian areas, landscaping, and tree wells. Minor adjustments may be approved by staff during site plan review to address technical requirements, utilities, accessibility, or agency coordination.

Condition 2. NCDOT Right-of-Way.

The applicant shall not be responsible for any future roadway redesign, parallel parking installation, lane configuration changes, NCDOT right-of-way modifications, or other improvements located outside of the subject property. Any such improvements pursued by the Town shall be coordinated by the Town with applicable agencies, and any associated costs outside of the applicant's property shall be the responsibility of the Town.

Condition 3. Utilities and Infrastructure.

The applicant shall be responsible for utility connections and improvements directly serving the proposed development. Final utility locations, any applicable stormwater requirements, and infrastructure details shall be reviewed during the site plan review process.

Condition 4. Landscaping.

The applicant shall provide tree wells and streetscape improvements substantially consistent with the preliminary site plan approved with this Certificate of Appropriateness. Final tree locations, species, and landscape details may be adjusted by staff to address utilities, accessibility, visibility, and emergency access requirements of the Fire Department. The Town shall be responsible for installation of street trees within Town property.

Condition 5. Fire Access Coordination.

The applicant shall coordinate with the Fire Department during site plan review to confirm emergency access requirements. Site adjustments necessary to satisfy life safety requirements may be approved administratively.

Condition 6. Site Plan Flexibility.

The Historic District Commission acknowledges that the project remains subject to site plan review and applicable permitting requirements. Final engineering, stormwater, utility, accessibility, fire access, and construction details may require modifications to the approved preliminary site

plan. Such modifications may be approved administratively when they do not substantially alter the approved architectural design, building placement, or frontage design intent.

-OR-

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

-OR-

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

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 redevelopment 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, varied roof forms, and a complementary palette of stucco, fiber cement siding, brick accents, and standing-seam metal roofing. The Commission further finds that the revised site design strengthens the pedestrian character of the Historic District by incorporating a frontage treatment consistent with the Town's Frontage Zone standards, including pedestrian areas, brick pavers, landscaping, and street tree opportunities.
 - 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. The Commission further finds that the revised building placement reinforces the traditional Downtown development pattern by prioritizing the relationship between buildings and the public realm rather than automobile-oriented frontage.
 - 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 throughout Downtown Southern Pines.

- E. The Commission finds that final engineering, infrastructure, utility, accessibility, stormwater, fire access, and other technical site plan details remain subject to applicable review processes. Minor modifications necessary to address technical requirements may be approved administratively when such modifications do not substantially alter the approved architectural design, building placement, or overall frontage design intent approved by the Commission.
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 the 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 **conditionally** 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 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 frontage improvements substantially consistent with the approved plans.
5. Implementation of frontage improvements substantially consistent with the approved preliminary site plan, including pedestrian areas, brick pavers, landscaping, tree wells, and related streetscape elements. Final technical details associated with these improvements may be adjusted through applicable site plan review and permitting processes, consistent with the conditions of approval.
6. All work shall be completed in accordance with the conditionally 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 conditions of approval and 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: ✓

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]

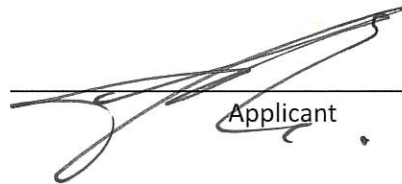
TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

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

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 (910) 692-4003 www.southernpines.net

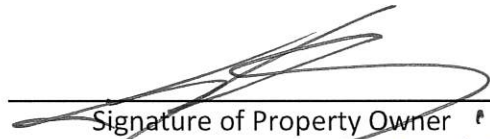
APPOINTMENT OF AGENT

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
PTAH LLC, Andy Bleggi Member

Please Print Name Mgr.

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 2nd 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.

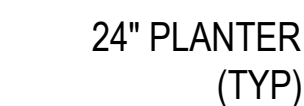


Wine Cellar & Tasting Room 241 NE Broad St. B, Southern Pines, NC 28387



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

Reference these photos for the stucco exterior siding.



W CONNECTICUT A VENUE

New curb and gutter, brick, and tree plant beds to match adjacent block. Final design to be coordinated with TOSP at site plan review. Developer to install new curb and gutter, brick pavers, and plant beds. TOSP to install trees, move power lines, and other future improvements as per historic district standards.

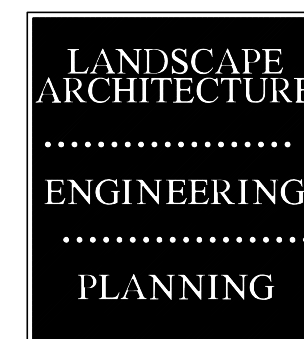
EXISTING POLES
TO BE ADJUSTED
BY TOSP

24.18

- "EXISTING" POLES
TO BE ADJUSTED
BY TOSP

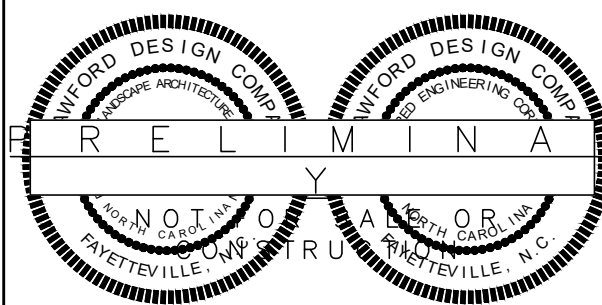


Know what's **below**.
Call before you dig.



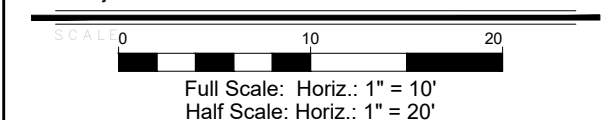
Landscape Architecture " Fayetteville, NC
Civil Engineering " Southern Pines, NC

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

[illegible]PTAH, LLC
310 NW BROAD ST.

SITE LAYOUT PLAN

Project Manager:	KSL
CAD Technician:	RFN/GER
Reviewed / Approved By:	
Project Number:	25016

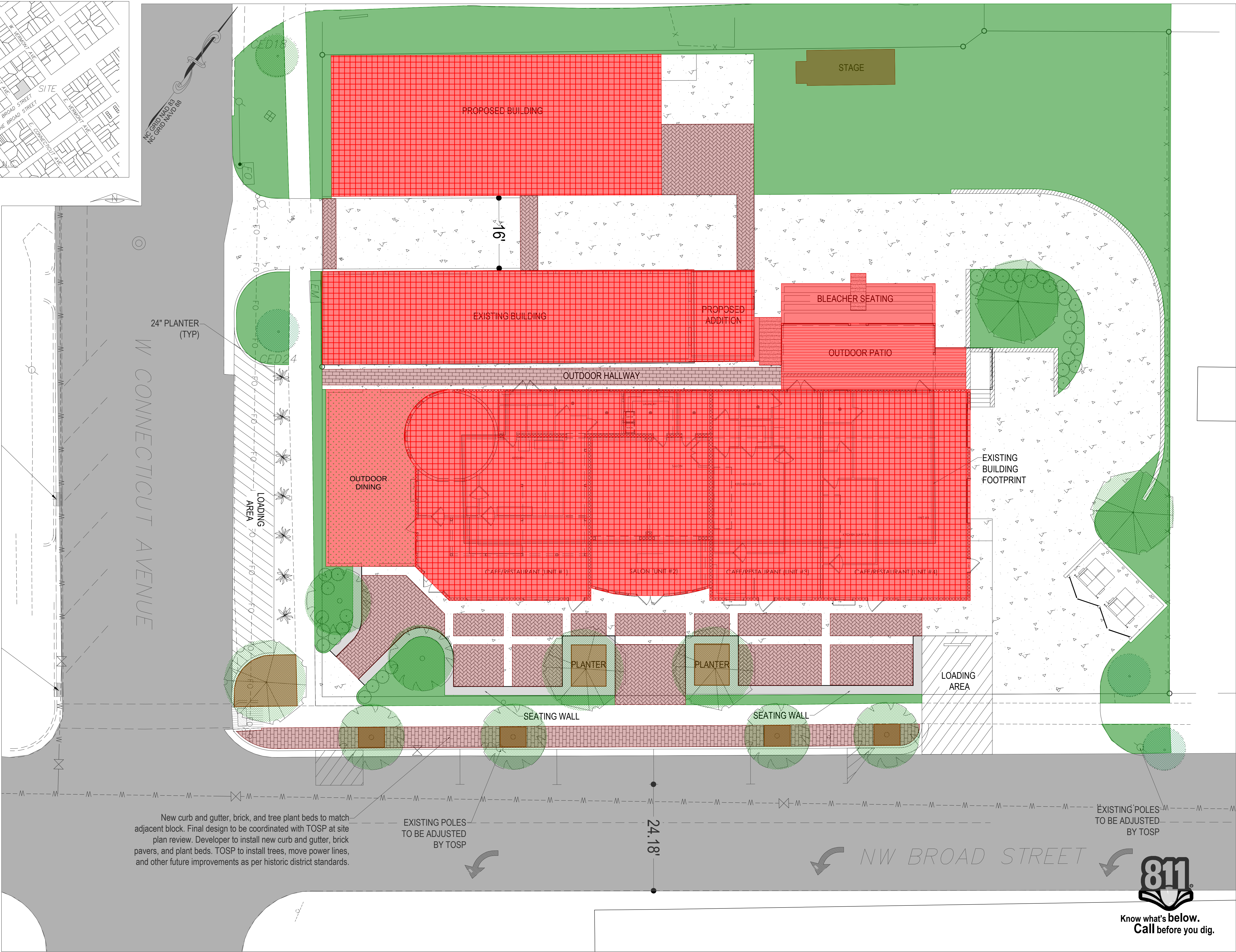


10/27/2025

C2.1



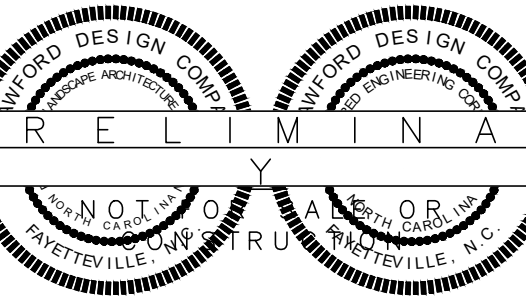
VICINITY MAP (1"=2000')



Crawford
Design Company

LANDSCAPE
ARCHITECTURE
ENGINEERING
PLANNING

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

PTAH, LLC
310 NW BROAD ST.

SITE LAYOUT PLAN

Project Manager: KSL
CAD Technician: RFNIGER
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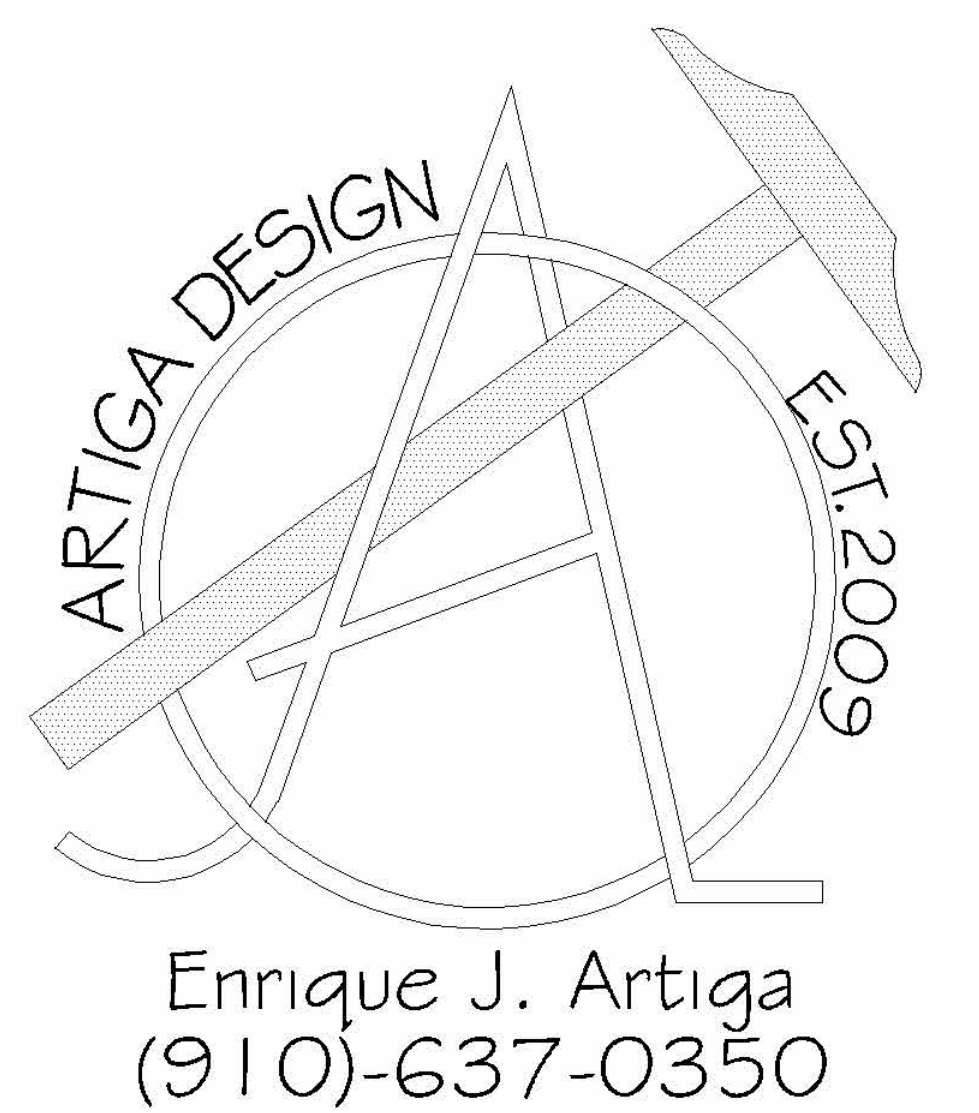
Full Scale: Horiz.: 1" = 10'
Half Scale: Horiz.: 1" = 20'

10/27/2025

C2.1

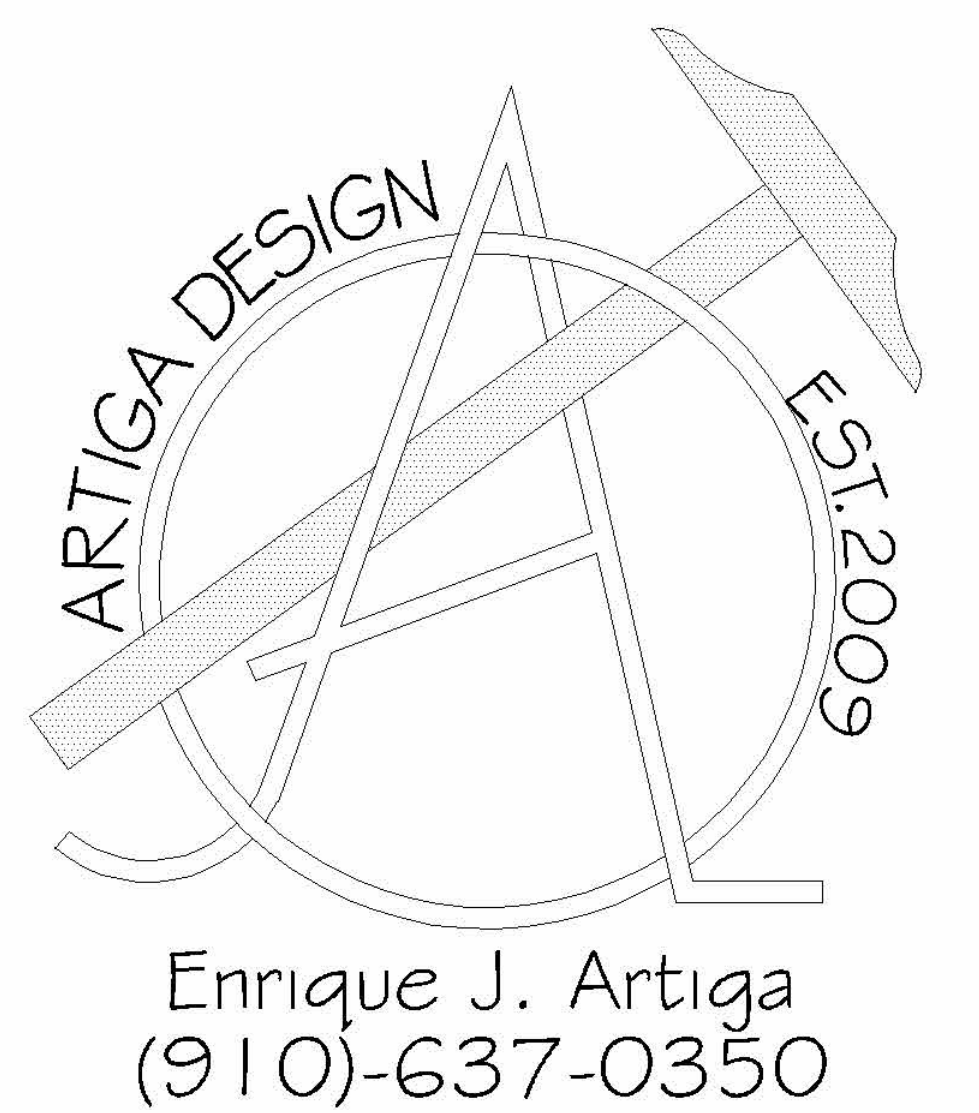


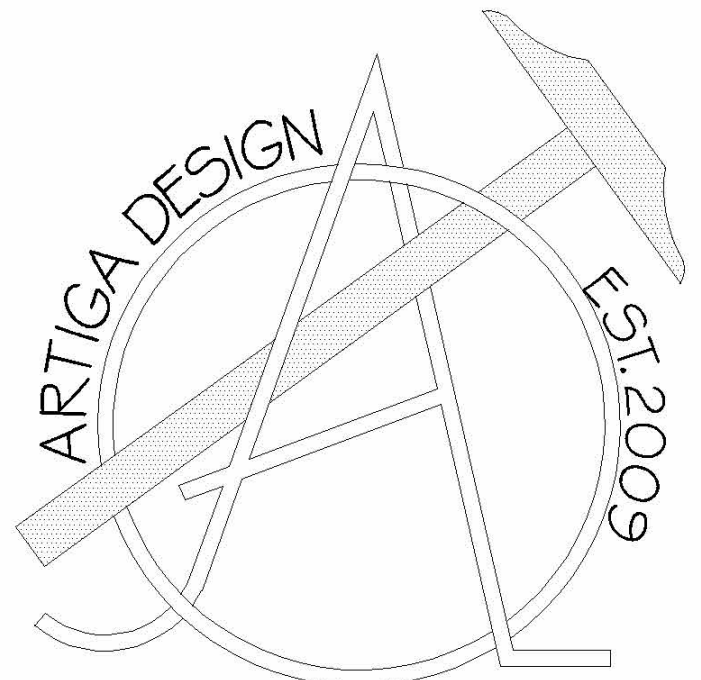
310 NW BROAD ST.
SOUTHERN PINES, NC 28387





310 NW BROAD ST.
SOUTHERN PINES, NC 28387





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:

UNIT #1: 2,052 HTD. SQ. FT.
UNIT #2: 1,160 HTD. SQ. FT.
UNIT #3: 1,158 HTD. SQ. FT.
UNIT #4: 1,546 HTD. SQ. FT.
REAR PATIO 525 SQ. FT.
OUTDOOR PATIO 584 SQ. FT.

TOTAL HTD. SQ. FT. 5,916 SQ. FT.

ALL NUMBERS ARE TO FRAME

ISSUE DATE: EJA

7/30/2026

DRAFTING BY:

JMD

5/13/2026

JMD

5/29/2026

JMD

7/17/2026

JMD

7/30/2026

SHEET NAME:

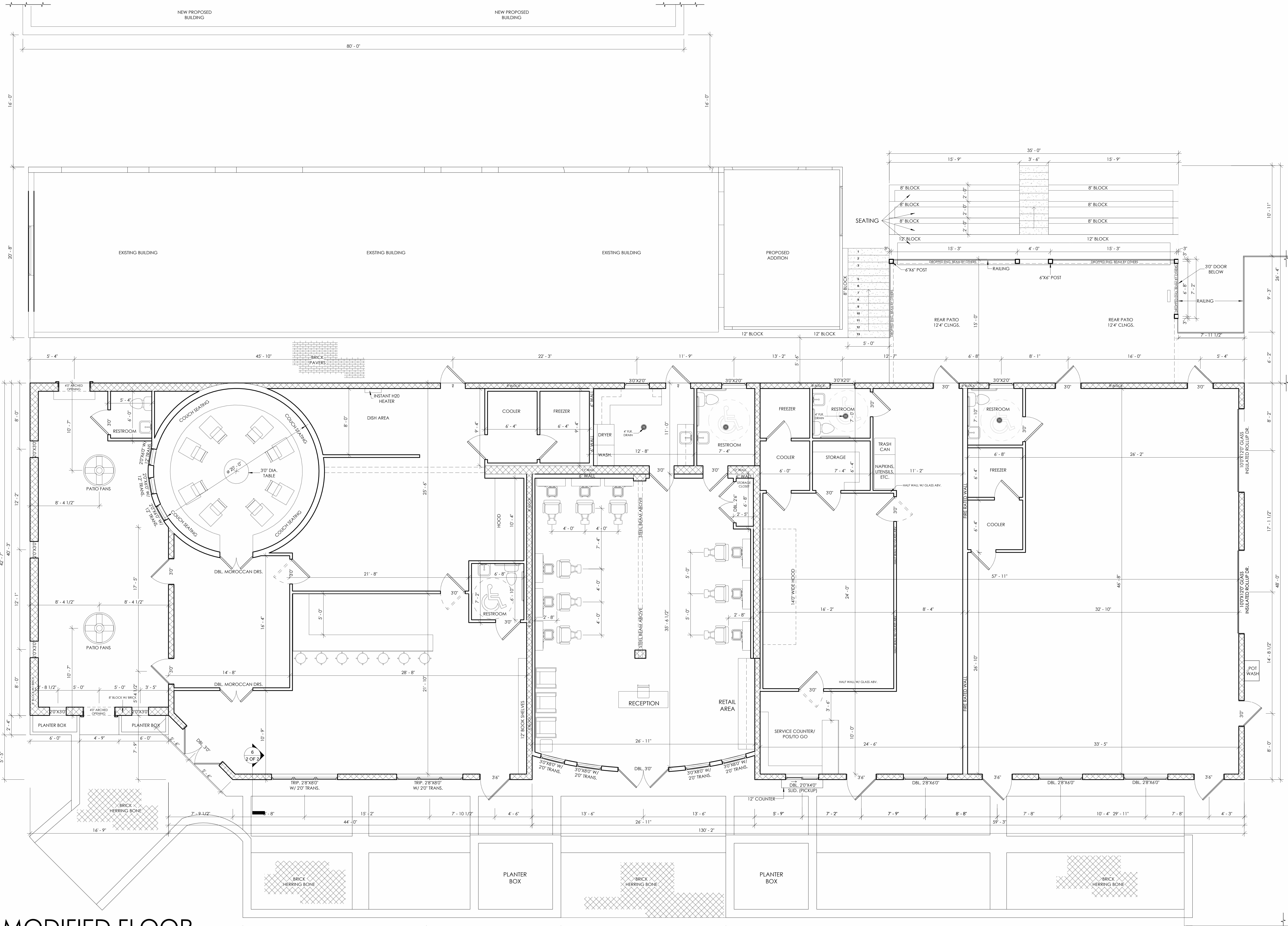
FLOOR PLAN

SCALE:

1/4" = 1'-0"

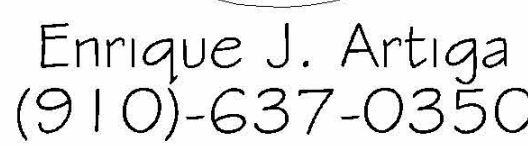
SHEET NUMBER:

1 OF 2



MODIFIED FLOOR
PLAN

NOT FOR CONSTRUCTION



FRONT
ELEVATION

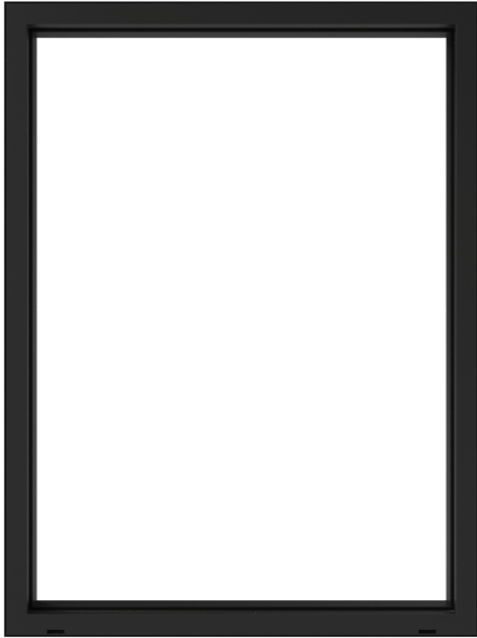


NOT FOR CONSTRUCTION

2 OF 2

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



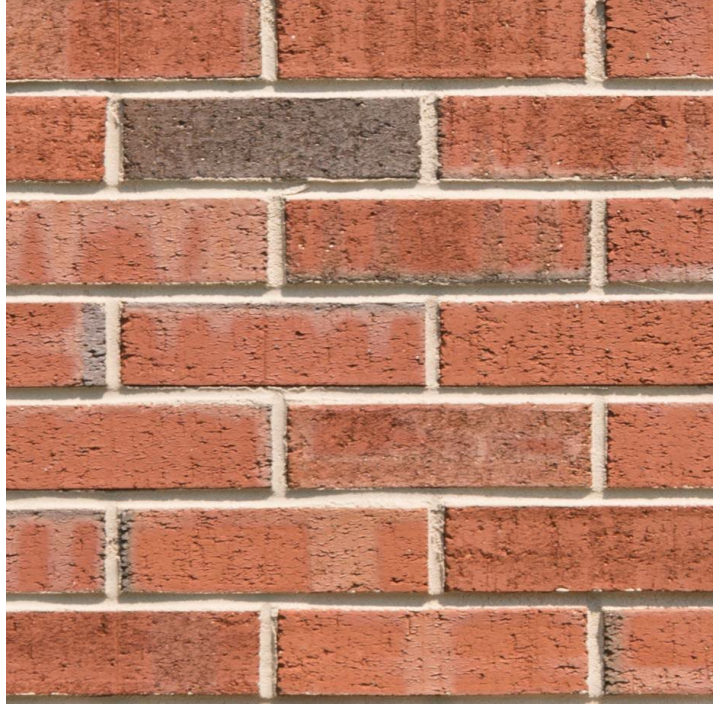
Troy Lighting Arnold 2 Light 24"
Tall Outdoor Wall Sconce

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

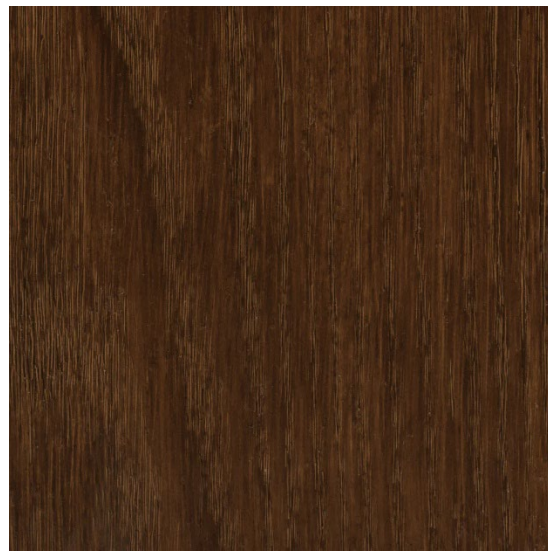


373-Sunshade

Aluminum Awning With Slated Sunshade.

Column Stain

Dark Walnut



DecksDirect

Complete Revival Plus
Aluminum Railing System with
Horizontal Rods



Old Carolina[®] Brick Co.

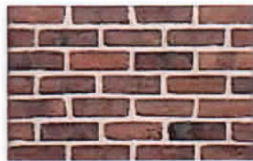
COLORS

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

1 - 18 of 18



Londontowne



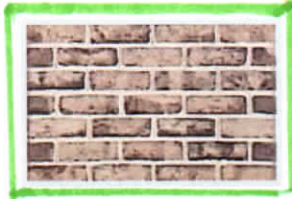
Park Ridge



Old Post Office



Bessemer Grey



Savannah Grey



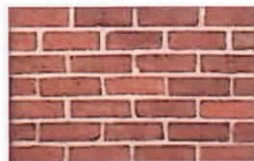
Charlestowne



Cambridge



St. Michaels



Jefferson College



Williamstowne



Tryon



Cape Charles



Whitshire



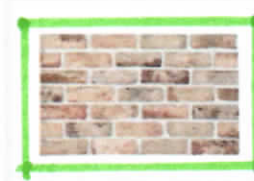
Georgetowne



Dumaine



Brunswick



Seabrook



Aberdeen



SAVANNAH GREY

1



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

LEE BRICK

874 Hatteras Mod



Share this:

[illegible]

850 Watermark Umber

[illegible]

Info

Page 61 of 64



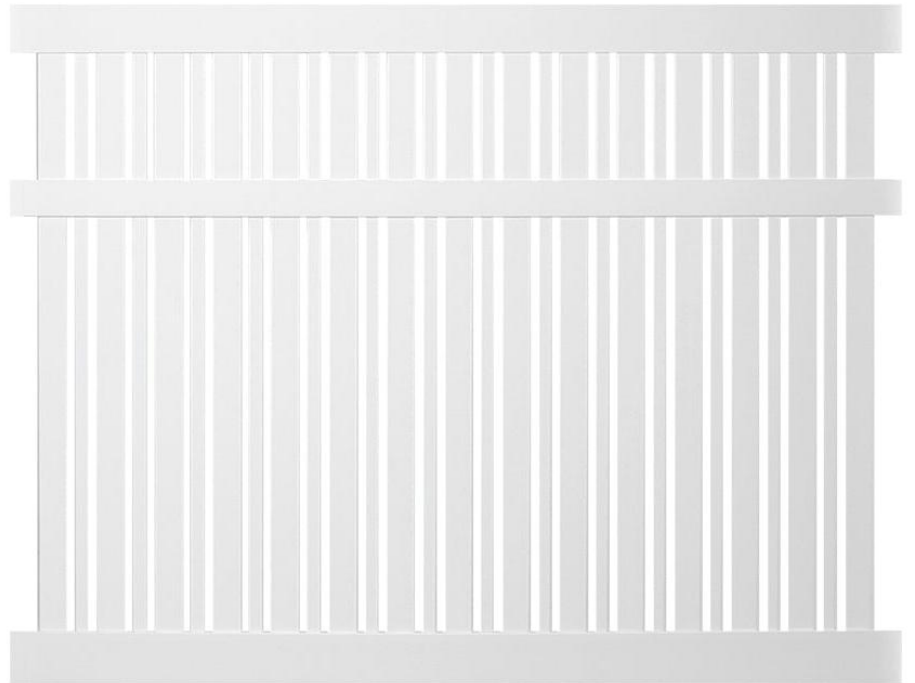
REFERENCE PICTURE

MATERIAL LIST



Weatherables

**Davenport Semi-
Privacy Fence**



A DESTINATION FOR DESIGN

SERENA & LILY

393

IVY
EXTERIOR
WALL
ON PATIO
FIGS PUMPA
(CLIMBING FIG)
CONFEDERATE
JASMINE