



AGENDA

Thursday, August 10, 2023: 4:00 PM

Historic District Commission

Community Development Building, 801 SE Service Road

1. CALL TO ORDER

2. APPROVAL OF MINUTES

a. June 8, 2023 Regular Meeting

3. DISCUSSION

a. 310 NW Broad Street Redevelopment Concept

Andy Bleggi of PTAH, LLC has requested to come before the Historic District Commission to discuss a potential redevelopment project at 310 NW Broad Street, presently known as Doug's Auto Center.

4. PUBLIC HEARINGS

a. HD-06-23 Certificate of Appropriateness - Major Work; 143 NE Broad Street

Tom Gisler of Advantage Equities 10892, LLC submitted an application requesting a Certificate of Appropriateness Major Work to replace the existing lattice fence and gate on the southwest side of the building at 143 NE Broad Street. The existing concrete and dirt walkway leading to the rear of the building is proposed to be replaced with brick pavers, and planters are proposed behind the proposed brick wall (not visible from the right-of-way).

b. HD-07-23 Certificate of Appropriateness - Major Work; 290 SW Broad Street

Kristen Moracco, on behalf of Iron Horse Capital Group, LLC submitted an application requesting a Certificate of Appropriateness Major Works for building renovations at 290 SW Broad Street. Proposed renovations include the following: Painting exterior of existing building using recommended color palette, trim repair, installation of five windows at rear of building, installation of one exterior door at rear of building, replace existing light fixtures, extend current walkway on side of building to rear of building, and replacement of existing doors.

5. UNFINISHED BUSINESS

6. NEW BUSINESS

7. PUBLIC COMMENTS

8. ADJOURNMENT

MINUTES

Town of Southern Pines Historic District Commission Regular Meeting June 8, 2023 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, June 8, at 4:00 PM at the Community Development Building, 801 SE Service Road, Southern Pines, North Carolina.

Members present: Chair Molly Goodman, Vice Chair Elizabeth Oettinger, Robert Brown and Michelle Peele.

Staff member present: Rachel Mann, Planning & Community Development Specialist

Chair Goodman called the meeting to order at 4:05 PM.

NEW BUSINESS

The Pines Preservation Guild Fall Tax Credit Workshop

Kristen Moracco stated that the fall tax credit class is in the works. They had an excellent turnout for the spring class and received great feedback. They are working on a location for the fall workshop which will be held in September or October and have discussed inviting Liz Whitmore, Preservation Planner for the City of Sanford and a Southern Pines resident to talk about tax credits and how to promote those credits in Southern Pines.

Leslie Brians stated that finding a venue for the fall class has been challenging as there is limited availability of Town facilities. Their thought was to have more of a question and answer format for the next workshop with someone from government, a private property owner and possibly an architect or contractor who have experience with historic properties but encouraged input from Commission members.

Discussion ensued regarding a location for the workshop.

UNFINISHED BUSINESS

Update from The Pines Preservation Guild Re: 275 S. Bennett Street

Kristen Moracco stated that she had met with John and Alan Jordan, David Mauer, a preservation architect, and Charlie Wilson of CT Wilson Construction Company and that the house is not in the National Historic District and therefore is not eligible for the tax credit program. The owners told her that they are not actively pursuing plans for the hotel and that the building was not going anywhere for a long time. She spoke with Alan Jordan about making some minor repairs to bring the structure up to Code for possible offices or executive suites. The structure is currently being used as an office with two apartments upstairs and there are no plans to demolish the structure.

B.J. Grieve asked Ms. Moracco if Alan Jordan told her that the hotel project was no longer on their radar.

Ms. Moracco responded that Jonathan Jordan stated that the hotel was not something they were considering right now. They would really like to work with the owners to create a true plan of action and had presented ideas to them about other ways to use the land next to it without demolishing the house.

Ms. Oettinger shared details of a meeting that included Tim Oldham of Oldham House Movers to obtain more information regarding the process and the cost to move the structure. She did not get the impression that the hotel was completely off the table but she did not think he wanted to do that and that he was open to having the structure moved, especially once they get an estimate of the cost. Mr. Jordan mentioned the possibility of building 50 to 60 apartments on the property and also the possibility of leaving the main portion of the house and moving the additions on each side, which are not historic, to another location.

Discussion ensued regarding moving the structure.

The meeting adjourned at 5:02 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission

Agenda Item

To: Historic District Commission

From: Rachel Mann, Planning & Community Development Specialist

Subject: Discussion regarding possible redevelopment of 310 NW Broad Street; Presented by Andy Bleggi of PTAH, LLC

Date: August 10, 2023

I. SUMMARY OF REQUEST:

Andy Bleggi of PTAH, LLC has requested to come before the Historic District Commission to discuss a potential redevelopment project at 310 NW Broad Street, presently known as Doug's Auto Center. The subject parcel is identified as PIN # 858106396273 and Parcel ID # 00035341. Per the Moore County tax records, the property owner is listed as Thomas Land Company. The subject property is zoned CB (Central Business).

This agenda item is not a Certificate of Appropriateness application; This is solely an opportunity to discuss and provide feedback on Mr. Bleggi's proposed project. This opportunity for dialogue has been reviewed and approved by the Town of Southern Pines' Town Attorney, Mac McCarley. Per Mr. Bleggi, "At the meeting I will be going over some of our ideas for the site and how we believe those ideas will be consistent with the current downtown historic district and central business district. We look forward to the meeting and the input from the Historic Commission." Mr. Bleggi has provided a variety of visual aids and reading materials for the HDC to review prior to the meeting that are attached to this staff report.

II. SITE INFORMATION:

A. Physical Address:

310 NW Broad Street
Southern Pines, NC 28387

B. Owner:

Thomas Land Company
7451-C NC HWY 22
Whispering Pines, NC 28327

C. Representative:

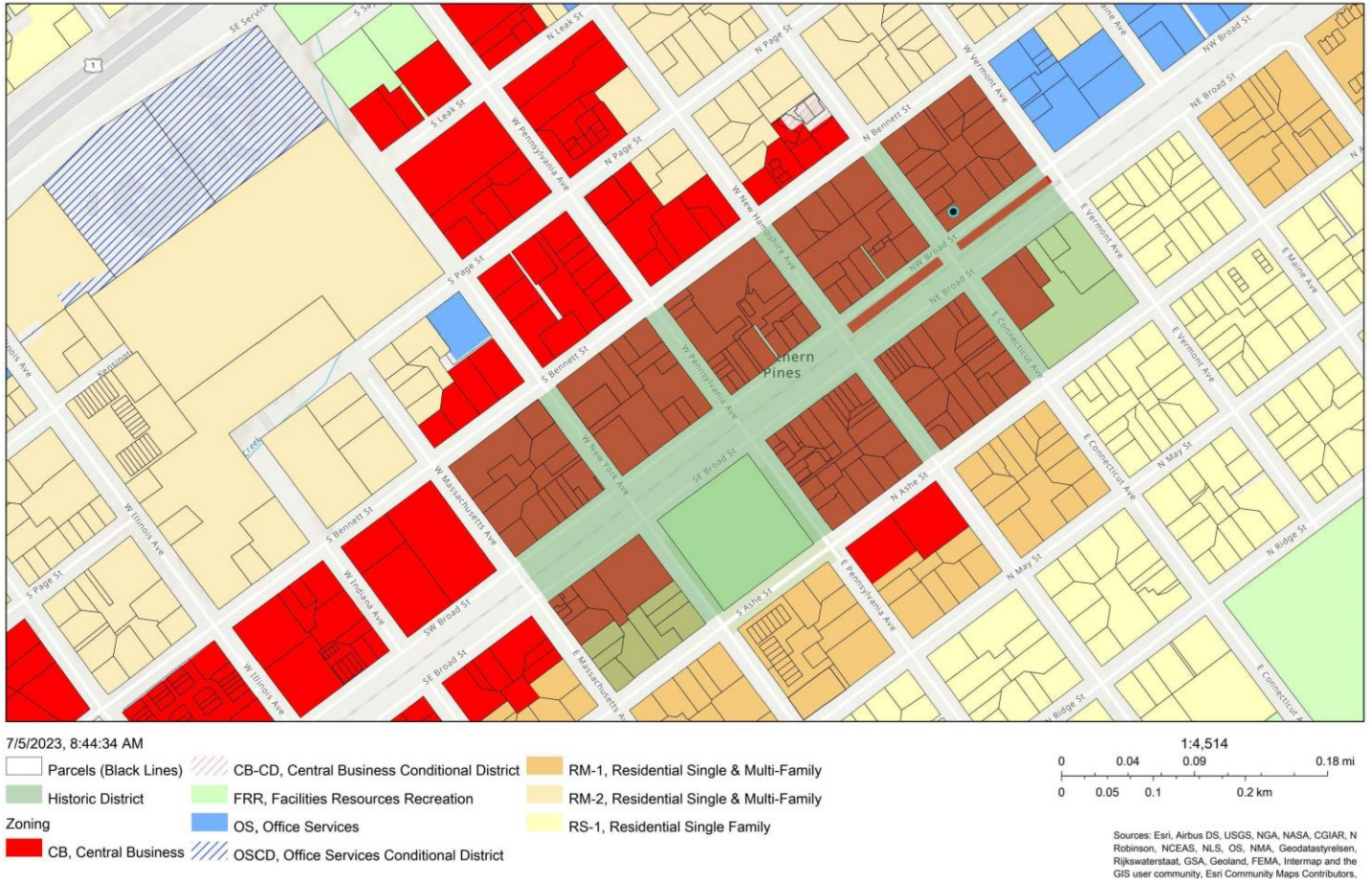
Andy Bleggi

PTAH, LLC
730 S Bennett Street
Southern Pines, NC 28387

D. Zoning of Property:

The subject property is zoned CB (Central Business) and located within the Historic District. See Figure 1 below.

Figure 1: Vicinity & Zoning Map (Subject Property is notated with black/blue circle)



May 25, 2023

To: Historic – Town of Southern Pines

From: PTAH, LLC

RE: Clarification for site 310 NW Broad Street & 115 W Connecticut Av. Parcel ID #s 00031673, 00035341 (“The Property”)

Background and Future Plans:

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

Our plan is to build a 2.5 story building which will have approximately 17-22 enclosed below ground parking spaces entering in off the Connecticut Avenue side of the property. The initial design vision anticipated one larger restaurant, one very small neighborhood organic grocery, one small café, and 2-3 other retail locations. The 2nd floor is envisioned to have 10-11 condos from 600 sq feet to 2,200 sq feet with 10 to 14’ ceilings. The over-all height of the building will be under the 45’ CB height requirements.

Our goal at this informal meeting with the Southern Pines Historic Commission is to show the commission our vision, ideas, and layouts for the Property to obtain their input and guidance as to those ideas. This will help us to better instruct our architects and engineers in the best way possible to design the elements of the Property and thereby saving precious time and resources during the design phase so it better can be used during the development phase.

Items for Clarification:

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 Broad Street know as Doug’s Auto.

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

- 1) 2.28.11- Parking Wavier Can be recommend by the “Historic District Commission” to the Planning Board who “may authorize a lesser number of off-street parking space, provided that” based on condition (A) and (B). *We will be requesting lesser number of off street parking spaces so as to keep the property*

- consistent with historic appearance of down town Southern Pines. We believe we can provide approximately 17-22 off street parking places in underground enclosed parking garage. This would provide at minimum one parking space for each residential unit, currently projected at 11 units, and leave approximately 11 parking spaces for the commercial units.*
- 2) Automotive Repair needs 1 space per 200 square feet of gross floor space. (Chapter 4-20 of UDO) *We do not know if there will be a continue presence of any Automotive Repair on site in the redevelopment process. If there is it will most likely be a "high-end detail shop with limited auto service, i.e. inspections, oil changes, etc." that will take up only two of the existing bays that will be enlarged, extended forward toward that Broad Street side.*
 - 3) Restaurants are 1 space per 100 square feet. (Chapter 4-20 of UDO) *The redevelopment is anticipated to include one larger high-end restaurant that will only operate at night. Plus a smaller café/coffee shop/dessert restaurant that will operate for breakfast and lunch. In this case it would normal be required that about 50 parking spaces 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. Hence, we anticipate asking for a wavier of the parking requirement so that we can maintain the consistency of appearance in the relation to the Historic District and that there is believed to be appeal parking to accommodate the usage in the surrounding area of the site.*
 - 4) 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;" *We anticipate requesting this reduction in parking spaces as: A) The property will be designed to 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 off street parking on the site. D) The parking we plan to have on site will is anticipated to be fully screen from all streets.*
 - 5) Exhibit 4-6: 1 space for each guest room. *We anticipate being able to provide this off street parking in a covered garage on the site. We plan to design for approximately 10- 11 units; hence, each unit would have their own parking space located on the property in an enclosed secured garage.*
 - 6) Exhibit 4-1; CB district in the HOD overlay district The minimum of 1,500 sq feet per dwelling units does not apply in the HOD district overlay of the CB district. Per 3.62 HDO C-2. *The anticipated design is for approximately 11 units of between 600 sq feet to 2,200 sq feet on the upper floor of the building. The building is anticipated to be 2.5 stories. One lower, underground floor that would have parking and retail shop, one main floor that will have a restaurant, café, and 2-4 suites for retail space, plus a inside enclosed trash area, and a upper floor that will have approximately 10-11 residential units. It is also anticipated that there will be an open area in the middle of the complex that will be covered to the*

- elements but be a garden patio. The overall building will comply with the current building height of the downtown and historic district of 45'.*
- 7) 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). *We anticipate that we will be designing the building to be closer to the side walk area, having the building be setback of 8-10' from the side walk for outside seating for the café area and also making it more attractive and conducive to walk-in traffic and retail.*
- 8) 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.*
- 9) 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 Area and Trash Areas are not required in the Historic Overlay district, we anticipate provide and area for all of these items. We also anticipate that this area will be enclosed inside the building and behind an automatic door so that the building fits into the Downtown and History Districts.*

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



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

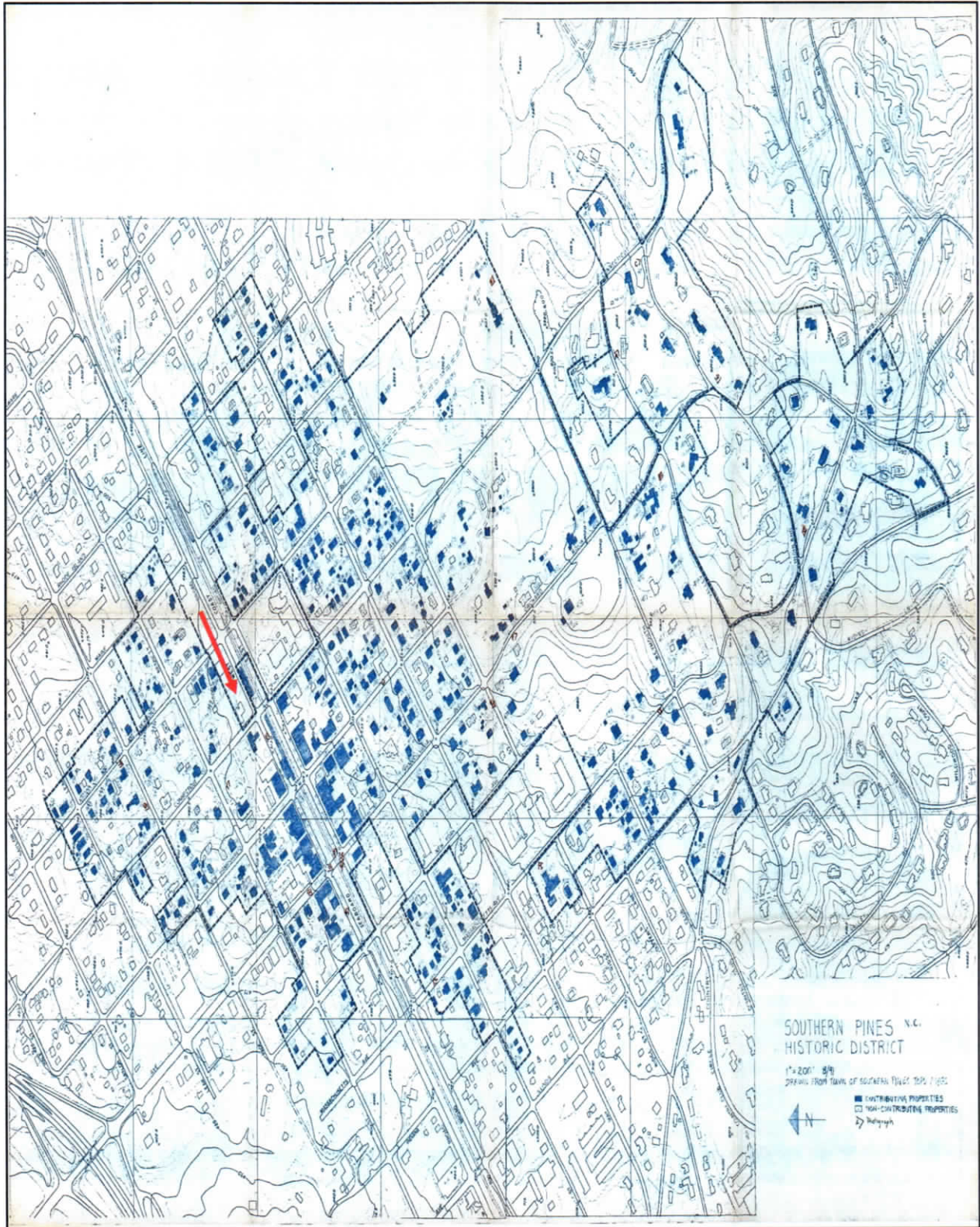
After this listing, in 1994, the Town of Southern Pines (Town) adopted an ordinance that established its Historic Preservation Commission. A year later, in 1995, at the Commission's recommendation, the Town established a local historic district. The Town historic district is substantially smaller than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

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

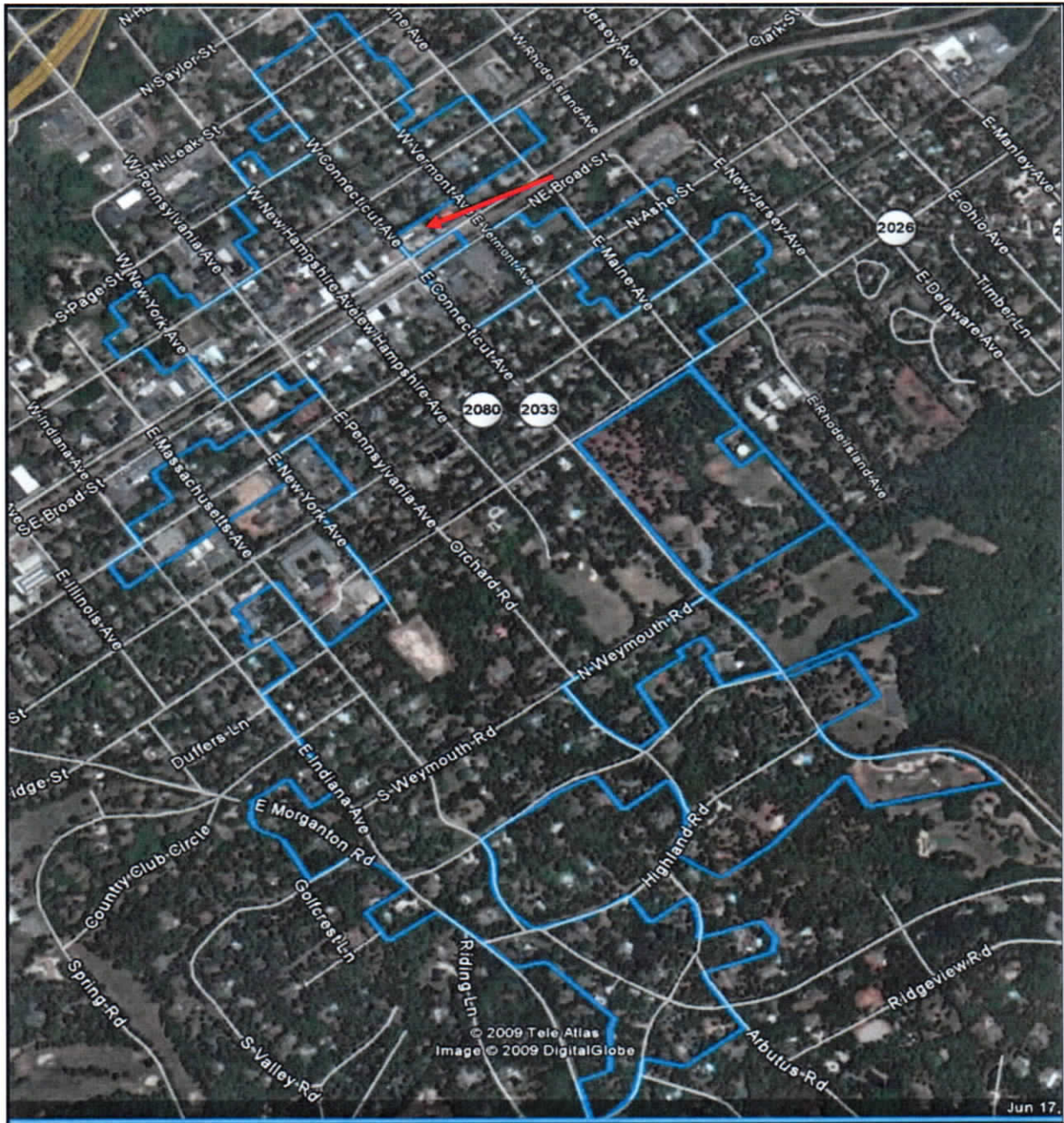
In the [2010 Survey Update Report](#) (pg. 6), the Town district is referred to as "smaller than and completely within the boundaries of the larger National Register district." The [2019 Southern Pines Design Guidelines](#) (pg. 10) state that the Town district "lies within the boundaries of the larger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

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

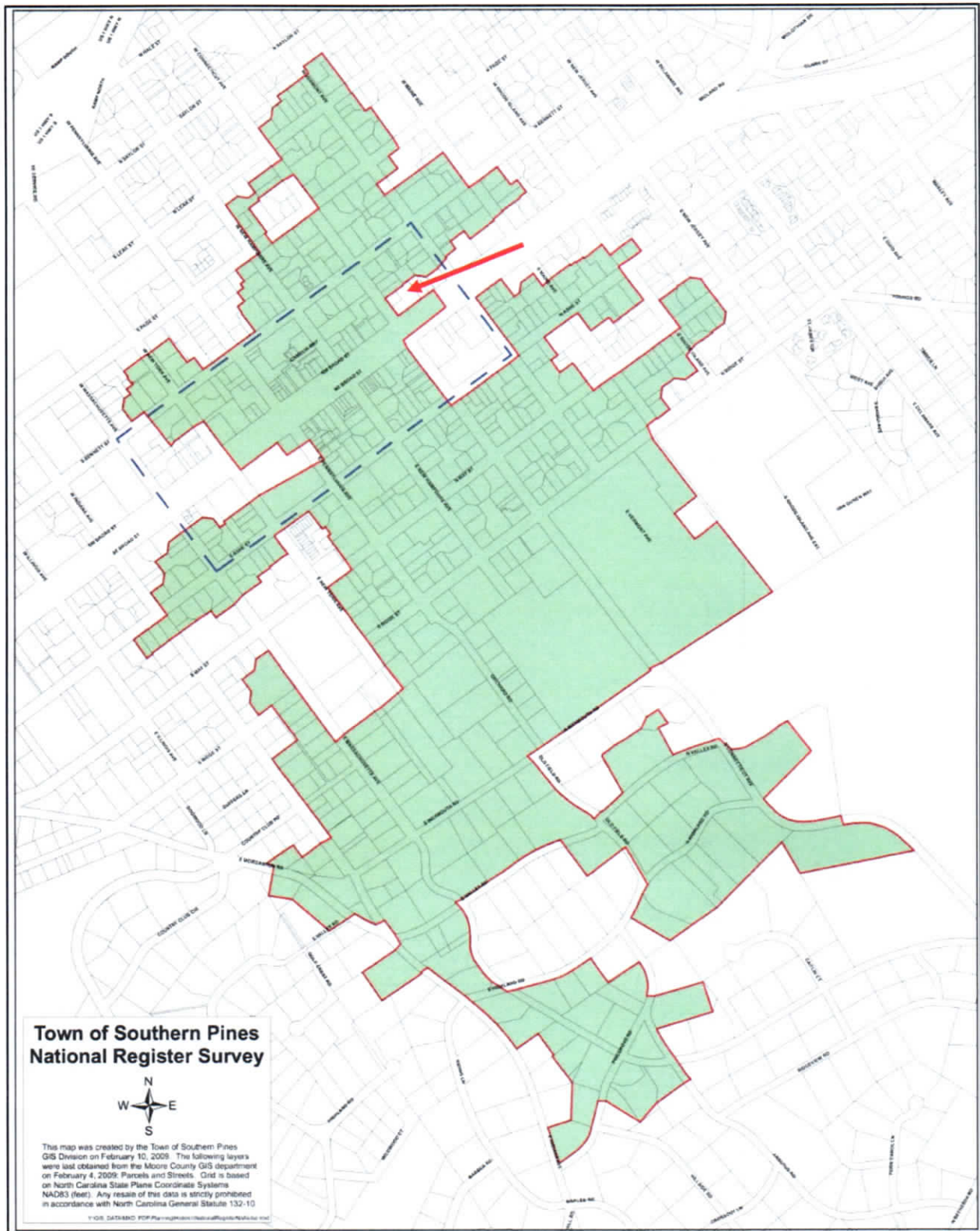
This evaluation finds that the Subject Property is conclusively not within the NRHP historic district and is erroneously included within the Town historic district.



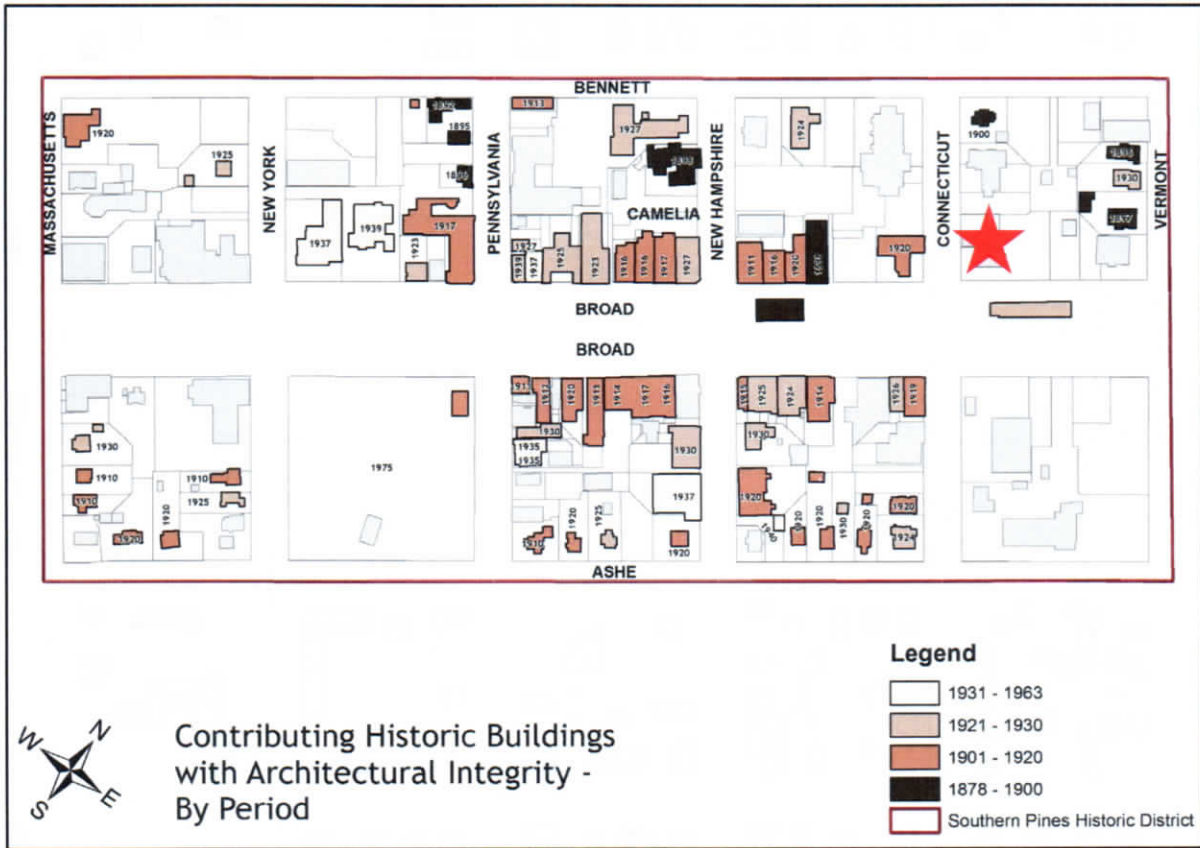
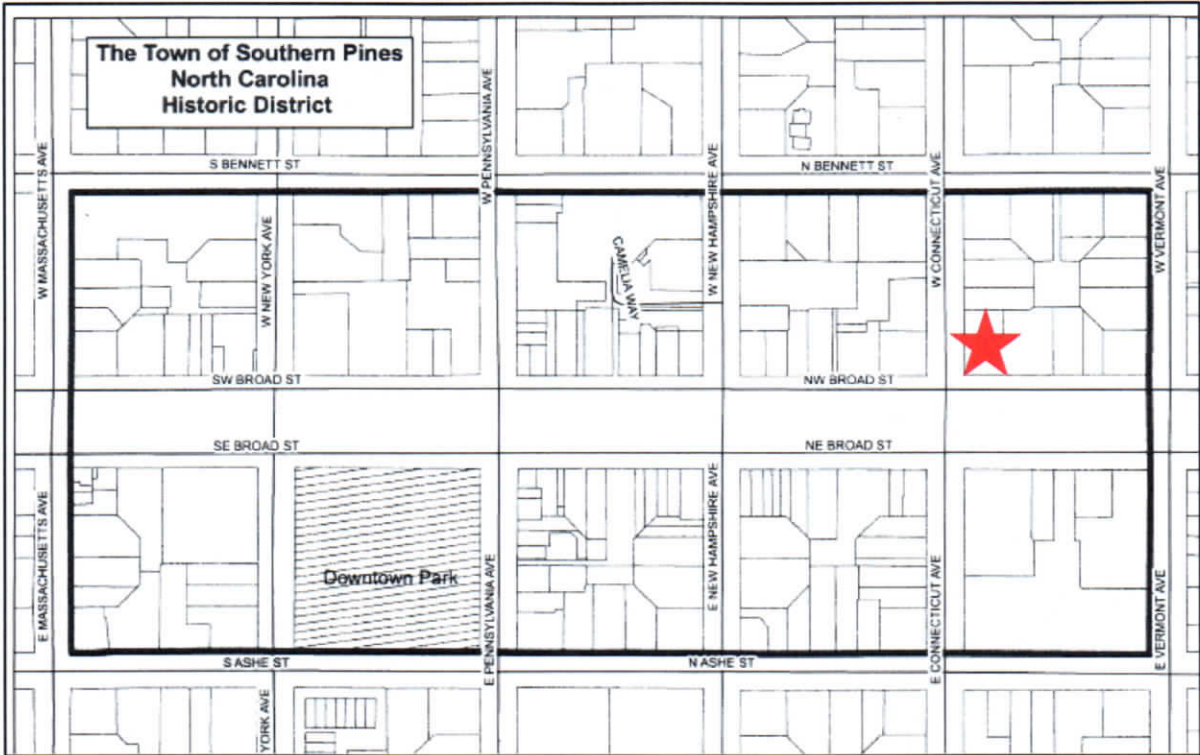
NRHP Historic District – Red Arrow shows Subject Property



NRHP Historic District – Red Arrow shows Subject Property



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



Town Historic District – Red Star shows Subject Property

DESCRIPTION AND ANALYSIS OF THE IMPROVEMENTS

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

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

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

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

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

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

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

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

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

SUBJECT PROPERTY PHOTOGRAPHS



View of subject exterior front building.



View of subject exterior front building.



Street view of front building towards retail shops.



View of side of subject exterior front building.



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



View of back lot and side of back building.



View between front and back building.



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



View of back building.



View of side of back building.



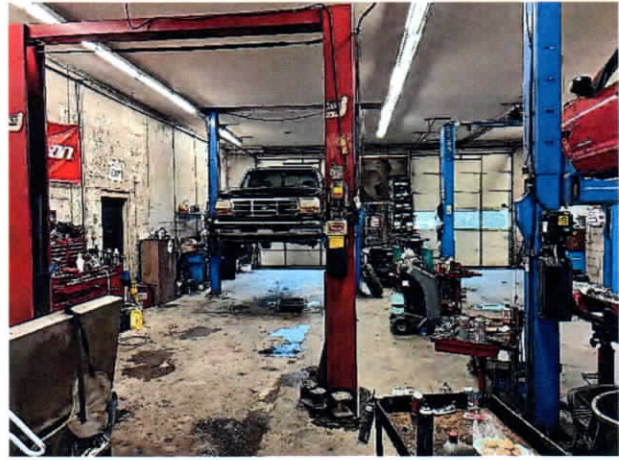
Interior reception area.



Reception area bathroom.



Garage area.



Garage area.



Garage storage.



Garage storage.



Garage wash area.

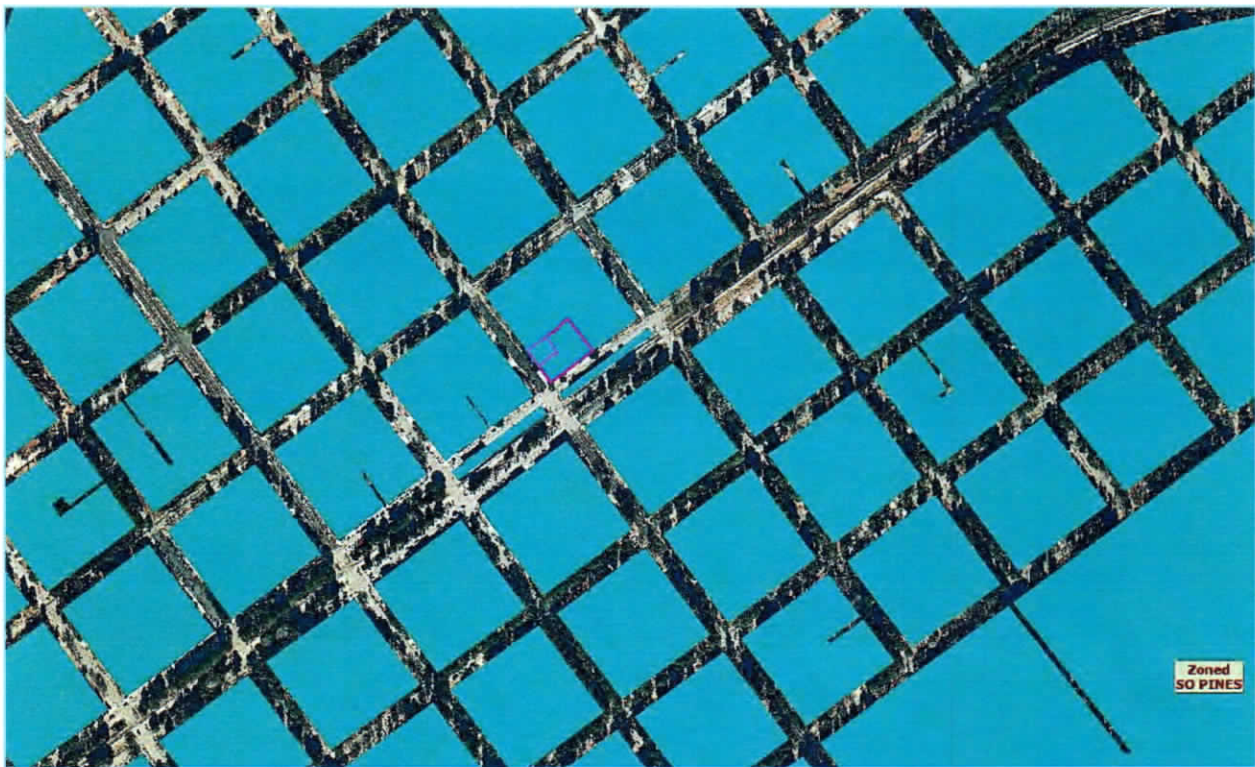


Garage entrance to reception area.

ZONING

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

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



County GIS zoning image; subject is centered and outlined.

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

Agenda Item

To: Historic District Commission

From: Rachel Mann, Planning & Development Specialist

Subject: HD-06-23 Certificate of Appropriateness: Major Works, New Gate; 143 NE Broad Street; Applicant, Tom Gisler on behalf of Advantage Equities 10892, LLC.

Date: August 10, 2023

I. SUMMARY OF APPLICATION REQUEST:

Tom Gisler of Advantage Equities 10892, LLC submitted an application requesting a Certificate of Appropriateness Major Work to replace the existing lattice fence and gate on the southwest side of the building at 143 NE Broad Street. A brick fence and wooden gate is proposed to replace the existing lattice. The existing concrete and dirt walkway leading to the rear of the building is proposed to be replaced with brick pavers, and planters are proposed behind the proposed brick wall (not visible from the right-of-way). The subject parcel is identified as PIN # 858106381441 and Parcel ID # 00034561. Per the Moore County tax records, the property owner is listed as Advantage Equities 10892, LLC. The subject property is zoned CB (Central Business).

II. PROJECT INFORMATION:

A. Physical Address:

143 NE Broad Street
Southern Pines, NC 28387

B. Owner:

Advantage Equities 10892, LLC
370 James H Road
Cameron, NC 28326

C. Applicant:

Tom Gisler
Advantage Equities 10892, LLC
370 James H Road
Cameron, NC 28326

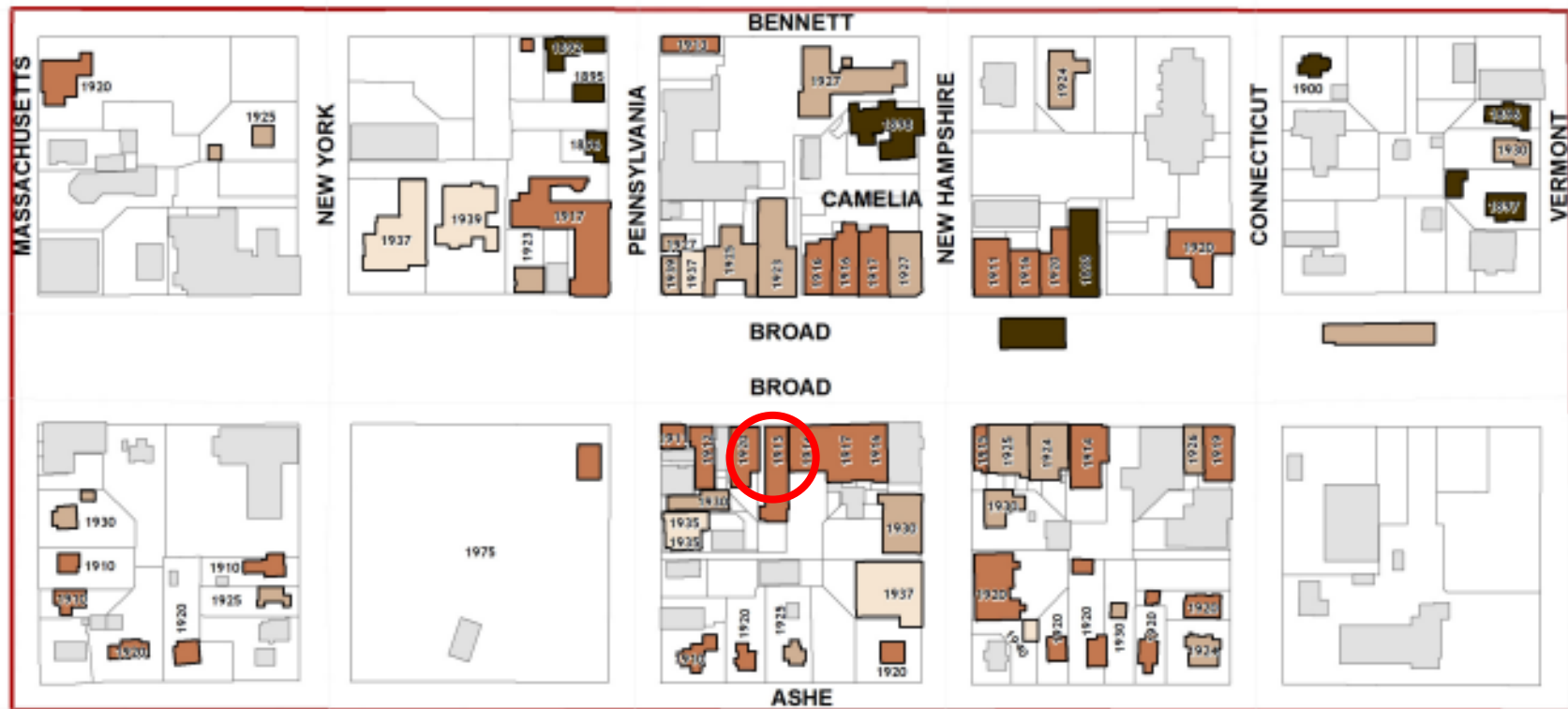
D. Zoning of Property:

The subject property is zoned CB (Central Business) and located within the Historic District. *See Figures 1 and 2 on the following pages.*

Figure 1: Vicinity & Zoning Map (Subject Property is Outlined in Blue):



Figure 2: Historic District Map (Subject Property is Circled in Red):



III. STAFF REVIEW:

A. Application Submittal Date

- Application received: Wednesday, June 21, 2023
- Application deemed complete: Wednesday, June 28, 2023
- Notice of Public Hearing:
 - Posted On-site: Wednesday, July 26, 2023
 - Mailed: Tuesday, July 25, 2023
 - Internet: Tuesday, July 25, 2023
- Historic District Commission Hearing: Thursday, August 10, 2023

B. Criteria for Review

The criteria for a Certificate of Appropriateness are found in UDO §2.28.10 and are included in this report, beginning on page nine. Staff comments follow, and are included after review of the Historic District Design Guidelines. The Commission shall take the criteria into consideration for purposes of deliberation and adoption of findings of fact.

C. Application Materials

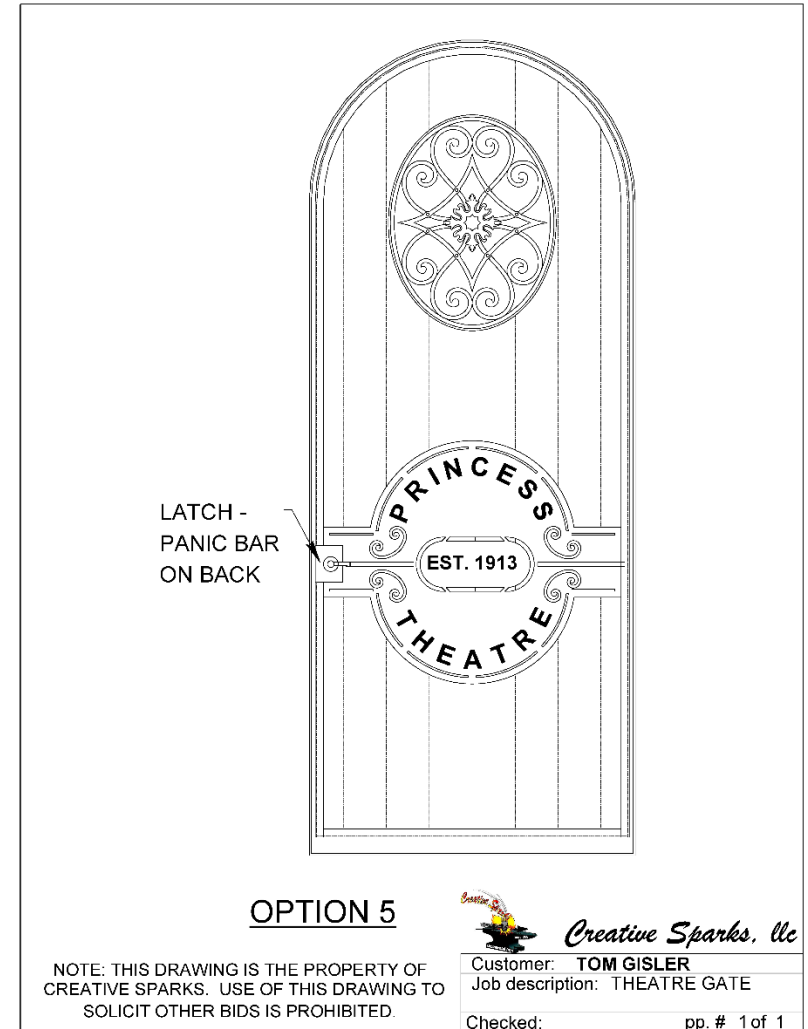
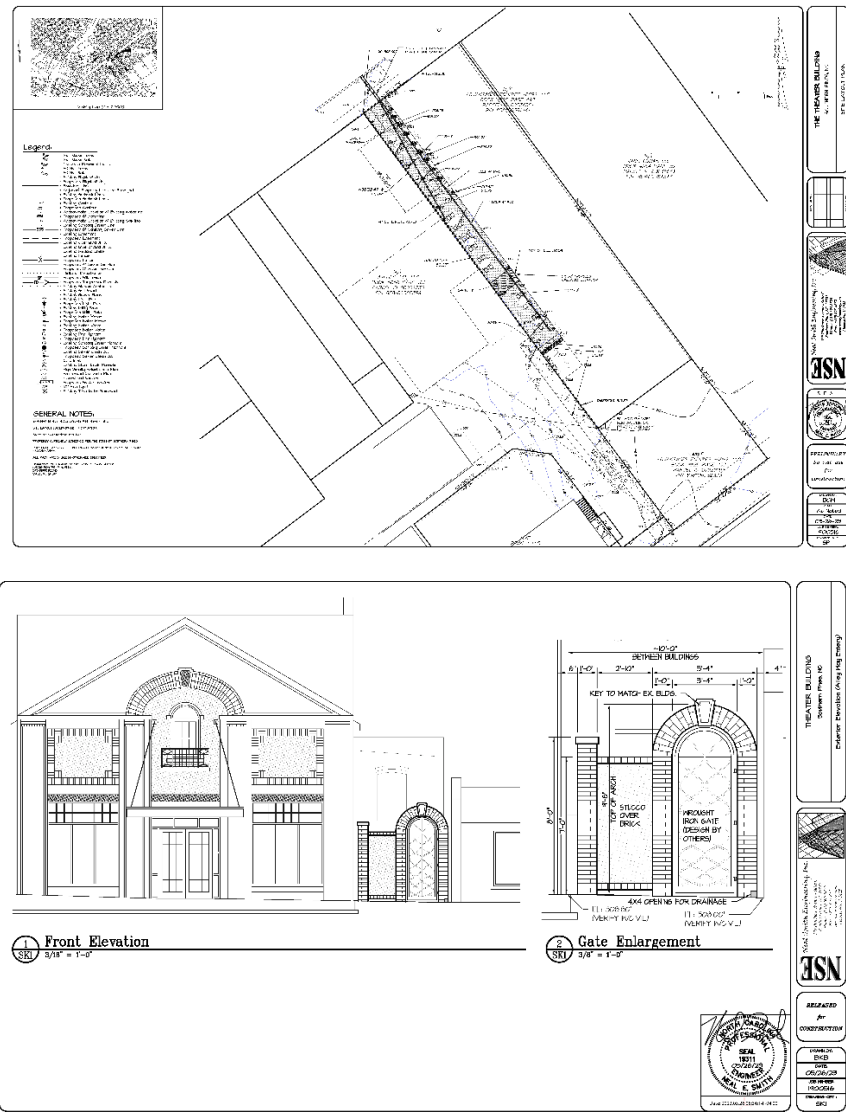
The applicant has submitted a complete application packet including a narrative with descriptions and images to illustrate the request. The narrative states that the intent is to “replace that fence with a brick fence to mimic some of the features on the face of the building and to replace the gate with a wooden gate. The area behind the fence and gate will be graded for access to the rear portion of the building (Suite C) which is elevated approximately 30”. The area will have brick pavers in lieu of the existing concrete with some planters being added along the side wall of the Princess Theatre building. The existing fence was installed in line with the face of the building, however local requirements are for the fence to be set back a minimum of five feet from the face of the building. Because of efforts being made to match the front of the building, and some physical constraints, I would like some consideration for the brick fence to be moved forward some (approximately two feet).” Per the applicant, this application supports and enhances previous approvals the HDC granted for this site, including renovations to Suite C. “Suite C's build-out it will become clear to those viewing the location that this application is "the entry" to Suite C and without approval Suite C will not be accessible and thus unusable space.”

The application, including narrative and supporting images, is enclosed in its entirety with this document. Those images include:

Existing Conditions: Existing lattice is flush with face of existing buildings



Proposed Changes: Wood fence, brick gate proposed to be 3' behind existing building face. Installation of brick pavers and planters along enclosed pathway.



D. Staff Comments

The Historic District Commission is considering a Certificate of Appropriateness – Major Works for the purpose of replacing existing lattice fencing with a brick fence and wooden gate, grading the area behind the fence and gate to increase access, and placing brick pavers and planters in lieu of existing concrete. This structure is listed as a contributing property in the 1991 National Register of Historic Places registration form for the Southern Pines National Register District, and is described as follows:

Princess Theatre/Carolina Theatre, c. 1913-14/1924; narrow, rectangular theatre building of rock-faced concrete block with rusticated concrete lintels; front gable roof of metal Spanish tile with round ridge vents; rear addition and fly gallery of brick; gabled façade of painted brick and stucco has two-story central bay with arch containing wrought iron balcony, round-arched window alcove; first floor modern display windows of aluminum and glass on either side of doorway with sidelights and transom; stuccoed panels either side of second floor with projecting wrought iron light brackets; stuccoed gable: modern canvas marquees; windows with transoms on side elevations boarded over; built 1913-14 by T. S. Burgess for Southern Pines Improvement Company and operated by Charles Picquet; in 1924 the building was expanded and given a new facade for Oscar Auf der Heide of New York and Dr. George Herr.



The Princess Theatre, 1914.



143 NE Broad Street, 2022.

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's proposal includes the replacement of existing lattice fencing with new brick fencing and a wooden gate. The gate and fence mimics features found on the original face of the building. The proposal also includes brick pavers and plantings in lieu of the existing concrete and dirt walkway. The applicant requests for the new fence to be permitted to be placed three feet behind the face of the existing building (as opposed to the current placement which is flush with the building face)

Taken from the application narrative:

“The project is the old Princess Theatre which was built in 1913 and was expanded in 1924. On the SW side of the building a white lattice fence and gate existed at the face of the building. The proposal is to replace that fence with a brick fence to mimic some of the features on the face of the building

and to replace the gate with a wooden gate. The area behind the fence and gate will be graded for access to the rear portion of the building (Suite C) which is elevated approximately 30". The area will have brick pavers in lieu of the existing concrete with some planters being added along the side wall of the Princess Theatre building.

The existing fence was installed in line with the face of the building, however local requirements are for the fence to be set back a minimum of five feet from the face of the building. Because of efforts being made to match the front of the building, and some physical constraints, I would like some consideration for the brick fence to be moved forward some (approximately two feet)."

After reviewing the application materials submitted by the applicant and researching the proposed gate, the proposed fence and gate addition is consistent with the historical and architectural significance of both the Princess Theater Building and the area surrounding it because the round-top shape of the proposed gate is consistent with the shaped of the rounded arch on the main building and the applicant points out that there are multiple arched doorways and brick fences and gateways within the surrounding area that contribute to the character of the district.

(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.*

The applicant requests to place the proposed fence and gate approximately three feet behind the face of the existing building. The existing fence is flush with the face of the building. Per applicant, "The front faces of the buildings along that section of Broad Street are setback 0'0" thus, in most cases, the sidewalks were built right up to the front of the buildings. This building was built in 1913 which was prior to actual paved roads and sidewalks."

The Historic District Guidelines section titled "Walls, Fences and Gates" (page 88) states "Screen service alleys with wood picket or brick walls and gates, set back at least 5' from the front building façade." However, per UDO 4.7(E), "Fences shall be considered to be structures that are subject to the zoning district setback requirement if they are located in a Yard adjacent to a street right-of-way, exceed (6) six feet in height and are substantially opaque."

The proposed gate and fencing are seven (7) feet tall, at minimum. Per UDO Chapter 4, the setback requirement is 5' maximum. Based on a phone conversation with the applicant, the proposal to reduce the fence setback is due to practical reasons, including site limitations which would prevent installation at 5' setback.

- 3) *Exterior construction materials, including texture and pattern.*
The applicant proposes to add a new brick gateway, wooden fence, and pathway made of brick pavers. Per the Historic District Guidelines; Walls, Fences, and Gates: wood picket or brick walls and gates are recommended.
- 4) *Architectural detailing, such as lintels, cornices, brick bond and foundation materials.*
The applicant proposes architectural details that reflect the original architecture of the Princess Theatre, including the rounded arch of the original theatre building.
- 5) *Roof shapes, forms and materials.*
This factor is not applicable to the proposal under review.
- 6) *Proportion, shape, positioning and location, pattern and size of any elements of fenestration.*
This factor is not applicable to the proposal under review.
- 7) *General form and proportions of buildings and structures.*
The proposed gate and fence located adjacent to the existing building is proportional to the structure. It does not visually or functionally overwhelm the main structure. The gate is clearly subordinate to the main entrance and the structure's façade.
- 8) *Appurtenant fixtures and other features such as lighting.*
This factor is not applicable to the proposal under review.
- 9) *Structural conditions and soundness.*
This factor is not applicable to the proposal under review.
- 10) *Architectural scale.*
This factor is not applicable to the proposal under review.
- 11) *Secretary of the Interior Guidelines.*
This is at the discretion of the Historic District Commission. Standards are provided on the final page of this report, with relevant items highlighted.

After reviewing all factors used when determining if the application is congruent with the historic aspects of the historic district, including such requirements as setbacks and placement, construction materials, architectural detailing and general form and proportions, the application appears to be congruent due to the following factors: Wood and brick are materials recommended by the Historic District Guidelines, proposed setback does not meet recommendation of Historic District Guidelines but would be permitted per UDO article 4 and is requested due to site constraints, and the applicant proposes architectural details inspired by those that were found in the original Princess Theatre building.

(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.*

After reviewing the application materials provided by Mr. Tom Gisler, including photos of the subject property, and carefully reviewing architectural details of the proposed work against the Historic District Guidelines, and comparing the guidelines to the underlying Unified Development Ordinance standards, the proposed gate, fence and brick pavers retain the historic character of the property for a variety of reasons: 1) The applicant is using brick as a fencing material and wood for a round-top gate, both of which are derived from architectural elements of the main building, 2) the work does not damage or remove any existing character-defining features of the site, and 3) the work is consistent with the design guidelines except for the setback of the fence which has been reduced by two feet for practical reasons.

IV. ATTACHMENTS:

1. COA Major Works Application
2. Applicant's Written Narrative
3. Gate Sketch
4. Side Yard Design Site Plan

5. Front Elevation

V. HISTORIC DISTRICT COMMISSION ACTION:

UDO Section 2.28.4(A) states that the HDC shall approve, approve with conditions, or deny an application for a COA Major Works based on the criteria established in UDO Section 2.28.20. To either approve or deny a *Certificate of Appropriateness – Major Work* application, the Historic District Commission must make findings of fact and conclusions to the applicable standards. The Historic District Commission shall first vote on whether the application is complete. 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 which can be found below. The Commission may discuss, amend and/or adopt these Findings of Fact.

Finding of Fact #1

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.

Finding of Fact #2

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 (A)-(C) as set forth in Attachment A of the staff report.

-OR –

2. **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 (A)-(C) as set forth in Attachment A of the staff report and as further modified by the HDC at the August 10 meeting.

-OR-

3. **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 (A)-(C) as set forth in Attachment A of the staff report as modified by the HDC at the August 10 meeting.

Therefore, I move to:

- Approve HD-06-23

- OR -

- Approve HD-06-23 with the following conditions of approval:

- OR -

- Deny HD-06-23, based on the following:

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.

Attachment “A”
Draft HDC Findings of Fact
COA Major Work Application HD-06-23

Finding of Fact #1:

The HDC finds that the application is complete and that the facts submitted are relevant to the case because the request for COA Major Work approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices, the applicants have submitted adequate evidence addressing criteria for a COA Major Work, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.

Finding of Fact #2:

The HDC finds that the application complies with UDO §2.28.10(A)-(C), in that:

1. **Criteria (A):** After reviewing the application materials submitted by the applicant and researching the proposed gate, the proposed fence and gate addition is consistent with the historical and architectural significance of both the Princess Theater Building and the area surrounding it because the round-top shape of the proposed gate is consistent with the shaped of the rounded arch on the main building and the applicant points out that there are multiple arched doorways and brick fences and gateways within the surrounding area that contribute to the character of the district.
2. **Criteria (B):** After reviewing all factors used when determining if the application is congruent with the historic aspects of the historic district, including such requirements as setbacks and placement, construction materials, architectural detailing and general form and proportions, the application appears to be congruent due to the following factors: Wood and brick are materials recommended by the Historic District Guidelines, proposed setback does not meet recommendation of Historic District Guidelines but would be permitted per UDO article 4 and is requested due to site constraints, and the applicant proposes architectural details inspired by those that were found in the original Princess Theatre building.
3. **Criteria (C):** After reviewing the application materials provided by Mr. Tom Gisler, including photos of the subject property, and carefully reviewing architectural details of the proposed work against the Historic District Guidelines, and comparing the guidelines to the underlying Unified Development Ordinance standards, the proposed gate, fence and brick pavers retain the historic character of the property for a variety of reasons: 1) The applicant is using brick as a fencing material and wood for a round-top gate, both of which are derived from architectural elements of the main building, 2) the work does not damage or remove any existing character-defining features of the site, and 3) the work is consistent with the design guidelines except for the setback of the fence which has been reduced by two feet for practical reasons.



Certificate of Appropriateness Major Work

REQUIRED APPLICATION MATERIALS:

- ☒ **Application fee** in the amount of **\$250.00**.
- ☒ **Completed Application** for a Certificate of Appropriateness – Major Work signed by the applicant. Please do not leave anything blank and make sure all of the information provided is correct.
- ☒ **Appointment of Agent**, if applicable, signed by the property owner(s) and the agent as evidence that the current property owner(s) approve(s) of the proposed work.
- ☒ **List of Adjacent Property Owners**: Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property (**not counting streets, railroads or other transportation corridors**). Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail.
- ☒ **Deed** copy to provide proof of ownership and property boundaries.
- ☒ **Project description**: Please tell us what currently exists and what changes you are proposing. Please attach written descriptions, maps, illustrations/renderings, photographs, material samples, etc. as necessary.
- ☒ **Written narrative**: Please address compliance with all of the criteria listed in **UDO §2.28.10 Criteria for a Certificate of Appropriateness – Major Work**. The Historic District Commission will determine if the application meets the established criteria for approval. The list of criteria is attached.
- ☒ **Electronic copy (PDF) of all application materials** submitted to plan@southernpines.net.

PLEASE SUBMIT ONLY ONE (1) COMPLETE SET OF ALL MATERIALS.

REVIEW AND APPROVAL:

1. **Staff review**: Planning staff will review the application and notify the applicant if additional materials are needed. It is the applicant's responsibility to demonstrate compliance with applicable criteria.
2. **Public hearing**: The applicant is expected to attend a public hearing before the Historic District Commission at its regular monthly meeting. Please refer to the **Application Processing Timeline** to determine the hearing date.
3. **Issuance of Certificate of Appropriateness**: If the request is approved by the Historic District Commission, a Certificate of Appropriateness - Major Work setting forth any conditions of approval will be issued to the applicant. All construction associated with the project and/or the operation of the development must comply with the Certificate of Appropriateness.



Certificate of Appropriateness Major Work

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

Project Information:

Street Address: 143 NE BROAD STREET

PIN: 858106381441

Parcel ID: 00034561

Site Size: 0.146 ACRES

Zoning: C1

Applicant:

Name(s): ADVANTAGE EQUITIES 10892 LLC, TOM GISLER

Email: TMGISLER@GMAIL.COM Phone: 910 303-0311

Mailing Address: 370 JAMES H ROAD, CAMERON, NC 28326

Authorized Agent, if different from Applicant:

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

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

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

1/12/22

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

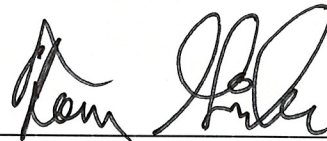
I submit this application for a Certificate of Appropriateness – Major Work to make the following change(s) which may alter the exterior appearance of property within the Town of Southern Pines Historic District:

SEE ATTACHED SP-1 BY NEAL SMITH ENGINEERING -
ADDITION OF SIDE YARD BRICK WALL, GATE, BACK AWERS,
DRAINAGE AND PLANTERS.

SEE ATTACHED SK1 BY NEAL SMITH ENGINEERING -
FRONT ELEVATION WITH GATE ENLARGEMENT
SEE ATTACHED OPTION 5 BY CREATIVE SPARKS

Date:

6/21/23



Applicant

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

APPLICANT IS THE PROPERTY OWNER -
SEE NC SECRETARY OF STATE LIMITED
LIABILITY COMPANY VERIFICATION.

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

143 NE Broad Street Written Narrative: **Modified 7/27/23**

The 8/11/21 written narrative for Suite C has been added below which describes how the current application supports the previously approved applications (#20-3030 & 21-1499):

The project is the old Princess Theatre which was built in 1913 and was expanded in 1924. On the SW side of the building a white lattice fence and gate existed at the face of the building. The proposal is to replace that fence with a brick fence to mimic some of the features on the face of the building and to replace the gate with a wooden gate. The area behind the fence and gate will be graded for access to the rear portion of the building (Suite C) which is elevated approximately 30". The area will have brick pavers in lieu of the existing concrete with some planters being added along the side wall of the Princess Theatre building.

The existing fence was installed in line with the face of the building, however local requirements are for the fence to be set back a minimum of five feet from the face of the building. Because of efforts being made to match the front of the building, and some physical constraints, I would like some consideration for the brick fence to be moved forward some (approximately two feet).

ADDED 7/27/23: 143 NE Broad Street Written Narrative for Suite C: 8/11/21

143 NE Broad Street was originally built as the Princess Theatre in the early 1900's and most recently known as the Theatre Antiques building.

Permit #20-3030 is ongoing for the building, a tenant improvement buildout of the front two suites (143 A & 143 B) of 143 NE Broad Street. Underground plumbing, the fire sprinkler main supply line have been installed and the concrete slab has been poured in suites A & B. Framing cannot proceed until underground plumbing is installed in Suite C.

This application (21-1499) is for the buildout of the rear suite (143 C) which is in the back portion of the building.

Access to suite C will be through a side access on the property between building 143 and 135 NE Broad Street. This area will be submitted at a later date.

Neal Smith Engineering has done the tenant improvement design for all three of the interior suites (A, B & C).

LATCH -
PANIC BAR
ON BACK



OPTION 5



Creative Sparks, llc

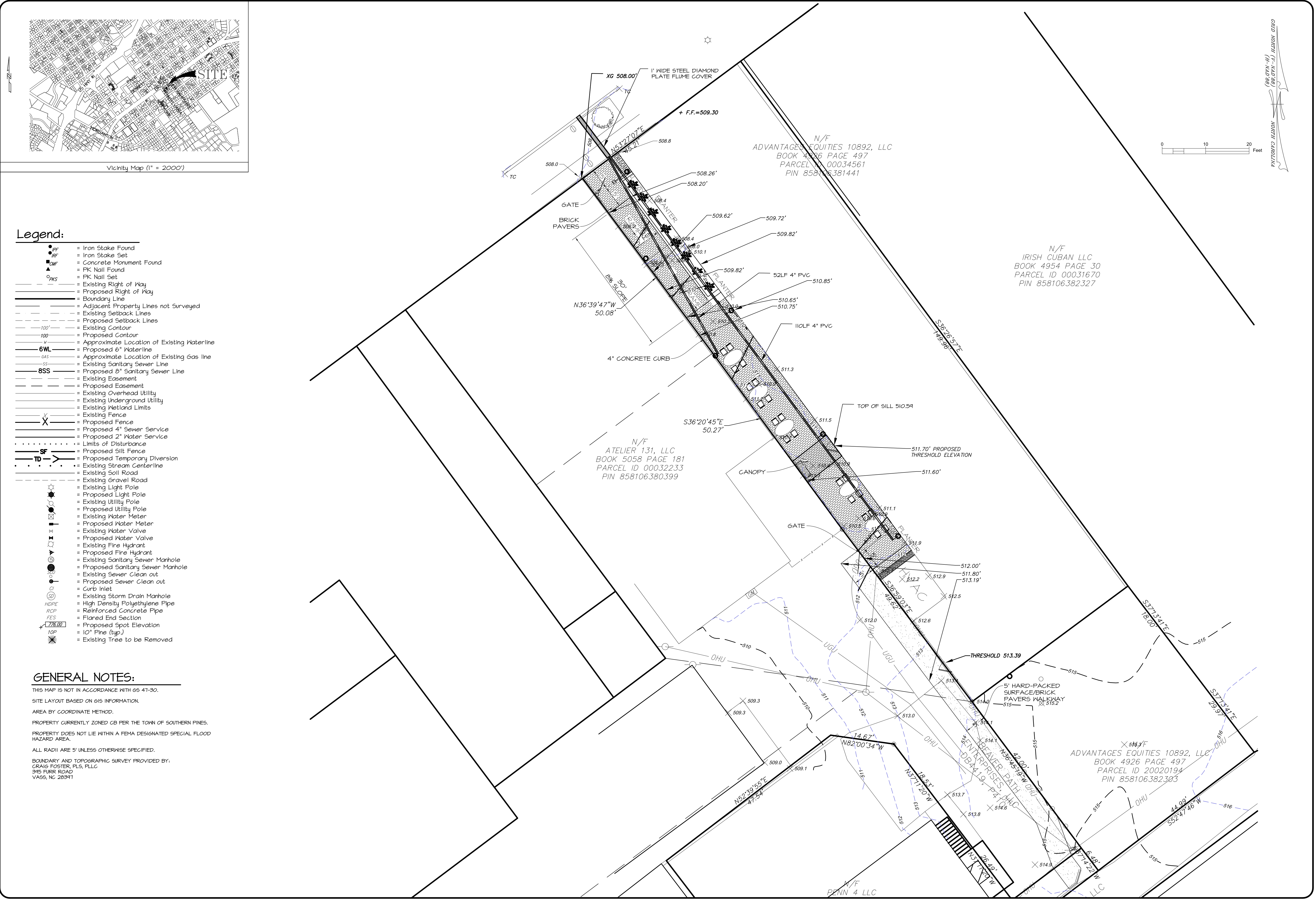
NOTE: THIS DRAWING IS THE PROPERTY OF
CREATIVE SPARKS. USE OF THIS DRAWING TO
SOLICIT OTHER BIDS IS PROHIBITED.

Customer: **TOM GISLER**

Job description: THEATRE GATE

Checked:

pp. # 1 of 1



Legend:

- = Iron Stake Found
- = Iron Stake Set
- = Concrete Monument Found
- ▲ = PK Nail Found
- = PK Nail Set
- = Existing Right of Way
- = Proposed Right of Way
- = Boundary Line
- = Adjacent Property Lines not Surveyed
- = Existing Setback Lines
- = Proposed Setback Lines
- = Existing Contour
- = Proposed Contour
- = Approximate Location of Existing Waterline
- = Proposed 6" Waterline
- = Approximate Location of Existing Gas Line
- = Existing Sanitary Sewer Line
- = Proposed 8" Sanitary Sewer Line
- = Existing Easement
- = Proposed Easement
- = Existing Overhead Utility
- = Existing Underground Utility
- = Existing Wetland Limits
- = Existing Fence
- = Proposed Fence
- = Proposed 4" Sewer Service
- = Proposed 2" Water Service
- = Limits of Disturbance
- = Proposed Silt Fence
- = Proposed Temporary Diversion
- = Existing Stream Centerline
- = Existing Soil Road
- = Existing Gravel Road
- = Existing Light Pole
- = Proposed Light Pole
- = Existing Utility Pole
- = Proposed Utility Pole
- = Existing Water Meter
- = Proposed Water Meter
- = Existing Water Valve
- = Proposed Water Valve
- = Existing Fire Hydrant
- = Proposed Fire Hydrant
- = Existing Sanitary Sewer Manhole
- = Proposed Sanitary Sewer Manhole
- = Existing Sewer Clean out
- = Proposed Sewer Clean out
- = Curb Inlet
- = Existing Storm Drain Manhole
- = High Density Polyethylene Pipe
- = Reinforced Concrete Pipe
- = Flared End Section
- = Proposed Spot Elevation
- = 10" Pine (typ.)
- = Existing Tree to be Removed

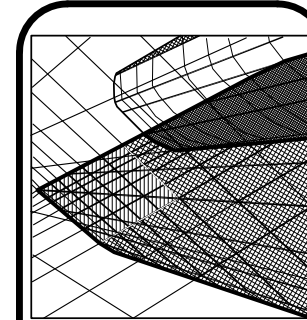
GENERAL NOTES:

THIS MAP IS NOT IN ACCORDANCE WITH GS 41-30.
SITE LAYOUT BASED ON GIS INFORMATION.
AREA BY COORDINATE METHOD.
PROPERTY CURRENTLY ZONED CB PER THE TOWN OF SOUTHERN PINES.
PROPERTY DOES NOT LIE WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA.
ALL RADII ARE 5' UNLESS OTHERWISE SPECIFIED.
BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY:
CRAIG FOSTER, PLS, PLLC
545 FURR ROAD
VA55, NC 28341

THE THEATER BUILDING
SOUTHERN PINES, NC

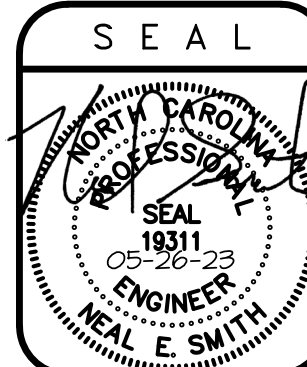
SITE LAYOUT PLAN

REVISIONS:



Neal Smith Engineering, Inc.
139 Pinchurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8832
www.nseengineering.com
License No. C-1425

TSN



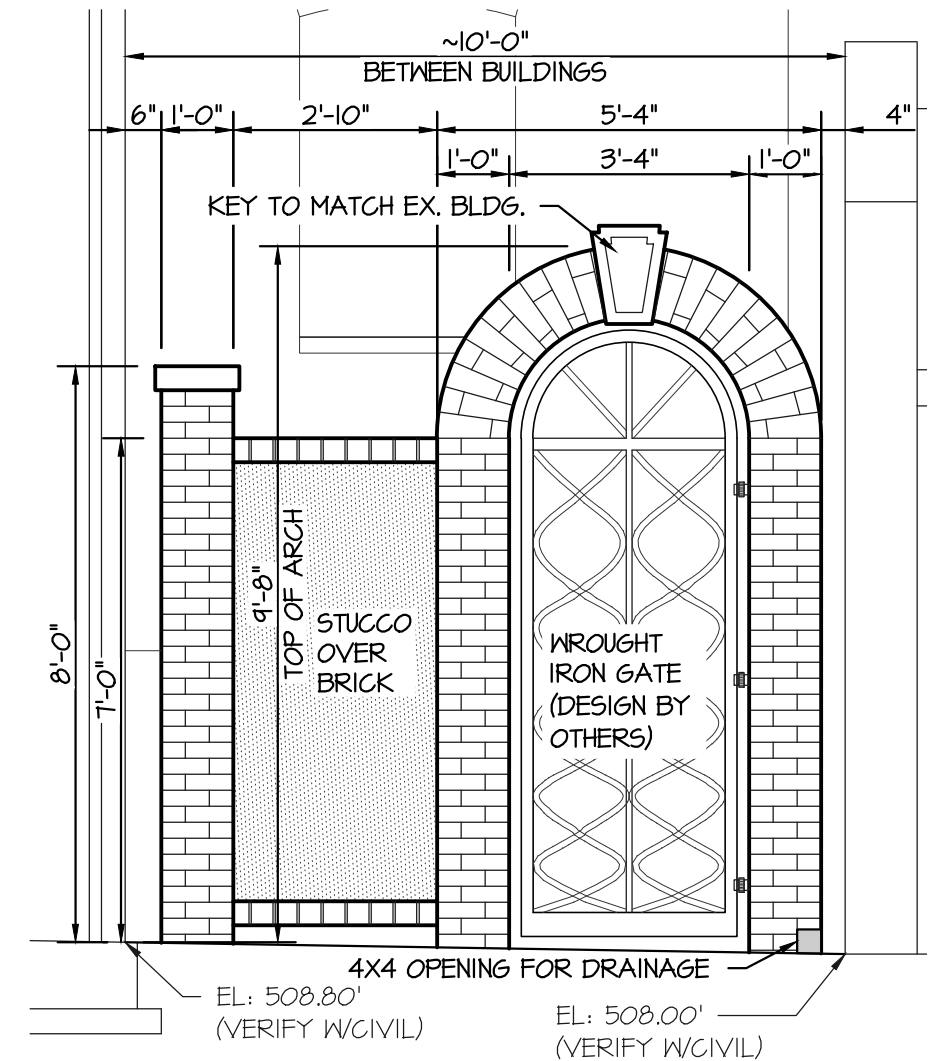
PRELIMINARY
Do not use
for
construction

DRAWN BY:	BCW
SCALE:	As Noted
DATE:	05-26-23
JOB NUMBER:	1900516
DRAWING KEY:	SP-1

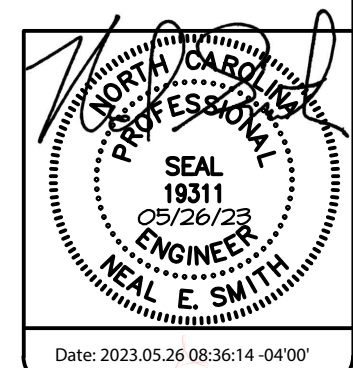
THIS DRAWING IS THE PROPERTY OF NEAL SMITH ENGINEERING, INC., AND MAY NOT BE REPRODUCED WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER. THIS DRAWING IS VOID WITHOUT ORIGINAL SIGNATURE AND SEAL.



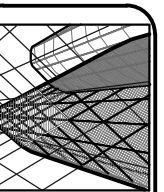
1 Front Elevation
SK1 3/16" = 1'-0"



2 Gate Enlargement
SK1 3/8" = 1'-0"



THEATER BUILDING
Southern Pines, NC
Exterior Elevation (Alley Way Entry)



Neal Smith Engineering, Inc.
139 Pinehurst Avenue - Suite C
Southern Pines, NC 28387
Phone: (910) 695-8825
Fax: (910) 695-8832
www.nseengineering.com
License No. C-1425



RELEASED
for
CONSTRUCTION

DRAWN BY:
BKB
DATE:
05/26/23
JOB NUMBER:
1900516
DRAWING KEY:
SKI

Agenda Item

To: Historic District Commission

From: Rachel Mann, Planning & Development Specialist

Subject: HD-07-23 Certificate of Appropriateness: Major Works, Building Renovations; 290 SW Broad Street; Applicant, Kristen Moracco on behalf of Iron Horse Capital Group, LLC; Owner, Mary Sisk

Date: August 10, 2023

I. SUMMARY OF APPLICATION REQUEST:

Kristen Moracco, on behalf of Iron Horse Capital Group, LLC submitted an application requesting a Certificate of Appropriateness Major Works for building renovations at 290 SW Broad Street. Proposed renovations include the following: Painting exterior of existing building using recommended color palette, trim repair, installation of five windows at rear of building, installation of one exterior door at rear of building, replace existing light fixtures, extend current walkway on side of building to rear of building, and replacement of existing doors. The subject parcel is identified as PIN # 858105280072 and Parcel ID # 00038832. Per the Moore County tax records, the property owner is listed as Mary Sisk. The subject property is zoned CB (Central Business).

II. PROJECT INFORMATION:

A. Physical Address:

290 SW Broad Street
Southern Pines, NC 28387

B. Owner:

Mary Sisk
190 Spring Road
Southern Pines, NC 28387

C. Applicant:

Kristen Moracco, on behalf of Iron Horse Capital Group, LLC
Advantage Equities 10892, LLC
370 James H Road
Cameron, NC 28326

D. Zoning of Property:

The subject property is zoned CB (Central Business) and located within the Historic District. *See Figure 1 on the following page.*

Figure 1: Vicinity & Zoning Map (Subject Property is Outlined in Blue):

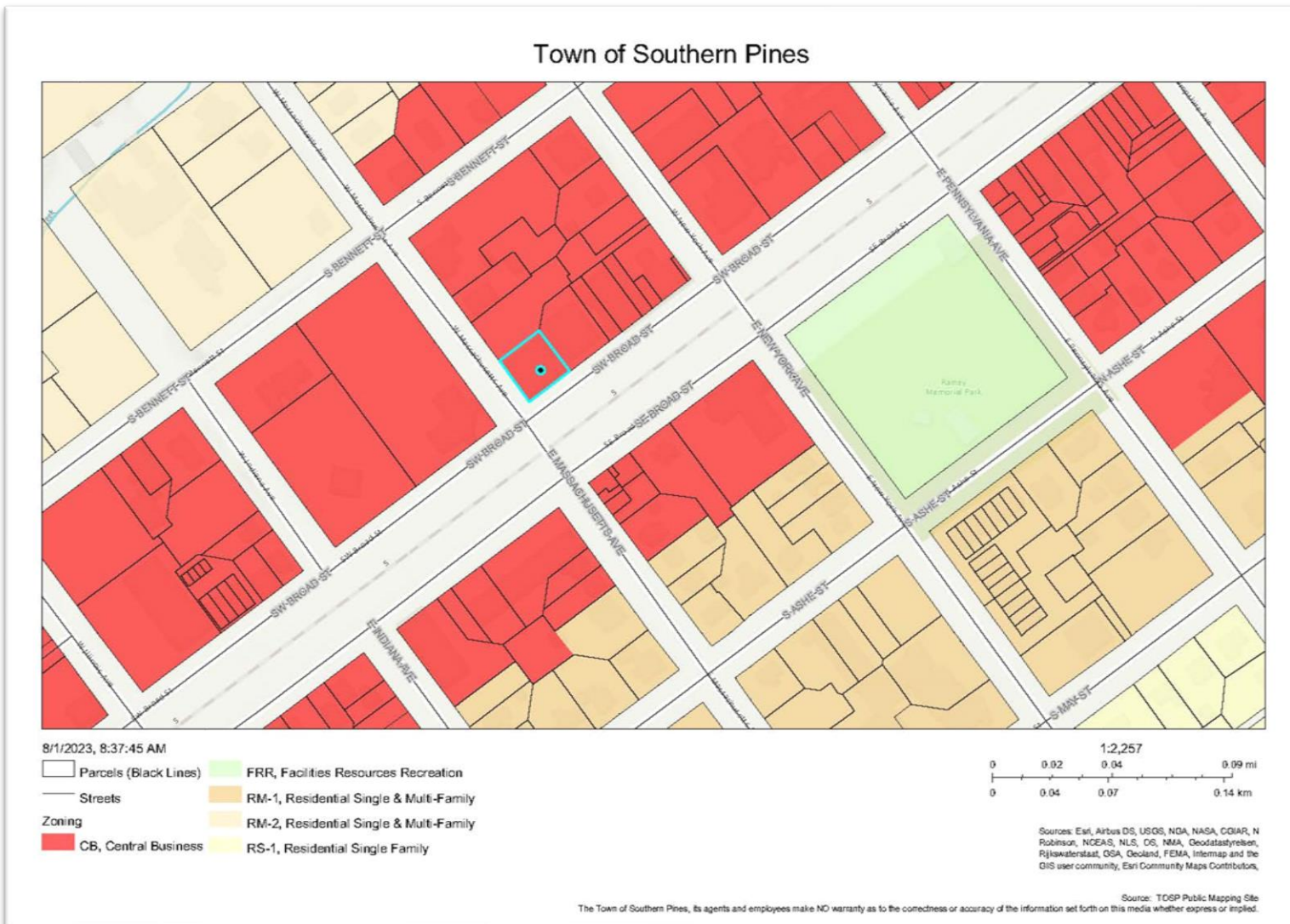


Figure 2: Historic District Map (Subject Property is Circled in Red):



III. STAFF REVIEW:

A. Application Submittal Date

- Application received: Thursday, June 29, 2023
- Application deemed complete: Wednesday, June 28, 2023
- Notice of Public Hearing:
 - Posted On-site: Wednesday, July 26, 2023
 - Mailed: Tuesday, July 25, 2023
 - Internet: Tuesday, July 25, 2023
- Historic District Commission Hearing: Thursday, August 10, 2023

B. Criteria for Review

The criteria for a Certificate of Appropriateness are found in UDO §2.28.10 and are included in this report, beginning on page eight. Staff comments follow, and are included after review of the Historic District Design Guidelines. 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 including a presentation that includes a narrative with descriptions and images to illustrate the request. The narrative states that the intent is to “bring this space back to life” by: painting building exterior (using approved historic district palette), installation of five windows at rear of building, installation of one exterior door at rear of building, replacement of existing light fixtures, extension of current walkway alongside of building, and replacement of existing doors.

The applicant went before the Town of Southern Pines Technical Review Committee to review the proposed site plan, specifically the sidewalk extension. The Technical Review Committee stated that the proposed sidewalk extension must be at least four feet wide to meet ADA requirements. The Technical Review Committee stated that they will require the applicant to receive all required approvals (including CoA Major Works) and building permits for the work, but once that requirement is met, then the applicant could move forward with the project.

The application, including narrative and supporting images, is enclosed in its entirety with this document. Those images include:

Existing Conditions:

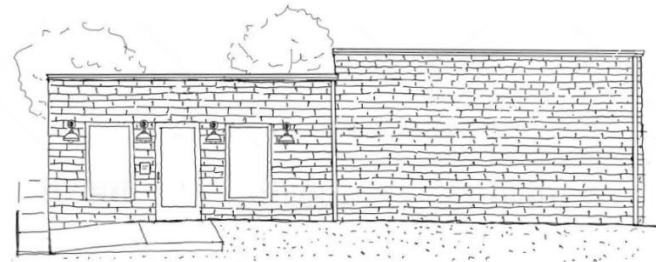


Proposed Changes:



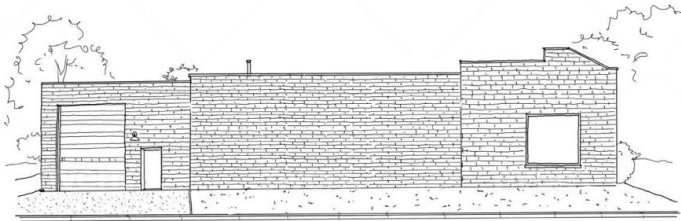
FINAL RENDERING

FRONT



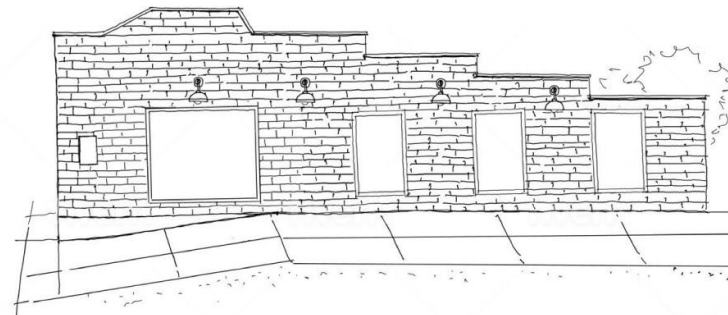
FINAL RENDERING

Rear of building



FINAL RENDERING

Massachussetts Street Side



FINAL RENDERING

Southern Prime side of building

D. Staff Comments

The Historic District Commission is considering a Certificate of Appropriateness – Major Works for exterior renovations to the existing building at 290 SW Broad Street. This structure is not listed as a contributing property in the 1991 National Register of Historic Places registration form for the Southern Pines National Register District.

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's proposal is limited to painting, trim repair, installation of previously existing windows and doors, replacement of existing doors, replacement of light fixtures, and extension of side walkway. The existing architecture of the building will not be changed.

Taken from the applicant's written narrative:

“While this building is one of very few in the National Historic Registry District that is NOT considered contributing, it is understood that it is a part of Southern Pines' Downtown Historic District. Therefore, the changes proposed for this property have been extensively considered and researched, to ensure they will support the town's historic preservation initiatives.”

After reviewing the application materials submitted by the applicant, the proposed exterior renovations are consistent with the historical and architectural significance of both the building and the area surrounding it because the renovations are consistent with the requirements of the Historic District Guidelines and the applicant points out that there are similar architectural features on adjacent buildings within the surrounding area that contribute to the character of the district.

(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 factor is not applicable to the proposal under review.

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

The applicant proposes to add new, matching doors constructed of wood or fiberglass frame, “as seen at The Little Toy Shop and Body Harmony”, per applicant. The new back door is proposed to be made of the same material but with frosted glass. Per the Historic District Guidelines, “Use wood doors with appropriately-scaled glazing.” New windows would be “commercially rated,” per applicant. The proposed paint colors for the exterior of the building are Windham Cream and Simply White from the approved Historic District color palette. Per the Historic District Guidelines, “Choose one main color and up to two accent colors from the approved historic color palette,” and “Paint wood trim and features using approved colors that are coordinated and compliment the color of the primary walls.”

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

This factor is not applicable to the proposal under review.

- 5) *Roof shapes, forms and materials.*

This factor is not applicable to the proposal under review.

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

Applicant is requesting to replace windows and a door where they were previously located at the rear of the building. Rear windows and one rear door were at some point removed and filled in. There are five windows to be replaced. Per the Historic District Guidelines, “Maintain original window openings and configurations.” The door at the rear of the building which was filled in at some point would be reopened and replaced with fiberglass frame and frosted glass door. Per the Historic District Guidelines, “Retain historic secondary entrances. Locate secondary entrances to the side or rear and keep them simple and subordinate in design.” Per applicant, four

existing doors at the front of the building are “mismatched” and in “various stages of repair. Additionally, none of them are historically significant.” All existing doors are proposed to be replaced with doors made of similar material and same size; glass door replaced with glass, wood for wood.

- 7) *General form and proportions of buildings and structures.*
This factor is not applicable to the proposal under review.
- 8) *Appurtenant fixtures and other features such as lighting.*
Applicant is proposing to replace existing exterior lighting with black sconces and pendent lighting. Per applicant, the fixtures are “historically appropriate lighting fixtures.” Per Historic District Guidelines, “Retain historic lighting fixtures; Use lighting fixtures that are simple, traditional, and consistent with the architectural style of the historic building.”
- 9) *Structural conditions and soundness.*
This factor is not applicable to the proposal under review.
- 10) *Architectural scale.*
This factor is not applicable to the proposal under review.
- 11) *Secretary of the Interior Guidelines.*
This is at the discretion of the Historic District Commission. Standards are provided on the final page of this report, with relevant items highlighted.

After reviewing all factors used when determining if the application is consistent, the application appears to be congruent due to the following factors: Similar fixture materials are found in storefronts in close proximity to this site, meaning the materials are consistent with the character of the district; Colors and materials are recommended within the Historic District Guidelines; and applicant is asking to restore some historic character by re-installing windows and doors where they were previously located as well as enhancing walkability around the building.

(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.*

After reviewing the application materials provided by Ms. Kristen Moracco, including photos of the subject property, and carefully reviewing architectural details of the proposed work against the Historic District Guidelines, and comparing the guidelines to the underlying Unified Development Ordinance standards, the proposed exterior renovations retain the historic character of the property for a variety of reasons: 1) The applicant is using materials seen elsewhere in the Historic District, ensuring consistency with the special character of the district, 2) the work does not damage or remove any existing character-defining features of the site, instead, it restores historic elements of the site and enhances pedestrian engagement with the building and overall site, and 3) the work and proposed materials are consistent with the Historic District Guidelines.

IV. ATTACHMENTS

1. COA Major Works Application
2. Applicant Presentation (Including Written Narrative, Pictures, and Renderings)
3. Site Plan

V. HISTORIC DISTRICT COMMISSION ACTION:

UDO Section 2.28.4(A) states that the HDC shall approve, approve with conditions, or deny an application for a COA Major Works based on the criteria established in UDO Section 2.28.20. To either approve or deny a *Certificate of Appropriateness – Major Work* application, the Historic District Commission must make findings of fact and conclusions to the applicable standards. The Historic District Commission shall first vote on whether the application is complete. 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 which can be found below. The Commission may discuss, amend and/or adopt these Findings of Fact.

Finding of Fact #1

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.

Finding of Fact #2

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 (A)-(C) as set forth in Attachment A of the staff report.

-OR –

2. **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 (A)-(C) as set forth in Attachment A of the staff report and as further modified by the HDC at the August 10 meeting.

-OR-

3. **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 (A)-(C) as set forth in Attachment A of the staff report as modified by the HDC at the August 10 meeting.

Therefore, I move to:

- Approve HD-07-23

- OR -

- Approve HD-07-23 with the following conditions of approval:

- OR -

- Deny HD-07-23, based on the following:

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.

Attachment “A”
Draft HDC Findings of Fact
COA Major Work Application HD-07-23

Finding of Fact #1:

The HDC finds that the application is complete and that the facts submitted are relevant to the case because the request for COA Major Work approval has met the specified submittal requirements as required in the Town of Southern Pines UDO Appendices, the applicants have submitted adequate evidence addressing criteria for a COA Major Work, and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation.

Finding of Fact #2:

The HDC finds that the application complies with UDO §2.28.10(A)-(C), in that:

1. **Criteria (A):** After reviewing the application materials submitted by the applicant, the proposed exterior renovations are consistent with the historical and architectural significance of both the building and the area surrounding it because the renovations are consistent with the requirements of the Historic District Guidelines and the applicant points out that there are similar architectural features on adjacent buildings within the surrounding area that contribute to the character of the district.
2. **Criteria (B):** After reviewing all factors used when determining if the application is consistent, the application appears to be congruent due to the following factors: Similar fixture materials are found in storefronts in close proximity to this site, meaning the materials are consistent with the character of the district; Colors and materials are recommended within the Historic District Guidelines; and applicant is asking to restore some historic character by re-installing windows and doors where they were previously located as well as enhancing walkability around the building.
3. **Criteria (C):** After reviewing the application materials provided by Ms. Kristen Moracco, including photos of the subject property, and carefully reviewing architectural details of the proposed work against the Historic District Guidelines, and comparing the guidelines to the underlying Unified Development Ordinance standards, the proposed exterior renovations retain the historic character of the property for a variety of reasons: 1) The applicant is using materials seen elsewhere in the Historic District, ensuring consistency with the special character of the district, 2) the work does not damage or remove any existing character-defining features of the site, instead, it restores historic elements of the site and enhances pedestrian engagement with the building and overall site, and 3) the work and proposed materials are consistent with the Historic District Guidelines.



Certificate of Appropriateness Major Work

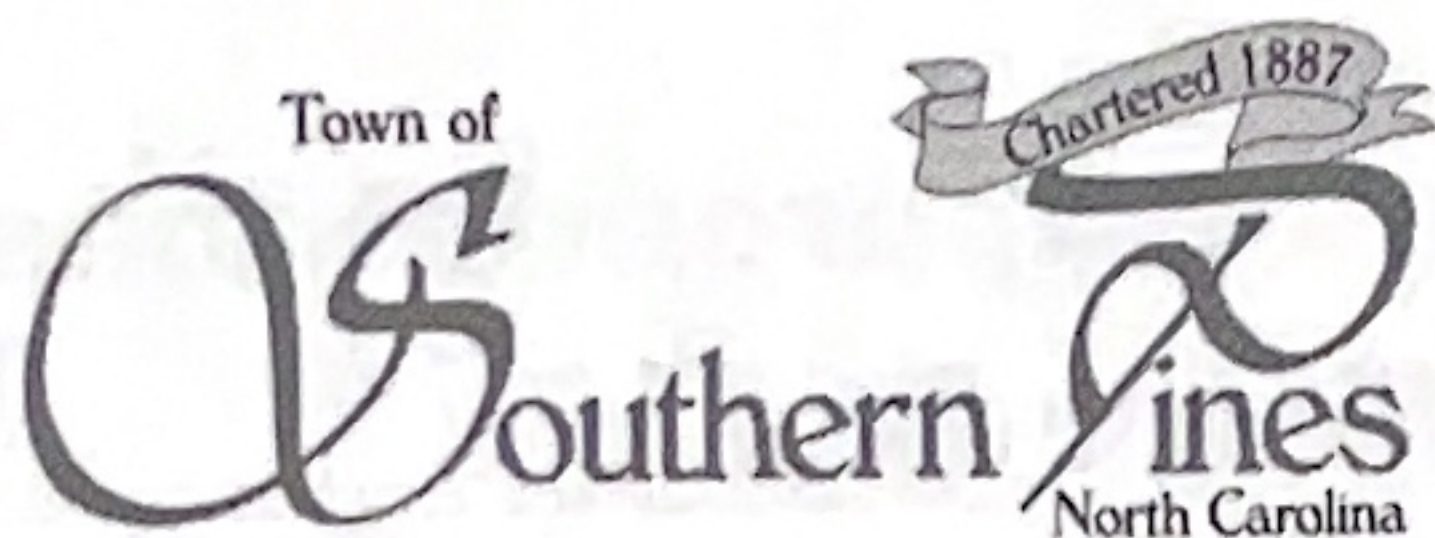
REQUIRED APPLICATION MATERIALS:

- _____ **Application fee** in the amount of \$250.00.
- _____ **Completed Application** for a Certificate of Appropriateness – Major Work signed by the applicant. Please do not leave anything blank and make sure all of the information provided is correct.
- _____ **Appointment of Agent**, if applicable, signed by the property owner(s) and the agent as evidence that the current property owner(s) approve(s) of the proposed work.
- _____ **List of Adjacent Property Owners:** Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property **(not counting streets, railroads or other transportation corridors)**. Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail.
- _____ **Deed** copy to provide proof of ownership and property boundaries.
- _____ **Project description:** Please tell us what currently exists and what changes you are proposing. Please attach written descriptions, maps, illustrations/renderings, photographs, material samples, etc. as necessary.
- _____ **Written narrative:** Please address compliance with all of the criteria listed in **UDO §2.28.10 Criteria for a Certificate of Appropriateness – Major Work**. The Historic District Commission will determine if the application meets the established criteria for approval. The list of criteria is attached.
- _____ **Electronic copy (PDF) of all application materials** submitted to plan@southernpines.net.

PLEASE SUBMIT ONLY ONE (1) COMPLETE SET OF ALL MATERIALS.

REVIEW AND APPROVAL:

1. **Staff review:** Planning staff will review the application and notify the applicant if additional materials are needed. It is the applicant's responsibility to demonstrate compliance with applicable criteria.
2. **Public hearing:** The applicant is expected to attend a public hearing before the Historic District Commission at its regular monthly meeting. Please refer to the **Application Processing Timeline** to determine the hearing date.
3. **Issuance of Certificate of Appropriateness:** If the request is approved by the Historic District Commission, a Certificate of Appropriateness - Major Work setting forth any conditions of approval will be issued to the applicant. All construction associated with the project and/or the operation of the development must comply with the Certificate of Appropriateness.



Certificate of Appropriateness Major Work

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

Project Information:

Street Address: 290 SW Broad St

PIN: 85B105280072 Parcel ID: 00038832

Site Size: .229 acres Zoning: CB

Applicant:

Name(s): Iron Horse Capital Group - Peter Kavanagh

Email: pek@ihcg.pro Phone: 914-843-8064

Mailing Address: 105 Bradford Village Ct

Authorized Agent, if different from Applicant:

Name(s): Kristen Moracco

Email: KS Moracco@gmail.com Phone: 303-475-1953

Mailing Address: N/A

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

Name(s): Mary Sisk

Email: N/A Phone: _____

Mailing Address: _____

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

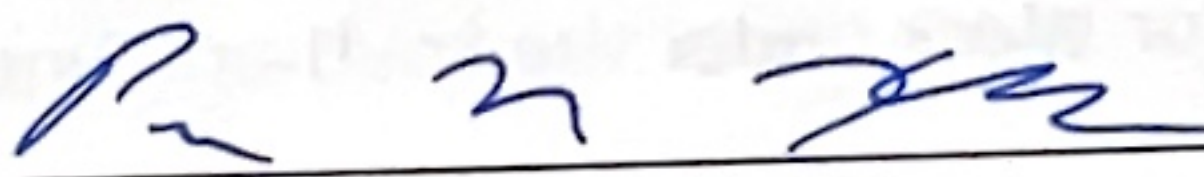
I submit this application for a Certificate of Appropriateness – Major Work to make the following change(s) which may alter the exterior appearance of property within the Town of Southern Pines Historic District:

B3+4 - painting, trim repair, install 5 windows + 1 exterior door at rear of building - ~~painting~~

B8 - replace ~~light fixtures~~ existing light fixtures

- Extend side path (on southern pine side) to end of building
- Replace doors

Date: 28 Jan 23


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

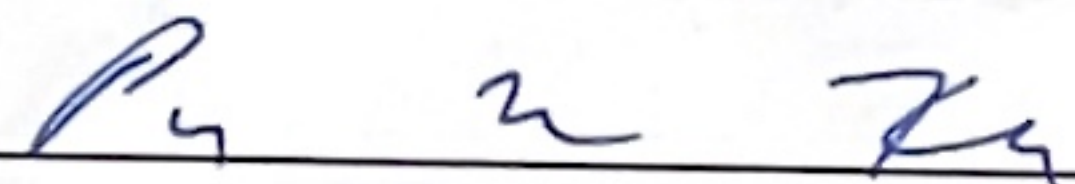
APPOINTMENT OF AGENT

The undersigned ^{10/12} owner(s), Ironhorse Capital Group, hereby appoint(s) Kristen Morocco 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 29 day of June, 2023


Property Owner

Property Owner

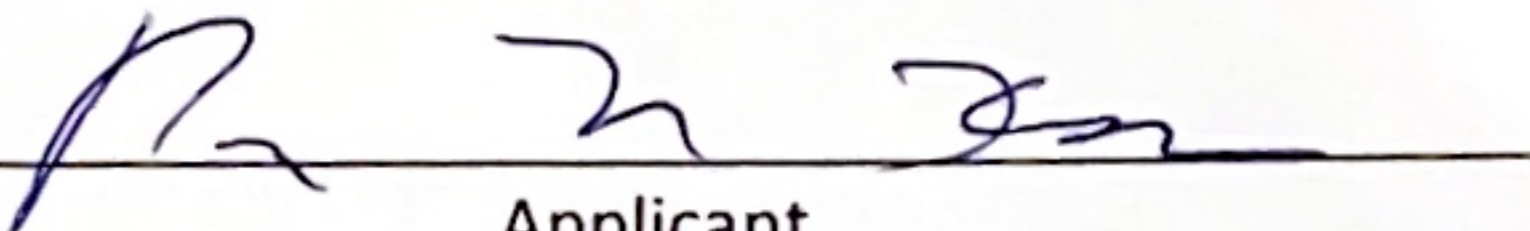

Agent

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:

B3+4 - painting (using recommended palette), trim repair, install 6 windows,
1 exterior door at rear of building
B5 - replace existing light fixtures
- Extend current side sidewalk to end of building wrap
around the rear of building
- Replace existing doors

Date: 0920-2023


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



Appointment of Agent

PLEASE PRINT. INFORMATION MUST BE LEGIBLE.

The undersigned property owner(s), IronHorse Capital Group LLC, hereby appoint(s) Kristen Moracco as the exclusive agent for the purpose of making an application to the Town of Southern Pines for Certificate of Appropriateness - Major on the property described in the foregoing application. The property owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the property 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 Planning Department staff for the issuance of a Certificate of Appropriateness - Major on the subject property; and
4. to act on behalf of the property owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for Certificate of Appropriateness - Major under the Southern Pines Unified Development Ordinance.

This Appointment of Agent agreement shall remain in effect until final resolution of this application.

**Property Owner or Authorized Representative of
Property Owner:**

X Date: July 21, 2023

X Peter M. Kavanagh
Signature

X Peter M. Kavanagh
Printed Name of Signatory

Authorized Agent:

Date: July 21, 2023

Kristen S. Moracco
Signature

Kristen S Moracco
Printed Name of Signatory



Appointment of Agent

PLEASE PRINT. INFORMATION MUST BE LEGIBLE.

The undersigned property owner(s), Mary Sisk, hereby appoint(s) VonHorse Capital Group LLC as the exclusive agent for the purpose of making an application to the Town of Southern Pines for Certificate of Appropriateness - Major on the property described in the foregoing application. The property owner(s) hereby agree(s) that this agent has the authority to act for and on behalf of the property 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 Planning Department staff for the issuance of a Certificate of Appropriateness on the subject property; and Major
4. to act on behalf of the property owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for Certificate of Appropriateness under the Southern Pines Unified Development Ordinance. Major

This Appointment of Agent agreement shall remain in effect until final resolution of this application.

Property Owner or Authorized Representative of
Property Owner:

X Date: 7-23-23

X Mary Von Conn Sisk
Signature

X Mary Von Conn Sisk
Printed Name of Signatory

Authorized Agent:

X Date: 7-23-23

X Peter M. Kavanagh
Signature

X Peter M. Kavanagh
Printed Name of Signatory

Peter Kavanagh

dotloop verified
06/21/23 5:37 AM EDT
ESW2-TJ6A-GWJO-VZ6U

BOOK 273 PAGE 324

Form WD-101-WARRANTY DEED

For Sale by James Williams & Co., Yadkinville, N. C.

NORTH CAROLINA, MOORE COUNTY

THIS DEED, made this 10th day of JULY, A. D. 1964..

by J. B. VON CANON, JR. and his wife MILDRED VON CANON

of MOORE County and State of NORTH CAROLINA, Parties

of the first part, to HOLIE L. SISK, JR. and his wife MARY VON CANON SISK

of MOORE County and State of NORTH CAROLINA, Parties

of the second part:

WITNESSETH, That said PARTIES OF THE FIRST PART

in consideration of ONE HUNDRED DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars

to them paid by PARTIES OF THE SECOND PART

the receipt of which is hereby acknowledged have bargained and sold, and by these presents do grant, bargain, sell and convey to said HOLIE L. SISK, JR. and his wife

MARY VON CANON SISK, their

heirs and assigns, a certain tract or parcel of land in McNeil Township,

Moore County, State of North Carolina, adjoining

the lands of Situate at the intersection of Mass. Avenue and West Broad Street in the town of Southern Pines and more particularly defined

and others, and bounded as follows, viz.:

Being all of those Two (2) certain lots and parcels of land situate in the town of Southern Pines, Moore County, North Carolina, and described as Lots No. One (1) and No. Two (2) in Block Four (4) and M as shown and designated on a Map entitled "A Map of Southern Pines, Moore County" filed in the office of the Register of Deeds for Moore County, North Carolina, to which Map reference is hereby made; the said lots constitute a plot or lot of land One Hundred (100) feet square on the corner of Massachusetts Avenue and Broad Street in said town of Southern Pines, and being the same and identical lots conveyed to Grantors by deed of R. C. Johnson and wife Helen H. Johnson et al, bearing date March 18, 1952, and being recorded in the Moore County Registry in Book of Deeds 171 on page 352, to which record reference is hereby made.

273 Page 325

The above described lands were conveyed to grantors by.....
.....See Book....., Page.....
TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging, to the said.....
.....PARTIES OF THE SECOND PART, their.....heirs and assigns, to their.....only use and behoof forever.
And the said.....PARTIES OF THE FIRST PART....., for.....them selves.....and their heirs, executors and administrators, covenant.....with said.....PARTIES OF THE SECOND PART, their.....heirs and assigns, that they are.....seized of said premises in fee and have the.....right to convey in fee simple; that the same are free and clear from all encumbrances, and that they.....do.....hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.....

IN TESTIMONY WHEREOF, the said.....J.B. VON CANON, JR., and his wife MILDRED VON CANON, PARTIES OF THE FIRST PART have hereunto set their hands..... and seal....., the day and year first above written.
[Signature] (SEAL)
Mildred Von Canon (SEAL)
ATTEST:..... (SEAL)
..... (SEAL)

STATE OF NORTH CAROLINA.....Moore.....County.
I, *Roy Swearingen*, Notary Public, do hereby certify that J.B. Von Canon..... and Mildred Von Canon..... his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.
Witness my hand and notarial seal, this.....29th.....day of.....July....., A. D. 19.....64.
[Signature] N. P. (Seal)
My commission expires.....4/5/66.....

STATE OF NORTH CAROLINA.....Moore.....County.
The foregoing certificate of *Roy Swearingen* a Notary Public of.....Moore.....County, State of North Carolina, is adjudged to be correct. Let the instrument, with the certificates, be registered.
Witness my hand and official seal, this.....31st.....day of.....July....., A. D. 19.....64.
Daisy M. Fiddle Deputy Clerk Superior Court.

WARRANTY DEED

TO

J.B. VON CANON and his wife
MILDRED VON CANON

HOMEL SISK, JR. and his wife
MARY VON CANON SISK

Consideration \$

Dated.....10th.....day of.....July....., 19.....64.

Filed for registration on the.....31st.....day of.....July....., 19.....64.

at.....9:45.....o'clock.....A. M., and registered in the office of the Register of Deeds for.....Moore.....County, N. C., this.....4th.....day of.....August....., 19.....64, at.....4:00.....o'clock.....P. M., in Book.....273.....of Deeds, on page.....324....., and verified.
Audrey M. Caspell Register of Deeds.

16M-255

C. S. C. 256 in Reg.

P. WAYNE ROBBINS†
JOHN M. MAY
STEPHEN F. LATER
ROBERT M. FRIESEN
PATRICIA T. NIEBAUER
WILLIAM H. PATE
ELIZABETH M. SNOW

DEAN A. RICH (1928-2006)

†RETIRED

ROBBINS MAY & RICH LLP

120 APPLECROSS ROAD
PINEHURST, NORTH CAROLINA 28374
(910) 692-4900

PATRICIA T. NIEBAUER

PTNIEBAUER@RMRATTORNEYS.COM

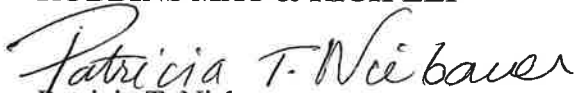
June 29, 2023

To the Historic District Committee and Southern Pines Planning Department:

On June 28, 2023, my client, Ms. Mary Sisk, entered a contract to sell 290 SW Broad Street, Southern Pines, to Iron Horse Capital Group, LLC. The applications being presented to you are plans for when Iron Horse Capital Group, LLC is the owner of the property. Closing is scheduled to take place on or before November 27, 2023.

Very truly yours,

ROBBINS MAY & RICH LLP


Patricia T. Niebauer

8.10.2023



REHABILITATING
290 SW BROAD ST.
SOUTHERN PINES NC



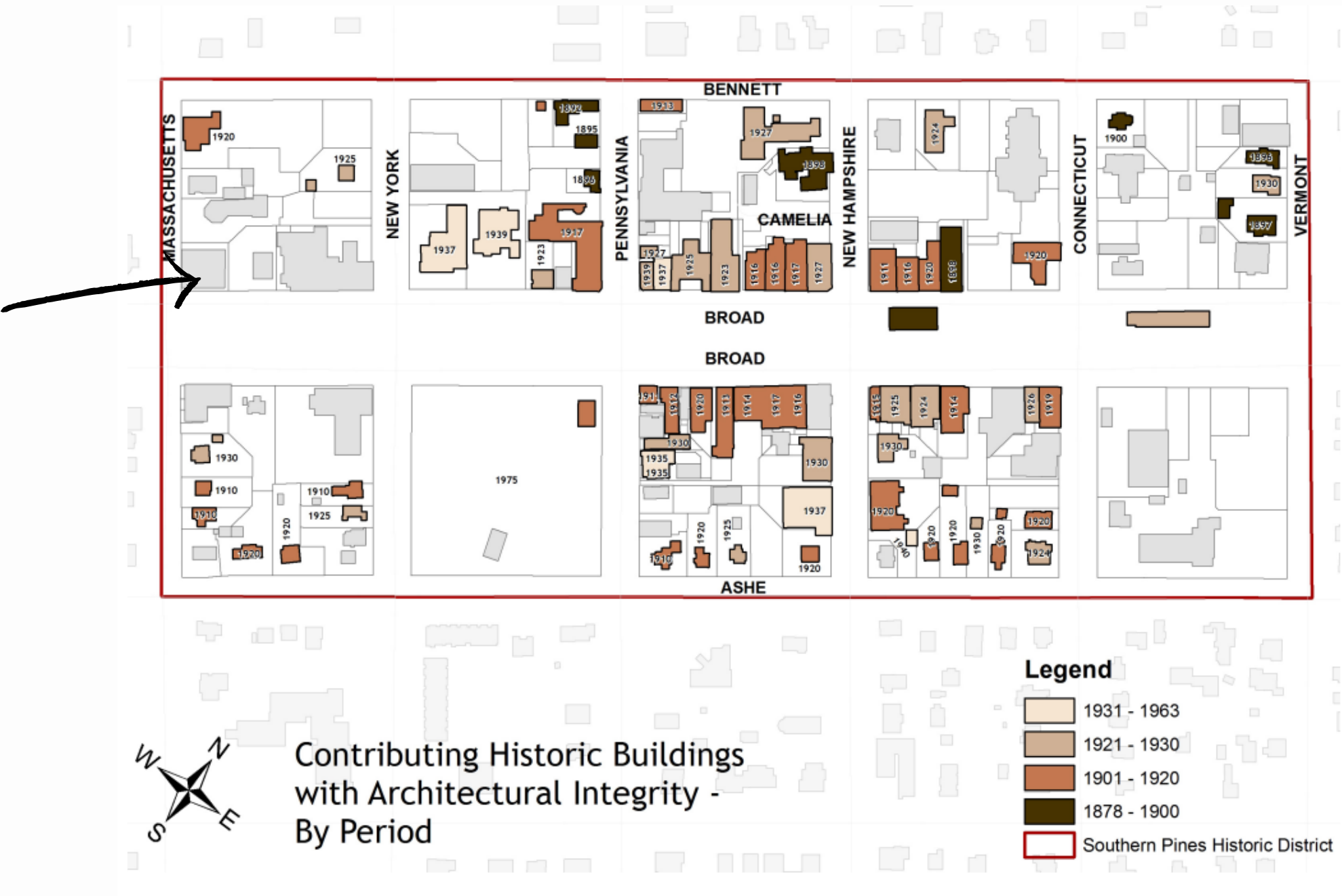
TABLE OF CONTENTS

01	Understanding the Downtown Historic District and Requirements	05	Exterior Door Replacement
02	Proposed Changes - Summary	06	Painting Masonry and Trim
03	Vision for the Space	07	Lighting Changes & Pathways
04	Window Repair and Replacement	08	Final Renderings

UNDERSTANDING THE DOWNTOWN HISTORIC DISTRICT & REQUIREMENTS



National Register Historic District



History

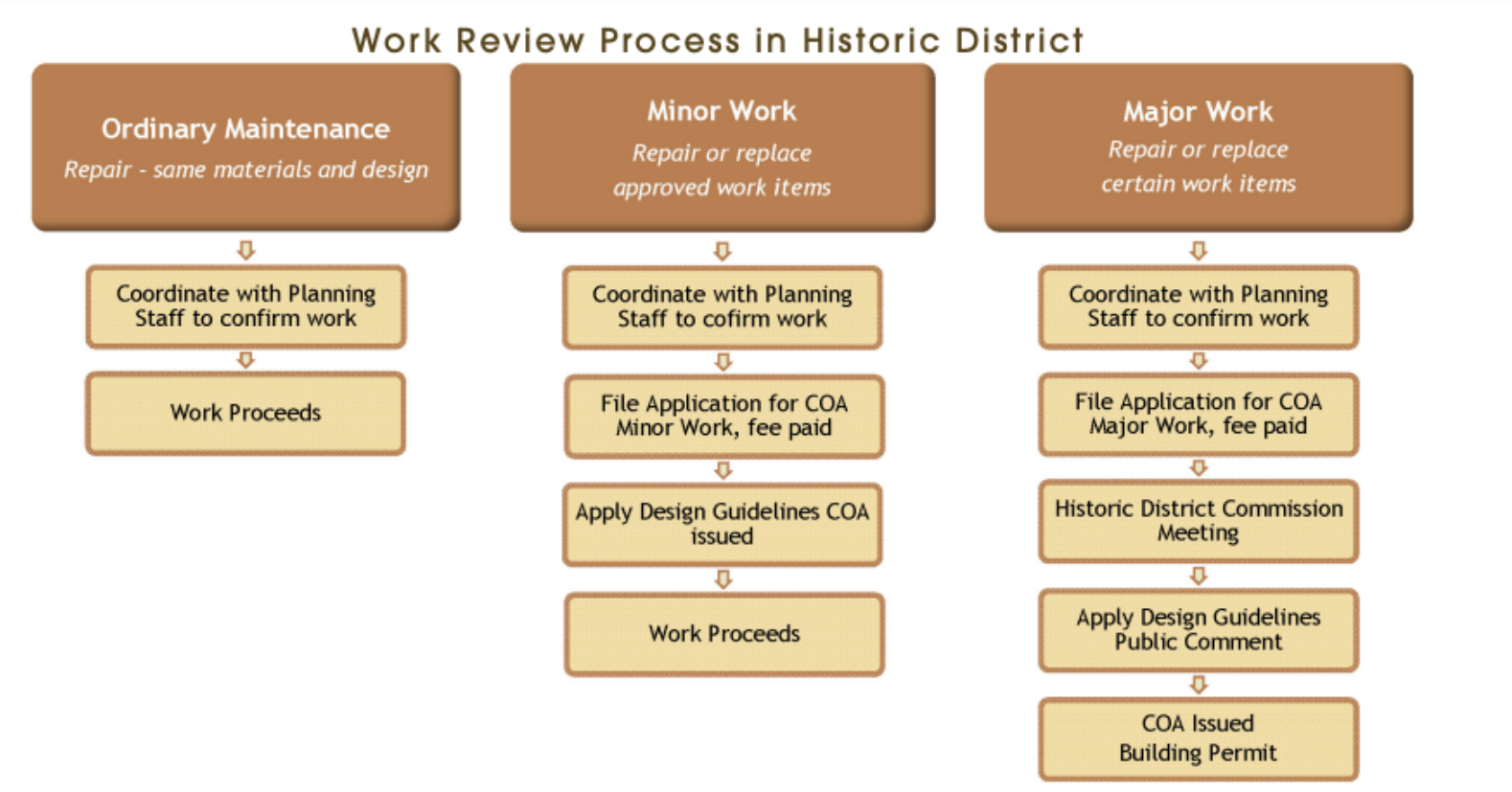
For many years, this building was a furniture store, owned and operated by a local couple. In it's past, it's also held a consignment shop, cafe, and other small shops.

Adherence to Design Guidelines and Process

We seek approval by the town planners of Southern Pines, and the Historic District Commission if needed, to work together to bring this space back to life.

Dedication to Historic Integrity

While this building is one of very few in the National Historic Registry District that is NOT considered contributing, it is understood that it is a part of Southern Pines' Downtown Historic District. Therefore, the changes proposed for this property have been extensively considered and researched, to ensure they will support the town's historic preservation initiatives.



PROPOSED CHANGES - A SUMMARY

Windows

All glass is intact in front and side windows. Window trim will be replaced in a few areas. Windows will be installed in the rear of the building, where there once were windows.

Exterior Doors

The building has 4 exterior doors facing Broad Street. These doors are all different styles, none are historically or architecturally significant, and are in various stages of disrepair. They will all be replaced with appropriate doors, primarily made of glass. A door will be added to the rear of the building



Page 77 of Historic District Design Guidelines

Pathways

A sidewalk will be added in the rear of the building, and the side path between the building and Southern Prime will be extended.

Masonry & Trim

The paint on the masonry and trim is peeling. Damaged paint needs to be removed and re-painted.

Exterior Lighting

There is 1 pendant light fixture in the front of the building, between 2 entry doors. There are can lights above the 2 side unit doors. There are some light fixtures on the sides of the buildings. Fixtures will be replaced with appropriate substitutions

VISION

290 SW Broad is an important building in our downtown district. Prior to COVID, shoppers in Downtown Southern Pines would make their way down Broad, toward Massachusetts, because there were retail and food establishments. Currently, with the building sitting empty, many people stop their walks at New York Avenue, largely neglecting this block.

Revitalizing this building will re-open an entire block of interest in downtown Southern Pines. With growth coming from Morganton toward Downtown, it makes sense to try to meet this growth from the Downtown area. There is hope that this growth could wrap around toward Bennett Street, where the PPG and HDC continue to work with the owners of the Hayes house to rehabilitate the existing house, and develop that area into more commercial space for our growing population.

Additionally, the buyers of this property are anxious to support locally owned businesses and provide much-needed retail space to downtown Southern Pines.



Page 90 of Historic District Design Guidelines

Window Repair and Replacement



Ordinary Maintenance: The current windows at 290 SW Broad are currently in relatively good shape. The glass does not need to be replaced. The trim around the glass will be replaced/repaired where needed, and new caulk will be applied to ensure water tightness around all windows. This routine maintenance has been deferred for many years.

Major Work

At some point, the windows on the back and Southern Prime side of the building were removed and filled in. We would like to replace these windows. There are 5 windows total to be replaced around the Southern Prime side of the building and the back of the building

See below photo for replacement windows. These are commercially rated windows. All efforts will be made to save brick bottom ledges but structurally we will not know if this is possible until work has begun.



EXTERIOR DOORS



Major Work: The current exterior doors facing SW Broad Street (there are 4), are all mismatched and in various stages of disrepair. Additionally, none of them are historically significant.

Page 21 of the HDDG indicates new doors should be considered Major Work.

All doors will be replaced with matching doors such as the ones below. So the two glass doors will be replaced glass door for glass door, and the other 2 doors which appear to be residential door slabs, would be replaced to match those as well **(major work)**. This will neither detract from the current historic status, but will improve appearance from the street and provide safer/more secure doors for future retailers.

1 door would be replaced at the rear of the building where a door opening was closed up **(major work)**. **Door would be the same as the front doors, but with frosted glass. Rear door provides additional egress from building.**

Replacement Option

(R) Exterior doors: wood or fiberglass frame with a glass panel in the middle, as seen at the Little Toy Shop, or Body Harmony (Also seen top right photo on the left of this slide)

Details to be provided

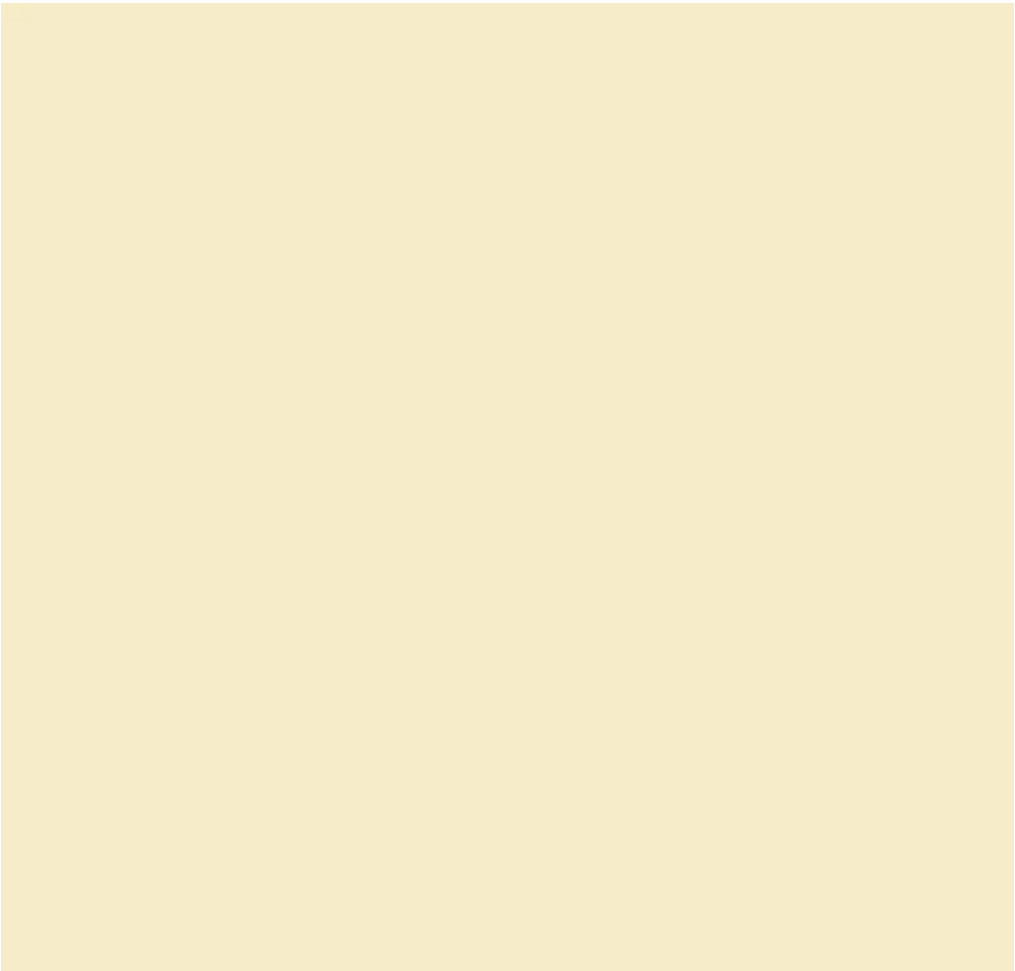


Section 6.

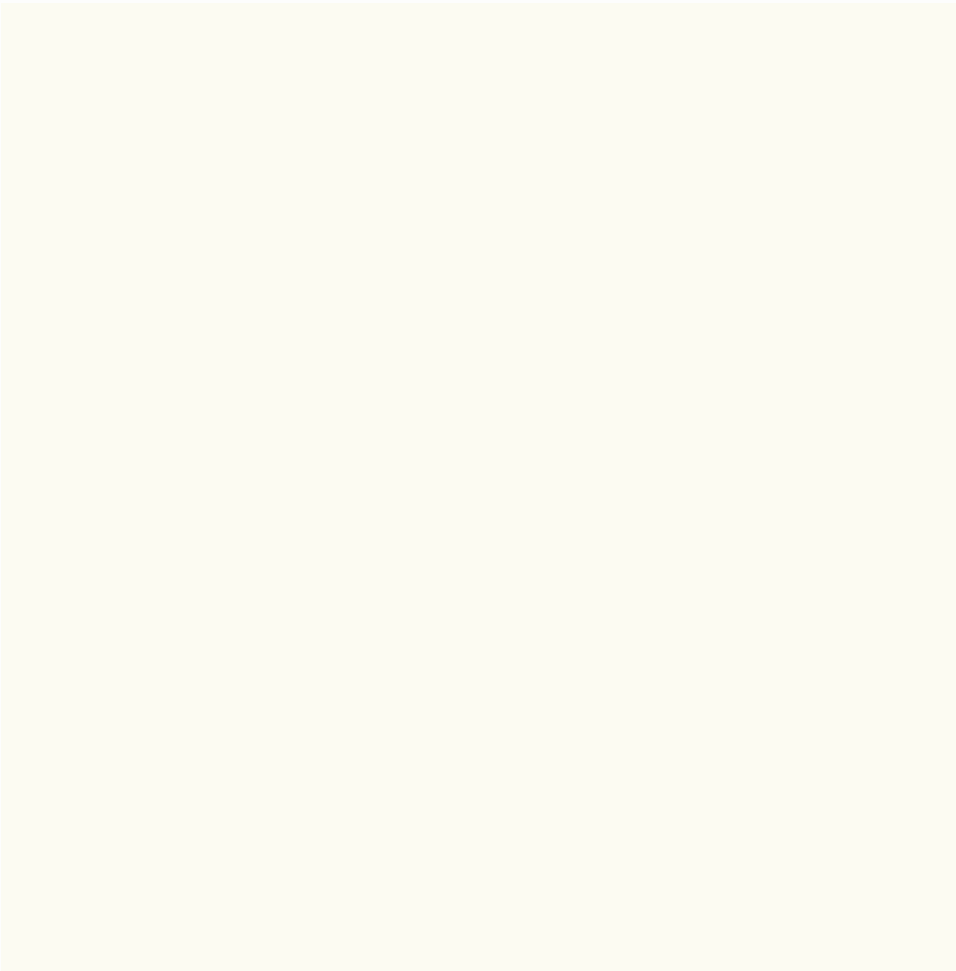
PAINTING MASONRY AND TRIM

Major Work (B3 & 4) : We have carefully reviewed the Benjamin Moore Historical Color Palette and have settled on the following:

Windham Cream



Simply White



LIGHTING CHANGES



Major Work: The current exterior lighting needs to be replaced. Some sconces will be added

We have chosen historically appropriate lighting fixtures, as seen below.

Current exterior sconces to be replaced with:



The above fixture could be replaced for the same type/style



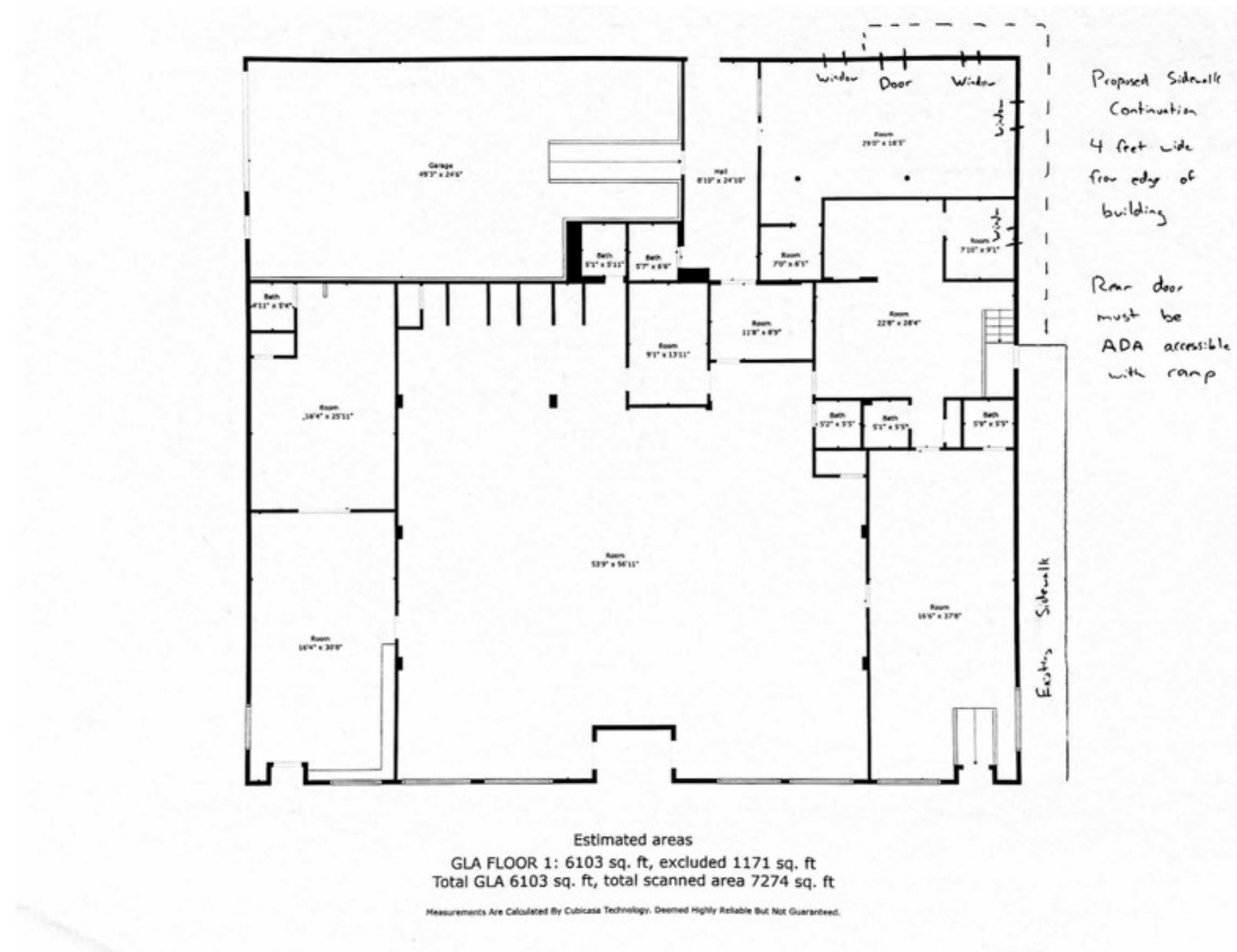
Black Sconces



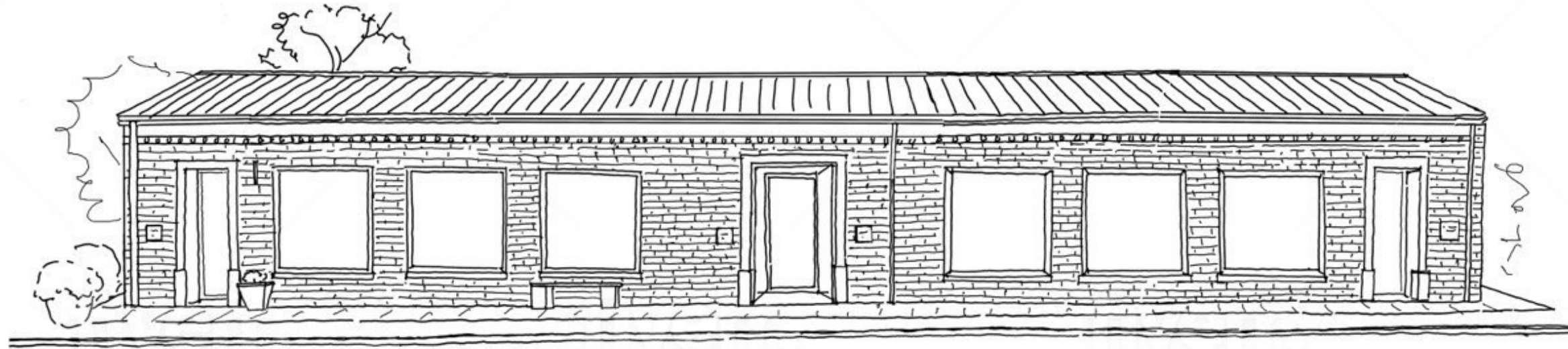
Pendant replacement

Section 7.

PATHWAYS

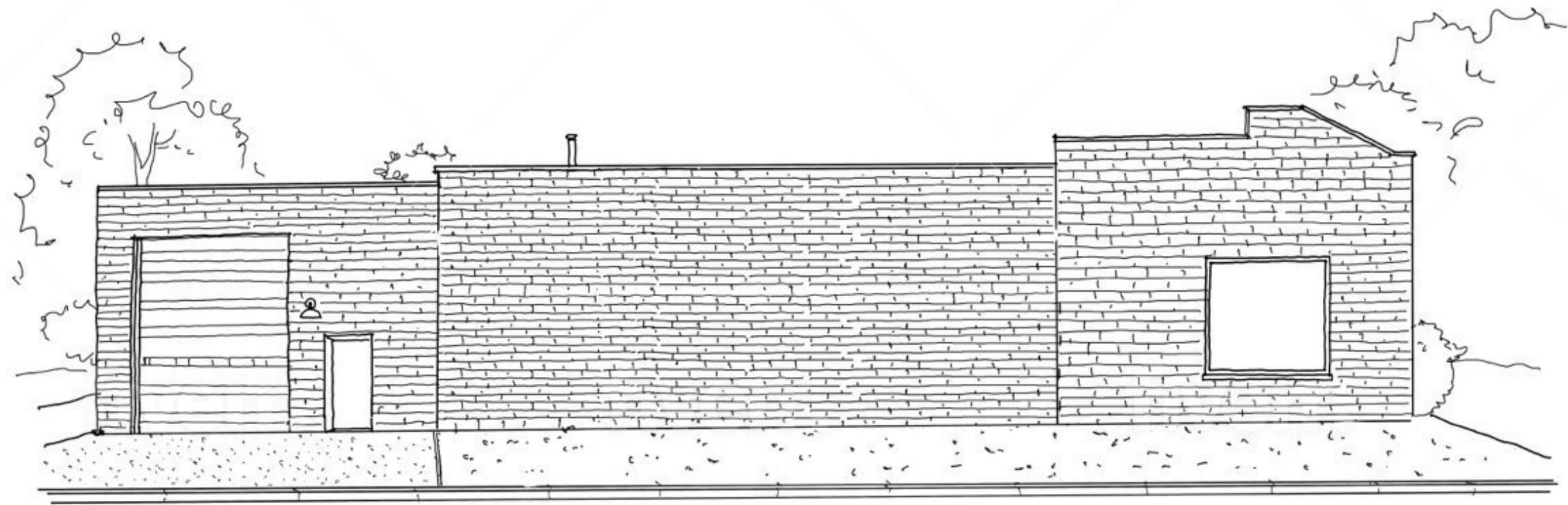


- A sidewalk will be added in the rear of the building
- Extend side path on Southern Prime side of the building
- Poured concrete will be used to match what is already there
- We will follow guidance provided by fire marshal



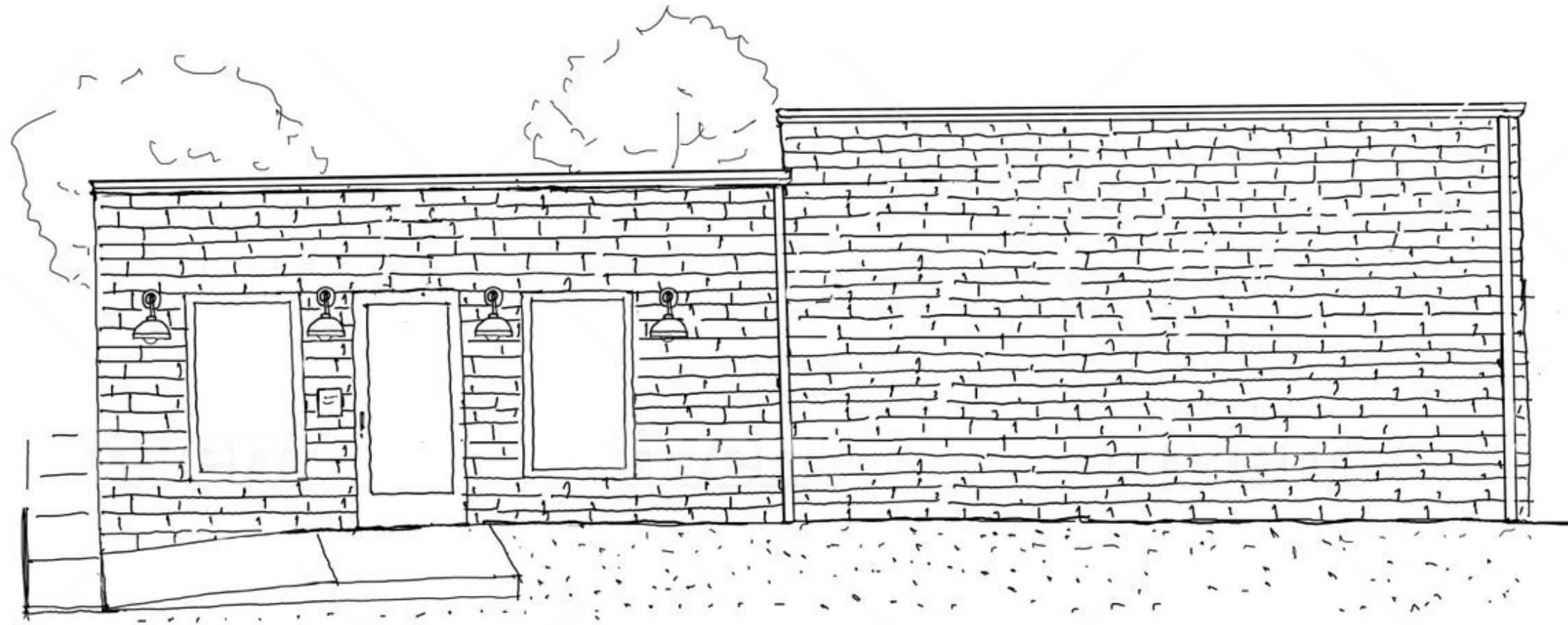
FINAL RENDERING

FRONT



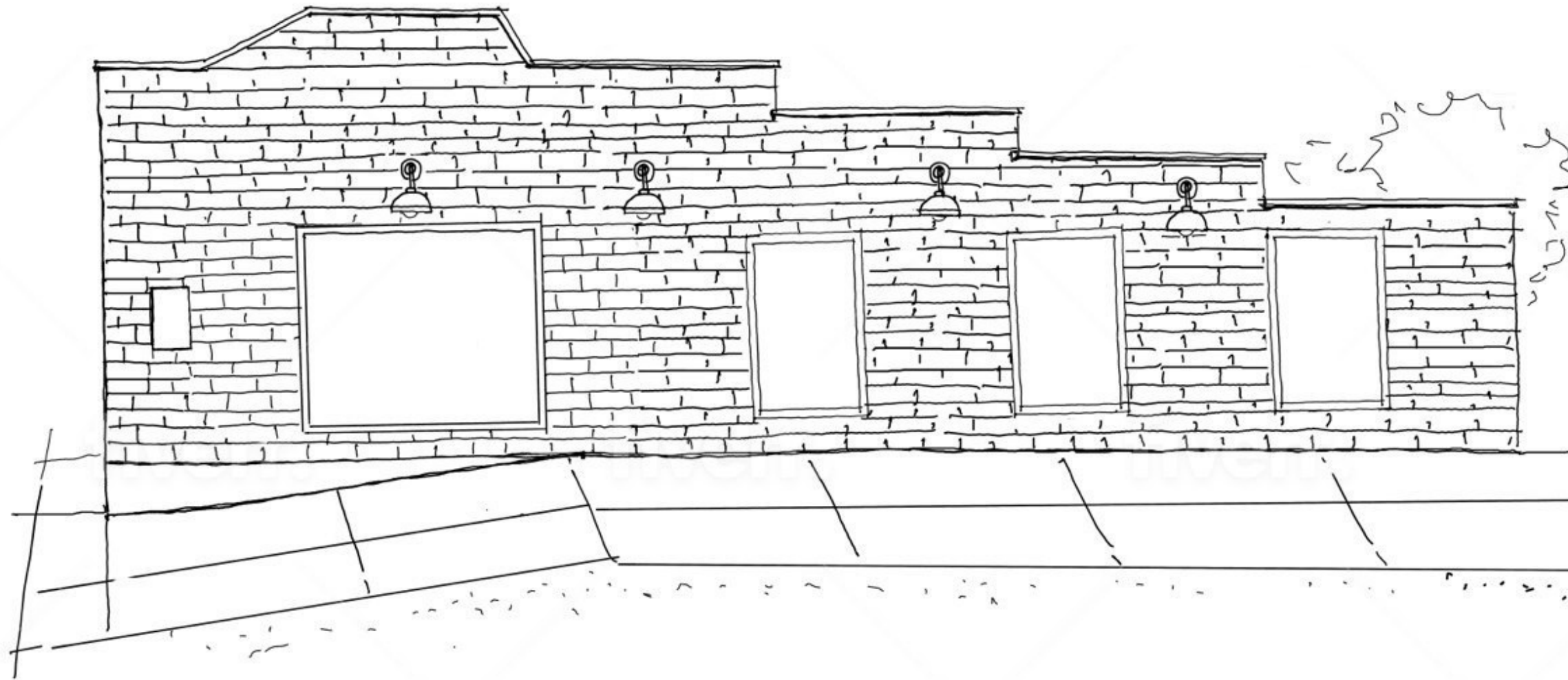
FINAL RENDERING

Massachussetts Street Side



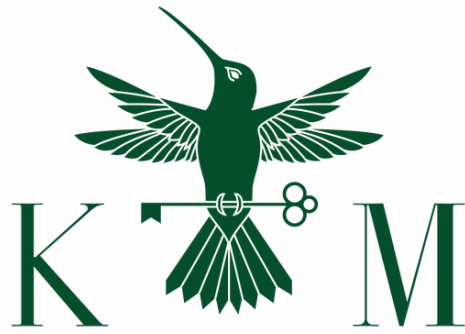
FINAL RENDERING

Rear of building



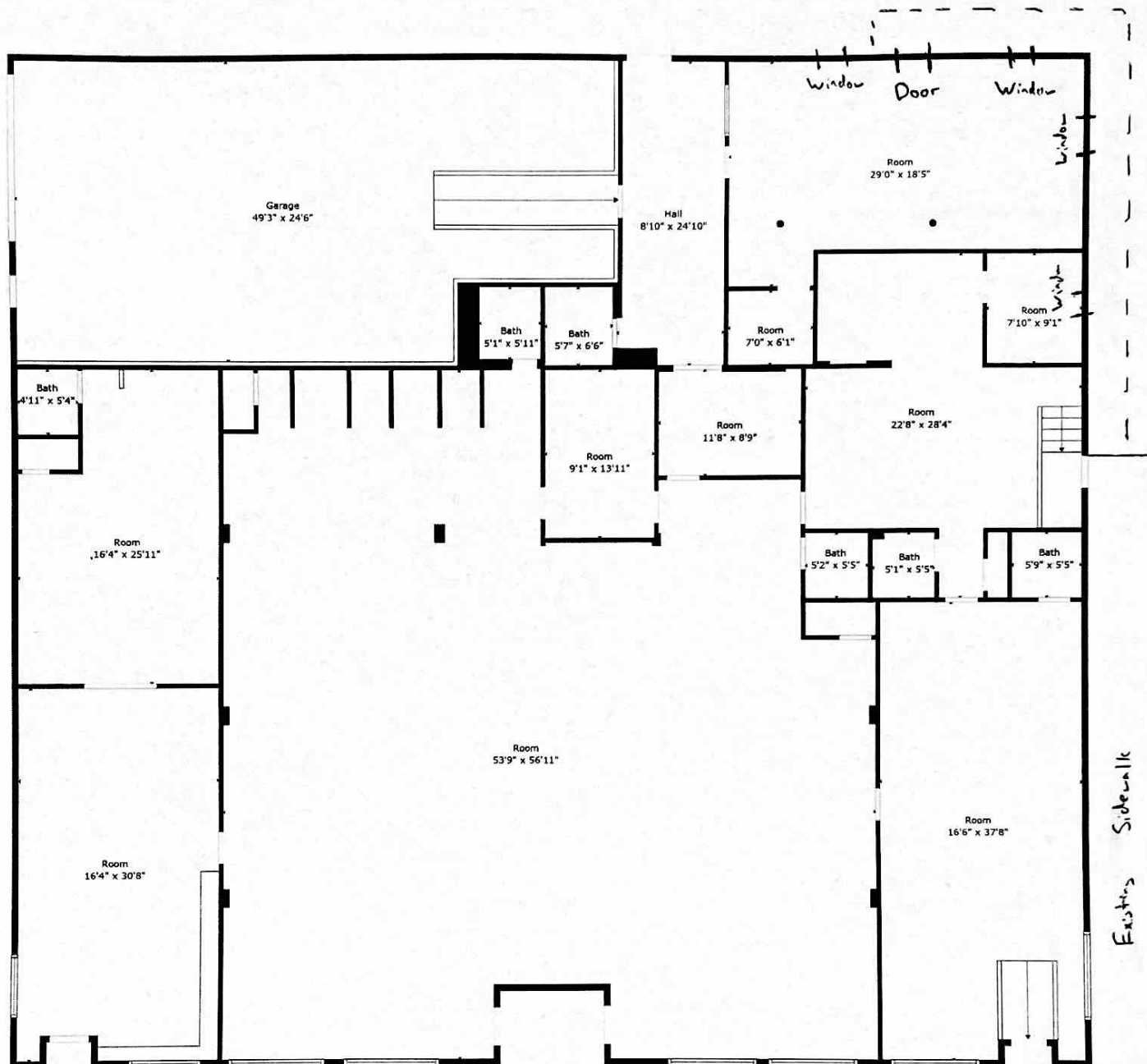
FINAL RENDERING

Southern Prime side of building



THANK YOU!





Estimated areas

GLA FLOOR 1: 6103 sq. ft, excluded 1171 sq. ft
 Total GLA 6103 sq. ft, total scanned area 7274 sq. ft

Measurements Are Calculated By Cubicasa Technology. Deemed Highly Reliable But Not Guaranteed.