



AGENDA

TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION MEETING, THURSDAY, JANUARY 14, 2016. 4:00 PM, BOYD ROOM – PLANNING OFFICXE, 180 SW BROAD STREET

- I. Call to order**
- II. Approval of the minutes**
- III. Public Hearing**

HD-15-15 Certificate of Appropriateness: Major Works, Installation of Awnings, 107 NE Broad St.; Petitioner, Gary B. Thomas Trust

The petitioner Mr. Gary Thomas has submitted an application requesting an approval for a Certificate of Appropriateness: Major Works for the installation of awnings on the building located at 107 NE Broad Street. Currently the building does not have awnings and the petitioner is seeking to install three (3) new awnings to the façade. The parcel is identified as PIN # 858106289386 (Parcel ID 00036285). Per the Moore County GIS, the property owner is listed as Gary B. Thomas Trust and the property is zoned CB (Central Business).

- IV, Staff Report**
- V, Oath of Testimony**
- VI. Old Business**
- VII. New Business**
- VIII. Adjournment**

Agenda Item

To: Historic District Commission

Via: Bart Nuckols, Planning Director

From: Chris Kennedy, Senior Planner

Subject: HD-15-15 Certificate of Appropriateness: Major Works, Installation of Awnings, 107 NE Broad St.; Petitioner, Gary B. Thomas Trust

Date: January 14, 2016

HD-15-15 Certificate of Appropriateness: Major Works, Installation of Awnings, 107 NE Broad St.; Petitioner, Gary B. Thomas Trust

The petitioner Mr. Gary Thomas has submitted an application requesting an approval for a Certificate of Appropriateness: Major Works for the installation of awnings on the building located at 107 NE Broad Street. Currently the building does not have awnings and the petitioner is seeking to install three (3) new awnings to the façade. The parcel is identified as PIN # 858106289386 (Parcel ID 00036285). Per the Moore County GIS, the property owner is listed as Gary B. Thomas Trust and the property is zoned CB (Central Business).

Staff Comments:

- The petitioner is proposing the installation of three (3) awnings on the existing structure to assist with temperature control due to sun exposure on the south side of the structure fronting on E. Pennsylvania Avenue.
- The proposed awnings will be structurally supported by 1.0” x 1.0” and 1.0” x 2.0” aluminum tubing with welded joints.
- The aluminum framing will be painted in the color of black.
- The aluminum frame will be attached to the wooden window casing above each of the three (3) windows and anchored on the wooden frame casing on each side of each window.
- The proposed awning covering will be comprised of Sunbrella acrylic canvas. The proposed awning covering will be striped in the color of black and white (see renderings attached).
- The dimensions of the proposed awnings will be one (1) awning with a 100.0” width and two (2) awnings with a width of 62.0”. All three (3) awnings will have a depth of 36.0” and a height of 36.0”. The width is determined by the width of the existing windows (see renderings attached).
- The valance for each awning will be 8.0”.
- The bottom portion of the proposed awnings will be approximately 10’-0” above the sidewalk.

Attachments:

- GIS Aerial Vicinity Maps
- COA Major Works Application
- Existing Conditions
- Map of Adjacent Property Owners
- Excerpts from Historic District Guidelines

Historic District Commission Action:

It is suggested that the hearing for this item be conducted in a quasi-judicial manner. The Chairman shall swear in anyone wishing to offer testimony. If a vote is taken on the request, then the vote should be conducted as follows:

Suggested Findings of Fact:

I move that:

- 1) A. The application for Certificate of Appropriateness – Major Works is complete.
B. The application for Certificate of Appropriateness – Major Works is incomplete due to the following...

I move that:

- 2) A. The proposal meets the requirements as outlined in the *Principles and Guidelines*.
B. The proposal does not meet the requirements as outlined in the *Principles and Guidelines*.

Historic District Commission actions available:

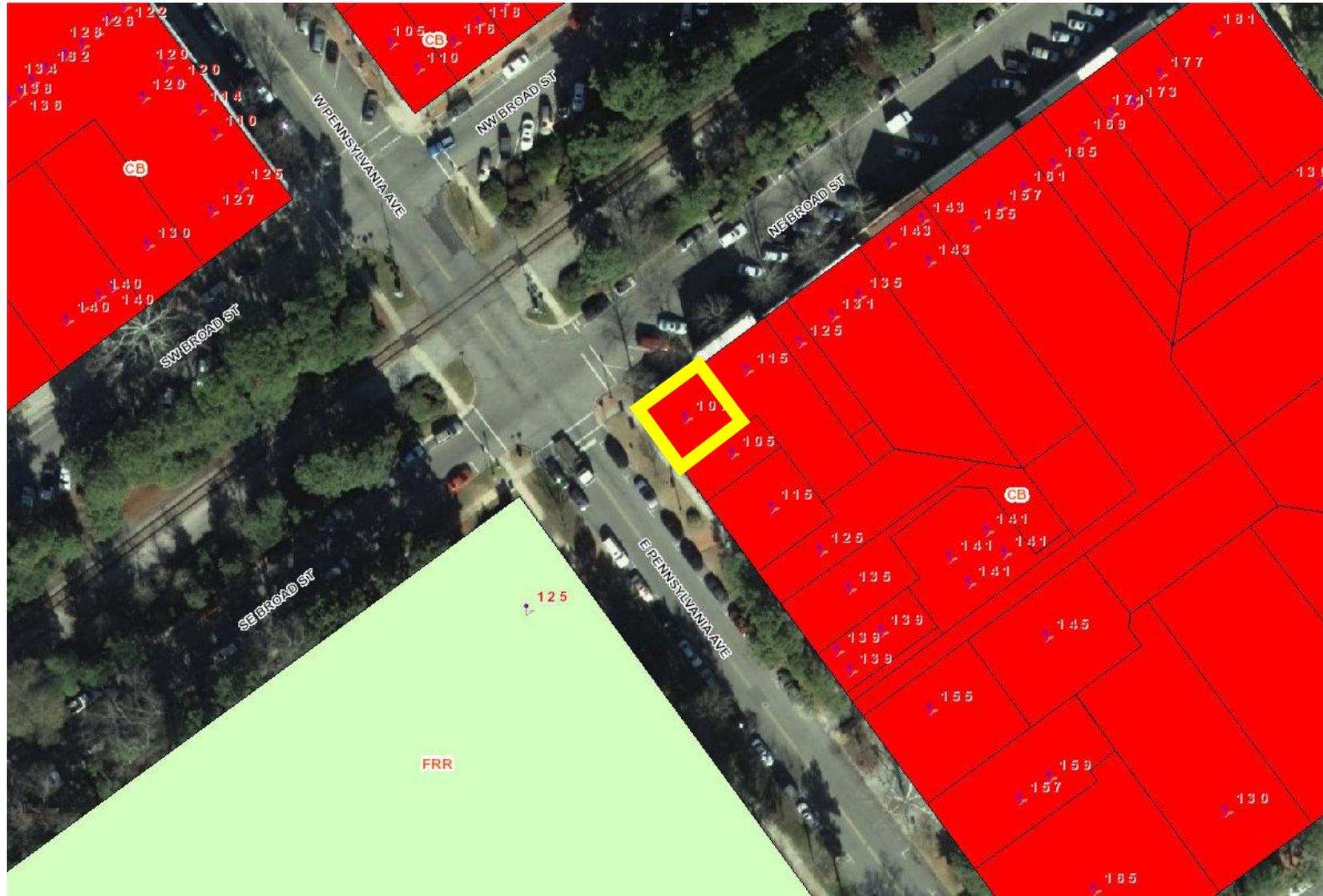
I move to:

1. Approve HD-15-15;
2. Deny HD-15-15; OR
3. Approve HD-15-15 with the following additional conditions...

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HD-15-15 Major Works Request to Install Awnings

PIN: 858106289386 (PARID: 00036285)



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HD-15-15 Major Works Request to Install Awnings

PIN: 858106289386 (PARID: 00036285)



APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – MAJOR WORKS

With this application I apply for *Certificate of Appropriateness* for work that may change the exterior appearance of property within the Southern Pines Historic District.

Property Location: 107 NE Broad St. Southern Pines, NC

Owner: Gary B. Thomas (Gary B. Thomas Trust)

Owner’s Mailing Address: 138 Comfort Lane, Pawleys Island, SC 29585

Applicant (if different from owner):

Relationship to Owner:

National Register Property: ___ yes X no

Type of Work (check as appropriate):

- Exterior Alteration or Repair
- New Construction
- Demolition of Structure
- Relocation of Structure
- Landscaping/Natural Features
- Awnings
- Parking/Loading
- Reconstruction
- Restoration
- Signage
- Other

Signature of Applicant:  _____

Date: December 11, 2015 Telephone: (919) 639-4573

WRITTEN DESCRIPTION:

Describe clearly and in detail the scope of the project. Attach additional sheets of written descriptions as necessary to fully describe the project.

Install (3) new awnings on the South side of my building located on the corner of East Pennsylvania Avenue and NE Broad St. The tenants have had problems regulating the temperature in the building due to sun exposure on the south side. The purpose of the proposed awnings is to alleviate direct exposure of the sun as well as enhance the overall appearance of the building.

The proposed work which includes (3) awnings will be completed by East Coast Awnings from Hamlet, NC. The measurements for the awnings are (1) 100” wide and (2) 62” wide. All awnings will have a height of 3’ and will extend outward 3’ with a 8” valance. The fabric will be “Sunbrella” # 5704 Beaufort Black, (Black and White stripe). The frame is aluminum painted black. The aluminum frame will be attached to the wooden window casing above each of the three windows and anchored on the wooden frame casing on each side of each window.

Specifications and pictures before and superimposed computer generated “after” pictures are included with this application.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – MAJOR WORKS

With this application I apply for *Certificate of Appropriateness* for work that may change the exterior appearance of property within the Southern Pines Historic District.

Property Location: 107 NE Broad. St. Southern Pines, NC.

Please list all of the individuals, firms or corporations owning each parcel adjacent to the property that is the subject of the hearing requested. Notice shall be mailed to the owners of all properties involved in the permit request as well as to the owners of all properties or any portion of which within two hundred (200) feet of the outermost boundaries of the property owned by the applicant. Not fewer than ten (10) closest property owners shall be notified by mail. It is required to furnish PIN and Parcel ID (LRK) Numbers for each property along with the property owner's name and address. Attach an additional sheet if needed.

1. Property owners' name: Derby Investment Co.
Mailing Address: 1930 Poplar ST E 18
Southern Pines NC 28387
Parcel ID/LRK #: 00040140
Adjacent Property Address: 105 E Penn. Ave.
Southern Pines

2. Property owners' name: Lucrecia Pinnock
Mailing Address: 115 E Penn. Ave.
Southern Pines NC 28387
Parcel ID/LRK #: 00038680
Adjacent Property Address: 115 E Penn Ave.

3. Property owners' name: Sally S. Bowen
Mailing Address: 110 Artillery Rd
Southern Pines N.C. 28387
Parcel ID/LRK #: 00033592
Adjacent Property Address: 135 E Penn. Ave
Southern Pines NC.

4. Property owners' name: DAVID C CARPENTER
Mailing Address: 125 E Penn Ave
Southern Pines
Parcel ID/LRK #: 00030967

Adjacent Property Address: 125 E. Penn Ave
Southern Pines, NC

5. Property owners' name: Louie L. & Patricia Scribner
Mailing Address: 197 Plantation Dr.
Southern Pines, NC 28387
Parcel ID/LRK #: 00035435

Adjacent Property Address: 137 E Penn. Ave

6. Property owners' name: The Beckett Co. LLC
Mailing Address: PO Box 2150
Southern Pines, NC 28388
Parcel ID/LRK #: 00030811

Adjacent Property Address: 155 E. Penn. Ave

7. Property owners' name: Louie L. Scribner
Mailing Address: 197 Plantation Dr.
Southern Pines, NC 28387
Parcel ID/LRK #: 20050080

Adjacent Property Address: BLK K#3 PT Lot 22
Southern Pines, NC 28387

8. Property owners' name: Jeffrey A Sheer
Mailing Address: PO BOX 1742
Southern Pines, NC 28388
Parcel ID/LRK #: 00034562

Adjacent Property Address: 145 E. Penn. Ave.

9. Property owners' name: Southern Pines, NC 28387
Francis T Maser
Mailing Address: PO Box 1133
Southern Pines, NC 28387
Parcel ID/LRK #: 20020194
Adjacent Property Address: BLK K +3 Lot B

10. Property owners' name: Southern Pines, NC 28387
Gary B Thomas Trustee
Mailing Address: 138 Comfort Lane
Pawleys Island, SC 29585
Parcel ID/LRK #: 00036285
Adjacent Property Address: 107 NE Broad St.
Southern Pines, NC 28387

Please note that if you have more than (10) ten adjacent property owners, use another sheet for additional names, if necessary. Please include a stamped envelope addressed to each adjacent property owner with the following return address: Town of Southern Pines, Attn: Planning Department, 180 SW Broad Street, Southern Pines, NC 28387

Next Page

Please list all of the individuals, firms or corporations owning each parcel adjacent to the property that is the subject of the hearing requested. Notice shall be mailed to the owners of all properties involved in the permit request as well as to the owners of all properties or any portion of which within two hundred (200) feet of the outermost boundaries of the property owned by the applicant. Not fewer than ten (10) closest property owners shall be notified by mail. It is required to furnish PIN and Parcel ID (LRK) Numbers for each property along with the property owner's name and address. Attach an additional sheet if needed.

11. Property owners' name: Razorback LLC
Mailing Address: PO Box 1117
Southern Pines, NC 28388
Parcel ID/LRK #: 20050454
Adjacent Property Address: 115 ~~000~~ NE Broad St.
Southern Pines, NC 28387
12. Property owners' name: Lane K. Jellison
Mailing Address: PO BOX 2532
Southern Pines, NC 28387
Parcel ID/LRK #: 00032234
Adjacent Property Address: 125 NE Broad St.
13. Property owners' name: William C. Adams
Mailing Address: 244 Pine Ridge Dr.
Carthage, NC 28327
Parcel ID/LRK #: 00032233
Adjacent Property Address: 131 NE Broad St.
Southern Pines, NC 28387
14. Property owners' name: Francis T. Maser
Mailing Address: P.O. Box 1133
Southern Pines, NC 28387
Parcel ID/LRK #: 00034561

Adjacent Property Address: 143 NE Broad St.
Southern Pines, NC 28387

15. Property owners' name: Broad St. madJC LLC

Mailing Address: 210 Frye Rd.
Pinehurst, NC 28374

Parcel ID/LRK #: _____

Adjacent Property Address: 157 ^{NE} Broad St.

16. Property owners' name: Southern Pines, NC 28387
TOWN of Southern Pines

Mailing Address: PO Box 870
Southern Pines, NC 28387

Parcel ID/LRK #: 00039725

Adjacent Property Address: 125 SE Broad St.

7. Property owners' name: Southern Pines, NC 28387

Mailing Address: _____

Parcel ID/LRK #: _____

Adjacent Property Address: _____

8. Property owners' name: _____

Mailing Address: _____

Parcel ID/LRK #: _____

Adjacent Property Address: _____

BID / CONTRACT
107 NE Broad Street – Southern Pines NC

[REDACTED]

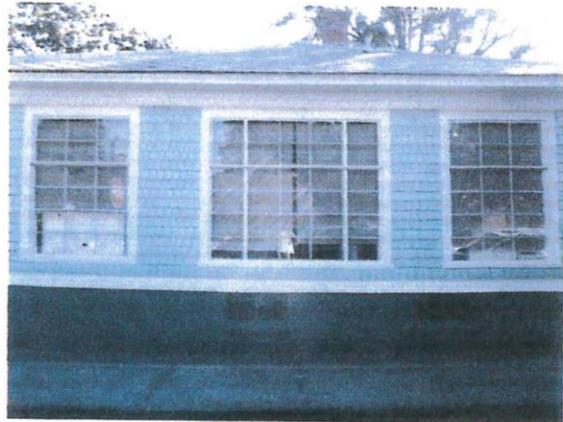
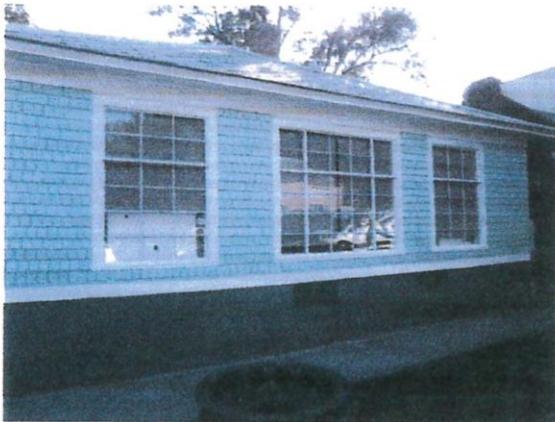
[REDACTED]
Re: 107 NE Broad Street
Southern Pines, NC 28387

Re: Awnings for sun protection.

Awning & Canvas Work will fabricate the framing using 1" x 1" and 1" x 2" aluminum tubing with all joints welded. The finished framing will be painted BLACK to coordinate with fabric color. Following paint, the framing will be covered with Sunbrella acrylic canvas which carries a 10 year limited warranty; color has been selected as Beaufort Black/White 6 Bar #5704. More information on the fabric is available at:

<http://www.sunbrella.com/showroom/#!submit=complexSearch&app=00000000&color=all&pattern=all&col=all&drops=&fs=5704&screen=listing>

The finished units will be secured to the building. Below are images of the existing building. I have also included an image of the awnings superimposed. Please be mindful that the computer generated images are not to exact scale.



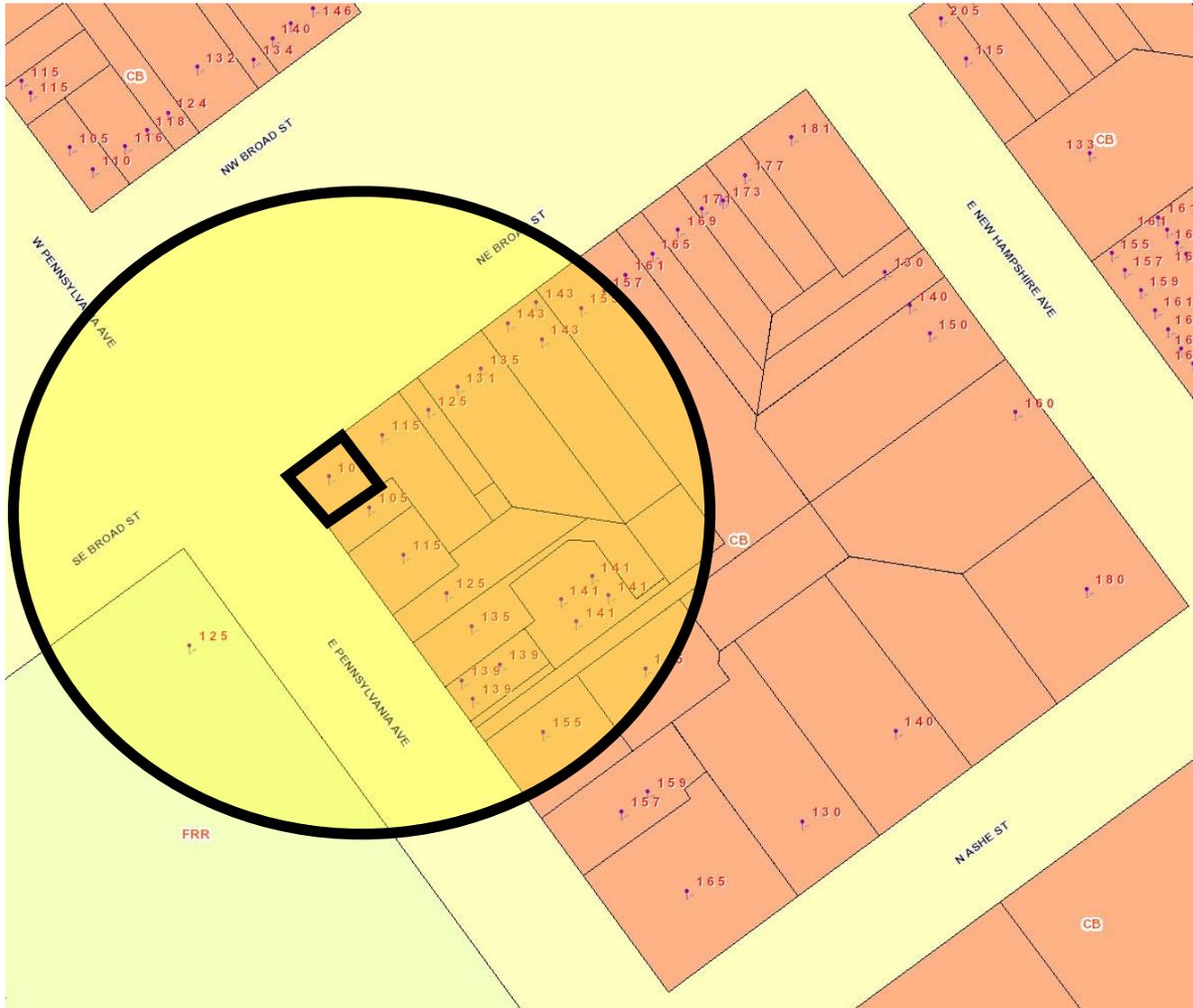
TRADITIONAL STYLE – COVERED WITH Sunbrella #5704 - 10yr Warranty



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HD-15-15 Major Works Request to Install Awnings: Adjacent Property Owners

PIN: 858106289386 (PARID: 00036285)



PIN:858106289386
PARID:00036285
NAME:THOMAS, GARY B TRUSTEE
ADDRESS:138 COMFORT LANE
CITY:PAWLEYS ISLAND
STATE:SC
ZIP:29585

PIN:858106380346
PARID:20050454
NAME:RAZORBACK LLC
ADDRESS:PO BOX 1117
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106380314
PARID:00040140
NAME:DERBY INVESTMENT COMPANY
LLC
ADDRESS:1930 POPLAR STE 18
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106380321
PARID:00038680
NAME:PINNOCK, LUCRETIA P
ADDRESS:115 E PENNSYLVANIA AVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387-6100

PIN:858106380381
PARID:00030967
NAME:CARPENTER, C DAVID
ADDRESS:125 E PENNSYLVANIA AVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106380299
PARID:00033952
NAME:BEAVER PATH ENTERPRISES,
LLC
ADDRESS:PO BOX 417
CITY:VASS
STATE:NC
ZIP:28394

PIN:858106380294
PARID:00035435
NAME:SCRIBNER, LOUIE L
NAME2:SCRIBNER, PATRICIA L
ADDRESS:197 PLANTATION DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106381203
PARID:20050080
NAME:SCRIBNER, LOUIE L
NAME2:SCRIBNER, PATRICIA L
ADDRESS:197 PLANTATION DR
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106382327
PARID:00031670
NAME:BROAD ST MADJC, LLC
ADDRESS:210 FRYE RD
CITY:PINEHURST
STATE:NC
ZIP:28374

PIN:858106381220
PARID:00030811
NAME:BECKETT COMPANY, LLC THE
ADDRESS:PO BOX 2150
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106381284
PARID:00034562
NAME:SHEER, JEFFREY A
ADDRESS:PO BOX 1742
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106382350
PARID:00037859
NAME:BLUE, DANIEL A III &
NAME2:NEWTON, JANE B & GEER, E
JANE
ADDRESS:C/O FRY & PRICKETT
FUNERAL HOME
CITY:CARTHAGE
STATE:NC
ZIP:28327

PIN:858106381249
PARID:00032750
NAME:MASER, FRANCIS T
ADDRESS:PO BOX 1133
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106382303
PARID:20020194
NAME:MASER, FRANCIS T
ADDRESS:PO BOX 1133
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106380385
PARID:00038494
NAME:SLK2, LLC
NAME2:C/O LANE KJELLEN
ADDRESS:PO BOX 2532
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106380359
PARID:00032234
NAME:SLK2, LLC
NAME2:C/O LANE KJELLEN
ADDRESS:PO BOX 2532
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106380399
PARID:00032233
NAME:ADAMS, WILLIAM C
ADDRESS:244 PINE RIDGE DRIVE
CITY:CARTHAGE
STATE:NC
ZIP:28327

PIN:858106381441
PARID:00034561
NAME:MASER, FRANCIS T
ADDRESS:PO BOX 1133
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106288054
PARID:00039725
NAME:TOWN OF SOUTHERN PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

General Design Principles

In addition to the recommended practices set forth in the following section, the principles below apply to all work on Commercial Buildings:

1. Identify and retain historic materials and features.
2. Maintain and protect historic building components and materials.
3. Repair and stabilize deteriorated historic building components.
4. Replace deteriorated components beyond repair with "in kind" or compatible materials that replicate or are similar to the design features.
5. Use approved construction methods that will not obscure, damage or remove contributing features or exterior walls.

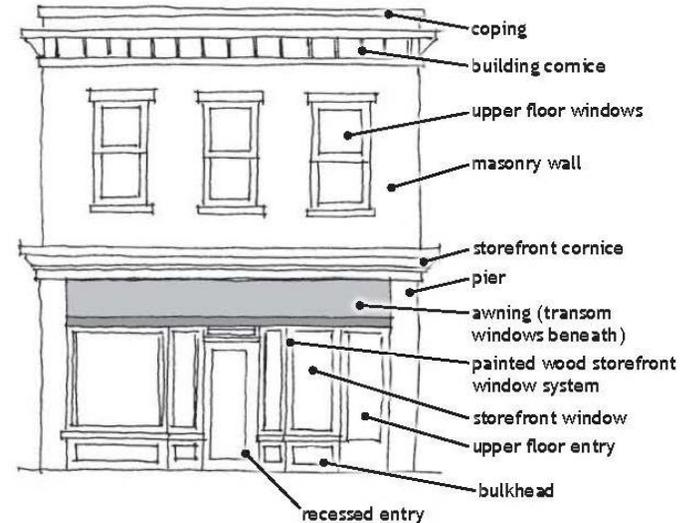
HISTORIC DISTRICT DESIGN GUIDELINES

COMMERCIAL BUILDINGS

STOREFRONTS AND ENTRANCES

Typically, the front façade of a commercial building is the most functional and decorative elevation of a historic building. The first floor contains the main business storefront and the primary entrance for customers. The upper floors of buildings may employ additional decoration and patterns in the windows, walls, or roof. A secondary entrance may provide access to upper floor spaces.

In downtown Southern Pines, most of the buildings are one and two-story masonry structures constructed at the turn of the century.



Parts of a Building

Defining Features for Storefronts and Entrances

The defining features of a storefront and primary entrance may include:

- Large display windows adjacent to or on either side of a recessed entrance;
- Entrance with decorative trim, surrounds or transom windows; doors may have architectural features such as carvings, unique window glazing patterns, or decorative hardware; recessed entries may have tiled entries;
- Awnings over the entrance or storefront windows to shield customers or goods from the sun and weather;
- Signs and lighting oriented and sized to attract pedestrian interest and safe access; and
- Surrounding walls containing features such as a cornice and wall or roof detailing;

Storefronts and Entrances - Recommended Practices

- ✓ Retain character-defining features of a storefront and entrances;

- ✓ Maintain original storefront openings and entrances;
- ✓ Retain entrance decorative trim, hardware and glazing features;
- ✓ Keep large display windows and transom windows. Storefront windows should be sized appropriately and in scale with a traditional historic storefront, and configured in the style and period of the building;
- ✓ Use wood doors with appropriately-scaled glazing;
- ✓ Install awnings to fit window or door openings and not cover any decorative details;
 - Use simple, rectangular non-illuminated awnings of a color and material that is compatible with the building and functional for the intended use;
 - Mount appropriately;
- ✓ Retain any surrounding decorative wall features, including cornices, pilasters, corbelled or patterned brick, etc.;
- ✓ Install utility connections underground or provide service from the side or rear;
- ✓ Use creative approaches to provide handicap access that does not distract from or destroy historic features (i.e., simple handrails, universal hardware, alternative access points, etc.); and
- ✓ Retain historic secondary entrances. These explain the use and evolution of a building. Locate secondary entrances to the side or rear and keep them simple and subordinate in design.

Storefronts and Entrances - Discouraged Practices

- × Painting masonry surfaces that have never been painted;
- × Using materials or designs that are inappropriately scaled or incompatible in size, scale, material, and color;
- × Using inappropriately scaled or illuminated signs or logos that detract from the storefront or cover over contributing features;
- × Attaching accessory structures that damage, obscure, or remove a decorative feature;
- × Using awnings that are an inappropriate contemporary material or backlit;
- × Creating an inappropriate or false historical appearance in new construction.







