



## **Agenda**

**Town of Southern Pines  
Historic District Commission Regular Meeting  
Thursday, March 10, 2010, 4:00 PM – Boyd Room, Planning Office,  
180 SW Broad Street, Southern Pines, NC**

- I. Call to Order**
- II. Approval of Minutes – February 11, 2010 Meeting**
- III. New Business**
  - Election of Officers
  - 2009 Annual Report
- IV. Old Business**
  - Report – National Registry Survey
  - Staff Report – Case Updates
  - Guidelines – Continued Discussion
- V. Other Business**
- VI. Adjournment**

**Town of Southern Pines  
Historic District Commission Meeting  
Thursday, February 11, 2010-4:00 PM, Boyd Room of the Planning Office Building,  
180 SW Broad Street, Southern Pines, NC**

The Town of Southern Pines Historic District Commission met in regular session, Thursday, February 11, 2010 at 4:00 PM in the Boyd Room of the Planning Office Building, 180 SW Broad Street, Southern Pines, N.C., 28387.

Members of the HDC present were: Chairman Scott Boulton, Vice-Chair Clemm Shankle, Carl Kessler, Louie Scribner, Milton Sills and K.C. Underwood. Commission member Dr. Linda Spooner was absent.

Staff members, Kathy Blake, AICP, Planner and Neva Sherry, Secretary to the Historic District Commission, were present.

Chairman Scott Boulton called the meeting 4:05 PM.

A **motion** was made by Louie Scribner and seconded by Clemm Shankle to approve the minutes as written for the December 10, 2009 and January 12, 2010 meetings. The **motion carried unanimously**.

**New Business:**

**Kathy Blake** sent an email to the Chairman and copied the Vice-Chairman, asking if it would be alright to add a modification to an existing COA to the agenda for this meeting. Having received authorization from the Chairman, materials were provided to the Historic District Commission members at the meeting.

The request was submitted via letter from Heckethorn Architecture, PLLC, for modifications to **Case #HD-02-09 Bella Filati, 277 NW Broad Street**. Clemm Shankle requested that this be discussed by the HDC before the hearing was opened on the proposed modification request.

**Mr. Shankle** stated that he had responded to the email on Tuesday stating that he preferred to wait until next month to discuss this issue. He felt that receiving information at the meeting on a request did not allow enough time for the HDC to review the information. This issue had been brought up before regarding a called meeting on another request. He further stated that it is important to discuss this issue as it may set a precedent for future requests.

**Chairman Boulton** commented that the request was for modifications to an already approved *Certificate of Appropriateness* that was issued last year. The modifications were to the approved materials.

**Louie Scribner** noted that the materials to be used for the windows were aluminum now but were wooden in the original approved request. The look was the same. He asked why staff did not approve the minor changes.

**Kathy Blake** stated that in her opinion as well as the Planning Director's opinion, the changes were significant and needed to be reviewed and approved by the HDC and the Town Council. She noted that a building permit had been applied for that significantly deviated from the approved COA and Architectural Review.

**Carl Kessler** stated that in his opinion, if this was a normal plan approval, it should be reviewed at a

regular or special called meeting. Since it was a request related to construction process and material costs, he felt that it should be able to be worked into the meeting if the agenda allowed for it to be added. He felt that the HDC should be able to work with people in this way.

**KC Underwood** noted that this was an amendment to an approved *Certificate of Appropriateness*.

**Clemm Shankle** felt that everyone should be treated the same. He did not like to have materials handed out at the meeting and be requested to approve them at the same meeting.

**Carl Kessler** expressed that he felt the HDC needed to be flexible for problems that may come up in the process of applying for permits after approval.

A **motion** was made by Carl Kessler and seconded by KC. Underwood to permit a review at this time of the modification to the approved **Case Number HD-02-09, Holly Floyd/Bella Filati, 277 NE Broad Street**. The **motion passed 6 to 1** with Clemm Shankle casting the nay vote.

**John Heckethorn**, the applicant, presented a brief overview of the modifications requested.

**Clemm Shankle** asked if there was any difference using wood or aluminum for the windows.

**K.C. Underwood** said that it was a "key" architectural element from a historical standpoint.

**Clemm Shankle** expressed that it appeared that in this case because it was a makeover of a non-historic building it may be acceptable.

**Louie Scribner** thought it would be best to assist the applicant by encouraging long lasting materials.

**Carl Kessler** stated changing doors and windows can have a huge impact on what a building looks like and he preferred the original designs presented to the HDC. The applicant stated that the original designs were cost prohibited when they were priced by the contractor of the project.

A **motion** was made by K.C. Underwood and seconded by Louie Scribner as follows: In so far as the modifications to the original application are not significant, and the proposed project constitutes an enhancement of the building and of the streetscape of Downtown Southern Pines, I move that the revisions outlined in the letter from Heckethorn Architecture dated 10 February 2010 be approved as an amendment to the original *Certificate of Appropriateness* dated April 9, 2009. The **motion carried unanimously**.

**Clemm Shankle** moved to place the topic of the Guidelines on the March agenda for the Historic District Commission.

**Kathy Blake** responded to the question posed by Clemm Shankle regarding the status of the *Historic District Properties Survey* conducted by Hanbury Preservation Consulting, that the final report was received that afternoon. This will be provided to the membership for the March meeting.

A **motion** was made by K.C. Underwood and seconded by Clemm Shankle to adjourn the meeting. The **motion passed unanimously**.

The meeting adjourned at 5:15 PM

## **Memorandum**

**To:** Historic District Commission

**Via:** Bart Nuckols, Planning Director

**From:** Kathy Blake, Planner

**Subject:** 2009 National Register Survey Update – Submittal from Consultant

**Date:** March 11, 2010

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Consultant Mary Ruffin Hanbury submitted final materials for the 2009 National Register Survey Update. Included are:

- 3 hard bound copies of the Southern Pines Historic District Survey Update Report February 2010 (Summary Report)
- A loose copy of the Southern Pines Historic District Survey Update Report February 2010 (Summary Report)
- 10 CD's of the Southern Pines Historic District Survey Update Report February 2010 (Summary Report)
- Digital data for each property in MS Access
- PDF's of pictures with a vicinity map by street address
- Digital data for mapping into GIS

To save on the mailing costs, the printed copy is available at Neva's workstation for those that wish to pick it up prior to the meeting. Otherwise, your copy will be waiting for you at the meeting.