



AGENDA

Thursday, November 10, 2022: 4:00 PM
Historic District Commission
Community Development Building, 801 SE Service Road

1. CALL TO ORDER

2. APPROVAL OF MINUTES

a. October 13, 2022 Regular Meeting

3. PUBLIC HEARINGS

a. HD-16-22 Certificate of Appropriateness - Major Work

4. UNFINISHED BUSINESS

5. NEW BUSINESS

6. PUBLIC COMMENTS

7. ADJOURNMENT

MINUTES

Town of Southern Pines Historic District Commission Regular Meeting October 13, 2022 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, September 8, 2022, at 4:00 PM at the E.S. Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina.

Members present: Chair Molly Goodman, Elizabeth Oettinger, Robert Brown and Lane West.

Member Robert Anderson was absent.

Staff members present: Mac McCarley, Town Attorney, Pamela Graham, Principal Planner, and Cindy Williams, Secretary to the Board.

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

APPROVAL OF MINUTES:

Robert Brown made a motion, which was seconded by Elizabeth Oettinger, to approve the Minutes of the September 8, 2022 meeting. The motion carried unanimously.

PUBLIC HEARINGS:

HD-11-22: Certificate of Appropriateness - Major Work for the demolition of two structures located at 275 S. Bennett Street (continued from September 8, 2022)

Town Attorney Mac McCarley qualified the Commission members.

Robert Brown made a motion, which was seconded by Elizabeth Oettinger, to resume the public hearing. The motion carried unanimously.

Ms. Graham stated that the first public hearing on the application was held in June 2022 and continued to the September meeting and further continued to the October meeting. The original application included the demolition of structures located at 275 S. Bennett Street and 155 W. Massachusetts Avenue and the new construction of a hotel. The application has been modified to limit the request to demolish the two structures located at 275 S. Bennett Street.

Ms. Graham entered her Power Point presentation regarding the application into the record as Exhibit 1, her staff report as Exhibit 2, and a letter dated October 7, 2022 from Jeff Adolphsen, Senior Restoration Specialist with the State Historic Preservation Office, as Exhibit 3.

Ms. Graham stated that the property consists of .86 acres. The assessed value of the land is \$472,100 and the value of the buildings is \$117,420 and the tax record states that the primary

structure consists of 3,570 square feet. The tax record indicates that the main structure was built in 1920. However, the Town's Historic Buildings Inventory that was produced in 1981 includes some additional research and that document provides a construction date of 1896. There is a small outbuilding of approximately 360 square feet that is shown in the tax record to have been built in 1950. The most comprehensive available information on the 275 S. Bennett Street property is provided in Southern Pines' Historic Buildings Inventory composed by Ann C. Alexander and published in 1981. This document describes the property as follows:

"Hayes House – Built 1896. This large house was built for E.B. Hodgkins, superintendent of the J. Van Lindley Orchards. After changing ownership a few times, it was acquired in 1912 by active merchants Mr. and Mrs. Claude Hayes. Mr. Hayes owned a popular bookstore on Broad Street, while Mrs. Hayes established a women's clothes shop...both became long-lived Southern Pines institutions. Hayes' daughter inherited the house and donated it to the Sandhills Community College. Although the house retains its L-shape and its large lot setting, it has been moderately remodeled with the removal of the wrap-around porch, the alteration of the window sash and the addition of stucco surface. The house was recently sold at public auction, and plans call for the structure to be used as a restaurant."

Ms. Graham stated that it is now believed that the wraparound porch has been retained but has been enclosed.

During their September 8, 2022 public hearing, the Commission voted to invoke NCGS 160D-947 to request technical assistance with the application from the NC Historic Preservation Office (HPO) and continued the public hearing to allow time for HPO to review the application and provide a summary of its findings.

Ms. Graham stated that on October 4, 2022, Mr. Alan Jordan, the property owner, allowed she and Mr. Jeff Adolphsen to access to the primary structure. Mr. Adolphsen conducted an inspection of the property and provided his findings, which are intended to provide guidance but are not binding on the Commission and should not be considered as an official ruling on how the Commission should decide the application. The Commission may not deny the request for a Certificate of Appropriateness, but can approve it with an effective date that includes a delay.

Mr. Jordan stated that he purchased the property approximately 30 years ago and he will be one of the partners in the hotel project as the landowner if it moves forward but he is not interested in demolishing the structure if there are any alternatives. He has been searching for a piece of property where the house can be moved.

Robert Brown asked if there is any particular urgency to the demolition.

Mr. Jordan responded no, and if it takes a year that is okay. The hotel is more of a concept than a reality at this point. He has spoken with virtually all of the downtown merchants and they all seem in favor of a hotel and feel that it being within walking distance would be good for everybody.

Chair Goodman stated that the Commission could only consider the demolition and not the potential hotel at the present time.

Elizabeth Oettinger stated that she was under the impression that Mr. Jordan did not care if the property was developed as a hotel.

Mr. Jordan responded that if the hotel does not work out he would consider developing apartments or townhomes if the structure is demolished or moved.

Chair Goodman asked Mr. Jordan if he had considered rehabilitating the structure.

Mr. Jordan responded that he did not know how the house could be incorporated in the hotel.

Ms. Oettinger asked if the structure could remain in its current location.

Mr. Jordan responded that the financial difference is huge given the value of the land.

Lane West inquired about Mr. Jordan's relationship with the other hotel partners.

Mr. Jordan responded that John Sandlin and Gail Wallace are the developers and the hotel was entirely Dr. Clifton Cameron's idea. He knew that hotels were allowed in the CB zoning district when he bought the property.

Mr. West asked Mr. Jordan if anyone has looked at the financial burden or revenue potential if the building was renovated.

Mr. Jordan responded that it could not be renovated for use as a hotel. The building itself is very sound and does not need to be restored.

Ms. Goodman stated that if the Commission chooses to delay the demolition, one of its tasks will be to work with Mr. Jordan to find a means of preserving or relocating the building and asked Mr. Jordan if that was agreeable.

Mr. Jordan responded that he had no problem with that whatsoever.

Town Attorney Mac McCarley asked Mr. Jordan if he was objecting to a delay.

Mr. Jordan responded that he did not object to the delay. He would like to be completely comfortable that he has done everything he can possibly do in an effort to preserve the building, if at all possible.

Ms. Leslie Brians, 1000 N. Poplar Street, Aberdeen, stated that she was present to provide expert testimony regarding the building located at 275 S. Bennett Street as a Federally Certified Historic Architecture and Preservation specialist with a MARCH from Texas A&M University, a BA in Historic Preservation from the University of Mary Washington, the Executive Director of the Pines

Preservation Guild and a former member of the Historic District Commission. Ms. Brians stated that the Pines Preservation Guild believes that the Commission can utilize the 365-day demolition delay to find a solution that would not only adhere to the Historic District Design Guidelines, but would also preserve a historic building in the district and encourage sensitive new infill development. She has conducted a visual inspection of the building at 275 S. Bennett Street via public right-of-way and concurs with the evidence found by the state that the building is not only sound, but appears to be an excellent candidate for rehabilitation and adaptive reuse. The incorporation of this building into a proposed new design is completely possible and should be encouraged as stated in the Historic District Design Guidelines. The adaptive reuse of historic structures into boutique hotels is a widely accepted standard in the industry.

If the possibilities for incorporating the Hayes House into a new hotel design are exhausted, the building appears to be in good enough condition to be moved and the Pines Preservation Guild would request access to walk through the Hayes House with a certified and insured house mover to get a better idea of how this home could be moved and at what cost. They, along with Preservation North Carolina, could then begin the search for a buyer to move the building to another site, preferably within either the local or National Historic District in Southern Pines as noted in the state's letter. Although vacant lots within the local Historic District are few and far between, there are some vacant properties within the National Historic District, which would allow the home to retain its national status.

While not ideal, the last option for this building should be salvage and not demolition. There are several valuable, irreplaceable historic materials within the Hayes House as the state notes in its report. A further evaluation by a salvage company and her organization would provide a better analysis of the historic materials inside the building and their salvageability.

It is well documented that demolition of existing structures adds unneeded waste to our landfills and it is a final, irreversible act that should be reserved for when all other avenues have been exhausted.

Chair Goodman asked Ms. Brians if she had reached out to the property owner and Ms. Brians responded that she would be doing so immediately following the public hearing.

Ms. Graham entered Ms. Brian's PowerPoint presentation into the record as Exhibit 4.

Discussion ensued among the Commission members.

Ms. Oettinger asked Ms. Graham why the Commission is not allowed to deny the Certificate of Appropriateness and Ms. Graham responded that the General Statutes prohibit the Commission from denying a demolition request in the Historic District. It does allow the option of delaying the demolition for 365 days or less to allow time for these negotiations and other alternatives to be explored.

Chair Goodman closed the public hearing.

HISTORIC DISTRICT COMMISSION ACTION:

Elizabeth Oettinger 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 the request for a Certificate of Appropriateness - Major Work has met the specified submittal requirements as required in the Town of Southern Pines Unified Development Ordinance. The motion carried by a 4-0 vote.

Elizabeth Oettinger made a motion, which was seconded by Lane West, that as a finding of fact the application to demolish structures at 275 S. Bennett Street does not comply with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria (C) 1-3 in that:

- a. *Work is not compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of the property and the district. Specifically, the work is not considered compatible in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations. This motion is supported by the following specifics in the proposal being considered:*
 - i. The structure was built in the 1890's.
 - ii. It is a Folk Victorian structure.
 - iii. The letter from the State Historic Preservation Office supports preservation of the structure.
- b. *Work does damage or remove significant character defining features of the building and will adversely affect its contribution to the larger historic district. This motion is supported by the following specifics in the proposal being considered:*
 - i. The architect and builder was T.S. Burgess, who also built other buildings in the Historic District.
 - ii. The structure is Folk Victorian.
 - iii. The structure contributes to the overall character of the Historic District.
- c. *Work is not consistent with the adopted Design Guidelines for the Historic District because of the following:*
 - i. item no. 2 of the Secretary of Interior Standards for Rehabilitation;
 - ii. item no. 4 of the Secretary of Interior Standards for Rehabilitation; and
 - iii. item no. 5 of the Secretary of Interior Standards for Rehabilitation.
- d. *The building and/or site have special significance or value toward maintaining the character of the district because of the following:*
 - i. item no. 5 of the Secretary of Interior Standards for Rehabilitation; and
 - ii. the 1890's build date.

e. *The owner of the property will not suffer extreme hardship or be permanently deprived of all beneficial use of or return from the property should the proposed demolition be delayed. This finding is based on the following information:*

- i. The owner has presented no evidence that he would suffer extreme hardship or deprivation of all beneficial use or return from the property.
- ii. The owner did not object to a delay.

Therefore Elizabeth Oettinger made a motion, which was seconded by Robert Brown, that, because the structures have been determined to have particular significance or value toward maintaining the character of the Historic District, to approve HD-11-22 with regard to the demolition of the structures at 275 S. Bennett Street with an effective date 365 days from this date, during which time the Commission shall negotiate with the owner and any other parties in an effort to find a means of preserving the building. The motion carried by a 4-0 vote.

HD-15-22 Certificate of Appropriateness - Major Work; 140 SW Broad Street

Town Attorney Mac McCarley qualified the Commission members.

Pamela Graham entered staff report HD-15-22 into the record as Exhibit 1, her PowerPoint presentation as Exhibit 2 and the applicant's PowerPoint presentation as Exhibit 3 and stated that the request was to repurpose or convert a dying sycamore tree located in the Town's right-of-way near 140 SW Broad Street into a Little Free Library®. The sycamore tree was taken down to a height of approximately 12 ft. in 2019 after it was deemed to be no longer viable by Mr. Jeff Grey, the Town's Certified Arborist, after being damaged by bacterial leaf scorch, which is a condition that blocks water movement from the tree's roots upward to the crown. The decision was made to remove the crown of the tree to eliminate the possibility of large limbs causing damage to buildings or vehicles, or potentially falling on pedestrians on the adjacent sidewalk as the tree is located in a highly walkable portion of downtown on a block that is lined with restaurants and retail shops. Mr. Grey estimated the tree to be approximately 75 years old.

The applicant has proposed modifications to the tree which include carving a sizeable cavity into the tree to accommodate book shelves, that will be entirely visible from the public right-of-way. The opening will face the sidewalk for convenient access and will include a roof with a generous overhang, interior and exterior solar lighting, whimsical but sturdy hardware, a glass door fashioned from multi-paned windows framed with wood or a synthetic material with polycarbonate (Lexan) in lieu of glass, shelving, an aluminum registration plate identifying the project as a Little Free Library®, a short awning/dormer described as being the same cedar shake material as the roof or metal over the door for protection from elements.

Ms. Graham listed the applicable criteria for review by the Commission and how those criteria have been addressed by the applicant.

Attorney Nick Robinson, present on behalf of the applicant, stated that the only question before the Commission was whether the factors that are set forth in the UDO for approval of a Certificate of Appropriateness for a Major Work have been met.

Mr. Robinson introduced Ms. Suzanne Coleman, present on behalf of Welcome Southern Pines, Inc.

Ms. Coleman stated that she walks downtown often and when she read that the sycamore tree needed to come down she approached Town Manager Reagan Parsons about converting the tree, which is almost a century old, into a Little Free Library®. After receiving his approval, she went before the Town of Southern Pines Appearance Commission to receive input prior to applying for a Certificate of Appropriateness. The library is going to primarily be for children so they want to make it as magical and whimsical as possible. They want to have several doors in it so that little ones can open their own door instead of a big door that swings open.

Mr. Robinson stated that he typically represents developers in public hearings in Southern Pines but he did not want to miss this opportunity because he does enjoy pro bono work but he also wanted to represent a project that Ms. Coleman spoke to without being opposed.

Mr. Robinson qualified Jeff Grey, Town Arborist, as an expert witness in the field of arboriculture.

Mr. Robinson: Have you worked physically with this tree?

Mr. Grey: I have worked with the tree for the past 33 years, along with all of the other trees in town, especially the ones downtown. Unfortunately, this tree became sick and they ended up having to take it down and this will provide a way to save it. He conducted boring tests on it and he did not see anything of concern with regard to rot so everything is pretty sturdy. Sycamore is a great wood for building furniture and houses because it is a tough wood.

Mr. Robinson: You did some borings in the center of the tree and through the tree to make sure that if we do this project the tree will be structurally viable?

Mr. Grey: Correct.

Mr. Robinson: One of the factors that they do need to examine is factor #9, which is structural conditions and soundness. Do you have an opinion based on your expertise and your knowledge of this particular tree and this project about whether the project if built as proposed will be structurally sound?

Mr. Grey: Yes. I see no reason for it not to be.

Mr. Robinson: Do you have an opinion as to whether or not the presence of the Little Free Library® would have a negative impact on either pedestrian or vehicular traffic?

Mr. Grey: The tree has not been in the way for 80 years or so, so it should be okay.

Mr. Robinson: In your opinion, based on your review, do you think this project meets the requirements that you have reviewed for a Certificate of Appropriateness?

Mr. Grey: I do.

Elizabeth Oettinger inquired about the new growth that has occurred since the tree was cut down.

Mr. Grey responded that the new growth is water sprouts. They grow when you make major cuts on most any tree but are not a viable part of the tree. They break off very easily.

Ms. Oettinger asked if there would be any reason to keep them and incorporate them into the design.

Mr. Grey responded that they are not viable branches and may or may not last. More than likely they would end up with the same disease that took over the whole tree. They will be shaved off because they are kind of a nuisance.

Ms. Oettinger asked if it would be possible to use the portions of the tree that were cut down in the design.

Mr. Grey responded that he is not sure of the whereabouts of the sections of the trunk.

Ms. Coleman stated that they had hoped to use them for some supplemental purpose.

Lane West inquired about the life expectancy of the remaining portion of the tree.

Mr. Grey responded that unless something drastic happens he could see it lasting ten years or more as long as it is maintained properly.

Ms. Coleman stated that when the Building & Grounds Department cut down the tree they applied a sealant and when the opening for the cabinet is cut out a sealant will be applied to protect it from mildew, rot and insects as much as possible.

Mr. West asked if ongoing maintenance will be required.

Ms. Coleman responded that once the sealant is applied and the cabinet is inserted and the roof put on it there should not be anything else that would need to be done.

Mr. Robinson qualified Mr. Vince Zucchini as an expert witness in the field of landscape architecture.

Mr. Robinson asked Mr. Zucchini to walk the Commission through his role in the project.

Mr. Zucchini stated that after seeing the examples of other Little Free Libraries® he created a conceptual rendering for this project.

Mr. Robinson: Have you familiarized yourself with UDO §2.28.10 which sets out the 11 factors for determination with regard to a Certificate of Appropriateness?

Mr. Zucchini: I have.

Mr. Robinson: Ms. Graham pointed out that a few of the factors are not applicable, but did you hear her summary of the ways in which the factors that are applicable?

Mr. Zucchini: I did and I agree.

Mr. Robinson: With regard to factors 3, 4, 5, 6, 8, 9 and 10?

Mr. Zucchini: Yes.

Mr. Robinson: In your expert opinion and having heard what Ms. Graham stated and having reviewed it yourself, does this project satisfy factors 3, 4, 5, 6, 8, 9 and 10?

Mr. Zucchini: Yes.

Mr. Robinson: Do you have an expert opinion regarding whether this project is compatible and appropriate in terms of material, design, dimension, mass, scale, orientation, color and other applicable considerations within the Historic District of Southern Pines?

Mr. Zucchini: Yes, and particularly that it is a historic tree and it is and has been well loved by many people.

Mr. Robinson: Do you think that the material, design, dimensions, etcetera make it compatible with the area?

Mr. Zucchini: Yes.

Mr. Robinson stated that he felt that substantial, competent and material evidence to support the application to justify the approval of the proposed Certificate of Appropriateness had been entered into the record. The first criteria being that the *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.* In this case they are talking about the design of a library in the tree and there is expert testimony in the record to support that it is compatible in that way.

The second criteria is that the *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.*

This project is clearly not going to damage or remove any significant character-defining features of the building since there is no building involved and the testimony from the expert witnesses is that it will not adversely affect its contribution of the tree to the larger historic district.

The last criteria, which is whether or not the *work is consistent with the adopted design guidelines for the historic district*. Given the unusual nature of the request he looked for guidelines that might apply to a Little Free Library®. This project will definitely create a softening of the built environment, it will create a physical barrier from traffic and create a pleasurable pedestrian experience and retain the historic composition of a valuable sycamore tree. The Landscape Guidelines also call for attempting to avoid a monoculture or single variety of street tree. This will be a unique street tree for sure in Southern Pines.

Mr. Robinson stated that all three of the criteria for the findings have been met.

Robert Brown stated that he thought there were already two free libraries downtown.

Ms. Coleman responded that there is only one small free library in the downtown park currently and it is not dedicated to children. It has mostly adult books and it is at a higher level so children cannot reach inside by themselves.

Mr. Brown asked who will be responsible for maintaining the library.

Ms. Coleman responded that if you register as part of the Little Free Library® program you have to provide a steward and that steward is the organization that will maintain the library. Initially the Welcome Center volunteers will maintain it but they would also like to get the restaurants involved that will benefit from the library being there, especially Betsy's Crepes.

Chair Goodman asked if the Commission could view the rendering as conceptual at this stage and defer to staff to approve any changes.

Ms. Graham responded that it is possible that any insignificant changes could be approved at the staff level but if they go beyond that they would have to come back to the Commission for approval.

Ms. Coleman asked what would be considered a significant change.

Ms. Graham responded that it may be something defined in the UDO or the Design Guidelines but if she already knows that changes to what has been presented are in the works, such as the color of the door or the materials, then the applicant should let them know now.

Mr. Robinson stated that there is what appears to be a cement step in front of the library but they noticed that the tree is very close to the bricks so there is not really room for a step nor really a need for it so it is very likely that they will want to replace that step with some kind of wooden cover for the root area as opposed to cement or stone in the final design.

Ms. Oettinger asked if they would be required to use an approved Historic District paint color.

Mr. Graham responded yes, and it is a very broad pallet.

Ms. Coleman said she thought the biggest change was the step. She included the picture of her leaning against the side of the tree in the application to show that the tree is so close to the sidewalk that no one would have to step on the roots, which was their concern. They might have to build a step over the roots on the sides but the tree is close enough to the sidewalk that they believe people could just open the door without stepping on the roots or needing a step.

Chair Goodman asked if they still planned to have the solar collector.

Ms. Coleman responded yes, that they would love to have a lantern that turns on at night, especially during the winter, and individual lights that will light up the interior as well.

Chair Goodman closed the public hearing.

Discussion regarding the findings of fact ensued.

Chair Goodman reopened the public hearing to allow Mr. Robinson to provide the facts.

Mr. Robinson provided the facts in response to findings of fact #1.

Chair Goodman closed the public hearing.

HISTORIC DISTRICT COMMISSION ACTION:

Elizabeth Oettinger made a motion, seconded by Robert Brown and approved by unanimous vote, that as a finding of fact the application is complete and that the facts submitted are relevant to the case because the request for a Certificate of Appropriateness - Major Work has met the specified submittal requirements as required in the Town of Southern Pines Unified Development Ordinance.

Elizabeth Oettinger 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. This motion is supported by the following specifics in the proposal being considered:*
 - a. The descriptions provided by staff in the staff report
 - b. The expert witness testimony from the landscape architect

- c. The expert witness testimony from the arborist.
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. This motion is supported by the following specifics in the proposal being considered:*
 - a. No building is involved.
 - b. Expert witness testimony from the landscape architect.
 - c. Expert witness testimony from the arborist.
3. *Work is consistent with the adopted design guidelines for the historic district, including the following:*
 - a. The landscape features and design support this as it is a softening of the environment.
 - b. It is valuable to the streetscape and provides a safe and pleasurable pedestrian experience.
 - c. It is unique.

The motion carried unanimously.

Elizabeth Oettinger therefore made a motion, which was seconded by Robert Brown, to approve HD-15-22 with the following conditions:

1. Materials related to construction of the stoop must be approved by staff
2. Pursuant to the UDO and the Design Guidelines, any significant changes may need to return to the Commission for approval.

The motion carried unanimously.

UNFINISHED BUSINESS:

No unfinished business was discussed.

NEW BUSINESS:

Following discussion it was decided that future meetings would be held at the Community Development Building instead of the E.S. Douglass Community Center.

PUBLIC COMMENT:

Suzanne Coleman thanked the Commission.

Molly Goodman made a motion, which was seconded by Elizabeth Oettinger, to adjourn the meeting. The motion carried.

The meeting adjourned at 7:00 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission

DRAFT

Agenda Item

To: Historic District Commission

From: Pamela Graham, Principal Planner

Subject: HD-16-22 Temporary Certificate of Appropriateness: Major Work, Temporary Installation of Painted Ponies Sculptural Art in Downtown Southern Pines; Carolina Horse Park Foundation

Date: November 10, 2022

I. SUMMARY OF APPLICATION REQUEST:

On behalf of the Carolina Horse Park Foundation, petitioner Mr. Bryan Rosenberg has submitted an application requesting a temporary Certificate of Appropriateness: Major Work for the installation of a painted ponies sculptural art display. An annual event to raise money for the Carolina Horse Park Foundation, the painted ponies will be placed throughout the downtown area between Massachusetts Avenue and Connecticut Avenue along Broad Street on both sides of the railroad tracks, with a smaller number being placed in the blocks immediately adjacent to Broad Street. The program consists of fourteen fiberglass sculptures ranging in size from 4'-6" to 6' in height, 4'-2" to 9' in length, and 11" to 20" in width. The deck bases to which they will be mounted are four (4) inches tall which will raise the height of the sculptures an additional four inches. The painted ponies are to be decorated by artists and will be sold at an auction to benefit the Carolina Horse Park Foundation. The ponies will be displayed in front of the sponsor businesses from January 28, 2023 through April 5, 2023.

II. PROJECT INFORMATION:

A. Physical Address:

Fourteen locations throughout the Historic District
Please see attached map and applications for more precise locations

B. Property Owners:

All proposed locations except two are within the Town of Southern Pines public right-of-way. The remaining two are:
Neal and Tanda Jarest, 280 NW Broad Street (The Mews), and
McPeake Hotels, Inc., 120 W. Pennsylvania Avenue (Belvedere Plaza)
Please see attached applications for more precise information

C. Applicant:

Carolina Horse Park Foundation
Mr. Bryan Rosenberg
PO Box 1220

Southern Pines, NC 28388

D. Authorized Agent:

Mr. Bryan Rosenberg of Carolina Horse Park Foundation
PO Box 1220
Southern Pines, NC 28388

E. Zoning of Property

The subject properties are located in the Central Business - CB zoning district and located within the Locally-designated Historic District.

Figure 1: Vicinity map with approximate locations where Ponies will be on display (symbolism is for illustrative purposes only)
The locations are identical to the previous year's, with the exception of #6, which has been relocated from 161 NE Broad St to 145 W. Pennsylvania Avenue (The Pilot)



III. STAFF REVIEW:

A. Application Submittal Date:

- Application Submitted September 23, 2022
- Application deemed complete September 29, 2022
- TRC approved Street Furnishings Permit SF-01-22 on October 10, 2022
- Notice of Public Hearing:
 - Posted On-site: October 21, 2022
 - Mailed: N/A
 - Internet: October 17, 2022
- Historic District Commission Hearing: November 10, 2022

B. Criteria for Review:

The criteria for a Certificate of Appropriateness are found in UDO §2.28.10 and are included in this report. Staff comments follow, and are written with consideration of the Historic District Design Guidelines, as best as they can be applied to this unique project. The Commission shall take the criteria into consideration for purposes of deliberation and adoption of findings of fact.

C. Application Materials

The applicant has submitted a complete application packet that includes a description of the project, with location maps for each display as well as an overall location map. The overall project is described by the applicant as “Temporary art installation not attached to any building. Art will be on display for two months and then removed. Brickwork will be restored to original appearance”.

D. Staff Comments

The Historic District Commission is considering a temporary Certificate of Appropriateness – Major Work to install a temporary outdoor art exhibit of painted horses for display during the months of January through March of 2022. Fourteen horses will be on display along Broad Street and on Pennsylvania Avenue and New Hampshire Avenue. The horses will be manufactured out of fiberglass and mounted to a base of decking that stands four (4) inches tall. Eleven horses will be located along Broad Street while one horse will be placed at Belvedere Plaza along West Pennsylvania Avenue, one at 145 W. Pennsylvania Avenue (The Pilot offices), and one at 140 East New Hampshire Avenue (Ashten’s Restaurant). The horses will be sponsored by local businesses and they will select an artist. Together, the artist and sponsors will develop a theme for each painted pony. The theme will be approved by the Carolina Horse Park Foundation. There will be a reveal event at the end of January. After the reveal the painted ponies will be placed in the approved locations within the Historic District. On April 63, 2022 the horses will be auctioned off. The proceeds will benefit the Carolina Horse Park Foundation, a 501(c)(3) charitable nonprofit corporation.

The applicant will be responsible for securing the sculptures. As in past years, Carolina Horse Park employees will remove two bricks and secure the deck with a metal stake

that screws into the deck and into the earth. The applicant will be responsible for keeping each brick that was removed and staff recommends writing the location on each brick to facilitate proper replacement.

Per the Town of Southern Pines Code of Ordinances:

- Horses may be placed adjacent to the building wall or adjacent to the curb set-back at least two (2) feet from the curb;
- A minimum of five (5) feet of pedestrian clearance, up to a height of eight (8) feet must be maintained on the sidewalk;
- Placement must not interfere with crosswalks, curb ramps, access to buildings, driveways or access to any fire escape, or the free passage of persons using the sidewalk to pass by business and the like;
- The placement must conform to all federal, state and local laws and regulations;
- The horses may not have a substantial adverse impact on the use, enjoyment or property values of adjoining properties.

The applicant has also submitted a Commercial Sidewalk Café/Street Furniture application, which was reviewed and approved by the Southern Pines Technical Review Committee on October 10, 2022. This committee includes representation by Planning, Engineering, and Fire Department staff.

E. Review Criteria in Detail

As previously stated, the primary criteria for consideration of a Certificate of Appropriateness are found in UDO §2.28.10. What follows is a recitation of each criteria (*italicized*), followed by a comment on compliance using the Recommended Practices in the Historic District Design Guidelines for interpretive guidance.

Section 2.28 Certificate of Appropriateness – Major Work.

2.28.10. Criteria

(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 applicant is proposing to add a temporary artistic sculptural display of fiberglass painted ponies which will be visible from the public right-of-way. The program consists of fourteen sculptures. The Carolina Horse Park Foundation will approve the design of the horses and permit an artist to paint each horse. The Ponies will be placed in front of the sponsor businesses from January 28, 2023 through April 5, 2023. A small plaque will be placed on each base with the name of the Pony, the name of the artist and the business(es) sponsoring the pony. On April 15, 2023 the horses will be auctioned off and removed from their temporary downtown locations. The proceeds will benefit the Carolina Horse Park Foundation.

(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.*

This factor is not applicable to the proposal under review.

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.*

This criterion is not applicable. The installations are temporary and will be placed in the right-of-way in all cases but two.

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

The horses are all made of fiberglass. The texture and pattern will be determined when the sponsor selects an artist to work with to design the artwork for the horse, and as temporary installations, need not be necessarily congruent with the materials considered appropriate in the historic district.

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

This criterion is not applicable to the proposal under review.

5) *Roof shapes, forms and materials.*

This criterion is not applicable to the proposal under review.

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

This criterion is not applicable to the proposal under review.

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

This criterion is not applicable to the proposal under review.

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

This criterion is not applicable to the proposal under review.

9) *Structural conditions and soundness*

The applicant has stated the horses will be placed where brick paving currently exists. The applicant's engineer has directed that the installation be as follows: at each location, bricks will be removed at the corners of the base and 24" steel anchors will be driven into the earth and through the base. The engineer states that this method of installation will stabilize the structures and prevent anyone from accidentally knocking them over. The earth will be covered by the base so that there will not be a tripping hazard. The earth and bricks will be reset to their original condition when the display period is over. The applicant has provided photos, details and a narrative describing the method of attachment to the decking and has requested a binder be attached to their liability insurance

policy to cover the art installation. Last year's binder is attached for reference and staff will ensure that the new policy is in place prior to installation. And lastly, the applicant has provided a structural assessment on the installation from Seven Lakes Engineering Services, Inc. Please see the attachments.

10) Architectural scale.

Scale refers to the elements and details as they proportionally relate to each other and humans. Size, bulk and mass are used to determine scale and form. A determination as to the scale of the proposal being appropriate should be analyzed with the understanding that the proposal is for appurtenant streetscape structures that are intended to be temporary.

11) Secretary of the Interior Standards.

This is at the discretion of the Historic District Commission. Staff has evaluated the standards in light of this particular application, and finds little applicability. However, the standards are provided at the end of this report for the Commission's review and assessment.

(C) Prior to approving the application, the Commission shall make the following findings:

- 1) Work is compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of a property and the district. Specifically, the work is considered compatible and appropriate in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations;*
- 2) Work does not damage or remove significant character defining features of the building and will not adversely affect its contribution to the larger historic district; and*
- 3) Work is consistent with the adopted design guidelines for the historic district.*

IV. ATTACHMENTS:

1. Temporary COA Major Works Applications (each proposed location is on a separate application form with location sketch)
2. Applicant's Narrative
3. Photos of Horse Configuration (Exhibits A-D)
4. Location Map (Exhibit E)
5. Engineer's Structural Assessment (Exhibit F)

V. HISTORIC DISTRICT COMMISSION ACTION:

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. 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 two sets of draft Findings of Fact for the Commission's consideration. The first set presumes approval of the project, and the second set presumes denial. The Commission may discuss, amend, and/or adopt either set of findings and may choose one of the following motions or any alternative they wish.

Relevant facts that the Commission may elect to incorporate into their findings are included below.

1. The art display may be considered compatible and appropriate in that it is temporary in nature, the artwork is preserving our equine heritage, the method of attachment is sound and the scale of the horses proportionately relate to humans. Furthermore, the artwork is a representative contribution to the district and its equine history.
2. The artwork does not damage or remove character defining features of the historic district.
3. The artwork may be considered to be consistent with the guidelines in that the artwork and the installation methods will be structurally sound. The method of attachment will not damage the infrastructure throughout the Historic District nor detract from the special character defining features of the district. Finally, the scale of the artwork proportionately relates to humans and is temporarily publicly accessible in outdoor spaces throughout the Historic District.

Furthermore, the application may be considered to be consistent with the Historic District Guidelines in that:

- The artwork will be placed on public rights-of-way with town approval. Where the installations are proposed for private property, the owner's consent has been obtained.
- The artwork will not be placed within the main path of pedestrian sidewalks.
- The infrastructure will not be damaged by the installation procedures.
- The artwork allows us to maintain a historic connection to our equine heritage, a special character of our district.
- The artwork will be oriented on the site to fit within the established development pattern.
- The artwork will be placed so that it does not destroy, damage or cover over any character defining feature of the historic district.
- The artwork is pedestrian oriented.

Finding of Fact #1

I move that as a finding of fact the application is complete and that the facts submitted are relevant to the case because the request for Certificate of Appropriateness Major Work has met the specified

submittal requirements as required in the Town of Southern Pines Unified Development Ordinance (UDO).

Staff has determined that the application is complete and meets the submittal requirements as required by the Town's UDO.

Finding of Fact #2 *(please note that staff has provided two options for the motion format for this Finding, the first option is recommended for use if the application is determined to be compliant with all criteria, and the second if it is determined to be noncompliant with any of the criteria). In either case, justification for the motion that is specific to the proposal being considered will need to be added.*

(Option 1): I move 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. This motion is supported by the following specifics in the proposal being considered:*
 - a. _____;
 - b. _____;
 - c. _____.
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. This motion is supported by the following specifics in the proposal being considered:*
 - a. _____;
 - b. _____;
 - c. _____.
3. *Work is consistent with the adopted design guidelines for the historic district, including the following:*
 - a. _____;
 - b. _____;
 - c. _____.

- OR -

(Option 2): I move that as a finding of fact the application **does not comply** with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria (C) 1-3 in that:

1. *Work is/is not compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of a property and the district. Specifically, the work is/is not considered compatible and appropriate in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations. This motion is supported by the following specifics in the proposal being considered:*

- a. _____;
 - b. _____;
 - c. _____.
2. *Work **does/does not** damage or remove significant character defining features of the building and will not adversely affect its contribution to the larger historic district. This motion is supported by the following specifics in the proposal being considered:*
 - a. _____;
 - b. _____;
 - c. _____.
3. *Work **is/is not** consistent with the adopted design guidelines for the historic district, because of the following:*
 - a. _____;
 - b. _____;
 - c. _____.

Therefore, I move to:

- 1) Approve HD-16-22
- 2) Deny HD-16-22, based on the following:

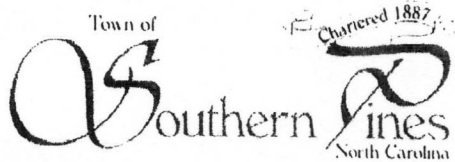
- 3) Approve HD-16-22 with the following conditions of approval:

(Should the Commission choose this option, staff has included recommended conditions below for consideration)
 - 1) That the artwork shall contain no words, letters, symbols, illumination, animation and logos that may result in it being determined to constitute signage.
 - 2) The applicant is allowed a reasonable degree of flexibility for locations of artwork should infrastructure situations arise.

U.S. Department of the Interior: The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of 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.



CERTIFICATE OF APPROPRIATENESS - MAJOR WORK

Date Received: _____ Fee Paid: _____ Case No.: HD-____-_____

Project Information:

Street Address: 280 NW BROAD ST. (THE MEWS)

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: C/O BRYAN ROSENBERG, PO BOX 1220, 28388

Authorized Agent, if different from Applicant:

Name(s): BRYAN ROSENBERG

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: PO BOX 1220, SOUTHERN PINES, NC 28388

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

Name(s): NEAL & TANDA JAREST

Email: NEAL@OPPOLENCEOF SOUTHERN PINES.COM Phone: 910-361-2580

Mailing Address: 280 NW BROAD ST., SOUTHERN PINES, 28387

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:

TEMPORARY ART INSTALLATION NOT ATTACHED TO
ANY BUILDING. ART WILL BE ON DISPLAY FOR
TWO MONTHS AND THEN REMOVED. BRICKWORK
WILL BE RESTORED TO ORIGINAL APPEARANCE.

Date: 9/22/2022

CAROLINA HORSE PARK FOUNDATION
BY: Bryan Rosenberg, Pres.
Applicant

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

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

1/12/22

APPOINTMENT OF AGENT

The undersigned owner(s), NEAL JAREST, hereby appoint(s) BRYAN ROSENBERG 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 21ST day of SEPT., 2022.

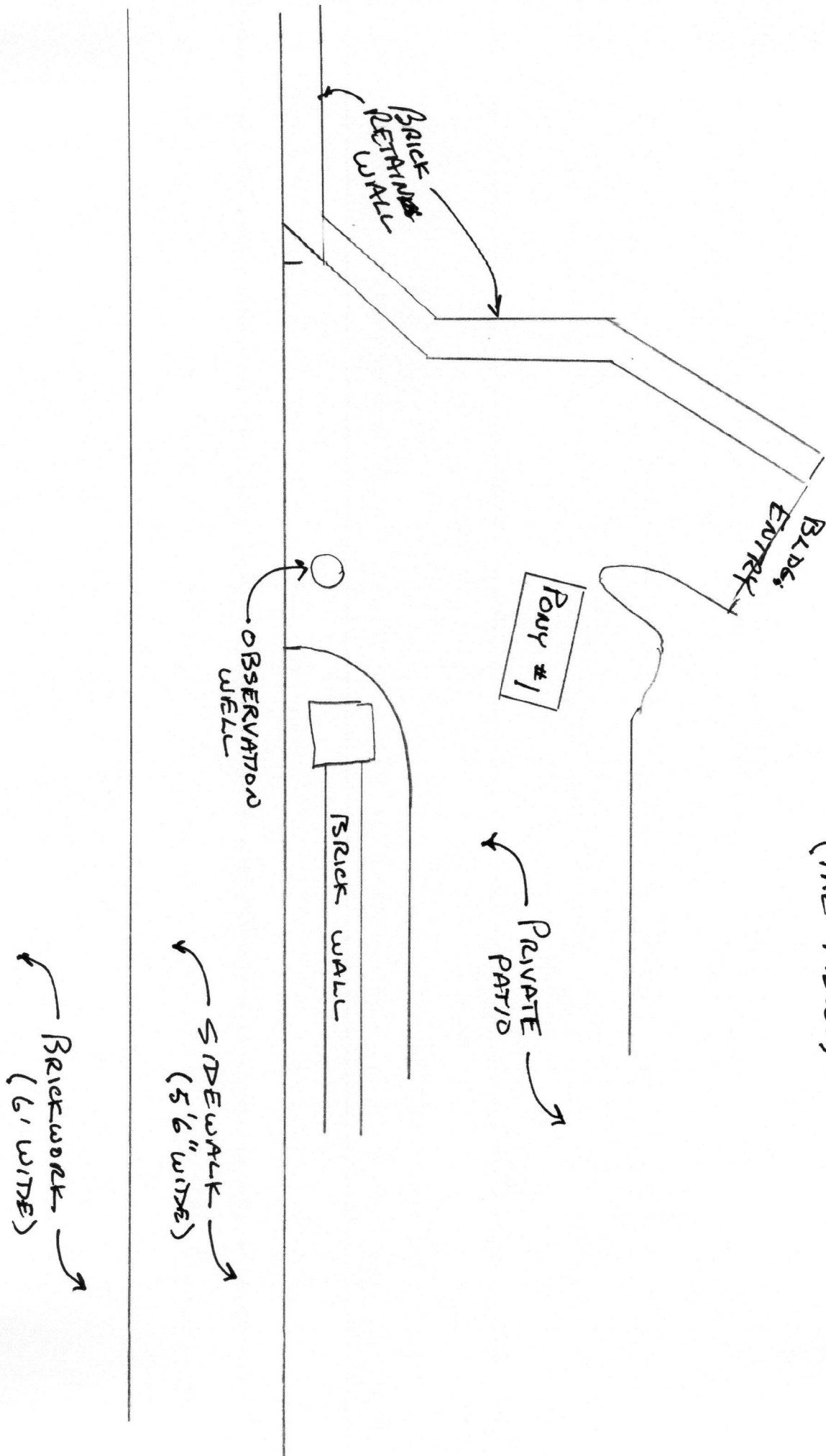
Neal E Jarest
Property Owner

Neal E Jarest
Property Owner

Bryan Rosenberg
Agent

1/12/22

280 NW Broad St
(The News)



NW Broad St.



CERTIFICATE OF APPROPRIATENESS MAJOR WORK

Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information:

PUBLIC ROW IN FRONT OF

Street Address: 210/220 NW BROAD ST

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:Name(s): CAROLINA HORSE PARK FOUNDATIONEmail: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955Mailing Address: C/O BRYAN ROSENBERG, PO BOX 1220, 28388**Authorized Agent, if different from Applicant:**

N/A

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

Legal Property Owner(s), if different from Applicant:Name(s): TOWN OF SOUTHERN PINES - PUBLIC R/W

Email: _____ Phone: _____

Mailing Address: _____

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:

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Date: 9/22/2022

CAROLINA HORSE PARK FOUNDATION
BY: Bryan Rosenberg, Pres.
Applicant

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

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

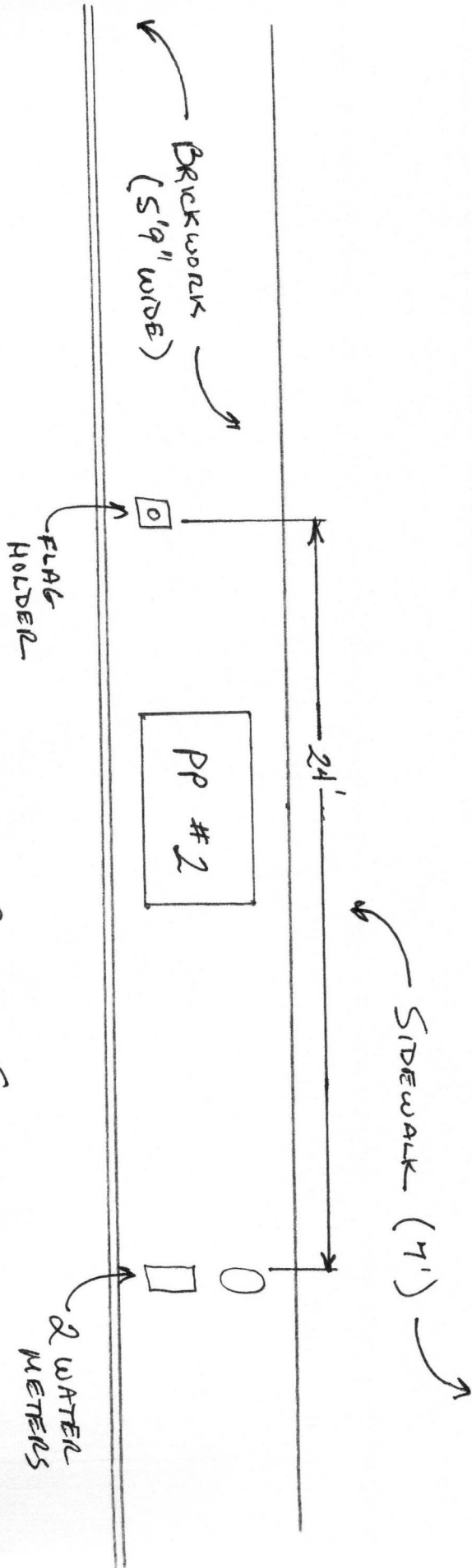
1/12/22

210 Broad St.
NW

RECESSED
BUILDING
ENTRY

220 Broad St.
NW

BUILDING
ENTRY



NW Broad St.



CERTIFICATE OF APPROPRIATENESS MAJOR WORK

Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information:

Street Address: PUBLIC ROW IN FRONT OF TRAIN STATION

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: C/O BRYAN ROSENBERG, PO BOX 1220, 28388

Authorized Agent, if different from Applicant:

N/A

Name(s): _____

Email: _____

Phone: _____

Mailing Address: _____

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

Name(s): TOWN OF SOUTHERN PINES - PUBLIC R/W

Email: _____

Phone: _____

Mailing Address: _____

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:

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Date: 9/22/2022

CAROLINA HORSE PARK FOUNDATION

BY: Bryan Rosenberg, Pres.
Applicant

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

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

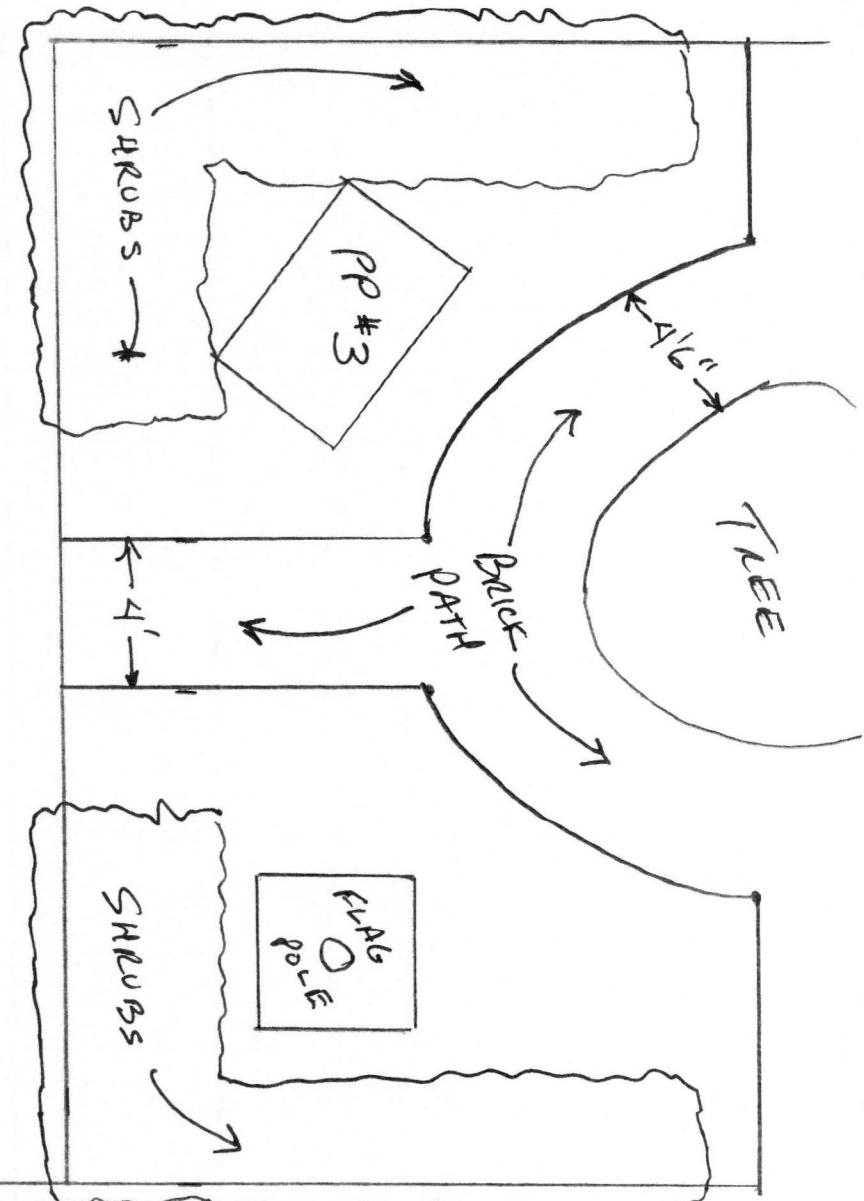
1/12/22

BROAD ST.

CONCRETE
SIDEWALK

NEW HAMPSHIRE AVE

GRASS



CONCRETE
PAD
w/ TRAIN
TRACKS
BEYOND

TRAIN
TRACKS



CERTIFICATE OF APPROPRIATENESS MAJOR WORK

Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information:

Street Address: PUBLIC ROW IN FRONT OF 168 NW BROAD ST.

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: C/O BRYAN ROSENBERG, PO BOX 1220, 28388

Authorized Agent, if different from Applicant: N/A

Name(s): _____

Email: _____

Phone: _____

Mailing Address: _____

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

Name(s): TOWN OF SOUTHERN PINES - PUBLIC R/W

Email: _____

Phone: _____

Mailing Address: _____

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

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Date: 9/22/2022

CAROLINA HORSE PARK FOUNDATION

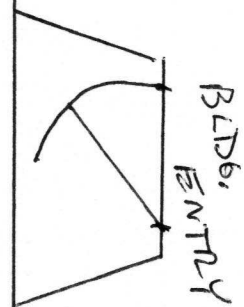
BY: Bryan Rosenberg, Pres.
Applicant

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

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

1/12/22

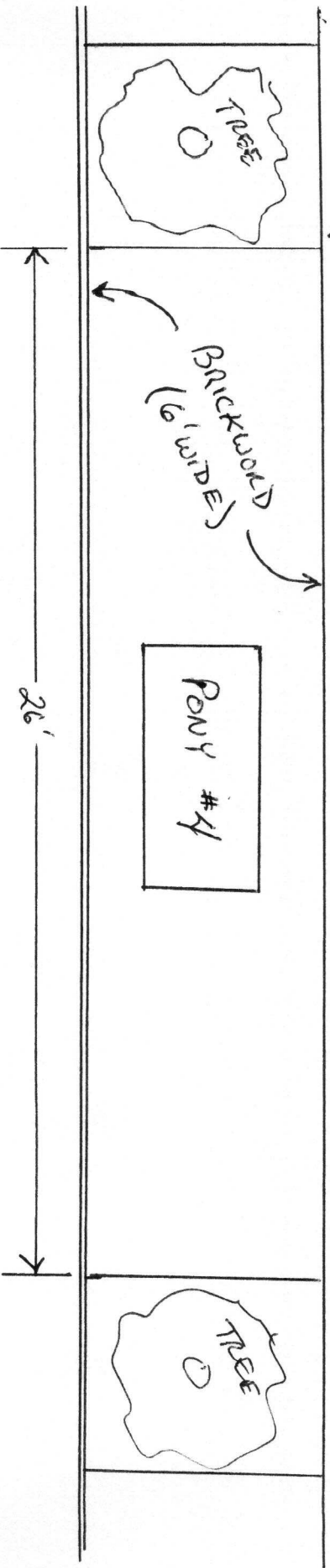
168 NW Broad St



SIDEWALK
(6'4" WIDE)

BRICKROAD
(6' WIDE)

PONY #4



NW Broad St.



CERTIFICATE OF APPROPRIATENESS MATOR WORK

Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information:

Street Address: PUBLIC ROW IN FRONT OF 140/144 NW BROAD ST

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: C/O BRYAN ROSENBERG, PO BOX 1220, 28388

Authorized Agent, if different from Applicant: N/A

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

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

Name(s): TOWN OF SOUTHERN PINES - PUBLIC R/W

Email: _____ Phone: _____

Mailing Address: _____

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:

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CAROLINA HORSE PARK FOUNDATION

Date: 9/22/2022

BY: Bryan Rosenberg, Pres.
Applicant

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

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

1/12/22

140 NW Broad St

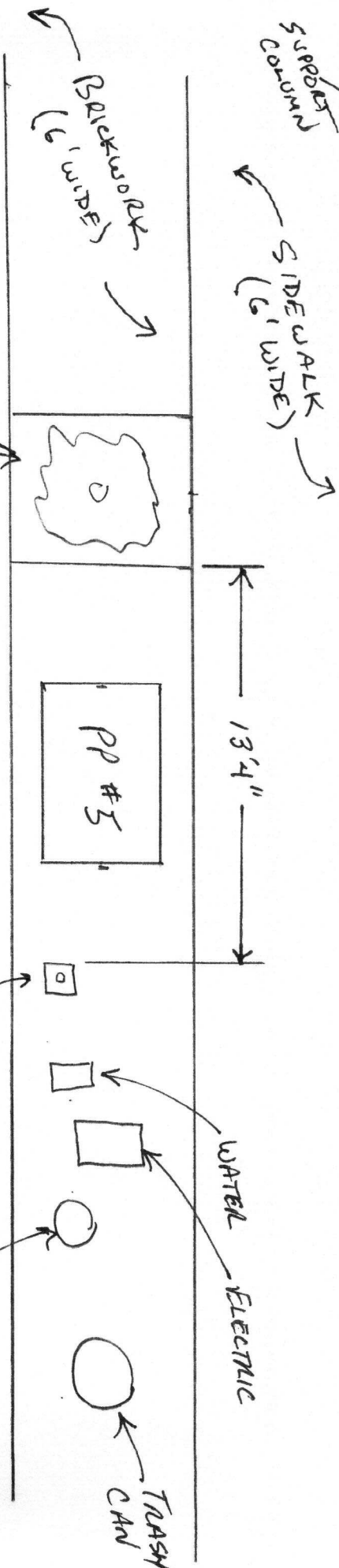
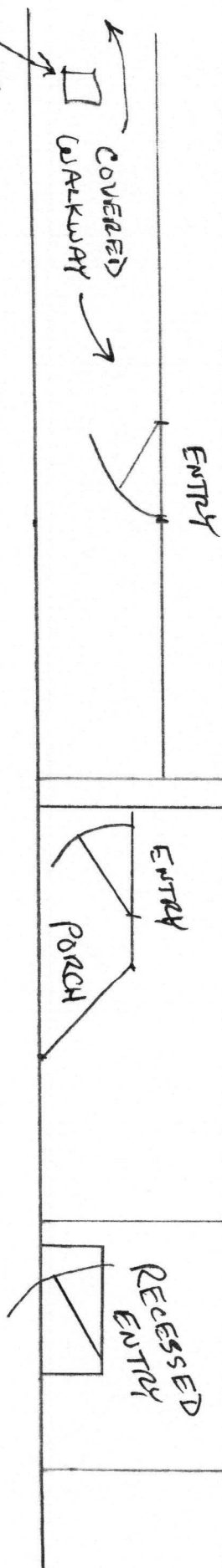
PAVEMENT

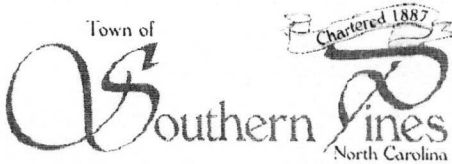
(140)

(144)

(146)

ALLEY





Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information: (THE PILOT)

Street Address: PUBLIC ROW IN FRONT OF 145 W. PENNSYLVANIA

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: c/o BRYAN ROSENBERG, PO BOX 1220, 28388

Authorized Agent, if different from Applicant: N/A

Name(s): _____

Email: _____

Phone: _____

Mailing Address: _____

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

Name(s): TOWN OF SOUTHERN PINES - PUBLIC ROW

Email: _____

Phone: _____

Mailing Address: _____

1/12/22

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:

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CAROLINA HORSE PARK FOUNDATION

Date: 9/22/2022

BY: Bryan Rosenberg, Pres.
Applicant

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

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

1/12/22

143 W. PENNSYLVANIA AVE.

~~THE PILOT BUILDING.
(NO ENTRY ALONG THIS
PORTION OF BLK.)~~

PLANTERS

BRICK
PAD

PLANTERS

24'

← SIDEWALK
(6' WIDE) →

LANE
TREE

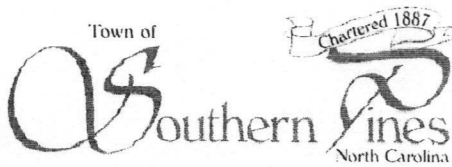
PP #6

LANE
TREE

← BACKWALK
(4' WIDE) →

FLAG HOLDER

W. PENNSYLVANIA AVE.



Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information: BELVEDERE PLAZA

Street Address: 120 W. PENNSYLVANIA ON BRICK PATIO

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: c/o BRYAN ROSENBERG, PO BOX 1220, SOUTHERN PINES, NC 28388

Authorized Agent, if different from Applicant:

Name(s): _____

Email: _____

Phone: _____

Mailing Address: _____

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

Name(s): MCPHAR HOTELS, INC

Email: SAMMY@MCPEAKEHOTELS.COM Phone: 910-639-1730

Mailing Address: 120 W. PENNSYLVANIA AVE., SOUTHERN PINES, NC 28387

1/12/22

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:

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CAROLINA HORSE PARK FOUNDATION

Date: 9/22/2022

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

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

1/12/22

APPOINTMENT OF AGENT

The undersigned owner(s), McPEAKE HOTELS, INC., hereby appoint(s) BRYAN ROSENBERG 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 21ST day of SEPT., 2022

McPEAKE HOTELS, INC.
Property Owner

BY: [Signature]
Property Owner

Bryan Rosenberg
Agent

1/12/22

120 W. PENNSYLVANIA

POINTE
#67

BEVEDERE PLAZA
(PRIVATE)

COVERED
POLLIO

LANDSCAPING

WOODEN
BRIDGE
(7' WIDE)

LANDSCAPING

ALTERNATE
ENTRY
(CONCRETE
7' WIDE)

UP

SIDEWALK
(6' WIDE)

BRICKWORK
(5'6" WIDE)

W. PENNSYLVANIA AVE.



CERTIFICATE OF APPROPRIATENESS MATOR WORK

Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information:

Street Address: PUBLIC ROW IN FRONT OF 180 SW BROAD ST.

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: C/O BRYAN ROSENBERG, PO BOX 1220, 28388

Authorized Agent, if different from Applicant: N/A

Name(s): _____

Email: _____

Phone: _____

Mailing Address: _____

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

Name(s): TOWN OF SOUTHERN PINES - PUBLIC R/W

Email: _____

Phone: _____

Mailing Address: _____

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:

TEMPORARY ART INSTALLATION NOT ATTACHED TO
ANY BUILDING. ART WILL BE ON DISPLAY FOR
TWO MONTHS AND THEN REMOVED. BRICKWORK
WILL BE RESTORED TO ORIGINAL APPEARANCE.

Date: 9/22/2022

CAROLINA HORSE PARK FOUNDATION

BY: Bryan Rosenberg, Pres.
Applicant

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

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

1/12/22

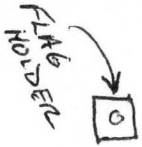
180 SW BROAD ST.

GARDEN

CEMENT
WALKWAY / PATIO

GARDEN

SIDEWALK
(5' WIDE)



PUMP #8

28'6"

BRICKWORK
(6' WIDE)

ELECTRIC
BOX

BROAD ST.



CERTIFICATE OF APPROPRIATENESS MATOR WORK

Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information:

Street Address: PUBLIC ROW IN FRONT OF 200 SW. BROAD ST.

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: C/O BRYAN ROSENBERG, PO BOX 1220, 28388

Authorized Agent, if different from Applicant: N/A

Name(s): _____

Email: _____

Phone: _____

Mailing Address: _____

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

Name(s): TOWN OF SOUTHERN PINES - PUBLIC R/W

Email: _____

Phone: _____

Mailing Address: _____

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

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CAROLINA HORSE PARK FOUNDATION

BY: Bryan Rosenbery, Pres.
Applicant

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TOWN OF SOUTHERN PINES
801 SE Service Road, Southern Pines, NC 28387
plan@southernpines.net (910) 692-4003 www.southernpines.net

1/12/22

232 SW BROAD
(CABIN BRANCH)

200 SW BROAD ST.
(BB&T)

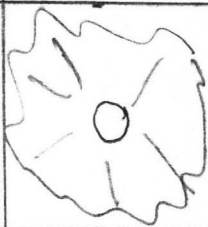
SIDEWALK
(7' WIDE)

SIDEWALK
(8')

FLAG
ANCHOR

BRICKWORK
(5'6" WIDE)

PP #9



TREE
CUT
(6' x 6')

BROAD STREET



CERTIFICATE OF APPROPRIATENESS MAJOR WORK

Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information:

Street Address: PUBLIC ROW IN FRONT OF 125 SE BROAD ST

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: C/O BRYAN ROSENBERG, PO BOX 1220, 28388

Authorized Agent, if different from Applicant: N/A

Name(s): _____

Email: _____

Phone: _____

Mailing Address: _____

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

Name(s): TOWN OF SOUTHERN PINES - PUBLIC R/W

Email: _____

Phone: _____

Mailing Address: _____

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

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ANY BUILDING. ART WILL BE ON DISPLAY FOR
TWO MONTHS AND THEN REMOVED. BRICKWORK
WILL BE RESTORED TO ORIGINAL APPEARANCE.

CAROLINA HORSE PARK FOUNDATION

Date: 9/22/2022

BY: Bryan Rosenberg, Pres.
Applicant

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

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

1/12/22

125 SE BROAD ST.

BRICK
PATIO

SIDEWALK
(5' WIDE)

GRASS
(11')

PORCH
#10

BROAD ST.

CERTIFICATE OF APPROPRIATENESS
MOTOR WORK

Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information:

Street Address: PUBLIC ROW IN FRONT OF 115 NE BROAD ST.

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATIONEmail: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955Mailing Address: C/O BRYAN ROSENBERG, PO BOX 1220, 28388Authorized Agent, if different from Applicant: N/A

Name(s): _____

Email: _____

Phone: _____

Mailing Address: _____

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

Name(s): TOWN OF SOUTHERN PINES - PUBLIC R/W

Email: _____

Phone: _____

Mailing Address: _____

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

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Date: 9/22/2022

CAROLINA HORSE PARK FOUNDATION

BY: Bryan Rosenberg, Pres.
Applicant

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TOWN OF SOUTHERN PINES
801 SE Service Road, Southern Pines, NC 28387
plan@southernpines.net (910) 692-4003 www.southernpines.net

1/12/22

115 NE BROAD ST.

107 NE BROAD ST

BLDG.
ENTRY

FENCE

RAISED
BRICK PATIO

UP

RAILING

ENTRY

SIDEWALK
(4'6" WIDE)

BRICKWORKS
(7'6" WIDE)

PP # 11

TREE
AREA

WATER
METERS
(3)

TREE
AREA

NE BROAD STREET



CERTIFICATE OF APPROPRIATENESS MATOR WORK

Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information:

Street Address: PUBLIC ROW IN FRONT OF 140 E. NEW HAMPSHIRE AVE

PIN: (ASHTEN'S)

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: C/O BRYAN ROSENBERG, PO BOX 1220, 28388

Authorized Agent, if different from Applicant: N/A

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

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

Name(s): TOWN OF SOUTHERN PINES - PUBLIC R/W

Email: _____ Phone: _____

Mailing Address: _____

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

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Date: 9/22/2022

CAROLINA HORSE PARK FOUNDATION

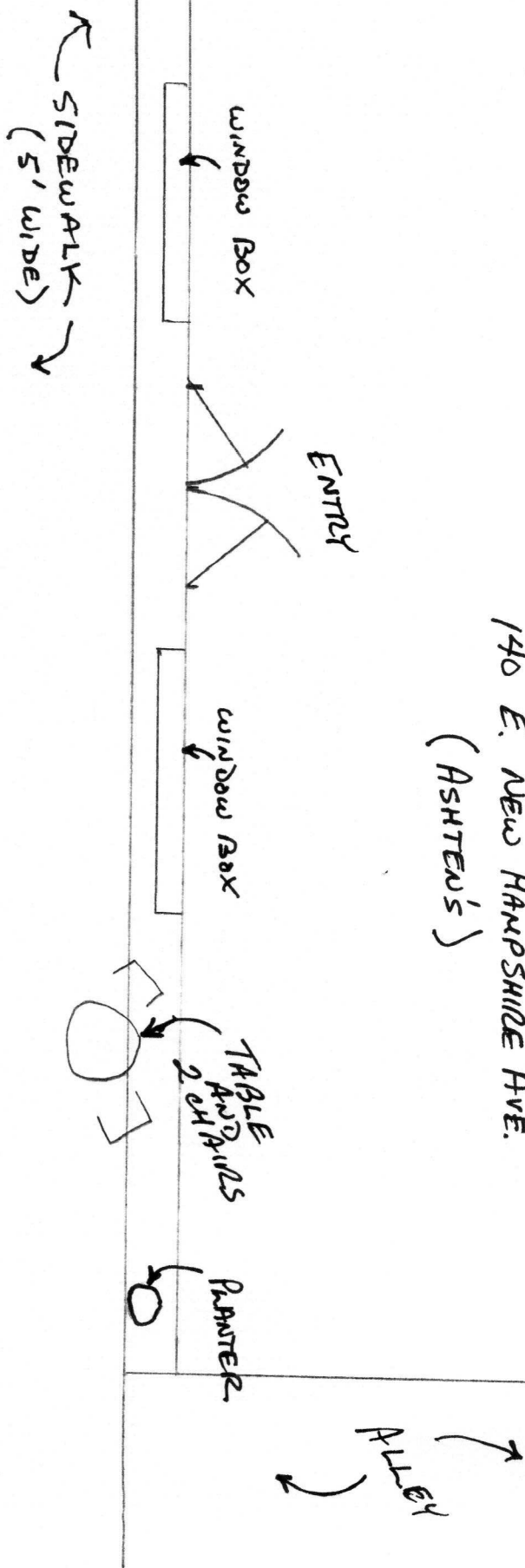
BY: Bryan Rosenberg, Pres.
Applicant

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

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

1/12/22

140 E. NEW HAMPSHIRE AVE.
(ASHTON'S)



GRASS
PINE GROUND
(13' WIDE)

CEMENT
WALK
(4')

BOOK EXCHANGE
BOX

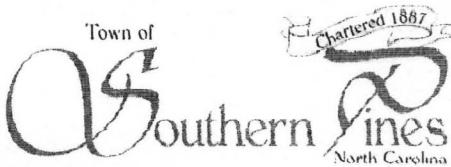
PRIVATE
BENCH

PIKE

PP #12

ALLEY
DRIVEWAY

E. NEW HAMPSHIRE AVE



Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information:

Street Address: PUBLIC ROW IN FRONT OF 229 NE BROAD ST.

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: c/o BRYAN ROSENBERG, PO Box 1220, 28388

Authorized Agent, if different from Applicant: N/A

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

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

Name(s): SOUTHERN PINES - PUBLIC ROW

Email: _____ Phone: _____

Mailing Address: _____

1/12/22

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

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WILL BE RESTORED TO ORIGINAL APPEARANCE.

Date: 9/22/2022

CAROLINA HORSE PARK FOUNDATION

BY: Bryan Rosenberg, Pres.
Applicant

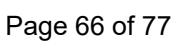
Note: The attached Appointment of Agent form must be submitted if the Applicant is not the property owner.

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

1/12/22

PROPERTY
LINE

NE BROAD ST.





CERTIFICATE OF APPROPRIATENESS MAJOR WORK

Date Received: _____ Fee Paid: _____ Case No.: HD-____-____

Project Information:

Street Address: PUBLIC ROW IN FRONT OF 275 NE BROAD ST.

PIN: _____

Parcel ID: _____

Site Size: _____

Zoning: _____

Applicant:

Name(s): CAROLINA HORSE PARK FOUNDATION

Email: BRYAN.ROSENBERG@MAC.COM Phone: 919-345-5955

Mailing Address: C/O BRYAN ROSENBERG, PO BOX 1220, 28388

Authorized Agent, if different from Applicant: N/A

Name(s): _____

Email: _____

Phone: _____

Mailing Address: _____

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

Name(s): TOWN OF SOUTHERN PINES - PUBLIC R/W

Email: _____

Phone: _____

Mailing Address: _____

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

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Date: 9/22/2022

CAROLINA HORSE PARK FOUNDATION
BY: Bryan Rosenberg, Pres.
Applicant

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TOWN OF SOUTHERN PINES
801 SE Service Road, Southern Pines, NC 28387
plan@southernpines.net (910) 692-4003 www.southernpines.net

1/12/22

275 NE BROAD ST

ENTRY TO
275

PRIVATE
ENTRY TO
275-A

SEWER

SIDEWALK
(7' WIDE)

WATER
METER

PONY #14

FLAG
HOLDER

BRICK WORK
(5' WIDE)

GAS METER

TRIE
GATE

NE BROAD ST

Painted Ponies Art Walk 2023

Program Director. Carolina Horse Park

Overview. The program is designed as an outdoor art exhibit of painted horses that will drive foot traffic to downtown Southern Pines during the months of February and March, 2023. Fourteen horses will be on display in front of sponsor businesses along Broad Street or just off Broad Street on Pennsylvania and New Hampshire. We currently have 15 businesses that have joined in sponsoring this event and we are seeking additional businesses. After the display period, there will be an auction held where the Painted Ponies will be auctioned off with the proceeds from the auction benefitting the Carolina Horse Park Foundation, a 501(c)(3) charitable non profit corporation.

Description. The program consists of 14 fiberglass sculptures. One of them is of a horse grazing (see Exhibit A for an example), four of a standing horse (see Exhibit B for an example), one of a running horse (see Exhibit C for an example), and eight colts (see Exhibit D for an example). Each horse will arrive as unfinished fiberglass and will be mounted to a base of decking material. Each Painted Pony is sponsored by one or more businesses and, after being painted by local artists, they will be displayed at various locations within the downtown area during the art walk phase of the project. A small informational plaque will be attached to each base telling visitors the theme name of the Painted Pony, the name of the artist, and the business(es) sponsoring the Painted Pony. No logos, signs, or advertising will be part of the display other than the information on the plaque as described above.

Painted Ponies are the same models used last year and measure 4'10"Hx7'7"Lx20"W for grazing position, 6'Hx7'7"Lx20"W for standing positioning, 6'Hx9'Lx20"W for running, and 4'6"Hx4'2"Lx11"W for the colt. Children particularly enjoy the colts and the grazing position as they are "at their eye level." Once securely mounted to the base, all will be 4" taller as measured from the ground.

The sponsors have selected an artist who, along with the sponsor, will come up with a theme for the Painted Pony. After approval from the Carolina Horse Park Foundation, the artist will paint the horse. Painted Ponies will be installed on the street starting January 24th, 2023, and opened up to the public at the "Reveal," an event to be planned for January 28th at The Mews on Broad Street. After the Reveal celebration, visitors will be encouraged to walk around the Painted Ponies Art Walk within the Historic District where they will be on display for two months. The Pilot, the Chamber of Commerce, the Convention & Visitors Bureau, and the Carolina Horse Park will use press releases, video and still photo pictures, social media, brochures, and other means to advertise the art walk and encourage people to come to Southern Pines historic district benefiting the sponsors (and all downtown businesses). On or before April 5, 2023, we will remove the installation and return the locations to their original condition. The Painted Ponies will be auctioned off and the proceeds will benefit the Carolina Horse Park Foundation, a 501(c)(3) charitable non profit corporation.

Locations. Please see Exhibit E for a location map (not to scale) of the sculptures.

Timeline.

10/31/2022 — Painted Pony blanks are delivered

10/31/2022 through 1/17/2023 — Artists create their approved designs for the Painted Ponies

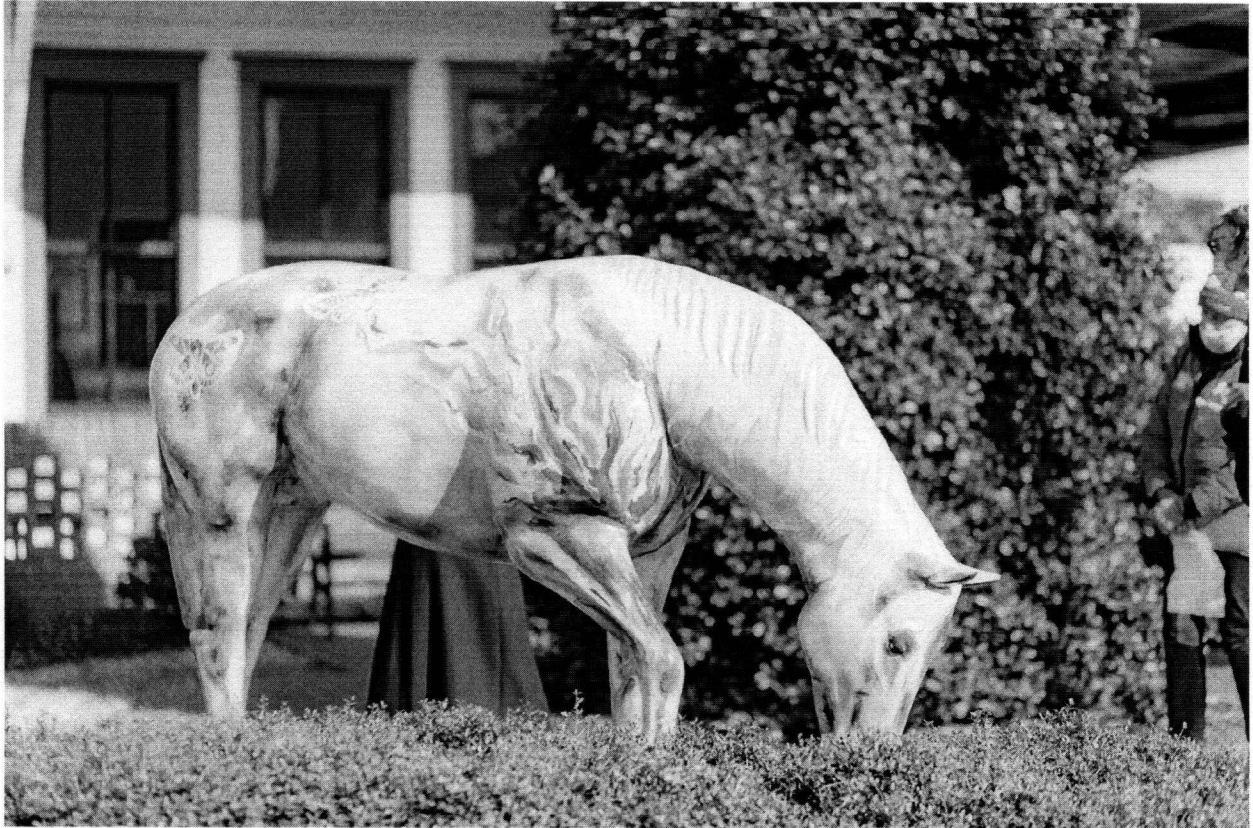
1/28/2023 — Reveal celebration recognizing the artists and sponsors and showing off the Painted Ponies.

1/28/2023 through 4/5/2023 — Painted Ponies on display in historic district
4/15/2023 — Auction benefiting the Carolina Horse Park Foundation

Insurance. Sentinel Risk Advisors, the insurance agent for the Carolina Horse Park, is procuring a binder insuring property damage and general liability for injury related to the project naming the Town of Southern Pines as an other insured for the period of time that the public is exposed to the art. The attached binder is from a prior year. We will provide a current binder prior to the installation that is substantially the same as the attached.

Method of securing the art. For most of the Painted Ponies, they will be placed where there are currently paving bricks laid. At each of these locations four bricks will be removed at each of the corners of the base of the Painted Pony. Within the exposed earth, we will drive a 24" metal spike into the earth and screw the stakes to the base. This will secure the sculptures so that they will not tip over or be easily moved. The base will be positioned in such a way that the exposed earth is covered by the base so that there is no hole for people to trip on. Once the project is over and sculptures removed, we will remove the stakes and reset the bricks. See attached engineering letter marked as Exhibit F. In several locations, a Painted Pony is placed on bare ground. The same method will be used but there is no concern about removing or restoring brickwork.

Exhibit A



Example sculpture of a grazing horse from Painted Ponies Art Walk 2020. Each horse will be painted a different artistic way based on the artist and the sponsor businesses agreed to theme but no logos or text will be permitted other than the sponsor names on the informational plaque attached to the base.

Exhibit B



Example sculpture of a standing horse from Painted Ponies Art Walk 2020. Each horse will be painted a different artistic way based on the artist and the sponsor businesses agreed to theme but no logos or text will be permitted other than the sponsor names on the informational plaque attached to the base.

Exhibit C



Example sculpture of a running horse from Painted Ponies Art Walk 2020. Each horse will be painted a different artistic way based on the artist and the sponsor businesses agreed to theme but no logos or text will be permitted other than the sponsor names on the informational plaque attached to the base.

Exhibit D



Example sculpture of a colt from Painted Ponies Art Walk 2020. Each horse will be painted a different artistic way based on the artist and the sponsor businesses agreed to theme but no logos or text will be permitted other than the sponsor names on the informational plaque attached to the base.

NOT TO
SCALE

N. AVE

PA AVE.

N. AVE.

C. AVE

S. BENNETT

N. BENNETT

SW BROAD

NW BROAD

SE BROAD

NE BROAD

S. ASH

N. ASH

Exhibit E

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14

Exhibit F

SEVEN LAKES ENGINEERING SERVICES, INC.

204 E. Main St, Aberdeen NC. 28315
TELEPHONE: (910) 637-0350 EMAIL: CFARWELL@NC.RR.COM

January 14, 2020

To: Mr. Bryan Rosenberg
Southern Pines, North Carolina 28387

cc: Audrey Wiggins, Realtor/Broker
Better Homes and Gardens

Subject: Assessment of Temporary Sculptures
@ Broad St.
Southern Pines, North Carolina 28387

This report is a structural assessment of the subject Painted Ponies Temporary Sculptures, to be installed in Downtown Southern Pines Along SW Broad St., Pennsylvania Ave. and New Hampshire Ave.

After Reviewing all documentation provided from the client and making small adjustments to their proposed design. It is the conclusion of this firm that the Sculptures in question should be attached in the following manner.

The 2x6" framed base that supports the structures shall be anchored by 4 (four) 24" steel anchors at every corner of the base. The 24" spikes will reach the virgin soil at a depth of approximate 14" By anchoring the structure at the corners, it will be stabilized and keep any one from accidentally knocking it on its side.

Should you have any other questions feel free to contact us.

Yours truly,
SEVEN LAKES ENGINEERING SERVICES, INC.


Enrique Artiga
Project Manager

