

MINUTES

Town of Southern Pines Historic District Commission Regular Meeting September 8, 2022 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, September 8, 2022, at 4:00 PM at the Douglass Community Center, 1185 W. Pennsylvania Avenue, Southern Pines, North Carolina.

Members present: Elizabeth Oettinger, Molly Goodman, Robert Anderson, Robert Brown and Lane West.

Vice Chair Oettinger called the meeting to order at 4:06 PM.

ELECTION OF CHAIRPERSON:

Robert Anderson made a motion, which was seconded by Lane West, to elect Molly Goodman as Chairperson. The motion carried unanimously.

APPROVAL OF MINUTES:

Robert Anderson made a motion, which was seconded by Robert Brown, to approve the Minutes of the June 2022 meeting. The motion carried unanimously.

PUBLIC HEARING:

HD-11-22: Certificate of Appropriateness - Major Work for the demolition of two structures located at 275 S. Bennett Street (continued from June 9, 2022)

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

Pamela Graham stated that the property located at 155 W. Massachusetts Avenue and construction of the hotel had been withdrawn from the current application. The applicant indicated that a new application would be submitted at a later date. Ms. Graham stated that she has been in communication with the State Historic Preservation Office (SHPO) and that office has agreed to undertake the Certificate of Appropriateness application for demolition of the structures and provide an assessment within 30 days.

Ms. Graham asked the Commission to continue the hearing to the October 13, 2022 regular meeting and stated that the demolition request cannot be denied; it may only be delayed for a period not to exceed 365 days from the date of the meeting.

Ms. Oettinger asked if there are alternatives to demolition if those could be reused.

Ms. Graham responded yes, with the property owner's consent.

Chair Goodman asked if a representative from SHPO would be in attendance at the October meeting.

Ms. Graham responded that SHPO will provide a written assessment but she is hoping that they will visit the property to assess physical viability of the structures. SHPO will not weigh in on whether the house can be moved. They are aware that the structure is currently or has recently been occupied.

Ms. Graham stated that the Commission is bound by state statute to make a decision within 180 days of the date the application was filed. The period will end on November 4, 2022.

HISTORIC DISTRICT COMMISSION ACTION:

Robert Anderson made a motion, which was seconded by Elizabeth Oettinger, that the Commission invoke N.C.G.S. §160D-947(d) to request technical advice from the North Carolina Historic Preservation Office regarding amended Certificate of Appropriateness application HD-11-22 requesting demolition of two structures located at 275 S. Bennett Street, Southern Pines, North Carolina, and to authorize staff to communicate this request to the appropriate staff person at the North Carolina Historic Preservation Office. The motion carried.

Robert Anderson made a motion, which was seconded by Lane West, to continue the public hearing for amended Certificate of Appropriateness application HD-11-22 to the October 13, 2022 regularly scheduled meeting of the Southern Historic District Commission to allow time for the Commission to receive the requested guidance from the North Carolina Historic Preservation Office. The motion carried.

UNFINISHED BUSINESS:

No unfinished business was discussed.

NEW BUSINESS:

No new business was discussed.

PUBLIC COMMENT:

Ms. Poole of 600 W. Rhode Island Avenue stated that the garbage trucks have been frequently backing over the concrete curb.

Mr. Grieve recommended that Ms. Poole contact Cory Albers.

Robert Anderson made a motion, which was seconded by Elizabeth Oettinger, to adjourn the meeting. The motion carried.

The meeting adjourned at 4:30 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission