



Town of Southern Shores

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MEETING MINUTES

SOUTHERN SHORES HISTORIC LANDMARKS COMMISSION-JULY 27, 2021, 9:00 A.M.

LOCATION: PITTS CENTER-5377 N VIRGINIA DARE TRAIL, SOUTHERN SHORES, NC 27949

I. CALL TO ORDER:

Chairperson Whitley called the meeting to order at 9:00 a.m. Historic Landmarks Commission Members Lee Whitley (Chairperson), Tony DiBernardo (Vice Chairperson), Charlie Andrews, and Michael Guarracino were present. Also in attendance were Deputy Town Manager/Planning Director Wes Haskett, and Town Clerk Sheila Kane.

II. PLEDGE OF ALLEGIANCE:

Chairperson Whitley led the Pledge of Allegiance.

III. APPROVAL OF AGENDA:

Vice Chairperson DiBernardo **moved** to approve the agenda, Seconded by Michael Guarracino. The motion passed unanimously (4-0).

IV. ELECTION OF OFFICERS

Tony DiBernardo **moved** to nominate Lee Whitley as Chairperson, Seconded by Charlie Andrews. The motion passed unanimously (4-0).

Lee Whitley **moved** to nominate Tony DiBernardo as Vice Chairperson, Seconded by Michael Guarracino. The motion passed unanimously (4-0).

V. APPROVAL OF MINUTES

Vice Chairperson DiBernardo **moved** to approve the July 28, 2020 meeting minutes as presented, Seconded by Michael Guarracino. The motion passed unanimously (4-0)

Michael Guarracino **moved** to approve the July 30, 2020 meeting minutes as corrected, Seconded by Vice Chairperson DiBernardo. The motion passed unanimously (4-0).

VI. PUBLIC COMMENT

None

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48 **VII. OLD BUSINESS**

49 None

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51 **VIII. NEW BUSINESS**

52 **LDA-21-01. A Landmark Designation Application submitted by Elizabeth Whitehorse to Designate**
53 **92 Ocean Blvd. as a Historic Landmark**

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55 Chairperson Whitley asked the applicant when the red roof was installed and inquired about the
56 pitch. Ms. Whitehorse stated it was installed in December 2017, just shortly after the property
57 was purchased. The new roof was installed in a hurry, but the inside has been maintained as
58 much as possible. Ms. Whitehorse stated since it was such a small pitch it almost looked like a
59 flat top but when you look at the blueprints the reality is it is not. That reason has kept the home
60 out of the flat top parade of homes tour.

61
62 Vice Chairperson DiBernardo stated it was built in 1957. In 1969 it was altered by enclosing a
63 breezeway and putting a second floor on. Also, in 1995 a second story deck was added and in
64 2017 a red metal roof was established and put on top of it. There are a bunch of items where it
65 has been altered; the original porches outside were enclosed, vinyl fencing and vinyl siding
66 installed, a second-floor deck and observation area to view the ocean. There have just been
67 multiple alterations to the original structure. It is a very nice home, just altered.

68
69 Applicant Elizabeth Whitehorse clarified that the bump out is the only second story alteration,
70 along with the deck off of it. There is a metal fence around the pool, not vinyl. She stated they
71 purchased the home with the express purpose of maintaining it as best as they could in the
72 1950's style because it really lends itself to that. There has been stuff done to the exterior, but it
73 looks like the 50's inside apart from a couple rooms that were painted prior to us purchasing the
74 home. It is the original wood on the ceiling, the walls, and all the terracotta and wood flooring.
75 The kitchen was recently remodeled but with a 1950's look. I think the look of the house has
76 been preserved as it does not look like any of the houses around here.

77
78 Charlie Andrews stated the inside of the home has a flat top feel. The exterior is modern and a
79 different style, not so much from the 50's but a more adaptation of an older home done well.

80
81 Applicant Elizabeth Whitehorse stated the only thing that has changed on the outside since it
82 was built in 1956 is new siding, enclosed breezeway, and the pop up, so when you look at that
83 do you really think it does not look like it is from the 50's? Charlie Andrews replied to him it did
84 not.

85
86 Chairperson Whitley explained that this board gets guidance from the State Historic Preservation
87 Office and the guidelines are that they do not get involved with the interior of properties. We try
88 not to tell people what paint colors to use in the interior and mostly the exterior. What this
89 board goes back to is the natural materials that were used in the 50's on the exterior. The
90 exterior is the guide. She stated she had no problem with the metal as it has been around for
91 hundreds of years, vinyl has not, it sets a precedent going forward.

Applicant Elizabeth Whitehorse stated the only place that has vinyl at this point is on the bump up, the rest is the original asbestos. Everything except that top part is the original siding.

Vice Chairperson DiBernardo offered an analogy of historical value. He referenced the State of NC letter received which stated the property is not in the tradition of Frank Stick, it lacks the requisite special significance and integrity of a landmark designation. He said that is North Carolina's decision on it, not the Southern Shores Historic Landmarks Commission.

Elizabeth Whitehorse stated some people say the house looks out of the 50's and retro, or the house appears to be mid-century modern, kind of a conundrum of what style it is but she has only seen one other house similar to this one. That is what led them to apply for historic status and she hopes to get it.

Chairperson Whitley hearing no other comment or discussion, called for a vote on 92 Ocean Blvd. receiving landmark designation.

Charlie Andrews **moved** to recommend designation of 92 Ocean Blvd, Seconded by Michael Guarracino. The motion did not pass (0 aye / 4 nay). All members opposed.

Chairperson Whitley stated they really must fall back on state guidelines.

As clarification, Vice Chairperson DiBernardo **moved** to recommend not accepting 92 Ocean Blvd. as a designation, Seconded by Michael Guarracino. The motion passed unanimously (4-0).

Planning Director Haskett stated he would speak with the applicant to see if they still wished to move forward to the Town Council. The Historic Landmarks Committee had made their recommendation, but the applicant has the option to still move forward, and Council would consider it with along with your recommendation.

IV. Public Comment

Elizabeth Morey, Mayor pro tem asked if the applicant could do remediation of the structure and come back to the committee for reconsideration of designation.

Chairperson Whitley stated the applicant can proceed ahead with the application to Council for consideration.

Vice Chairperson DiBernardo stated if the applicant was to restore the exterior to its original and then reapply. They could also go back to the state and seek their approval/recommendation, that would weigh heavy on this board's decision.

Elizabeth Morey, Mayor pro tem asked if the members of the Historic Land Landmarks Commission have received training? Vice Chairperson DiBernardo stated they have received training twice from the State Historic Preservation Office, except for the two new members.

Sally Gudas-156 Wax Myrtle Trail (emailed comment)-recommends where possible an applicant should submit an early photograph of the original structure prior to any changes. In the absence of such a photograph she encourages the commission to attempt to locate such a photograph.

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144 **X. Historic Landmarks Commission Member Comments**

145 Vice Chairperson DiBernardo stated requesting original photographs in an application is a good
146 thing and most applicants do voluntarily submit them. It could aid the committee with a
147 decision.
148

149 **By Consensus of all committee members**, Planning Director Haskett was directed to revise the
150 historic landmarks designation application by requesting when possible that an original
151 photograph of the structure is submitted with the application, but not required.
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153 Charlie Andrews inquired with the other committee members if there were other features about
154 Southern Shores that are worthy of designation, such as Cypress Pond in Chicahauk, or old trail
155 areas.
156

157 Planning Director Haskett stated it is possible and he would have to review the ordinance.
158

159 Vice Chairperson DiBernardo stated the Town hardly owns any property; the application would
160 have to come from the owners.
161

162 Chairperson Whitley asked if a commercial building could apply for designation? Planning
163 Director Wes Haskett stated they could.
164

165 **XI. Announcements**

166 None
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168 **XII. Adjourn**

169 Hearing no other business, Chairperson Whitley called for a motion to adjourn.

170 **MOTION** made by Vice Chairperson DiBernardo to adjourn, Seconded by Michael Guarracino.

171 Motion passed unanimously (4-0). The time was 9:43 a.m.
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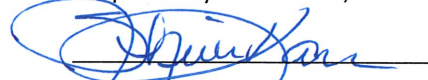
175 ATTEST:

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177 Lee Whitley, Chairperson
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Respectfully submitted,



Sheila Kane, Town Clerk