

MINUTES

Town of Southern Pines Historic District Commission Regular Meeting June 8, 2023 at 4:00 PM

The Town of Southern Pines Historic District Commission held its regular meeting on Thursday, June 8, 2023 at 4:00 PM at the Community Development Building, 801 SE Service Road, Southern Pines, North Carolina.

Members present: Chair Molly Goodman, Vice Chair Elizabeth Oettinger, Robert Brown and Michelle Peele.

Staff member present: Rachel Mann, Planning & Community Development Specialist

Chair Goodman called the meeting to order at 4:05 PM.

NEW BUSINESS

The Pines Preservation Guild Fall Tax Credit Workshop

Kristen Moracco stated that the fall tax credit class is in the works. They had an excellent turnout for the spring class and received great feedback. They are working on a location for the fall workshop which will be held in September or October and have discussed inviting Liz Whitmore, Preservation Planner for the City of Sanford and a Southern Pines resident to talk about tax credits and how to promote those credits in Southern Pines.

Leslie Brians stated that finding a venue for the fall class has been challenging as there is limited availability of Town facilities. Their thought was to have more of a question and answer format for the next workshop with someone from government, a private property owner and possibly an architect or contractor who have experience with historic properties but encouraged input from Commission members.

Discussion ensued regarding a location for the workshop.

UNFINISHED BUSINESS

Update from The Pines Preservation Guild Re: 275 S. Bennett Street

Kristen Moracco stated that she had met with John and Alan Jordan, David Mauer, a preservation architect, and Charlie Wilson of CT Wilson Construction Company and that the house is not in the National Historic District and therefore is not eligible for the tax credit program. The owners told her that they are not actively pursuing plans for the hotel and that the building was not going anywhere for a long time. She spoke with Alan Jordan about making some minor repairs to bring the structure up to Code for possible offices or executive suites. The structure is currently being used as an office with two apartments upstairs and there are no plans to demolish the structure.

B.J. Grieve asked Ms. Moracco if Alan Jordan told her that the hotel project was no longer on their radar.

Ms. Moracco responded that Jonathan Jordan stated that the hotel was not something they were considering right now. They would really like to work with the owners to create a true plan of action and had presented ideas to them about other ways to use the land next to it without demolishing the house.

Ms. Oettinger shared details of a meeting that included Tim Oldham of Oldham House Movers to obtain more information regarding the process and the cost to move the structure. She did not get the impression that the hotel was completely off the table but she did not think he wanted to do that and that he was open to having the structure moved, especially once they get an estimate of the cost. Mr. Jordan mentioned the possibility of building 50 to 60 apartments on the property and also the possibility of leaving the main portion of the house and moving the additions on each side, which are not historic, to another location.

Discussion ensued regarding moving the structure.

The meeting adjourned at 5:02 PM.

Respectfully submitted:

Cindy Williams
Secretary to the Historic District Commission