

# MINUTES

## Town of Southern Pines Historic District Commission Regular Meeting August 12, 2021 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, August 12, 2021, at 4:00 PM. in the Boyd Room of the Planning Department office, 180 SW Broad Street, Southern Pines, North Carolina.

Members present: Chairperson Leslie Brians, Mart Gibson, Molly Goodman and Dorothy Shankle.

Members absent: Vice Chairperson Elizabeth Oettinger, Robert Anderson and Michaela Harr.

Staff members present: Suzy Russell and Cindy Williams.

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

Dorothy Shankle made a **motion**, which was seconded by Molly Goodman, to approve the Minutes of the May 13, 2021 meeting. **The motion carried unanimously.**

### PUBLIC HEARING:

#### **HD-16-21: Certificate of Appropriateness: Major Work for exterior alterations; 219-223 NE Broad Street; Applicant and Owner: Stephen Later of The Beckett Company, LLC**

Stephen Later of The Beckett Company, LLC, has submitted a request for a Certificate of Appropriateness Major Work for the purpose of removing the existing wood surrounding the existing transom windows, including a small stained-glass windows. The wood and windows will be replaced with on-site custom built trim and windows. The trim will be painted to match the existing trim. The subject properties are located at 219-223 NE Broad Street. The subject properties are identified as PIN 858106384625 (PARID 00037112) and PIN 858106384636 (PARID 00032376). Per the Moore County tax records, the property owner is listed as The Beckett Company, LLC. The subject property is zoned CB (Central Business).

Chair Brians confirmed that there were no conflicts of interest among the members of the Commission.

Molly Goodman made a **motion**, which was seconded by Dorothy Shankle, to open the public hearing. **The motion carried unanimously.**

### STAFF PRESENTATION – Suzy Russell:

Ms. Russell entered the application into the record and provided an overview of the requested alterations and stated that no deviations from the design standards had been requested.

APPLICANT PRESENTATION – Stephen Later:

Mr. Later stated that they were able to determine that the infill dates from the early 1970's or early 1980's and are seeking to create a more historically appropriate appearance.

Discussion regarding the improvements ensued.

Mart Gibson made a **motion**, which was seconded by Molly Goodman, to close the public hearing. **The motion carried unanimously.**

HISTORIC DISTRICT COMMISSION ACTION:

Molly Goodman made a **motion**, which was seconded by Mart Gibson, that as a finding of fact the application was complete and that the facts submitted were relevant to the case because the request for a Certificate for Appropriateness - Major Work met the specified submittal requirements as required in the Town of Southern Pines Unified Development Ordinance. **The motion carried unanimously.**

Molly Goodman made a **motion**, which was seconded by Mart Gibson, that as a finding of fact the application complied with Section 2.28.10 Criteria for a Certificate of Appropriateness – Major Work, Criteria C 1-3 in that:

1. The work is considered compatible because the removal of the deteriorating wood and windows will allow the new windows to be in keeping with the original historic placement which contributes to the overall historic district.
2. The 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 because the removal of the modern stained glass windows will allow the storefronts to be consistent with the overall window patterns of the surrounding properties while not disrupting existing significant character defining features of the building.
3. Work is consistent with the adopted design guidelines for the historic district because installing large display windows and transom windows on the storefront is an encouraged practice within the historic district guidelines.

Molly Goodman made a **motion**, which was seconded by Dorothy Shankle, to approve HD-16-21 as amended by the applicant. **The motion carried unanimously.**

UNFINISHED BUSINESS:

No unfinished business was discussed.

NEW BUSINESS:

Ms. Russell stated that Michaela Harr was appointed to serve on the Commission on July 13, 2021 and that there will be one item on the agenda for the September 9, 2021 meeting.

Dorothy Shankle made a **motion**, which was seconded by Molly Goodman, to adjourn the meeting. **The motion carried unanimously.**

The meeting adjourned at 4:50 PM.

Respectfully submitted:

Cindy Williams  
Secretary to the Historic District Commission