



AGENDA

**Town of Southern Pines Historic District Commission
Regular Meeting
Thursday, August 9, 2018 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 – **March 8, 2018**
- III. Oath of Office
- IV. Oath of Testimony
- V. Public Hearing:

HD-12-18: Certificate of Appropriateness: Major Works, Repaint front of building for new tenant; 177 West Pennsylvania Avenue; Applicants: Melody McClelland, Keith Harris and Kelly Miller
- VI. Old Business
- VII. New Business
- VIII. Adjournment

MINUTES

**Town of Southern Pines Historic District Commission Regular Meeting
Boyd Room of the Planning Department Office
180 SW Broad Street
March 8, 2018 at 4:00 p.m.**

The Town of Southern Pines Historic District Commission met on Thursday, March 8, 2018, at 4:00 p.m. in the Boyd Room of the Planning Department Office, 180 SW Broad Street, Southern Pines, North Carolina.

Historic District Commission members present: Vice-Chairperson Darlene Stark, Mart Gibson, Lynn Anderson, Carolyn Burns and Steady Meares.

Historic District Commission members absent: Chairman Bud Seifert and Molly Goodman.

Town staff members present: Chris Kennedy, Assistant Town Manager and Community Development Director, B.J. Grieve, Senior Planner, Suzanne Sutphin, Planner I, and Cindy Williams, Secretary to the Historic District Commission.

Chairperson Stark called the meeting to order at 4:00 p.m.

APPROVAL OF MINUTES:

Mart Gibson made a **motion**, which was seconded by Steady Meares, to approve the Minutes of the February 8, 2018 meeting as submitted. The **motion carried unanimously.**

PUBLIC HEARINGS:

1. **HD-02-18 Certificate of Appropriateness: Major Works; Exterior Alteration to Existing Structure; 140 SW Broad Street; Petitioner: King Properties of Southern Pines, LLC (Stephen C. King)**

The applicant Mr. Stephen C. King has submitted an application requesting a Certificate of Appropriateness: Major Works for the installation of rooftop solar panels on the existing structure located at 140 SW Broad Street. The proposed work involves installing forty-six (46) solar panels that will be flat mounted on the rear elevation of the roof of the building. The existing roof on the building is standing seam metal and will remain. The solar panels will not be visible from any side of the building. The subject parcel is identified as PIN 858106286434 (Parcel ID 00032342). Per the Moore County GIS, the property owner(s) is listed as King Properties of Southern Pines, LLC. The subject property is zoned CB (Central Business).

OATH OF TESTIMONY:

Cindy Williams administered the oath of testimony to those wishing to provide evidence during the public hearing.

Vice Chairperson Stark opened the public hearing.

STAFF REPORT – Chris Kennedy, Assistant Town Manager and Community Development Director:

Mr. Kennedy provided an overview of the application and stated that the applicant is proposing the installation of solar panels on the roof at the rear of the building only. The solar panels will not be visible from the ground or any public street. This is considered a Major Work due to the fact that the integrity of the roof may be compromised depending upon the method of attachment. It must also be confirmed that the installation of solar panels is consistent with the Secretary of Interior Guidelines with regard to reversibility of the project. The building is a contributing structure within the Historic District.

Darlene Stark asked if there are solar panels on any other buildings in the Historic District.

Mr. Kenney responded that he is not aware of solar panels on any other buildings.

Lynn Anderson responded that there are solar panels on the roof of the Anderson Architecture building.

The applicant, Mr. Stephen King, addressed the Commission and stated that he has been working to preserve the historic features and improve some of the infrastructure of the building. Solar panels have the potential to significantly reduce energy costs. The rear roofline is not visible from any vantage point so the solar panels should not change the appearance of the building nor the function or the structure of the existing roof. Mr. King shared a diagram illustrating the method of installation. The clamps are tightened onto the standing seam of the metal roof so they will not perforate the roof or compromise the roof structure. Rails lay on top of the clamps, and the solar panels will be on top of the rails. The solar panels are reversible and will not damage or affect the function or structure of the existing roof.

Steady Meares inquired as to the distance from the top of the seam to the top of the solar panels.

Mr. King responded that the distance is approximately six (6) inches or less.

Mart Gibson stated that seems critical that the edge of the panels not project over the parapet or the **curb** of the roof and it does not look like that will be an issue.

Mr. Kennedy stated that solar panels are not calculated with regard to building height requirement and there is a one foot setback from the peak of the roof.

Mr. King responded that there is a good distance from the front ridgeline so the solar panels should not project beyond that or beyond the **curb** on each side of the roof.

Mr. Gibson asked if the power take off will be through the roof.

Mr. King responded that there are several existing points of penetration though the roof for different services. Each set of panels will have cables that will be run through existing access points down through the attic and into the basement to the electrical panel and power equipment.

Ms. Stark asked if there were any other questions or comments.

There being none, Ms. Stark entertained a motion to close the public hearing.

Steady Meares made a **motion**, which was seconded by Lynn Anderson, to close the public hearing. **The motion carried unanimously.**

HISTORIC DISTRICT COMMISSION ACTION:

FINDINGS OF FACT

The following findings of fact were made by the Historic District Commission:

FINDING OF FACT #1

Mart Gibson made a **motion**, which was seconded by Steady Meares, that as a finding of fact the application for a Certificate of Appropriateness – Major Works is complete. The **motion carried unanimously.**

FINDING OF FACT #2

Carolyn Burns made a **motion**, which was seconded by Mart Gibson, that as a finding of fact the application complies with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Works, Criteria A – C, in that the work is compatible and appropriate in preserving the building as an historic structure, the work will not damage or require removal of the existing roof, and the project is consistent with the adopted *Historic District Design Guidelines*. The **motion carried unanimously.**

Carolyn Burns made a **motion**, which was seconded by Lynn Anderson, to approve HD-02-18 Certificate of Appropriateness - Major Works. **The motion carried unanimously.**

A Certificate of Appropriateness – Major Works was issued for HD-02-18.

2. **HD-04-18: Certificate of Appropriateness: Major Works, Renovation of Storefront; 154 NW Broad Street; Applicant and Owner Claude Smith Enterprises (Claudia and Neil Robinette)**

The applicants, Claudia and Neil Robinette, have submitted an application requesting a Certificate of Appropriateness: Major Works for the purpose of renovating the existing storefront for a new tenant, R. Riveter, located at 154 NW Broad Street. The proposed work involves painting the existing door and window frames, the installation of two (2) planters at the front entrance, the installation of a custom doormat at the front entrance, the installation of a new projecting sign to be mounted under the existing canopy and the removal of paint and plywood from the existing transom windows to expose the glass. The subject parcel is identified as PIN 858106380701 (Parcel ID 00032978). Per the Moore County GIS, the property owner Claude Smith Enterprises, Inc. The subject property is zoned CB (Central Business).

OATH OF TESTIMONY:

Cindy Williams administered the oath of testimony to those wishing to provide evidence during the public hearing.

Vice-Chairperson Stark opened the public hearing.

STAFF REPORT – Chris Kennedy, Assistant Town Manager and Community Development Director:

Mr. Kennedy provided an overview of the application, stating that retailer R. Riveter is moving to this location. The applicant is proposing to repaint the storefront glass mullions and the front door to match existing paint colors and install a small planters on each side of the entry which will contain a pencil holly tree. A movable branded doormat will be added at the doorway.

The proposed sign is shown as coming off of the existing awning railing and is deemed a projecting sign, which is limited to four (4) square feet with a clearance of eight (8) feet. The proposed sign only provides 7.37 feet of clearance and it is a 5.5 square foot sign. Trimming the sign may be an option.

The applicant is proposing to remove the paint/plywood from the existing transom windows to expose the original glazing and provide a clear view into the building which may be considered a Major Work.

Ms. Stark asked if the existing windows are straight glass or stained glass.

Mr. Kennedy responded that to the best of his knowledge the windows are clear glass.

Mr. Gibson asked if the glass is still in place.

Mr. Kennedy responded that the applicant has submitted an intent to install glazed clear glass in the transom windows.

Discussed occurred regarding the proposed sign and options for bringing it into compliance with regard to size and height requirements.

Ms. Stark commented that the proposed planters are each fourteen (14) inches wide and the doorway does not appear to be large enough to accommodate two planters of this size.

Lynn Anderson commented that they may need to be pulled out from the entryway for ADA compliance, but it is not the responsibility of the Historic District Commission to make that determination.

Mr. Gibson stated that any encroachment into the sidewalk should be avoided but there are similar pots along the sidewalk at other businesses.

Mr. Kennedy responded that if the pots extend beyond the slate area on either side of the entry, or if they are not ADA compliant, that will be addressed.

Ms. Anderson asked if any modifications to the awning are being proposed.

Mr. Kennedy responded that the awning will remain as is.

Discussion ensued regarding the planters and the transom windows.

Ms. Stark stated that the sign needs to be in compliance with height clearance and square footage standards prior to approval.

Ms. Stark asked if there were any other questions or comments.

There being none, Ms. Stark entertained a motion to close the public hearing.

Lynn Anderson made a **motion**, which was seconded by Carolyn Burns, to close the public hearing. **The motion carried unanimously.**

HISTORIC DISTRICT COMMISSION ACTION:

FINDINGS OF FACT

The following findings of fact were made by the Historic District Commission:

FINDING OF FACT #1

Lynn Anderson made a **motion**, which was seconded by Mart Gibson, that as a finding of fact the application for a Certificate of Appropriateness – Major Works is complete in that the facts submitted are relevant to the case. The **motion carried unanimously.**

FINDING OF FACT #2

Darlene Stark made a **motion**, which was seconded by Lynn Anderson, that as a finding of fact the application complies with Section 2.28.10 *Criteria for a Certificate of Appropriateness – Major Works, Criteria A – C*, in that the applicants are seeking to restore the storefront to its original appearance by removing the plywood and beautifying the front entrance. The proposed changes are in compliance and will restore significant character to the building without damaging the structure. The **motion carried unanimously**.

Mart Gibson made a **motion**, which was seconded by Darlene Stark, to approve HD-04-18 Certificate of Appropriateness - Major Works with the condition that the sign be brought into compliance with the *Historic District Design Guidelines*.

Discussion ensued.

Mart Gibson amended his **motion**, which was seconded by Darlene Stark, to approve HD-04-18 with the following conditions:

- a. The width of the planters in the current design not exceed 14 inches in width;
- b. The sign be brought into compliance with the *Guidelines*; and
- c. The glass windows that are currently covered with plywood may be replaced with clear glazed glass, insulated or non-insulated, with any unique character being retained and the look reciprocated on both sides.

The motion carried unanimously.

A Certificate of Appropriateness – Major Works was issued for HD-04-18.

OLD BUSINESS:

None.

NEW BUSINESS:

Mr. Kennedy stated that with Bud Seifert's likely resignation from the Board, a Chairperson and Vice Chairperson should be elected.

Steady Meares made a **motion**, which was seconded by Carolyn Burns, to elect Darlene Stark as Chairperson. **The motion carried unanimously.**

Carolyn Burns made a **motion**, which was seconded by Steady Meares, to elect Mart Gibson as Vice-Chairman. **The motion carried unanimously.**

Mr. Kennedy provided an overview of recent Certificates of Appropriateness – Minor Works applications and stated that he anticipates that the Commission will meet in April.

There being no other business to discuss, the meeting was adjourned at 5:07 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission

Agenda Item

To: Historic District Commission

Via: Chris Kennedy, Community Development Director

From: Suzy Sutphin, Planner I

Subject: HD-12-18: Certificate of Appropriateness: Major Works, Repaint front and side of building for new tenant; 177 West Pennsylvania Avenue; Applicants Melody McClelland, Keith Harris, Kelly Miller

Date: August 9, 2018

I. SUMMARY OF APPLICATION REQUEST:

The applicants, Ms. Melody McClelland, Mr. Keith Harris and Ms. Kelly Miller, have submitted an application requesting a Certificate of Appropriateness: Major Works, for purpose of repainting the front and side of the existing building. The subject property is located at 177 West Pennsylvania Avenue (1901-1920). The subject parcel is identified as PIN 858106286847 (Parcel ID 00037156). Per the Moore County GIS, the property owner The Co-Pilot LLC. The subject property is zoned CB (Central Business).

II. PROJECT INFORMATION:

A. Physical Address:

177 West Pennsylvania Avenue
Southern Pines, NC 28387

B. Owners:

The Co-Pilot LLC.
145 West Pennsylvania Avenue
Southern Pines, NC 28387

C. Petitioner/Applicant:

Ms. Melody McClelland, Mr. Keith Harris and Ms. Kelly Miller
177 West Pennsylvania Avenue
Southern Pines, NC 28387

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



D. Zoning of Property

The subject property is presently zoned CB (Central Business) and located within the Historic District Overlay.

III. STAFF REVIEW:

A. Application Submittal Date:

- Application Submitted July 18, 2018
- Notice of Public Hearing:
 - Posted On-site: July 23, 2018
 - Mailed: February 23, 2018
 - Internet: February 23, 2018
- Historic District Commission Hearing: August 9, 2018

B. Criteria for Review:

Section 2.28 Certificate of Appropriateness – Major Work.

2.28.10. Criteria

(A) In considering an application for a Certificate of Appropriateness, the Commission shall take into account the historical and/or architectural Significance under consideration and the exterior form and appearance of any proposed additions or modifications to that structure that are visible from a public right-of-way. The Commission shall not consider interior arrangement or use.

(B) The Commission shall consider the following factors when determining whether the application is or is not congruous with the historic aspects of the Historic District:

- 1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings.*
- 2. The setback and placement on Lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.*
- 3. Exterior construction materials, including texture and pattern.*
- 4. Architectural detailing, such as lintels, cornices, brick bond and foundation materials.*
- 5. Roof shapes, forms and materials.*
- 6. Proportion, shape, positioning and location, pattern and size of any elements of fenestration.*
- 7. General form and proportions of buildings and structures.*
- 8. Appurtenant fixtures and other features such as lighting.*
- 9. Structural conditions and soundness.*
- 10. Architectural scale.*
- 11. Secretary of the Interior Guidelines.*

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

- 1. Work is compatible and appropriate in preserving, retaining, repairing, or restoring the defining historic character of a property and the district. Specifically, the work is considered compatible and appropriate in terms of material, design, dimensions, mass, scale, orientation, color and other applicable considerations;*
- 2. Work does not damage or remove significant character defining features of the building and will not adversely affect its contribution to the larger historic district; and*

3. *Work is consistent with the adopted design guidelines for the historic district.*

Historic District Guidelines; Certificate of Appropriateness – Major Work; 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 after 1910, it is critical that the material not be sealed or painted, as the masonry needs to expand and contract to release moisture; sealed masonry can trap moisture inside the porous material. For softer masonry made prior to 1910, sealing may be required to prevent deterioration. 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.

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.

Discouraged practices:

Painting or sealing most unpainted masonry surfaces; masonry 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;

C. Staff Comments:

Development Design Standards (UDO §4.10)

4.10.1 Applicability:

- (A) *The commercial building design standards of this section are applicable to the new development and redevelopment of all commercial structures in the **NB, OS, CB, GB, DTO, PD, HCO** and **HDO** districts. The standards may be modified pursuant to Architectural Compliance Permit or Certificate of Appropriateness approval. For purposes of this section, redevelopment does not include any project that is considered routine maintenance, such as painting, re-roofing or replacement or repair of existing doors, windows, trim or existing walls. Remodeling that involves the change of an exterior portion of a building shall comply with these standards for portion of the building being changed.*
- (B) *These commercial building design standards apply in a variety of settings, and the Town shall apply discretion to modify standards where the character and function of a site and neighboring development justify such modifications.*
- (C) *The large-scale retail development standards in section 4.10.6 provide an alternative Development Pattern for developments with buildings encompassing 25,000 or more square feet of retail and service space.*

- The structure is a contributing historic building dated back to 1913, known as the Sandhill Citizen Building: rectangular, flat-roofed commercial building of rock-faced block; large windows on either side of recessed, central entrance; raised basement with casement windows on front elevation; c. 1975 clapboarding added to original rock-faced block façade; built as offices and printing plant for Sandhill Citizen newspaper; paper moved to Vass in 1934.
- The proposed scope of work will require the approval of a Certificate of Appropriateness – Major Works. The petitioner is electing to seek approval for the entire scope of the work from the Historic District Commission (HDC).
- The proposed work at the subject property is regulated by the “Unified Development Ordinance of Southern Pines” (UDO) and the Southern Pines Historic District Commission’s “Historic District Design Guidelines.” The UDO establishes design guidelines for all commercial buildings, but allows

those within the Historic District to modify the standards, pursuant to UDO §4.10.

- The applicant is proposing to paint the current black accent color on the front face of the building to the new Benjamin Moore color 2061-10: Deep Royal. This is not an approved Town of Southern Pines color. (See Photo)
- The applicant is proposing to paint the current beige side wall to match the white on the front of the building. The white color is a Town of Southern Pines approved color: Benjamin Moore OC-66: Snow White. (See Photo)

As part of the factors to consider, staff notes the following:

1. *The height of the building in relation to the average height of the nearest adjacent and opposite buildings.*
No changes in building height are proposed.
2. *The setback and placement on Lot of the building in relation to the average setback and placement of the nearest adjacent and opposite buildings.*
The proposal does not include any features that affect the existing setbacks and placement of the structure.
3. *Exterior construction materials, including texture and pattern.*
The HDC shall consider the appropriateness of the proposed construction materials, for the paint, including texture and pattern as part of their deliberation.
4. *Architectural detailing, such as lintels, cornices, brick bond and foundation materials.*
No changes in architectural detailing are proposed.
5. *Roof shapes, forms and materials.*
No changes in roof shape, forms, or materials are proposed.
6. *Proportion, shape, positioning and location, pattern and size of any elements of fenestration.*
No changes in fenestration are proposed.
7. *General form and proportions of buildings and structures.*
The applicant is not proposing any deviation to the general form or proportions of the structure.
8. *Appurtenant fixtures and other features such as lighting.*
The applicant is not proposing appurtenant fixtures.
9. *Structural conditions and soundness.*
The applicant has not provided any information related to the structural conditions or soundness of the structure.
10. *Architectural scale.*
The HDC shall consider the appropriateness of the scope of work as it may relate to architectural scale.
11. *Secretary of the Interior Guidelines.*
The HDC shall consider the Secretary of Interior Guidelines and the Guidelines on Sustainability for Rehabilitating Historic Buildings as they relates to the subject proposal.

IV. ATTACHMENTS:

- COA Major Works Application
- COA Major Works Applicants Narrative
- Conceptual Photos, Details and Information
- S-5-U Clamp Detail
- Map Excerpt from HDC Design Guidelines
- Existing Conditions Images
- Secretary of the Interior Guidelines for Rehabilitation

HISTORIC DISTRICT COMMISSION ACTION:

To either approve or deny a *Certificate of Appropriateness* application, the Historic District Commission must make findings of fact and conclusions to the applicable standards. The Historic District Commission shall first vote on whether the application is complete and whether the facts submitted are relevant to the case. The Historic District Commission shall then vote on whether the application complies with the criteria as set forth in Section 2.28.10, Criteria A through C. The Historic District Commission may choose one of the following motions or any alternative they wish:

Finding of Fact #1

1. I move to adopt as a finding of fact that the application is complete and that the facts submitted are relevant to the case, in that...

-Or-

I move to adopt as a finding of fact the application is incomplete and/or that the facts submitted are not relevant to the case, in that...

Finding of Fact #2

1. I move to adopt as a finding of fact the application complies with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Works, Criteria A-C, in that...

-Or-

I

2. move to adopt as a finding of fact the application does not comply with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Works, Criteria A-C, in that...

Historic District Commission actions available:

I move to:

1. Approve HD-12-18

2. Deny HD-12-18
3. Approve HD-12-18 with the following additional conditions...



Certificate of Appropriateness Major Work

Date Received: 7/18/18 Fee Paid: \$480.00 Case No.: HD-12-18
(ck.#10)

Project Information:

Street Address: 177 W. Pennsylvania Ave. Southern Pines, NC

PIN: 858106286847

Parcel ID: 00037156

Site Size: 1st floor: 1363.78 sqft
basement: 922.55 sq. ft.

Zoning: CB

Applicant:

Name(s): Melody McClelland, Kath Harris, Kelly Miller

Email: ladymcClelland@gmail.com Phone: 910.528.4313

Mailing Address: 177 W. Pennsylvania Ave Southern Pines

Authorized Agent, if different from Applicant:

Name(s): _____

Email: _____ Phone: _____

Mailing Address: _____

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

Name(s): The Co-Pilot LLC (David Waronoff)

Email: david@thepilot.com Phone: 910.692.7271

Mailing Address: 145 W. Pennsylvania Ave. Southern Pines

TO THE TOWN OF SOUTHERN PINES HISTORIC DISTRICT COMMISSION:

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

- | | |
|--|--|
| <input type="checkbox"/> Addition (new) | <input type="checkbox"/> Parks & Parkways - steps, paving (new) |
| <input type="checkbox"/> Awning (new structure or placement) | <input type="checkbox"/> Porch (replace/enclose/remove) |
| <input type="checkbox"/> Building (new) | <input type="checkbox"/> Roof (rebuild) |
| <input type="checkbox"/> Deck - side (new) | <input type="checkbox"/> Roof (replace w/ different materials) |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Roof structure – skylight, solar panels etc. (new) |
| <input type="checkbox"/> Doors (new) | <input type="checkbox"/> Siding (new where it did not previously exist) |
| <input type="checkbox"/> Doors (replace w/ new materials or configuration) | <input type="checkbox"/> Siding (replace w/ same or different) |
| <input type="checkbox"/> Driveway - front or side (new) | <input type="checkbox"/> Sign - freestanding (new structure or placement) |
| <input type="checkbox"/> Fencing/Low Walls - front or exterior side (new) | <input type="checkbox"/> Stairs - front or side (new) |
| <input type="checkbox"/> Foundation (rebuild/replace) | <input type="checkbox"/> Storefront (new) |
| <input type="checkbox"/> Garage - rear or side (new) | <input type="checkbox"/> Storefront (rebuild) |
| <input type="checkbox"/> Gutters & Downspouts (replace) | <input type="checkbox"/> Vegetation (remove or add new) |
| <input type="checkbox"/> Lighting - exterior/commercial (new) | <input type="checkbox"/> Vegetation (removal of a healthy tree) |
| <input type="checkbox"/> Masonry -(repoint/rebuild) | <input type="checkbox"/> Walks, Patios, Driveways - front or side (new) |
| <input checked="" type="checkbox"/> Painting (repainting a new color) | <input type="checkbox"/> Water Feature - pool/fountain/pond (new) |
| <input type="checkbox"/> Painting (previously unpainted surface) | <input type="checkbox"/> Windows (replace with new) |
| <input type="checkbox"/> Parking Lot (new) | <input type="checkbox"/> Windows (new placement/different materials/config.) |

ADJACENT PROPERTY OWNERS:

Please list all properties that are that are within two hundred (200) feet of the outermost boundaries of the subject property. Attach additional pages if needed. No fewer than ten (10) property owners shall be notified by mail. *See attached pages.*

1. Adjacent property: _____ ; Parcel ID #: _____
 Property owner(s): _____
 Mailing address: _____

2. Adjacent property: _____ Parcel ID #: _____
 Property owner(s): _____
 Mailing address: _____

APPOINTMENT OF AGENT

The undersigned owner(s), Douglas Turner, hereby appoint(s) Melody McClelland as the exclusive agent for the purpose of making an application to the Town of Southern Pines for a **Certificate of Appropriateness – Major Work** on the property described in the attached application. The owner(s) hereby agrees that this agent has the authority to act for and on behalf of the owner(s) as follows:

1. to submit an application and required supplemental materials;
2. to appear at public meetings and give representation and comments on behalf of the owner(s);
3. to accept conditions or recommendations made by the Town of Southern Pines Historic District Commission for the issuance of a **Certificate of Appropriateness – Major Work** on the subject property; and
4. to act on behalf of the owner(s) without limitations with regard to any and all things directly or indirectly connected with or arising out of any application for a **Certificate of Appropriateness – Major Work** under the Southern Pines Unified Development Ordinance.

This Appointment of Agent shall remain in effect until final resolution of the attached application.

Signed this 17 day of JULY, 2018.


Property Owner

Property Owner


Agent

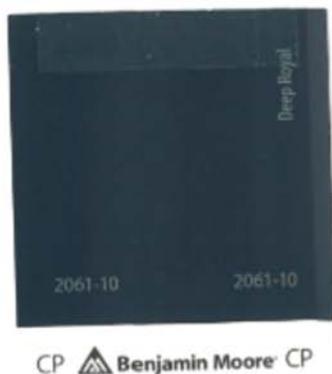
Major Works:

We are seeking approval for the following items:

- 1.) Repainting an existing accent color
 - We are seeking approval for a new accent color. We would like to change the black paint on the front of the building at 177 W. Pennsylvania Ave in Southern Pines. We are requesting to use Benjamin Moore color 2061-10 in Deep Royal. This Benjamin Moore color is the only color that our company allows us to use.
 - Paint swatch attached.
 - Photo of front of building attached.



(current photo: black accent color)

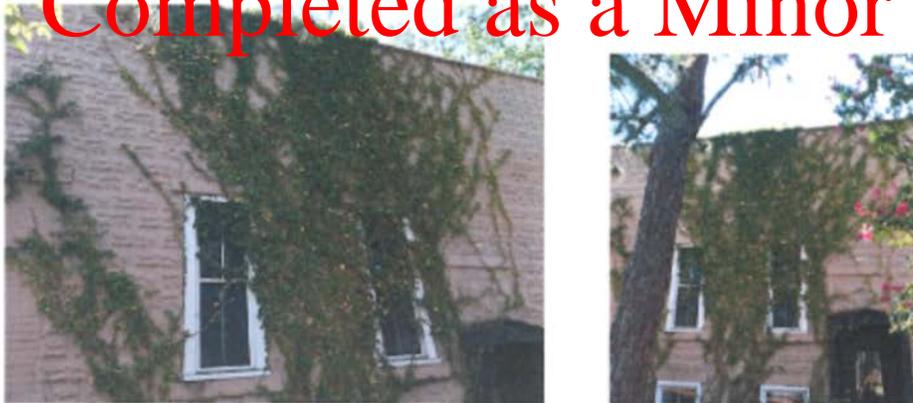


Minor Works:

We are seeking approval for the following items:

1.) Removal of vegetation:

- Removal of vegetation at 177 W. Pennsylvania Ave in Southern Pines. The ivy can cause structural damage to the masonry. The removal would be to preserve the historic building. (The ivy is on the Bennett Street side of the building)
- Photos below.



(proposed removal of ivy)

2.) Painting:

- We would like to paint the (Bennett Street) side of the building white to match the front of the building at 177 W. Pennsylvania Ave in Southern Pines. It is currently a tan/brown color. If we are able to remove the ivy, we will most likely need to paint that wall from the damage caused by the ivy. Painting the wall white would create a more seamless vision from Pennsylvania Avenue to Bennett Street and it would also keep the historic nature of downtown Southern Pines intact.
- Photo below.



(proposed tan wall. Would like to paint white)

Completed as a Minor

U.S. Department of the Interior: The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.