



AGENDA

Thursday, October 12, 2023: 4:00 PM

Historic District Commission

Community Development Building, 801 SE Service Road

1. CALL TO ORDER

2. APPROVAL OF MINUTES

a. September 14, 2023 Regular Meeting

3. PUBLIC HEARING

a. HD-11-23 Certificate of Appropriateness - Major Work

4. UNFINISHED BUSINESS

5. NEW BUSINESS

6. PUBLIC COMMENTS

7. ADJOURNMENT

MINUTES

Town of Southern Pines Historic District Commission Regular Meeting September 14, 2023 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, September 14, 2023, at 4:00 PM at the Community Development Building, 801 SE Service Road, Southern Pines, North Carolina.

Members present: Molly Goodman, Robert Brown, Sandra Carroll and Michelle Peele

Staff member present: Rachel Mann and Cindy Williams

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

Robert Brown made a motion, which was seconded by Elizabeth Oettinger, to approve the Minutes of the August 10, 2023 meeting. The motion carried.

PUBLIC COMMENT

Nomination of 1250 W. New York Avenue for the National Register of Historic Places

Chair Goodman stated that federal and state guidelines for the Certified Local Government program require that Certified Local Governments participate in the process of nominating properties to the National Register of Historic Places. This participation involves the review of nominations within the jurisdiction of the CLG by the CLG Commission and the chief elected local official. Opportunity for public comment must be provided during a 60-day comment period. The Commission and chief elected official are required to submit comments to the State Historic Preservation Office and the owner of the property relaying their findings as to the eligibility of the property under consideration for listing in the National Register.

Chair Goodman opened the meeting to public comment.

Lynn Thompson stated that she wanted to be sure that someone was present to speak in favor of the application and said that she is has been very interested in the history of West Southern Pines and of this particular school. She has done some of her own research over the past couple of years in an effort to educate herself about the history and she was really impressed with the document and the thoroughness of the research that has been done, particularly related to the significance of the history of the school for the community of West Southern Pines and she wanted to speak in favor of that and hoped the Commission would concur.

Elizabeth Oettinger inquired about Ms. Thompson's connection to the school.

Ms. Thompson responded that she had a professional connection to the community during the 30 years she worked for the Town as the Director of Library and IT Support Services. When she completed her career with the Town she was emotionally involved with the community having worked with the residents on projects in the past and she has maintained her interest in and connection to the folks in the community.

Chair Goodman asked if the Town was the applicant and Rachel Mann responded that the Land Trust was the applicant.

Ms. Mann stated for clarification that at this point in the process, the applicant is the only one who could actually stop the nomination and the Trust would not want to stop the nomination from occurring. SHPO instructed her to reiterate the fact that several negative comments would likely raise some red flags but the nomination would still go through.

Michelle Peele asked if anyone had any red flags and there were none.

Sandra Carroll asked if there was asbestos in the building.

Robert Brown responded that an inspection was likely conducted when the Trust bought the school.

Mr. Brown stated that he and his wife had contributed to the fund that enabled the Housing Trust to buy the property and his wife has been a volunteer there.

Ms. Mann asked the Commission to consider whether they supported the National Register nomination itself as a group; and if they concurred with the nomination and that the site is eligible for the National Register, specifically under criteria A and C stated in the nomination.

Ms. Carroll asked if the adjacent park was excluded from the nomination.

Ms. Mann responded that the nomination was for the buildings and not the entire site.

Chair Goodman questioned whether Mr. Brown's potential conflict of interest should be considered.

Ms. Mann responded that the only requirement of SHPO was that the Commission provide an opportunity for public comment.

Elizabeth Oettinger stated that she felt Mr. Brown was capable of making an unbiased decision.

Elizabeth Oettinger made a motion, which was seconded by Robert Brown, that the Southern Pines Historic District Commission has reviewed and discussed the nomination for West Southern Pines School and finds that the property meets the criteria for listing in the National Register of Historic Places as stated in Section 8 of the report and therefore recommends that the property be submitted for listing in the Register. The motion carried unanimously.

Ms. Mann stated that the nomination would go to the Town Council next and the Council would adopt a Resolution supporting the nomination.

Michelle Peele inquired about the timeline for the process.

Ms. Mann responded that the nomination will be presented at the October 2023 NRAC meeting.

DISCUSSION

Southern Pines 2040 Comprehensive Plan – Status of the Update and the Plan’s Historic Preservation-Related Initiatives

Rachel Mann stated that the Comprehensive Plan was adopted on September 12, 2023 by the Town Council and highlighted areas of the Plan and its policies regarding historic preservation and encouraged the Commission to consider ideas for implementation.

UNFINISHED BUSINESS

No unfinished business was discussed.

NEW BUSINESS

Ms. Mann stated that CLG training was going to be held on September 25, 2023 at the Southern Pines Police Department and encouraged as many members as possible to attend.

Elizabeth Oettinger asked if the training requirements for the year had been satisfied.

Ms. Mann confirmed but stated that the new training year begins on October 1st.

Ms. Mann stated that the Preservation North Carolina Conference would be held October 4 – 6, 2023 in Durham.

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

The meeting adjourned at 4:35 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission

Agenda Item

To: Historic District Commission

From: Rachel Mann, Planning & Development Specialist

Subject: HD-11-23 Certificate of Appropriateness: Major Works, New Awnings; 125-127B SW Broad Street; Applicant, Sammy McPeake on behalf of McPeake Hotels, Inc.

Date: October 12, 2023

I. SUMMARY OF APPLICATION REQUEST:

Sammy McPeake of McPeake Hotels, Inc. submitted an application requesting a Certificate of Appropriateness Major Work to install three (3) new awnings on the side of the building at 125-127B SW Broad Street. The proposed awnings would be installed on the Pennsylvania Avenue side of the building to match the existing awnings on the front of the building. The subject parcel is identified as PIN #858106286526 and Parcel ID #00033709. Per the Moore County tax records, the property owner is listed as McPeake Hotels, Inc. The subject property is zoned CB (Central Business).

II. PROJECT INFORMATION:

A. Physical Address:

125-127B SW Broad Street
Southern Pines, NC 28387

B. Owner:

McPeake Hotels, Inc.
PO Box 1497
Southern Pines, NC 28388

C. Applicant:

Sammy McPeake
McPeake Hotels, Inc.
PO Box 1497
Southern Pines, NC 28388

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):

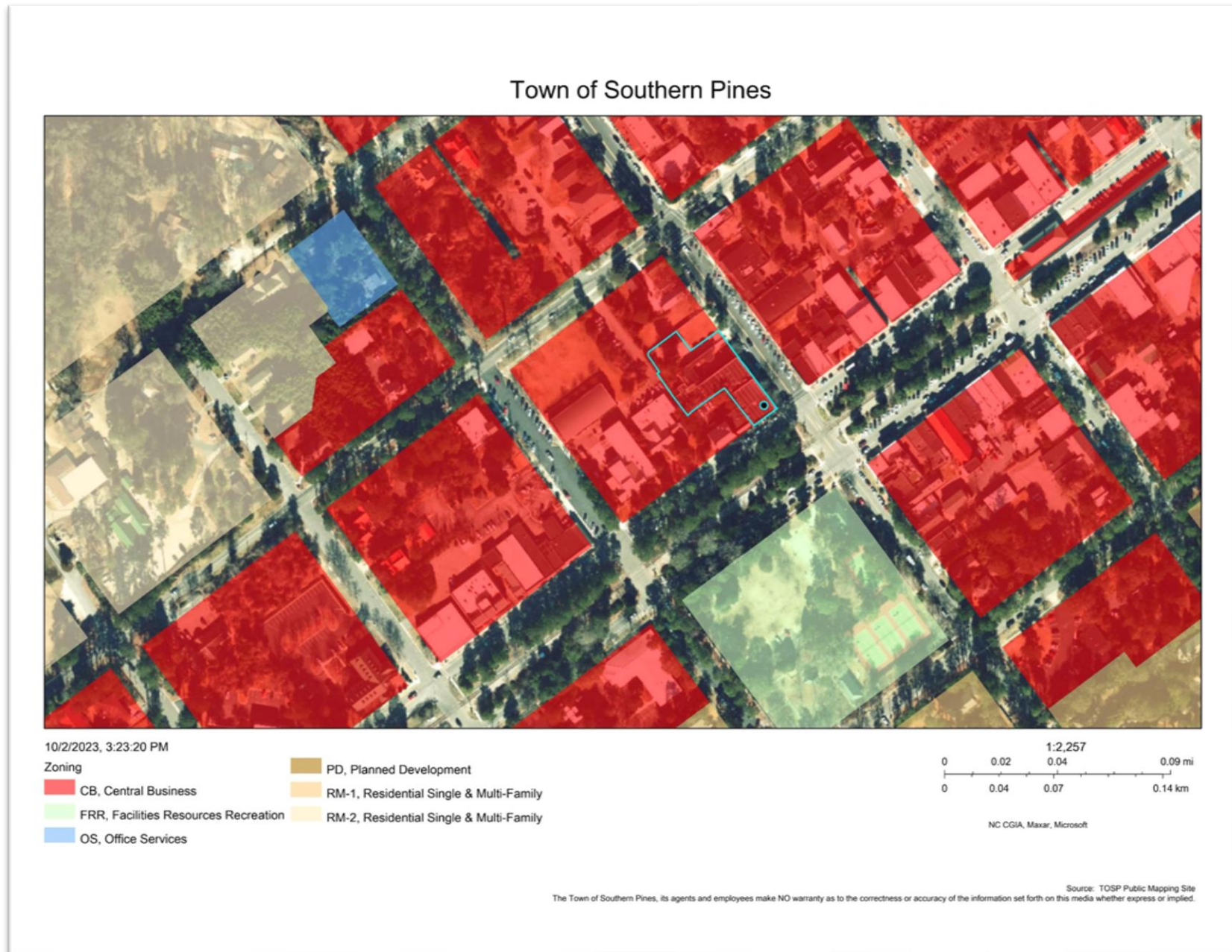
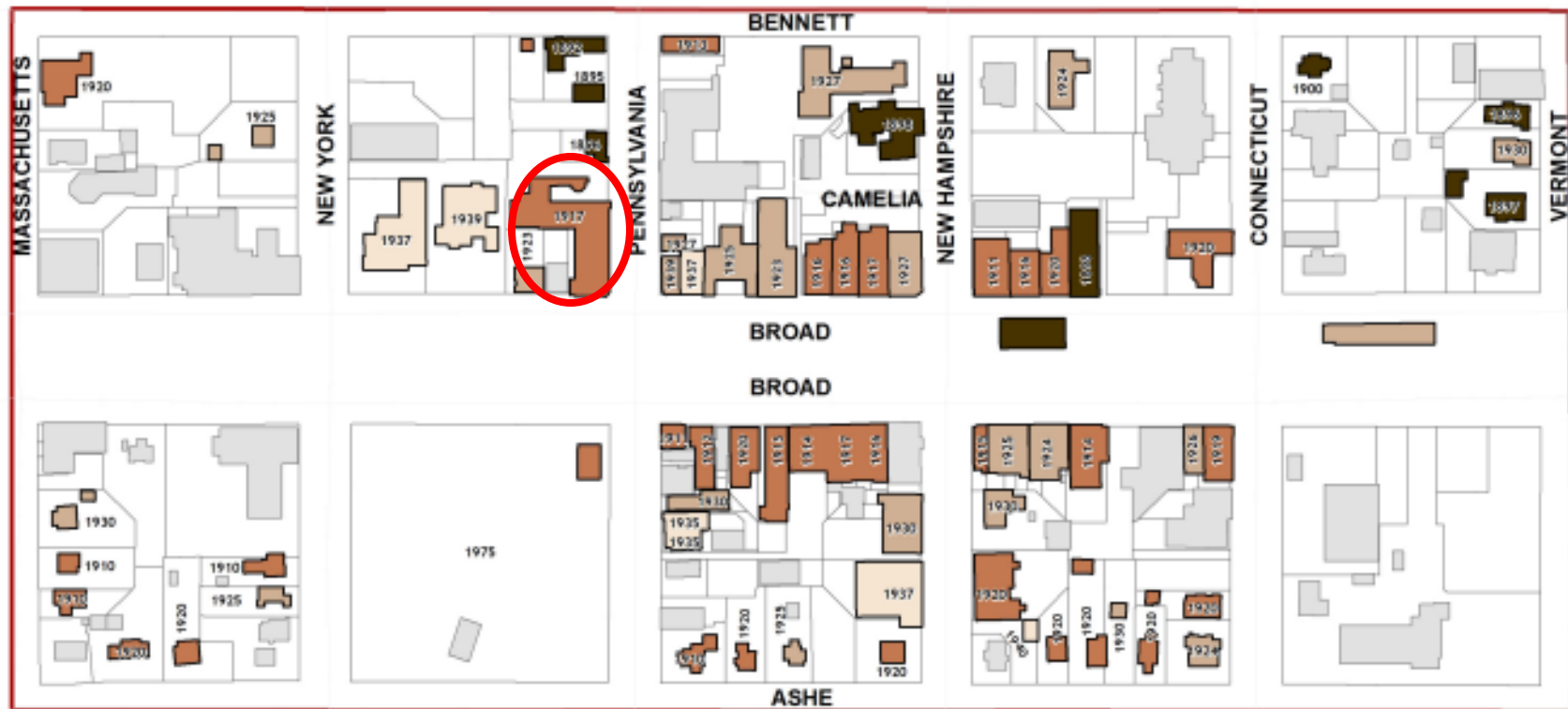


Figure 2: Historic District Map (Subject Property is Circled in Red):



III. STAFF REVIEW:

A. Application Submittal Date

- Application received: Friday, August 11, 2023
- Application deemed complete: Tuesday, September 12, 2023
- Notice of Public Hearing:
 - Posted On-site: Friday, September 22, 2023
 - Mailed: Friday, September 22, 2023
 - Internet: Friday, September 22, 2023
- Historic District Commission Hearing: Thursday, October 12, 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 8. 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 “install three new awnings, in the style of the awnings already existing on the building at 120 W Pennsylvania Ave. The awnings would be installed above the addresses 125-127B SW Broad Street to protect the wooden window casings and trim, and to provide shelter from rain at the entrance doors to the businesses located at the addresses. From 127B-125 SW Broad there will be one 45’ awning (length along the sidewalk), above the corner door to 125 SW Broad (Betsy’s Crepes) will be a second 6’ awning (length along the sidewalk), and above the windows of 125 SW Broad facing Pennsylvania Ave will be a third 8’ awning (length along the sidewalk).” Per the applicant, “The height from the sidewalk to the awnings will be 9’4”, though the ground slopes there so it will vary by a few inches in some places. The awnings themselves are 3.5’ in height.” Renderings were requested, but not submitted as part of the application.

Per the applicant, this application is in compliance with UDO 2.28.10 because “There will be no change in building height or setback. The construction of the awnings are aluminum struts & exterior fabric in black. The awnings are to be built and installed by Swiss Tech Awnings, the same manufacturer that installed the awnings existing on the building at 110-122 W Pennsylvania Ave and will match their design. They are triangular awnings with black fabric – please see pictures of current awnings on Pennsylvania Ave. The positioning will be similar to the awnings on Pennsylvania Ave, placed at the top of the window casings and attached to the wood/brick. There will be no new lighting or other fixtures.”

The application, including the narrative and supporting images, is attached in its entirety to this document. Those images include:

Existing Conditions:



Existing awnings on Pennsylvania Avenue side of building
(110-122 W Pennsylvania)



Proposed Changes: Picture #1 is proposed site for 6' wide black awning (125 SW Broad St). Picture #2 is proposed site for 45' wide black awning (125-127B SW Broad St). Picture #3 is proposed site for 8' wide black awning (125 SW Broad, facing Pennsylvania Ave).

1.



2.



3.



6

D. Staff Comments

The Historic District Commission is considering a Certificate of Appropriateness – Major Works for the purpose of the installation of three new black awnings. 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:

Belvedere Hotel, c. 1904; corner commercial building of painted brick; angled corner entrance; ornately-corbelled cornice; segmentally-arched windows with two-over-two sash; Broad Street elevation has original shopfronts with incised, molded wooden pilasters, large display windows with paneled bulkheads, transoms (now covered); modern metal marquee; Pennsylvania Avenue shopfronts of original section partially altered; two-story addition on Pennsylvania Avenue has metal-muntin shop windows first floor, segmentally-arched double two-over-two windows second floor; corbelled string courses and shallow cornice; metal marquee; rear, on-story brick wing; original corner portion built for plumbing contractor D. F. McAdams; purchased by Frank Welch in 1917 and hotel space expanded by constructing new lobby/room addition on Pennsylvania Avenue; rear addition ca. 1950; contained Post Office from 1905-1923 on Broad Street, from 1923-1938 on Pennsylvania Avenue side .



Belvedere Building in the 1900's. Picture from Moore County Historical Association.



125 SW Broad Street, 2022. Google Maps.

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 installation of three (3) black awnings along the side of 125-127B SW Broad Street. Per the Historic District Guidelines, awnings should be "over the entrance or storefront windows to shield customers or goods from the sun and weather." Furthermore, "Use simple, rectangular non-illuminated awnings of a color and material that is compatible with the building and functional for the intended use." Awnings should "fit window or door openings and not cover any decorative details." Awnings should not be made of "inappropriate contemporary materials or backlit."

After reviewing the application materials submitted by the applicant, staff determined that the black awnings are consistent with the historical and architectural significance of both the Belvedere building and the area surrounding it because the black awnings are consistent with existing awnings that are currently on the building itself and with existing awnings

that are on storefronts throughout downtown Southern Pines. The proposed awnings are also consistent with provisions found in the Historic District Guidelines.

(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 proposed awnings are black in color and made of aluminum struts and black exterior fabric, which are the same materials used for the existing awnings on the building.
- 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.*
This factor is not applicable to the proposal under review.
- 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.*
The three proposed awnings are triangular in shape with black fabric to match the existing awnings on the building. The awnings will be affixed to the building at the top of the window casing and attached to the wood/brick. No new lighting or other fixtures are proposed as part of this application.
- 9) *Structural conditions and soundness.*
This factor is not applicable to the proposal under review.

10) *Architectural scale.*

The widths of the three awnings vary due to placement on the building. The awning at 125-127B SW Broad is proposed to be 45' wide, as it covers a building entrance and multiple windows. The proposed awning above the corner door to 125 SW Broad (Betsy's Crepes) is proposed to be 6' wide. The third awning, above the windows of 125 SW Broad facing Pennsylvania Avenue, is proposed to be 8' wide. The height from the sidewalk to the awnings (clearance) will be 9'4", though the ground slopes there so it will vary by a few inches in some places. The awnings themselves are 3.5' in height.

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 construction materials, appurtenant fixtures, and architectural scale, the application appears to be congruent due to the following factors: the construction materials are the same as used for the existing awnings on the building and meet the recommendation of the Historic District Guidelines and the shape and form and dimensions of the proposed awnings are consistent with what is found in the historic district.

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

- 1) *Work is compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of a property and the district. Specifically, the work is considered compatible and appropriate in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations;*
- 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. Sammy McPeake, 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 awnings retain the historic character of the property for a variety of reasons: 1) The applicant is proposing to use materials that are consistent with recommendations from the Historic District Guidelines, 2) the work does not damage or remove any existing character-defining features of the site, and 3) the awnings match existing awnings that are currently found in the historic district.

IV. ATTACHMENTS:

1. COA Major Works Application

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 October 12 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 October 12 meeting.

Therefore, I move to:

- Approve HD-11-23

- OR -

- Approve HD-11-23 with the following conditions of approval:

- OR -

- Deny HD-11-23, 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-11-23

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, staff determined that the black awnings are consistent with the historical and architectural significance of both the Belvedere building and the area surrounding it because the black awnings are consistent with existing awnings that are currently on the building itself and with existing awnings that are on storefronts throughout downtown Southern Pines. The proposed awnings are also consistent with provisions found in the Historic District Guidelines.
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 construction materials, appurtenant fixtures, and architectural scale, the application appears to be congruent due to the following factors: the construction materials are the same as used for the existing awnings on the building and meet the recommendation of the Historic District Guidelines and the shape and form and dimensions of the proposed awnings are consistent with what is found in the historic district.
3. **Criteria (C):** After reviewing the application materials provided by Mr. Sammy McPeake, 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 awnings retain the historic character of the property for a variety of reasons: 1) The applicant is proposing to use materials that are consistent with recommendations from the Historic District Guidelines, 2) the work does not damage or remove any existing character-defining features of the site, and 3) the awnings match existing awnings that are currently found in the historic district.



Certificate of Appropriateness Major Work

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

Project Information:

Street Address: **125-127B SW Broad Street**

PIN: **858106286526**

Parcel ID: **00033709**

Site Size: _____

Zoning: **CB**

Applicant:

Name(s): **McPeake Hotels, Inc**

Email: **sammy@mcpeakehotels.com**

Phone: **910-692-2240**

Mailing Address: **PO Box 1497, Southern Pines, 28388**

Authorized Agent, if different from Applicant:

Name(s): **Sammy McPeake**

Email: **sammy@mcpeakehotels.com**

Phone: **910-528-9535**

Mailing Address: **PO Box 1497, Southern Pines, 28388**

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

Name(s): _____

Email: _____

Phone: _____

Mailing Address: _____

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

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

Add black awnings matching existing awnings on Pennsylvania Ave side of building
to 125-127 SW Broad Street and windows at 125 SW Broad Street facing Pennsylvania
ave. Total of three awnings: 45' long covering 125-127b on Broad Street
6' long covering door at 125 SW Broad (Betsy's Crepes)
8' long at 125 SW Broad windows facing Pennsylvania

Date: **08/09/2023**

Bonnie McPeake

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 owner(s), Bonnie McPeake, hereby appoint(s) Sammy McPeake 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 9th day of August, 2023.

Bonnie McPeake

Property Owner

Property Owner

Agent

Adjacent Property Owners

Carolyn McCabe Helms
110 NW Broad Street
Southern Pines, NC 28387

Denis McCullough
115 W Pennsylvania Ave
Southern Pines, NC 28387

Jeffrey Mims
116 NW Broad Street
Southern Pines, NC 28387

Embers BBQ, LLC
130 SW Broad Street
Southern Pines, NC 28387

King Properties of Southern Pines
165 N Ridge Street
Southern Pines, NC 28387

The Pilot, LLC
145 W Pennsylvania Ave
Southern Pines, NC 28387

We propose to install three new awnings, in the style of the awnings already existing on the building at 120 W Pennsylvania Ave. The awnings would be installed above the addresses 125-127B SW Broad Street to protect the wooden window casings and trim, and to provide shelter from rain at the entrance doors to the businesses located at the addresses. From 127B-125 SW Broad there will be one 45' awning, above the corner door to 125 SW Broad (Betsy's Crepes) will be a second 6' awning, and above the windows of 125 SW Broad facing Pennsylvania Ave will be a third 8' awning.

Compliance with UDO 2.2810 Criteria

There will be no change in building height or setback. The construction of the awnings are aluminum struts & exterior fabric in black. The awnings are to be built and installed by Swiss Tech Awnings, the same manufacturer that installed the awnings existing on the building at 110-122 W Pennsylvania Ave and will match their design. They are triangular awnings with black fabric – please see pictures of current awnings on Pennsylvania Ave. The positioning will be similar to the awnings on Pennsylvania Ave, placed at the top of the window casings and attached to the wood/brick. There will be no new lighting or other fixtures. Pictures of proposed awning positions are attached.



Existing awnings on Pennsylvania Ave side of building (110-122 W Pennsylvania)



Proposed site for 45' black awning, 125-127B SW Broad Street



Proposed site for 6' black awning, 125 SW Broad Street



Proposed site for 8' black awning, 125 SW Broad Street (facing Pennsylvania Ave)