

STAFF REPORT

To: Southern Shore Historic Landmarks Commission
Date: March 26, 2024
Case: COA-24-01
Prepared By: Wes Haskett, Deputy Town Manager/Planning Director

GENERAL INFORMATION

Applicant: Clayton Small
Requested Action: An application for a Certificate of Appropriateness submitted by Clayton Small to replace garage windows, garage doors, and siding shingles at 116 Ocean Blvd.

PIN #: 986708873693
Location: 116 Ocean Blvd.
Zoning: RS-1, Single-Family Residential District

ANALYSIS

The applicant is proposing to replace garage windows, garage doors, and siding shingles at 116 Ocean Blvd. which was designated as a Historic Landmark on August 7, 2018. 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 Certificate of Appropriateness (COA) as to exterior features has been submitted to and approved by the Commission.

Such a Certificate 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 Certificate may be issued subject to reasonable conditions necessary to carry out the purposes of the requirements. 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. It is the intent of these regulations to insure insofar as possible that construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or other significant features of landmarks shall be congruous with the special character of the landmark.

The Commission's currently adopted Principles and Guidelines contain the following guidelines that are applicable to the proposed work:

(b) Rehabilitation 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.

(2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

RECOMMENDATION

Town Staff recommends approval of the COA. The applicant has selected replacement windows, garage doors, and siding shingles to match the original windows, garage doors, and siding shingles.