

MINUTES

Town of Southern Pines Historic District Commission Regular Meeting October 14, 2021 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, October 14, 2021, at 4:00 PM. in the Boyd Room of the Planning Department office, 180 SW Broad Street, Southern Pines, North Carolina.

Members present: Elizabeth Oettinger, Mart Gibson, Molly Goodman, Robert Anderson and Michaela Harr.

Members Leslie Brians and Dorothy Shankle were absent.

Staff members present: Suzy Russell and Cindy Williams.

Mart Gibson called the meeting to order at 4:00 PM.

Robert Anderson made a **motion**, which was seconded by Michaela Harr, to approve the Minutes of the September 9, 2021 meeting. **The motion carried unanimously.**

PUBLIC HEARINGS:

1. **HD-18-21 Certificate of Appropriateness - Major Work for exterior work on the front façade; 177 NE Broad Street; JoAnne Davis for Emmanuel Episcopal Church**

Ms. Jo Anne Davis, on behalf of Emmanuel Episcopal Church, has submitted an application for a Certificate of Appropriateness – Major Work to repoint existing brickwork, repaint existing painted white brick, paint unpainted brick, replace brick molding and wood trim around the window, awning and door where needed, repaint the existing white trim white, repaint the existing blue awning the same color blue, repaint the existing red door the same color red and repaint the existing sign the existing colors. The subject parcel is identified as PIN 858106382552 (PARID 00033213) and is zoned CB (Central Business). Per the Moore County tax record, the property owner is listed as Emmanuel Episcopal Church Vestry.

Molly Goodman made a **motion**, which was seconded by Michaela Harr, to reopen the public hearing which was continued from September 9, 2021. **The motion carried unanimously.**

STAFF PRESENTATION – Suzy Russell:

Ms. Russell entered staff report HD-18-21 into the record as Exhibit A and an email from Howell's Masonry as Exhibit B and provided an overview of the application.

APPLICANT PRESENTATION – Jo Anne Davis:

Ms. Davis stated that they had originally talked about painting the upper façade of the front of the building so the existing and new brick will match. Howell's has since stated that they do not think that many bricks will need to be replaced so she was willing to forego painting the brick if that is more appropriate.

Molly Goodman asked Ms. Davis if she was amending her application to remove the request to paint the façade.

Ms. Davis responded that she would like to paint the unpainted brick but she was willing to amend her application. She felt that since the adjacent buildings are painted it would look more consistent if this building was painted as well.

Mr. Anderson stated that he was in favor of not painting the unpainted brick and asked Ms. Davis if there was any record of when the brick was painted.

Ms. Davis responded that it may have been as far back as the late 1960's or early 1970's.

Ms. Davis stated that she wanted to amend the application to leave the unpainted portion unpainted.

Molly Goodman made a **motion**, which was seconded by Robert Anderson 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 the Historic District Commission finds that the application as amended to not paint the unpainted brick is complete and the facts submitted are relevant to the case because the request for a Certificate of Appropriateness – Major Work has met the specified submittal requirements of the Town of Southern Pines Unified Development Ordinance and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation. **The motion carried unanimously.**

Molly Goodman 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 Work, Criteria (C) (1) – (3) in that:

- The repointing of the brickwork and replacement of deteriorated bricks will maximize the life of the masonry and will help maintain the integrity of the wall system. The paint colors and placement on the existing painted surface increase its business appeal and helps unify the street character of the district and is important in maintaining visual and structural integrity. Repainting the blue awning and blue trim on the existing sign is appropriate in the Historic District because the deteriorated components are being repainted with the same “in-kind” color as existing and this is consistent with the standards established in the adopted Historic District Design Guidelines (Pages 43-44 HDG).

- The paint color and placement on the existing painted surface is in keeping with the current pattern and placement as well as the district standards with one main color and no more than two accent colors being used on the front façade. The repointing and replacement of the bricks protect the masonry from the elements and maintain the integrity of the building.
- The major work to repoint the existing front façade, replacement of brick molding and trim where necessary and repainting the blue awning and blue trim on the existing sign is consistent with the Historic District Design Guidelines as laid out in the staff report.

Molly Goodman made a **motion**, which was seconded by Michaela Harr, to approve HD-18-21. **The motion carried unanimously.**

2. **HD-19-21 Temporary Certificate of Appropriateness – Major Work; temporary installation of painted ponies sculptural art in downtown Southern Pines along Broad Street; Carolina Horse Park Foundation**

Mr. Bryan Rosenberg, on behalf of the Carolina Horse Park Foundation, has submitted an application requesting a temporary Certificate of Appropriateness - Major Work for the installation of a painted ponies sculptural art display. The 14 painted fiberglass ponies will be mounted on a 4” high deck base and placed throughout the downtown area between Massachusetts Avenue and Connecticut Avenue along Broad Street on both sides of the railroad tracks, at the Belvedere Plaza along West Pennsylvania Avenue and at 140 East New Hampshire Avenue. The display will run from January 29, 2022 through March 29, 2022.

Robert Anderson made a **motion**, which was seconded by Elizabeth Oettinger, to open the public hearing. **The motion carried unanimously.**

STAFF PRESENTATION – Suzy Russell:

Ms. Russell entered staff report HD-19-21 into the record and provided an overview of the application.

APPLICANT PRESENTATION – Audrey Wiggins:

Ms. Wiggins stated that this will be the third year of the painted ponies exhibit and the same method of installation of the ponies will be used. They have added some different stances and additional colts. The goal is to bring exposure to the Carolina Horse Park as well as downtown businesses.

Ms. Oettinger asked if there will be any change to the material used for the plaques so they are more durable.

Ms. Wiggins responded yes and they are hoping to create a design that will be angled and attached to the platform below the ponies.

Mart Gibson asked if the Foundation had received any negative feedback the past two years that has not been addressed.

Ms. Wiggins responded that there has not been any graffiti or major damage to any of the ponies during past exhibits, and no complaints about impeding pedestrian traffic other than in front of Betsy's Crepes so there will not be a pony in that location this year.

Ms. Russell stated that the Town has not received any negative feedback.

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

HISTORIC DISTRICT COMMISSION ACTION:

Elizabeth Oettinger made a **motion**, which was seconded by Molly Goodman, that the Historic District Commission found that the application was complete and the facts submitted were relevant to the case because the request for a Certificate of Appropriateness – Major Work met the specified submittal requirements of the Town of Southern Pines Unified Development Ordinance and the evidence submitted was sworn testimony by qualified experts or provided through substantiated documentation. **The motion carried unanimously.**

Elizabeth Oettinger made a **motion**, which was seconded by Michaela Harr, 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:

- The art display is considered compatible and appropriate as it is temporary in nature, the artwork is preserving our equine heritage, the method of attachment is sound and the scale of the horses proportionately relate to humans.
- The artwork does not damage or remove character defining features of the Historic District. The artwork is a contribution to the district and its equine history.
- The artwork is consistent with the guidelines in that the artwork will be structurally sound as the painted ponies will be constructed of fiberglass. The method of attachment will not damage the infrastructure throughout the Historic District or the special character defining features of the district. Finally, the scale of the artwork proportionately relates to humans and is temporarily publicly accessible in outdoor spaces throughout the Historic District.

Furthermore, the application is consistent with the Historic District Design Guidelines in that:

- The artwork will be placed on a public right of way/sidewalk with town approval.
- The artwork will not be placed within the main path of pedestrian sidewalks.
- The infrastructure will not be damaged by the installation procedures.
- The artwork allows us to maintain a historic connection to our equine heritage, a special character of our district.
- The artwork will be oriented on the site to fit within the established development pattern.

- The artwork will be placed so that it does not destroy, damage or cover over any character defining feature of the historic district.
- The artwork is pedestrian oriented.

The motion carried unanimously.

Elizabeth Oettinger made a **motion**, which was seconded by Michaela Harr, to approve HD-19-21 with the following conditions:

1. The artwork contain no words, letters, symbols, illumination, animation and logos and therefore will not be considered a sign.
2. The applicant shall accommodate movement of artwork should infrastructure situations arise and have flexibility to move the artwork to a reasonably adjacent location.
3. The applicant shall contact the Fire Marshal to acquire permission to locate the artwork along the Broad Street corridor to ensure safe ingress and egress.

The motion carried unanimously.

UNFINISHED BUSINESS:

No unfinished business was discussed.

NEW BUSINESS:

Ms. Russell stated that there are no applications on the November agenda.

Robert Anderson made a **motion**, which was seconded by Molly Goodman, to adjourn the meeting.

The motion carried unanimously.

The meeting adjourned at 4:51 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission