



## **AGENDA**

**Historic District Commission**

**Thursday, March 12, 2026: 4:00 PM**

**Community Development Building, 801 SE Service Road**

**1. CALL TO ORDER**

**2. APPROVAL OF MINUTES**

**a. February 12, 2026 Regular Meeting**

**3. PUBLIC HEARINGS**

**a. HD-32-25 COA - Major Work application to demolish existing structure located at 310 NW Broad Street; Applicant: PTAH LLC**

**4. UNFINISHED BUSINESS**

**5. NEW BUSINESS**

**a. Members Oettinger, Anderson and Shepherd - Potential 2026 CLG Training**

**6. PUBLIC COMMENTS**

**MINUTES**  
**Town of Southern Pines Historic District Commission**  
**Regular Meeting**  
**February 12, 2026 at 4:00 PM**

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, February 12, 2026, at 4:00 PM at the Community Development Building, 801 SW Service Road, Southern Pines, North Carolina.

Members present: Vice Chair Robert Brown, Robert Anderson, Sarah Farrell, Talmadge Shepherd and Karl Ecker.

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

Karl Ecker made a motion to approve the Minutes of the October 2025 2025 regular meeting. The motion carried.

**PUBLIC HEARINGS:**

**HD-02-26 Certificate of Appropriateness - Major Work; 168 NW Broad Street**

**Applicant: Sara Jackson; Authorized Agent: Sanna Nassar of DAHR Interior**

Sara Jackson requests a Certificate of Appropriateness – Major Work to replace the existing main entrance doors and sidelites with wood-appearance doors and sidelites at 168 NW Broad Street, identified as PIN 858100381709 (PARID 00033219) owned by C.F. Smith Broad at New Hampshire, LLC.

Vice Chair Brown opened the public hearing.

Planner Mason Mattox provided a brief overview of the application and renderings of the proposed replacement doors.

Vice Chair Brown closed the public hearing.

Sarah Farrell made a motion, seconded by Karl Ecker, to adopt Attachment One to the staff report as the Findings of Fact. The motion carried by a vote of 5-0.

Sarah Farrell made a motion, seconded by Talmadge Shepherd, to approve HD-02-26 as presented. The motion carried by a vote of 5-0.

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**HD-32-25 Certificate of Appropriateness - Major Work; 310 NW Broad Street and 115 W. Connecticut Avenue; Applicant: PTAH, LLC**

Andy Bleggi of PTAH, LLC, requests a Certificate of Appropriateness – Major Work to demolish two existing structures and construct a single-story, 9,476 sq. ft. commercial building and 8-9 townhomes on 0.63 of an acre on two parcels identified as PIN 858106396273 (PARID 00035341) and PIN 858106395281 (PARID 00031673), both owned by PTAH, LLC.

Town Attorney Mac MacCarley stated that only four members of the Commissioner were expected to be in attendance so he had communicated with the applicant that in that case, all four votes would be required for a decision.

Mr. MacCarley confirmed that member Anderson did not have a conflict of interest or reason for recusal and that the applicant did not want to challenge member Anderson’s participation.

Mr. Bleggi stated that he wanted to postpone the hearing until a quorum could be present.

Attorney MacCarley stated that he had suggested to the applicant that he could have an informal conversation as long as he was willing to waive the right to any challenge based on ex parte or out-of-hearing conversation. Mr. Bleggi acknowledged his agreement.

Vice Chair opened the public hearing.

Karl Ecker made a motion, seconded by Sarah Farrell, to continue the public hearing to the March 12, 2026 regular meeting. The motion carried by a vote of 5-0.

Planner Maxon Mattox stated that the application was technically for two projects - the demolition of the Doug’s Auto building and the construction of a new single-story commercial structure and a new townhome building. He stated that the Commission has the authority to delay demolition for up to 365 days.

Planning Director BJ Grieve stated that demolition of a structure may be delayed for up to 365 days but it may not be denied. However, the new construction can be denied.

An in-depth discussion ensued regarding site and architectural design details and concerns.

**OLD BUSINESS**

No old business was discussed.

**NEW BUSINESS**

No new business was discussed.

The meeting adjourned at 5:45 PM.

Respectfully submitted:

Cindy Williams  
Secretary to the Historic District Commission

An audio recording of the proceedings is available upon request.

DRAFT

# Planning Staff Report

**To:** Historic District Commission

**From:** Mason Mattox, Planner II

**Date:** March 12, 2026

**Re:** File #HD-32-25 – Demolition at 310 NW Broad Street

## I. SUMMARY OF APPLICATION REQUEST:

Andy Bleggi of PTAH, LLC, requests a Certificate of Appropriateness – Major Work to demolish two (2) existing single-story commercial service/garage buildings constructed circa 1975.

### Continuation

This application was originally heard before the Historic District Commission on February 12, 2026. At the request of the applicant, the Commission voted to continue the matter. Following that meeting, the applicant elected to revise the submission and divide the proposal into separate applications, with the first application addressing demolition.

## II. SITE INFORMATION:

### A. Property Address

310 NW Broad Street, Southern Pines, NC (Parcel ID 00035341) and 115 W. Connecticut Ave. (Parcel ID 00031673)

### B. Applicant

Andy Bleggi, PTAH, LLC

### C. Property Owners

PTAH, LLC

### D. Historic Background

The subject properties are not located within the Southern Pines National Register Historic District, but are within the locally designated Historic District and are therefore subject to Historic District Commission review.

The site contains two existing single-story commercial/service garage buildings constructed circa 1975 which do not contribute to the National Register Historic District.

Figure 1: Historic District Map (Subject Property is Circled in Blue)



**Figure 2: Existing Conditions viewed from NW Broad Street**  
Photo submitted by Planning staff; January 2026.



**Figure 3: Existing Conditions viewed from W Connecticut Avenue**  
Photo submitted by Planning staff; January 2026.



### III. STAFF REVIEW:

#### I. Application Processing and Public Notice

1. Application submitted: December 19, 2025
2. Application Deemed Complete: December 31, 2025
3. Notice of February 12, 2026 HDC Evidentiary Public Hearing:
  - Posted On-site: January 23, 2026
  - Mailed: January 23, 2026
  - Internet: January 22, 2026
4. Notice of March 12, 2026 HDC Evidentiary Public Hearing:
  - Continued by Action of the Board on February 12, 2026.

#### 2. Application Materials

A complete application has been submitted including:

- Application form and demolition narrative
- Photographs of existing conditions
- Supporting documentation

#### 3. Criteria for Review – UDO 2.28 Certificate of Appropriateness – Major Work

Each criterion is listed below in **bold**, followed by *italicized staff comments*.

- 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.

*The proposal now involves only the demolition of two non-contributing buildings visible from NW Broad Street and W. Connecticut Avenue. Staff evaluated the proposal in relation to surrounding contributing resources, established streetscape patterns, and the Historic District Design Guidelines.*

- 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.

*(Design Guidelines, p. 52)*

*This criterion applies to new construction. Because no new construction is now proposed, staff find the criterion to be inapplicable.*

- 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.

*(Design Guidelines, pp. 52–53)*

*This criterion applies to placement of new construction. No new building or relocation is proposed as part of this revised application, therefore staff find this criterion to be inapplicable.*

3) Exterior construction materials, including texture and pattern.

*(Design Guidelines, p. 54)*

*This criterion evaluates materials of proposed construction or alterations. Based on applicant revisions to the original application, no new materials are proposed, therefore, staff find this criterion inapplicable.*

4) Architectural detailing, such as lintels, cornices, brick bond and foundation materials.

*(Design Guidelines, p. 55)*

*This criterion applies to detailing associated with new construction or alterations. No such work is proposed; therefore, staff find this criterion inapplicable.*

5) Roof shapes, forms and materials.

*(Design Guidelines, p. 56)*

*This criterion evaluates proposed roof design or alterations. No roof changes are proposed; therefore, staff find this criterion inapplicable.*

6) Proportion, shape, positioning and location, pattern and size of any elements of fenestration.

*(Design Guidelines, p. 55)*

*This criterion addresses window and door design in proposed construction. No fenestration is proposed; therefore, staff find this criterion inapplicable.*

7) General form and proportions of buildings and structures.

*(Design Guidelines, p. 52)*

*This criterion evaluates the massing of proposed buildings. No new building is proposed; therefore, staff find this criterion inapplicable.*

8) Appurtenant fixtures and other features such as lighting.

*(Design Guidelines, p. 57)*

*This criterion applies to exterior fixtures associated with new work. None are proposed; therefore, staff find this criterion inapplicable.*

9) Structural conditions and soundness.

*The buildings are circa-1975 commercial service structures that are not designated landmarks and are not identified as contributing resources within the Historic District.*

## 10) Architectural scale.

*(Design Guidelines, p. 51)*

*This criterion concerns how new construction relates to historic buildings. No new construction is proposed; therefore, staff find this criterion inapplicable.*

## 11) Secretary of the Interior Guidelines.

The Standards (Department of the 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.

*Staff finds that the subject buildings are not designated historic landmarks and are not identified as contributing structures within the National Register Historic District. Based on available documentation, staff does not find that demolition would remove recognized character-defining features of a designated historic resource.*

**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.

*Staff finds that the proposed demolition involves two non-contributing buildings and does not remove designated historic resources. Staff therefore find that the request for demolition to be consistent with applicable demolition provisions of the Historic District Design Guidelines and Town's Unified Development Ordinance.*

**4. Factors for Consideration Regarding Demolitions in the District**

Both the UDO and the Design Guidelines address requests for demolition of structures within the locally-designated historic district. Section 2.28.5 of the UDO, closely following NC General Statutes, states: "An application for a Certificate of Appropriateness authorizing the relocation, demolition, or destruction of a building or structure within the Historic District may not be denied. However, the effective date of such a certificate may be delayed for a period of up to three hundred sixty-five (365) days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period, the Commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building. If the Commission finds that the building has no particular Significance or value toward maintaining the character of the Historic District, it shall waive all or part of such period and authorize earlier demolition or removal. In every case, the record of the Commission's action shall include the reasons for its action."

The Historic District Design Guidelines address requests for demolition as follows (p. 26):

"The Historic District Commission must approve a request for demolition or relocation of a historic building or structure. In considering a request for demolition or relocation of a building or structure, the Commission may not deny a Certificate of Appropriateness, but it can delay the

issuance of a certificate for up to 365 days in order to negotiate with the property owner and any other parties to find a means of preserving the building on site. However, the Commission can authorize, and not delay, demolition or relocation if:

1. The owner will suffer extreme hardship or be deprived permanently of all beneficial use of the property by virtue of the delay; or
2. The Commission finds that the building or structure has no special significance or value to maintaining the character of the district.”

The Town of Southern Pines’ Historic District Design Guidelines offers the following information to assist the commission in their decision-making with regard to the demolition of structures in the district:

“In evaluating an application for the relocation or demolition of a historic building or structure, the Historic District Commission considers the following information:

- Historic significance of the individual building or the accessory structure;
- Contribution of the individual building to the overall historic district;
- Effect of relocation or demolition of the building on the historic district;
- Structural condition of the historic building.

#### Applicant and Commission Questions for Relocation and Demolition

- Does the building represent an important architectural style?
- Is the building of special historic or cultural significance?
- Does the building exhibit important character-defining features that are unique or not found elsewhere in the district?
- Will loss or moving of the building adversely affect the historic district or the streetscape?
- Is there a new development or use that will benefit the overall district while meeting the adopted design standards for development in the historic district?
- Have all efforts been exhausted to consider alternatives to relocation or demolition?

#### Relocation and Demolition – Recommended Practices

- ✓ Make every effort to preserve a building rather than relocate or demolish it;
- ✓ Evaluate multiple rehabilitation and use alternatives;
- ✓ Seek assistance from the Historic District Commission or other preservation interests to determine opportunities for alternative uses, funding, etc.
- ✓ Consider sale of the property to other interested investors;
- ✓ Document the building in photographs and plans for archival purposes;
- ✓ Salvage important architectural features or historic materials;
- ✓ Stabilize and restore the site of the building so that it does not detract from the historic district;
- ✓ Use a licensed building professional when moving a historic building;

✓ Identify a relocation site that is similar in physical characteristics and context to the original site and retain the original orientation of the building in the new location.

#### Relocation and Demolition – Discouraged Practices

- x Demolishing a historic building without considering options for preservation or sale;
- x Moving a stable historic building to another location;
- x Demolishing or moving a historic building without documenting the property.”

The North Carolina State Historic Preservation Office (SHPO) provides resources to local historic district commissions, including a Handbook for Historic Preservation Commissions in North Carolina, jointly published by the SHPO and Preservation North Carolina. See: Handbook for Historic Preservation Commissions in North Carolina; Preservation North Carolina and State Historic Preservation Office, North Carolina Department of Cultural Resources, Division of Archives and History; 1994.

Guidance language in this publication with regard to the demolition of structures within a local district includes:

“Demolition Guidelines – The goal of demolition guidelines is to find a means to prevent the destruction of significant properties. These are key issues in evaluating proposals for demolition:

1. The effect of relocation on the property’s integrity and special significance.
2. The effect of a property’s removal from a historic district on the district’s special character.
3. The effect of a property’s relocation into a historic district on the district’s special character.

The SHPO Handbook further advises that determinations regarding a property’s contribution to the special character of a district may be guided by the following elements, as well as any adopted guidelines:

1. Properties with individual significance, such as those that would qualify as landmarks in their own right.
2. Properties with no individual significance, but which nonetheless contribute significantly to the district’s special character.
3. Properties that contribute little to the district’s special character.
4. Properties that detract from the district’s special character.

And lastly, the Handbook provides the following advice on decisions regarding demolitions:

1. “If the commission chooses to delay demolition, it is required by law to actively seek a means of preserving the property. A demolition delay that accomplishes nothing will alienate local property owners, who will view the delay as pointless. On the other hand, working out a preservation solution for the endangered property will reap public relations benefits for the commission.”
2. “Delay of demolition or relocation is at the commission’s discretion. However, state law specifies two circumstances in which the commission must waive or reduce the delay period:

- a. The commission finds that the property owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from the property because of the delay.
- b. The commission finds that a building or site within a historic district has no special significance or value toward maintaining the character of the district.

The standard of “extreme hardship” applies only to the effect of a delay of demolition or relocation. The standard of “extreme hardship” should be interpreted according to the normal meaning of these words. It is not the same as the “practical difficulties or unnecessary hardship” standard used by boards of adjustment in applying zoning ordinances.”

## **5. Additional Staff Comments**

- 1) Staff note that NCGS 160D-947(d) allows local preservation commissions to formally request non-binding technical guidance from the State Historic Preservation Office (HPO) on Certificate of Appropriateness (COA) applications by tabling the case, voting to invoke the statute, and submitting a written request through staff to the HPO’s Local Government Coordinator, who then has thirty days to respond in writing.
- 2) Staff note that once a Certificate of Appropriateness is approved, all demolition remains subject to applicable codes, ordinances, and permitting requirements. Any modifications are subject to Minor or Major classification and appropriate review; and that any conflicts impacting public safety shall be resolved in favor of the more stringent standard. See the Draft Certificate of Appropriateness – Major Work for more details.

## **IV. AGENCY COMMENTS**

A request for comments was emailed to agencies on January 23, 2026. Agencies notified include Town of Southern Pines Streets, Utilities, Fire, Recreation and Parks, and Engineering departments, the Regional Land Use Advisory Commission (RLUAC), U.S. Fish and Wildlife Service, Moore County Airport (when applicable), the Moore County Economic Development Partnership, and the North Carolina Department of Transportation. “No comment” was formally received from the Moore County Economic Development Partnership and RLUAC. The NCDOT responded that they will become involved if there will be new utility connections within their ROW, or if lane configurations are needed on NW Broad Street to accommodate the proposed parking spaces.

## **V. STAFF RECOMMENDATION**

Pursuant to North Carolina General Statute 160D-949, and Section 2.28.5 of the Town’s Unified Development Ordinance, the Historic District Commission may either approve the Certificate of Appropriateness for demolition or impose a delay for a period of up to 365 days. Based on the evidence presented, Planning Staff do not recommend the imposition of a demolition delay. Therefore, Staff recommend approval of Certificate of Appropriateness – Major Work HD-32-25 for the demolition of two existing buildings.

## **VI. ATTACHMENTS**

1. Draft Findings of Fact
2. Application

- 3. Demolition Narrative
- 4. Existing Conditions\*

\*Staff note: The applicant’s original submittal materials for the “Doug’s Auto Site” included information related to both existing conditions and a proposed redevelopment of the site. The applicant has subsequently modified their application and the current application before the Historic District Commission is limited to demolition only. Any materials depicting or describing proposed new construction are included for context but are not part of the application under consideration and should not be considered by the Commission in its decision.

*Additional documents related to this application including, but not limited to: property deeds, email correspondence, meeting minutes, and adjacent property notification records are on file in the Town of Southern Pines Planning Office and available for public inspections during normal business hours.*

**VII. HISTORIC DISTRICT COMMISSION ACTION**

Section 2.28.4(A) of the Unified Development Ordinance (UDO) states that the Historic District Commission shall approve, approve with conditions, or deny an application for a Certificate of Appropriateness – Major Work based on the criteria established in UDO Section 2.28.20. However, when the application involves the demolition of a structure within the District, the Commission’s authority is limited by both UDO Section 2.28.5 and North Carolina General Statutes. In such cases, the Commission may either approve the demolition or impose a demolition delay for a period up to 365 days.

To either approve or delay a *Certificate of Appropriateness – Major Work* 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 the facts submitted are relevant to the case. The Historic District Commission shall then vote on whether the application complies with the Criteria for a Certificate of Appropriateness, including the Principles and Guidelines of the Historic District. Staff has prepared Draft Findings of Fact for the Commission’s consideration which can be found below. The Commission may discuss, amend and/or adopt these Findings of Fact.

Staff have drafted the following motions for the convenience of the Board:

**I move to:**

- 1) **Adopt Attachment One of the Staff Report, as drafted, as Findings of Fact.**

-OR-

- 2) Adopt Attachment One of the staff report as Findings of Fact, with the following changes:

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**Therefore, I move to:**

1) **Approve Certificate of Appropriateness – Major Work HD-32-25 as revised by request of the applicant to include only the demolition of two (2) existing single-story commercial service/garage buildings.**

- OR -

2) Approve HD-32-25 with the following conditions of approval:

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I, the undersigned, acknowledge that I have reviewed, understand, and agree to comply with all conditions of approval associated with HD-32-25.

Name(print): \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

-OR-

3) Continue HD-32-25 to the next public meeting, to allow submission of additional materials:

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-OR-

4) Delay HD-32-25, for a period of \_\_\_\_\_ days.

## **“ATTACHMENT ONE”**

### **FINDINGS OF FACT Case Number: HD-32-25**

1. The Historic District Commission finds that the application is complete and that the facts submitted are relevant to the case because the request for a Certificate of Appropriateness (COA) Major Work approval has met the specified submittal requirements as outlined in the Town of Southern Pines Unified Development Ordinance (UDO) Appendices. The applicants have submitted adequate evidence addressing the criteria for a COA Major Work, including images, and relevant documentation. The evidence provided includes sworn testimony by qualified experts and substantiated materials.
2. The Historic District Commission finds that the application complies with UDO §2.28.5(A) and UDO §2.28.10(A)-(C), the Town of Southern Pines Historic District Design Guidelines, and the Secretary of the Interior’s Standards for Rehabilitation, for the following reasons:
  - A. The Commission finds that demolition of the two existing single-story commercial/service garage buildings will not adversely affect the historic character of the district. Based on the evidence presented, the buildings were constructed circa 1975, are non-contributing to the National Register Historic District, and do not possess architectural or historical significance under local historic district criteria. (Design Guidelines, p. 95)
3. Therefore, based on the findings above, the Historic District Commission concludes that the proposed work meets the applicable standards for a Certificate of Appropriateness – Major Work. The Certificate of Appropriateness, as drafted, is incorporated herein and approved subject to the conditions and limitations stated therein.

**DRAFT CERTIFICATE OF APPROPRIATENESS – MAJOR WORK**  
**Case Number: HD-32-25**

Addresses of proposed work: 310 NW Broad Street and 115 W. Connecticut Avenue,  
Southern Pines, NC 28387 (Parcel IDs 00031673 and 00035341)

The Town of Southern Pines Historic District Commission has reviewed the application submitted and approved a request for a ***Certificate of Appropriateness – Major Work***, for PTAH, LLC, for the following scope of work:

- I. Demolition of two (2) existing single-story commercial/service garage buildings constructed circa 1975. All required demolition permits shall be obtained prior to commencement of work. This Certificate of Appropriateness shall be valid in accordance with the development approval timeframes set forth in UDO §2.8.1.

All work shall be completed in accordance with the approved application and supporting materials, together with any supplemental materials presented at the evidentiary hearing, all of which are incorporated herein by reference.

Please reference project file for project specifics and associated documentation.

**This certificate is valid pursuant to the development approval timeframes described in UDO §2.8.1 (24 months from the date of approval). Please notify the Town of Southern Pines Planning Office when the work is complete OR IF THE SCOPE OF WORK CHANGES IN ANY MANNER FROM WHAT IS STATED IN THIS CERTIFICATE. If you are unable to complete the above-approved project within the development approval timelines, please contact the Town of Southern Pines Planning Office at (910) 692-4003 regarding extension of the development approval timeline pursuant to UDO §2.8.2.**



Certificate of Appropriateness – Major Work

Date Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_ Case No.: HD-\_\_\_\_-\_\_\_\_

Project Information:

*# 115 W Connecticut Av.*

Street Address: 310 NW Broad St., Southern Pines, NC

PIN: 858106396273 / 858106395281 Parcel ID: 00035341 # 00031673

Site Size: .66acres (28,916 sq ft) Zoning: CB within the HD

Applicant:

Name(s): PTAH LLC

Email: andybleggi@gmail.com Phone: (910) 639-1985

Mailing Address: 109 Arnette St., Aberdeen, NC 28315

Authorized Agent, if different from Applicant:

Name(s): Andy Bleggi

Email: andybleggi@gmail.com Phone: (910) 639-1985

Mailing Address: 109 Arnette St., Aberdeen, NC 28315

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

Name(s): Andy Bleggi

Email: andybleggi@gmail.com Phone: (910) 639-1985

Mailing Address: 109 Arnette St., Aberdeen, NC 28315

**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:

See Attached

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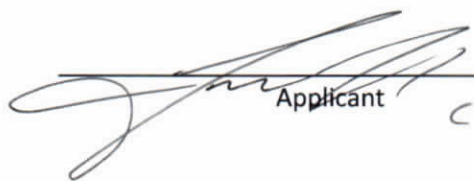
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Date: 12.18.2025

  
Applicant

**Note: The attached Appointment of Agent form must be submitted if the Applicant is not the property owner.**

PLANNING DEPARTMENT  
TOWN OF SOUTHERN PINES  
801 SE Service Road, Southern Pines, NC 28387  
[plan@southernpines.net](mailto:plan@southernpines.net) (910) 692-4003 [www.southernpines.net](http://www.southernpines.net)


APPOINTMENT OF AGENT

The undersigned owner(s), PTAH, LLC, hereby appoint(s) Andy Blecci 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 Dec., 2025.

  
Signature of Property Owner  
PTAH, LLC, Andy Blecci  
Please Print Name

March 4, 2026

To: Historic – Town of Southern Pines

From: PTAH, LLC

RE: Certificate of Appropriateness- DEMO PERMIT ONLY - 310 NW Broad Street & 115 W Connecticut Av. Parcel ID #s 00031673, 00035341 (“The Property”)

PER YOUR REQUEST, WE FORWARDING AN UPDATED VERSION OF OUR APPLICATION FOR ONLY THE DEMOLITION OF THE BUILDINGS THEMSELVES WITH OUT THE NEW CONSTRUCTION COMPONENTS AS THOSE WILL BE HANDLED IN A FURTURE REQUEST. PLEASE NOTE BELOW ALL FURTURE NEW CONSTRUCTION REQUESTS HAVE BEEN REMOVED.

WE ARE REQUESTING A DEMO PERMIT AS THE EXISTING BUILDINGS DO NOT CONTRIBUTE TO THE SIGNIFICANCE OF THE OF THE DISTRICT. (SEE HISTORIC DISTRICT EVALUATION PREVIOUSLY SUMMITTED.)

Background:

The Property although it is in the historic district (HD) of Southern Pines neither one of the buildings on the site are of historical significance (See Historic District Evaluation Attached) and do not contribute to the significance of the district.

Items for Clarification:

1) The property is Zoned CB within the HD. Plus it is one street off from being in the area where “No off-street parking shall be required in the area bounded by Connecticut Ave, Massachusetts Ave, Bennett St, and Ashe Street.” (UDO 4.5.3) The property sets on the corner of Connecticut and Broad Street know as “Doug’s Auto”. As a point of interest “Doug’s Auto” is in the process of building a new larger facility off Hwy 5 in Aberdeen which they hope will be ready in the early summer of 2026, we are coordinating our DEMO so that is starts as soon as they are move out.

We have also noted the following items of interest related to this property in the UDO:

- 1) IT HAS BEEN DETERMINED THAT THERE ARE NO FUEL TANKS IN THE GROUND ON THIS SITE. HOWEVER, IF ANY TANKS ARE FOUND THEY WILL BE REMOVED IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS AND GUIDELINES BY OUR CONTRACTOR.
- 2) SIDE WILL BE SECURED DURING THE DEMO PROCESS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL GUIDLINE TO MAINTAIN IT IN A SAFTY.
- 3) ALL WORK WILL BE DONE IN ACCORDANCE WITH TOWN GUIDELINES.



STREET SCENE  
CURRENT



STREET SCENE  
CURRENT -  
FROM NW BROAD



STREET SCENE  
CURRENT NW  
BROAD







DISTRICT

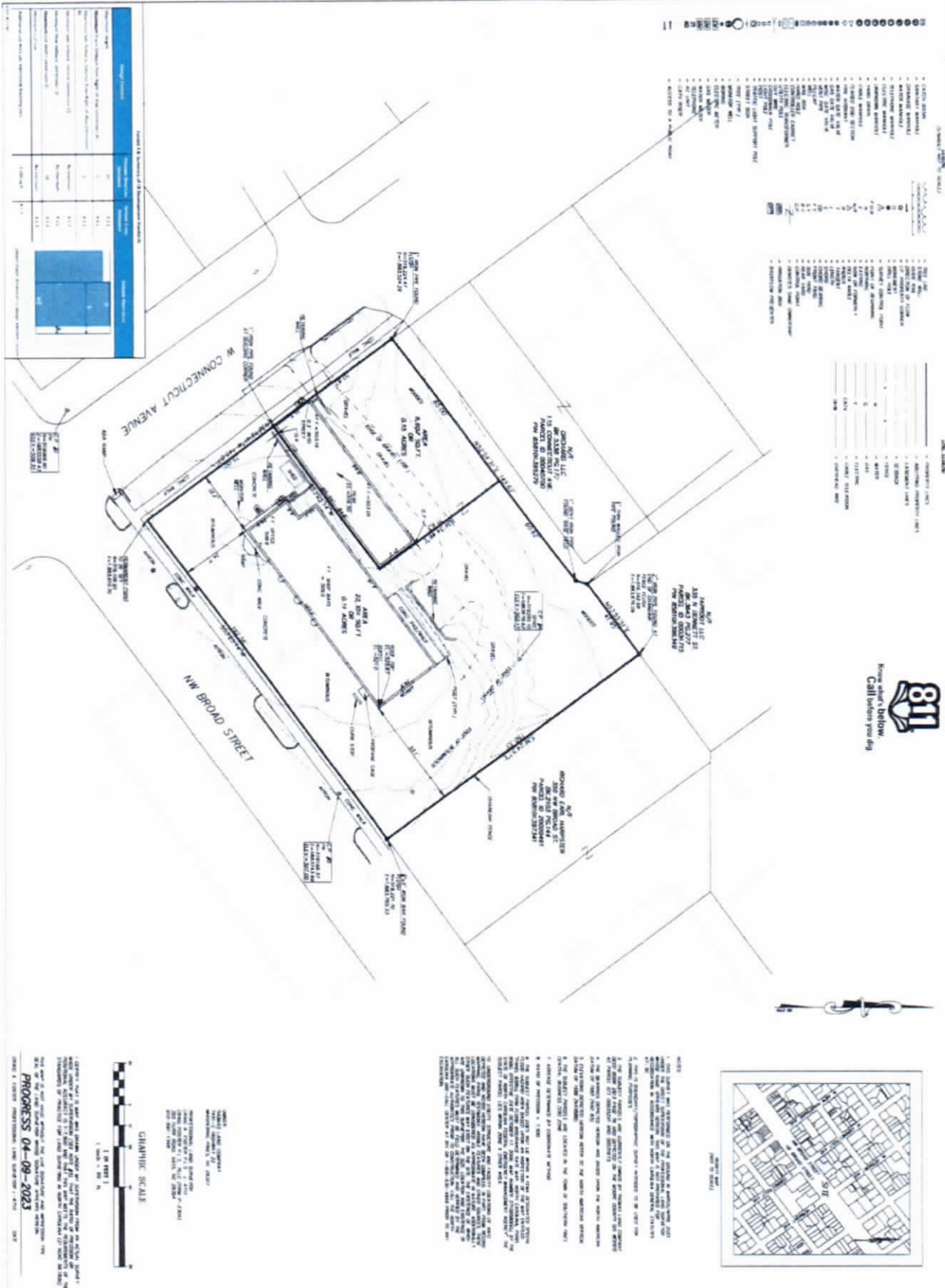


TABLE 1: Summary of Building Footprints

Footprint	Area (sq. ft.)	Volume (cu. ft.)
1	1,111	1,111
2	1,111	1,111
3	1,111	1,111
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100	1,111	1,111

GRAPHIC SCALE  
1" = 10' 0"

PROGRESS 04-09-2023

Boundary / Topographic Survey  
Property of  
Thames Land Company  
175 W Connecticut Ave  
100 NW Broad Street  
McNeill Township  
Mason County  
Southern Pine  
North Carolina

REVISIONS

NO.	DATE	DESCRIPTION
1	04/09/23	ISSUED FOR PERMIT
2	04/09/23	ISSUED FOR PERMIT
3	04/09/23	ISSUED FOR PERMIT
4	04/09/23	ISSUED FOR PERMIT
5	04/09/23	ISSUED FOR PERMIT
6	04/09/23	ISSUED FOR PERMIT
7	04/09/23	ISSUED FOR PERMIT
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99	04/09/23	ISSUED FOR PERMIT
100	04/09/23	ISSUED FOR PERMIT

CRAIG FOSTER PLS PLLC  
735 PARK ROAD  
ANN ARBOR, MI 48106  
PHONE 734.761.1411  
FAX 734.761.1411

PROGRESS 04-09-2023  
SHEET 1 OF 1

Boundary / Topographic Survey  
Property of  
Thames Land Company  
175 W Connecticut Ave  
100 NW Broad Street  
McNeill Township  
Mason County  
Southern Pine  
North Carolina

1" = 10' 0"

PROGRESS 04-09-2023  
SHEET 1 OF 1

1" = 10' 0"

Historic District Evaluation for Parcel ID #s 00031673, 00035341

The Subject Property is located at 310 NW Broad Street and 115 W Connecticut Avenue in Southern Pines, Moore County, North Carolina. The Subject Property consists of a 0.63-acre assemblage of two tracts of land improved with two single-story commercial/retail/service garage buildings dating to 1975.



The buildings are adjacent to but definitively outside the boundaries of the Southern Pines Historic District ([REF#: 91001875](#)), which was listed in the National Register of Historic Places (NRHP) on December 27, 1991, under the following periods of significance: 1875-1899, 1900-1924, and 1925-1949.

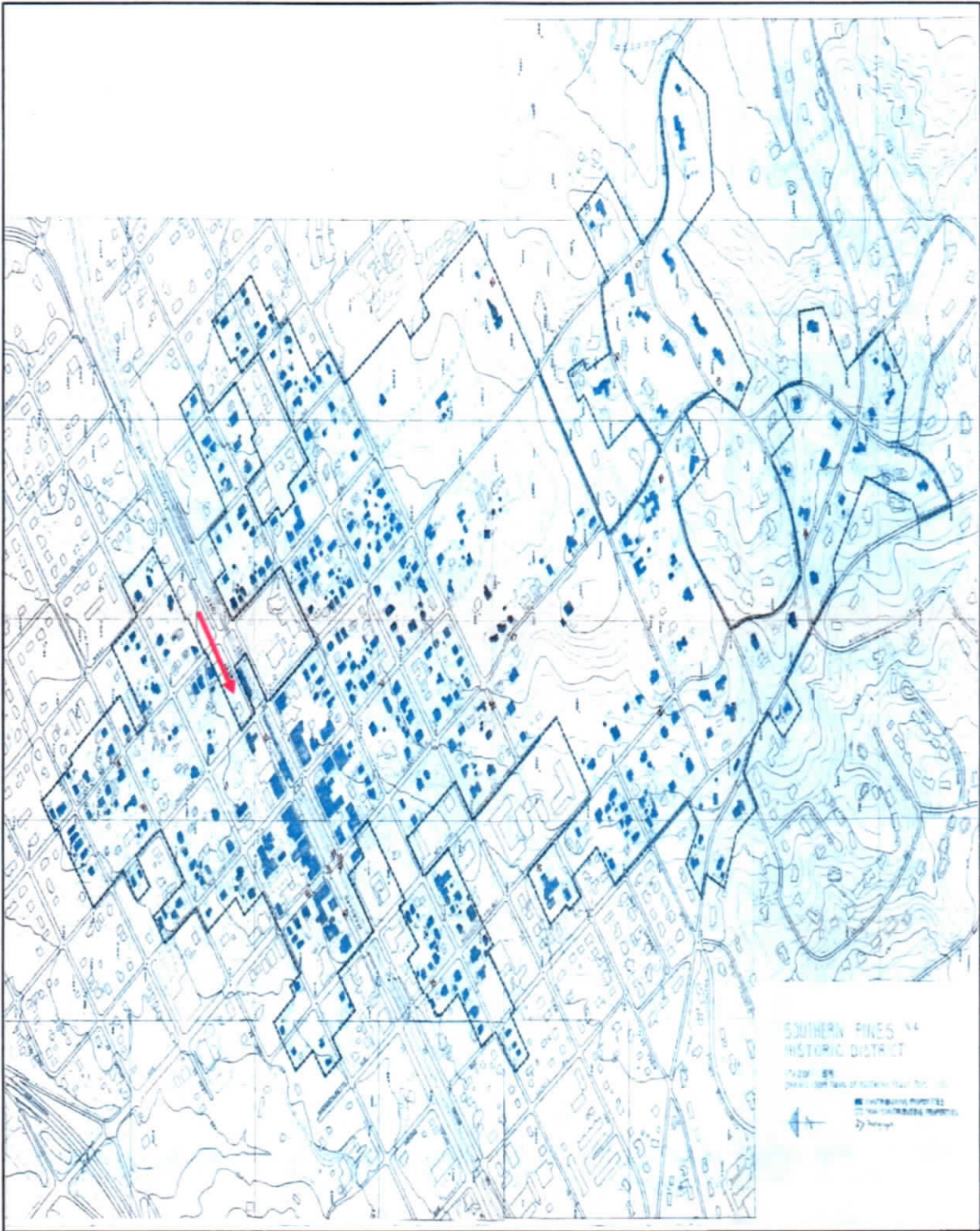
After this listing, in 1994, the Town of Southern Pines (Town) adopted an ordinance that established its Historic Preservation Commission. A year later, in 1995, at the Commission's recommendation, the Town established a local historic district. The Town historic district is substantially smaller than the NRHP historic district, but the Town boundary lines extend beyond the NRHP boundary lines in some places.

A Survey Update Report was prepared in 2010 to reexamine the boundary of the NRHP Southern Pines Historic District. It did not recommend expansion of the NRHP boundary to match the Town boundary.

In the [2010 Survey Update Report](#) (pg. 6), the Town district is referred to as "smaller than and completely within the boundaries of the larger National Register district." The [2019 Southern Pines Design Guidelines](#) (pg. 10) state that the Town district "lies within the boundaries of the larger National Register Historic District." Both statements are incorrect as the maps indicate that the Town boundary extends beyond the NRHP boundary in the Subject Property's location. There is no justification given for this discrepancy, nor is there any stated reason why the Town's boundary extends beyond the NRHP boundary, which has been examined twice-over in both 1991 and 2010. Both times the assessment has determined the area of the Subject Property to be not eligible for inclusion in the NRHP historic district.

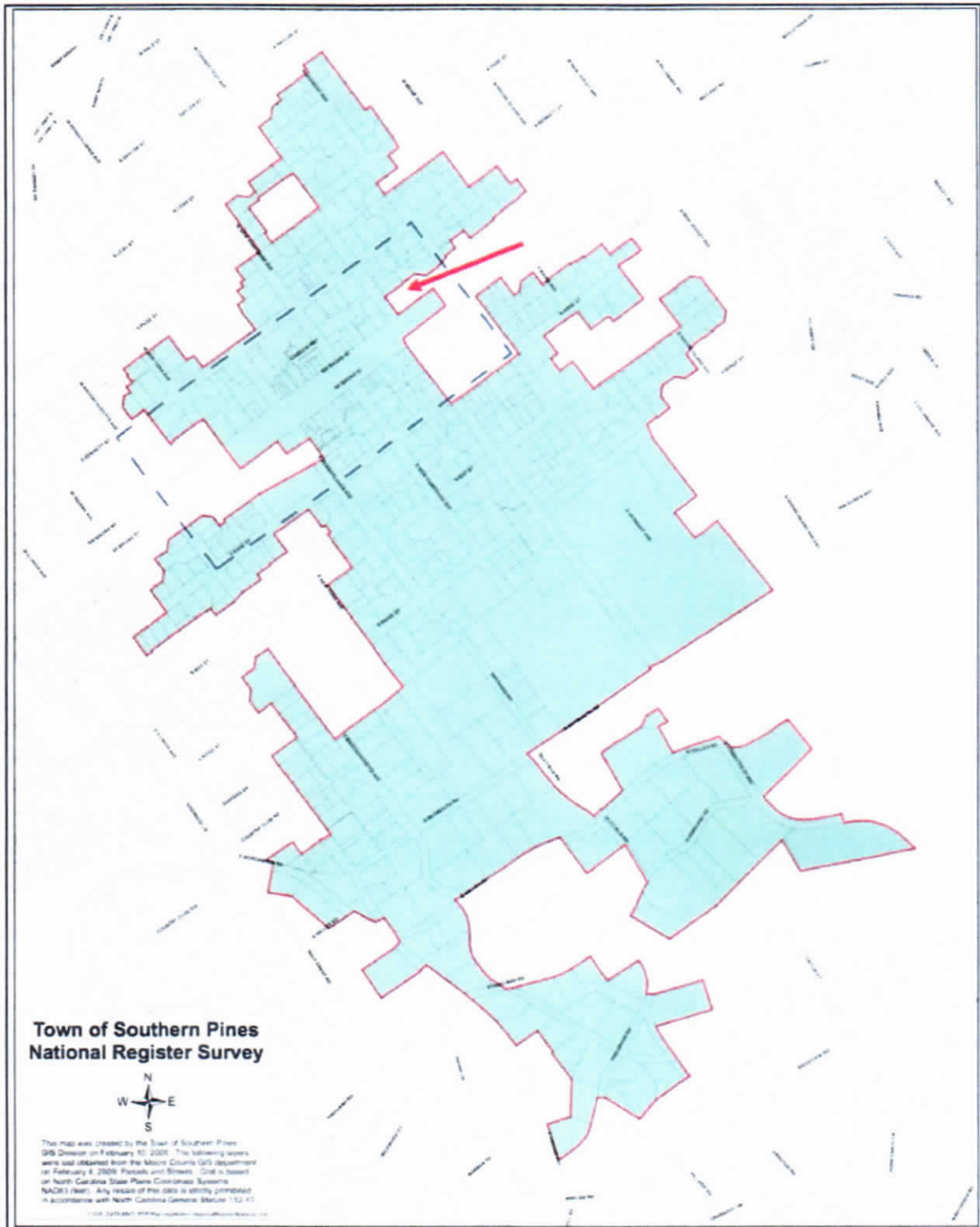
Buildings typically must be at least 50 years old and retain integrity to be considered for eligibility to the NRHP; consequently, even if the Subject Property buildings were within the NRHP historic district, they would not contribute to the significance of the district as they are not yet 50 years old, nor do they date to the cited periods of significance.

This evaluation finds that the Subject Property is conclusively not within the NRHP historic district and is erroneously included within the Town historic district.

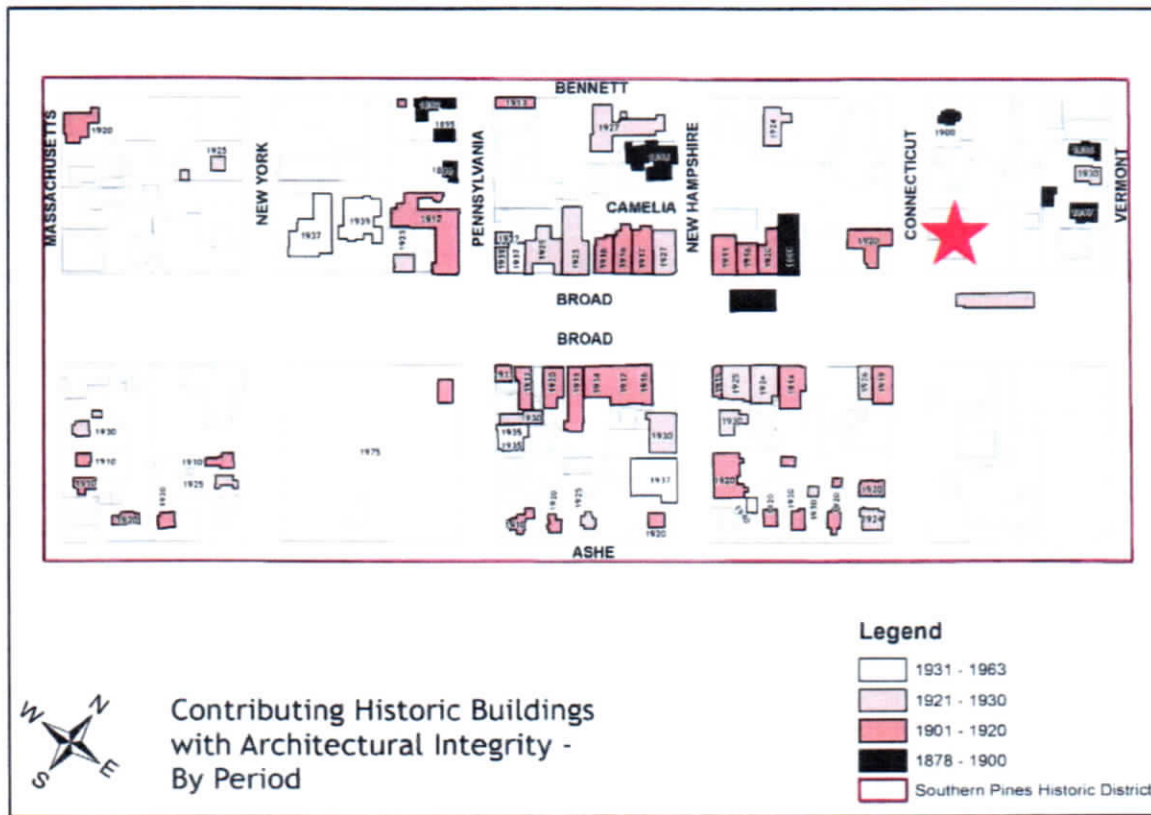
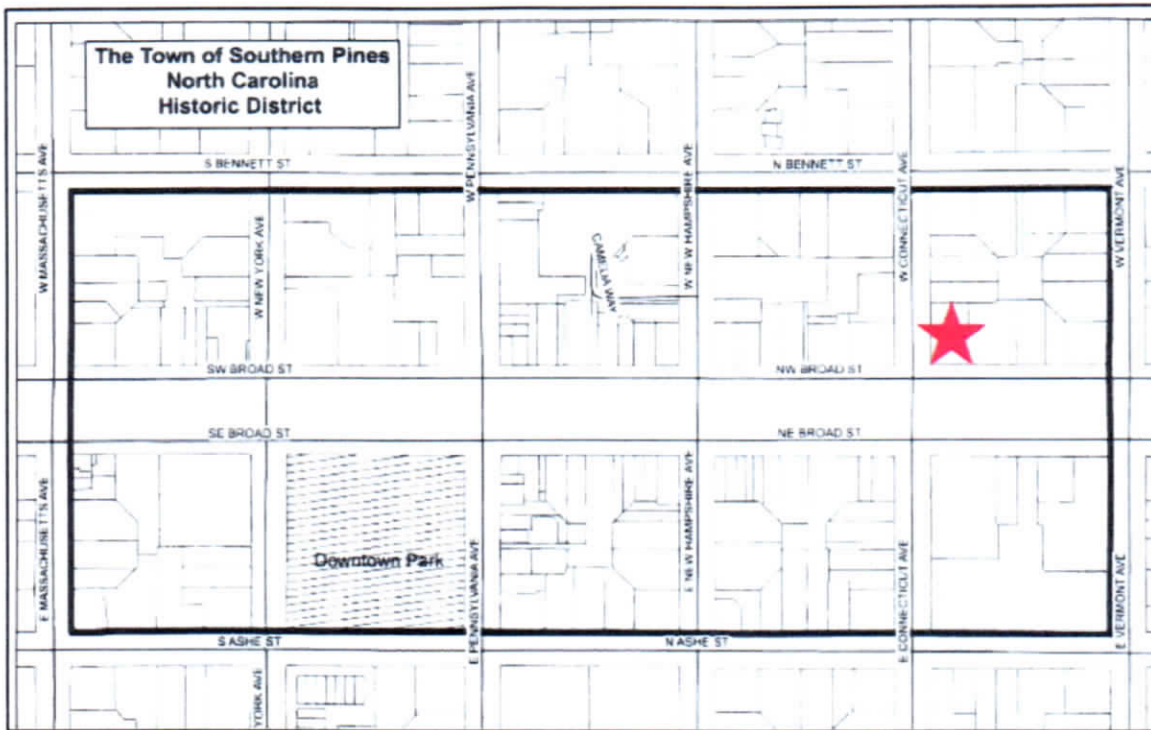


NRHP Historic District – Red Arrow shows Subject Property





Town Historic District (Dotted Blue Line) overlaid with NRHP Historic District (Solid Red Line)  
Red Arrow shows Subject Property



Town Historic District – Red Star shows Subject Property

## DESCRIPTION AND ANALYSIS OF THE IMPROVEMENTS

*Building Improvements* – The building improvements consist of two single-story commercial/retail buildings constructed in 1975 totaling 5,465 square feet with associated site improvements. The “Upper” building is improved and currently used as an auto service garage by the current owners d/b/a Doug’s Auto Center. The building is 3,680 square feet with 350 square feet of reception and office area and the remainder of the building used as the garage service center. The office and reception area have wall mounted heat and air units and the garage has heat only.

The “Lower” building sits behind service garage and can be accessed by a gravel driveway and parking lot off of West Connecticut Avenue. The Lower building is 1,785 square feet and is a storage garage with four (4) 7’x8’ residential style garage doors and one (1) 7’x16’ residential style garage door.

The net/gross area(s) are derived from spot measurements made by the appraisers and are supported by the Moore County public records. Detailed blueprints/drawings were requested but not provided. A summarized outline of the building features, specifications and materials used in subject’s construction is shown below.

GENERAL IMPROVEMENTS DETAILS	
<b>Year Built</b>	1975
<b>Gross Building Size</b>	5,465 Square feet
<b>Net Leasable Area</b>	5,465 Square feet
<b>Number of Buildings</b>	Two
<b>Number of Stories</b>	One
<b>Finished Area w/ HVAC</b>	350 Square feet
<b>Percentage Finished Space</b>	6.4%
<b>Type of Construction</b>	Class C
<b>Interior Height</b>	10’
<b>Exterior Walls</b>	Brick and masonry
<b>Floors</b>	Ceramic tile and concrete
<b>Roof</b>	Flat rubber membrane and pitched metal
<b>Ceilings</b>	Painted drywall
<b>Interior Walls</b>	Painted brick and masonry
<b>HVAC</b>	Wall-mounted HVAC systems; assumed to be in good working condition
<b>Fire protection</b>	Property does not have sprinklers; smoke detectors, signage, alarms, extinguishers, etc., are all presumed to be in proper placement, adequate and according to code
<b>Parking</b>	Surface
<b>Overall Property Condition</b>	Average

*Economic Age and Life* – The estimate of the subject improvement’s effective age and remaining economic life is depicted in the chart below. There is no deferred maintenance that would impact value or marketability.

<b>ECONOMIC AGE AND LIFE</b>	
<b>Actual Age</b>	48 Years
<b>Effective Age</b>	48 Years
<b>MVS Expected Life</b>	60 Years
<b>Remaining Economic Life</b>	12 Years
<b>Accrued Physical Incurable Depreciation</b>	80.0%

The remaining economic life is based upon observations made during the property inspection and a comparative analysis of typical life expectancies as published by Marshall and Swift in the Marshall Valuation Service cost guide.

*Site Improvements* – The subject site, where not covered with building improvements, is primarily completed with asphalt driveways, parking areas, and landscaping.

*Conclusion of Improvements:* The building and site improvements are well-suited for the existing use. The functional utility of the improvements is good. After visually inspecting the property and performing a highest and best use study, there are no functional problems or negative externalities noted affecting the subject property.

SUBJECT PROPERTY PHOTOGRAPHS



View of subject exterior front building.



View of subject exterior front building.



Street view of front building towards retail shops.



View of side of subject exterior front building.



View of side and back of subject exterior of front building.



View of back lot and side of back building.



View between front and back building.



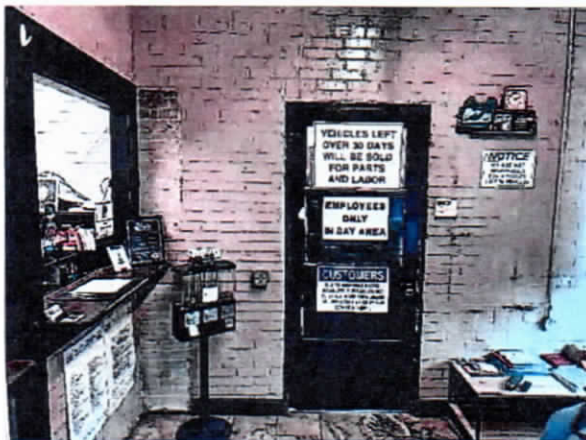
View of back of front building and side of back building.



View of back building.



View of side of back building.



Interior reception area.



Reception area bathroom.



Garage area.



Garage area.



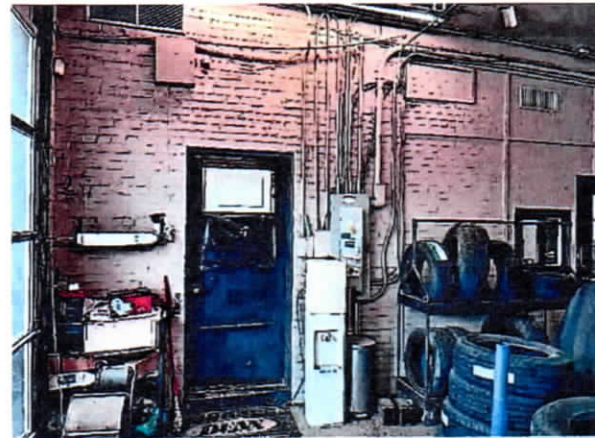
Garage storage.



Garage storage.



Garage wash area.

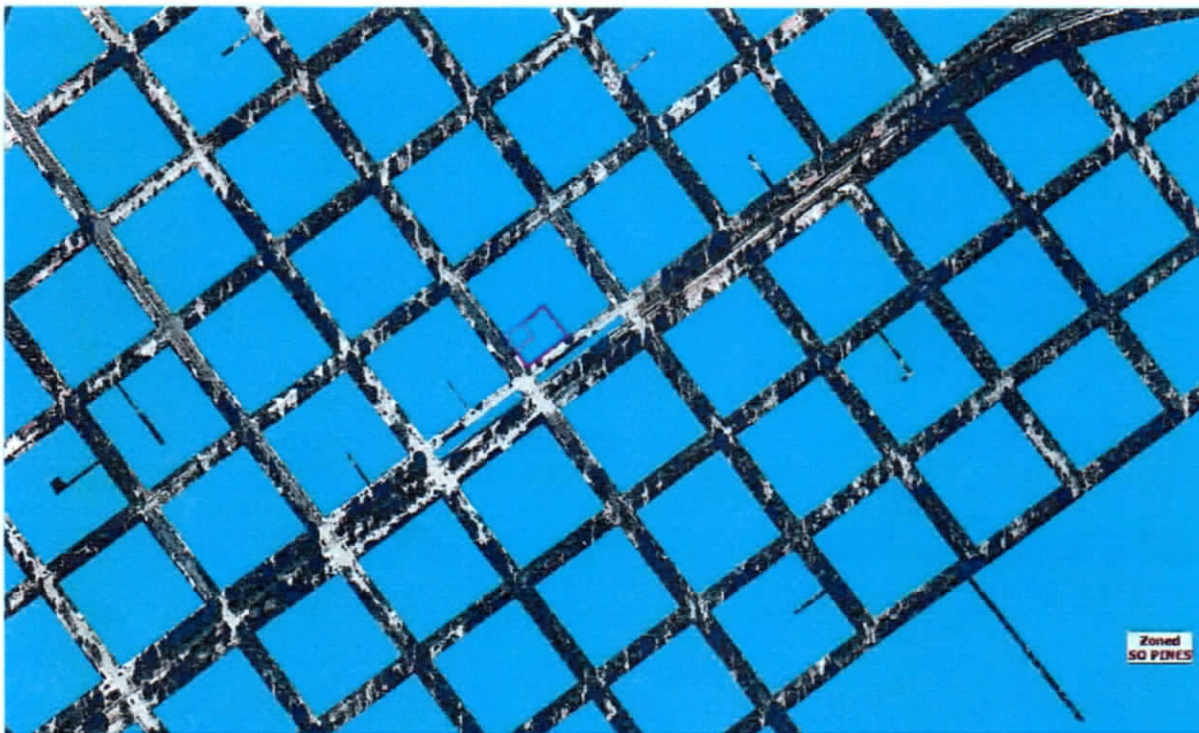


Garage entrance to reception area.

## ZONING

The subject property is zoned CB (Central Business) by Southern Pines. According to the Southern Pines Unified Development Ordinance, "The CB district is designed to accommodate a wide variety of commercial activities (particularly those that are pedestrian oriented) in an intensive Development Pattern in the Town's central business district. The regulations of this district are intended to:

- (1) Preserve the general character and integrity of the current Development in the central business district;
- (2) Encourage land uses that provide for a multi-purpose central business district including retail, offices, services, entertainment and living space;
- (3) Encourage land uses that do not require large amounts of outdoor use areas; and
- (4) Encourage common or shared off-street parking.."



County GIS zoning image; subject is centered and outlined.

The CB District allows for a wide variety of uses including retail development. Based on the analysis and examination of the permitted and restricted uses as well as necessary set-backs and other requirements, the subject property appears to conform to the zoning regulations. The property appears to meet zoning regulations for setbacks, buffer zones, site improvements, height, density, and other zoning and conditional use district requirements, if any. The zoning should remain the same or similar to what is in place for the foreseeable future. The ideal improvement is for a commercial development similar to what is in place which maximizes density, setbacks, building height requirements, parking possibilities, buffer requirements, etc. The subject appears to represent the ideal improvements and a legally-conforming use.