

Dear Property Owner, Business Owner or Resident:

Historic Preservation is important to Southern Pines. Our community identity, quality of life, and economic stability is due in part to our rich heritage. We celebrate this heritage in many ways as a community, and welcome visitors to experience our town and our culture. Our historic buildings and designed public spaces contribute greatly to this heritage. It is important that we protect our community identity by guiding public and private improvements that will enhance our economy and our investments as property owners and residents. For these reasons, the Historic District Commission developed these guidelines as a tool for anyone wishing to steward and improve our historic structures and landscapes.

This document outlines the process for review and approvals for property owners considering exterior alterations to historic structures and landscapes in the Downtown Historic District, a ten-block area adopted in 1994. These guidelines promote quality care and maintenance of historic building exteriors and landscapes, as well as appropriate design. In the future, the Historic District Commission may consider updates to these guidelines, as needed, and adding other areas of Southern Pines as a historic district where property owners are supportive of such a designation.

These guidelines provide important guidance in text and illustrations for providing:

- The Historic District Commission with a comprehensive resource to objectively review Certificates of Appropriateness for major works;
- Businesses and property owners of designated properties within a historic district with a document that informs and guides their project;
- Town Staff with a clear direction for reviewing applications for minor works and administering the Historic District Ordinance; and
- The adopted Unified Development Ordinance (UDO) with important specificity as it relates to architectural and landscape features in the historic district.

We welcome the opportunity to work with citizens and town officials to help further the preservation of our historic buildings and landscapes. We hope this work will serve Southern Pines for many years to come as a resource to communicate, inspire, and preserve our common heritage.

Lynn Anderson, Chair
Historic District Commission

Adopted: July 11, 2013