



AGENDA

**Town of Southern Pines Historic District Commission
Regular Meeting
Thursday, August 11, 2016 at 4:00 p.m.
Boyd Room of the Planning Office
180 SW Broad Street, Southern Pines, NC**

- I. Call to Order**
- II. Approval of Minutes – July 14, 2016**
- III. Oath of Testimony**
- IV. Public Hearings:**
 - HD-06-16 Certificate of Appropriateness: Major Works
Exterior Alterations to Existing Structure - 245 SE Broad Street
Petitioner: First Bank**
 - HD-07-16 Certificate of Appropriateness: Major Works
Exterior Alterations to Existing Structure - 132 NW Broad Street
Petitioner: Tri-City, Inc.**
- V. Adjournment**

Agenda Item

To: Historic District Commission

Via: Bart Nuckols, Planning Director

From: Chris Kennedy, Senior Planner

Subject: HD-06-16 Certificate of Appropriateness: Major Works, Exterior Alterations to Existing Structure; 245 SE Broad Street; Petitioner, First Bank

Date: August 11, 2016

HD-06-16 Certificate of Appropriateness: Major Works, Exterior Alterations to Existing Structure; 245 SE Broad Street; Petitioner, First Bank

On behalf of the petitioner, First Bank, Facilities Coordinator Mr. Jimmy Batchelor has submitted an application requesting an approval for a Certificate of Appropriateness: Major Works for the approval of exterior alterations to the existing structure located at 245 SE Broad Street. The subject parcel is identified as PIN 858105273862 (Parcel ID 00033399). Per the Moore County GIS, the property owner(s) is listed as First Federal Savings & Loan. The subject property is zoned CB (Central Business).

Staff Comments:

- The proposed project consists of exterior alterations to the existing structure located at 245 SE Broad Street.
- The petitioner has furnished a project description of the scope and the materials to be used as follows:
 - Replace existing shingles and drip edge with new Tamco Rustic Black Shingles.
 - Replace all exterior windows with new wood windows with insulated Low E glass.
 - Replace existing back door as bottom threshold is rotten.
 - Remove back door storm door.
- The Historic District Commission should reference pages 42 - 46 of the Historic District Commission Design Guidelines in their review of exterior alterations for roofs, windows and doors.

Attachments:

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

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

Suggested Findings of Fact:

I move to suggest 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 to suggest 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-06-16;
2. Deny HD-06-16; OR
3. Approve HD-06-16 with the following additional conditions...

HD-06-16 COA: Major Works, First Bank Exterior Alterations to 245 SE Broad Street

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HD-06-16 COA: Major Works, First Bank Exterior Alterations to 245 SE Broad Street

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HD-06-16 COA: Major Works, First Bank Exterior Alterations to 245 SE Broad Street

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Date Received: _____
By: _____

RECEIVED
JUL 08 2016
BY: HD-06-16

Application for a Certificate of Appropriateness

With this application, I apply for a Certificate of Appropriateness for work that may change the exterior appearance of a property within the Town of Southern Pines Historic District or which is a designated Historic Landmark.

Property location/Address 245 S. E. Broad St.

Owner: First Bank

Please Print

Owner's Mailing Address: 300 S.W. Broad St.
Southern Pines, NC 28387

Applicant (if different from owner): Jimmy Batchelor

Relationship to owner: Facilities Coordinator

National Register Property? Yes No

Type of work (check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Exterior Alteration or Repair | <input type="checkbox"/> Sign/s |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Parking/Loading |
| <input type="checkbox"/> Demolition of Structure | <input type="checkbox"/> Reconstruction |
| <input type="checkbox"/> Relocation of Structure | <input type="checkbox"/> Restoration |
| <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Landscaping/Natural Features |
| <input type="checkbox"/> Other (if you check this block, please attach a separate sheet of paper explaining the nature of this work.) | |

Signature of Applicant: Jimmy Batchelor

Date: 7-8-16 Phone Number: 910-246-0096

E-mail Address: jbatchelor@localfirstbank.com

Written Description:

Describe clearly and in detail the nature of your project. Attach additional sheets of written descriptions as necessary to completely describe the project.

Replace existing shingles and drip edge with new Tamco Rustic Black Shingles.

Replace all exterior windows with new wood windows with Insulated Low E glass. The windows are in really bad shape, some have storm windows over them.

Replace existing back door as bottom threshold is rotten and to remove the storm door.

Interior

Remove old wall paper as it is peeling off the wall and paint walls SW 7635 Palisade.

Remove existing carpet and replace.

Applicant: FIRST BANK

Please Print

Address of the Project: 245 S.E. BROAD STREET
SOUTHERN PINES NC 28387

List of Adjacent Properties

1. Property owners' name: SUSAN JANE POCKMIRE
Mailing Address: 220 S ASHE STREET
SOUTHERN PINES NC 28387
LRK #: 00037115/858106276762
Adjacent Property Address: 170 E NEW YORK AVE
SOUTHERN PINES NC 28387

2. Property owners' name: 275 BROAD, LLC
Mailing Address: P.O. BOX 117
SOUTHERN PINES NC 28387
LRK #: 0034675/858105272735
Adjacent Property Address: 105 E MASSACHUSETTS AVE
SOUTHERN PINES NC 28387

3. Property owners' name: VANTAGE HOLDING GROUP, LLC
Mailing Address: P.O. BOX 1195
SOUTHERN PINES NC 28387
LRK #: 00039802/858105272831
Adjacent Property Address: 275 SE BROAD STREET
SOUTHERN PINES NC 28387

4. Property owners' name: VANTAGE HOLDING GROUP LLC
Mailing Address: P.O. BOX 1195

SOUTHERN PINES NC 28387

LRK #: 00039803/858105272719

Adjacent Property Address: 285 SE BROAD STREET
SOUTHERN PINES NC 28387

5. Property owners' name: MICHAEL HOVE
Mailing Address: 135 E MASSACHUSETTS AVE
SOUTHERN PINES NC 28387

LRK #: 00040717/858105273731

Adjacent Property Address: 135 E MASSACHUSETTS AVE
SOUTHERN PINES NC 28387

6. Property owners' name: GREGORY & KRISTIN GARNER
Mailing Address: 145 E MASSACHUSETTS AVE
SOUTHERN PINES NC 28387

LRK #: 00040166/858105273676

Adjacent Property Address: 145 E MASSACHUSETTS AVE
SOUTHERN PINES NC 28387

7. Property owners' name: CONNEMARA FARM, LLC
Mailing Address: P.O. BOX 336
PINEHURST NC 28370

LRK #: 00031762/858105273691

Adjacent Property Address: 155 E MASSACHUSETTS AVE
SOUTHERN PINES NC 28387

8. Property owners' name: _____
Mailing Address: _____

LRK #: _____

Adjacent Property Address: _____

9. Property owners' name: _____

Mailing Address: _____

LRK #: _____

Adjacent Property Address: _____

10. Property owners' name: _____

Mailing Address: _____

LRK #: _____

Adjacent Property Address: _____

11. Property owners' name: _____

Mailing Address: _____

LRK #: _____

Adjacent Property Address: _____

Please note that if you have more than (11) 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 Historic District Commission, 180 SW Broad Street, Southern Pines, NC 28387

Authority for Appointment of Agent

The undersigned owner, FIRST BANK

Does hereby appoint JIMMY BATCHELOR

As his/her or its exclusive agent for the purpose of making application to the Historic Commission for a *Certificate of Appropriateness* on the property described in the attached application. The owner does agree that this agent has the authority to do the following acts for and on behalf of the owner:

- 1. To submit a property application and the required supplemental materials.
- 2. To appear at public meetings and to give representation and comments on behalf of the owner.
- 3. To accept conditions or recommendations made for the issuance of the *Certificate of Appropriateness* on the owner's property.
- 4. To act on the owner's behalf 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* under the Town of Southern Pines Zoning Ordinance.

This agency agreement shall continue in effect until final resolution of this *Certificate of Appropriateness*.

This 8 day of JULY 2016

Agent signature: Jimmy Batchelor

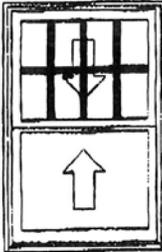
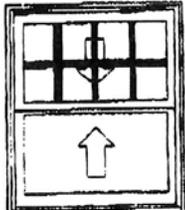
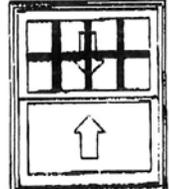
Owner signature: Cathy Dudley









LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	LIST UNIT PRICE	NET UNIT PRICE	QTY	EXTENDED PRICE	
Line-2	Rough Opening: 31 1/8 X 47	Frame Size : 30 3/8 X 46 1/4 (Outside Casing Size: 33 X 48 1/16), W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, Brickmould, Standard Sill Nosing, 4 9/16 Jamb, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 1 1/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 4 Wide 2 High Top BetterVue Mesh Brilliant White Screen, Clear Opening: 27w, 19h, 3.5 sf REV 2016.1.1.1444/POV 6.334 (03/03/16) CW				1	
							
	Viewed from Exterior. Scale: 1/2" = 1'						
Line-3	Rough Opening: 34 1/8 X 41	Frame Size : 33 3/8 X 40 1/4 (Outside Casing Size: 36 X 42 1/16), W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, Brickmould, Standard Sill Nosing, 4 9/16 Jamb, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 1 1/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 4 Wide 2 High Top BetterVue Mesh Brilliant White Screen, Clear Opening: 30w, 16h, 3.3 sf REV 2016.1.1.1444/POV 6.334 (03/03/16) CW					
							
	Viewed from Exterior. Scale: 1/2" = 1'						
Line-4	Rough Opening: 30 1/8 X 37	Frame Size : 29 3/8 X 36 1/4 (Outside Casing Size: 32 X 38 1/16), W-2500 Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, Brickmould, Standard Sill Nosing, 4 9/16 Jamb, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 25 Insulated Low-E 366 Annealed Glass, Preserve Film, Argon Filled, 1 1/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 4 Wide 2 High Top BetterVue Mesh Brilliant White Screen, Clear Opening: 26w, 14h, 2.5 sf REV 2016.1.1.1444/POV 6.334 (03/03/16) CW					
							
	Viewed from Exterior. Scale: 1/2" = 1'						

QQ-2.20.900.1563 quit-SALES
Quote Date: 4/12/2016

Page 2 of 5 (Prices are subject to change.)
Drawings are for visual reference only and may not be to exact scale. All
orders are subject to review by JELU-WEN

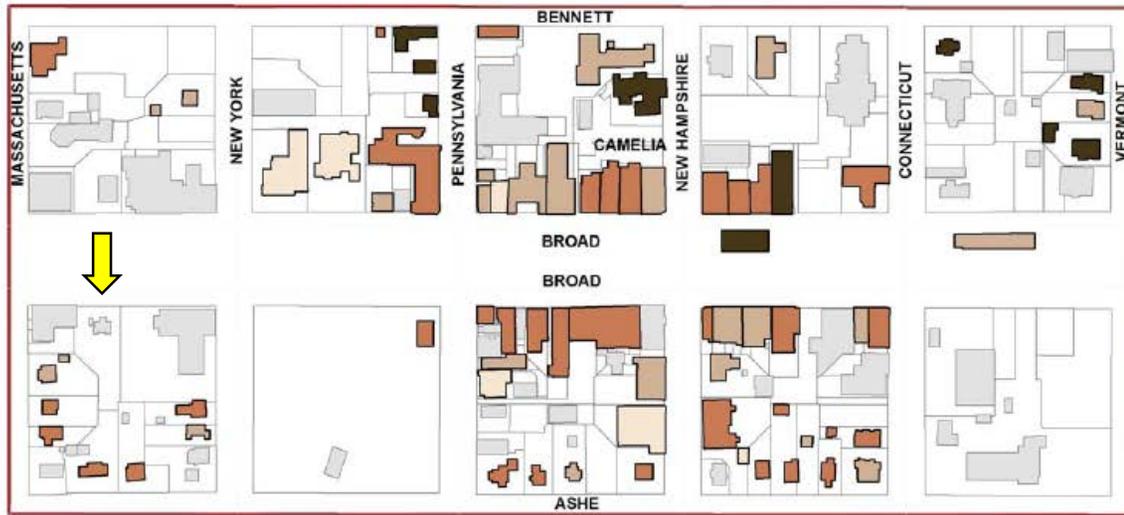
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HISTORY OF SOUTHERN PINES AND DOWNTOWN HISTORIC DISTRICT

The following map of the ten block Downtown Historic District shows the historic buildings by development periods. Note the locations of some of the oldest buildings (1878-1900).



Building Development By Period

Legend

- 1931 - 1963
- 1921 - 1930
- 1901 - 1920
- 1878 - 1900
- Southern Pines Historic District

Buildings in the Downtown Historic District

Did You Know?

In the 1930s, the Chamber of Commerce called the newly replanted plantings along Broad Street "the single best investment in the town's history."

**HISTORIC DISTRICT
DESIGN GUIDELINES**

DISTRICT ADMINISTRATION - WORK PROCEDURES - REVIEW PROCESS

Type of Work	Ordinary Maintenance	Minor Work	Major Work	Design Guidelines Reference
Addition, New			■	<i>New Construction</i>
Building, New			■	<i>New Construction</i>
Deck				<i>Accessory Structures</i>
New, Rear		■		
New, Side			■	
Repair	■			
Rebuild, Rear or Side		■		
Demolition			■	<i>Demolition</i>
Doors				<i>Doors and Windows</i>
New			■	
Repair	■			
Replace			■	
Fencing				<i>Accessory Structures</i>
New, Rear or Side		■		
New, Front			■	
Repair	■			
Rebuild		■		
Foundation				<i>Walls and Foundations</i>
Repair	■			
Rebuild			■	
Replace			■	
Garage				<i>Accessory Structures</i>
New, Rear or Side			■	
Repair	■			



DISTRICT ADMINISTRATION - WORK PROCEDURES - REVIEW PROCESS

HISTORIC DISTRICT
DESIGN GUIDELINES

Type of Work	Ordinary Maintenance	Minor Work	Major Work	Design Guidelines Reference
Rebuild		■		
Gutters and Downspouts				<i>Roofs</i>
Repair	■			
Replace			■	
Lighting				<i>Accessory Structures, Porches, Storefronts</i>
Repair	■			
New Exterior, Residential		■		
New Exterior, Commercial			■	
Masonry				<i>Walls and Foundations, Roofs (Chimneys)</i>
Repair	■			
Repoint			■	
Rebuild			■	
Painting				<i>Facades and Storefronts</i>
Repaint, Same Color and Placement	■			
Repaint, Approved Color and Placement		■		
Repaint, New Color			■	
Paint Previously Unpainted Surface			■	
Parking				<i>Site Development</i>
Resurfacing, Commercial		■		
New Driveway or Lot			■	
New Landscaping		■		

DISTRICT ADMINISTRATION - WORK PROCEDURES - REVIEW PROCESS

Type of Work	Ordinary Maintenance	Minor Work	Major Work	Design Guidelines Reference
Porches				<i>Porches, Facades and Storefronts</i>
Repair	■			
Rebuild		■		
Replace			■	
Enclose			■	
Remove			■	
Roof				<i>Roofs</i>
Repair	■			
Replace Same Materials		■		
Replace Different Materials			■	
Rebuild			■	
New Structure (skylight, solar panel, roof access structure, etc.)			■	
Siding				<i>Walls and Foundations, Facades and Storefronts</i>
Repair	■			
Replace			■	
New Material			■	
Sign				<i>Signs</i>
Repair Existing	■			
Replace Existing signboard with different lettering		■		
New Structure or Placement			■	



**HISTORIC DISTRICT
DESIGN GUIDELINES**

DISTRICT ADMINISTRATION - WORK PROCEDURES - REVIEW PROCESS

Did You Know?

Interior work is not regulated in the local historic district; however, IF you are pursuing state or federal historic tax-credits for work on a historic property, you will need to consider interior work.

**HISTORIC DISTRICT
DESIGN GUIDELINES**

Type of Work	Ordinary Maintenance	Minor Work	Major Work	Design Guidelines Reference
Stairs				<i>Accessory Structures, Porches</i>
Repair	■			
Rebuild		■		
New, Rear		■		
New, Front or Side			■	
Storefronts				
Repair	■			
Rebuild			■	
New			■	
Walks, Patios, Driveways				<i>Landscape</i>
Repair	■			
New, Rear		■		
New, Front or Side			■	
Windows				<i>Doors and Windows</i>
Repair	■			
Rebuild			■	
Replace			■	
New			■	
Vegetation				<i>Landscape</i>
Pruning	■			
New Tree Planting		■		
Tree Removal			■	

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.

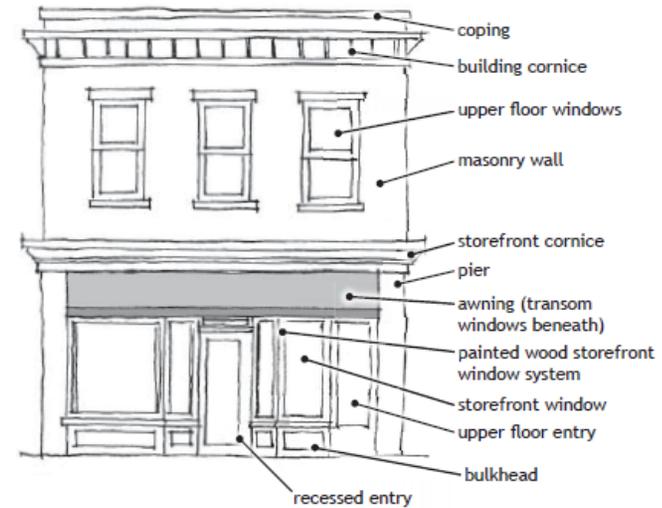
**HISTORIC DISTRICT
DESIGN GUIDELINES**

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.

COMMERCIAL DESIGN GUIDELINES: FEATURES AND DESIGN RECOMMENDATIONS



Examples of decorative wall elements



HISTORIC DISTRICT DESIGN GUIDELINES

COMMERCIAL BUILDINGS

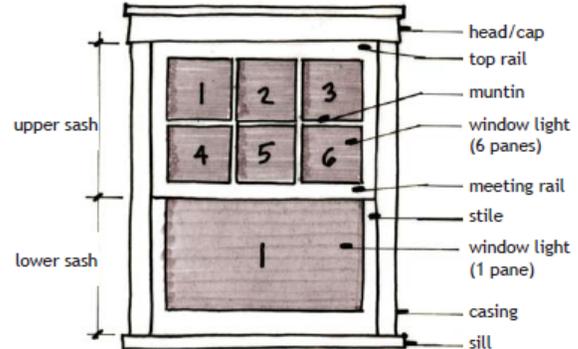
WALLS AND WINDOWS

The walls and windows of a building provide structural support, insulation from outside elements, and natural ventilation for interior spaces and uses. The integrity of this building envelope is important not only for structural purposes, but also for energy efficiency. In addition, certain wall elements and windows provide architectural interest to a commercial building. A decorative cornice at street level or at the roofline provides detailing and dimension to the building façade. A roof parapet may provide detailing and a functional visible screen for any roof equipment.

Defining Features of Walls and Windows

The defining features of walls and windows may include:

- Decorative brick detailing on walls or around windows or roof;
- Horizontal cornice or other architectural features and detailing at street level or at the roofline;
- Windows proportioned and sized to fit the opening and arranged in symmetrical patterns with distinctive glazing;
- Decorative gutters or downspouts.



Parts of a Window

Walls - Recommended Practices

- ✓ Retain original wall openings and features such as windows, cornices, roof parapets, and decorative masonry or wood trim;
- ✓ Restore missing cornice features and replicate design based on documentation;
- ✓ Repair masonry walls using appropriate materials;
 - Match material, bonding patterns and mortar color, type, texture, and profile;
 - Hand rake mortar joints to remove deteriorated mortar;
 - Use mortar mixture that is high in lime, rather than one high in Portland cement. The softer lime mortar allows expansion and contraction needed for older masonry;

- ✓ Ensure proper drainage and placement of gutters and downspouts; water can damage exterior building walls;
- ✓ Use side and rear elevations for secondary access, utility connections or other similar additions; these elevations offer some design flexibility over the front elevation;
- ✓ Place mechanical or utility equipment so that it is not visible from the street or the front façade. Ideally, place equipment at the rear of the building or on the roof;
- ✓ Setback any wall additions to distinguish and retain the original plane of the historic façade;
- ✓ Use the gentlest means possible when cleaning a building, employing low-pressure water, gentle detergents, and natural bristle brushes.

Walls - Discouraged Practices

- × Removing cornices or other decorative details;
- × Covering wood elements with vinyl or aluminum;
- × Painting previously unpainted masonry;
- × Applying stucco over brick;
- × Cleaning masonry walls using harsh chemicals or sandblasting.



HISTORIC DISTRICT
DESIGN GUIDELINES

Windows - Recommended Practices

- ✓ Maintain original window openings and configurations;
- ✓ Repair existing windows; wood framing, trim, sashes, mullions, and muntins are significant architectural parts of a window that add dimension;
- ✓ Retain upper story windows;
- ✓ Maintain original window glass if possible, as it has architectural qualities that contribute to both indoor and outdoor views;
- ✓ Use clear low-e glass to reduce excessive sunlight or heat gain;
- ✓ Use interior storm windows if energy efficiency is an issue.

Windows - Discouraged Practices

- × Replacing windows with contemporary modern windows that are inappropriate in terms of material, size, scale, detailing, etc.
- × Infilling windows, either ground or upper-story;
- × Installing tinted or reflective glass in windows;
- × Installing window air conditioning units on front facades;
- × Installing awnings on upper story windows (use interior blinds instead).

Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions

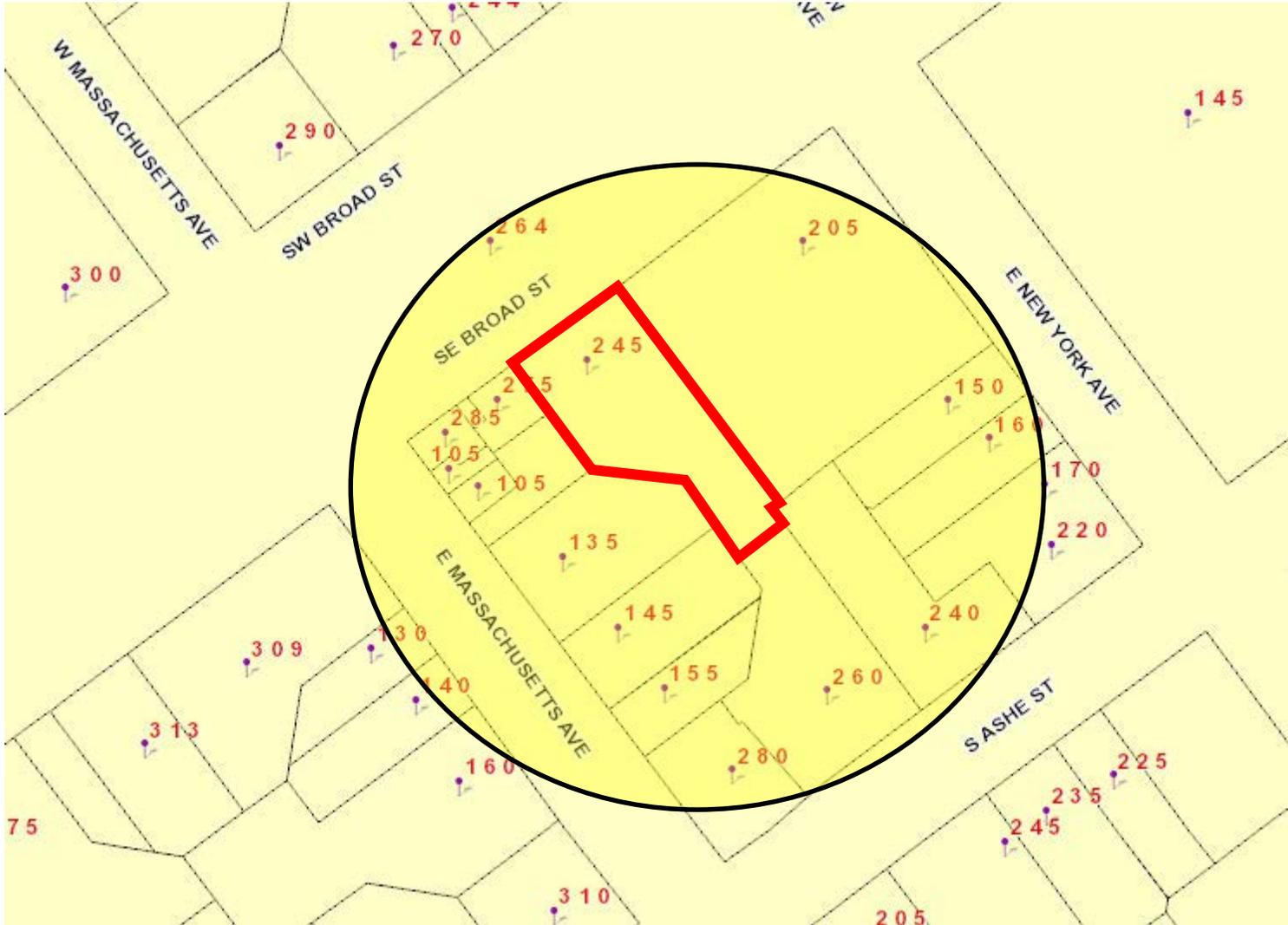


Existing Conditions



HD-06-16 Adjacent Property Owners Exterior Alterations to 245 SE Broad Street

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Adjacent Property Owners

PIN:858105273862

PARID:00033399

NAME:FIRST FEDERAL SAVINGS &
LOAN

NAME2:ATTN: #33 ACCOUNTS
PAYABLE

ADDRESS:PO BOX 508

CITY:TROY

STATE:NC

ZIP:27371

PIN:858105274889

PARID:00033400

NAME:FIRST FEDERAL SAVINGS &
LOAN

NAME2:ATTN: #33 ACCOUNTS
PAYABLE

ADDRESS:PO BOX 508

CITY:TROY

STATE:NC

ZIP:27371

PIN:858106288054

PARID:00039725

NAME:TOWN OF SOUTHERN PINES

ADDRESS:PO BOX 870

CITY:SOUTHERN PINES

STATE:NC

ZIP:28387

PIN:858106275870

PARID:00035023

NAME:HEIMRICH, JOHN

NAME2:HEIMRICH, JODIE

ADDRESS:150 E NEW YORK AVE

CITY:SOUTHERN PINES

STATE:NC

ZIP:28387

PIN:858106276717

PARID:00037395

NAME:MURPHY, ELIZABETH

ADDRESS:665 N ASHE ST

CITY:SOUTHERN PINES

STATE:NC

ZIP:28387

PIN:858106276762

PARID:00037115

NAME:POCKMIRE, SUSAN JANE

ADDRESS:220 S ASHE ST

CITY:SOUTHERN PINES

STATE:NC

ZIP:28387

PIN:858106275657

PARID:00040718

NAME:WARD, SHIRLEY J

ADDRESS:PO BOX 361

CITY:SOUTHERN PINES

STATE:NC

ZIP:28388

PIN:858105274692

PARID:00039397

NAME:STOUT, TODD C

NAME2:STOUT, KIMBERLY H

ADDRESS:260 S ASHE ST

CITY:SOUTHERN PINES

STATE:NC

ZIP:28387-6104

PIN:858105274524

PARID:00032278

NAME:WOOLLEY, CAROL T

ADDRESS:280 S ASHE ST

CITY:SOUTHERN PINES

STATE:NC

ZIP:28387

PIN:858105273691

PARID:00031762

NAME:CONNEMARA FARM, LLC

ADDRESS:PO BOX 336

CITY:PINEHURST

STATE:NC

ZIP:28370

PIN:858105273676

PARID:00040166

NAME:GARNER, GREGORY W &

KRISTIN M

ADDRESS:145 E MASS AVE

CITY:SOUTHERN PINES

STATE:NC

ZIP:28387

PIN:858105273731

PARID:00040717

NAME:HOVE, MICHAEL

ADDRESS:135 E MASSACHUSETTS AVE

CITY:SOUTHERN PINES

STATE:NC

ZIP:28387

PIN:858105272787

PARID:000991751

NAME:SYCAMORE CORNER

TOWNHOUSES

NAME2:ASSOCIATION

ADDRESS:275 SOUTHEAST BROAD ST

CITY:SOUTHERN PINES

STATE:NC

ZIP:28387

PIN:858105272735

PARID:00034675

NAME:275 BROAD, LLC

ADDRESS:PO BOX 117

CITY:SOUTHERN PINES

STATE:NC

ZIP:28388

PIN:858105272727

PARID:00032353

NAME:ESQUIRE HOMES, LLC

NAME2:275 BROAD, LLC

ADDRESS:PO BOX 117

CITY:SOUTHERN PINES

STATE:NC

ZIP:28388

PIN:858105272719

PARID:00039803

NAME:VANTAGE HOLDING GROUP,

LLC

ADDRESS:PO BOX 1195

CITY:SOUTHERN PINES

STATE:NC

ZIP:28388

PIN:858105272831

PARID:00039802

NAME:VANTAGE HOLDING GROUP,

LLC

ADDRESS:PO BOX 1195

CITY:SOUTHERN PINES

STATE:NC

ZIP:28388

PIN:858105272852

PARID:00035756

NAME:275 BROAD, LLC

ADDRESS:275 SE BROAD STREET

CITY:SOUTHERN PINES

STATE:NC

ZIP:28387

Agenda Item

To: Historic District Commission

Via: Bart Nuckols, Planning Director

From: Chris Kennedy, Senior Planner

Subject: HD-07-16 Certificate of Appropriateness: Major Works, Exterior Alterations to Existing Structure; 132 NW Broad Street; Petitioner, Tri-City, Inc.

Date: August 11, 2016

HD-07-16 Certificate of Appropriateness: Major Works, Exterior Alterations to Existing Structure; 132 NW Broad Street; Petitioner, Tri-City, Inc.

On behalf of the petitioner, Tri-City, Inc., Mr. Neil Robinette has submitted an application requesting an approval for a Certificate of Appropriateness: Major Works for the approval of exterior alterations to the existing structure located at 132 NW Broad Street. The subject parcel is identified as PIN 858106288685 (Parcel ID 00034298). Per the Moore County GIS, the property owner(s) is listed as Paul Joseph Harkness and Mark N. Hawkins Trustee. The subject property is zoned CB (Central Business).

Staff Comments:

- The proposed project consists a number exterior alterations to the existing structure and courtyard.
- The petitioner has furnished a project description of the scope and the materials to be used as follows:
 - Front Elevation and Courtyard:
 - Pressure wash existing brick and stone.
 - The cleaning of the existing brick and stonework will be carefully completed as to not unintentionally disturb or remove any mortar or diminish the integrity of the brick.
 - Clean and repaint existing painted surfaces.
 - The existing steel window frames will be scraped to remove the chipped and failing paint on the first floor storefront windows with the steel mullion and bracket system. The mullion and bracket system will be repainted in the color of “Glacier White OC-37” from the approved Benjamin Moore Historic District Color Book. This color will be similar to the existing color of the storefront system.
 - The existing trim around the second floor wood windows will be scraped to remove the chipped and failing paint. The mullion and bracket system will be repainted in the color of “Narragansett Green HC-157” from the

approved Benjamin Moore Historic District Color Book. This color is intended to remain consistent with the existing color scheme.

- Repaint existing pylon signage.
 - The existing pylon sign mounted in the courtyard is proposed to be refurbished and placed back into use. The sign will be painted in the color of “Black I-80” from the approved Benjamin Moore Historic District Color Book. The electrical components of the pylon sign will be repaired as well.
- Install new transom window with divided lights.
- Provide new steel door system with transom in the color of white.
 - Replace the existing commercial front exterior door system with a new door and transom window that compliments the existing building’s architectural character and fits into the surrounding historically significant features of the structure. The new door system will be a custom rolled steel frame door with single pane, clear tempered glass with a transom window above to match existing adjacent steel window system. The door and transom window above shall be a custom size to fit the rough opening and to match the adjacent existing windows/mullions, 5’2” Width x 9’0” Height. Color shall be “Glacier White OC-37” from the approved Benjamin Moore Historic District Color Book.
- Removal of the existing bank night drop box.
 - The existing bank night drop box will be removed; it currently is installed into the window system directly to the right of the storefront entry door. The drop box will be removed and the space will be replaced with glass and mullions. The intent will be to use glass and a mullion system that matches as close as possible to the balance of the existing window unit.
- Removal of the existing metal signage band.
 - The existing metal signage band that runs horizontally across the front of the building above the storefront will be removed and replaced with a new 24-gauge metal band that will be the same size as the current band and painted in the color of “Gray Owl OC-52” from the approved Benjamin Moore Historic District Color Book.
- Provide new brick walkway with ramp land and handrails at steps to meet ADA compliance.
 - The existing brick paver walkway in the center of the courtyard that leads to the front door is currently in poor condition. The pavers are displaced due to tree roots creating a trip hazard. Further, the existing front entryway is not designed for ADA access. The proposal includes the removal of the existing brick pavers and replace with “Palmetto Brick ‘Brown Wirecut’ 1.375” x 3.625” x 7.625” mortared, ‘buff-colored’, in herringbone pattern – brick pavers which are intended to be substantially in keeping with the existing conditions. The paver walkway will be regraded such that it is sloped at 1:20 / five (5) percent maximum pitch to provide for an ADA accessible access directly into the front entrance.
- Provide two (2) new metal benches in the color of black on either side of the brick walkway. Brick pavers will be extended to underneath new benches.

- Two (2) heavy black metal benches are proposed on either side of the brick paver walkway – “Charleston Bench #398-2008”. The paver area will be extended in both locations to provide a level, hard surface for the benches.
- Slate walkway to remain – minor repairs as needed if damaged currently or during construction.
 - The existing flagstone paver walkway along the front of the storefront as well as the left and right sides of the courtyard is proposed to remain with minor adjustments and repairs. Where this walkway meets the new proposed brick walkway, risers and steps will be installed with the brick paver material to allow access from the left and right side of the building into the main entry. New, custom thirty-four (34) inch in height black iron handrails will be installed as required and noted on the plan.
- Provide new up-lighting at large trees and pathway lighting along walkways.
 - The plan proposes minor accent lighting. The proposed lighting is to be low voltage, LED fixtures that accent the landscaping and provide foot traffic with visual assistance. There are four (4) proposed LED up-lights – Model #GR-5006-B-4.5-W-36 (Two (2) up-lights at each large oak tree) and twelve (12) proposed LED pathlights – Model #PR-4708-B-2.5-W-T3.
 - Per UDO Section 4.8.5(G), up-lighting is prohibited in all zoning districts, except in cases where the fixture is shielded by a roof overhang or similar structural shield from the sky and the light fixture(s) will not cause light to extend beyond the structural shield, and except as specifically permitted in this lighting code.
 - Per UDO Section 4.8.5(J), up-lighting of vegetation is prohibited.
- Right-Side Breezeway/Exterior:
 - Install new side entry door.
 - A new entry door is proposed in the right breezeway near the front exterior wall. This door is proposed as a “Jeld-Wen ‘Authentic Wood’ Glass-Panel Exterior Door” – Hemlock Wood in the color of “Glacier White OC-37” from the approved Benjamin Moore Historic District Color Book with tempered glass. The door size is to be 3’0” Width x 6’8” Height. A “flanking” window will be provided on each side of the door. Each window will be an aluminum clad “Jeld-Wen – new ‘Premium Atlantic’ –Sightline Window” in the color of white with one (1) inch double-pane, insulated, clear glass. The size of the windows will be 18.75” Width x 42.75” Height to match door/window system at adjacent side of the breezeway. The head of the new windows shall align with head of the new side entry door. Wood trim will be added and painted in the color of “Glacier White OC-37” from the approved Benjamin Moore Historic District Color Book.
 - Replace existing windows.
 - There are currently two (2) existing window units and one (1) egress door system on this side of the building. These windows will be replaced with new aluminum clad “Jeld-Wen – new ‘Premium Atlantic’ –Sightline Window” in the color of black with one (1) inch double-pane, insulated, clear glass units in the same size as the existing windows. The door system is proposed to be replaced with a “Ceco Embossed 18-gauge- 6 panel

#e601” hollow metal door unit in the color of black in the same size as the existing door, 2’8” Width x 6’8” Height.

○ Left-Side Breezeway/Exterior:

▪ Install new side entry door.

- A new entry door is proposed in the left breezeway near the front exterior wall. This door is proposed as a “Jeld-Wen ‘Authentic Wood’ Glass-Panel Exterior Door” – Hemlock Wood in the color of “Glacier White OC-37” from the approved Benjamin Moore Historic District Color Book with tempered glass. The door size is to be 3’0” Width x 6’8” Height. A “flanking” window will be provided on each side of the door. Each window will be an aluminum clad “Jeld-Wen – new ‘Premium Atlantic’ –Sightline Window” in the color of white with one (1) inch double-pane, insulated, clear glass. The size of the windows will be 18.75” Width x 42.75” Height to match door/window system at adjacent side of the breezeway. The head of the new windows shall align with head of the new side entry door. Wood trim will be added and painted in the color of “Glacier White OC-37” from the approved Benjamin Moore Historic District Color Book.

▪ Replace existing windows.

- There are currently three (3) existing window units on this side of the building. All windows are in poor condition. Per the plans, these windows will be replaced with new aluminum clad “Jeld-Wen – new ‘Premium Atlantic’ –Sightline Window” in the color of black with one (1) inch double-pane, insulated, clear glass units in the same size as the existing windows.

○ Rear Exterior Wall:

▪ Replace existing windows.

- There are currently three (3) existing window units on this side of the building. The center window is to be framed in and finished with brick with weathered white-washed paint to match the existing rear material, this will be a custom match. This is proposed due to restroom locations being directly located behind this existing window. The two (2) remaining windows will be replaced with new black aluminum clad “Jeld-Wen – new ‘Premium Atlantic’ –Sightline Window” with one (1) inch double-pane, insulated, clear glass units in the same size as the existing windows. Windows will be non-operable.

○ Courtyard Landscaping:

▪ Installation of +/- twenty-four (24) new “knock-out” roses. Plant size will be five (5) gallon at installation.

▪ Installation of +/- sixty-four (64) new liriope plants aka “monkey grass”. Plant size will be three (3) gallon at installation.

- The existing landscaping in the courtyard is proposed to be replaced per the landscaping plan provided. The plan proposes for all existing grasses and shrubs to be removed. The two (2) large oak trees are to remain.

▪ Provide two (2) new decorative planters with perennial flower plantings. The planters will be round with a height of 27” in the color of white.

▪ New mulch bed around roses.

- Mulch material will consist of pine straw.
 - New sodded grass area. Approximately 250 square feet of sod in either Bermuda or Fescue, depending on the time of year for the planting.
- The Historic District Commission should reference the Historic District Commission Design Guidelines in their review of proposed exterior alterations (see attachments for specific excerpts).

Attachments:

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

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

Suggested Findings of Fact:

I move to suggest 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 to suggest 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-07-16;
2. Deny HD-07-16; OR
3. Approve HD-07-16 with the following additional conditions...

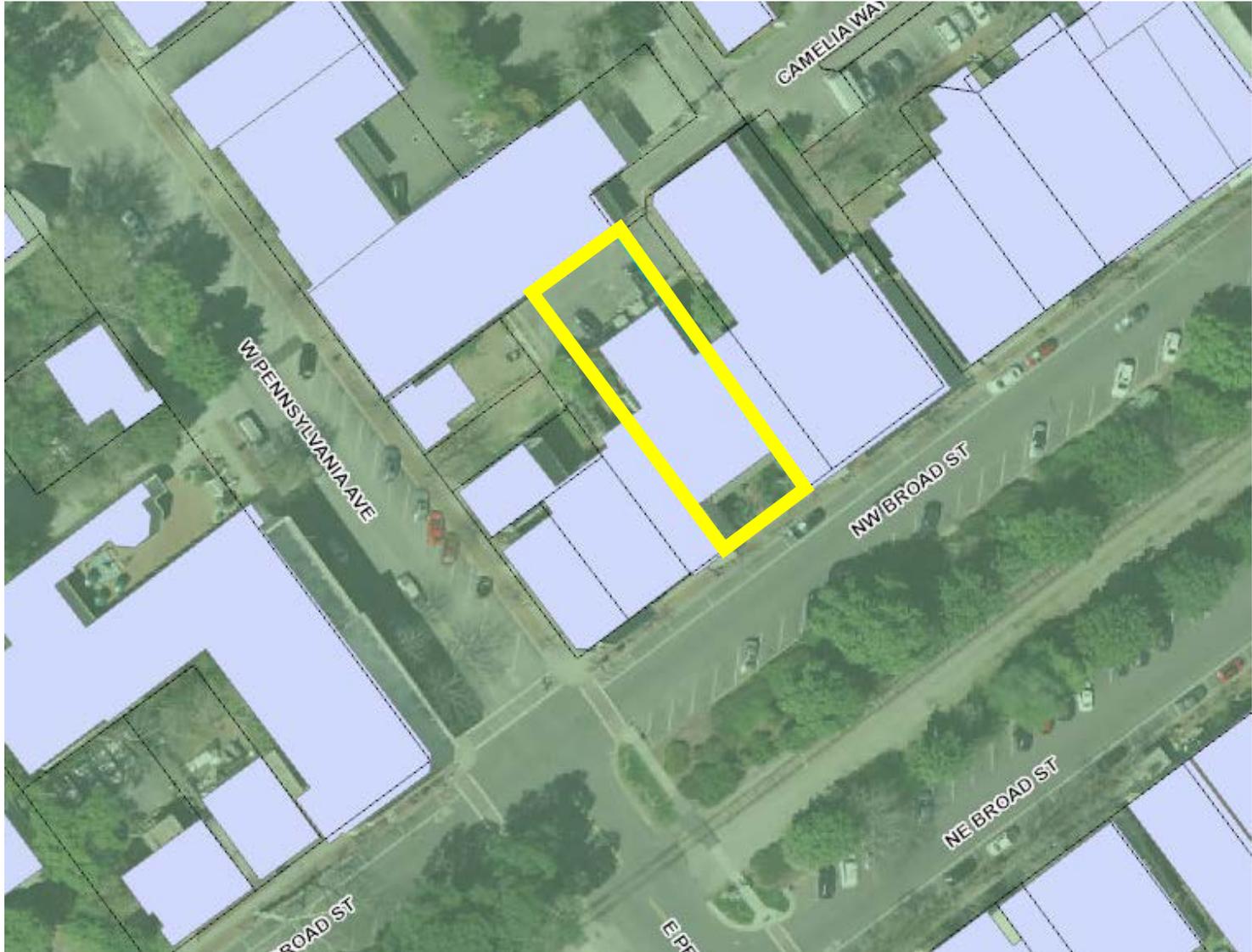
HD-07-16 COA: Major Works, Tri-City, Inc.
Exterior Alterations to 132 NW Broad Street

This map was created by the Town of Southern Pines Planning Department. The Town of Southern Pines, its agents and employees make NO warranty as to the correctness or accuracy of the information set forth on this media whether expressed or implied, in fact or in law, including without limitation the implied warranties of merchantability and fitness for a particular use. Any resale of this data is strictly prohibited in accordance with North Carolina General Statute 132-10. Grid is based on North Carolina State Plane Coordinate System NAD83 (feet).



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Exterior Alterations to 132 NW Broad Street

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HD-07-16 COA: Major Works, Tri-City, Inc.
Exterior Alterations to 132 NW Broad Street

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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: Phillip E Fitanides
Mailing Address: 1407 Hooksett Rd
Hooksett, NH 03106
Parcel ID/LRK #: 00031724/858106285646
Adjacent Property Address: W. Pennsylvania Ave BLKL4Lot12
Southern Pines, NC 28387

2. Property owners' name: Carolyn Mccabe Helms
Mailing Address: 110 NW Broad St
Southern Pines, NC 28387
Parcel ID/LRK #: 00034467/858106288526
Adjacent Property Address: 110 NW Broad St, Southern Pines,

3. Property owners' name: Lucy Simpson Douglas
Mailing Address: 216 Schenley Rd
Pittsburgh, PA 15217-1171
Parcel ID/LRK #: 00032978/858106380701
Adjacent Property Address: 154 NW Broad St
Southern Pines, NC 28387

4. Property owners' name: Dewey S. Mims Jr.
Mailing Address: PO Box 476
Southern Pines, NC 28388
Parcel ID/LRK #: 00036766/858106288558

Adjacent Property Address: 118 NW Broad St
Southern Pines, NC 28387

5. Property owners' name: Mcpeake Hotels, Inc.
Mailing Address: PO Box 1497
Southern Pines, NC 28388

Parcel ID/LRK #: 00033709 / 858106286526

Adjacent Property Address: 120 W. Pennsylvania Ave
Southern Pines, NC 28387

6. Property owners' name: Clayton & Zonda Emmert
Mailing Address: 237 Bridger Dr
Bigfork, MT 59911-6255

Parcel ID/LRK #: 00033218 / 858106380814

Adjacent Property Address: New Hampshire Ave. BLK K4 Lot9
Southern Pines, NC 28387

7. Property owners' name: Town of Southern Pines
Mailing Address: PO Box 870
Southern Pines, NC 28387

Parcel ID/LRK #: 00039186 / 858106289853

Adjacent Property Address: New Hampshire Ave. BLK K 4
Southern Pines, NC 28387

8. Property owners' name: Roisin De Pasquale
Mailing Address: PO Box 224
Southern Pines, NC 28388

Parcel ID/LRK #: 00034055 / 858106288653

Adjacent Property Address: 124 NW Broad St

Southern Pines, NC 28387

9. Property owners' name: Mims Studios, LLC

Mailing Address: 115 W. Pennsylvania Ave

Southern Pines, NC 28387

Parcel ID/LRK #: 00041123/858106288893

Adjacent Property Address: 10 Camelia Way

Southern Pines, NC 28387

10. Property owners' name: Bessie Cameron Kelly

Mailing Address: 210 S. Page St

Southern Pines, NC 28387

Parcel ID/LRK #: 00035292/858106380724

Adjacent Property Address: 156 NW 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

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: Town of Southern Pines
Mailing Address: PO Box 870
Southern Pines, NC 28388
Parcel ID/LRK #: 00039739 / 858106380812
Adjacent Property Address: New Hampshire Ave. BLK K4 Lot9
Southern Pines, NC 28387
12. Property owners' name: Arcade Buliding, LLC
Mailing Address: PO Box 779
Southern Pines, NC 28388
Parcel ID/LRK #: 00032576 / 858106380776
Adjacent Property Address: 162 NW Broad St Southern Pines,
13. Property owners' name: The Co-Pilot, LLC
Mailing Address: 175 Davis Rd
Southern Pines, NC 28388
Parcel ID/LRK #: 00037166 / 858106286864
Adjacent Property Address: 173 W. Pennsylvania Ave
Southern Pines, NC 28387
14. Property owners' name: The Co-Pilot, LLC
Mailing Address: 175 Davis Rd
Southern Pines, NC 28388
Parcel ID/LRK #: 00038081 / 858106287685

Adjacent Property Address: 127 W. Pennsylvania Ave
Southern Pines, NC 28387

15. Property owners' name: Paul Joseph & Harkness
Mailing Address: 222 Frye Rd
Carthage, NC 28327

Parcel ID/LRK #: 00034298 / 858106288685
Adjacent Property Address: 132 NW Broad St
Southern Pines, NC 28387

16. Property owners' name: Southern Pines Pilot, LLC
Mailing Address: 145 W. Pennsylvania Ave
Southern Pines, NC 28387

Parcel ID/LRK #: 00037501 / 858106287743
Adjacent Property Address: 145 W. Pennsylvania Ave
Southern Pines, NC 28387

17. Property owners' name: Phillip E Fitanides
Mailing Address: 1407 Hooksett Rd
Hooksett, NH 03106

Parcel ID/LRK #: 00033425 / 858106286604
Adjacent Property Address: 144 W. Pennsylvania Ave
Southern Pines, NC 28387

18. Property owners' name: Southern Pines Associates, Inc.
Mailing Address: 125 Reedy Meadow Rd
Groton, MA 01450

Parcel ID/LRK #: 00040701 / 858106289730
Adjacent Property Address: 140 NW Broad St

4 B

Southern Pines, NC 28387

19. Property owners' name: Sweet Basil Realty, LLC

Mailing Address: 134 NW Broad St

Southern Pines, NC 28387

Parcel ID/LRK #: 00036029 / 858106289607

Adjacent Property Address: 134 NW Broad St

Southern Pines, NC 28387

20. Property owners' name: Denis Mccullough

Mailing Address: 115 W. Pennsylvania Ave

Southern Pines, NC 28387

Parcel ID/LRK #: 00035229 / 858106288611

Adjacent Property Address: 115 W. Pennsylvania Ave

Southern Pines, NC 28387

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8 9

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21. Property owners' name: Arcade Building, LLC
Mailing Address: PO Box 779
Southern Pines, NC 28388
Parcel ID/LRK #: 97000837 / 858106380830
Adjacent Property Address: NW Broad St BLK K4 Lot 50X14
Southern Pines, NC 28387
22. Property owners' name: Jeffrey Mims
Mailing Address: 105 W. Pennsylvania Ave
Southern Pines, NC 28387
Parcel ID/LRK #: 00034522 / 858106288603
Adjacent Property Address: W. Pennsylvania Ave BLK K4 Lot 1
23. Property owners' name: Church of Wide Fellowship
Mailing Address: PO Box 62
Southern Pines, NC 28388
Parcel ID/LRK #: 00032292 / 858106288922
Adjacent Property Address: 141 N. Bennett St
Southern Pines, NC 28387
24. Property owners' name: Dean Ventures, LLC
Mailing Address: 4713 Bartwood Dr
Raleigh, NC 27613-7053
Parcel ID/LRK #: 96000501 / 858106289963

Adjacent Property Address: 150 W. New Hampshire Ave
Southern Pines, NC 28387

8 11

AUTHORITY FOR APPOINTMENT OF AGENT

The undersigned owner, Harkness, Paul Joseph & Hawkins, Mark N Trustee

Does hereby appoint: Tri-City, Inc.

As the exclusive agent for the purpose of making an application to the Historic District Commission for a *Certificate of Appropriateness* on the property described in the attached application. The owner does hereby agree that this agent has the authority to do the following acts for and on behalf of the owner:

1. To submit an application and the required supplemental materials.
2. To appear at public meetings and to give representation and comments on behalf of the owner.
3. To accept conditions or recommendations made for the issuance of the *Certificate of Appropriateness* on the owner's property.
4. To act on the owner's behalf 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* under the Southern Pines Zoning Ordinance and the Southern Pines Historic District Guidelines.

This agency agreement shall continue in effect until final resolution of this *Certificate of Appropriateness*.

This 12 day of July

Agent Signature: [Signature]

Owner's Signature: Paul Harkness

Z 12

AUTHORITY FOR APPOINTMENT OF AGENT

The undersigned owner, Harkness, Paul Joseph & Hawkins, Mark N Trustee

Does hereby appoint: Tri-City, Inc.

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This agency agreement shall continue in effect until final resolution of this *Certificate of Appropriateness*.

This 12 day of July, 2016

Agent Signature: [Signature]

Owner's Signature: Paul Harkness

Holly Bell

Subject: FW: Authority for Appointment of Agent for Application to SP Historic District Commission

From: mark.hawkins [mailto:mark.hawkins@me.com]
Sent: Tuesday, July 12, 2016 1:58 PM
To: Holly Bell
Subject: RE: Authority for Appointment of Agent for Application to SP Historic District Commission

Holly,
 The buyer has my approval to move forward with this.
 Thanks,
 Mark

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----
From: Holly Bell <Holly@kuestercre.com>
Date: 07/12/2016 12:29 PM (GMT-05:00)
To: "mark.hawkins@me.com" <mark.hawkins@me.com>
Subject: Authority for Appointment of Agent for Application to SP Historic District Commission

Town of Southern Pines – Historical District Commission

Application for Certificate of Appropriateness – Major Works

Design Materials Package

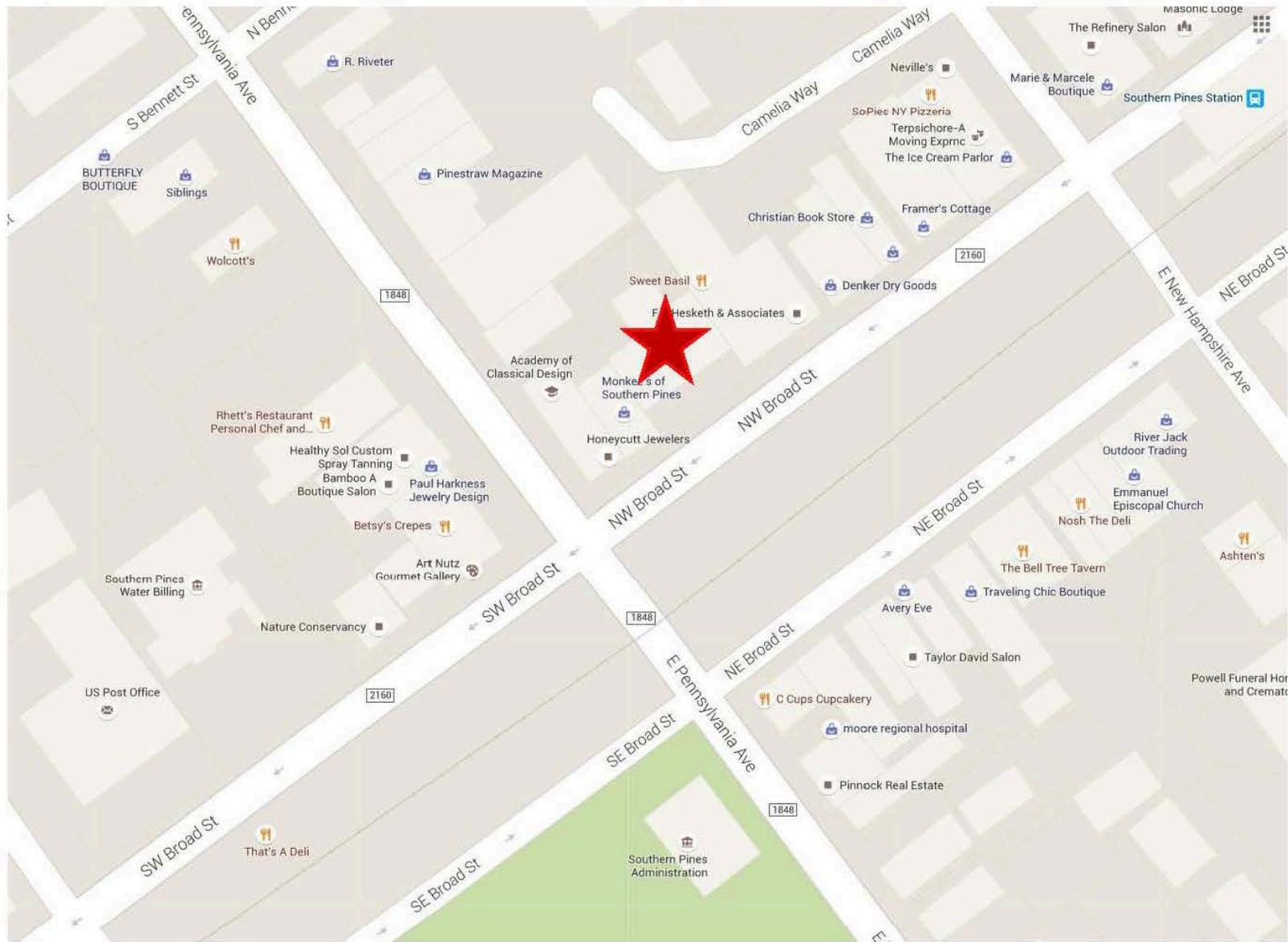
Subject Property Address: 132 NW Broad St. Southern Pines, NC

Applicant Name: Tri-City, Inc.

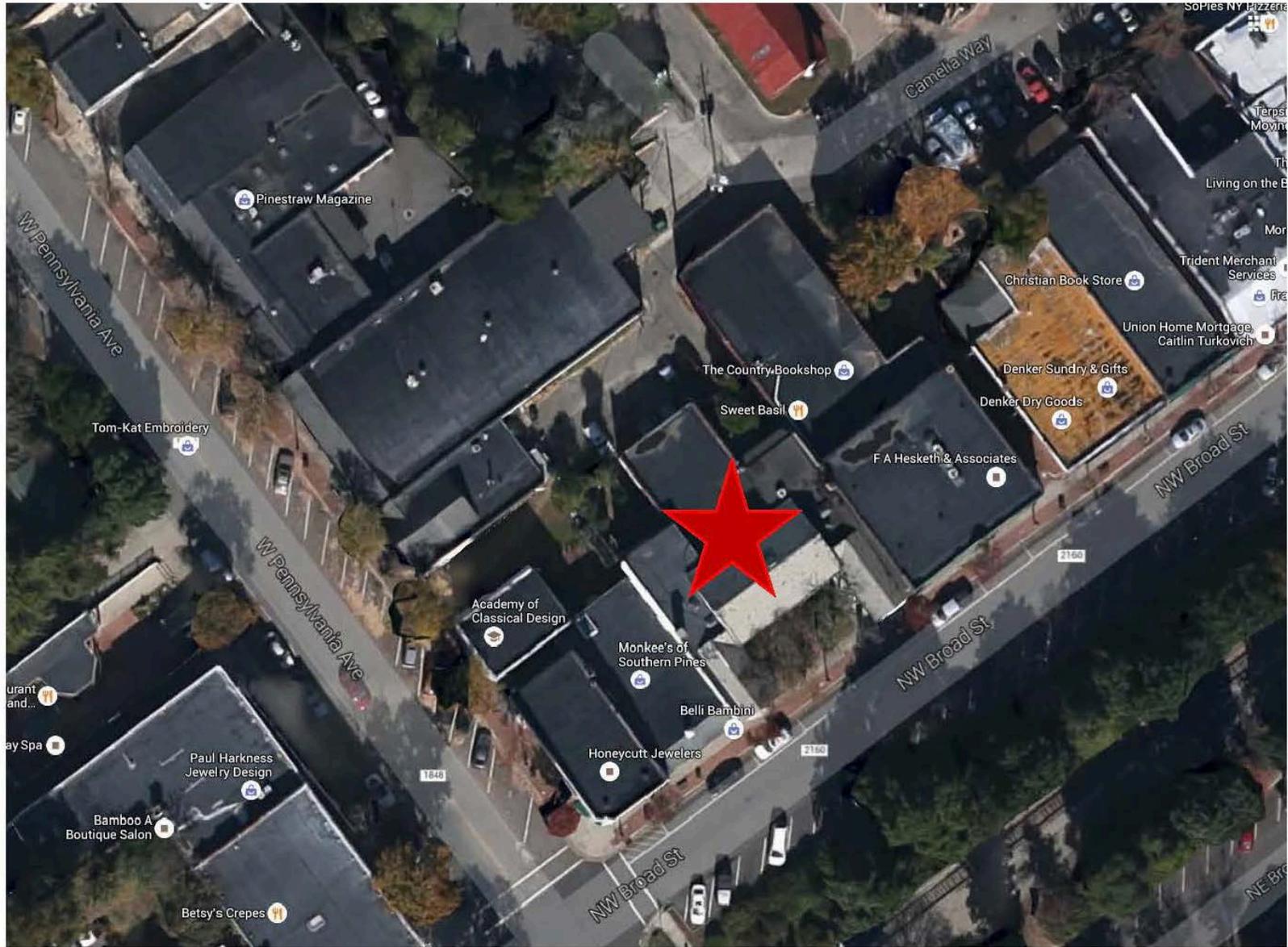
Contact Name: Neil Robinette

Phone: 910-417-7550

Email: nrobinette@tricityinc.net



SITE VACINITY MAP



SITE VACINITY AREAL MAP



EXISTING STREET ELEVATION



EXISTING FRONT ELEVATION



- EXISTING BRICK AND STONE TO BE PRESSURE WASHED
- PAINTED SURFACES TO BE CLEANED AND REPAINTED
- PROVIDE NEW TRANSOM WINDOW WITH DIVIDED LIGHTS
- PROVIDE NEW WHITE STEEL DOOR SYSTEM WITH TRANSOM
- STEEL WINDOW FRAMES TO BE CLEANED AND REPAINTED
- PROVIDE NEW BRICK WALK / RAMP WITH LANDING AND HANDRAILS AT STEPS
- PROVIDE 2 NEW BLACK METAL BENCHES - EXTEND BRICK PAVERS UNDER BENCHES
- PROVIDE 24+- NEW KNOCK-OUT ROSES
- PROVIDE 64+- NEW LIRIOPE PLANTS (MONKEY GRASS)
- PROVIDE 2 NEW DECORATIVE PLANTERS WITH PERENNIAL FLOWER PLANTINGS
- EXISTING SIDEWALK TO REMAIN
- PAINT EXISTING PYLON SIGNAGE

PROPOSED FRONT ELEVATION



EXISTING RIGHT SIDE BREEZEWAY



PROPOSED RIGHT SIDE BREEZEWAY WITH NEW SIDE ENTRY DOOR



EXISTING LEFT SIDE BREEZEWAY



PROPOSED LEFT SIDE BREEZEWAY WITH NEW SIDE ENTRY DOOR



EXISTING LEFT SIDE BREEZEWAY AND REAR WINDOWS



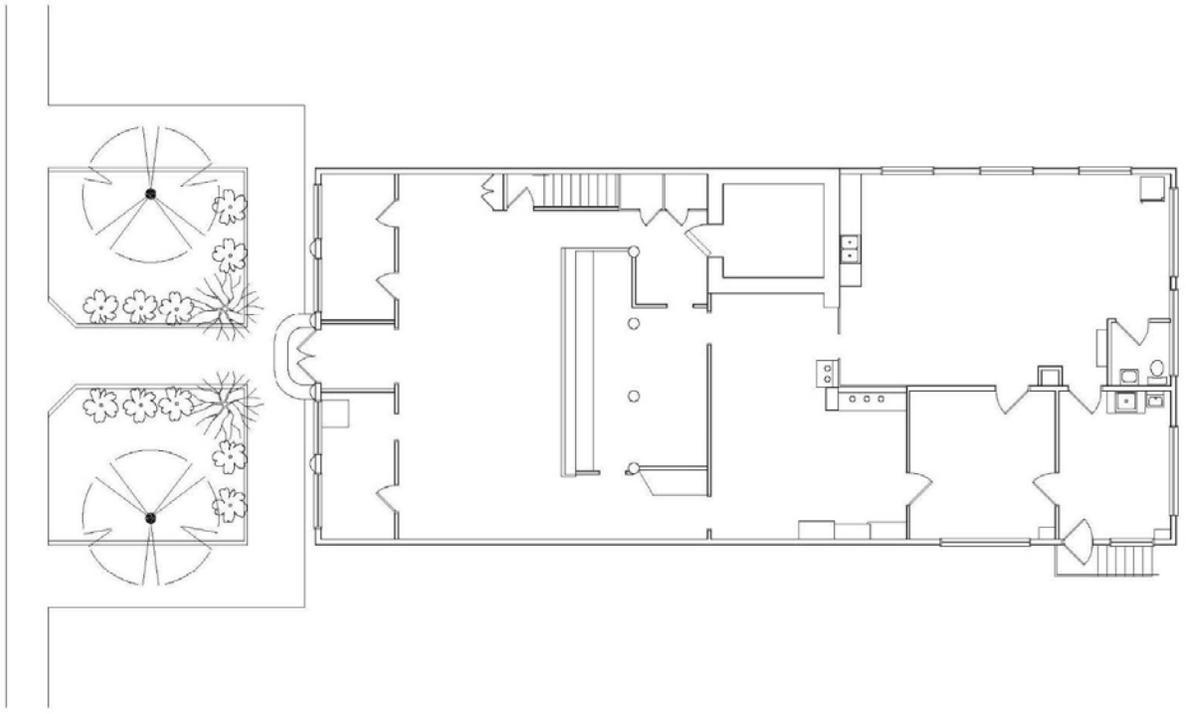
PROPOSED LEFT SIDE BREEZEWAY WITH NEW REAR WINDOWS



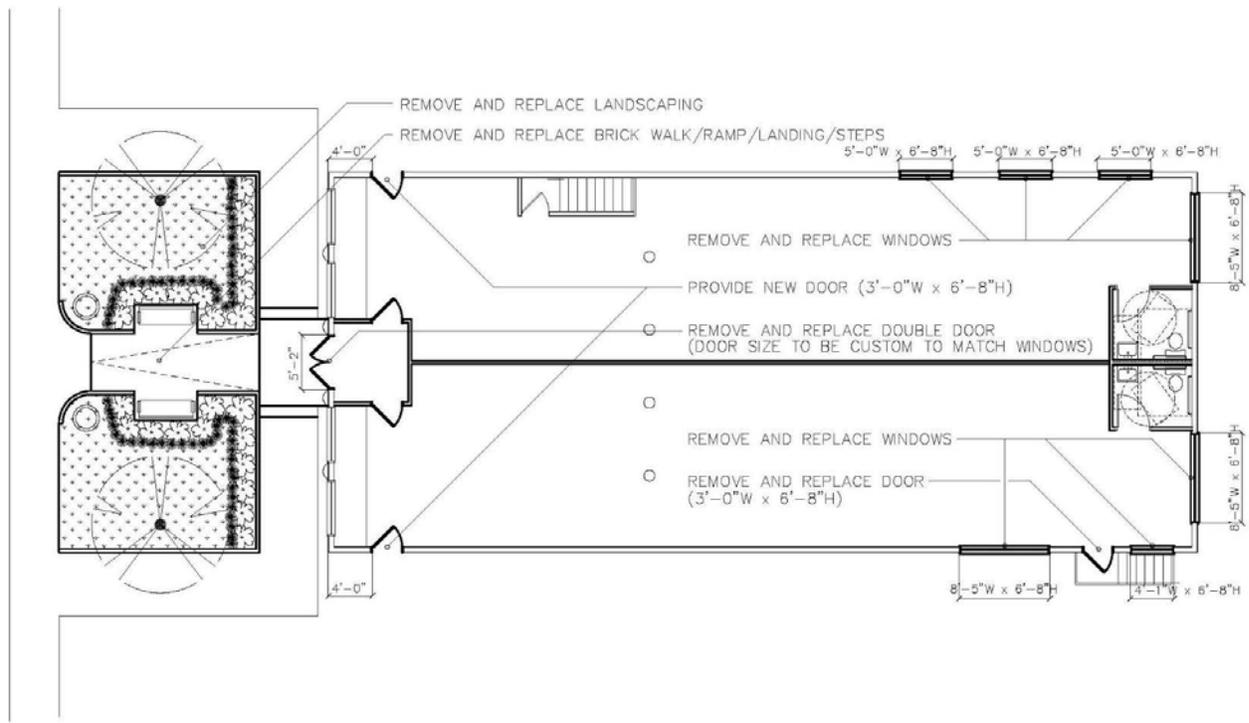
EXISTING RIGHT & REAR ELEVATION



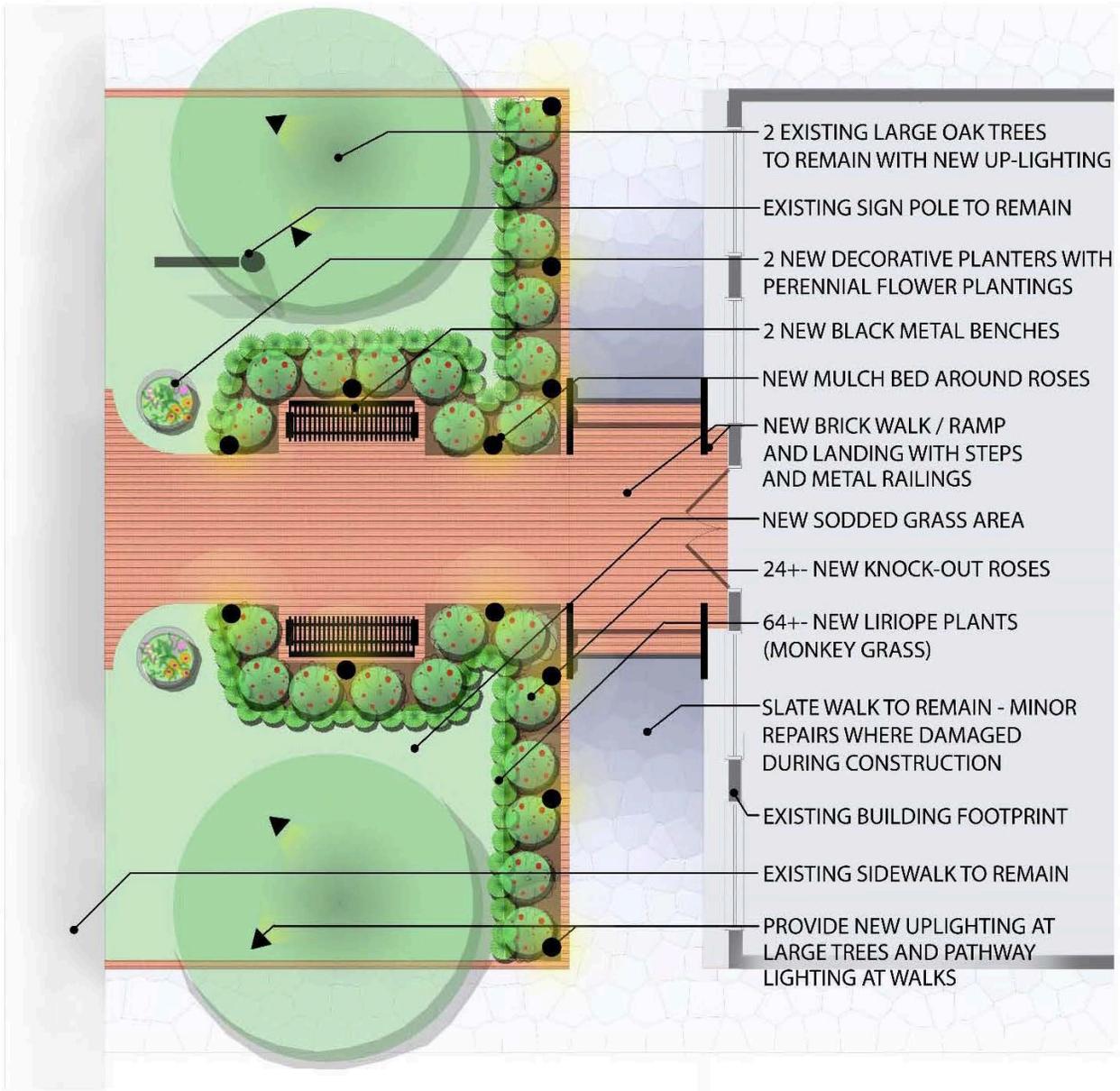
PROPOSED RIGHT & REAR ELEVATION WITH NEW EGRESS DOOR AND WINDOWS



EXISTING SITE AND BUILDING PLAN



PROPOSED SITE AND BUILDING PLAN



PROPOSED SITE AND LANDSCAPING PLAN

Application for Certificate of Appropriateness – Major Works

Property Address: 132 NW Broad St. Southern Pines, NC

Applicant Name: Tri-City, Inc.

Addendum for Description of Work

Front Entry Door

Replace the existing commercial front exterior door system with a new door and transom window system that compliments the existing building’s architectural character and fits into the surrounding historically significant features of the structure. The new door system will be a custom rolled steel frame door with single pane, clear tempered glass with transom window above to match existing adjacent steel window system. The door and transom window above shall be a custom size to fit the rough opening and to match the adjacent existing windows/mullions, 5’-2”W x 9’-0”H. Color shall be “Glacier White #OC-37 Benjamin Moore Paint”.



(Custom fabricated steel frame door system)



“Glacier White”

Bank Night Drop Box

Remove the existing bank night drop box that is installed into the window system to the right of the storefront entry door. Use glass and mullion units to fill the void once the drop box is removed. The intent will be to use glass and a mullion system that matches as close as possible to the balance of the existing window unit to appear as original as possible.

Metal Signage Band

Remove the existing metal signage band that runs horizontally across the front of the building above the storefront. This existing metal signage band is damaged with holes and bends. This signage band is proposed to be replaced with a new 24 gauge metal band that will be the same size as the current band and painted the color of “Gray Owl #OC-52 Benjamin Moore Paint”, similar to the existing condition.



“Gray Owl”

Exterior Painting

Propose to scrape the chipping and failing paint at the first floor storefront window with steel mullion and bracket system. This system will be repainted with the color of “Glacier White #OC-37 Benjamin Moore Paint”. This color will be similar to the existing color of the storefront system.



“Glacier White”

Propose to scrape the chipping and failing paint at the second floor window with wood mullion and bracket system. This system will be repainted with the color of “Narragansett Green #HC-157 Benjamin Moore Paint”. This color is intended to remain consistent with the existing color scheme.



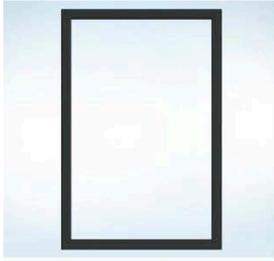
“Narragansett Green”

Front Façade Brick and Masonry

The existing brick and masonry on the front façade is proposed to be cleaned to remove staining and dirt. This cleaning will be carefully completed as to not unintentionally disturb or remove any mortar or integrity of the brick.

Windows / Doors along Right, Left and Rear Sides of Building

Left Exterior Wall – There are currently 3 existing window units on this side of the building. All windows are in poor condition and are unattractive. Per the plans, these windows will be replaced with new black aluminum clad “Jeld-Wen – new ‘Premium Atlantic’ – SightLine Window” with 1” double-pane insulated clear glass units to be the same size.



"Black" (individual window shown – see renderings for full

window system and dimensions)

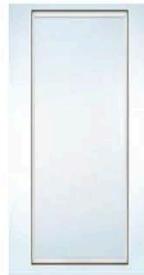
A new entry door is proposed in the left breezeway near the front exterior wall. This door is proposed as a "Jeld-Wen 'Authentic Wood' Glass-Panel Exterior Door" – Hemlock wood with "Glacier White #OC-37 Benjamin Moore Paint" tempered glass. Door size to be 3'0"W x 6'-8"H. Provide "flanking" window on each side of door. Each window shall be white aluminum clad "Jeld-Wen – new 'Premium Atlantic' – SightLine Window" with 1" double-pane insulated clear glass. Size of window shall be 18 3/4"W x 42 3/4"H to match door/window system at adjacent side of breezeway. Head of window(s) shall align with head of door. Trim with wood to match painted "Glacier White #OC-37 Benjamin Moore Paint".



"Glacier White"

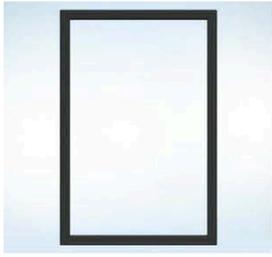


(entry door)



(side window – not shown to scale)

Rear Exterior Wall – There are currently 3 existing window units on this rear side of the building. The center window is to be framed in and finished with brick with weathered white-washed paint to match the existing rear material – this will be a custom match. This is proposed due to restroom locations being directly behind this existing window. The 2 remaining windows will be replaced with black aluminum clad "Jeld-Wen – new 'Premium Atlantic' – SightLine Window" with 1" double-pane insulated clear glass units that will be the same size. Window will be non-operable.



"Black" (individual window shown – see renderings for full

window system and dimensions)

Right Exterior Wall – There are currently 2 windows and one egress door system along this right exterior wall. The windows are proposed to be replaced with black aluminum clad "Jeld-Wen – new 'Premium Atlantic' – SightLine Window" with 1" double-pane insulated clear glass of the same size. The door system is proposed to be replaced with a black, "Ceco Embossed 18 gauge – 6 Panel #e601" hollow metal unit of the same size – 2'-8"W x 6'-8"H.



"Black"

A new entry door is proposed in the right breezeway near the front exterior wall. This door is proposed as a "Jeld-Wen 'Authentic Wood' Glass-Panel Exterior Door" – Hemlock wood with "Glacier White #OC-37 Benjamin Moore Paint" tempered glass. Door size to be 3'0"W x 6'-8"H. Provide "flanking" window on each side of door. Each window shall be white aluminum clad "Jeld-Wen – new 'Premium Atlantic' – SightLine Window" with 1" double-pane insulated clear glass. Size of window shall be 18 3/4"W x 42 3/4"H to match door/window system at adjacent side of breezeway. Head of window(s) shall align with head of door. Trim with wood to match painted "Glacier White #OC-37 Benjamin Moore Paint".



"Glacier White"



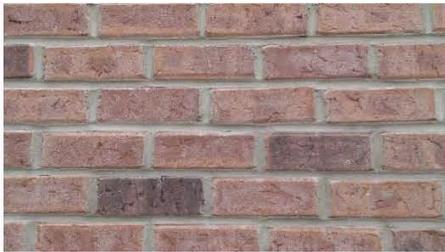
(entry door)



(side window – not shown to scale)

Courtyard Walkway

The existing brick paver walkway in the center of the courtyard that leads to the front door is currently in poor condition. The pavers are becoming displaced which creates a trip hazard. Further, the front entry does not allow for ADA access. Proposed to remove this existing brick paver walkway and replace with “Palmetto Brick ‘Brown Wirecut’ 1 3/8” x 3 5/8” x 7 5/8” Mortared, ‘buff-colored’, in herringbone pattern - brick pavers are intended to be substantially in keeping with the current conditions. However, it is proposed for this paver walkway to be re-graded such that it is sloped at a 1:20 / 5% maximum pitch to provide for an ADA accessible access directly into the front entrance. Two 5’ heavy black metal benches are proposed on either side of the brick paver walkway – “Charleston Bench #398-2007”. The paver area is proposed to “bump out” in both locations to provide for a level, hard surface for the benches.



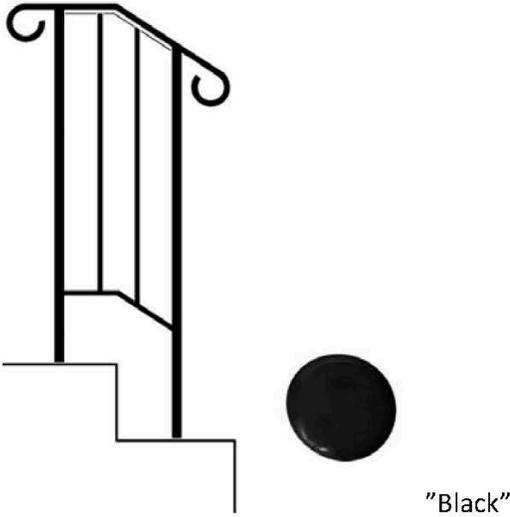
(Brown Wirecut – Mortar to be flush with brick)



“Black” (Charleston Bench)

The existing flagstone paver walkway along the front of the storefront as well as the left and right sides of the courtyard is proposed to remain with minor adjustments and repairs. Where this walkway meets

the new proposed brick walkway, risers and steps will be installed with the brick paver material to allow for access from the left and right side of the building into the main entry. New custom 34" tall black iron handrails will be installed as required and noted on the plan.



Courtyard Landscaping

The existing landscaping in the courtyard is proposed to be replaced per the landscaping plan provided. The plan proposes for all existing grasses and shrubs to be removed. The two large oak trees are to remain. The plan calls for the following new planting list at the sizes noted on the plans:

- +/- 24 new knock-out roses (5 gal)



- +/- 64 units of lirioppe plants (3 gal)



- Two decorative round 27" tall white planters with perennial flower plantings –SKU #LUN1018



- 250 sf of sod grass – Bermuda or Fescue – Pending on time of year of planting.



The plan proposes minor accent lighting. This lighting is shown as indicated on the plans. The proposed lighting is to be low-voltage, LED fixtures that accent the landscaping and provide foot traffic with visual assistance. There are (4) proposed LED Uplights – Model #GR-5006-B-4.5-W-36 (2 at each Large Oak Tree) and (12) proposed LED Pathlights – Model #PR-4708-B-2.5-W-T3.



LED Uplighting



LED Pathlighting

Pylon Signage

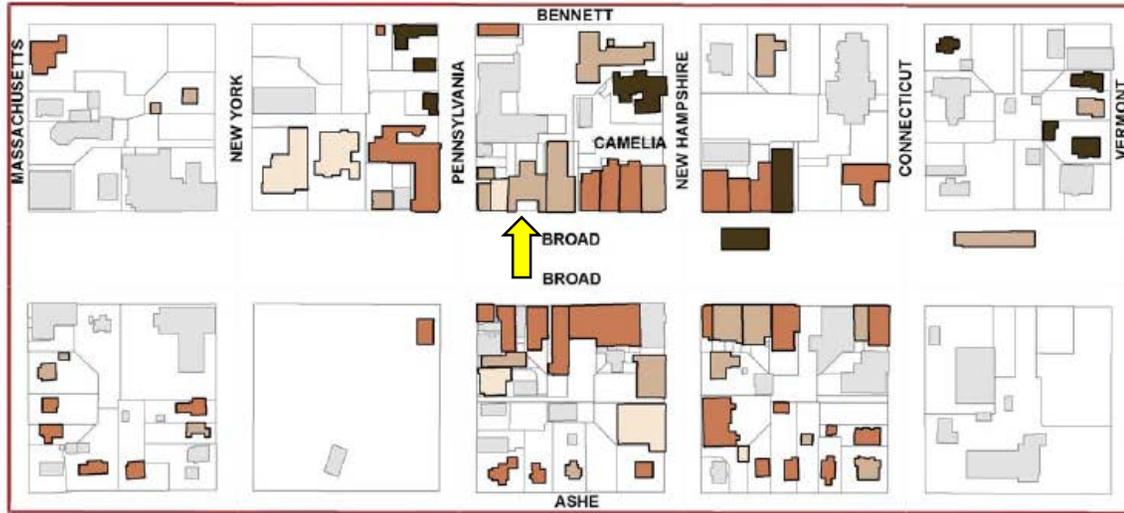
The existing pylon sign mounted in the courtyard is proposed to be refurbished and placed back into use. The sign will be painted with Black I-80 Benjamin Moore Paint". The electrical components of the pylon sign will be repaired.



"Black"

HISTORY OF SOUTHERN PINES AND DOWNTOWN HISTORIC DISTRICT

The following map of the ten block Downtown Historic District shows the historic buildings by development periods. Note the locations of some of the oldest buildings (1878-1900).



Building Development By Period

Buildings in the Downtown Historic District

Legend

- 1931 - 1963
- 1921 - 1930
- 1901 - 1920
- 1878 - 1900
- Southern Pines Historic District

Did You Know?

In the 1930s, the Chamber of Commerce called the newly replanted plantings along Broad Street "the single best investment in the town's history."

**HISTORIC DISTRICT
DESIGN GUIDELINES**

DISTRICT ADMINISTRATION - WORK PROCEDURES - REVIEW PROCESS

Type of Work	Ordinary Maintenance	Minor Work	Major Work	Design Guidelines Reference
Addition, New			■	<i>New Construction</i>
Building, New			■	<i>New Construction</i>
Deck				<i>Accessory Structures</i>
New, Rear		■		
New, Side			■	
Repair	■			
Rebuild, Rear or Side		■		
Demolition			■	<i>Demolition</i>
Doors				<i>Doors and Windows</i>
New			■	
Repair	■			
Replace			■	
Fencing				<i>Accessory Structures</i>
New, Rear or Side		■		
New, Front			■	
Repair	■			
Rebuild		■		
Foundation				<i>Walls and Foundations</i>
Repair	■			
Rebuild			■	
Replace			■	
Garage				<i>Accessory Structures</i>
New, Rear or Side			■	
Repair	■			



HISTORIC DISTRICT
DESIGN GUIDELINES

DISTRICT ADMINISTRATION - WORK PROCEDURES - REVIEW PROCESS

HISTORIC DISTRICT
DESIGN GUIDELINES

Type of Work	Ordinary Maintenance	Minor Work	Major Work	Design Guidelines Reference
Rebuild		■		
Gutters and Downspouts				<i>Roofs</i>
Repair	■			
Replace			■	
Lighting				<i>Accessory Structures, Porches, Storefronts</i>
Repair	■			
New Exterior, Residential		■		
New Exterior, Commercial			■	
Masonry				<i>Walls and Foundations, Roofs (Chimneys)</i>
Repair	■			
Repoint			■	
Rebuild			■	
Painting				<i>Facades and Storefronts</i>
Repaint, Same Color and Placement	■			
Repaint, Approved Color and Placement		■		
Repaint, New Color			■	
Paint Previously Unpainted Surface			■	
Parking				<i>Site Development</i>
Resurfacing, Commercial		■		
New Driveway or Lot			■	
New Landscaping		■		

DISTRICT ADMINISTRATION - WORK PROCEDURES - REVIEW PROCESS

Type of Work	Ordinary Maintenance	Minor Work	Major Work	Design Guidelines Reference
Porches				<i>Porches, Facades and Storefronts</i>
Repair	■			
Rebuild		■		
Replace			■	
Enclose			■	
Remove			■	
Roof				<i>Roofs</i>
Repair	■			
Replace Same Materials		■		
Replace Different Materials			■	
Rebuild			■	
New Structure (skylight, solar panel, roof access structure, etc.)			■	
Siding				<i>Walls and Foundations, Facades and Storefronts</i>
Repair	■			
Replace			■	
New Material			■	
Sign				<i>Signs</i>
Repair Existing	■			
Replace Existing signboard with different lettering		■		
New Structure or Placement			■	



DISTRICT ADMINISTRATION - WORK PROCEDURES - REVIEW PROCESS

Did You Know?

Interior work is not regulated in the local historic district; however, IF you are pursuing state or federal historic tax-credits for work on a historic property, you will need to consider interior work.

**HISTORIC DISTRICT
DESIGN GUIDELINES**

Type of Work	Ordinary Maintenance	Minor Work	Major Work	Design Guidelines Reference
Stairs				<i>Accessory Structures, Porches</i>
Repair	■			
Rebuild		■		
New, Rear		■		
New, Front or Side			■	
Storefronts				
Repair	■			
Rebuild			■	
New			■	
Walks, Patios, Driveways				<i>Landscape</i>
Repair	■			
New, Rear		■		
New, Front or Side			■	
Windows				<i>Doors and Windows</i>
Repair	■			
Rebuild			■	
Replace			■	
New			■	
Vegetation				<i>Landscape</i>
Pruning	■			
New Tree Planting		■		
Tree Removal			■	

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.

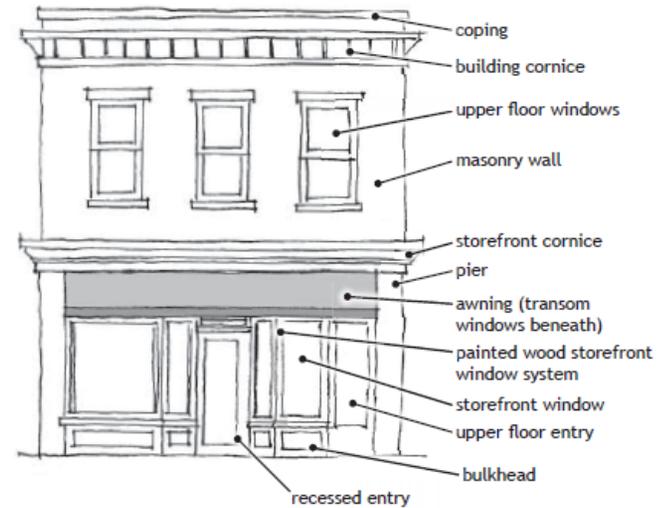
**HISTORIC DISTRICT
DESIGN GUIDELINES**

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.

COMMERCIAL DESIGN GUIDELINES: FEATURES AND DESIGN RECOMMENDATIONS



Examples of decorative wall elements



HISTORIC DISTRICT DESIGN GUIDELINES

COMMERCIAL BUILDINGS

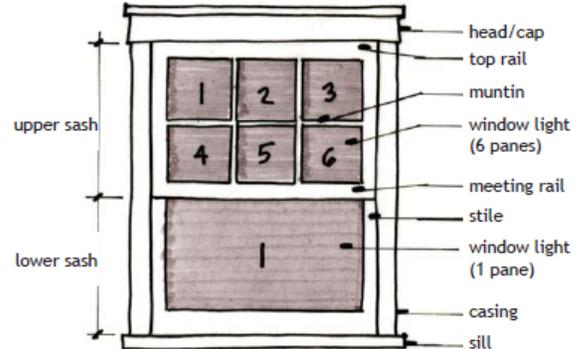
WALLS AND WINDOWS

The walls and windows of a building provide structural support, insulation from outside elements, and natural ventilation for interior spaces and uses. The integrity of this building envelope is important not only for structural purposes, but also for energy efficiency. In addition, certain wall elements and windows provide architectural interest to a commercial building. A decorative cornice at street level or at the roofline provides detailing and dimension to the building façade. A roof parapet may provide detailing and a functional visible screen for any roof equipment.

Defining Features of Walls and Windows

The defining features of walls and windows may include:

- Decorative brick detailing on walls or around windows or roof;
- Horizontal cornice or other architectural features and detailing at street level or at the roofline;
- Windows proportioned and sized to fit the opening and arranged in symmetrical patterns with distinctive glazing;
- Decorative gutters or downspouts.



Parts of a Window

Walls - Recommended Practices

- ✓ Retain original wall openings and features such as windows, cornices, roof parapets, and decorative masonry or wood trim;
- ✓ Restore missing cornice features and replicate design based on documentation;
- ✓ Repair masonry walls using appropriate materials;
 - Match material, bonding patterns and mortar color, type, texture, and profile;
 - Hand rake mortar joints to remove deteriorated mortar;
 - Use mortar mixture that is high in lime, rather than one high in Portland cement. The softer lime mortar allows expansion and contraction needed for older masonry;

- ✓ Ensure proper drainage and placement of gutters and downspouts; water can damage exterior building walls;
- ✓ Use side and rear elevations for secondary access, utility connections or other similar additions; these elevations offer some design flexibility over the front elevation;
- ✓ Place mechanical or utility equipment so that it is not visible from the street or the front façade. Ideally, place equipment at the rear of the building or on the roof;
- ✓ Setback any wall additions to distinguish and retain the original plane of the historic façade;
- ✓ Use the gentlest means possible when cleaning a building, employing low-pressure water, gentle detergents, and natural bristle brushes.

Walls - Discouraged Practices

- × Removing cornices or other decorative details;
- × Covering wood elements with vinyl or aluminum;
- × Painting previously unpainted masonry;
- × Applying stucco over brick;
- × Cleaning masonry walls using harsh chemicals or sandblasting.



**HISTORIC DISTRICT
DESIGN GUIDELINES**

Windows - Recommended Practices

- ✓ Maintain original window openings and configurations;
- ✓ Repair existing windows; wood framing, trim, sashes, mullions, and muntins are significant architectural parts of a window that add dimension;
- ✓ Retain upper story windows;
- ✓ Maintain original window glass if possible, as it has architectural qualities that contribute to both indoor and outdoor views;
- ✓ Use clear low-e glass to reduce excessive sunlight or heat gain;
- ✓ Use interior storm windows if energy efficiency is an issue.

Windows - Discouraged Practices

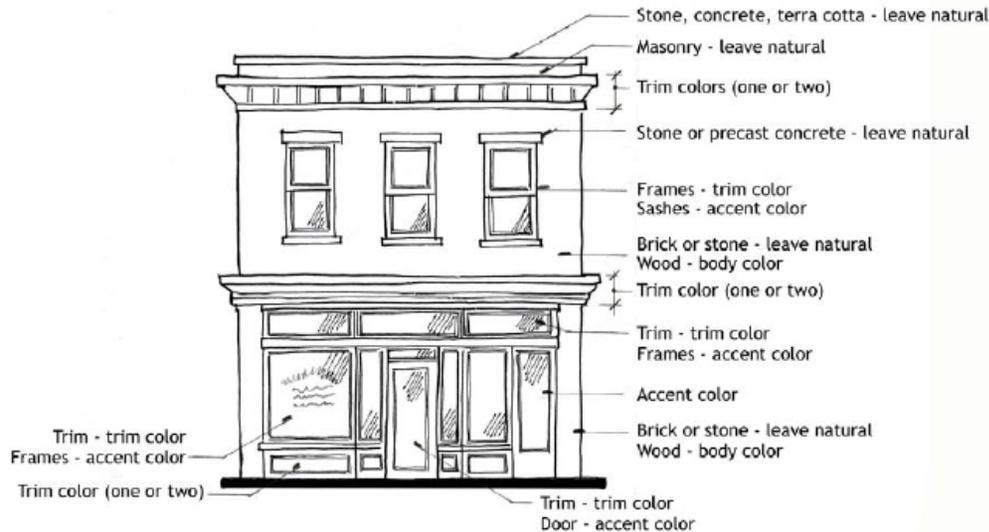
- × Replacing windows with contemporary modern windows that are inappropriate in terms of material, size, scale, detailing, etc.
- × Infilling windows, either ground or upper-story;
- × Installing tinted or reflective glass in windows;
- × Installing window air conditioning units on front facades;
- × Installing awnings on upper story windows (use interior blinds instead).

COMMERCIAL BUILDINGS

PAINTING AND CLEANING

The exterior appearance of a building increases its business appeal to customers and helps unify the street character of the district. In addition to choosing paint colors that work well together, where paint is applied can make a huge difference in how the building looks. For Southern Pines, the Historic District Commission has adopted an approved color palette based on historic colors.

In addition, the treatment of exterior building materials and components is very important in maintaining the visual and structural integrity. For wooden surfaces, proper primer and paint is essential! For masonry surfaces, it is critical that the material not be sealed or painted, as masonry needs to expand and contract to release moisture; sealed masonry can trap moisture inside the porous material. Cleaning of both wood and masonry surfaces should be done only using gentle, approved methods that will not damage the materials. Never use harsh chemicals for cleaning or use sandblasting to clean a building! These practices damage the materials and cause increased deterioration over time.



The color palette approved by the Southern Pines Historic District Commission includes selected colors (but not all) from the Benjamin Moore Historic Colors Collection:

http://www.benjaminmoore.com/en-us/for-your-home/color-gallery#&ce_vm=2&ce_col=HC



HISTORIC DISTRICT
DESIGN GUIDELINES

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Painting and Cleaning - Recommended Practices

- ✓ Choose one main color and up to two accent colors from the approved historic color palette;
 - Look at your building to determine areas for primary and secondary colors.
 - Usually, the main wall serves as the primary color; the storefront, and window and door trim provide areas for secondary, accent colors.
- ✓ Paint wood trim and features using approved colors that are coordinated and compliment the color of the primary wall;
- ✓ Keep the paint scheme simple; use caution in applying contrasting colors to trim, as too many colors will appear busy;
- ✓ Maintain color connectivity of the building wall to the ground; ensure that wall colors above the storefront continue and extend to the ground to anchor the building;
- ✓ Paint only wood or previously painted masonry surfaces;
- ✓ Remove deteriorated paint from wood surfaces by scraping or sanding by hand;
- ✓ Clean masonry surfaces only when heavily soiled using the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.

Painting and Cleaning - Discouraged Practices

- × Painting or sealing unpainted masonry surfaces; masonry surfaces should only be painted when they are severely deteriorated or mismatched and it is the only option - use a breathable paint or sealant;
- × Using unapproved paint colors, too many colors, or colors that do not complement one another, the building, or the streetscape;
- × Sandblasting or other abrasive measures on masonry or wood surfaces.

COMMERCIAL BUILDINGS

SIGNS AND LIGHTING

Signs are an important business identification and information tool. They must be crafted and installed carefully to serve customers and maintain compatibility with the historic building. Too many signs or signs that are too large will produce a confusing and cluttered appearance. In the historic district, it is especially important that a sign be appropriately designed and placed in a strategic location that enhances the building and the streetscape. When choosing a sign, think carefully about materials, size, colors, content, and placement. Also, be sure to check applicable zoning and building regulations.

Like signs, lighting is important for businesses, especially for those with evening hours. Lighting fixtures are accessory elements that should be consistent with the architectural style and features of the building.

Signs - Recommended Practices

- ✓ Keep a sign simple, easy to read, pedestrian-oriented, and in scale with the building and elements; use a simple typeface such as a serif font that is traditional and easy to read;
- ✓ Use materials and colors that complement the primary building color and the overall streetscape;
- ✓ Place a wall sign on a designated sign board, if present, or place in a visible location for pedestrians such as near the storefront;
- ✓ Mount a sign so that it is at the pedestrian level and does not obscure or damage defining building features;
 - Mount projecting or hanging, perpendicular signs with required clearance from pedestrians;
 - Place sandwich board signs so that they do not interfere with pedestrians or with traffic sight lines at intersections;
- ✓ Use an awning valance as an opportunity for business signage. Place the sign on the valence, not the canopy;
- ✓ Limit the number of signs on windows and the building;
 - Choose one location for the main sign and perhaps another for a secondary sign;



Appropriate signage locations for historic commercial buildings

**HISTORIC DISTRICT
DESIGN GUIDELINES**

- Use storefront windows to display goods; if an interior window sign is needed, use only 30-50% of the window area;
- ✓ Keep signs maintained; repair or replace faded, damaged, or non-functional signs;
- ✓ Retain any historic signs that may be on the building. These help tell the story of the building and provide cultural interest.
- ✓ Place temporary banners or flags near pedestrian entrances in a manner that does not impede access.

Lighting - Recommended Practices

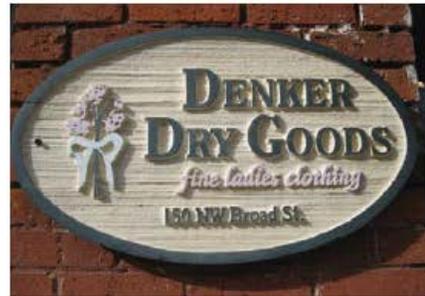
- ✓ Retain historic lighting fixtures;
- ✓ Use lighting fixtures that are simple, traditional and consistent with the architectural style of the historic building;
- ✓ Direct lighting downward so that it does not spill over or produce glare.



Lighting placement should be compatible with the historic commercial context

Signs and Lighting - Discouraged Practices

- × Using signs that are out of scale with the building or oriented to vehicular traffic;
- × Using signs with bold colors and materials that are not compatible with the building or the surrounding streetscape;
- × Using signs that are designed as a box and lighted from the inside;
- × Using lighting that is not directed;
- × Using lighting that produces a glow.



various signage examples in Southern Pines



HISTORIC DISTRICT
DESIGN GUIDELINES



*Early view of the courtyard on Broad Street of one of Southern Pines signature commercial buildings by Amar Embury II
(Photo courtesy of Moore County Historical Society)*

HISTORIC DISTRICT DESIGN GUIDELINES

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COMMERCIAL LOTS AND CIVIC BUILDING LANDSCAPES

The relationship of commercial lots one to another establishes the civic feel of the downtown. Listed below are some of the key items to think about when considering the landscape of commercial lots and civic buildings:

- *Building Orientation:* Most commercial buildings along Broad Street front public sidewalks with little or no setback; properties along the cross-streets to the east and west of Broad Street include front and side yards, and plantings that contribute to the scenic quality of the district.
- *Pedestrian Access:* Circulation for ingress and egress ranges from pedestrian entries along Broad Street, to pedestrian walks, and off-street parking lots and private drives for commercial properties along cross streets.
- *Landscape:* The entry yard of commercial lots, whose buildings are set back from the road historically included a pairing of large evergreen and deciduous shade trees, with and understory of small flowering trees and large evergreen shrubs.
- *Significant Buildings:* It is important to acknowledge the significance of several commercial or civic properties within the district whose landscapes were designed to reflect the architectural character of the buildings. The plantings, paving layout, and small-scale features of these properties are well-documented to the historic period and represent an important era in design and character. Individual properties of significance include:
 - ✓ The Citizens Bank and Trust Building - 132 N.W. Broad Street
 - ✓ Stevens Building – 118 N.W. Broad Street
 - ✓ U.S. Post Office – 190 S.W. Broad Street
 - ✓ Former Southern Pines Library (Town Offices) – 180 S.W. Broad Street
 - ✓ The Jefferson Inn - 150 W. New Hampshire Ave

Commercial Lots and Civic Building Landscapes - Recommended Practices

- ✓ Preserve and restore composition of historic landscapes associated with properties of significance;
- ✓ Retain the historic composition of overstory trees, with small flowering trees, and large evergreen shrubs;
- ✓ Retain pine straw as the dominant material for mulch bedding of trees;
- ✓ Retain eclectic compositions of concrete and brick patterned walks;

- ✓ Locate and screen mechanical units within rear yards;
- ✓ Conduct routine maintenance, pruning, and arboricultural care of landscape material.

Commercial Lots and Civic Building Landscapes - Discouraged Practices

- × Planting a monoculture or single variety of trees
- × Planting only small flowering trees
- × Planting only deciduous shrubs along foundations, and streets
- × Using modern interlocking concrete pavers, patterned concrete or patterned asphalt paving
- × Locating mechanical units within front yards.



PEDESTRIAN WALKWAYS AND ACCESSIBILITY

A pleasant pedestrian experience is an important measure of a viable, walkable historic district. Paving of pedestrian walkways can have a dramatic affect on how pedestrians view the comfort, safety, and setting of the district. Many commercial buildings in the downtown have a zero setback from town sidewalk; thus, the paving material is already established by the concrete and brick-patterned sidewalks along the public streets. However, some buildings have larger setbacks and utilize walks or paved plazas for pedestrian entries. Traditional paving materials for walkways on commercial properties set back from the sidewalks include concrete and brick walks.

Accessibility within the district is important and must work with the character-defining features of the building and the site. Historic buildings rarely were constructed to be readily accessible for people with differing levels of mobility. Today, state and local codes provide guidance for achieving uniform access to publicly accessible buildings. While the guidance provided in these *Historic District Design Guidelines* do not place restrictions or mandates on accessibility, we recommend owners of publicly accessible historic properties consider the following:

- Thoroughly record and assess the historic integrity and character-defining features of the property;
- Identify and evaluate accessibility options that do little harm to historic integrity of the building and the spatial character and integrity of the historic site;
- When making modification to improve accessibility, use traditional materials that work with the historic character of the building and site.

Pedestrian Walkways and Accessibility - Recommended Practices

- ✓ Use poured-in-place concrete for walkways that use local aggregates for exposed aggregate finishes and local sand to reinforce a timeless appearance;
- ✓ Use brick paving in herringbone, basketweave, or running bond pattern on smaller-scaled commercial properties;



The basketweave brick pattern of this plaza reflects the traditional vocabulary of the district. The accessible ramp is subtle and serves as the main route to the building entry.

For More Information

*National Park Service
Preservation Brief 32, Making
Historic Properties Accessible,
provides guidance for accessibility
to your historic property*

<http://www.nps.gov/hps/tps/briefs/brief32.htm>



**HISTORIC DISTRICT
DESIGN GUIDELINES**

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- ✓ Use large native stone pavers laid in a flagstone pattern;
- ✓ Regular maintenance pedestrian ways;
- ✓ Provide accessible routes to publicly accessible buildings through raised grade of walks where feasible.

Pedestrian Walkways and Accessibility - Discouraged Practices

- × Using non-traditional materials, interlocking pavers, stamped asphalt, stamped concrete, or brightly-colored, white, or smooth-finish concrete;
- × Using residential-scale applications of stone laid in turf as stepping stones (approved for residential properties);
- × Building ramps or wheelchair lifts that are not the primary route of ingress for all users.

Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions

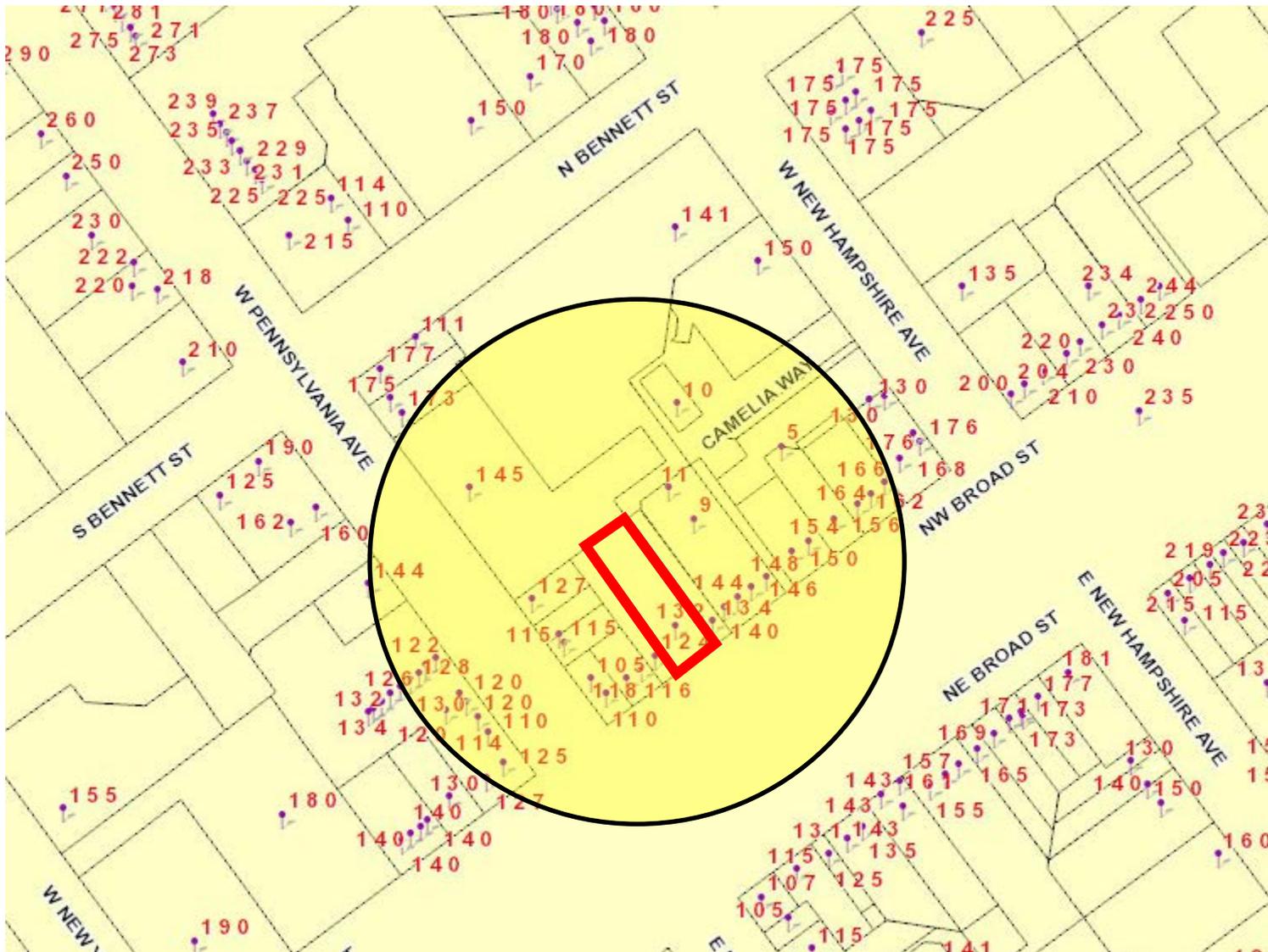


Existing Conditions



HD-07-16 Adjacent Property Owners Exterior Alterations to 132 NW Broad Street

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Adjacent Property Owners

PIN:858106288685
PARID:00034298
NAME:HARKNESS, PAUL JOSEPH
&
NAME2:HAWKINS, MARK N
TRUSTEE
ADDRESS:222 FRYE RD
CITY:CARTHAGE
STATE:NC
ZIP:28327

PIN:858106288653
PARID:00034055
NAME:DE PASQUALE, ROISIN
ADDRESS:PO BOX 224
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106288558
PARID:00036766
NAME:MIMS, DEWEY S JR
ADDRESS:PO BOX 476
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106288526
PARID:00034467
NAME:HELMS, CAROLYN
MCCABE
ADDRESS:110 NW BROAD
STREET
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106288611
PARID:00035229
NAME:MCCULLOUGH, DENIS
ADDRESS:115 W PENNSYLVANIA
AVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106288603
PARID:00034522
NAME:MIMS, D JEFFREY
ADDRESS:105 W PENNSYLVANIA
AVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106287685
PARID:00038081
NAME:CO-PILOT, LLC THE
ADDRESS:175 DAVIS RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106289607
PARID:00036029
NAME:SWEET BASIL REALTY, LLC
ADDRESS:134 NW BROAD ST
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106289730
PARID:00040701
NAME:SOUTHERN PINES
ASSOCIATES, INC
NAME2:C/O PATRICIA
RICHARDSON
ADDRESS:125 REEDY MEADOW
RD
CITY:GROTON
STATE:MA
ZIP:01450

PIN:858106380701
PARID:00032978
NAME:DOUGLAS, LUCY
SIMPSON
ADDRESS:216 SCHENLEY RD
CITY:PITTSBURGH
STATE:PA
ZIP:15217-1171

PIN:858106380724
PARID:00035292
NAME:KELLY, BESSIE CAMERON
HRS
NAME2:C/O LYNNE KELLY
CAMERON
ADDRESS:210 S PAGE ST
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106380776
PARID:00032576
NAME:ARCADE BUILDING LLC
ADDRESS:PO BOX 779
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106381709
PARID:00033219
NAME:EMMERT, CLAYTON S &
ZONDA S
ADDRESS:237 BRIDGER DR
CITY:BIGFORK
STATE:MT
ZIP:59911-6255

PIN:858106380830
PARID:97000837
NAME:ARCADE BUILDING LLC
ADDRESS:PO BOX 779
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106380812
PARID:00039739
NAME:TOWN OF SOUTHERN
PINES
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106289853
PARID:00039186
NAME:SOUTHERN PINES TOWN
OF
ADDRESS:PO BOX 870
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106289963
PARID:96000501
NAME:DEAN VENTURES, LLC
ADDRESS:4713 BARTWOOD DR
CITY:RALEIGH
STATE:NC
ZIP:27613-7053

PIN:858106286604
PARID:00033425
NAME:FITANIDES, PHILLIP E
ADDRESS:1407 HOOKSETT RD
CITY:HOOKSETT
STATE:NH
ZIP:03106

PIN:858106288893
PARID:00041123
NAME:MIMS STUDIOS LLC
ADDRESS:115 W PENNSYLVANIA
AVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106285646
PARID:00031724
NAME:FITANIDES, PHILLIP E
ADDRESS:1407 HOOKSETT RD
CITY:HOOKSETT
STATE:NH
ZIP:03106

PIN:858106288922
PARID:00032292
NAME:CHURCH OF WIDE
FELLOWSHIP
NAME2:C/O COMMUNITY
CONGREGATIONAL
ADDRESS:PO BOX 62
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106287743
PARID:00037501
NAME:SOUTHERN PINES PILOT,
LLC
ADDRESS:145 WEST
PENNSYLVANIA AVE
CITY:SOUTHERN PINES
STATE:NC
ZIP:28387

PIN:858106286864
PARID:00037166
NAME:CO-PILOT, LLC THE
ADDRESS:175 DAVIS RD
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388

PIN:858106286526
PARID:00033709
NAME:MCPEAKE HOTELS, INC
ADDRESS:PO BOX 1497
CITY:SOUTHERN PINES
STATE:NC
ZIP:28388-1497