



Town of Southern Shores

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HISTORIC LANDMARKS COMMISSION FOR THE TOWN OF SOUTHERN SHORES, NORTH CAROLINA

ORDER GRANTING CERTIFICATE OF APPROPRIATENESS

The Historic Landmarks Commission of the Town of Southern Shores (the “Commission”) held a Public Hearing on October 25, 2022 to consider an application for a Certificate of Appropriateness (“COA”) submitted by Courtney Clements (the “Applicant”) seeking to construct an outdoor shower and storage structure and deck expansion at 23 Porpoise Run which was designated as a Historic Landmark on October 3, 2017 on the parcel of property located at 23 Porpoise Run (the “Property”). The Commission, having heard all of the evidence and arguments presented at the hearing makes the following FINDINGS OF FACT:

1. The Applicant owns the Property.
2. The Property was designated as a Historic Landmark on October 3, 2017.
3. The Applicant submitted an application for a COA to construct an outdoor shower and storage structure and deck expansion.
4. Town Code Section 17-4(b)(1) states that from and after the designation of a landmark, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor any above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished on such landmark until after an application for a COA as to exterior features has been submitted to and approved by the Commission.
5. Such a COA is required to be issued by the Commission prior to the issuance of a building permit or other permit granted for the purposes of construction, altering, moving, or demolishing structures, which COA may be issued subject to reasonable conditions necessary to carry out the purposes of the requirements.
6. Town Code Section 17-6(a) states that no COA shall be granted unless the Commission finds that the application complies with the principles and

guidelines adopted by the Commission for review changes.

7. The proposed work included the use of vinyl gutters.
8. The use of fiber cement siding for new construction and additions to historic buildings is not uncommon.

Based on the above Findings of Fact, the Commission makes the following **CONCLUSIONS**:

1. The proposed work, without vinyl gutters, is congruous with the special character of the landmark.
2. The proposed work complies with the Commission's currently adopted Principles and Guidelines.
3. Conclusions regarding the Commission's currently adopted Principles and Guidelines:
 - (a) The proposed work is considered a Rehabilitation which means the act or process of making possible an efficient compatible use for a property through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values.
 - (b) The proposed work will not destroy historic materials, features and spatial relationships that characterize the Property.
 - (c) The proposed work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the Property and its environment.
 - (d) The proposed work will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

THEREFORE, based upon all of the foregoing the application for a Certificate of Appropriateness is **GRANTED** with the following condition:

1. The use of vinyl gutters shall not be permitted.

Ordered this ____ day of _____, 2023

Lee Whitley, Chairperson

Sheila Kane, Town Clerk

NOTE: If you are dissatisfied with the decision of this Board, an appeal may be taken to the Superior Court of Dare County in accordance with Town Code Sec. 36-368(b) Town Code Sec. 36-368(b) and Article 14 of Chapter 160D of the North Carolina General Statutes.