

MINUTES

Town of Southern Pines Historic District Commission Regular Meeting August 10, 2023 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, August 10, 2023, at 4:00 PM at the Community Development Building, 801 SE Service Road, Southern Pines, North Carolina.

Members present: Robert Anderson, Lane West, Sandra Carroll and Robert Brown.

Staff member present: B.J. Grieve, Planning Director and Cindy Williams, Secretary to the Commission.

Acting Chair Robert Anderson called the meeting to order at 4:00 PM.

Lane West made a motion, which was seconded by Robert Brown, to approve the Minutes of the June 8, 2023 meeting. The motion carried.

DISCUSSION

- 310 NW Broad Street Redevelopment Concept; Andy Bleggi

Mr. Bleggi provided an overview of his concept for a 40,000 square foot, three-story building with enclosed parking for 24 to 28 vehicles on the lower level, a restaurant, café, organic market and butcher shop on the main level, and 10 or 11 high-end condominiums above with a two-story atrium in the center. A rooftop patio area with interior access is also proposed if it does not exceed the maximum height limitation. Parking is going to be the main issue.

Mr. Anderson asked how many parking spaces would be required based on the proposed uses and Mr. Bleggi responded approximately 65 spaces.

Mr. Anderson asked Mr. Bleggi where he proposed the other parking.

Mr. Bleggi responded that there is enough public parking after 5:00 PM but he will be required to submit that request for approval.

Mr. Anderson asked if the project was contingent upon him obtaining approval for parking and Mr. Bleggi confirmed.

Mr. Grievess stated that the UDO does allow for administrative flexibility, but parking is certainly germane to overall project design and character. The special character of the Historic District is not one of ample free and convenient parking.

Mr. Bleggi stated that each condo unit will have a parking space and each commercial unit will also be provided one or two staff parking spaces.

Mr. Anderson stated the Department of the Interior guidelines frown upon buildings being made to look historic.

Mr. Bleggi responded that the new building will be a combination of brick and stucco with straight ironwork and that he is considering leaving the existing detached structure.

Sandy Carroll commented that the concept sounds lovely.

Mr. Anderson recommended that Mr. Bleggi strictly follow the Department of the Interior standards and the Historic District Design Guidelines.

Mr. Bleggi stated that he expects to bring the project forward in January 2024.

The discussion concluded.

PUBLIC HEARINGS

1. HD-06-23 Certificate of Appropriateness – Major Work; 143 NE Broad Street; Applicant: Tom Gisler of Advantage Equities 10892, LLC

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

B.J. Grieve stated that the request included replacing the existing lattice fence and gate with a brick fence and wooden gate and installing a brick paver walkway leading to the rear of the building.

Mr. Gisler stated that the entrance to the space at the rear of the building will be through the brick patio area. The back half of the building is elevated approximately 30” so there will be a ramp leading to the patio area.

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

Robert Anderson made a motion, which was seconded by Robert Brown that as a finding of fact the application is complete and that the facts submitted are relevant to the case because the request for a Certificate of Appropriateness – Major Work has met the specified submittal requirements as required by the Town of Southern Pines Unified Development Ordinance. The motion carried.

Robert Anderson made a motion, which was seconded by Robert Brown, that as a finding of fact the application complies with §2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria (A) – (C) as set forth in Attachment A of the staff report. The motion carried.

Therefore, Robert Anderson made a motion, which was seconded by Lane West, to approve HD-06-23. The motion carried.

2. HD-07-23 Certificate of Appropriateness – Major Work; 290 SW Broad Street; Applicant: Iron Horse Capital Group, LLC by Kristen Moracco

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

Mr. Grieve stated that the applicants had requested to make exterior renovations that included repainting, installing windows, repairing trim, replacing doors and extending the sidewalk to the rear of the building.

Ms. Moracco stated that the structure was built in the late 1940's and is currently vacant. They plan to repaint the building, install 4' x 6' windows trimmed in white aluminum where windows once existed, install a door where there had been a door at one time, replace the existing exterior light fixtures and mismatched exterior doors. The new doors will be the same with the exception of frosted glass in the rear door. They also plan to extend the pathway from the public right of way to the rear of the building. The proposed building color is Windham Cream with Simply White trim. The light fixtures will be black sconces similar to those along Camelia Way and the pendant light at the entrance replaced with a gold pendant.

Mr. Anderson asked how she arrived at the pendant light that has been proposed as it relates to the black sconces and recommended a different pendant that is more similar to the sconces.

Leslie Brians, federally certified in historic preservation and an architecture specialist, stated that the applicants have gone to great lengths to make sure what was being proposed was compliant with the Historic District Design Guidelines while addressing issues that have occurred due to deferred maintenance. The structure was built in 1949 and it is a colonial revival brick commercial structure with post-WWII commercial architecture. The applicant is going to repaint and repair the decorative character-defining dental cornice and the frieze with an approved color. The existing plate glass windows are wood and aluminum so the applicant's use of plate glass and aluminum for the new windows is appropriate. The windows are being installed in the same location as the previous windows and no historical materials will be damaged in the process. If the applicant chooses to remove the windows in the future they can be bricked in again. The proposed pendant light is more period appropriate than the existing 1990's brass and glass pendant which does not work with the building. It is more of a colonial revival design. It is too tall for the space. The black gooseneck sconces are very typical of 1940's and 1950's additional outside lighting.

Mr. Anderson commented that he felt the pendant light should be a different style.

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

Robert Brown made a motion, which was seconded by Robert Anderson, that as a finding of fact the application is complete and that the facts submitted are relevant to the case because the request for a Certificate of Appropriateness – Major Work has met the specified submittal requirements as required by the Town of Southern Pines Unified Development Ordinance. The motion carried.

Robert Brown made a motion, which was seconded by Robert Anderson, that as a finding of fact the application complies with §2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria (A) – (C) as set forth in Attachment A of the staff report. The motion carried.

Therefore, Robert Anderson made a motion, which was seconded by Sandra Brown, to approve HD-07-23 with the condition that the pendant be in black finish in lieu of that which was presented. The motion carried.

No unfinished business or new business was discussed.

Sandra Carroll made a motion, which was seconded by Lane West, to adjourn the meeting. The motion carried.

The meeting adjourned at 5:30 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission