CITY OF SOUTHPORT
PLANNING BOARD
REGULAR MEETING AGENDA
223 E BAY ST
SOUTHPORT NC 28461

June 19, 2025
6:00 PM

Please turn off all cell phones

Agenda

The regular monthly meeting of the Planning Board will be held at 6:00 p.m. on the third Thursday of each month. All members are asked to attend.

A. Call to Order

B. Invocation

C. Pledge of Allegiance

D. Approval of Minutes

1. Approval of the April 15, 2025 Planning Board Meeting Minutes

E. Approval of Agenda

F. Public Comment

G. Old Business

1. Zoning Text Amendment ZTA-25-02 – Article 6: Stormwater Regulations Ordinance – Tom Zilinek, City Engineer

H. New Business

1. Zoning Map Amendment ZMA-25-02 – Local Historic District Overlay – Maureen Meehan, Planning Services Director and Penny Tysinger, Historic Preservation Planner

I. Other Business

1. Planning Services Director Updates - Maureen Meehan
2. Planning and Zoning Update - Wendell Biddle, City Planner

J. Announcements

K. Adjourn

CITY OF SOUTHPORT
PLANNING BOARD
REGULAR MEETING
113 W MOORE ST
SOUTHPORT NC 28461

April 17, 2025
6:00 PM

Minutes

Present Members: Chair Sue Hodgin, Vice Chair Kevin Locklin, Fred Fiss, Will Hewett, Larry Ashley, Bob Lambert, John Bove

Staff Present: Maureen Meehan, Planning Services Director
Tori Deviney, Deputy City Clerk
Wendell Biddle, City Planner
ChyAnn Ketchup, Public Information Officer

A. Chair Hodgin called the meeting to order at 6:00 PM.

B. Mr. Hewett gave the invocation.

C. Chair Hodgin led everyone in the Pledge of Allegiance.

D. Approval of Minutes

1. March 20, 2025 Planning Board Meeting Minutes Approval
   Chair Hodgin asked if there were any corrections or amendments to the minutes. Hearing none, a motion was made by Mr. Hewett to approve the minutes as presented, seconded by Mr. Lambert. **The motion passed unanimously.**

E. Approval of Agenda
Mr. Hewett made a motion to approve the agenda as presented, seconded by Mr. Fiss. **The motion passed unanimously.**

F. Public Comment

Mr. Rich Bandera - 409 North Burrington Ave - addressed the Board to express his continued opposition to the proposed expansion of conditional zoning into residential districts. He explained that while he did not intend to comment specifically on the applicant's individual request, his concern stemmed from the broader implications that such an amendment would

have across the entire City.

Mr. Bandera noted that he had spoken on this issue in the past and recalled that the Board of Aldermen had voted against a similar proposal in January of the previous year by a vote of 4-2. While he acknowledged that certain circumstances have since changed—particularly the loss of the City's ETJ—he emphasized that the current request lacks the same limiting conditions that were previously proposed. Specifically, he recalled that the earlier process involved limitations such as requiring a minimum of five-acre sites and imposing a maximum height of 40 feet. Those dimensional restrictions, he stated, are not present in the current application, including any height limitation.

Mr. Bandera emphasized the broader impact of conditional zoning on the entire City and expressed particular concern about how such changes could affect his own neighborhood. He stated that he lives in a traditional neighborhood identified as such in the City's adopted Future Land Use Plan from 2014. He noted that the existing plan limited density in his area to 3 to 4 units per acre, but under the draft of the new comprehensive plan—anticipated to be adopted within approximately 45 days—that density is proposed to increase to 7 or 8 units per acre, representing nearly a 60% increase.

Mr. Bandera emphasized that decisions on conditional zoning often rely on consistency with the adopted Future Land Use Map, and that approving an expansion of conditional zoning at this time—while still relying on the outdated 2014 plan—would be premature. He noted that, based on recent updates from the March 20 meeting, the new comprehensive plan is anticipated to be adopted within the next 45 days. Given the significant amount of time, effort, and expense that has gone into that planning process, he urged the Board to postpone action on conditional zoning expansion until the updated plan is formally adopted.

In closing, Mr. Bandera reiterated that using an outdated planning document as the foundation for decisions that would allow greater density across residential areas was unwise. He thanked the Board for their time.

G. New Business

1. Conditional Zoning Text Amendment [Maureen Meehan]

Chair Hodgin noted that while the concept of conditional zoning (CZ) might be new to some at the table, it was a familiar and historically significant issue for Vice Chair Locklin, Mr. Fiss, and herself. She remarked that this was the first opportunity for the current board and staff to discuss the latest set of documents related to conditional zoning and that the public was also being introduced to them for the first time in this context.

Chair Hodgin provided historical background on the topic, noting that the development currently under discussion—Waterway, formerly known as Indigo Phase II—had previously sparked intense public interest. She recalled that the earlier Indigo proposal prompted the formation of local opposition groups such as "No High Density Southport" and the creation of advocacy campaigns aimed at maintaining the area's original R-20 zoning. At that time, the Planning Board worked closely with the developer, conducted extensive review, and ultimately recommended denial of the application. The applicant, East West Partners, later withdrew the application before it reached the Board of Aldermen for a vote.

Chair Hodgin explained that in 2023, former Planning Director Travis Henley reintroduced the concept of residential CZ as a planning tool intended to give Southport greater

leverage in working with developers. Although the Planning Board at the time supported the proposal and voted unanimously to recommend its adoption, the matter became politically charged and was portrayed publicly as an avenue for “unchecked development.” She expressed her belief that this was a mischaracterization of conditional zoning, which in fact offers municipalities more—not less—control over development outcomes. She maintained her support for conditional zoning, stating that it should be used to create cohesive, contributory growth that benefits the town.

Chair Hodgin said that Southport had missed an opportunity to put this tool in place before the Waterway project returned for consideration. She emphasized that the Planning Board’s recommendation at the time had been to prepare the City for the future through strategic planning, but that the concept was “latched onto and twisted for political reasons,” becoming a flashpoint in the 2023 election cycle. She acknowledged that conditional zoning had become so controversial that it was likened to “the spawn of Satan,” but suggested that ironically, the very tool once rejected might now be what Southport truly needs.

Chair Hodgin pointed out that the loss of the City’s extraterritorial jurisdiction (ETJ) has created a vastly different planning landscape. She noted that East West Partners had already received approval from Brunswick County for approximately 1,100 housing units—potentially growing to 2,000—which would amount to a two-thirds increase in Southport’s current housing stock. Without conditional zoning in place, Southport has less authority to shape the outcome of annexation-related development proposals. She clarified that only 47.61 acres of the Waterway site are actually located within the City’s corporate limits.

With that context in mind, Chair Hodgin stated that upon conclusion of the presentation on the proposed text amendment by Planning Serivces Director Meehan, she would ask the board to move directly into discussion of the associated rezoning application and development agreement, given how interwoven the matters are.

Mr. Ashley then asked for clarification, recalling that during the previous round of debate, the Board of Aldermen had publicly stated that they would not support conditional zoning and that doing so had been opposed during campaign season. He questioned whether the Planning Board was now “wasting its time” by taking up the matter again if the Board of Aldermen had not reversed its position. Mr. Ashley asked whether there had been any indication that the Board of Aldermen was open to revisiting the issue.

Director Meehan responded that while she had presented the information and had been involved in discussions, she could not speak definitively to the Board of Aldermen’s current position. She emphasized that staff was moving forward with its responsibilities and providing the board with the necessary information to consider the applications before them.

Mr. Ashley acknowledged the response and reiterated his concern, stating that he simply wanted to ensure the Board was not expending effort on a proposal that would ultimately be dismissed again, as happened a year and a half ago.

2. Conditional Rezoning Application [Maureen Meehan]

Planning Director Meehan provided an overview of the proposed text amendment related to Conditional Zoning (CZ), emphasizing that this amendment was initiated by an applicant and submitted in accordance with Section 2.10 of the Unified Development

Ordinance (UDO). She explained that, under this section, text amendments may be initiated by the Board of Aldermen, the Planning Board, the City administration, or by a property owner or their agent.

Director Meehan outlined the procedural path for such an amendment: once an application is submitted and accepted by staff, it is reviewed and forwarded—along with staff recommendations and any updates—to the Planning Board for review and recommendation. The final decision rests with the Board of Aldermen following a public hearing, which, as clarified by Chair Hodgin, is held at the Board of Aldermen level, not by the Planning Board.

Director Meehan then provided an explanation of what conditional zoning entails, referencing Chapter 160D-703 of the North Carolina General Statutes, which identifies zoning district types, including conventional, conditional, form-based, and overlay districts. Conditional zoning allows a property owner or developer to petition for specific uses on a property with agreed-upon conditions, offering municipalities an opportunity to evaluate the potential impacts of those uses and negotiate terms. She emphasized that CZ is site-specific and does not create a citywide zoning designation. Instead, each approved conditional zoning case—such as "CZ-1" in the materials—becomes its own distinct zoning district tied to a specific development project.

Currently, Southport permits conditional zoning only within non-residential zoning districts, such as Office & Institutional (OI), Central Business District (CBD), Business District (BD), and Highway Commercial (HC). There are no Light or Heavy Industrial districts in the City at this time. Conditional zoning cannot be initiated in Open Space or PUD (Planned Unit Development) zoning districts. The open space zones are reserved for natural and public resources, while the PUD designation is already development-specific and requires site plan approval.

Director Meehan provided historical background, recalling that staff previously brought forward a text amendment in 2023 to allow conditional zoning in residential districts. That proposal would have permitted applicants to propose their own dimensional standards—such as height and lot size—rather than being bound to those of an existing zoning district. While multiple public meetings, workshops, and small group sessions were held to build consensus around that effort, the amendment was ultimately not adopted by the Board of Aldermen.

Director Meehan explained that although the current text amendment was submitted by an applicant, city staff supports the proposal, citing two major legislative changes that have reshaped the development landscape:

1. **House Bill 911** eliminated Southport’s **Extraterritorial Jurisdiction (ETJ)**, transferring zoning authority in those formerly-adjacent areas to Brunswick County. Because the County’s development regulations differ substantially from Southport’s, this change reduces the City’s influence over nearby growth.

2. **Senate Bill 382** limits the ability of local governments to initiate **down-zoning** and restricts actions that would create **nonconformities**. Under this legislation, local governments cannot reduce allowable densities, remove permitted uses, or create zoning inconsistencies, even during code or map updates. Director Meehan noted that this significantly curtails municipal flexibility in regulating growth, but conditional zoning remains a viable tool for customizing development standards in

response to local needs.

She proceeded to walk the Board through the structure of the proposed amendment. While the amendment retains the same general purpose as previous CZ language, it would now remove the requirement that conditional zoning districts be tied to an existing base zoning district, allowing for truly customized zoning districts crafted to fit a specific site and development concept. These new CZ districts would be outlined in Appendix A, which includes submittal requirements such as a master development plan, a zoning map, and a narrative detailing proposed uses, dimensional standards, and impact mitigation measures.

Director Meehan clarified that approval of a conditional zoning district is only the first step. Applicants must still go through all applicable development approval processes—including subdivision plat and major site plan reviews—before permits may be issued. For example, if a rezoning is approved for a mixed-use development, the applicant must still submit a subdivision plat and undergo a separate review process, including another round of Board approvals. She stressed that the conditional zoning approval does **not** replace these steps.

She also explained that Appendix A, which is proposed to be updated through this amendment, has historically been difficult to interpret. The current application includes modifications to simplify and clarify it, such as removing height limits expressed in both stories and feet, and removing the requirement to describe boundaries by bearing and distance when not aligning with parcel lines—though boundaries still must be shown clearly on the map.

In supporting the amendment, Director Meehan pointed to its value as a flexible planning tool that aligns with principles found in the new Comprehensive Land Use Plan, which is expected to be adopted soon. Conditional zoning could support “smart growth” objectives, such as allowing smaller lot sizes to preserve environmentally sensitive features like non-jurisdictional wetlands that still provide habitat value. She emphasized that this tool could help balance the City’s development goals with environmental considerations and compatibility with surrounding uses.

Director Meehan stated that this amendment would allow developers to propose site-specific conditions and standards, provided they comply with the review process outlined in Section 2.10 of the UDO and statutory requirements in Chapter 160D. She reiterated that staff sees conditional zoning as an essential tool for Southport’s future planning needs.

Chair Hodgin asked for confirmation that a public input meeting is required as part of the process. Director Meehan confirmed this and explained that the applicant must organize and host a public input session, invite the community, and compile a report summarizing public feedback to be included in the materials reviewed by the Board of Aldermen during their decision-making process.

Mr. Ashley asked Director Meehan whether conditional zoning could be applied to a single residential lot. He expressed concern about applicants potentially circumventing the Board of Adjustment by pursuing a conditional zoning change instead of a variance. Director Meehan confirmed that conditional zoning could technically be applied to a single lot, but clarified that it would still require a zoning map amendment, complete with proposed uses,

dimensional standards, public input meetings, and ultimately, Board of Aldermen approval. Director Meehan emphasized that the conditional zoning process is significantly more involved and public-facing than seeking a variance.

Mr. Ashley reiterated that he did not see conditional zoning as a substitute for the Board of Adjustment, and Director Meehan agreed, stating that the Board of Adjustment is intended for specific relief and variances, while conditional zoning is generally used for more complex development projects. She added that while CZ could be applied to a small parcel, it is not typically practical due to the expense, time commitment, and scale required to justify it.

Historical Context and Project Evolution
Director Meehan proceeded with a detailed presentation to provide historical context on the property now under consideration. She clarified that this background was not part of the formal application review but was offered to benefit newer members of the Planning Board.

The subject property, previously submitted in 2021 and reviewed in 2022, was originally a large-scale project encompassing approximately 327 acres, stretching from Bald Head Limited to East West Partners. That earlier version proposed 1,500 dwelling units and over 100,000 square feet of non-residential space under Southport's planning jurisdiction. However, following the loss of Southport's extraterritorial jurisdiction (ETJ), the applicant sought and received approval from Brunswick County for a modified plan. The county-approved master plan encompasses 327 acres with 1,100 dwelling units and 110,000 square feet of non-residential uses. Director Meehan noted that the Planning Board at the county level is the final decision-making authority for such planned developments.
Current Conditional Zoning Proposal within City Limits
The current application under consideration involves only the 47.61 acres that remain within the City of Southport. These include 19 separate lots zoned R-10 and PUD, located around the marina, adjacent vacant lots, and parcels extending toward Ninth Street.

Maps presented illustrated the proposed zoning amendment from R-10 and PUD to Conditional Zoning District CZ-1. The proposal identifies three future land use designations: medium-density residential, traditional neighborhood, and marina commercial. Director Meehan walked through each area in detail:

- **Area A (Marina Village)**: Approximately 210,000 square feet of non-residential use, potentially including restaurants, retail, and upper-level residential or clubhouse space.
- **Waterfront Village**: Four and a half acres with 160 multifamily units.
- **Residential Village Areas**: Spread across 21.11 acres with a total of 39 units comprised of townhomes, duplexes, and single-family homes.
- **Cluster Design Area (north of Ninth Street)**: 6.7 acres designated for 35-foot high clustered residential development, limited to a 2,500 square foot maximum floor area per unit. This section connects only through the county portion of the overall development and will not access Ninth Street directly.

In total, the development proposes **199 residential units** and **10,000 square feet of non-residential space** within the city limits.

Dimensional Standards and Design Considerations

Director Meehan noted that the applicant was proposing a gross density of 4.29 units per acre. Accessory dwelling units (ADUs) were not included in that density count. The development prohibits short-term rentals.

Setbacks were proposed as follows:

- Front: 10 feet
- Side: 5 feet
- Rear: 10 feet

Maximum heights:

- Single-family homes: 40 feet
- Multifamily homes: 45 feet, with a potential increase to 55 feet with pitched roofs in flood zones.

One board member expressed concern that proposed building heights were now exceeding those of the previously controversial Marina buildings. Director Meehan explained that the proposed increase accommodates elevation requirements in velocity flood zones, where only parking is allowed beneath living areas.

Director Meehan outlined proposed parking standards, noting several reductions from current UDO requirements. For example, restaurants would require only four spaces per 1,000 square feet, as opposed to the City's standard of ten. She explained the applicant's rationale: that much of the foot traffic would be internal to the development and that alternative transportation modes like bikes and golf carts would be used.

Chair Hodgin questioned future parking shortages, given Southport's history of such issues. Director Meehan acknowledged that parking studies could be submitted by engineers to justify deviations. Sidewalks or multi-use trails would be provided on at least one side of the street and may count toward pedestrian infrastructure requirements if located within open space or easements.

The applicant proposed 30-foot buffer yards with 60% passive landscaping, as well as buffer zones around jurisdictional wetlands with a minimum average width of 20 feet. Recreational and open space will total at least 20% of the site. Wetlands, floodplains, and the marina basin are to be counted toward this requirement.

Chair Hodgin questioned whether jurisdictional wetlands should be included in open space calculations, citing City UDO restrictions that limit non-contiguous open space to 50% of the required total. Director Meehan acknowledged that clarification would be needed and noted that the applicant may be proposing broader inclusion than currently allowed under City regulations.

Mr. Bove asked Director Meehan whether the staff considered the Waterway zoning application to be complete. Director Meehan confirmed that it was complete from a zoning application standpoint and stated that the applicant had submitted all required materials, including a master plan, and would host a public input meeting prior to the public hearing.

Mr. Bove suggested that it would be helpful if staff could draft a simple, public-facing summary explaining its intent and benefits. He noted that while the board had received comprehensive information, most residents would not read a lengthy packet. Chair Hodgin agreed, adding that she and Director Meehan had already discussed publishing explanatory materials on the City website.

Mr. Ashley asked for historical context. He wanted to know how many dwelling units were allowed under previous zoning when the original application proposed 1,500 units. Director Meehan replied that she had not reviewed the old application in detail because the current proposal was significantly different. Mr. Ashley said he was trying to understand how the allowed density compared over time, including what was permitted in the former ETJ and what was approved by the county. Director Meehan said she would look into that.

Mr. Ashley also expressed concern about building heights and asked whether the multi-family buildings in the City portion were the only structures that would exceed 40 feet. Director Meehan confirmed that only those buildings were proposed at 45 feet or potentially 55 feet with pitched roofs in flood zones.

Chair Hodgin asked for clarification on the number of proposed multi-family units, and Director Meehan stated there would be a maximum of 160 units in the Waterfront Village area. Chair Hodgin also asked about workforce housing and its location. Director Meehan responded that this element was addressed in the development agreement, not the zoning application, and that if included, it would be part of the rental section. She noted that under the statute, the workforce designation must be maintained for one year.

Mr. Fiss asked if annexation of the county portion was contingent on approval of the City's conditional zoning. Director Meehan confirmed that it was. The board member also asked about a possible 12th Street access, which Director Meehan said had been considered in the traffic impact analysis but was not one of the required improvements.

Mr. Fiss asked if the total number of units included senior housing. Director Meehan said any such units would be part of a care facility and not counted in the residential density. Chair Hodgin remarked that the configuration sounded like a continuing care community.

Chair Hodgin asked about the annexation process and acknowledged that Director Meehan had limited involvement in drafting the development agreement. Director Meehan explained that annexation would occur in phases as areas were platted and infrastructure was installed. She declined to elaborate on legal provisions in the draft agreement, citing the need to consult the city attorney.

Mr. Ashley asked whether Ninth Street would be used for access. Director Meehan explained that most access would occur through Robert Ruark Drive and that while an opening to Ninth Street was shown, it was not confirmed.

Chair Hodgin commented on the build-out timeline, stating that the original projection was 20 years, and that while the applicant referenced tax base growth, the City might not see full benefits for decades. Mr. Ashley asked about specific uses listed in the table of uses, such as fuel and ice dealers. Director Meehan said the table would be updated and confirmed some listings were typos.

Chair Hodgin asked whether board members should raise questions about the development agreement, despite it not being the focus of the evening. Director Meehan encouraged members to share any concerns, and stated that the agreement was a living document and subject to change. Chair Hodgin cited the applicant's statement expressing willingness to engage in dialogue.

Mr. Bove asked whether the process for permitting vertical construction was too vague. He also expressed concern about the 55-foot height allowance and questioned whether it was simply to accommodate another story.

Chair Hodgin reiterated that the board's review and commentary still served a public purpose and emphasized that the public had not yet seen these materials. She also noted the lack of discussion on social media, which she found unusual. She said the Planning Board's work helped surface concerns and would be available via the meeting recording.

Mr. Ashley asked if future changes to the CZ district could be made through the UDO update process. Director Meehan explained that CZ districts were project-specific and could only be changed by the applicant through the same amendment process.

Chair Hodgin acknowledged that the City used a separate development attorney for the agreement and praised Director Meehan for fielding complex questions. She noted that the Planning Board had 30 days to act on the text amendment from the date it was presented. She asked the board whether they preferred to convene a workshop to continue discussion and engage the public or table the item for final discussion at the May meeting. Mr. Bove suggested that legal questions would require input from the development attorney. Chair Hodgin and others agreed the issues were interconnected and best addressed together.

The Board reached consensus to hold a workshop on May 2 at 10:00 AM at Indian Trail Meeting Hall, with public comment to be received despite it being a workshop. Director Meehan confirmed the facility was available and that the meeting would be recorded. The workshop would serve to gather more information, address outstanding questions, and involve the public ahead of final Board action.

Chair Hodgin stated no motion to table the item was needed, as the May 2 workshop would continue the discussion within the 30-day timeline.

H. Other Business

1. Planning and Zoning Updates [Wendell Biddle]

Mr. Biddle provided a development update. He summarized the March 25 Board of Adjustment meeting, noting approval of a special use permit for an accessory dwelling unit and a variance request related to a proposed Homes2 Suites hotel. He stated that the hotel project would come before the Planning Board once the major site plan is submitted. The proposed hotel is expected to have an average height of about 46 feet, with a maximum height of 50 feet, including an elevator shaft. A minor site plan for "SoPo Social," a wine bar and café at 724 N. Howe Street, was also approved.

Mr. Biddle confirmed the April 22 Board of Adjustment meeting would include two special use permits for accessory dwelling units and board training.

2. Planning Services Director Updates [Maureen Meehan]

Director Meehan returned to provide a legislative update, highlighting several significant bills in the General Assembly:

- Senate Bill 495 and House Bill 627 would allow accessory dwelling units (ADUs) by right, removing the current requirement for special use permits.
- Senate Bill 497 would expand "middle housing," allowing duplexes through sixplexes in all residential zones.
- Senate Bill 499 would allow residential units by right in all zoning districts, including commercial areas.
- Senate Bill 688 and House Bill 765 (the omnibus development bill) would drastically limit local planning authority, require minimum density, restrict parking regulations, and shift approvals from boards to staff.
- Senate Bill 314 would eliminate extraterritorial jurisdiction (ETJ) authority in counties that have adopted their own zoning.

Chair Hodgin expressed concern about state efforts to centralize control at the county level and diminish municipal authority. Director Meehan confirmed the final Historic District report was nearing submission to the State and would ultimately return to the Planning Board for a zoning map amendment recommendation.

Chair Hodgin inquired about who serves as the City's primary legislative liaison. Director Meehan stated the Mayor, Mayor Pro Tem, and City Manager have all communicated with legislators, but there is no single appointed liaison.

3. Liason Update [Alderman Lai]

Liaison Frank Lai praised staff for their extensive work and expressed concern about the breadth of proposed state legislation. He noted few of the bills appeared municipality-friendly.

I. Announcements

Mr. Fiss reminded everyone of the Spring Festival and the City's Arbor Day celebration on April 25th in Franklin Square Park.

J. Adjourn

With no further business, a motion was made by Mr. Fiss, seconded by Mr. Bove. ***Unanimous vote, motion passed.***

The meeting adjourned at 8:06 PM.

MEMORANDUM

To: Sue Hodgin, Chair and Members of the Planning Board

From: Maureen Meehan, Planning Services Director and Tom Zilinek, City Engineer

Re: Text Amendment to Article 6: Stormwater Regulations of the Unified Development Ordinance ZTA-25-02

Date: June 19, 2025

Background

Increased impervious surface limits, severe storm frequency, and increased awareness of stormwater runoff prompted the Board of Aldermen's request for a text amendment to Article 6: Stormwater Regulations.

The Planning Staff and the City Engineer submitted and presented an update to the Unified Development Ordinance Article 6: Stormwater Regulations on March 20, 2025. The UDO Update Committee, consisting of Vice-Chair Kevin Locklin, Larry Ashley, and John Bove, reviewed the amendment. The PB UDO Committee met on April 4, 2025, and May 1, 2025, to discuss the stormwater ordinance with Tom Zilinek. The Planning Board Committee, upon review of the updated text, recommends that the Planning Board recommend Approval to the Board of Aldermen.

Ordinance Details

The purpose of the new ordinance is to protect, maintain, and enhance public health, safety, and general welfare by controlling the adverse effects of stormwater associated with new development within the city. Mitigating runoff is accomplished through flood control, groundwater recharge, and pollutant reduction. The text establishes methods for managing both the quantity and quality of stormwater runoff for minor and major developments, including residential lots. Previous ordinances did not include provisions for single residential lots unless they are within a major subdivision.

The ordinance identifies stormwater best management practices (BMPs) and encourages the use of green infrastructure BMPs. Green infrastructure BMPs are those that provide treatment close to the source, allowing infiltration, filtration of total suspended solids (TSS), and storing runoff onsite for reuse, effectively reducing the overall stormwater impact on neighboring properties. In addition to the standards for minor and major development, the ordinance provides relief through a waiver to properties that can demonstrate that meeting the standards will create an exceptional hardship to the applicant or if the benefits to the public good of the deviation from the standards outweigh the effects of the deviation. The waiver process is a two-step process that also requires an approved mitigation project proportionate to the size of the project being waived.

Finally, the ordinance outlines the requirements for a stormwater plan, provides technical and safety standards, and details the permit process, as well as maintenance and repair requirements. The following chart provides a brief comparison between the existing ordinance and the proposed ordinance.

Current	Proposed
Trigger	
10,000 SF of Increased Impervious Coverage OR 1 Acre of Land Disturbance	800 SF of Impervious Coverage OR Disturbance of More Than 2,000 SF of Land-Minor
	2,500 SF of Impervious Coverage OR Disturbance of 10,000 SF or More of Land - Major
Requirements	
Major Development - 2, 10, & 25 Year Storm - No Increase in Peak Flow - Discharge Control Only - No Water Quality Controls	Major Development - Reduction of Peak Flow for the 2, 10, & 100 Year Storm - 80% TSS Removal for Water Quality Using Green BMPs - Groundwater Recharge
Minor Development - No Regulations	Minor Development - Infiltrate 2" of Runoff of Each SF of New Impervious Coverage

2014 CAMA Core Land Use Plan Compliance

Decisions about zoning text amendments must be consistent with locally adopted comprehensive or land use plans. The city's current plan includes several policies directly related to water quality and stormwater management. The policies are listed below and support the changes found in the draft stormwater regulations.

Policy 5.2: Southport recognizes the value of water quality to the protection of fragile areas and to the provision of clean water for recreational and tourism purposes and supports the control of stormwater runoff to aid in the preservation of water quality.

Policy 5.6: Southport supports the continued enforcement of its stormwater management regulations.

Policy 5.7: Southport supports reducing soil erosion, runoff, and sedimentation to minimize the adverse effects on surface and subsurface water quality.

Policy 5.8: Southport supports the policy that all State of North Carolina projects should be designed to limit, to the extent possible, stormwater runoff into coastal waters.

Staff Recommendation

City Planning Staff with the City Engineer respectfully submit the proposed Zoning Text Amendment to the Planning Board for their consideration, as outlined in this report and as evidenced in the attachment. The proposal is consistent with the 2014 CAMA Core Land Use Plan, specifically regarding water quality and stormwater runoff adjacent to and into coastal waters. Therefore, Staff recommend approval of the text amendment as presented.

Attachments

- Article 6: Stormwater Regulations
- Consistency Statements

Article 6: Stormwater Regulations

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1. GENERAL PROVISIONS

A. TITLE, PURPOSE

1. This article shall constitute and be known, and may be cited as the "Stormwater Management Regulations of the City of Southport, North Carolina."
2. Flood control, groundwater recharge, and pollutant reduction shall be achieved through the use of stormwater management measures, including green infrastructure best management practices (GI BMPs) and nonstructural stormwater management strategies. GI BMPs and low-impact development (LID) should be utilized to meet the goal of maintaining natural hydrology to reduce stormwater runoff volume, reduce erosion, encourage infiltration and groundwater recharge, and reduce pollution. GI BMPs and LID should be developed based upon physical site conditions and the origin, nature and the anticipated quantity, or amount, of potential pollutants. Multiple stormwater management BMPs may be necessary to achieve the established performance standards for water quality, runoff quantity, and groundwater recharge.
3. The purpose of this article is to protect, maintain, and enhance the public health, safety, and general welfare by establishing minimum requirements and procedures to control the adverse effects of increased stormwater associated with future land development within the City of Southport. Proper management of stormwater runoff will include the following beneficial effects: (a) will minimize damage to public and private property; (b) ensure a functional drainage system; (c) reduce the effects of development on land and stream channel erosion; (d) assist in the attainment and maintenance of water quality standards;
(e) reduce local flooding and drainage problems; (f) maintain as nearly as possible the pre- developed runoff characteristics of the area; and (g) facilitate economic development by mitigating associated flooding and drainage impacts.
4. The application of this article and the provisions expressed herein shall be the minimum stormwater management requirements and shall not be deemed a limitation or repeal of any other obligations imposed by state statute or judicial decisions. The City Public Services Director or designee shall be responsible for the coordination and enforcement of the provisions of this article.

B. SCOPE OF ARTICLE

1. This chapter shall be applicable to the following major developments (as defined in Definitions):

a. Nonresidential major developments; and
b. Residential major developments:

2. This chapter shall be applicable to all minor developments (as defined in 6.1.C. Definitions) and shall be subject to requirements and design standards outlined in 6.2.B.
3. This chapter shall also be applicable to all developments undertaken by the City of Southport.

C. DEFINITIONS

For the purpose of this chapter, the following terms, phrases, words and their derivations shall have the meanings stated herein unless their use in the text of this chapter clearly demonstrates a different meaning. When not inconsistent with the context, words used in the present tense include the future, words used in the plural number include the singular number, and words used in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.

BMP (BEST MANAGEMENT PRACTICE) - a structure or land management practice that filters or removes pollutants from stormwater runoff, slows the velocity of runoff, and/or reduces the volume of runoff.

CAMA (COASTAL AREA MANAGEMENT ACT) – The article that establishes a cooperative program of coastal area management between local and State governments. Local government shall have the initiative for planning, State government shall establish areas of environmental concern. Regarding planning, State government shall act primarily in a supportive standard setting and review capacity, except where local governments do not elect to exercise their initiative. Enforcement shall be a concurrent State-local responsibility.

COASTAL AREA – The 20 coastal counties designed within the CAMA that are adjacent to, intersected by, or bounded by the Atlantic Ocean or any coastal sound.

COMMUNITY BASIN — An infiltration system, sand filter designed to infiltrate, standard constructed wetland, or wet pond, or an alternate design, for an infiltration system, sand filter designed to infiltrate, standard constructed wet land, or wet pond that is designed and constructed in accordance with the North Carolina Department of Environmental Quality Stormwater Design Manual, or an alternate design, for an infiltration system, sand filter designed to infiltrate, standard constructed wet land, or wet pond that complies with the requirements of this chapter.

COMPACTION — The increase in soil bulk density.

CONTRIBUTORY DRAINAGE AREA — The area from which stormwater runoff drains to a stormwater management measure, not including the area of the stormwater management measure itself.

CORE — A pedestrian-oriented area of commercial and civic uses serving the surrounding municipality, generally including housing and access to public transportation.

DEPARTMENT — The North Carolina Department of Environmental Quality.

DESIGN ENGINEER — A person professionally qualified and duly licensed in North Carolina to perform engineering services that may include, but not necessarily be limited to, development of project requirements, creation and development of project design and preparation of drawings and specifications.

DEVELOPMENT — The division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation or enlarge-enlargement of any building or structure, any mining excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land.

DISTURBANCE — The placement or reconstruction of impervious surface or motor vehicle surface, or exposure and/or movement of soil or bedrock or clearing, cutting, or removing of vegetation. Milling and repaving is not considered disturbance for the purposes of this definition.

DRAINAGE AREA — A geographic area within which stormwater, sediments, or dissolved materials drain to a particular receiving water body or to a particular point along a receiving water body.

ENVIRONMENTALLY CONSTRAINED AREA — The following areas where the physical alteration of the land is in some way restricted, either through regulation, easement, deed restriction or ownership, such as: wetlands, floodplains, threatened and endangered species sites or designated habitats, and parks and preserves. Habitats of endangered or threatened species are identified using the North Carolina Wildlife Resources Commission 2015 Wildlife Action Plan or most current version and Protected Wildlife Species List.

ENVIRONMENTALLY CRITICAL AREA — An area or feature which is of significant environmental value, including but not limited to stream corridors, natural heritage priority sites, habitats of endangered or threatened species, large areas of contiguous open space or upland forest, steep slopes, and wellhead protection and groundwater recharge areas. Habitats of endangered or threatened species are identified using the North Carolina Wildlife Resources Commission 2015 Wildlife Action Plan or most current version and Protected Wildlife Species List.

EROSION — The detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

EXEMPT DEVELOPMENT — Any development that creates less than 800 square feet of new impervious area or disturbs less than 2,000 square feet of land. Further, an exempt development shall not meet the definition of "minor development."

GREEN INFRASTRUCTURE — A stormwater management measure that manages stormwater close to its source by:

A. Treating stormwater runoff through infiltration into subsoil;

B. Treating stormwater runoff through filtration by vegetation or soil; or

C. Storing stormwater runoff for reuse.

HUC 14 or HYDROLOGIC UNIT CODE 14 — An area within which water drains to a particular receiving surface water body, also known as a subwatershed, which is identified by a fourteen-digit hydrologic unit boundary designation, delineated within North Carolina by the United States Geological Survey.

IMPERVIOUS SURFACE — A surface that has been covered with a layer of material that significantly reduces and prevents natural infiltration of water into the soil. Impervious surfaces include, but are not limited to, roof, patios, balconies, decks, streets, parking areas, driveways, sidewalks, and any concrete, stone, brick, asphalt, or compacted gravel surface. Driveways and parking areas constructed using approved and properly maintained pervious materials may be considered as pervious surface. Soils compacted by urban development are also highly impervious. Unwashed crushed stone containing fines is impervious. Impervious surface does not include a slatted deck; the water area of a swimming pool; a surface of number 57 stone, as designated by the American Society for Testing and Materials, laid at least four (4) inches thick over a geotextile fabric; or a trail as defined in NCGS 113A-85 that is either unpaved or paved as long as the pavement is porous with a hydraulic conductivity greater than 0.001 centimeters per second (1.41 inches per hour).

INFILTRATION — The process by which water seeps into the soil from precipitation.

LOW-IMPACT DEVELOPMENT TECHNIQUES — Utilizing strategies and measures that manage stormwater runoff quantity and quality in the absence of structural stormwater measures, such as minimizing site disturbance, preserving natural vegetation and other important site features such as forests and especially core forests, reducing and disconnecting impervious cover, minimizing proposed ground slopes, utilizing native vegetation, minimizing turf grass lawns, revegetating areas, increasing time of concentration, and maintaining and enhancing natural drainage features and characteristics.

MAJOR DEVELOPMENT —

A. An individual development, as well as multiple developments that individually or collectively result in:

1. The disturbance of 10,000 square feet or more of land since February 2, 2004;
2. The creation of 2,500 square feet or more of regulated impervious surface since February 2, 2004
3. The creation of 2,500 square feet or more of regulated motor vehicle surface since June 30, 2021; or
4. A combination of Subsection A(2) and (3) above that totals an area of 2,500 square feet or more. The same surface shall not be counted twice when

determining if the combination area equals 2,500 square feet or more.

B. Major development includes all developments that are part of a common plan of development or sale (for example, phased residential development) that collectively or individually meet any one or more of Subsection A(1), (2), (3) or (4) above. Projects undertaken by any government agency that otherwise meet the definition of "major development" but which do not require approval under the Municipal Land Use Law, N.C.G.S. 160D-200 et seq., are also considered major development.

MECHANICAL TREATMENT DEVICE – A pre-fabricated stormwater treatment structure utilizing settling, filtration, absorptive/adsorptive materials, vortex separation, vegetative components, and/or other appropriate technology to remove pollutants from stormwater runoff

MINOR DEVELOPMENT — Any development that results in an increase in impervious surface of 800 or more square feet, or one that disturbs more than 2,000 square feet of land area, but does not meet the definition of a "major development." Minor development includes both private and public projects or activities.

MOTOR VEHICLE — Land vehicles propelled other than by muscular power, such as automobiles, motorcycles, autocycles, and low-speed vehicles. For the purposes of this definition, "motor vehicle" does not include farm equipment, snowmobiles, all-terrain vehicles, motorized wheelchairs, go-carts, gas buggies, golf carts, ski-slope grooming machines, or vehicles that run only on rails or tracks.

MOTOR VEHICLE SURFACE — Any pervious or impervious surface that is intended to be used by motor vehicles and/or aircraft, and is directly exposed to precipitation, including, but not limited to, driveways, parking areas, parking garages, roads, racetracks, and runways.

MUNICIPALITY — City of Southport.

NORTH CAROLINA STORMWATER DESIGN MANUAL and NORTH CAROLINA STORMWATER CONTROL MEASURE CREDIT DOCUMENT – The manual maintained by the Department providing, in part, design specifications, removal rates, calculation methods, and soil testing procedures approved by the Department as being capable of contributing to the achievement of the stormwater management standards specified in this chapter. The BMP Manual is periodically amended by the Department as necessary to provide design specifications on additional best management practices and new information on already included practices reflecting the best available current information regarding the particular practice and the Department's determination as to the ability of that best management practice to contribute to compliance with the standards contained in this chapter. Alternative stormwater management measures, removal rates, or calculation methods may be utilized, subject to any limitations specified in this chapter, provided the design engineer demonstrates to the municipality, in accordance with 6.2.C.7 of this chapter that the proposed measure and its design will contribute to achievement of the design and performance standards established by this chapter.

NUTRIENT — A chemical element or compound, such as nitrogen or phosphorus, which is essential to and promotes the development of organisms.

PERSON — Any individual, corporation, company, partnership, firm, association, political subdivision of this state and any state, interstate or federal agency.

POLLUTANT — Any dredged spoil, solid waste, incinerator residue, filter backwash, sewage, garbage, refuse, oil, grease, sewage sludge, munitions, chemical wastes, biological materials, medical wastes, radioactive substance [except those regulated under the Atomic Energy Act of 1954, as amended (42 U.S.C. § 2011 et seq.)], thermal waste, wrecked or discarded equipment, rock, sand, cellar dirt, industrial, municipal, agricultural, and construction waste or runoff, or other residue discharged directly or indirectly to the land, groundwaters or surface waters of the state, or to a domestic treatment works. "Pollutant" includes both hazardous and nonhazardous pollutants.

RECHARGE — The amount of water from precipitation that infiltrates into the ground and is not evapotranspired.

REGULATED IMPERVIOUS SURFACE — Any of the following, alone or in combination:

A. A net increase of impervious surface;

B. The total area of impervious surface collected by a new stormwater conveyance system (for the purpose of this definition, a "new stormwater conveyance system" is a stormwater conveyance system that is constructed where one did not exist immediately prior to its construction or an existing system for which a new discharge location is created);

C. The total area of impervious surface proposed to be newly collected by an existing stormwater conveyance system; and/or

D. The total area of impervious surface collected by an existing stormwater conveyance system where the capacity of that conveyance system is increased

REGULATED MOTOR VEHICLE SURFACE – Any of the following alone or in combination:

A. The total area of motor vehicle surface that is currently receiving water;

B. A net increase in motor vehicle surface; and/or quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant, where the water quality treatment will be modified or removed.

SEDIMENT — Solid material, mineral or organic, that is in suspension, is being transported, or has been moved from its site of origin by air, water or gravity as a product of erosion.

SITE — The lot or lots upon which major or minor development is to occur or has occurred.

SOIL — All unconsolidated mineral and organic material of any origin.

STORMWATER — Water resulting from precipitation (including rain and snow) that runs off the land's surface, is transmitted to the subsurface, or is captured by separate storm sewers or other sewage or drainage facilities or conveyed by snow removal equipment.

STORMWATER MANAGEMENT BMP — An excavation or embankment and related areas designed to retain stormwater runoff. A stormwater management BMP may either be normally dry (that is, a detention basin or infiltration system), retain water in a permanent pool (a retention basin), or be planted mainly with wetland vegetation (most constructed stormwater wetlands).

STORMWATER MANAGEMENT MEASURE — Any practice, technology, process, program, or other method intended to control or reduce stormwater runoff and associated pollutants, or to induce or control the infiltration or groundwater recharge of stormwater or to eliminate illicit or illegal nonstormwater discharges into stormwater conveyances.

STORMWATER RUNOFF — Water flow on the surface of the ground or in storm sewers resulting from precipitation.

SPECIAL FLOOD HAZARD AREA — A flood hazard area in which the flood elevation resulting from the two-, ten-, or 100-year storm, as applicable, is governed by tidal flooding from the Atlantic Ocean. Flooding in a tidal flood hazard area may be contributed to, or influenced by, stormwater runoff from inland areas, but the depth of flooding generated by the tidal rise and fall of the Atlantic Ocean is greater than flooding from any fluvial sources. In some situations, depending upon the extent of the storm surge from a particular storm event, a flood hazard area may be tidal in the 100-year storm, but fluvial in more frequent storm events.

WATER CONTROL STRUCTURE — A structure within, or adjacent to, a water, which intentionally or coincidentally alters the hydraulic capacity, the flood elevation resulting from the two-, ten-, or 100-year storm, flood hazard area limit, and/or floodway limit of the water. Examples of a water control structure may include a bridge, culvert, dam, embankment, ford (if above grade), retaining wall, and weir.

WATERS OF THE STATE — The ocean and its estuaries, all springs, streams, wetlands, and bodies of surface water or groundwater, whether natural or artificial, within the boundaries of the State of North Carolina or subject to its jurisdiction.

WETLANDS or WETLAND (1)An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as "hydrophytic vegetation." (2) Areas designated as Jurisdictional by applicable Federal agencies.

D. EXEMPTIONS FROM REQUIREMENTS

The following activities shall be exempt from these stormwater performance criteria:

1. Any logging and bona fide farm activity which is consistent with an approved soil conservation plan or timber management plan approved by

the City, as applicable.

2. Repairs to any stormwater treatment practice deemed necessary by the City of Southport.

E. REGULATORY CONSISTENCY

This article shall be construed to assure consistency with the requirements of the Clean Water Act and acts amendatory thereof or supplementary thereto, or any applicable implementing regulations.

2. STORMWATER MANAGEMENT DESIGN PLANS

A. DESIGN AND PERFORMANCE STANDARDS FOR STORMWATER MANAGEMENT MEASURES

1. Stormwater management measures for major and minor development shall be designed to provide erosion control, groundwater recharge, stormwater runoff quantity control, and stormwater runoff quality treatment as follows:
   a. The minimum standards for erosion control are those established under the Soil and Sediment Control Act, N.C.G.S. 113A 50-67 et seq., and implementing rules at 15A N.C.A.C. 04.
   b. The minimum standards for groundwater recharge, stormwater quality, and stormwater runoff quantity shall be met by incorporating green infrastructure.
2. The standards in this chapter apply only to new major and minor development and are intended to minimize the impact of stormwater runoff on water quality and water quantity in receiving water bodies and maintain groundwater recharge. The standards do not apply to new major development to the extent that alternative design and performance standards are applicable under a regional stormwater management plan or water quality management plan adopted in accordance with Department rules.

B. STORMWATER MANAGEMENT REQUIREMENTS FOR MINOR DEVELOPMENT.

1. Design standards shall be designed to include the following stormwater management measures:
   a) Water quality. Soil erosion and sediment control measures shall be installed in accordance with the Standards for Soil Erosion and Sediment Control in North Carolina.
   b) Rate/volume control. Infiltration measures shall be provided with a capacity of two inches of runoff for each square foot of new impervious area. The infiltration measures shall be designed with an overflow to the surface which shall be

stabilized and directed to an existing stormwater conveyance system or in a manner to keep the overflow on the developed property. If the new impervious surface is not roof area, an equivalent area of existing roof may be directed to the infiltration system. This shall be permitted where the existing roof is not already directed to infiltration devices.

c) The development design shall limit the creation of stormwater runoff through implementation of low-impact development techniques to the extent technically practicable without reduction of the allowable development given the applicable zoning and other provisions of state law or regulations, or of municipal ordinance.

Table 5: Sample Minor Development BMPs

Rain garden basin	Small-scale infiltration
Dry well basin	Small-scale bioretention
Grass Swale	Small-scale sand filter
Vegetative filter strip	Cistern

d) Soil testing shall be performed to confirm the permeability of the soils and the depth of the water table and seasonal highwater table.

e) A maintenance manual shall be supplied detailing the means and requirements of maintaining the stormwater management measure which shall comply with the requirements of 6.2.L.2 and 3.

f) A maintenance agreement shall be filed with the Office of the Brunswick County Register of Deeds in order to insure the future maintenance of the stormwater management measure.

g) All storm sewer structures, piping, basins, downspout discharges, and BMPs shall be offset a minimum of 10 feet from all property lines and right-of-way lines. Waiver of this requirement may be granted by the City Engineer but only in cases where it is not practicable to maintain the minimum required offset distance and there would be no adverse impact to adjacent properties.

h) The lowest elevation of any BMP (below any sand or stone bottom layer) shall be a minimum of two feet above the water

table and seasonal high water table. The two-foot vertical separation shall be established through soil testing.

2. Waivers and exceptions.
    a) Standards for relief. Waivers from strict compliance with the design standards shall only be granted upon showing that meeting the standards would result in an exceptional hardship on the applicant or that the benefits to the public good of the deviation from the standards would substantially outweigh any detriments of the deviation. A hardship will not be considered to exist if reasonable reductions in the scope of the project would eliminate the noncompliance.
    b) Mitigation. If city staff determines that a waiver is appropriate, the applicant must execute a mitigation plan. The scope of the mitigation plan shall be commensurate with the size of the project and the magnitude of the relief required. The mitigation project may be taken from the list of projects in the Municipal Stormwater Management Plan or another project identified by the applicant. All mitigation projects are subject to the approval of the Stormwater Administrator. A monetary contribution to the City may be made in lieu of the work identified in the mitigation plan, subject to the approval of the reviewing agency. The applicant may proportionally reduce the monetary contribution by installing such stormwater management systems as practicable.

C. STORMWATER MANAGEMENT REQUIREMENTS FOR MAJOR DEVELOPMENT

1. All major developments shall incorporate a maintenance plan for the stormwater management measures incorporated into the design of a major development in accordance with 6.2.L.
2. The development design shall limit the creation of stormwater runoff through implementation of low-impact development techniques to the extent technically practicable without reduction of the allowable development given the applicable zoning and other provisions of state law or regulations, or of municipal ordinance.
3. Stormwater management measures shall avoid adverse impacts of concentrated flow to Jurisdictional areas, or on habitat for threatened and endangered species.
4. The following linear development projects are exempt from the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of 6.2.C.16, 6.2.D, 6.2.E:
    a) The construction of an underground utility line provided that the disturbed areas are revegetated upon completion;

b) The construction of an aboveground utility line provided that the existing conditions are maintained to the maximum extent practicable; and

c) The construction of a public pedestrian access, such as a sidewalk or trail with a maximum width of 14 feet, provided that the access is made of permeable material.

5. A waiver from strict compliance from the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity requirements of 6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E. may be obtained from the Stormwater Administrator for the enlargement of an existing public roadway or railroad; or the construction or enlargement of a public pedestrian access, provided that the following conditions are met:

   a) The applicant demonstrates that there is a public need for the project that cannot be accomplished by any other means;

   b) The applicant demonstrates, through an alternatives analysis, that through the use of stormwater management measures, the option selected complies with the requirements of 6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E. to the maximum extent practicable;

   c) The applicant demonstrates that, in order to meet the requirements of 6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E., existing structures currently in use, such as homes and buildings, would need to be condemned; and

   d) The applicant demonstrates that it does not own or have other rights to areas, including the potential to obtain through condemnation lands not falling under 6.2.C.4.C above within the upstream drainage area of the receiving stream, that would provide additional opportunities to mitigate the requirements of §6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E. that were not achievable on site.

6. Tables 1 through 3 below summarize the ability of stormwater best management practices identified and described in the North Carolina Stormwater Design Manual and North Carolina Stormwater Control Measure Credit Document to satisfy the green infrastructure, groundwater recharge, stormwater runoff quality and stormwater runoff quantity standards specified in 6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E. When designed in accordance with the most current version of the North Carolina Stormwater Design Manual and North Carolina Stormwater Control Measure Credit Document, the stormwater management measures listed below in Tables 1, 2 and 3 are presumed to be capable of providing stormwater controls for the design and

performance standards as outlined in the tables below.

7. Where the BMP tables in the NC Stormwater Management Rule are different due to updates or amendments with the tables in this chapter, the more stringent shall take precedence.

Table 1

Green Infrastructure BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity

Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Cistern	0	Yes	No	—
Dry well[a]	0	No	Yes	2
Grass swale	50 or less	No	No	2[e]
				1[f]
Green roof	0	Yes	No	—
Manufactured treatment device[a][g]	50 or 80	No	No	Dependent upon the device
Pervious paving system[a]	80	Yes	Yes[b]	2[b]
			No[c]	1[c]
Small-scale bioretention basin[a]	80 or 90	Yes	Yes[b]	2[b]
			No[c]	1[c]
Small-scale infiltration basin[a]	80	Yes	Yes	2
Small-scale sand filter	80	Yes	Yes	2
Vegetative filter strip	60-80	No	No	—

(Notes corresponding to annotations[(a)] through [(g)] are found at the bottom of Table 3.)

Table 2

Green Infrastructure BMPs for Stormwater Runoff Quantity

Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Separation from Seasonal High Water Table (feet)
Bioretention system	80 or 90	Yes	Yes[b]	2[b]
			No[c]	1[c]
Infiltration basin	80	Yes	Yes	2
Sand filter[b]	80	Yes	Yes	2
Standard constructed wetland	90	Yes	No	N/A
Wet pond[d]	50 to 90	Yes	No	N/A

(Notes corresponding to annotations[(a)] through [(g)] are found at the bottom of Table 3.)

Table 3

BMPs for Groundwater Recharge, Stormwater Runoff Quality, and/or Stormwater Runoff Quantity

Best Management Practice	Stormwater Runoff Quality TSS Removal Rate (percent)	Stormwater Runoff Quantity	Groundwater Recharge	Minimum Separation from Seasonal High Water Table (feet)
Blue roof	0	Yes	No	N/A
Extended detention basin	40-60	Yes	No	1
Manufactured treatment device[b]	50 or 80	No	No	Dependent upon the device
Sand filter[c]	80	Yes	No	1
Subsurface gravel wetland	90	No	No	1
Wet pond	50 to 90	Yes	No	N/A

Notes to Tables 1, 2, and 3:

(a) Subject to the applicable contributory drainage area limitation specified at

6.2.C.15.b.;

(b) Designed to infiltrate into the subsoil;

(c) Designed with underdrains;

(d) Designed to maintain at least ten-foot-wide area of native vegetation along at least 50% of the shoreline and to include a stormwater runoff retention component designed to capture stormwater runoff for beneficial reuse, such as irrigation;

(e) Designed with a slope of less than 2%;

(f) Designed with a slope of equal to or greater than 2%;

(g) Manufactured treatment devices that meet the definition of "green infrastructure" at 6.1.C;

(h) Manufactured treatment devices that do not meet the definition of "green infrastructure" at 6.1.C.

8. An alternative stormwater management measure, alternative removal rate, and/or alternative method to calculate the removal rate may be used if the design engineer demonstrates the capability of the proposed alternative stormwater management measure and/or the validity of the alternative rate or method to the city. Alternative stormwater management measures may be used to satisfy the requirements at 6.2.C.15 only if the measures meet the definition of "green infrastructure" at 6.1.C.. Alternative stormwater management measures that function in a similar manner to a BMP listed at 6.2.C.15.b. are subject to the contributory drainage area limitation specified at 6.2.C.15.b. for that similarly functioning BMP. Alternative stormwater management measures approved in accordance with this subsection that do not function in a similar manner to any BMP listed at 6.2.C.15.b. shall have a contributory drainage area less than or equal to 2.5 acres, except for alternative stormwater management measures that function similarly to cisterns, grass swales, green roofs, standard constructed wetlands, vegetative filter strips, and wet ponds, which are not subject to a contributory drainage area limitation. Alternative measures that function similarly to standard constructed wetlands or wet ponds shall not be used for compliance with the stormwater runoff quality standard unless a variance or a waiver from strict compliance in accordance with 6.2.C.5. is granted from 6.2.C.15.

9. Whenever the stormwater management design includes one or more BMPs that will infiltrate stormwater into subsoil, the design engineer shall assess the hydraulic impact on the groundwater table and design the site so as to avoid adverse hydraulic impacts. Potential adverse hydraulic impacts include, but are not limited to, exacerbating a naturally or seasonally high water table, so as to cause surficial

ponding, flooding of basements, or interference with the proper operation of subsurface sewage disposal systems or other subsurface structures within the zone of influence of the groundwater mound, or interference with the proper functioning of the stormwater management measure itself.

10. Design standards for stormwater management measures are as follows:
    a) Stormwater management measures shall be designed to take into account the existing site conditions, including, but not limited to, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability, and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone);
    b) Stormwater management measures shall be designed and demonstrated not to negatively impact wetlands or watercourses on site or adjacent to the property;
    c) Stormwater management measures shall be designed to minimize maintenance, facilitate maintenance and repairs, and ensure proper functioning. Trash racks shall be installed at the intake to the outlet structure, as appropriate, and shall have parallel bars with one-inch spacing between the bars to the elevation of the water quality design storm. For elevations higher than the water quality design storm, the parallel bars at the outlet structure shall be spaced no greater than 1/3 the width of the diameter of the orifice or 1/3 the width of the weir, with a minimum spacing between bars of one inch and a maximum spacing between bars of six inches. In addition, the design of trash racks must comply with the requirements of 6.2.J.3;
    d) Stormwater management measures shall be designed, constructed, and installed to be strong, durable, and corrosion resistant.
    e) Stormwater management BMPs shall be designed to meet the minimum safety standards for stormwater management BMPs at 6.2.J.3; and
    f) The size of the orifice at the intake to the outlet from the stormwater management BMP shall be a minimum of 2 1/2 inches in diameter.
11. Manufactured treatment devices may be used to meet the requirements of this article, provided the pollutant removal rates are verified by the North Carolina Department of Environmental Quality.

Manufactured treatment devices that do not meet the definition of "green infrastructure" at 6.1.c. may be used only under the circumstances described at 6.2.C.16.d.

12. If there is more than one drainage area, the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at 6.2.C.16, 6.2.D, 6.2.E. shall be met in each drainage area, unless the runoff from the drainage areas converge on site and no adverse environmental impact would occur as a result of compliance with any one or more of the individual standards being determined utilizing a weighted average of the results achieved for that individual standard across the affected drainage areas.
13. Any stormwater management measure authorized under the municipal stormwater management plan or ordinance shall be reflected in a deed notice recorded in the office of the Brunswick County Register of Deeds. A form of deed notice shall be submitted to the municipality for approval prior to filing. The deed notice shall contain a description of the stormwater management measure(s) used to meet the green infrastructure, groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards at 6.2.C.15, 6.2.C.16, 6.2.D, 6.2.E., and shall identify the location of the stormwater management measure(s) in NAD 1983 State Plane North CaroliA FIPS 2900 US feet or latitude and longitude in decimal degrees. The deed notice shall also reference the maintenance plan required to be recorded upon the deed pursuant to 6.2.L.2.e. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the municipality. Proof that the required information has been recorded on the deed shall be in the form of either a copy of the complete recorded document or a receipt from the Register of Deeds or other proof of recordation provided by the recording office. However, if the initial proof provided to the municipality is not a copy of the complete recorded document, a copy of the complete recorded document shall be provided to the municipality within 180 calendar days of the authorization granted by the municipality.
14. A stormwater management measure approved under the municipal stormwater management plan or ordinance may be altered or replaced with the approval of the municipality, if the municipality determines that the proposed alteration or replacement meets the design and performance standards pursuant to 6.2.C. of this article and provides the same level of stormwater management as the previously approved stormwater management measure that is being altered or replaced. If an alteration or replacement is approved, a revised deed notice shall be

submitted to the municipality for approval and subsequently recorded with the Office of the Brunswick County Register of Deeds and shall contain a description and location of the stormwater management measure, as well as reference to the maintenance plan, in accordance with 6.2.C.13. Prior to the commencement of construction, proof that the above required deed notice has been filed shall be submitted to the city in accordance with 6.2.C.13.

15. Green infrastructure standards.

a) This subsection specifies the types of green infrastructure BMPs that may be used to satisfy the groundwater recharge, stormwater runoff quality, and stormwater runoff quantity standards.

b) To satisfy the groundwater recharge and stormwater runoff quality standards at 6.2.C.15, 6.2.C.16, 6.2.D, the design engineer shall utilize green infrastructure BMPs identified in Table 1 at 6.2.C.7. and/or an alternative stormwater management measure approved in accordance with 6.2.C.8. The following green infrastructure BMPs are subject to the following maximum contributory drainage area limitations:

Best Management Practice	Maximum Contributory Drainage Area
Dry well	1 acre
Manufactured treatment device	2.5 acres
Pervious pavement systems	Area of additional inflow cannot exceed three times the area occupied by the BMP
Small-scale bioretention systems	2.5 acres
Small-scale infiltration basin	2.5 acres
Small-scale sand filter	2.5 acres

c) To satisfy the stormwater runoff quantity standards at 6.2.E., the design engineer shall utilize BMPs from Table 1 or from Table 2 and/or an alternative stormwater management measure approved in accordance with 6.2.C.8.

d) If a waiver from strict compliance in accordance with 6.2.C.5 is granted by the Stormwater Administrator from the requirements of this subsection, then BMPs from Table 1, 2, or 3, and/or an alternative stormwater management measure approved in accordance with 6.2.C.8, may be used to meet the groundwater

recharge, stormwater runoff quality, and stormwater runoff quantity standards at 6.2.C.16, 6.2.D, 6.2.E.

e) For separate or combined storm sewer improvement projects, such as sewer separation, undertaken by a government agency or public utility (for example, a sewerage company), the requirements of this subsection shall only apply to areas owned in fee simple by the government agency or utility, and areas within a right-of-way or easement held or controlled by the government agency or utility; the entity shall not be required to obtain additional property or property rights to fully satisfy the requirements of this subsection. Regardless of the amount of area of a separate or combined storm sewer improvement project subject to the green infrastructure requirements of this subsection, each project shall fully comply with the applicable groundwater recharge, stormwater runoff quality control, and stormwater runoff quantity standards at 6.2.C.16, 6.2.D, 6.2.E, unless the project is granted a waiver from strict compliance in accordance with 6.2.C.5.

16. Groundwater recharge standards.

a) This subsection contains the minimum design and performance standards for groundwater recharge as follows:

b) The design engineer shall, using the assumptions and factors for stormwater runoff and groundwater recharge calculations at 6.2.G, either:

1) Demonstrate through hydrologic and hydraulic analysis that the site and its stormwater management measures maintain 100% of the average annual pre-construction groundwater recharge volume for the site; or

2) Demonstrate through hydrologic and hydraulic analysis that the increase of stormwater runoff volume from pre-construction to post-construction for the two-year storm is infiltrated.

c) This groundwater recharge requirement does not apply to projects within the urban redevelopment area or to projects subject to Subsection 16d below.

d) The following types of stormwater shall not be recharged:

1) Stormwater from areas of high pollutant loading. High pollutant loading areas are areas in industrial and commercial developments where solvents and/or petroleum products are loaded/unloaded, stored, or applied; areas where pesticides are loaded/unloaded or stored; areas where hazardous materials are expected to be present in greater than "reportable quantities" as defined by the United States Environmental Protection Agency (EPA) at 40 CFR 302.4; areas where recharge

would be inconsistent with Department-approved remedial action work plan or landfill closure plan and areas with high risks for spills of toxic materials, such as gas stations and vehicle maintenance facilities; and

2) Industrial stormwater exposed to source material. "Source material" means any material(s) or machinery, located at an industrial facility, that is directly or indirectly related to process, manufacturing or other industrial activities, which could be a source of pollutants in any industrial stormwater discharge to groundwater. Source materials include, but are not limited to, raw materials; intermediate products; final products; waste materials; by-products; industrial machinery and fuels, and lubricants, solvents, and detergents that are related to process, manufacturing, or other industrial activities that are exposed to stormwater.

D. STORMWATER RUNOFF QUALITY STANDARDS

1. This subsection contains the minimum design and performance standards to control stormwater runoff quality impacts of major development. Stormwater runoff quality standards are applicable when the major development results in an increase of 10,000 SF or more of regulated motor vehicle surface.

2. Stormwater management measures shall be designed to reduce the post-construction load of total suspended solids (TSS) in stormwater runoff generated from the water quality design storm as follows:

   a) Eighty percent TSS removal of the anticipated load, expressed as an annual average, shall be achieved for the stormwater runoff from the net increase of motor vehicle surface

   b) If the surface is considered regulated motor vehicle surface because the water quality treatment for an area of motor vehicle surface that is currently receiving water quality treatment either by vegetation or soil, by an existing stormwater management measure, or by treatment at a wastewater treatment plant is to be modified or removed, the project shall maintain or increase the existing TSS removal of the anticipated load expressed as an annual average

3. The requirement to reduce TSS does not apply to any stormwater runoff in a discharge regulated under a numeric effluent limitation for TSS imposed under the North Carolina Pollutant Discharge Elimination System (NCPDES) rules, 15A N.C.A.C. 02, or in a discharge specifically exempt under a NCPDES permit from this requirement. Every major development, including any that discharge into a combined sewer system, shall comply with Subsection 6.2.D.2. above, unless the major development is itself subject to a NCPDES permit with a numeric effluent limitation for TSS or the NCPDES permit to

which the major development is subject exempts the development from a numeric effluent limitation for TSS.

4. The water quality design storm is 1.5 inches of rainfall in two hours.

5. If more than one BMP in series is necessary to achieve the required 80% TSS reduction for a site, the applicant shall utilize the following formula to calculate TSS reduction:

   R = A + B - (A x B)/100
   Where:
   R = Total TSS percent load removal from application of both BMPs; and
   A = The TSS percent removal rate applicable to the first BMP;
   B = The TSS percent removal rate applicable to the second BMP.

6. Stormwater management measures shall also be designed to reduce, to the maximum extent feasible, the post-construction nutrient load of the anticipated load from the developed site in stormwater runoff generated from the water quality design storm. In achieving reduction of nutrients to the maximum extent feasible, the design of the site shall include green infrastructure BMPs that optimize nutrient removal while still achieving the performance standards in 6.2.C.16, 6.2.D, 6.2.E.

7. The Coastal Area Management rules 15A NCAC 07H defines four (4) areas of environmental concern (AEC). All development within the designated AECs must receive approval by the Division of Coastal Management prior to commencing construction.

8. These stormwater runoff quality standards do not apply to the construction of one individual single-family dwelling, provided that it is not part of a larger development or subdivision that has received preliminary or final site plan approval prior to December 3, 2018, and that the motor vehicle surfaces are made of permeable material(s) such as gravel, dirt, and/or shells.

E. STORMWATER RUNOFF QUANTITY STANDARDS.

1. This subsection contains the minimum design and performance standards to control stormwater runoff quantity impacts of major development.

2. In order to control stormwater runoff quantity impacts, the design engineer shall, using the assumptions and factors for stormwater runoff calculations at 6.2.G, complete one of the following:

   a) Design stormwater management measures so that the post-construction peak runoff rates for the two-, ten- and 100-year storm events are 50%, 75% and 80%, respectively, of the pre-

construction peak runoff rates. The percentages apply only to the post-construction stormwater runoff that is attributable to the portion of the site on which the proposed development or project is to be constructed; or

b) In tidal flood hazard areas, stormwater runoff quantity analysis in accordance with Subsection E(2)(a) immediately above is required unless the design engineer demonstrates through hydrologic and hydraulic analysis that the increased volume, change in timing, or increased rate of the stormwater runoff, or any combination of the three, will not result in additional flood damage below the point of discharge of the major development. No analysis is required if the stormwater is discharged directly into any ocean, bay, inlet, or the reach of any watercourse between its confluence with an ocean, bay, or inlet and downstream of the first water control structure

3. The stormwater runoff quantity standards shall be applied at the site's boundary to each abutting lot, roadway, watercourse, or receiving storm sewer system.

F. TECHNICAL STANDARDS.

1. Structural stormwater management measures shall be designed to take into account the existing site conditions, including, for example, environmentally critical areas; wetlands; flood-prone areas; slopes; depth to seasonal high water table; soil type, permeability and texture; drainage area and drainage patterns; and the presence of solution-prone carbonate rocks (limestone).

2. Structural stormwater management measures shall be designed, constructed and installed to be strong, durable, and corrosion resistant. All materials used in the construction of storm sewers, bridges and other drainage structures shall be in accordance with current specifications of NCDOT for road and bridge construction, as prepared by the North Carolina Department of Transportation, and any supplements, addenda and modifications thereto unless otherwise specified by the reviewing municipal agency. Modifications or changes of these specifications may be requested by the applicant but may be implemented only with the knowledge and written consent of the City Engineer after review and discussion.

3. Pipe sizes shall be determined by acceptable drainage design procedures; provided that the pipe size in a surface water drainage system shall be no less than 15 inches in diameter. Design engineers may use a twelve-inch-diameter pipe as a cross drain to a single inlet providing that the cross drain is 30 linear feet or less.

4. Drainage inlets shall be located at all intersections, with inlets on both sides

of a street at intervals of not more than 400 feet or such shorter distances as required to prevent the flow of surface water from exceeding six cubic feet per second at the drainage inlet. Access manholes shall be placed at maximum 400-foot intervals throughout the system and at pipe junctions where there are no drainage inlets.

5. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create ponding in paved areas. Area inlets in parking lots should be limited to three cubic feet per second. Gutters or paved swales shall be used whenever, in the judgment of the City Engineer, they are necessary to avoid erosion.

6. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of six inches within the first 10 feet (2018 NC Residential Building Code, Section R401.3). Unless the relief is granted by the city review board, lawn areas shall be graded at a minimum 2% grade in order to secure proper drainage. Additionally, drainage shall be provided in a manner which will prevent the collection of stormwater in pools, or other unauthorized concentrations of flow and water shall not flow across adjacent property lines at greater than pre-development rates.

7. Approval of drainage structures shall be obtained from the appropriate municipal, state and federal agencies. Where required, each applicant shall make application to NCDEQ, the and the City Stormwater Administrator. Final approval shall not be effective until letters of approval from the proper governmental authorities shall be furnished to the city Stormwater Administrator.

8. Surface drainage of each lot will be reviewed to assure that stormwater flows will not cascade from one lot to another in a manner that would be detrimental to the use of an adjoining developed or undeveloped lot. This may require surface water controls such as swales, surface drainage inlets and appropriate easements.

9. All storm sewer structures, piping, basins and BMPs shall be offset a minimum of 10 feet from all property lines and right-of-way lines.

10. Stormwater BMPs may not be constructed within municipal rights-of-way.

11. Concrete low flow channels are discouraged in the City and should not be installed in extended detention basins.

G. CALCULATION OF STORMWATER RUNOFF AND GROUNDWATER RECHARGE.
Stormwater runoff shall be calculated in accordance with the following:

1. The design engineer shall calculate runoff using one of the following

methods:

a) The USDA Natural Resources Conservation Service (NRCS) methodology, including the NRCS Runoff Equation and Dimensionless Unit Hydrograph, as described in Chapters 7, 9, 10, 15 and 16, Part 630, Hydrology National Engineering Handbook, incorporated herein by reference as amended and supplemented. This methodology is additionally described in Technical Release 55 - Urban Hydrology for Small Watersheds (TR-55), dated June 1986, incorporated herein by reference as amended and supplemented. Information regarding the methodology is available from the Natural Resources Conservation Service website at https://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1044171.pdf or at United States Department of Agriculture Natural Resources Conservation Service North Carolina State Office; or

b) The Rational Method for peak flow and the Modified Rational Method for hydrograph computations. The Rational Method is described in Section B of the NCDEQ Stormwater Design Manual.

2. For the purpose of calculating runoff coefficients and groundwater recharge, there is a presumption that the pre-construction condition of a site or portion thereof is a wooded land use with good hydrologic condition. The term "runoff coefficient" applies to both the NRCS methodology above at 6.2.G.1.a. and the Rational and Modified Rational Methods at 6.2.G.1.b. A runoff coefficient or a groundwater recharge land cover for an existing condition may be used on all or a portion of the site if the design engineer verifies that the hydrologic condition has existed on the site or portion of the site for at least five years without interruption prior to the time of application. If more than one land cover have existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the pre-construction computations. In addition, there is the presumption that the site is in good hydrologic condition (if the land use type is pasture, lawn, or park), with good cover (if the land use type is woods), or with good hydrologic condition and conservation treatment (if the land use type is cultivation).

3. In computing pre-construction stormwater runoff, the design engineer shall account for all significant land features and structures, such as ponds, wetlands, depressions, hedgerows, or culverts, that may reduce pre-construction stormwater runoff rates and volumes.

4. In computing stormwater runoff from all design storms, the design engineer shall consider the relative stormwater runoff rates and/or volumes of pervious and impervious surfaces separately to accurately

compute the rates and volume of stormwater runoff from the site. To calculate runoff from unconnected impervious cover, urban impervious area modifications as described in the NRCS Technical Release 55 - Urban Hydrology for Small Watersheds or other methods may be employed.

5. If the invert of the outlet structure of a stormwater management measure is below the flood hazard design flood elevation the design engineer shall take into account the effects of tailwater in the design of structural stormwater management measures.

H. SOURCES FOR TECHNICAL GUIDANCE.

Technical guidance for stormwater management measures can be found in the documents listed below, which are available to download from the Department's website at: https://www.deq.nc.gov/about/divisions/energy-mineral-and-land-resources/stormwater/stormwater-program/stormwater-design-manual.

2. Guidelines for stormwater management measures are contained in the North Carolina Stormwater Design Manual and Noth Carolina Stormwater Control Measure Credit Document, as amended and supplemented. Information is provided on stormwater management measures such as, but not limited to, those listed in Tables 1, 2, and 3.

3. Additional maintenance guidance is available on the Department's website at: https://www.deq.nc.gov/about/divisions/energy-mineral-and-land-resources/stormwater/stormwater-program.

I. SOLIDS AND FLOATABLE MATERIALS CONTROL STANDARDS.

Site design features identified under 6.2.C.7 above, or alternative designs in accordance with 6.2.C.8. above, to prevent discharge of trash and debris from drainage systems shall comply with the following standard to control passage of solid and floatable materials through storm drain inlets. For purposes of this section, "solid and floatable materials" means sediment, debris, trash, and other floating, suspended, or settleable solids. For exemptions to this standard see 6.2.I.2. below.

1. Design engineers shall use one of the following grates whenever they use a grate in pavement or another ground surface to collect stormwater from that surface into a storm drain or surface water body under that grate:

    a) The New Carolina Department of Transportation (NCDOT) bicycle-safe grate, or

    b) A different grate, if each individual clear space in that grate has an area of no more than seven square inches, or is no greater than 0.5 inch across the smallest dimension.

        i) Examples of grates subject to this standard include grates in grate inlets, the grate portion (non-curb-opening portion) of combination inlets, grates on storm sewer manholes, ditch

grates, trench grates, and grates of spacer bars in slotted drains. Examples of ground surfaces include surfaces of roads (including bridges), driveways, parking areas, bikeways, plazas, sidewalks, lawns, fields, open channels, and stormwater system floors used to collect stormwater from the surface into a storm drain or surface water body.

c) For curb-opening inlets, including curb-opening inlets in combination inlets, the clear space in that curb opening, or each individual clear space if the curb opening has two or more clear spaces, shall have an area of no more than seven square inches, or be no greater than two inches across the smallest dimension. See the Southport Engineering Department Details and Specifications Manual for Type "N-Eco" curb piece detail.

2. The standard in 6.2.I.1. does not apply:

a) Where each individual clear space in the curb opening in existing curb- opening inlet does not have an area of more than nine square inches;

b) Where the municipality agrees that the standards would cause inadequate hydraulic performance that could not practicably be overcome by using additional or larger storm drain inlets;

c) Where flows from the water quality design storm are conveyed through any device (e.g., end of pipe netting facility, manufactured treatment device, or a catch basin hood) that is designed, at a minimum, to prevent delivery of all solid and floatable materials that could not pass through one of the following:

i) A rectangular space 4 5/8 inches long and 1 1/2 inches wide (this option does not apply for outfall netting facilities); or

ii) A bar screen having a bar spacing of 0.5 inch.

d) Where flows are conveyed through a trash rack that has parallel bars with one- inch spacing between the bars, to the elevation of the water quality design storm; or

e) Where the action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy a Register listed historic property.

J. SAFETY STANDARDS FOR STORMWATER MANAGEMENT BASINS.

1. This section sets forth requirements to protect public safety through the proper design and operation of stormwater management BMPs. This section applies to any new stormwater management BMP.

2. The provisions of this section are not intended to preempt more stringent municipal or county safety requirements for new or existing stormwater management BMPs. Municipal and county stormwater management plans and ordinances may, pursuant to their authority, require existing stormwater management BMPs to be retrofitted to meet one or more of the safety standards in 6.2.J.3.a-c. for trash racks, overflow grates, and escape provisions at outlet structures.

3. Requirements for trash racks, overflow grates and escape provisions.

    a) A trash rack is a device designed to catch trash and debris and prevent the clogging of outlet structures. Trash racks shall be installed at the intake to the outlet from the stormwater management BMP to ensure proper functioning of the BMP outlets in accordance with the following:

        i) The trash rack shall have parallel bars, with no greater than six-inch spacing between the bars;

        ii) The trash rack shall be designed so as not to adversely affect the hydraulic performance of the outlet pipe or structure;

        iii) The average velocity of flow through a clean trash rack is not to exceed 2.5 feet per second under the full range of stage and discharge. Velocity is to be computed on the basis of the net area of opening through the rack; and

        iv) The trash rack shall be constructed of rigid, durable, and corrosion- resistant material and designed to withstand a perpendicular live loading of 300 pounds per square foot.

    b) An overflow grate is designed to prevent obstruction of the overflow structure. If an outlet structure has an overflow grate, such grate shall meet the following requirements:

        i) The overflow grate shall be secured to the outlet structure but removable for emergencies and maintenance.

        ii) The overflow grate spacing shall be no less than two inches across the smallest dimension.

        iii) The overflow grate shall be constructed and installed to be rigid, durable, and corrosion resistant, and shall be designed to withstand a perpendicular live loading of 300 pounds per square foot.

    c) Stormwater management BMPs shall include escape provisions as follows:

        i) If a stormwater management BMP has an outlet structure,

escape provisions shall be incorporated in or on the structure. Escape provisions include the installation of permanent ladders, steps, rungs, or other features that provide easily accessible means of egress from stormwater management BMPs. With the prior approval of the municipality pursuant to 6.2.J.3., a freestanding outlet structure may be exempted from this requirement;

ii) Safety ledges shall be constructed on the slopes of all new stormwater management BMPs having a permanent pool of water deeper than 2 1/2 feet. Safety ledges shall be comprised of two steps. Each step shall be four feet to six feet in width. One step shall be located approximately 2 1/2 feet below the permanent water surface, and the second step shall be located one foot to 1 1/2 feet above the permanent water surface. See 6.2.J.5. for an illustration of safety ledges in a stormwater management BMP; and

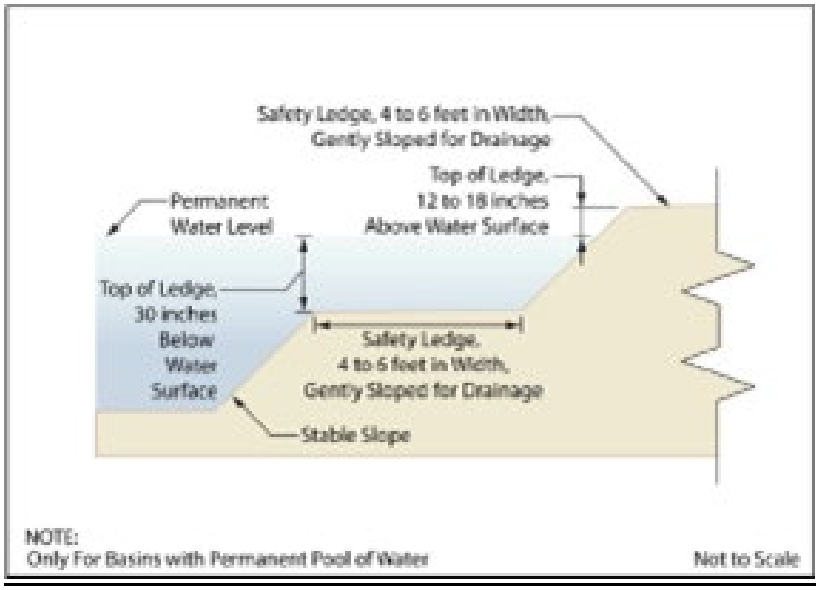
iii) In new stormwater management BMPs, the maximum interior slope for an earthen dam, embankment, or berm shall not be steeper than three horizontal to one vertical.

iv) For emergency purposes, wet ponds shall be equipped with a drain that can quickly dewater the pond to the maximum extent possible. The drainpipe intake shall be designed to prevent deposited sediment from clogging the pipe and for it to become clogged during draining. A gate valve or other similar device shall be installed for opening the drain. The emergency drainage measure shall be maintained in good working condition.

4. Variance or exemption from safety standard. A variance or exemption from the safety standards for stormwater management BMPs may be granted only upon a written finding by the municipality that the variance or exemption will not constitute a threat to public safety.

5. Safety ledge illustration.

Elevation View — Basin Safety Ledge Configuration



K. REQUIREMENTS FOR SITE DEVELOPMENT STORMWATER PLAN

1. Submission of site development stormwater plan.

    a) Whenever an applicant seeks municipal approval of a development subject to this chapter, the applicant shall submit all of the required components of the checklist for the site development stormwater plan at 6.2.K.1. below as part of the submission of the application for approval.

    b) The applicant shall demonstrate that the project meets or exceeds the standards set forth in this chapter.

    c) The applicant shall submit three copies of the materials listed in the checklist for site development stormwater plans in accordance with 6.2.K.1.of this chapter.

2. Site development stormwater plan approval. The applicant's site development project shall be reviewed as a part of the review process by the municipal board or official from which municipal approval is sought. That municipal board or official shall consult the municipality's review engineer to determine if all of the checklist requirements have been satisfied and to determine if the project meets the standards set forth in this chapter.

3. Submission of site development stormwater plan. The following information shall be required:

    a) Topographic base map. The reviewing engineer may require

upstream tributary drainage system information as necessary. It is recommended that the topographic base map of the site be submitted which extends a minimum of 200 feet beyond the limits of the proposed development, at a scale of one-inch equals 200 feet or greater, showing two-foot contour intervals. The map as appropriate may indicate the following: existing land use, existing surface water drainage, shorelines, steep slopes, soils, erodible soils, perennial or intermittent streams that drain into or upstream of the Category One waters, wetlands and floodplains along with their appropriate buffer strips, marshlands and other wetlands, pervious or vegetative surfaces, existing man-made structures, roads, bearing and distances of property lines, and significant natural and man- made features not otherwise shown.

b) Environmental site analysis. A written and graphic description of the natural and man-made features of the site and its surroundings should be submitted. This description should include a discussion of soil conditions, slopes, wetlands, waterways and vegetation on the site and within the areas beyond the limits of the proposed development as outlined in6.2.K.3a of this chapter. Particular attention should be given to unique, unusual, or environmentally sensitive features and to those that provide particular opportunities or constraints for development.

c) Project description and site plans. A map (or maps) at the scale of the topographical base map indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural facilities for stormwater management and sediment control, and other permanent structures. The map(s) shall also clearly show areas where alterations will occur in the natural terrain and cover, including lawns and other landscaping, and seasonal high groundwater elevations. A written description of the site plan and justification for proposed changes in natural conditions shall also be provided.

d) Land use planning and source control plan. This plan shall provide a demonstration of how the goals and standards of 6.2.B. through 6.2.G. are being met. The focus of this plan shall be to describe how the site is being developed to meet the objective of controlling groundwater recharge, stormwater quality and stormwater quantity problems at the source by land management and source controls whenever possible.

e) Stormwater management facilities map. The following information, illustrated on a map of the same scale as the topographic base map, shall be included:

i) Total area to be disturbed, paved or built upon, proposed surface contours, land area to be occupied by the stormwater management facilities and the type of vegetation thereon, and details of the proposed plan to control and dispose of stormwater.

ii) Details of all stormwater management facility designs, before, during and after construction, including discharge provisions, drain, discharge capacity for each outlet at different levels of detention and emergency spillway provisions with maximum discharge capacity of each spillway.

f) Calculations.

i) Comprehensive hydrologic and hydraulic design calculations for the pre- development and post-development conditions for the design storms specified in 6.2.C. of this chapter.

ii) When the proposed stormwater management control measures depend on the hydrologic properties of soils or require certain separation from the seasonal highwater table, then a soils report shall be submitted. The soils report shall be based on on-site boring logs or soil pit profiles. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soils present at the location of the control measure.

g) Maintenance and repair plan. The design and planning of the stormwater management facility shall meet the maintenance requirements of 6.2.L.

h) Waiver from submission requirements. The city engineer reviewing an application under this chapter may waive submission of any of the requirements in 6.2.K.3.a-f. of this chapter when it can be demonstrated that the information requested is impossible to obtain or it would create a hardship on the applicant to obtain and its absence will not materially affect the review process.

L. MAINTENANCE AND REPAIR.

1. Applicability. Projects subject to review as in 6.1.C. of this chapter shall comply with the requirements of 6.2.L.2-3.

2. General maintenance.

a) The design engineer shall prepare a maintenance plan for the stormwater management measures incorporated into the design of

a major development.

b) The maintenance plan shall contain specific preventative maintenance tasks and schedules; cost estimates, including estimated cost of sediment, debris, or trash removal; and the name, address, and telephone number of the person or persons responsible for preventative and corrective maintenance (including replacement). The plan shall contain information on BMP location, design, ownership, maintenance tasks and frequencies, and other details, as well as the tasks specific to the type of BMP, as described in the applicable chapter containing design specifics.

c) If the maintenance plan identifies a person other than the property owner (for example, a developer, a public agency or homeowners' association) as having the responsibility for access and/or maintenance, the plan shall include documentation of such person's or entity's agreement to assume this responsibility, or of the owner's obligation to dedicate a stormwater management facility to such person under an applicable ordinance or regulation.

d) Responsibility for maintenance shall not be assigned or transferred to the owner or tenant of an individual property in a residential development or project, unless such owner or tenant owns or leases the entire residential development or project. The individual property owner may be assigned incidental tasks, such as weeding of a green infrastructure BMP, provided the individual agrees to assume these tasks; however, the individual cannot be legally responsible for all of the maintenance required.

e) If the party responsible for maintenance identified under 6.2.L.2.C. revisions based on 6.2.L.2.G below shall be recorded upon the deed of record for each property on which the maintenance described in the maintenance plan must be undertaken.

f) Preventative and corrective maintenance shall be performed to maintain the functional parameters (storage volume, infiltration rates, inflow/outflow capacity, etc.) of the stormwater management measure, including, but not limited to, repairs or replacement to the structure; removal of sediment, debris, or trash; exercising of drain valves; restoration of eroded areas; snow and ice removal; fence repair or replacement; restoration of vegetation; and repair or replacement of nonvegetated linings.

g) The party responsible for maintenance identified under 6.2.L.2.C above shall perform all of the following requirements:

    1) Maintain a detailed log of all preventative and corrective maintenance for the structural stormwater management

measures incorporated into the design of the development, including a record of all inspections and copies of all maintenance-related work orders;

2) Evaluate the effectiveness of the maintenance plan at least once per year and adjust the plan and the deed as needed; and

3) Retain and make available, upon request by any public entity with administrative, health, environmental, or safety authority over the site, the maintenance plan and the documentation required by 6.2.L.F and G., above.

h) The requirements of 6.2.L.2C and D. do not apply to stormwater management facilities that are dedicated to and accepted by the municipality or another governmental agency, subject to all applicable municipal stormwater general permit conditions, as issued by the Department.

i) In the event that the stormwater management facility becomes a danger to public safety or public health, or if it is in need of maintenance or repair, the municipality shall so notify the responsible person in writing. Upon receipt of that notice, the responsible person shall have 14 days to affect maintenance and repair of the facility in a manner that is approved by the reviewing engineer or his designee. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality or county may immediately proceed to do so and shall bill the cost thereof to the responsible person. Nonpayment of such bill may result in a lien on the property.

3. Nothing in this section shall preclude the municipality in which the major development is located from requiring the posting of a maintenance guarantee in accordance with N.C.G.S. 160D-804.1 (Performance guarantees).

M. INSPECTION AND SUBSEQUENT FINES FOR NONCOMPLIANCE

1. All best management practice facilities are to be maintained by the property owner, homeowners' association or City of Southport. Where the City of Southport is named to be the party responsible for maintaining the facility, a developer's maintenance contribution shall be made.

a) Calculations for maintenance contributions for traditional BMPs shall be based on City of Southport's Developer Maintenance Contribution Worksheet Schedule A.

b) Calculations for maintenance contributions for nontraditional (as determined by the City Engineer) BMPs shall require an engineer's

cost estimate for maintenance required over a twenty-five-year period. Cost estimate calculations shall be performed in accordance with City of Southport's Developer Maintenance Contribution Worksheet Schedule A.

2. All stormwater management measures within the City are subject to the stormwater maintenance permit and periodic inspection. An annual stormwater maintenance permit is required in January of each year.

3. Recordkeeping, inspection and repair guidelines and noncompliance penalties.

    a) Quarterly maintenance records shall be submitted to the City of Southport Municipal Clerk's office. The maintenance records for the period:

        i) January 1 to March 31 must be reported no later than April 30.

        ii) April 1 to June 30 must be reported no later than July 31.

        iii) July 1 to September 30 must be reported no later than October 31.

        iv) October 1 to December 31 must be reported no later than January 31.

    b) Mechanically treated structures which utilize filters shall have on record and be provided to the City, the requirements of the replacement of the filters as per the manufacturer and the dates the filters have been replaced.

    c) Inspections shall include and not be limited to:

        i) Detention basin outflow structures;

        ii) Vegetation;

        iii) Trash racks and overflow grates;

        iv) Embankment erosion; and

        v) Sediment removal and pond maintenance.

    d) The owner of the stormwater management measure shall complete minor repairs of the facility within 30 days of the date of notice.

    e) The owner of the stormwater management measure, immediately upon notice, must complete repairs that may adversely affect the public's health, safety and welfare.

    f) Each act of violation, and every day upon which any violation shall

occur or continues to occur shall constitute a separate offense.

g) Failure to obtain an annual stormwater maintenance permit: $100.

h) Failure to provide quarterly maintenance records: $50.

4. The municipality, in its discretion, may extend the time allowed for effecting maintenance and repair for good cause. If the responsible person fails or refuses to perform such maintenance and repair, the municipality may immediately proceed to do so and shall bill the cost thereof to the responsible person.

5. Nothing in this section shall preclude the municipality in which the major development is located from requiring the posting of a performance or maintenance guaranty in accordance with N.C.G.S. 160D-804.1.

N. FEES.

Residential Stormwater Plan Review	$100.00/per plan (single lot)
	$200.00/per plan (2-3 lots)
(up to two acres; and more than three lots)	$300.00/per plan
(over two acres; and more than three lots)	$500.00/per plan
Commercial Stormwater Plan Review (up to two acres)	$300.00/per plan
(over two acres)	$500.00/per plan

O. PERMIT REQUIREMENTS

No building or zoning permits for improvements or plat recordation for a subdivision, for which a stormwater management plan is required, shall be approved or modified by the City without the approval of the following stormwater management regulatory items.

1. Right of entry for emergency maintenance.
2. Any recorded off-site easements needed.
3. An approved stormwater management design plan.
4. A maintenance agreement.
5. Recorded easements for stormwater management facilities.

P. PERMIT SUSPENSION AND REVOCATION

1. Notice of Violation. When the City determines that an activity is not being carried out in accordance with the requirements of this ordinance, it shall issue a written notice of violation to the owner of the property. The

notice of violation shall contain:

a) The name and address of the owner or applicant.
b) The address when available or a description of the building, structure, or land upon which the violation is occurring.
c) A statement specifying the nature of the violation.
d) A description of the remedial measures necessary to bring the development activity into compliance with this ordinance and a time schedule for the completion of such remedial action.
e) A statement of the penalty or penalties that shall or may be assessed against the person to whom the notice of violation is directed.

2. Stop Work Orders. Persons receiving a notice of violation will be required to halt all construction activities. This "stop work order" will be in effect until the City confirms that the development activity is in compliance and the violation has been satisfactorily addressed. Failure to address a notice of violation in a timely manner can result in civil, criminal, or monetary penalties in accordance with the enforcement measures authorized in this ordinance.
3. Restoration of Lands. Any violator may be required to restore land to its undisturbed condition. In the event that restoration is not undertaken within a reasonable time after notice, the City may take necessary corrective action, the cost of which shall become a lien upon the property until paid.

Q. PROFESSIONAL REGISTRATION REQUIREMENTS

1. Stormwater management preliminary and design plans that are incidental to the design of a residential subdivision or commercial development shall be prepared by a qualified registered North Carolina Professional Engineer, Surveyor, or Landscape Architect, using acceptable standards and practices. All other stormwater management preliminary and design plans and calculations shall be prepared by a qualified registered North Carolina Professional Engineer, using acceptable engineering standards and practices.
2. The engineer, surveyor, or landscape architect shall perform services only in areas of his/her competence, shall undertake to perform engineering, landscape architecture, or land surveying assignments only when qualified by education and/or experience in the specific technical field.

3. OWNERSHIP, INSPECTION, AND MAINTENANCE

A. OWNERSHIP AND MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES

1. Any stormwater management facility required by this article shall be privately-owned and maintained; provided, however, the owner

thereof shall grant to the City, a perpetual, nonexclusive easement which allows for public inspection and emergency repair, in accordance with Section 6.2.L.

2. Stormwater management facilities shall be publicly owned and/or maintained only if accepted for maintenance by the City. If a stormwater management facility is not accepted by the City, the property owner has the maintenance responsibility for this facility.
3. Private maintenance requirements shall be a part of the deed to the affected property.
4. Any stormwater management facility required by this article shall be in compliance with Section K of the City of Southport Stormwater Management Technical Manual.

B. CONSTRUCTION INSPECTION SCHEDULE

1. Prior to the approval of the stormwater management design plan, the applicant shall submit a proposed applicant or designated party (responsible party) inspection schedule. The stormwater management design plan shall indicate a phase line for approval otherwise the inspection schedule will be for the entire development. The City may make additional inspections during and after construction if deemed necessary by the City.
2. If a responsible party fails or refuses to meet the requirements of the maintenance covenant, the City, after reasonable notice, may correct a violation of the design standards or the maintenance needs by performing all necessary work to place the facility in proper working condition. If, after an inspection, the condition of a facility presents an immediate danger to the public health, safety, or general welfare due to unsafe conditions or improper maintenance, the City shall have the right, but not the duty, to take such action as may be necessary to protect the public and make the facility safe. Any cost incurred by the City shall be paid by the owner. In addition, the City shall notify the owner(s) in writing of the facility of any violation, deficiency, or failure to comply with this article within 10 days of the discovery of the violation. Upon a failure to correct violations requiring maintenance work within 10 days after, notice thereof, the City may provide for all necessary work to place the facility in proper working condition. The owner(s) of the facility shall be assessed the costs of the work performed by the City.
3. The permittee shall provide the City of Southport actual “as-built” plans for any stormwater management practice or facility located on the site after final construction certified by a professional engineer (as outlined in Section 6.3.I).
4. The professional engineer shall certify to the City that:
   a) The facility has been constructed as shown on the as-built plan, and

b) The facility meets the approved stormwater management design plan and specifications or achieves the function for which it was designed.

C. ACCEPTANCE OF CERTIFICATION IN LIEU OF CONSTRUCTION INSPECTIONS

The City of Southport, at its sole discretion, may accept the certification of a registered engineer in lieu of any inspection required by this article.

4. MISCELLANEOUS PROVISIONS

A. APPEALS

The disapproval or required modification of any proposed stormwater management plans or design plans or the determination of noncompliance or failure to maintain by the City shall entitle the aggrieved person to appeal this decision or lack of action to the Board of Adjustment in accordance with Section2.7.E. Such appeal must be made in writing to the city clerk and the UDO Administrator within 30 days of written notice of disapproval, or modification of a design stormwater management plan, or determination of noncompliance or failure to maintain.

B. PENALTIES

Civil penalties shall be as follows:

1. All acts or conditions constituting a violation of this article shall subject the offender to a civil penalty of $500 per violation or per day for any continuing violation.

C. VEGETATION

1. Vegetation for stabilization of side slopes shall be a hearty ground cover such as the following, listed in order of best overall suitability:
   a) Tall Fescue
   b) Bermuda Grass
   c) Pensacola Bahia grass
   d) Reed Canary Grass
2. All of these are well suited for flooding tolerance and waterways and channels. The bahia grass is excellent for sandy sites. The others spread by rootstocks, making a well anchored and stable ground covering.
3. The designer shall consult with the Public Services Department regarding landscape standards such as selection, spacing, location, and planting requirements of all grasses and plants which are to be incorporated in the system. Approval of a landscaping plan by the Public Services Department will be required prior to issuance of a construction permit.

City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: **ZTA-25-02**

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends adoption of the proposed Zoning Text Amendment to the Board of Aldermen and finds that it is consistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014, and subsequently amended by the Southport Board of Aldermen. More specifically, **Policy 5.2:** Southport recognizes the value of water quality to the protection of fragile areas and to the provision of clean water for recreational and tourism purposes and supports the control of stormwater runoff to aid in the preservation of water quality.

The statement and motion was seconded and passed _____.

_____ _____

Tori Deviney, Deputy City Clerk Sue Hodgin, Chairman

City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: **ZTA-25-02**

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends denial of the proposed Zoning Text Amendment to the Board of Aldermen. The amendment is consistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen.

The statement and motion was seconded and passed _____.

_____ _____

Tori Deviney, Deputy City Clerk Sue Hodgin, Chairman

STAFF REPORT
CASE NUMBER ZMA-25-02
LOCAL HISTORIC DISTRICT OVERLAY

APPLICATION SUMMARY	
Presentation Date	June 19, 2025 Planning Board
Sponsor	Staff and Historic Preservation Commission
Zoning Districts	R-10, CBD, BD
Proposed Zoning District	Local Historic District Overlay – Underlying Zoning Remains

REZONING OVERVIEW

The Board of Aldermen may designate a historic district overlay by zoning ordinance according to Chapter 2, Article IV, Section 2-197 of the City of Southport Code of Ordinances. North Carolina General Statutes, Chapter 160D-944, enable these procedures.

The Southport Historic Preservation Commission (HPC) was established on September 8, 2022, and commission members were appointed in October. Since that time, the members have met monthly (and several months bi-weekly) to establish the Southport Local Historic District Standards, Local Designation Report, and Local Historic District boundaries. All development within the designated local historic district must meet the standards established by the Commission and adopted by the Board of Aldermen. The standards provide a framework for reviewing projects and ensure that all applications are treated equally.

NCGS Chapter 160D-944, Designation of Historic Districts, outlines the process for all communities to establish a local historic district. Before the adoption of a local historic district, an investigation report, also known as the local designation report, shall be prepared outlining the significance of the buildings, structures, features, sites, and other surroundings in the proposed district. Upon completion of the report, it shall be sent to the NC Department of Natural and Cultural Resources, State Historic Preservation Office (SHPO) for review and comment. Once the local government receives the SHPO reviews and comments on the report, the report and local district boundary shall be referred to the Planning Board for its review and recommendation to the governing board, following the procedures for all legislative planning processes.

A development regulation may treat historic districts either as a separate-use district classification or as districts that overlay other zoning districts. The HPC chose to prepare

a local historic district overlay, which maintains the underlying zoning district unchanged, with no changes to allowable uses or dimensional standards within the proposed district. The Historic Preservation Commission reviewed the local designation report at their regular meeting on June 4, 2025. It recommends approval of the proposed local historic district overlay to the Board of Aldermen through the Planning Board to meet the statutory requirements of the zoning map amendment.

LOCATION

The proposed local historic district is a modified version of the 1980 National Register District and the 2010 National Register Study Boundary. Portions of the original and study areas are not within the local district due to the loss of historical significance.

REVIEW PROCESS

Proposed amendments to the zoning map may be initiated by the Board of Aldermen, Planning Board, city administration, or by the owner, or his or her agent of the property

proposed to be changed. Every amendment, supplement, change, modification, or repeal of the zoning map/ordinance shall be referred to the Planning Board for its recommendation and report to the Board of Aldermen.

Prior to the Board of Aldermen consideration of a change, a public hearing must occur at a set day and time. The hearing is notified to adjacent property owners by mail, published in a local newspaper of general circulation and posted on the property, for two (2) consecutive weeks not less than 10 days and not more than 25 days before the hearing.

The approval of the rezoning may be adopted by the Board of Aldermen after the duly advertised public hearing and upon the approval of a plan consistency statement and a statement of reasonableness.

LAND USE PLAN CONSISTENCY

The 2014 CAMA Land Use Plan (LUP), along with subsequent updates is the plan that is used for policy decisions in the City. The Planning Board and Board of Aldermen shall consult the plan's policies when considering a zoning change. Further, each rezoning must be recommended and ultimately adopted with a statement describing if the action is consistent or inconsistent with the adopted land use plan.

Themes found in the 2014 CAMA LUP include smart growth principles and increased demand for housing. The goals, objectives, and policies found within the plan focus on balancing the need for housing and infrastructure with protection of the historic character and environmental resources of the City. The vision statement specifically states that one of the core values for the city is preservation of the historic character, shoreline vistas, and residential areas.

"….Southport desires to have an affordable quality of life while maintaining its quiet residential atmosphere and protecting the city's historic assets…."

Map amendment considerations must include the specific neighborhood or district and its suitability for proposed uses. Land Use Plan objectives and policies direct future development to areas that are most appropriate for the type of use.

The following policies and implementing actions support the proposed overlay district.

Policy 7.1: Southport will protect its historic resources as a valuable cultural and economic asset.

> **Recommended Action 7.1.A**: Consider the creation of a Historic District Commission.

Policy 7.2: The City shall encourage local, state, and federal efforts to protect historic properties within its borders and to perpetuate its cultural heritage.

> **Recommended Action 7.2.A**: Coordinate all housing code enforcement/ redevelopment projects/public works projects with the NC Division of Archives and

History to ensure the preservation and identification of significant historic structures and archaeological sites.

Policy 7.3: Southport will guide development so as to encourage protection of scenic vistas and view corridors.

Policy 7.5: Southport shall coordinate all housing code enforcement and/or redevelopment projects, utilizing public funding, with the NC Division of Archives and History, to ensure that any significant architectural details or buildings are identified and preserved.

Policy 7.6: Southport will coordinate all city projects with the NC Division of Archives and History, to ensure the identification and preservation of significant archaeological sites.

The Southport 2050 Comprehensive Plan that will be replacing the 2014 CAMA Land Use Plan also supports the creation of a local historic district overlay to preserve the city's historic character and improving resiliency of its historic buildings.

Policy 3.1: Support local preservation and recognition of the City's history and culture.

Policy 3.3: Support the preservation of historic structures, sites, and monuments for their economic benefit.

Policy 4.5: Continue to improve the resiliency of historic properties.

STAFF RECOMMENDATION

City Planning Staff per the recommendation of the Historic Preservation Commission submit the proposed Local Historic District Overlay Zoning District to the Planning Board to consider a recommendation of APPROVAL to the Board of Aldermen. The proposal appears to be consistent with the 2014 CAMA Core Land Use Plan and is reasonable due to the physical conditions of the properties within the proposed overlay, the benefits to the landowners and community as a whole and is in the public interest to preserve the historic character of the city.

Attachments:
Consistency Statements
Local Historic District Boundary Map
Local Designation Report

City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: **ZMA-25-02**

STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends adoption of the proposed Zoning Map Amendment to the Board of Aldermen and finds that it is consistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014, and subsequently amended by the Southport Board of Aldermen. More specifically, **Policy 7.1**: Southport will protect its historic resources as a valuable cultural and economic asset. Further, this map amendment is reasonable due to the physical conditions of the properties within the proposed overlay, the benefits to the landowners and community as a whole and is in the public interest to preserve the historic character of the city.

The statement and motion was seconded and passed _____.

_____ _____

Tori Deviney, Deputy City Clerk Sue Hodgin, Chairman

City of Southport Planning Board
Statement of Plan Consistency and Zoning Recommendation
(As per NC General Statute 160D-604)

When conducting a review of proposed zoning text or map amendments pursuant to this section, the planning board shall advise and comment on whether the proposed action is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing board that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing board.

AMENDMENT: **ZMA-25-02**

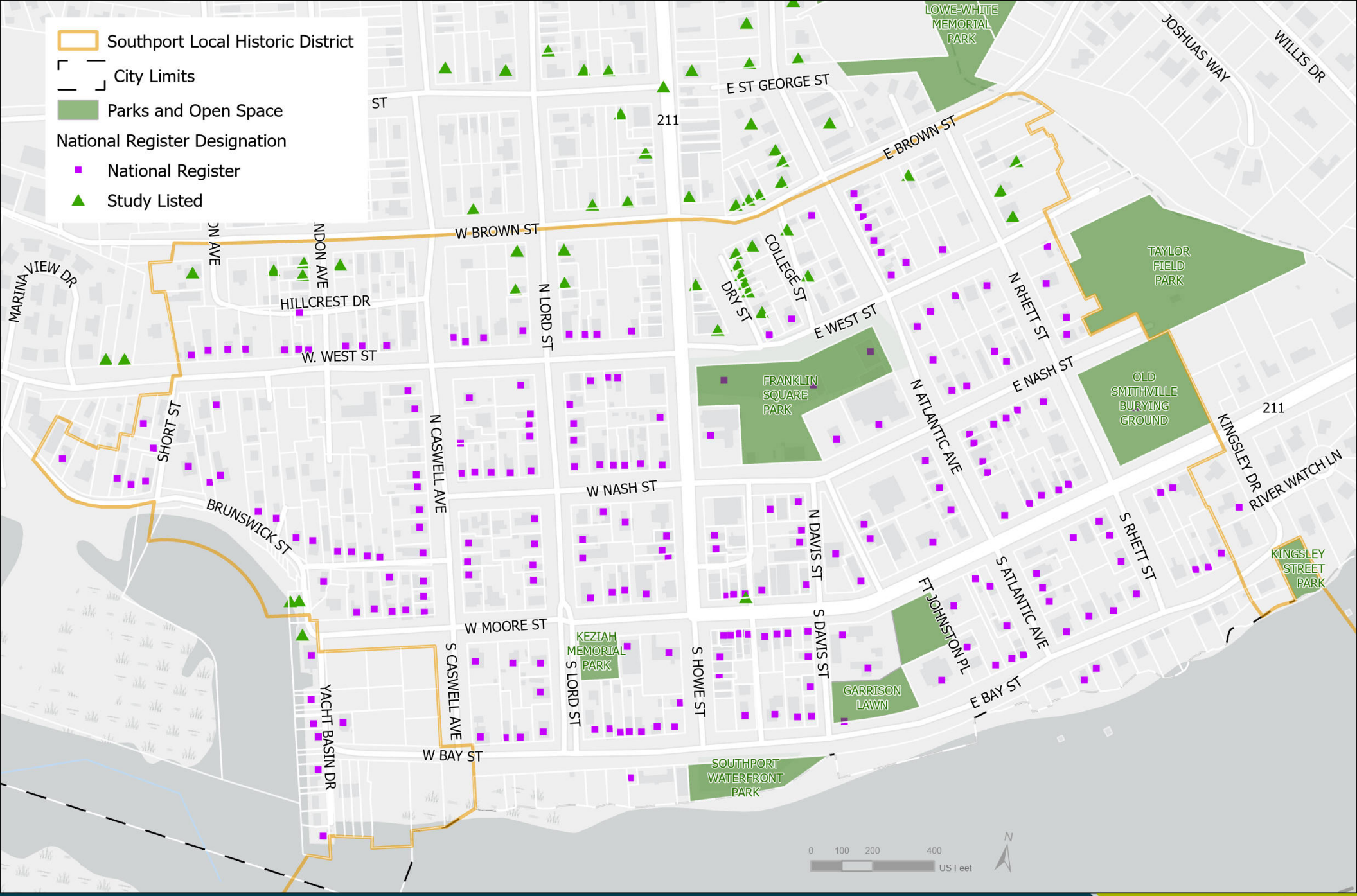
STATEMENT OF CONSISTENCY AND RECOMMENDATION:

The City of Southport Planning Board hereby recommends denial of the proposed Zoning Map Amendment to the Board of Aldermen. The amendment is consistent with the City's 2014 CAMA Core Land Use Plan originally adopted Nov. 13, 2014 and subsequently amended by the Southport Board of Aldermen. The amendment is not reasonable due to the detriments to local landowners and neighbors.

The statement and motion was seconded and passed _____.

_____ _____

Tori Deviney, Deputy City Clerk Sue Hodgin, Chairman



Proposed Southport Local Historic District

City of Southport, NC

STEWART

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Southport Local Historic District

Local Designation Report





Version Date: May 30, 2025

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Background

The Board of Aldermen may designate a historic district overlay by zoning ordinance according to Chapter 2, Article IV, Section 2-197 of City of Southport Code of Ordinances. These procedures are enabled by North Carolina General Statutes, Chapter 160D-944. As stated by the statute historic districts, "shall consist of areas that are deemed to be of special significance in terms of their history, prehistory, architecture, or culture and to possess integrity of design, setting, materials, feeling, and association." Furthermore, state law notes that, "An investigation and report describing the significance of the buildings, structures, features, sites, or surroundings included in the proposed district and a description of the boundaries of the district" must be prepared and submitted to the State Historic Preservation Officer.

In 2022, the Board of Aldermen adopted a historic preservation ordinance creating the Historic Preservation Commission (HPC). Southport's Historic Preservation Commission was tasked with creating the Southport Local Historic District Standards and a Local Designation Report. Both of which, are required by the State Historic Preservation Office prior to adopting a historic district overlay.

2014 CAMA Core Land Use Plan Significance

The Local Areas of Concern topic area includes a Cultural, Historic, and Scenic Areas element in the 2014 CAMA Core Land Use Plan offers guidance to preserve the city's historic character. It includes recommendations to promote preservation utilizing regulatory tools and improved coordination with stakeholders. The policies of the Cultural, Historic, and Scenic Areas advance the Local Areas of Concern management goal. '

The following policies of the 2014 CAMA Core Land Use Plan render support of the creation of a historic overlay district, where appropriate, to help preserve the city's historic character while supporting its vibrant Central Business District.

Policy 7.1: Southport will protect is historic resources as a valuable cultural and economic asset.

Policy 7.2: The City shall encourage local, state, and federal efforts to protect historic properties within its borders and to perpetuate its cultural heritage.

Figure 1: Franklin Square Park, looking north

Policy 7.3: Southport will guide development so as to encourage protection of scenic vistas and view corridors.

Southport 2050 Comprehensive Plan Significance

Southport 2050 is an update of the 2014 CAMA Core Land Use Plan and is currently being reviewed by the Division of Coastal Management staff to ensure it meets the Division of Coastal Management's planning rules (15A NCAC 07B). It has currently not been adopted by the Board of Aldermen. Once DCM staff has reviewed the plan for completeness, the Board of Aldermen will consider the plan for adoption.

The Historic Preservation element in the draft 2050 Comprehensive Plan, offers guidance on celebrating and preserving the City's historic resources and character. The Historic Preservation element includes recommendations to utilize regulatory and incentive tools and improved coordination with stakeholders. The Resiliency element includes recommendations to improve the longevity of historic properties through utilization of the Southport Local Historic District Design Standards to improve their resiliency. The policies in the Historic Preservation and Resiliency element advance four out of nine goals that support the City's vision.

The following policies of the Southport 2050 Comprehensive Plan render support for the creation of a historic district overlay, where appropriate, to celebrate and preserve the City's historic character, improving resiliency of its historic buildings, and enhancing its local economy.

Policy 3.1: Support local preservation and recognition of the City's history and culture.

Policy 3.3: Support the preservation of historic structures, sites, and monuments for their economic benefits.

Policy 4.5 Continue to improve the resiliency of historic properties.

Figure 2: Downtown Southport, looking northeast

Recommendation

The Southport Historic Preservation Commission reviewed this report at its meeting on ___, 2025. The commission makes the following recommendation to the Board of Aldermen:

1. That the project study area be designated as the Southport Local Historic District.
2. That the Southport Local Historic District Standards be applied by the Southport Historic Preservation Commission in consideration of applications for Certificates of Appropriateness be approved as described in this report.

Introduction

Southport, North Carolina is a historic community with ample significant historic and architectural resources. Retaining the historic integrity of these significant resources was integral to retaining the community's character. Thus, the City of Southport began the process of establishing a Local Historic District. The designation of the Local Historic District will allow Southport to protect the character of the area by ensuring that future development is congruous with the existing architectural and historic characteristics within the district.

Figure 3: East Bay Street at Southport Community Building, looking northeast

In March 2024, the City of Southport engaged with Stewart's Community Planning team to pursue designation of the Southport Local Historic District. Community Planning Team Lead, Andrea Radford coordinated the project as the principal investigator. She and her team, including Rachel Mann and Rebecca Mountz conducted field work, creating a database. Ms. Radford and Jake Petrosky, Stewart's Community Planning Practice Area Leader were responsible for writing the local designation report. The team comprehensively photographed primary resources, including features such as fences and retaining walls within the proposed district. Within this report, there are maps showing labeled parcels and the proposed local historic district overlay boundary lines. Along with the report, is a visual record of the district's appearance at the time of local designation that can be viewed using this link: . This allows the Southport Historic Preservation Commission members and staff to monitor changes over time.

Per request by the City of Southport and its Historic Preservation Commission members, Ms. Radford evaluated the proposed district boundaries and made slight adjustments to encompass the most cohesive group of historic buildings erected during the district's period of significance 1700 through 1929 and up to 1975. The National Register survey for the Southport Historic District has not been updated since its original survey date in 1979. If the Southport Historic District were resurveyed it would include additional primary resources dating from 1930 to 1975.

This report contains the required property identification and historical background information as well as narrative property descriptions of each resource based upon the 1979 Southport Historic District National Register nomination and a portion of the 2010 Southport Historic District Boundary Amendment. As the National Register nomination only delineates the most significant historic buildings, the primary investigator added many more structures including fences and walls. The scope of work did not include any additional historical background research. This database supplies a mechanism that can be utilized to quantify and analyze information regarding the Southport Local Historic District in a way that was previously impossible.

Statement of Significance and Integrity

For over two hundred years the destiny of the small coastal town of Southport, originally established in 1792 as Smithville, has been linked with its maritime and military history. Throughout the late eighteenth, nineteenth, and early twentieth centuries, the primary occupation of Southport citizens was river piloting. Ships that- entered the Cape Fear River were guided by Southport pilots past dangerous shoals at the mouth of the river to the Port of Wilmington twenty-five miles upstream. When commerce prospered, the river pilots were busy the town as a whole flourished. All too often, however, there- were too many pilots and too few ships to escort. Southport appears to have been the only town in North Carolina whose livelihood depended upon this enterprise. Overtime, water-dependent industries would remain but would not be as dominant as they were in the past, and the tourism industry would become more prevalent.

Throughout time, Southport has been able to retain its late nineteenth century to mid-twentieth century appearance of meandering streets and unrestricted by curbs or property lines. From the Cape Fear River, Southport looks like a park. Residential streets are canopied with large and gnarled water and live oaks and lined with modest frame houses. Many of the homes can be traced to an individual carpenter-builder and a specific year of construction, making it an excellent example of coastal vernacular architecture with Victorian style elements. Street after street is filled with unpretentious yet sturdy one and two-story dwellings, while the downtown core and Highway 211 flourish with small-medium scale commercial buildings. Repetitive plan configurations and simple stylistic details produced an integrated architectural townscape where residents and visitors could enjoy views and vistas as a result. These views of the Cape Fear River, Battery Island, Bald Head Island, Fort Caswell, and Oak Island lighthouse remain.

Each historic resource is designated as contributing or noncontributing to the district's historic significance and appearance based on age, integrity of roofline, exterior cladding, windows, and porches. Although the National Register survey period of significance ranges from 1700-1929, buildings built between 1930 and 1975 are considered contributing if they retain architectural integrity. The National Register nomination for the Southport Historic District has not been updated since 1979, if it were updated then additional primary resources dating between 1930 and 1975 may be considered contributing to the National Register, as they now meet the 50-year age criteria. Noncontributing buildings postdate 1975 or were built before then and have been heavily altered and lost their architectural and historical integrity.

The Southport Local Historic District contains a cohesive collection of Southport's most intact dwellings, commercial, and institutional buildings. These range in a wide variety of styles including eastern North Carolina vernacular, Gothic Revival, Italianate, Queen Anne, Victorian, Colonial Revival, Craftsman, Art Deco, and styled ranch.

Of the 386 parcels in the local district there are:

- 331 total primary structures evaluated
    - 84 structures are considered noncontributing
    - 247 structures and sites are considered contributing
- 253 dwellings (not including accessory buildings)
- 60 commercial buildings
- 11 religious and institutional buildings
- 20 vacant lots

The general condition of the 247 primary resources in the Southport Local Historic District ranges from good to excellent. The majority of the structures within the district were constructed before 1920, 72 structures were constructed between 1921 and 1974.

Only 76 primary structures were erected between 1975 and 2024, therefore distinguishing them as noncontributing. There are 247 contributing resources resulting in a district with an approximate 75 percent contributing ratio.

Since the National Register of Historic Places nomination was written in 1979 only a small number of properties have been demolished. There have also been 66 homes constructed since 1979.

Given the minimal changes, the district conveys to a high degree the appearance it had acquired by the end of the period of significance through 1975 and retains integrity of location, setting, design, materials, workmanship, feeling and association.

Historic Significance Criteria Assessment

A. Associated with the coastal trading development of North Carolina as a village oriented to shipping and exhibiting that orientation in its physical character; its location at the mouth of the Cape Fear River is especially significant in this regard since the Cape Fear is the only North Carolina river emptying into a deep-water port. Military (Fort Johnston), shipping, and resort buildings in Southport exemplify its maritime heritage.

C. Exhibits distinctive characteristic of North Carolina coastal architecture in the floor plans and roof and porch forms typical of the region; and embodies the documented work of known local builders using building materials from known producers; and exemplifies the transition from traditional carpentry craftsmanship to mass production of building materials that took place in the 19th century in North Carolina.

D. The Cape Fear River adjacent to Southport is likely to yield information about shipping and trade in eighteenth, nineteenth, and twentieth century North Carolina; and the underground resources of the town district may yield information about building practices, lifestyles, trading practices, and cultural contacts of the maritime community.

Narrative Description

The Southport Local Historic District is comprised of predominantly historic single-family residential structures, though within the boundaries there are also 60 commercial structures and 11 religious

institutions and municipal buildings. The majority of the structures were built pre-1975, though some more recent construction is interspersed throughout. The district follows fairly dense development patterns, though most houses have front, back, and narrow side yards. Many homes even have accessory structures located in the side yard or rear, such as outbuildings or garages. These accessory structures are typically one or two-story buildings that complement the primary structure.

The primary structure setbacks from the public right-of-way vary, though the predominant front setback for dwellings ranges from five feet to 40 feet, most commercial properties are built to the property line, and institutional building setbacks range from 35 to 75 feet. Most structures are brick or frame and one or two stories in height, not including church towers or spires. Predominant exterior building materials include wooden clapboard siding or brick.

Southport is located to the east of the Cape Fear River and its streets mostly run north/south and east/west. Street names reflect direction with Moore Street being the divider between north and south orientation and Howe Street being the divider between east and west orientation. The district is bounded by the Cape Fear River including Battery Island to the south up to the south side of Brown Street. The eastern boundary includes properties along Rhett St and shifting further east along Moore Street and Bay Street. The western boundary includes properties to the west of Burrington Avenue, properties to the west of Short Avenue, along Brunswick Street, then follows W Moore Street and south along S Caswell Avenue.

The majority of the Southport Local Historic District consists of single-family residential uses, interspersed with some attached residential buildings, and commercial and institutional buildings mostly along Howe Street, Moore Street, and East Nash Street. Commercial and residential development has encroached on the edges of the district, with commercial being mostly along N Howe Street and in the Yacht Basin, and residential being mostly to the west outside of the boundary and along Kingsley Drive and E Bay Street.

In some portions of the district, especially along Bay Street and Brunswick Street, brick, stone, or concrete block retaining walls border the sidewalk or serve as a separation between public spaces and private homes. Whereas in other portions of the district, picket fences border the sidewalk. Mature live and water oaks shade most residential properties and foundation and ornamental plantings are prevalent. Concrete sidewalks serve most of the district.

Architectural Context

The structures found in the Southport Local Historic District represent the architectural styles and forms that were common throughout eastern North Carolina from the late nineteenth century through the post-World War II era. During this period, architecture reflected the social and economic changes occurring as Southport transformed from a military community situated around a fort, to a maritime fishing village and the Brunswick County seat, and then to the tourist destination it is today.

The City of Southport has faced several challenges since its beginning, but it has retained its distinctive character throughout time. With early development in the early nineteenth century being mainly confined in proximity to the Cape Fear River due to the river being the primary source of livelihood and transportation.

Figure 4: Walker-Pyke House, 1800-1820.

The Walker-Pyke House is probably the oldest surviving private residence in Southport. Constructed at the intersection of S Atlantic Ave and E Bay St in early 19th century. The Walker-Pyke House retains its traditional/vernacular style with its clipped gable roof and dormers and a two-story full width porch supported by square columns with turned balusters.

The second oldest building in the district is the Brunswick Inn (1859) located at the intersection of S Atlantic Avenue and E Bay Street. The Brunswick Inn has retained its overall form but has recently had an additional porch added to the front façade. When building supplies became readily available in the late 1890s, construction began to accelerate in all areas of town. Without the delay of transporting building materials via the Cape Fear River, builders were able to increase the scale of buildings and create overall uniformity in the plan, and an increase in building ornamentation can be seen in buildings constructed after 1890.

The double-cottage plan was popular in eastern North Carolina in the early nineteenth century. The Amanda Foley Cottage located at 114 Atlantic Avenue was erected by Henry Smith and is a great representation of Southport's coastal vernacular architecture. This one-story double cottage includes hexagonal shingles in the front gable and a full width porch supported by square columns.

Figure 5: Amanda Foley Cottage, 1891

With building materials readily available, it was easier to produce homes. Atlantic Avenue features many of A.J. Robbins' pyramidal homes, including the Larsen House at 306 Atlantic Avenue and 118 Atlantic Avenue. At the time, Robbins was constructing four similar pyramidal homes on Atlantic Avenue. These pyramidal homes feature the most prominent identifying feature the pyramidal roof, with full-width porches typically with turned posts and decorative brackets.

Figure 6: Larsen House, 1910

Figure 7: A.J. Robbins House,1910

Post World War I, most residential development occurred to the west of North Howe Street, including the Northrup House, Price Furpless House, Samuel P Swain House, the Adkins-Ruark House, and many more. Downtown Southport began to boom as well, with the construction of Watson's Pharmacy, Bank of Southport, Office building, the Northrup Building, and Southport Antiques.

Growth slowed during the Great Depression and World War II, however, post-World War II construction in Southport saw another development boom through 1978 when the county seat was moved to Bolivia. Downtown and commercial development along N Howe Street was constructed mostly in the 1950s with some development occurring in the early to late 1970s. In the 1950s, the former post office and what is now a portion of Ocean Outfitters was constructed.

Most of the block between Moore Street and Nash Street along N Howe Street was constructed in the late 1950s to mid-1970s. This includes the International style building Waccamaw Bank Building (Southport Market) at the corner of Moore Street and Howe Street that has recently been renovated which comprised its architectural integrity. The Mansard style, First National Bank, across the street from the Waccamaw Bank Building (Southport Market) was constructed in the mid-1970s.

Local Historic District Map

The following maps identify the boundaries of the Local District and include addresses of structures. “VL” indicates vacant lots.

East of Howe Street

West of Howe Street

Inventory List

The inventory list is arranged using North Howe Street as a divider, dividing east and west portions of the Southport Local Historic District. The inventory list begins with streets closest to the Cape Fear River with streets that run east to west with the north side of the street presented first and the south side of the street presented second. Followed by streets that run north to south, with the east side of the street presented first and the west side of the street presented second. North Howe Street is presented in between sections because it is the divider street.

Each historic property is assigned a name, where possible.

The preparation of this report entailed architectural survey and historic documentation of the project area in order to assess the contributing significance and integrity of the area's historic resources.

Inventory classifications: C: contributing based on architectural significance; C- archaeology: contributing based on potential archaeological significance; NC: noncontributing; VL: Vacant Lot

The inventory list is presented from East side of the local district to West. Howe Street is used as divider. All horizontal streets East of Howe are listed first. For streets that run east to west, addresses along the south side of the street are listed first (followed by addresses along the north side). For streets that run north to south, addresses along the east side of the street are listed first.

DISCLAIMER: Parcel Identification Numbers (PINs) and addresses are subject to change.

East of Howe:

East Bay Street

South Side of E Bay St

Between Kingsley Dr. and S. Rhett St.

Kingsley Street Park, Former C.B. Caroon Crab Company
418 E Bay St, PIN: 209616934167, C-.
The C.B. Caroon Crab Company left Southport banks of the Cape Fear River in 1986. In its place is Kingsley Street Park. The park is a passive park including two entrances to a dock that overlooks the Cape Fear River. Historical interpretive signage on the site acknowledges Southport's history. The city-owned park helps protect scenic vistas at the ends of each north-south oriented street.

House
410 E Bay St, PIN: 209616932050. Ca. 1981. NC.
One-story frame home on basement with a side-gabled asphalt shingle roof, double hung windows with 1/1 lights and cementious fiberboard siding.

House
402 E Bay St, PIN: 209616922913. Ca. 2018. NC.
Two-story frame multi-gabled home with wraparound porch, standing seam metal roof, and cedar shake siding.

Vacant Lot
400 E Bay St. PIN: 2096169211848.

Between S. Rhett St. and S. Atlantic Ave.

House
318 E Bay St, PIN: 209616920883. Ca. 1948. C.
One-story side-gabled frame home on basement with asphalt shingles, cementious fiberboard siding, three bays with double hung windows with 6/1 lights, and a centrally located front door. A garage located on the side of the home is attached to the basement.

House
314 E Bay St, PIN: 209616920811. Ca. 1997. C.
Two-story frame home complex roof forms including both hip and side gabled with asphalt shingles, the two-story porch is adorned with a front-gabled asphalt shingle roof. The house is symmetrical including five bays on the lower level and four bays on the upper level including two glass doors and smaller double hung windows with 6/6 lights and operable louvered shutters. Emphasis is placed on the front entrance with an arched transom window and side lights surrounding the centrally located front door. The lower-level windows are larger double hung windows with 6/6 lights and operable louvered shutters. The exterior siding is cementious fiberboard. The home has a concrete driveway on the west side of the lot which leads to a rear garage.

House
310 E Bay St, PIN: 209616829767. Ca. Late 20th-Century. NC.
Two-half story frame home with complex roof forms including a normal pitched front-gable, normal and steep pitched hip asphalt shingle roof. The home sits on a basement and the grade level floor includes one bay with casement windows, a front door on the east side with an arched transom window above, to the east of the front door is a turret. The bay window and turret continue to the second level. The exterior siding is cementious fiberboard.

House
306 E Bay St, PIN: 209616829703. Ca. 2024. NC.
New construction two-story frame home with shed roof on basement. The Quarantine Office was located here but was demolished. The former Quarantine Office was a two-story building with two-level full facade porch that replaced the ca. 1900 quarantine office. The former Quarantine Office was constructed in the mid-1930s. It was used in order to prevent inadvertent importation of dangerous diseases from ships that had visited foreign ports. A quarantine station was established after the Civil War and located on pilings in the middle of the Cape Fear River. Remnants of the quarantine station remain in the middle of the Cape Fear River today. The Quarantine Office was erected on this site to maintain the routine affairs of the quarantine station.

House
302 E Bay St, PIN: 209616828740. Ca. 21st century. NC.
Two-half story frame home with standing seam metal hip roof with a sloping roof over the warp around porch. The exterior is adorned with smooth faced cementious fiberboard lap siding. This site is the former location of the Avery House, ca. 1930. The former traditional/vernacular style home was demolished.

CAMA Public Water Access and Historic Signage
300 E Bay St, C-.
This site allows for public access to the Cape Fear River. On the site, is interpretive signage telling the story about Southport's shrimping industry as one of the largest employers for its African American community. The banks of the Cape Fear River along E Bay Street were lined with shrimp

docks. From this vantage point, seven shrimp houses sat over the water along a mile of the waterfront. The shrimping industry was huge in Southport until Hurricane Hazel destroyed shrimp docs and washed away shrimp boats in 1954.

Between S Atlantic Ave to S Davis St

House
240 E Bay, PIN: 209616827665. Ca. 2018. NC.
Two-half story frame home with combination of side gable and hip asphalt shingle roof with exposed rafters. The exterior is a mix of stained and painted lap siding. The two-story wrap around porch is supported by square columns and the porch railing has turned spindles.

Vacant Lot
238 E Bay, PIN: 209616827601

Vacant Lot
232 E Bay, PIN: 209616826528

Vacant Lot
PIN:209620823317

Between S Davis St and S Howe St

Southport City Pier, Waterfront Park, and Public Parking
118 E Bay, PIN:209620728210. C.

North Side of E Bay St

Between S Kingsley Street and S Rhett Street

House/Fort Johnston Hospital
413 E Bay St, PIN: 209616931272. Ca. 1852-1860. C

This two-story residence once served as the hospital for Ft. Johnston. The building was located on the western edge of the military reservation near the Officers' Quarters. The exterior was originally sheathed with vertical boards and battens. The front room downstairs was used as a doctor's office; the room behind it has the steward's room. The area at the end of the side passage housed a small dispensary. Upstairs was a 12-bed sick ward. In 1889 the hospital was moved off the reservation to the present site and converted into a residence. A one story bay was added to the left side of the house and two-story addition was attached to the right side. A new one-story porch was added at that time. The house remains as it did when it was originally surveyed in 1980. This frame structure has a side gabled standing seam metal roof with a bay window on the west side (facing west). The home features two additions on the rear. The exterior has wood siding with operable double paneled wood shutters. The front porch has turned posts and turned balusters. The upper level includes three bays with 6/6 lights and the lower level has four bays including older windows that are possibly original. The west side features double hung windows with 6/6 lights and the east side has double hung newer 6/6 lights and a glass paneled door. This parcel splits across Bay Street; the south side along the Cape Fear River includes a pocket park with wooden shelter, wooden swing, and four benches.

J.G. Drew House
409 E Bay St, PIN: 209616931139. Ca. 1850-1920. C.

Early 20th century one-half story cottage four -bay, side-gabled cottage was a basic one-room. The home has some significant changes including two additions to the rear and the addition of vinyl siding. The front four bays with double hung craftsman style windows and a single pane picture window. The door is double paneled with glass. The front porch features dolphin brackets and square columns.

Harbor-Newbold House

405 E Bay St, PIN: 209616930198. Ca. 1901. C.

Captain Tom Harper purchased the home in 1895 and used much of the old frame into the new two-story home. The two- story home includes a front gabled asphalt shingled roof, two-story porches with metal roof, and vinyl siding. The first level includes three bays with double-hung windows with 8/8 lights and a centrally located door with the addition of a transom windows above door and windows. The second level has double hung windows with 8/8 lights. The transom window above the door is stained-glass.

House

401 E Bay St, PIN: 209616930173. Ca. 1983. NC.

A split-level two-story home with typical side gable asphalt shingle roof featuring three bays on the lower level and three on the second level. The front of the structure faces S Rhett Street and features a broken pediment above the centrally located paneled door with side lights. Windows are double hung with 8/8 lights. The side entrance facing E Bay Street features a side-gabled porch. An addition has been added to the rear.

Between S Rhett Street and S Atlantic Avenue

House

319 E Bay St, PIN: 209616839051. Ca. 1948. C.

This mid-twentieth-century home is a frame side-gable Minimal Traditional one-and-a half-story cottage with a short-gabled wing on the front and a shed-roofed porch. The house sits on a brick foundation, has asbestos scalloped shingle siding, an asphalt roof, and a front porch. The front includes three bays with double hung windows with 8/8 lights and double hung 1/1 windows on the east side. The door is a four-panel door with four lights. The porch has chamfered square posts with railing with square spindles.

Dr. Lorenzo Frink House

311 E Bay St, PIN: 209616838060. Ca. 1880s, 1890s, 2025. NC

Originally built by the grandfather of actor Joseph Cotton, this two-story traditional/vernacular home has seen several alterations. When originally surveyed in 1980, the front porch featured a single-story porch with a standing seam metal roof. During the most recent renovations, the hit and miss brick wall was removed. The original two-story home remains with new additions to the east, west, and rear. The home has been elevated using brick laid in a running bond pattern featuring a raised pattern. A two-story porch has also been added to the home. Although the additions fit in with the character of the neighbor the house has been severely altered deeming it as noncontributing.

Haislip House

309 E Bay St, PIN: 209616828913. Ca.1946. C.

One-story ranch brick home, with cross-gabled asphalt shingle roof. The front porch is covered by a deep flat roof and supported by tapered round columns not typical of this style. In recent years, the brick has been painted, and a rear addition has been added with cementious fiberboard siding. The original low stone wall remains in place in the front yard.

Brunswick Inn

301 E Bay St, PIN: 209616827858. Ca. 1859. C.

Once used as a hotel in the late 19th c., this large two-story frame traditional/vernacular home was built in 1859 for Thomas D. Meares on the site of the late 18th century summer house of Governor Benjamin Smith. Unlike most Southport dwellings, the house has a deep brick basement. The plan of the Brunswick Inn is "H" shaped with the long arms parallel to Bay Street. In the early 1880's the residence was converted into a resort hotel. A two-story addition was added to the rear of the original structure. In its prime in the late 19th c, the Hotel Brunswick catered to a lively clientele of travelling merchants and summer vacationer· In 1905 the name was changed to the Brunswick Inn. About 7 years later part of the rear addition was removed to S. Davis Street and converted into a residence by A. J. Robbins. Today, this home features two brick chimneys with arched detailed on the east and west sides. The house has a hipped roof with wide eaves featuring dentil blocking. The exterior features wood clad siding, a lower-level porch supported by square Doric columns, handrailing with square wood spindles. An addition to the second story has been made on the front elevation with the addition of double doors and double hung windows. An upper-level porch has also been added to the second level. The low wall in the front yard has been stuccoed and painted.

Between S Atlantic Avenue and S Davis Street

Walker-Pyke House

239 E Bay St, PIN: 209616826717. Ca. 1800-1820. C.

A two and a half story traditional/vernacular frame house that may likely be the oldest surviving house in Southport. The dwelling has a clipped gable asphalt shingle roof pierced by three dormer windows on the front and back. The two-story front porch features square columns and turned spindles. The centrally located chimney features painted brick with a dentil pattern at the top. The first level features three double hung windows with 2/2 lights and two doorways with simple transom windows above. The second level has two double hung windows to the west side of a door with a simple transom window above. The home features operable shutters on the front elevation and east elevation and two concrete steps that lead up to the porch.

Grimes House

237 E Bay St, PIN: 209616825812. Ca. last quarter 19th c. or 1890. C.

Three-story frame home with side gable standing seam metal roof with gable vents, a rear addition, and screened in first story porch and open air second story porch. Both the first level and second level porch feature square posts, square spindles, and open rafters. The house features a centrally located brick chimney and has wooden clad siding. The unique part of this house is the front elevation does not face the street but faces west.

Garcia-Pullan House

233 E Bay St, PIN: 209616824797. Ca. 1881, 1889, 1894. C.

In the early 1880's shipbuilder Emanuel Garcia built a small one-story four-room house at the foot of Rhett Street. Charles H. Smith of Chicago purchased the house in 1889, reworked the interior, and added a second story. Five years later another Illinois speculator, J.A. Pullan bought the house and had it moved to the present site on Bay Street. Today, this two-story home includes double chimneys,

a simple mansard cedar shake roof with three pedimented bays, raised paneled operable shutters on both levels, original clapboard siding, double hung 6/6 lights and a front door surrounded by a transom window and side lights. The front yard includes a brick wall with brick piers.

House

231 E Bay St, PIN: 209616824698. Ca. 21st century. NC.

Two-story frame residence with multiple front gabled roofs with standing seam metal. The home has cementitious fiber siding. The front façade includes four bays on the lower level with double hung single pane windows and two doors. The upper level includes three bays with double hung single pane windows. The home features a two-story porch with square columns and metal detailed railing. The front yard has brick piers with the same metal detailed railing.

Southport Community Building

223 E Bay St, PIN: 209616823673. c. 1999. C.

A long, low, one-story frame building was erected during World War II for entertainment purposes. There is one large room with a fireplace at one end and a kitchen canteen at the other end.

Fort Johnston Visitors Center / Fort Johnston

203 E Bay St, PIN: 209616821695. Ca. 1805-09. C.

Overlooking the Cape Fear River, this brick structure was constructed in the early 19th c. to house officers in the Ft. Johnston complex. It replaced an earlier wooden building. A two-story center block is flanked by one story wings on either side. The main block originally supported a two-story porch or double piazza which is now a two-story portico. The brickwork of the fabric was laid in 1: 3 bonds and has been sandblasted and repointed with modern materials. The center block includes two brick chimneys, and each wing features one centrally located chimney.

Between S Davis Street and S Howe Street

Robbins-Chadbourn-Gore House

115 E Bay St, PIN: 209620729484. Ca. 1879. C.

Two story frame structure with front gable facing the street and a pyramidal metal roof with a front arched gable vent. Pedimented bay on the west side facing Bay Street. Front porch with four rectangular columns. The house was built by local carpenter A.J. Robbins for Dr. W. M. Bryant who worked at the Cape Fear Quarantine Station.

Captain James J. Adkins House

113 E Bay St, PIN: 209620729436, Ca. 1887. C.

This two-story home has a hip asphalt shingle roof and a chimney along the front façade on the east side. The home features three bays on the upper level with double hung windows with 6/6 lights and three bays on the lower level with double hung windows with 6/6 lights and a centrally located door with a transom window and side lights. The two-story porch features round columns with turned balusters. A painted brick wall has been recently added to the front yard, but a lower stone masonry wall remains in front of the brick wall.

Stevens-Taylor House

111 E Bay St, PIN: 209620728456. Ca. late 19th c. C.

This single-story Italianate style home has a low-lying hip roof with asphalt shingles, moderate overhanging eaves supported by decorative brackets, and chimneys on the east and west sides. The façade includes four bays with double-hung windows with 4/4 lights and a centrally located door with side lights and a transom window. The siding is clapboard, and the front porch includes bracket details, square columns and turned balusters.

J. Thompson House

105 E Bay, PIN: 209620727472. Ca. 1905. C.

Built for James Thompson, this two-story frame home features a side gabled asphalt shingle roof with a brick chimney. This home has a two-story porch with classical columns. Each level features seven bays consisting of double hung windows with 2/2 lights, centrally located doors with transom windows. The exterior of the home consists of clapboard siding. The front and side yards are surrounded by brick piers and decorative metal panels.

Vacant Lot

Vacant, PIN: 209620727318.

East Moore Street

South Side of E Moore St

Between S Kingsley Street and S Rhett Street

T. Harper Cottages

408 E Moore St, PIN: 209616930364. Ca. 1898-99. C.

Built for Captain Tom Harper in the late 1890's. This single-story cottage has two additions to the east attached by a side-gabled addition. The western cottage maintains its integrity.

T. Harper Cottages

402 E Moore, PIN: 209616930310. Ca. 1898-99. C.

Built for Captain Tom Harper in the late 1890's. A one-story home with a side gable standing seam metal roof. The front elevation includes three bays with two double hung windows and 6/6 lights and a centrally located front door. The front porch has been screened in but may include the original railing due to height.

Between S Rhett Street and S Atlantic Ave

House

320 E Moore St, PIN: 209616838202. Ca. 1940s. C.

One-story frame residence with asphalt shingle cross gable roof, cementious fiberboard siding, and painted brick façade and foundation. On the front facing E. Moore St the home has three bays, two 8/1 double hung windows, and a wooden front door. On the side facing S. Rhett St., there are four bays, four 1/1 double hung windows, one round window, and a wooden door. There is an accessory structure in the rear, and a wooden white picket fence around the structure.

John Ramseur House.

314 E Moore St, PIN: 209616837162. Ca. 1938. C.

Built for the John Ramseur family, the small one-story bungalow has two broad gables with asphalt shingles facing the street. The house has overhanging eaves with exposed rafter ends. Beams and

other horizontal framing members project from under the gables. The porch is framed by a broad cross gable and supported by tapered columns on brick piers.

House

302 E Moore St, PIN: 209616836039. Ca. mid-20th C.

Two-story frame residence with a side gable roof with asphalt shingles and a chimney on the west side of the original structure. The house has had several additions both on the east and west sides. There is also a new accessory structure towards the rear. The lower level includes three bays with double hung windows on each side of the front door with 8/8 lights. The front door appears to be one with a gentle molding and pediment above the front door and fluted column surrounding the front door. The front door has a transom window and arch details in the pediment. The upper level has three bays with five double hung windows with 8/8 lights. The east side addition has a board and batten siding and includes four bays including three double hung windows with 8/8 lights and a door. The west addition includes a screened in porch. The property facing Moore Street includes a brick and stone wall, and the N Atlantic facing side yard has the same brick and stone combination.

Between S Atlantic Ave and S Davis St

House

232 E Moore St, PIN: 209616825903. Ca. 21st century. NC.

Two-story frame house with a side gabled asphalt shingle standing seam metal roof with exposed rafters. The entry of the home faces S Atlantic St, it includes a small entry porch supported by square columns.

Ruark-Small House

230 E Moore St, PIN: 209616824971. Ca. 1885 or 1889. C.

Single-story home with hip asphalt shingle roof with brick foundation. The exterior of the home is vinyl with a small full width porch with square posts on brick piers. The front side has three bays with 1/1 wooden windows that open at the top to allow for air circulation. There is an addition to the rear.

House

222 E Moore St, PIN: 209616823898. Ca. 1950. C.

One-and-a-half-story Colonial Revival cottage of brick-veneered frame construction features a side-gable roof with asphalt shingles, two gabled dormers, a slightly projecting gabled center entrance bay with an ornate molded frieze and pilaster surround. The house has two chimneys, one on the west facing the side and one centrally located. The front façade includes six bays including double-hung 1/1 windows and a picture window centrally located in between the windows on each side of the door.

NC Maritime Museum at Southport (formerly U. S. Army Officer Apartments)

204 E Moore St, PIN: 209616821695. Ca. mid-20th C.

Two duplex single story commercial buildings are attached by a breezeway that serves as the entrance to the museum. The building is brick-veneered with a smooth/pressed brick laid in a standard running bond pattern.

Between S Davis St and I Am St

E.B. Stevens House/Commercial Building

130 E Moore St, PIN: 209616729638. Ca. 1850-1880. C.

Two-story frame house is used as a commercial building with a side gabled roof with asphalt shingles. The building consists of wooden clapboard siding and has three bays on each level. The lower level includes a centrally located front door and two double-hung windows with 6/6 lights and shutters on each side. The upper level includes a centrally located wooden and glass door and two double hung windows for 6/6 lights with shutters on each side. The front façade has a two-story porch supported by square columns with a tongue and groove ceiling on the upper portion and a panel wooden ceiling on the lower level. The porch on the lower level has a wooden hand railing with turned balusters and the upper level includes wooden hand railings and turned balusters that may be original to the structure.

Vacant Lot

PIN: 209616729607

Commercial Building (formerly Post-Office Building)

122 E Moore St, PIN: 209616728674. Ca. Late 19th c. C.

Two-story structure commercial building. Storefront consists of brick veneer with aluminum display windows and centrally located double doors.

Steven Taylor Building

120 E Moore St, PIN: 209616728642. Ca. 1880-1900. C.

Single-story commercial building with front gabled standing seam roof with parapet wall. The building has wooden siding, two bays, one wooden door and a wooden display window.

State Port Pilot Building

114 E Moore St, PIN: 209616728601. Ca. 2002. NC.

Two-story brick commercial building. The first floor has seven bays and eight double-hung 1/1 windows, one glass entryway with door and side windows with privacy film. The second floor has seven bays, six double-hung windows with three large single pane windows in the center. The building was built for Waccamaw Bank and Trust. James Harper Jr., the owner and editor of the State Port Pilot, purchased the building and it is now the home of The State Port Pilot.

Between I Am St and S Howe St

Southport Bank Building

112 E Moore St, PIN: 209616727642. Ca. 1905. C.

Two-story brick building with machine pressed bricks on the facade. The side and rear walls are constructed in rougher brick, 1:7 bond. Window openings have segmental arches with stone sills. The first floor has three bays, two display windows, a single entryway door with single side light and an arched transom window. The second story has two bays, 2/2 double hung windows. The building's cornice features brick in a dentil pattern.

Watson's Pharmacy

110 E Moore St, PIN: 209616727622. Ca.1900-1906. C.

A single story, smooth faced painted brick-load bearing commercial building with a combination of brick and granite painted piers. The upper portion includes a dental molding cornice. The storefront portion includes an awning, two display windows with transoms above and bulkheads with a combination of granite and brick. The entrance is recessed with single pane windows and an entry door.

Commercial Building
108, 106, and 104 E Moore St, PIN: 209616726683. Ca. 1908-1918. C.
Single-story, three-part smooth face brick commercial building with brick piers, dentil molding cornice on two sides and a sign face with stone sill, the center includes a pediment with a stone band.

Commercial Building / Cape Fear Jewelers
102 E Moore St, PIN: 209616726643. Ca. 1985. NC.

A two-story brick commercial building laid in running bond pattern with grapevine joints. The store front facing E. Moore Street includes a display window with a transom window above and a centrally located front door. The Howe Street facing façade includes the same type of windows with stone face lentils and shell and stucco bulkheads.

North Side of E Moore St

Old Smithville Burying Ground (Cemetery)
411 E Moore St, PIN: 209616838664, Ca. from late 18th C-.

This cemetery has served the community since the 18th century or earlier. When the town was laid out in 1792 these grounds were marked as burying grounds. The earliest makers date around 1804. Today, the cemetery is lined by a low-lying wooden picket fence and has multiple burial plots some which are outlined in stuccoed, brick, concrete and granite plots. The setting includes several large live oaks and cedar trees.

Between N Rhett Street and N Atlantic Ave

House
319 E Moore St, PIN: 209616837307. Ca. mid-20th C.

One-story frame residence with metal cross gable roof, a brick foundation and brick chimney. The exterior siding is fiber cement siding. There are five bays with 1/1 double hung windows and a picture window surrounded by 1/1 double hung windows. On the first level, there are five bays. There are seven 1/1 double hung windows and one large single pane window. The front porch appears to be wood material and have wooden square columns supporting the roof.

Carr House
315 E Moore St, PIN: 209616836364. Ca. 1903. C.

This two-story frame house was a dilapidated ruin before it was substantially rebuilt in 1903. The two-story back wing dates from this period. This two-story frame house with side-gabled standing seam metal gable style roof and full-width porch.

Bell-Clemmons House
313 E Moore St, PIN: 209616836314. Ca. 1855 / 1864. C.

Two-story frame home with cross-gable asphalt shingle roof and two-story full width porch. On the first level there are three bays, including a wood and glass combination door and two 4/1 double hung windows. On the first-floor front porch the handrail is lower and has intricate detailing. On the second floor there are three bays with 4/4 double hung windows.

Drew-Platt House
309 E Moore St, PIN: 209616835372. Ca.1892. C.

Traditional vernacular one-story frame four-room cottage with side-gable standing seam metal roof and full-width porch. The front façade includes three bays, with a centrally located door and two 6/6 double hung windows. Local carpenter A.J. Robbins built the rear additions.

James B. Ruark House

307 E Moore St, PIN: 209616835320. c. 1890. C.

Two- story Victorian frame house with gabled roof with flared eaves. The home includes a two-story full width porch with square columns and square balusters. The first floor includes three bays including a wooden door and two 4/1 double hung windows. The upper level includes a single 6/6 double hung window and door. The front yard has a white picket fence surrounding the property. The home was constructed for merchant J. B. Ruark and the older house was moved to the corner of Moore Street and Atlantic Avenue.

Foley-Hood House

301 E Moore St, PIN: 209616834285. Ca. 1891. C.

Two-story frame house with a flaring gambrel roof with asphalt shingles. The home sits on a block foundation. The exterior of the home has aluminum siding. The home has a full-width porch supported by round columns. The first level of the home has five bays with four 6/6 wood window. The upper level has four bays including four 1/1 wood framed windows. In the rear, there is one addition and three accessory structures.

Between N Atlantic Ave and N Dry St

House

209 E Moore St, PIN: 209616832049 Ca. mid-20th C.

Two-story Colonial Revival brick veneered home with side gabled asphalt shingle roof and entry porch with flared roof. The home has dentil molding details below the eaves. The front yard includes an iron fence and new brick piers that replaced the stone wall. On the first level, there are seven bays, including a solid wood door with stained glass transom above and three 12/12 double hung windows, and a wood and glass combination door with stained glass transom and four single pane windows. On the second level there are four 12/12 double hung windows.

St. Phillips Episcopal Church

205 E Moore St, PIN: 209616831063. Ca. 2003. NC.

Modern Gothic Revival style church with gabled roof with asphalt shingles and cementious fiberboard siding.

Vacant Lot

203 E Moore St, PIN: 209616821936.

Between N Dry St and N Davis St

Chapel of the Cross, 1843. St Phillips Episcopal Church

203 E Moore St, PIN: 209616820951. Ca. 1860, 1894-96. C.

Gothic Revival frame church, with gabled asphalt shingle roof and a tower along the western portion of the building façade. It is situated across from Ft. Johnston on Court House Square. The tower was erected in 1894, and a stained-glass window was installed in the front of the church where the old doorway stood.

Brunswick County Courthouse

201 E Moore St, PIN: 209616739070. Ca. 1854, 1978. C.

Two-story brick structure designed by architect-builder W.D. Morrell. The front façade includes a bell tower centrally located on a gable roof. The courthouse has undergone numerous alterations over the years. In 1922 a one-story porch was added to the facade by A. J. Robbins. The building was covered with stucco when two wings were added in the 1960s. The rear addition is veneered with brick in a running bond pattern with dentil cornice details. The lower level includes three bays including wood windows with 8/8 lights and a centrally located double front door with an arch transom above. The upper level includes three double hung windows with 8/8 lights.

Between N Davis St and I Am St

Hood Building

129 E Moore St, PIN: 209616728896. Ca. 1904. C.

Two-story commercial building with dentil cornice details and smooth faced machine pressed bricks in a common bond erected by the Hood brothers. Brick with stone faced strips along both sides of the facade. The side and rear walls are dressed in rougher bricks in a 1:5 bond. The storefront includes five bays with double hung 1/1 windows and a centrally located single front door with a transom window and one side light. The front door is surrounded by fluted columns. The upper story includes three bays with arched brick and stone-faced lentils with double hung windows with 2/2 lights and stone-faced sills.

Commercial Building

121 E Moore St, PIN: 209616728825. Ca. mid-20th C.

One-story, three-part brick commercial building with a painted brick façade with a flat roof. The eastern building façade has seven bays, and 11 display windows. The center building has display windows and the wester portion has four bays with windows.

Commercial Building/Post Office

115 E Moore St, PIN: 209616727847. Ca. mid-20th NC.

A one-story modernist brick building with parapet wall and a full-width porch addition. The storefront includes two sides with aluminum display windows.

Between I Am St and N Howe St

The Northrup Store

111 E Moore St, PIN: 209616726894. Ca. 1890. C.

Two-story smooth pressed brick laid in common bond pattern commercial building with a combination of stone and brick piers and a gabled pediment. The storefront includes six double hung windows with 1/1 lights as display windows with wooden paneled bulkheads underneath and a centrally located front door surrounded by fluted columns. The upper floor includes three bays with double hung wooden windows with 2/2 lights and an arch lentil and a stone face sill Side and back walls are laid in coarser brick with a 1:5 bond.

Smith Building

109 E Moore St, PIN: 209616726870. Ca. 1920-25. C.

Two-story Classic Revival brick commercial building. The storefront includes fluted Romanesque columns with Romanesque entablature with a combination of dart and egg and dentil molding and

an arched pediment. The upper level includes applied stone pilasters double-hung windows with stone sills and a stone cornice including a dentil pattern.

Southport Antiques

105 E Moore St, PIN: 209616726841. Ca. 1920s. C

One-story wire-cut brick load-bearing commercial building with gabled pediment. The recessed storefront includes, double display windows with a centrally located wooden door with a transom window above.

Commercial Building

101 E Moore St, PIN: 209616726810. Ca. 1965. C.

Single-story brick commercial building with corner facing intersection. The storefront includes storefront windows facing Moore Street with transom windows above adorned with an awning. The corned facing storefront includes a glass centrally located front door with a transom window above.

East Nash Street

South Side of E Nash St

Between N Rhett St and N Atlantic Ave

Brunswick County Jail

318 E Nash St, PIN: 209616835574. Ca.1904.

Two-story brick laid in 1:6 bond building with an asphalt shingle hip roof. It was the county jail from 1904 until 1971 when it was replaced by a one-story brick building behind it. The first floor includes four bays including two wooden doors, two double hung 2/2 windows. The upper floor has four bays with four 2/2 double hung windows. All doors and windows on the structure have wrought iron bars on the outside of the bays. A brick one story institutional property also sits on this parcel.

House

312 E Nash St, PIN: 209616835474. Ca. 2006. NC

Former site of one-story block neighborhood grocery store. Two-story frame house with cementitious fiberboard siding.

Mallard Burnett House

310 E Nash St, PIN: 209616834475. Ca. 1899. C.

One-story frame home with standing metal hip roof and full-width porch supported by square posts. The first floor has three bays, including one wooden door and two 6/6 double hung windows.

House

308 E Nash St, 308-1 Nash St, and 308-2 Nash St, PIN: 209616834433. Ca. 1900-1925. C.

Single story gable roof structure with asphalt shingles with front porch with square posts. The first floor has three bays with one door and two 6/6 double hung windows. There is an accessory structure in the back that looks to be a two-story duplex as there are two different addresses for it. That structure has asphalt shingles with vinyl siding. The first floor has two bays with one double hung window and one wooden door. The second floor has one bay with two double hung windows.

Between N Atlantic Ave and N Dry St

United States Post Office

206 E Nash St, PIN: 209616831129. Ca. 1979. NC

One story brick structure with hip roof, asphalt shingles, dentil molding cornice board, and seven bays including six double hung windows, five of which have two lights. The sixth is 8/8 lights. One glass and metal double door. Combination brick and cement, front porch and side porch and walkway.

Between N Davis St and I Am St

House

114 E Nash St, PIN: 209616737088. Ca. 21st century. NC.

A two-story home being used for commercial purposes with asphalt shingle gable roof and a full width two-story porch. The two-story front porch includes square columns on both levels with bracket details. The upper level includes a rounded handrail and square balusters, four bay including double doors on both sides, and one double hung window with 6/6 lights. The first floor includes an front door with a transom window and two double hung 9/9 lights.

S.W. Lehew House

110 E Nash St, PIN: 209616737006. Ca. 1894, 1930. C.

Originally a one-story dwelling with six rooms, this vernacular frame house was raised to two stories in the mid-1930s. The original house was built by local carpenter George Davis and was similar in appearance to the. S. Davis House. Today this two-story home is being used for commercial purposes with a side gable roof with asphalt shingles. The lower level includes three bays with two double hung windows with 9/9 lights and a centrally located door. The upper level includes three bays with two double hung windows with nine 9/9 lights in a centrally located front door. The two-story porch includes square posts with square hand railing and balusters. The structure has one addition in the rear and a small accessory structure.

Between I Am St and N Howe St

Southport Baptist Church Christian Ministry Center

102 E Nash St, PIN: 209616736003. Ca. 2003. NC.

This two-story brick structure with brick pediment detailing at the roofline. Fronting Howe Street, there are two first level bays, both with metal doors. On the second floor facing Howe Street there are three bays, each having a 2/2 double hung window. Facing E Nash Street on the first level there are seven bays, six having single light windows, and a glass double door entryway with side lights and transom window.

North Side of E Nash St

Between N Rhett St and N Atlantic St

House

319 E Nash St, PIN: 209616834763. Ca. 2007. NC.

Two-story frame home with cross gable asphalt shingle roof with exposed rafters and full-width front porch supported by square columns. The first floor includes three bays on the first floor with two

double-hung windows with 2/2 lights and a centrally located door. The second floor has five bays, with five double-hung windows with 2/2 lights. There is one accessory structure garage.

House

317 E Nash St, PIN: 209616834731. Ca. 2007. NC

A two-story home asphalt shingled gable roof with exposed rafters. The lower level includes three bays with double hung 2/2 lights in a wood frame glass door on the west side. The upper story includes one bay with 2/2 lights. The front porch includes a metal roof with exposed rafters, square columns, and hand railing with square balusters.

House/Commercial Building

315 E Nash St, PIN: 209616834617. Ca. 1889, 1893, 1960. C.

One-story building with parapet wall, front façade is sheathed in aluminum textured stone like panels while the sides have aluminum siding. Recessed storefront with four display windows and centrally located wooden double doors. In the rear of the building, is a one-story Victorian frame home (former Methodist Parsonage) with an asphalt shingle side gable roof, which was moved two blocks from its original site next to the Methodist Church.

House

311 E Nash St, PIN: 209616833627. Ca. 2008. NC.

A two-story home with a standing seam metal hip roof. The east side includes a chimney with board and batten siding. The exterior of the home is sheathed with Masonite siding and has functional louvered shutters. The front façade includes a two-story full-width porch with square columns on each level and square handrails and balusters.

Dr. T.B. McClintic House

307 E Nash St, PIN: 209616832664. Ca. 1900. C.

A single-story Craftsmen/bungalow frame home with a gabled standing seam metal roof. The home has an addition on the rear with a matching standing seam roof with a brick chimney on the east facing side of the façade. The main portion of the house has a brick chimney on the east side of the gable roof. The front porch includes exposed rafters along with double posts on brick piers. The foundation of the home is brick.

Between N Atlantic St and N Howe St

Trinity United Methodist Church

209 E Nash St, PIN: 209616830436. Ca. 1798, 1889, 2006. C.

Gothic Revival frame church with stained glassed lancet windows designed by Messrs, Fore and Fosters, and centrally located bell tower with scallop details. The original church has additions to the east and rear additions.

Masonic Lodge

201 E Nash Street, PIN: 209616738396. Ca. late 19th c. C.

Greek Revival two-story building with asphalt shingle gable roof. The exterior is sheathed with vinyl. The lower level includes five bays including four double hung wooden windows with 6/6 lights and a double entry front door with sidelights and a transom with six lights. The upper level includes five bays, including a centrally located double wooden door with a transom window that appears to have been painted and four double hung wooden 6/6 lights The building has been used for a variety of

purposes besides housing the Masons. In the late 19th c. it served as a school. During W.W. I, the Army-Navy Club was located here.

Southport Fire Department Downtown Substation

111 E Nash St, PIN: 209616737485. Ca.1978. NC.

One-story brick building with two metal roof awnings and three firetruck garage bays.

Franklin Square Park

107 E Nash St, PIN: 209616737485. Ca.1793, 1810-1811. C-.

Public park lined with stone walls with several large live oak trees and azaleas. This parcel also includes public restrooms that face E Nash St. and the former City Hall building now known as Franklin Square Art Gallery.

East West Street

South Side of E West St

Between Bonnetts Creek and N Rhett St

House

408 E West St, PIN: 209616844072. Ca. 1920s-1930s. C.

One-story frame Craftsmen/bungalow home with asphalt shingle hip roof with full-width porch supported by square posts.

Between N Rhett St and N Atlantic Ave

House

320 E West St, PIN: 209616833829. Ca. mid-20th c. C.

Single story pyramidal home with asphalt shingle hip roof and side gable adjoining roof with a centered brick flue. The front includes five bays with three double hung windows with 2/2 lights and two wooden doors. The full-width front porch has a gently sloped roof with square posts and hand railing.

House

316 E West St, PIN: 209616832884. Ca. 2016. NC.

Single story home with side gable asphalt shingle roof with cementitious siding, vinyl soffit. The front includes three bays including double hung windows with 2/2 lights and a wood framed glass door with side lights. There is an accessory structure in the rear.

Evans-McKenzie House

312 E West St, PIN: 209616832739. Ca. 1890. C.

A small one-story frame cottage with metal hip roof and a single brick chimney on the east side. The front includes three bays with double hung windows with 2/2 lights and a centrally located wooden front door. The facia includes scalloped detailing. The home has a brick foundation and has one small addition to the rear. The front porch has square posts and a gently sloping roof with scalloped details and square posts.

Clint C. McKeithan House

306 E West St, PIN: 209616831775. Ca. 1909. C.

Built by A.J. Robbins, one and a half story Queen Anne frame home with multi-gabled standing seam metal roof with centrally located brick chimney. one and a half story dwelling. The lower level includes a bay window with three double hung 2/2 windows and a wooden front door on the west facing side with a stained-glass transom window. The west side door has a wooden front door with a stained-glass transom window. The house has wood clapboard siding with details above on the east side. Its curvilinear porch is supported by turned spindles.

Between N Atlantic Ave and N Howe St

Franklin Square Art Gallery

130 E West St, PIN: 209616737485. Ca. 1904. C.

Two- story Classic Revival frame institutional building built by builder-contractor Moses McKeithan. The original building had a one-story building but when converted to a public building the full-height portico with the pedimented gable was added. An addition has been added to the building on the south side.

North Side of E West St

Between Bonnetts Creek and N Rhett St

Saint James AME Zion Church

407 E West St, PIN: 209616844200. Ca.1957, 1961. C.

Modernist brick veneer church. This church was Smithville's first African American church.

Between N Rhett St and N Atlantic Ave

Jim McDonald Cottage

313 E West St, PIN: 209616841015. Ca. 1903. C.

One story small cottage with standing seam side gable roof with pleasant hip-roof porch having some sawn and turned work. This simple frame construction has a three-bay façade This simple 1890s side-gable house of frame construction has a three-bay façade with 2/2 double hung windows.

Vacant Lot

PIN:209616840070

Lewis-Walton House

305 E West St, PIN: 209616830934. Ca. 1892. C.

This one and a half story frame house with full width porch was built in the early 1890's for Robert Lewis, a fisherman. The plan of the house initially had four rooms divided by a center passageway. This aluminum standing seam side gable house has three bays.

W. R. Ferguson House

301 E West St, PIN: 209616739990. Ca. Early 1870's. C.

This late 19th c. two-story traditional vernacular frame home of W. R. Ferguson, a Methodist minister and sometime Southport postmaster has an aluminum standing seam metal side gabled roof. This home features a two-story full-width porch with Victorian lace-like spandrels.

Between N Atlantic Ave and College Ave

Jackson House

211 E West St, PIN: 209616737798. Ca. 1920. C.

One story simple frame cottage home with side gable roof with asphalt shingles and a full width front porch.

Between College Ave and N Dry St

N. Windsor House

205 E West St, PIN: 209616736780. Ca. 1887. C.

A Victorian one-story frame house built for Nathan Windsor, a steamboat engineer. This T shaped house includes a multi-gabled standing seam metal roof. An enclosed breezeway connects the kitchen building to the house. The first floor has five bays, including one wooden door with sidelights, two 6/6 double hung windows, one bay window, four full glass sliding doors. The side porch has been enclosed.

Vacant Lot

201 E West St, PIN: 209616736666

East Brown Street

South Side of E Brown St

Between N Rhett St and N Atlantic Ave

Vacant Lot

PIN: 209616842475

House

310 E Brown St, PIN: 209616840127. Ca. 2010. NC.

Two story home with gable asphalt shingle roof. Bay window on lower story includes one picture window and two double hung windows with 3/1 lights. The second level has two double hung windows with 3/1 lights and a round window. The front entry porch has a gabled roof, wooden door with a transom window and two side lights.

House

306 E Brown St, PIN: 209616749185. Ca. 2023. NC.

One and a half side gable construction home with exposed rafters. The first floor has three bays with 1/1 windows, square columns, and regular height railing. The second floor has one bay, three double hung windows.

Between College St and N Howe St

House

210 E Brown St, PIN: 209616735950. Ca. 1946. C.

One story ranch style frame construction home with side gable asphalt shingle roof, weatherboard siding, and gabled front entry porch. Two bays with two 6/6 double hung windows.

House

202 E Brown St, PIN: 209615734887. Ca. 1950s. C.

One and a half story home with gabled roof. The first level includes three bays with double hung windows with 4/4 lights and one double hung window with 6/6 lights. The second level has one bay with two double hung windows with 6/6 lights. The front porch has a gabled roof with square posts.

S Rhett Street

East Side of S Rhett St

Between E Bay St and E Moore St

House

103 S Rhett St, PIN: 209616839276. Ca. 1960s. C.

Single story brick veneer ranch style home with low pitched hip roof.

N Rhett Street

East Side of N Rhett Street

Between E Nash St and E West St

House

202 N Rhett St, PIN: 209616836810. Ca. early 20th C.

Two-story frame residence with asphalt shingle hip roof with two story full width porches supported by square columns. On the first level there are three bays which include four double hung windows and a wooden door with a glass window in it. On the second floor there are two bays with two wooden doors with glass windows.

Galloway House

204 N Rhett St, PIN: 209616835897. Ca. 1895. C.

One and a half story traditional vernacular frame home with cross-gable roof. The front porch is supported by three square columns. There are three bays, two of which include 2/2 double hung windows and a centrally located front door.

House

212 N Rhett St, PIN: 209616835934. Ca.2022. NC.

One and half story frame construction home.

Between E West St and E Brown St

House

308 N Rhett St, PIN: 209616843278. Ca. early 1900s. C.

One story structure with metal side gable roof with full width front porch. There are three bays on the front of the house, two include 1/1 double hung windows and a wooden door with a transom window.

House

312 N Rhett St, PIN: 209616843333. Ca. 1930. C.

Single story Craftsmen bungalow with gable roof with asphalt shingles. This home features three bays including two double hung windows and a centrally located front door.

House

314 N Rhett St, PIN: 209616843315. Ca. 1950s. C.

Single story home with gable roof.

House

316 N Rhett St, PIN: 209616842490. Ca. 1920s. C.

Single story house with asphalt shingle roof. The lower level includes three bays with single pane double hung windows and a centrally located front door.

Vacant Lot

PIN: 209616842475

West Side of S Rhett St

Between E Bay St and E Moore St

House

108 S Rhett St, PIN: 209616838171. Ca. mid-20th c. C.

One and a half story structure with asphalt shingles. Eight bays, including three wood and glass combinations doors and double hung 2/2 windows

House

106 S Rhett St, PIN: 209616838137. Ca. mid-20th c. C.

Single-story home with asphalt shingle gable roof. with cable roof and asphalt shingles.

West Side of N Rhett St

Between E Moore St and E Nash St

House

109 N Rhett St, PIN: 209616835474. Ca. 2006. NC.

One and a half story home with standing seam metal side gable roof. The lower level includes six bays including a centrally located front door. The windows are double hung with 2/2 lights. The upper level includes four double hung windows with 2/2 lights. There is a garage on the south side.

Institutional Building

111 N Rhett St, PIN: 209616835574. Ca. 1987. NC.

One story predominantly brick building with an asphalt shingle hip roof.

Between E Nash Street and E West St

House

205 N Rhett St, PIN: 209616833799. Ca. 2014. NC.

Single story home with gabled asphalt roof. The front has three bays including double hung windows with 6/6 lights. The front door is centrally located. The front porch has square posts with fluted details.

Vacant Lot

211 N Rhett St, PIN: 209616833873

Between E West St and E Brown St

House

307 N Rhett St, PIN: 209616841069. Ca. late 20th c. C.

One-story frame minimal ranch style residence with asphalt shingle side gable roof. The front façade includes five bays, including single pane double hung windows and a front door.

House

315 N Rhett St, PIN: 209616841108. Ca. 2003. NC.

Single-story home with asphalt shingle gable roof with exposed rafters. The lower level includes five bays, including double hung windows with 8/1 lights and 6/1 lights. Front door is a wooden front door with etched glass.

House

317 N Rhett St, PIN: 209616840264. Ca. 1950s. C.

Single story house with asphalt shingle gable roof. The front has a porch with a 3/12 pitch. The front porch has a standing seam metal roof. The windows are double hung 3/1 lights. The home has the original wood siding. There is an accessory structure in the rear.

House

319 N Rhett St, PIN: 209616840247. Ca. late 20th c. C.

Single-story home with asphalt shingle gable roof.

Atlantic Avenue

East Side of Atlantic Ave

Between E Bay St and E Moore St

House

111 S Atlantic Ave, PIN: 209616827904. Ca. 2017. NC

Two story frame home with double standing seam metal roof. constructed six years ago. The Craftsmen bungalow home that was formerly on the lot was moved (near Leonard). The home has smooth faced cementitious fiber board and two bays on the lower level including a wood front door and six 2/2 double hung windows. The upper level has three bays with six 2/2 double hung windows.

House

109 S Atlantic Ave, PIN: 209616837001. Ca. 1920s. C.

Two-story Craftsmen/bungalow frame home with gabled asphalt roof with exposed rafters and decorative brackets. The homes full width front porch has been enclosed.

House

105 S Atlantic Ave, PIN: 209616836053. Ca. mid-20th c. C.

One story Craftsmen bungalow style frame home with cross gabled asphalt roof with exposed rafters and decorative brackets. The lower level has four bays including five double hung windows with 3/1 lights. The columns are short and tapered on brick piers.

Between E Moore St and E Nash St

Mrs. Mary C. Davis House

110 N Atlantic Ave, PIN: 209616834322. Ca. 1889, 1904. C.

Moved from downtown in 1904, this narrow, pleasant house was restored in 1978. This two-story traditional/vernacular home with a low hip roof and two-story full width porch with bracketed cornice. "Southport bow" on interior doors and windows. The two-story porch is supported by square columns and turned balusters. The lower level includes three bays including a front door with a transom window and side lights on each side. There are two double hung windows with 4/4 lights on the south side of the door. The upper level includes two bays with a door on the north side and a double hung window with 6/6 lights.

Amanda Foley Cottage

114 N Atlantic Ave, PIN: 209616833397. Ca. 1891. C.

Single story traditional vernacular cottage with asphalt shingle cross gable roof with pointed-arch vents in gables. The front gable includes octagon shingles. According to Lounbury, the house was built by Henry Smith for Amanda Foley. The front façade includes six bays with a centrally located door on the original structure with side lights and four double hung windows with 6/6 lights.

A.J. Robbins House

118 N Atlantic Ave, PIN: 209616833470. Ca. 1910. C.

One-story traditional vernacular frame cottage with pyramidal roof, built by A. J. Robbins. The home has double hung windows with 2/2 lights and a centrally located front door with a transom window. The home has operable shutters on each side of the front door.

A. J. Robbins House

120 N Atlantic Ave, PIN: 209616833453. Ca. 1910. C.

One-story traditional vernacular frame cottage identical to the one next door, built by A. J. Robbins. This three-bay home includes a centrally located door with transom window and double hung 1/1 windows.

Between E Nash St and E West St

Judge Ruark House

202 N Atlantic Ave, PIN: 209616832600. Ca. 1936. C.

Two-story Colonial Revival style house. This side gabled home has four bays on the first level including two double-hung windows with 6/1 lights, a centrally located door, and a sunroom addition with two windows. The front entry porch includes an accentuated front door surrounded by pilasters and an upper-porch supported by fluted columns.

Vacant Lot

212 N Atlantic Ave, PIN: 209616832600.

Hubbard House

216 N Atlantic Ave, PIN: 209616831713. Ca. 1850s-1890. C.

This small frame cottage was moved to this location in 1890 and was possibly the rear wing of the Ft. Johnston Hospital or some other frame building from the military reservation. This single-story home with side gabled standing seam metal roof includes a full width porch supported by posts. The homes exterior is sheathed with board and batten siding. The main structure includes three bays including double hung 2/2 window and an entry door. There is also a two-story accessory structure that has a one car garage and it appears to have some living space above.

Between E West St and E Brown St

Larsen House

306 N Atlantic Ave, PIN: 209616739977. Ca. 1910. C.

Single-story pyramidal home with clapboard siding and double brick chimneys built by A.J. Robbins, similar to pyramidal homes built by Robbins on Atlantic Ave. The home includes a full-width front porch supported by turned posts. The front facades include a centrally located front door that is wooden and transom window above the front door and two original double hung windows with 2/2 lights.

Winnie Lancaster Boarding House/Wescott House

310 N Atlantic Ave, PIN: 209616749061. Ca. 1890s, 1920s. C.

Two-story traditional vernacular frame home with side gable asphalt roof and clapboard siding. The home has a two-story full-width porch supported by square columns. The home has double hung windows with 2/2 lights surrounding the original wood door with a transom window above. The home has a rear addition.

White House

312 N Atlantic Ave, PIN: 209616749003. Ca. 1910. C.

Single story home with pyramidal roof with asphalt shingles built by A.J. Robbins. The full width porch is supported by square posts. The home has four bays including three double hung 2/2 windows and a centrally located front door.

Tucker Fulcher House

316 N Atlantic Ave, PIN: 209616749038. Ca. 1892. C.

This is a two-story Victorian frame home with a gable roof had a two-story full-width enclosed porch that has been removed. On the first level, there are three bays which include a wooden door and two double hung windows.

EH Cranmer House

318 N Atlantic Ave, PIN: 209616748191. Ca. 1895. C.

A one and a half story traditional vernacular frame house built by A. J. Robbins for E. H. Cramer. The eaves include brackets that are repeated on the homes full-width porch supported by turned posts. The first level includes five bays which include four 2/2 double hung windows and a wooden door with side and upper transoms. In its front gable there are two double hung 2/2 windows.

J. Price House

320 N Atlantic Ave, PIN: 209616748164. Ca. 1890. C.

This side gabled traditional vernacular cottage has two dormers. The plan has four rooms, two rooms on each side of a center passage. There are three bays on the first level of the structure, which include two 6/6 double hung windows and a centrally located entry door with a transom window.

West Side of Atlantic Ave

Between E Bay St and E Moore St

House

112 S Atlantic Ave, PIN: 209616825852. Ca. 1940s. C.

One-story Colonial Revival concrete block home with hip asphalt shingle roof. On the front of the structure there are three bays which include an entry door with side lights. There is an accessory structure behind the primary structure.

Between E Moore St and E Nash St

House

101 N Atlantic Ave, PIN: 209616833141. Ca. mid-20th c. C.

Two-story traditional home with a gambrel roof. The exterior includes brick veneer in a running bond pattern and board and batten on the upper level. On the first level there are seven bays, six of which 2/2 double hung windows. On the second floor there are three bays with 2/2 double hung windows.

C. G. Smith Cottage

107 N Atlantic Ave, PIN: 209616833108. Ca. 1890. NC.

A one-story cottage with upper floor additions.

House

111 N Atlantic Ave, PIN: 209616832263. Ca. 21st c. NC.

Formerly early 20th century small cottage with turn-of-the-century details. The previously surveyed house on this site has been completely replaced by a two-story dwelling with a standing seam hip metal roof.

Hewitt-Wescott House

119 N Atlantic Ave, PIN: 209616832229. Ca. 1850, 1893. C.

This two-story traditional vernacular home was originally constructed as a one-story cottage. After the Civil War, R.M. Wescott renovated it and added a second floor. All of the timber to build the house was cut down on the property itself.

Between E Nash St and E West St

City Gym

209 N Atlantic Ave, PIN: 209616737485. Ca. 1953. C.

Modernist one-story brick veneer and concrete block building.

Between E West St and E Brown St

House

301 N Atlantic Ave, PIN: 209616738860. Ca. 1950s. C.

Single-story home with gable asphalt shingle roof with full-width porch. The front façade includes four double hung windows and centrally located wooden front door.

House

305 N Atlantic Ave, PIN: 209616738834. Ca. mid-20th c. C.

One-story traditional frame home with asbestos shingle siding. This single-story home has a side gabled asphalt shingle roof with three bays include an entry door, a picture window with 1/1 lights and a double hung window with 1/1 lights.

House

309 N Atlantic Ave, PIN: 209616738809. Ca. mid-20th c. C.

One-story traditional frame home with asbestos shingle siding and a side gable standing seam metal roof. The front elevation includes three bays, including two double hung windows in a centrally located front door. There appears to be one addition on the rear.

House

311/313 N Atlantic Ave, PIN: 209616737955. Ca. mid-2oth c. C.

Single-story traditional frame home veneered with brick in a running bond pattern. The roof is a side gable asphalt shingle roof. This one-story home has seven bays including two entry doors, 2 picture windows surrounded by double hung windows with 6/6 lights, and four double hung windows with 6/6 lights.

A. E. Stevens House

319 N Atlantic Ave, PIN: 209616747002. Ca.1894. C.

A two and a half story Queen Anne frame house with a gabled standing seam metal roof. Completed by builder A. E. Stevens as his family residence, the house features an extremely steep pitch and a bold uninterrupted sweep of the roof line. At the second story level, a gabled projection is corbeled out about three feet and adorned with octagon shingles. The first level includes two bays with double hung windows with 2/2 lights. The second level has two double hung windows and the third level has one double hung window with a diamond patterned window. The home has two entry porches, one facing Atlantic Ave and the other facing Brown St.

Ft Johnston Place

Fargusson House

111 Ft Johnston Pl, PIN: 209616824745. Ca. 1890. C.

Moved from its original location on the river front at the foot of Rhett Street by A.E. Peterson in June 1890. This single-story home includes an asphalt shingle combination roof with a full-width porch supported by carved posts with turned balusters. This one-story home has four bays with single pane windows 4/4 lights and an entry door.

N Dry Street

Between E Moore St and E Nash St

Saint Philip's Episcopal Church addition

108 N Dry Street, PIN: 209616830083. Ca. 21st c. NC.

Former location of the M.C. Guthrie House.

Saint Philip's Episcopal Church addition

112 N Dry Street. PIN: 209616830058. Ca. 21st c. NC.

Former location of the Thomas Carr House.

Between E West St and E Brown St

House

302 N Dry Street PIN: 209616736643. Ca.2014. NC.

Two-story gable roof structure with smooth faced cementious siding, aluminum roof, with full-width two-story front porches. The first floor has three bays, one wooden double door, two 2/2 windows. Second floor three bays, one wooden door, two 2/2 windows.

Bell-Fulcher-Lewis House

308 N Dry Street PIN: 209616736703. Ca. 1902. C.

One and a half story traditional vernacular frame home with clapboard siding and a side gabled asphalt shingle roof with two dormers. There are brick chimneys on the north and south side of the home. The front level includes five bays, including double hung windows with 2/2 lights, a centrally located front door with a transom window it. There is an accessory structure on the south side and an accessory structure on south rear side of the building. The full-width porch includes turned posts.

House

312 N Dry Street PIN: 209616735766. Ca. 1900. C.

This is a single-story traditional vernacular frame house has an asphalt shingle hip roof.

House

316 N Dry Street PIN: 209616735864. Ca. 1890. C.

This is a single-story gable roof structure. There are three bays include two 6/6 double hung windows and one entry door.

House

318 N Dry Street PIN: 209616735814. Ca. 1900. C.

Single-story side Victorian frame home with standing seam metal gable roof. The home has a partial front porch with solid brackets supported by posts and flat jigsaw cut balustrades.

College Street

East Side of College Street

House

310 College Ave, PIN: 209616737855. Ca. 1900-15. C.

Single-story Victorian frame home with double gabled roof with a garage addition. The double gables include reverse scallop shingles and a polygonal bay. The home includes four bays with three double hung windows with 2/2 lights, an entry door, a double hung window with 2/2 lights, and a double hung window with 6/6 lights.

House

312 College Ave, PIN: 209616737901. Ca. 1920s, 2001. NC.

One and a half story home. The lower level has three bays with three double hung windows with 4/1 lights and a centrally located entry door.

House

320 College Ave, PIN: 209616736958. Ca.1900. C.

Two-story traditional vernacular frame home with gable asphalt shingle roof with exposed rafters. Constructed by black carpenter, Swain, this house features a full-width two-story porch supported by turned posts. The first level includes two bays including an entry door and two double hung windows with 2/2 lights.

West Side of College Avenue

House

311 College Street PIN: 209616736821. Ca. 2015, NC.

Two-story structure with a hip roof and dormer with asphalt shingles. There is a 3/12 slope roof over the front porch that has metal roofing material. The structure has cementious siding and a wooden or tech deck material front porch. There are six bays on the first level of the structure all with 2/2 double hung windows. On the second floor there is one bay with three 2/2 double-hung windows. This property has an accessory garage that fronts N Dry St, so it is technically alley loaded.

House

315 College Street PIN: 209616735864. Ca.21st c. NC.

This is a single-story structure with gabled roof and asphalt shingles. The structure has board and batten siding with a shake material accent. There are three bays on the front of the structure, which include a four over four double hung window, a single light window, and a wooden door with glass window panes.

S Davis Street

East Side of S Davis St

Between E Bay St and E Moore St

North Carolina Maritime Museum in Southport

103 S Davis Street PIN: 209616821695. Ca. Mid-20th c. C.

One of two duplex single story commercial buildings attached by a breezeway that serves as the entrance to the museum. The building is brick-veneered with a smooth/pressed brick laid in a standard running bond pattern.

West Side of S Davis St

Brunswick Inn Annex

114 S Davis Street PIN: 209616729563. Ca.1882-1912. C.

When the Meares residence on E. Bay Street was converted into the Hotel Brunswick in 1882, a two-story annex was added to the rear of the building. The annex may have been designed by architect J. H. Vaughan. Part of the addition was removed to the present site and rebuilt by A. J. Robbins. A two-story bay was added to the front facing Davis Street. This two-story Queen Anne frame home includes hip standing seam metal roof and clapboard siding. The lower level includes five bays with double hung single pane windows. The full width porch is supported by turned posts.

Vacant Lot

PIN: 209616729527

House

108 S Davis Street, PIN: 209616729632. Ca. 1900. C.

This is a single-story traditional vernacular frame home with a pyramidal style asphalt shingle roof has been converted to a commercial use. The front has three bays including four 6/6 double hung windows and centrally located door with a window transom above it.

N Davis Street

West Side of N Davis Street

Between E Moore St and E Nash St

Commercial Building

109 N Davis Street, PIN: 209616728933. Ca. 1958, 1998. NC.

Single-story commercial building with faux two-story façade.

R. Dosher Cottage #1

111 N Davis Street, PIN: 209616728927. Ca. 1896. C.

Richard Dosher had these two one-story frame cottages erected on courthouse square. A. J. Robbins was the builder. The plan is typical of Southport cottages - a double depth of rooms on either side of a center passageway. This single- story cottage includes a gable with a pointed louvered vent and a full-width porch with decorative brackets supported by square posts. Single story cottage home with metal standing seam gable roof with a brick chimney on the south side. The front includes three bays with double hung windows with 6/6 lights. The door is centrally located with a transom above the door.

R. Dosher Cottage #2

113 N Davis Street, PIN: 209616738002. Ca. 1896. C,

Richard Dosher had these two one-story frame cottages erected on courthouse square. A. J. Robbins was the builder. The plan is typical of Southport cottages - a double depth of rooms on either side of a center passageway. The front includes three bays with double hung windows with 6/6 lights. The door is centrally located with a transom above the door.

R.W. McKeithan House

119 N Davis Street, PIN: 209616738039. Ca. 1894. C.

Nearly a mirror image of the Thomas Carr House (gone), this building was constructed by Samuel S. Drew for R. W. McKeithan in 1894. Door and window architraves have the ubiquitous arched and bowed appearance. This one-story home includes double gables and six bays in total. The octagonal portion of the house includes three double hung windows with 2/1 lights and transom windows above. The partial front porch is supported by square posts. There is also an accessory structure in the rear of the house.

S Howe Street

East Side of S Howe St.

Between E Bay St and E Moore St

Vacant Lot
PIN: 209620727318

Commercial Building
117 S Howe St, PIN: 209620727405, Ca. late 20th c. NC.

One-story frame commercial building with wood siding. The recessed entrance features an entry door and two double hung windows with 8/8 lights. The storefront windows feature two double hung windows with 6/6 lights.

Christ Body Ministry Church
115 S Howe St, PIN: 209620726498. Ca. mid-20th c. NC.

Small one-story brick church with gable roof. There are three bays on the front of the structure, which include a wooden double door and two single wood framed windows.

Charles E. Gause Building
113 S Howe St, PIN: 209616726591. Ca. 1913 / 1915. C.

Two story brick commercial building. The upper floor includes two bays, including double hung windows with 1/1 lights, brick lentils, and arched sills. The upper cornice includes brackets. The storefront has a wooden surround with trim, turned column details on the inside of the façade.

Commercial Building
111 S Howe St, PIN: 209616726584. Ca. 1960. C.

One-story frame commercial building with stucco on concrete block.

Commercial Building (former State Port Pilot building)
105 S Howe St, PIN: 209616726578, Ca. 1950. C.

One-story International brick veneer building.

Commercial Building (former State Port Pilot building)
105A S Howe St, PIN: 209616726578, Ca. 1950. C.

One-story brick veneer building.

N Howe Street

Between E Moore St and E Nash St

Commercial Building

112 N Howe St, PIN: 209616726810. Ca. late 20th century. NC.

One-story brick veneer commercial building.

Commercial Building
114 N Howe St, PIN: 209616726807. Ca. 1971. C.

One-story commercial building with sloped parapet wall.

Commercial Building
116 N Howe St, PIN: 209616726912. Ca. 1957. C.

Two-story standard commercial building constructed with load bearing brick masonry walls.

Commercial Building
122 N Howe St, PIN: 209616725985. Ca. 1940s. C.

One-story Craftsmen/bungalow brick veneer commercial building with asphalt shingle hip roof.

Between E Nash St and E West St

Southport Baptist Church
200 N Howe St, PIN: 209616735247. Ca. 1871, 2025. C.

The frame of the 1871 wooden church lies beneath a modern brick veneer. The 1871 frame church building was constructed by George Baxter and faced on Nash Street. In the 1920's the church was turned 90 degrees to front on Howe Street and twenty years later a brick exterior was applied. About ten years ago the remnants of the steeple structure were removed and the present porch installed.

Between E West St and E Brown St

Trinity United Methodist Church Children's Ministry and Administration Offices
300 N Howe St, PIN: 209615734643. Ca.2001. NC.

Original site of the Watson—Formy-Duval house. This two-and-a-half story building includes a two-story wraparound porch supported by square columns. This side-gabled building has six dormers facing N Howe Street.

Commercial Building
302 N Howe St, PIN: 209615734618. Ca. Early-mid 1970s. NC.

Single story commercial building with wood paneled front and metal side. The roof is gabled. The storefront has a centrally located front door with three storefront windows on each side.

Commercial Building
306 N Howe St, PIN: 209615734701. Ca. Early 21st c. NC.

Single-story commercial building with recessed entry and two large storefront windows.

Commercial Building
310 N Howe St, PIN: 209615733786. Ca. 1920s. C.

Single-story Art Deco style commercial building with load-bearing concrete walls.

Southport Water Tower
320 N Howe St, PIN: 209615733846.

West of Howe:

S Howe Street

West Side of Howe Street

Between W Bay St and W Moore St

Vacant Lot
PIN: 209620725354

Thompson-Williamson House (McKeithan-Clunk House)
114 S Howe St, PIN: 209620725440. Ca. 1873. C.

Two-story traditional vernacular frame home currently being used as a commercial building. The first level includes two bays, one with a glass door and the other two with double-hung windows with 1/1 lights. The upper level includes two bays with double hung windows with 1/1 lights.

Southport Market Building (formally Waccamaw Bank Building)
104 S Howe St, PIN: 209615724581. Ca. 1970-1971, 2024. NC.

Single-story commercial building. Former International style commercial building with load bearing masonry. The original building remains intact, however the addition is insensitive to the original style of the building.

Between W Moore St and W Nash St

First National Bank
101 N Howe St, PIN: 209615724758. Ca. 1974. C.

Single-story brick bank building brick masonry veneer with grapevine joints. This Mansard style building has a mansard slate shingle roof with arched dormer windows.

Rehder Building
109 N Howe St, PIN: 209615724805. Ca. 1998. NC.

Two-story commercial building with a brick masonry veneer and gabled roof.

Amuzu Theatre
111 N Howe St, PIN: 209615723898. Ca. 1918. C.

Victorian style two-story load-bearing brick masonry commercial building. The upper level includes a cornice with dentil molding and column details on the piers. The storefront includes centrally located double doors, wood framed and glass, with similar door on each side.

Port City Java / Commercial Building
113 N Howe St, PIN: 209615724922. Ca.2002. NC.

Two-story commercial building.

Vacant Lot/Under Construction (former First Community Bank)
115 N Howe St, PIN: 209615723965. Ca. TBD. NC.

Former First Community Bank building.

Between W Nash St and W West St

Commercial Building

201 N Howe St, PIN: 209615733251. Ca. Late 20th to early 21st c. NC.

Single story commercial building with cementious fiberboard siding.

A .Tilden and Lizzie McKeithan House

211 N Howe St, PIN: 209615732269. Ca. 1928. C.

Two-story Craftsman/bungalow frame residential building with low gabled asphalt shingle roof with false decorative brackets. This home has a full-width porch supported by dual tapered columns on brick piers.

First Citizens Bank Building

221 N Howe St, PIN: 209615732379. Ca. 1976. NC.

Single-story brick veneer bank building with faux columns and dentil molding details. This single-story building includes an attached canopy with a drive-thru window.

Between W West St and W Brown St

Commercial Building

301 N Howe St, PIN: 209615732567. Ca. 1998. NC.

Two-story commercial building with gable roof. The commercial building includes a parapet wall and concrete piers.

Commercial Building

303 N Howe St, PIN: 209615732651. Ca. 1998. NC.

Two-story commercial building with gable roof. The commercial building includes a parapet wall with a dentil molding cornice and concrete piers.

Commercial Building

305 N Howe St, PIN: 209615732655. Ca. 1953, 2003. NC.

Two-story gabled roof commercial building. The upper level includes three bays, including two double hung windows with 6/6 lights and a louvered attic vent. The storefront level includes a centrally located front door and two storefront windows on each side.

Commercial Building

307 N Howe St, PIN: 209615732649. Ca. 1974, 2014. NC.

Single-story commercial building with hipped parapet wall.

Commercial Building

309 N Howe St, PIN: 209615732724. Ca. Late 20th c. NC.

Single-story metal commercial building with brick veneer façade.

House

313 N Howe. St. PIN: 209615732800. Ca. Early 20th c. C.

Single-story home with standing seam side gable roof. This cottage includes a full width porch supported by square posts. The front façade includes three bays including a centrally located entry door and two double hung windows with 2/2 lights.

Commercial Building

315 N Howe St, PIN: 209615732800. Ca. Late 20th c. NC.

Single-story concrete block commercial building with front gable roof.

Commercial Building

319 N Howe St, PIN: 209615731894. Ca. 1984. NC.

Two-story brick veneer commercial building with mansard style roof with four gabled dormers. This commercial building includes quoin corners and a dentil molding cornice board. The front façade includes four bays, three of which are 1/1 double hung windows and an entry door with side lights.

West Bay Street

South Side of West Bay Street

Between S Howe St and S Lord St

Commercial Building

101 W Bay St, PIN: 209620726114. Ca. mid-20th, C.

Oliver's Restaurant. A one-story frame commercial building with asphalt shingle gable roof, stucco siding and board and batten. Double doors on the front façade.

Motel

103 W Bay -105 W Bay St, PIN: 209620725131. Ca. mid-20th C.

A small concrete block one-story motel which sits on the site of former fishing/commercial activity. Hurricane Hazel destroyed most of the commercial buildings on the south side of Bay Street in 1954. The motel has an asphalt side gable roof with paneled doors to motel rooms on the exterior. Double hung single pane windows.

Wilmington Cape Fear Pilots Association Tower/River Pilots Tower and Building

111 W Bay Street, PIN: 209619724154. Ca. 1940s. C.

The present metal structure replaced an earlier wooden one near the site. The tower served as a watch tower for river pilots. When a ship was observed nearing the mouth of the Cape Fear River, the tower watchman would dispatch a pilot boat to aid the incoming ship in negotiating the dangerous entrance and channel. The two-story frame building below it served as a center for pilots. The tower is now considered unsafe, is closed. An adaptive renovation has been undertaken.

Vacant Lot

PIN: 209619724019.

Vacant Lot

PIN: 209619723048

Utility Structure and Dock

201 W Bay, PIN: 209619722026. NC.

Wooden dock, historic signage for blockade runners, and public utilities structure.

North Side of West Bay Street

Vacant Lot

PIN: 209620725354.

R. Dosher House

106 W Bay St, PIN: 209619724365. Ca. 1892-1893, C.

In the early 1890s merchant Richard Dosher purchased part of this lot from Charles Philbrick of Summerville, Mass., a speculator, and had this large two-story traditional vernacular frame house built for himself. Dosher was also responsible for erecting a number of small cottages around town in the 1890s. The structure is a two and a half-story home with pedimented, cross gables with cornice returns, clapboard siding and louvered shutters. The home has full-height double porches that wrap around the east side. The porches have turned posts and turned balusters. The front door has an oval beveled glass window along with a transom with five lights and side lights. There is a wooden door entrance on the east side with a transom window. The roof is side gabled with asphalt shingles. The home is currently being used as a popular bed-and-breakfast inn.

L. Pepper House

110 W Bay St, PIN: 209619724365. Ca. Last quarter 19th century, C.

River pilot Lewis Pepper had this two-story frame house constructed in the late 19th c. Details on the inside are typical of the type found in all late 19th century dwellings in Southport. River pilot's house greatly altered by enclosing front porch. Probably built in the last quarter of the nineteenth century, this home has a two-story side gabled roof with asphalt shingles and vinyl siding. The door is located on the east side facing the driveway. The front façade has four bays total with double hung single-pane windows.

House

112 W Bay St, PIN: 209619724305, 2019. NC.

New construction. Two- or three-story home with double front porch and gabled standing seam metal roof.

House

114 W Bay St, PIN: 209619723374. Ca. 1890, C.

Two story frame gable front house with wide corner boards ending in plain caps, shingles, and a brick chimney. Front door is double vertical paneled. Porch foundation and floor masonry. Clad in vinyl siding and with replacement sashes installed. Second story porch restored to original form during recent renovation (was previously enclosed).

Adkins-Dosher House

116 W Bay St, PIN: 209619723334. Ca. 1892-93, C.

A small frame cottage constructed for E. H. Adkins' mother in 1892-3. Adkins was a river pilot. In plan there were originally four small rooms. A chimney, located on the partition wall warmed the two front rooms. The mantels, like nearly all found in Southport, are of simple design and were fabricated at the local sash, blind, and door factory. Two story frame house with gable roof with three window dormers. Front porch with four small rectangular columns as support. Decorative brick foundation and shingle siding.

Wells House

120 W Bay St, PIN: 209619722393. Ca. 1952, C.

A one story miscellaneous modernist home with an asphalt shingle hip roof. The masonry veneer consists of cast stone. Vertical forms such as the stone chimney and two large, historic oak trees, which appear to emerge through the roof, add contrapuntal tension to an otherwise quiet design. The house appears to have been built around a historic oak tree on the waterfront side, the roof has a divet to allow the tree to grow. This house is the best example of modern design within the town.

Between S Lord Stand S Caswell Ave

Rob Davis House

202 W Bay St, PIN: 209619721236. Ca. mid 1930's, C.

A two-story frame house built for Rob Davis, a lawyer, sometime after 1934. The hip roof and porch eaves display exposed rafters in the bungaloid style. The porch is supported by clusters of posts articulated by block-like capitals. Although this is one of a half dozen bungaloid houses in Southport, the house plan retains the traditional center passage dividing two rooms on either side. Home has side gable standing seam metal roof with exposed rafters. Four bays on upper with double hung 6/1 windows, 3 bays on lower levels with 6/1 windows and wood paneled door with glass center.

H. Corlett House

206 W Bay St, PIN: 209619720274. Ca. 1888 or 1889, C.

Originally a one-story frame house built for river pilot Harry Corlett. Irregular plan frame house with second story added c 1965, also new siding, new porch. This house has a mid-twentieth century appearance of simple Colonial Revival character, but its core dates from 1889.

Thompson-Laughlin House

210 W Bay St, PIN: 209619720225. Ca. 1900, C.

A small cottage built by the Thompson family around the turn of the century. The house originally had three rooms with a kitchen in the back connected by a breezeway. Two-story elevated home with standing seam metal hip roof and double porches.

T. M. Thompson House

216 W Bay St, PIN: 209619629255. Ca. 1868, C.

Blockade-runner Thomas M. Thompson built this two-story frame dwelling shortly after the Civil War. Thompson was one of the few Southport native pilots to make a success out of this activity during the war. Most Southport pilots lost either their ships, their lives, or both. The house features the last cupola to be found in a Southport dwelling. Most of the interior details have been removed during a recent renovation. The original plan consisted of four large rooms with a stair passage in the center.

West Moore Street

South Side of West Moore Street

Margaret and James Harper Jr. Library

109 W Moore St, PIN: 209615723572. Ca. 1968, C.

Modern library with flat cupola beneath high cupola, segmentally arched openings. Built in 1968, this one-story, three-bay Colonial Revival-influenced building is clad in stretcher-bond brick veneer.

This one-story public building has a brick veneer with grapevine joints and quoin corner. The building has a flat metal roof with a centrally located cupola. Arched brick lintels adorn the 18 light windows and wood sills and panels are below each window. The arched entrance includes a double entry door with transom above with six lights and side lights surrounding doors.

Indian Trail Meeting Hall/ Bicentennial Building

113 W Moore St, PIN: 209615722580. Ca mid-20th, C.

This single-story public building has a brick veneer with grape vine joints, quoin corners, and a brick lintel above the windows with wood panels below. The building has a gabled asphalt shingle roof with a front porch that extends from east to west side of the front of the building.

Keziah Memorial Park

119 W Moore St, PIN: 209615722580. Ca. 1885-1957, C.

A heavily shaded park on the corner lot located at the intersection of West Moore Street and South Lord Street. Keziah Memorial Park, named for William Barnum Keziah, includes a gnarled live oak tree that may have been bent by Native Americans to mark the trail to their fishing grounds. The park includes a gazebo, wooden benches, a swing, and picnic tables. The site is surrounded by a mixture of live oaks, crepe myrtles and bushes. The centrally located tree is surrounded by a 4' aluminum fence.

House

205 W Moore St, PIN: 209619720411. Ca. mid-20th, C.

This one-and-a-half-story, side-gable frame cottage has a brick chimney on its east side and a side gabled asphalt shingle roof with a portico on the west side. The house includes three bays including double-hung windows, 6/6 lights and a centrally located door. The front porch has a gable roof with round columns. Also of note is a heritage live oak located near the sidewalk on the western property line.

Price-Thompson House

215 W Moore St, PIN: 209619629411. Ca. 1826, C.

Two-story home with wood siding featuring a side gabled roof and a gable roof. The roof is a standing seam metal roof. The lower level includes a three-bay porch with double hung 3/1 lights and a wood door with glass. The facade has four bays in total. The porch has exposed rafters and some cementious fiber has been added to the facia. The upper story includes a diamond and scalloped patterned details with four bays with double hung windows with 3/1 lights. The 1979 Southport Historic District National Register nomination notes the home as a mid-20th century two story brick residence. The home has since been remodeled and expanded surrounding the earlier structure.

North Side of West Moore Street

W. St. George House (Christmas House)

104 W Moore St, PIN: 209615723786. CA 1885, C.

River pilot William St. George had this two-story frame house with a shingled gable roof constructed in the mid 1880's. About a decade later, a large two-story bay was added to the front, perhaps, in an effort to stylishly update this rather plain house. As to be expected in houses of this period, the interior finish is composed of narrow beaded boards in. the ceiling and wainscoting. The stairway has

the characteristically heavy and squat newel post juxtaposed with finely tapered turned balusters. Now serves as the Christmas House.

Samuel Swain House

110 W Moore St, PIN: 209615723725. Ca. 1889, C.

A one and a half-story frame Italianate, Victorian frame dwelling similar in plan and finish to several houses built during the 1890's in Southport. The house was built for Brunswick County planter Samuel Swain. A contemporary newspaper report observed that "Samuel P. Swain has completed a new and tasty cottage where he can enjoy city life when tired of his plantation." This "tasty cottage" has a broken-bed pediment with frieze brackets and a gable vents on the front and side gables. The motif is repeated on a smaller scale on the front porch. Four ornate posts support the porch.

Julius Newton House

114 W Moore St, PIN: 209615722774. Ca. 1886, C.

This two-story traditional vernacular frame residence with a metal gabled roof. The house was built for Julius Newton and is less refined in architectural detail than the house next door (built at the same time for his younger brother Walker). Both houses, though, were of better quality than most houses constructed in the late boom years of the 1880's in Southport. These two river pilots were evidently successful in their profession. The Julius Newton House has paired windows with dog-eared arched architraves on the lower facade. The motif was popular in the town in larger post-Civil War dwellings. The structure has a rear addition and two chimneys.

Walker Newton House

120 W Moore St, PIN: 209615722712. Ca. 1886, 1895, C.

In May 1886 two brothers, Julius and Walker Newton purchased portions of lots 34, 35 and 36. On the corner lot Walker Newton erected this two-story Queen Anne frame dwelling. The two-story bay in the front, one-story bay on the side and the rear extension were added in June 1895 when the house received numerous alterations and repairs which were carried out by Henry Daniel, a local carpenter. Interior architectural details are characteristic of late 19th c. Southport carpentry and mill work. The dark stain of woodwork inside produces a handsome effect. The home has intersecting gables and a shingled roof with a front gable vent. Bay window with two over two lights. One over one lights can be found elsewhere on the house. Window glass appears new.

House

202 W Moore St, PIN: 209615720646. Ca. mid-20th, NC.

One story brick structure with red metal roof and screened in front porch.

Vacant Lot

PIN: 209615629677

House

210 W Moore St, PIN: 209615629606, Ca. mid-20th, C.

One-story brick residence with brick chimney. Gable roof with shingles.

House

216 W Moore St, PIN: 209615628642, Ca. mid-20th, C.

One-story brick residence. Four cylindrical columns support the porch. Shingled gable roof. Four bays include double hung windows with 6/6 lights, one picture window surrounded with double hung windows with 4/4 lights.

Between N Caswell Ave and Yacht Basin Dr

H. Ruark House

306 W Moore St, PIN: 209615626529, C, Ca. 1885-1900

Probably built in the late 1880's or early 1890's, this one-story frame house was occupied at the turn of the century by Hanson Ruark a bartender. The original plan of the house, known in the town during this period as a "double cottage" type, consisted of two rooms on each side of a central passageway. These four rooms were heated by fireplaces placed axially between the front and back rooms. In the 1920's the house received a new roof which altered the original appearance. The front pf the new roof extends in an unbroken slope to cover the front porch. Piers on brick bases support the roof. House has a metal gable roof and brick foundation. Six over six lights with new glass. Front porch supported by four rectangular columns. Forward facing dormer on roof. Siding appears original.

William Jesse Weeks House

308 W Moore St, PIN: 209615625586, Ca. 1900, C.

Early 20th century house with modillion cornice on house and on wraparound porch. Pyramidal/hip roof with shingles. A classic two-story coastal dwelling, this house is a three-bay structure on a raised foundation. Downstairs front porch has cylindrical support posts. The upper-story front porch has four rectangular support posts. One over one lights with new glass. Transom window over door. Storm door and front door appear new. Rear accessory building.

Julius Weeks House

312 W Moore St, PIN: 209615625527, Ca. 1896, C.

In 1896 pilot Julius Weeks doubled the size of this frame dwelling by adding a second story. The boxy proportions of the house are accentuated by the extremely shallow hip roof. Six bays on front façade. Two story porch with four rectangular columns supporting each level of the porch. One over one lights; glass appears new. Transom windows around the door. Siding appears new. Rear addition and accessory building.

House

316 W Moore St, PIN: 209615624576, Ca. mid-20th, C.

Two story frame residence with patterned brick foundation. This dwelling with an asymmetrical front gable, L-shaped front porch, and prominent second story dormer-like expansion, was originally a single-story cottage. Nearly every exterior element was modified when the house was remodeled in a quasi-Craftsman. Rough hardy plank siding. Door and one over one lights appear new. The parcel contains a rear accessory building.

Epting House

320 W Moore St, PIN: 209615624502, Ca. 2014, NC.

Two and a half story home with a ground level garage. Two story front porch supported by six rectangular support posts. Dormer/widows walk on metal roof.

West Nash Street

South Side of West Nash Street

Between N Howe St and N Lord Street

Daniel Bender House

109 W Nash St, PIN: 209615722974, Ca. 1895, C.

In 1895, A. J. Robbins built this two-story cross-gable traditional vernacular frame house for Daniel Bender. It was identical in plan and stylistic detail to the E. H. Cranmer House built by A. J. Robbins earlier that year. The house has a standing seam metal roof with clapboard siding and front porch and double hung windows with two over two lights. Front porch includes Italianate ornamentation with turned posts with decorative brackets adorning the posts and roof line. The front door includes transom and side lights not original to home. The front porch has tongue and groove ceilings that may be original to home.

Garcia-Swan House

113 W Nash St, PIN: 209615722906, Ca. 1889, C.

Emanuel Garcia, a skilled ship carpenter, who had settled in Southport in the early 1880's, had this small frame cottage built in 1889. In 1893 Henry Swan bought the house and employed Henry and J. N. Daniel to double the size of the house by building an addition to the right side of the original structure. This single-story home has Italianate ornamentation with clapboard siding, a hip and side gabled standing seam metal roof with double hung windows and six over six lights. The home includes a wraparound porch with square posts and brackets. The home includes a brick chimney on the west side. There is an accessory building to the rear on the west side of the lot.

House

207 W Nash St, PIN: 209615628897, Ca. mid-20th, C.

One-story brick residence with side gabled asphalt shingled roof. Tax data indicates construction in 1960. The home has wood siding and shutters and a small brick front porch along with an addition on the east side. Windows are double hung with three over one lights. The rear lot includes an accessory building in the southwest corner.

House

215 W Nash St, PIN: 209615628816, Ca. early 20th century, NC.

This two-story home has several entrances and a metal roof. The National Register Nomination inventory noted that the home was bricked over in the past 15 years. An addition has been added facing W Nash Street with a carport. Tax data indicates year built of 1954, however the age of additions or modifications is not known.

North Side of West Nash Street

Robbins-Gause House

102 W Nash St, PIN: 209615733251, Ca. 1898. C.

A small house on this site was enlarged to two full stories by A. J. Robbins for his residence in the 1890's. Bays have been added to both sides of this frame residence. The architectural details found in the house are in keeping with the period. Siding and features do not appear to be original. Metal intersecting gable roof.

Joseph N Daniel House

106 W Nash St, PIN: 209615732199, Ca. 1890, C.

When purchased by builders A. J. Robbins and Joseph N. Daniel in 1901 from river pilot John R. Newton Sr., this late 19th c. house was thoroughly renovated and enlarged to two stories. Unaltered since 1903, the house exemplifies the handiwork of Robbins and Daniel, the two most active carpenter-builders in Southport at the turn of the century. The stylistic details of the renovated house reflect the popularity of the classical revival in Southport in this period. Gone are the steeply pitched roofs, the heavy cornice, the frieze brackets, and the intricately turned porch posts associated with late 19th c. Victorian Gothic millwork. Instead, Robbins and Daniel employed modillions beneath the cornice and tapered columns for porch supports. On the inside, they made extravagant use of the narrow-beaded boards for wainscoting. Characteristic of the new detailing for Southport is the treatment of the door and window architraves and mantels. The architraves have corner blocks decorated with incised circular patterns; a treatment found thirty years earlier elsewhere in N.C. Much of the interior woodwork retains its highly polished finish. Siding and slight hip roof (does not appear to be completely flat). Transom windows above door and one over one lights, though glass does not appear to be original. Accessory structure in rear.

James A Burriss House

110 W Nash St, PIN: 209615732148, Ca. 1891, C.

Like so many residences in Southport, this two-story frame residence replaced a smaller, earlier dwelling on the site. The side passage plan and finish of the house is similar to the J. B. Ruark House which was erected a year earlier. Transom windows above front door. Shutters around windows. Rear addition. Two over one lights throughout the body of the house.

C.C. Morse Cottage

112 W Nash St, PIN: 209615732117, Ca. 1873, C.

This small one-story frame coastal cottage on a brick pier foundation is of wood frame construction. It has original 6/6 double-hung wood sash windows, a rear addition, scalloped edge siding, a metal roof, and a small concrete chimney.

Samuel L Brinkman House

114 W Nash St, PIN: 209615731166, Ca. 1921, C.

Early 20th century residence with large side dormer, porch posts rest on brick plinths. The home has three or more rooms. Also known as the second Samuel K. Brinkman House. This home has a gable roof and two over two lights with new glass. The door appears to be new along with the siding, which appears to be hardy plank.

R. Bensell House

120 W Nash St, PIN: 209615731101, Ca. 1880-1890, C.

Mid-1880s small house built for a river pilot. Kitchen added in 1890. Sidelights by front door. Built for river pilot Richard Bensell in the mid-1880s. Singular story home with wood siding and wood shutters. Side gabled standing seam metal roof with a centrally located painted brick chimney. The sloped front porch includes square posts and exposed rafters. The hand railing has been increased to meet today's building codes. The front porch is not original to the home; it has been added or replaced. There is a detached garage located in the side yard on the east side of the principle building with one bay and a loft.

Between N Lord St and N Caswell Ave

J. A. Williams House

202 W Nash St, PIN: 209615639049, Ca. 1890, C.

A rambling one-story frame house probably built in the 1880's for river pilot J. A. Williams. In 1890 an addition was made to the side of the dwelling facing Lord Street. A kitchen and dining room wing was built for Williams by Henry Daniel. Porch probably from this time, too. "Southport bow" architraves on exterior. Home has a metal roof, one brick chimney in center of building, ornate posts supporting porch and a pentagon shaped gable vent.

E. B/D Daniel Homestead

206 W Nash St, PIN: 209615638170, Ca. 1875, C.

Two story craftsman / bungalow frame house with brick chimney. Metal gable roof. Front porch with decorative posts supporting the structure. Rear accessory building. Six over six lights; glass does not appear original. Air vents in west facing gables.

House

208 W Nash St, PIN: 209615638026. Ca. 1880-1900, C.

White, one story, gable front, frame dwelling with bay windows. Metal roof with gable vent on front of house. This dwelling retains a standard form and basic features typical of Southport's late-nineteenth- and early-twentieth-century residential architecture, has been remodeled one or more times in the second half of the twentieth century.

Joseph N Daniel House

214 W Nash St, PIN: 209615637075, Ca. 1893, C.

Working between other jobs, carpenter J. N. Daniel finished this one-story frame house for himself in about a year. Normally, construction of a house of this size in Southport in the 1890's would have taken about 2-3 months. Stylistic details include the turned porch posts, simple mantels, and narrow beaded boards. Gabled standing seam roof with asphalt shingles. Four cylindrical columns along the front porch. Brick posts supporting the foundation. Bowed architraves added during remodel. Windows replaced. Two over one lights. Lancet air vent in the gable replaced with three two over one lights. Wood siding. Rear addition circa 2016. Large rear accessory building.

House

216 W Nash St, PIN: 209615637034, Ca. 2022, NC.

New construction three-story home with a two-story porch wrapping around the west side. Siding consists of board and batten cementious fiberboard with shakes in the upper story. The porch includes square posts on both levels with stainless steel cable on the upper level.

West West Street

South Side of West West Street

Between N Howe St and N Lord St

Camey House

109 West West Street, PIN: 209615731386, Ca.1890-1920, C.

One story three-bay side-gabled coastal cottage with clapboard siding, gabled standing seam roof, double hung windows with six over six lights, front porch, front door with screened door, wooden front door with three panes and window with four lights. National Register Nomination notes mid 20th c. One-story brick residence. HPC member notes house was completely renovated ca. 2000 with replacement materials and finishes selected to match the originals that were removed.

House

111 West West Street, PIN: 209615731386 (on same parcel as 109), Ca. early 20th, C.

Originally a one-story, three-bay cottage like the neighboring house at 109 W. West, this house was expanded ca. 1940 with a full second story to both the house and the porch. story home with mixture of hardiplank and wood siding, gabled asphalt shingle roof, addition in rear, accessory structure in rear, two story front porch with metal spiral stairs, square posts on upper and lower level along with painted brick, windows with six over six lights, two doors on front façade with screens, doors differ, upper story door may be original, wood planked front porch, front yard has a small fence approximately three feet in height.

Henry E O Mintz House

113 West West Street, PIN: 209615731316, Ca. 1904, C.

A. J. Robbins built this two-story frame house for Henry Mintz, a member of the life-saving station at Oak Island. The porch has been renewed. Other changes have been made to the dwelling. Slight forward extension with three bays, then further extension of porch roof to form large gable-front ell over two-level porch.

Between N Caswell Ave and Clarendon Ave

First Apostolic Church of Jesus Christ

309 West West Street, PIN: 209615633126, Ca. mid-20th, C.

Mid-20th century church with brick veneer, gabled roof with asphalt shingles, and two-story addition with metal roof. Replaced an early 20th c. frame church.

Between Clarendon Ave and Short St

Vacant Lot

PIN: 209615631176.

House

407 West West Street, PIN: 209615631068, Ca. 1949, C.

One and a half story brick home with two dormers, wood siding, gabled asphalt shingle roof, small centrally located porch with arch entry and square posts, front door with panes and side lights, double hung windows with six over six lights on the ground floor, and an accessory structure on the rear west side.

House

411 West West Street, PIN: 209615630180, Ca. mid 1930's, C.

Single story painted brick home with gabled standing seam metal roof, small front porch on east side of front façade with turned posts, three bays, double hung single pane windows, and a side addition on the west side.

House

413 West West Street, PIN: 209615630027, Ca. 1890s, C.

One and a half story home with wood siding, gabled standing seam roof with three over twelve pitched porch with turned posts, double hung windows with six over one lights and a glass front door with 15 lights.

George Davis House

421 West West Street, PIN: 209615539027, Ca. 1891, C.

Plain, pleasant house with gable front and deep cornice returns, side bay window. One of the earliest houses in this section of town, this one-story, three-bay, gable-front dwelling was built in 1891 by contractor. Home has vinyl siding, front porch with square posts, addition to east side with concrete block crawl space, crawl space on front, original brick with openings, double hung six over six windows.

House

423 West West Street, PIN: 209615538076, Ca.2019, NC.

Two story new construction home with gabled standing seam roof, wrap around porch from front to west side, smooth faced cementitious siding, double hung windows with two over two lights, and front door on east side. Two story accessory dwelling unit with similar details as the principal structure.

House

425 West West Street, PIN: 209615538011, Ca.1987, NC.

Two story home with dormers with painted wooden shake siding on dormers and home. The home has double hung single pane windows, octagonal window, and a diamond shaped window.

Between Short St and W Brunswick St

Joseph N Burriss House

503 West West Street, PIN: 209615536091, Ca. 1892. C.

Plain house with standing seam metal roof, hip roof porch, replacement baluster. This simple one-story, side-gable, three-bay frame house was built in 1892 for Joseph and Carrie Burris by George Davis, on land obtained from Moses McKeithan. Home has clapboard siding, double hung windows with six over six lights, front door with storm door.

North Side of West West Street

Between N Howe St and N Lord St

Ruark-Potter House

106 West West Street, PIN: 209615731664, Ca. 1905, C.

One-and-a-half story frame residence with front metal gable roof. Early 20th century frame residence with a one-story full-width hipped-roof front porch with columns on brick pedestals, and a carport extending from the west façade.

Jacob Brinkman Cottage

114 West West Street, PIN: 209615730599, Ca. 1840, Addition Ca. 1890, C.

Mid-late 19th century one story traditional / vernacular frame cottage with front porch. The original portion of this small one-story house is the two-room, three-bay, side-gabled front section.

Jones-Buriss House

116 West West Street, PIN: 209615730640, Ca. 1875, C.

One story traditional / vernacular frame cottage with metal roof, front porch, and rear addition. Very similar in scale and detailing to the adjacent Brinkman Cottage (BW0106).

James Pinner House

120 West West Street, PIN: 209615639597, Ca. 1890, C.

Small one-story frame cottage with many stylistic details used by Southport builders in the 1885-1905 period of expansion. The house was built for James Pinner, a waterman who worked at the river docks. Hip roof, unusual center chimney, irregular floor plan, turn posts on porch, and accessory building in rear.

Between N Lord St and N Caswell Ave

Drew-Jorgensen House

202 West West Street, PIN: 209615638534, Ca. mid 1930's, C.

Mid-1930s bungalow with front gable porch with lunette window. House features paired fenestration, simple bracketed eaves, extended side bays with small, bracketed gable rooflets, chimney and a rear accessory building. Appears to have original front door. Possible rear addition.

House

206 West West Street, PIN: 209615637577, Ca.1980, NC.

New structure built circa 2017. Asphalt shingled roof. Wrap around first floor porch with wide steps and rafter tails. Gabled upper story porch.

Asa Dosher House

210 West West Street, PIN: 209615637506, Ca. late 1890's, C.

Two story Queen Anne home with gabled asphalt hexagonal shingle roof and clapboard siding. The house was designed by W. T. Ottoway, the carpenter-builder who lived next door to Asa Dosher. Intricate hand turned details on front façade, shutters, two story porch, upper story square posts with turned details and brackets, lower level turned posts with brackets, double hung single pane windows, original double windows in attic with six over six lights.

Wade Ruark House

214 West West Street, PIN: 209615636467, Ca. 1889, C.

One story side gabled cottage built for Wade Ruark, a fisherman, in 1889. The original plan consisted of two rooms on each side of a central passage. Center brick chimney and asphalt shingles. Three non-bar front windows. Brick steps and square posts on the front porch.

George Dosher House

216 West West Street, PIN: 209615636522, Ca. 1890, C.

Two story frame home with two chimneys, two dormers, and recent renovations and additions. One of a dozen small cottages of similar design built in the 1890's. The main part of these houses

contains four rooms with a small kitchen and dining wing usually attached to the rear. Front porch with three bays, new brick steps, possible original front door with transom window.

Between N Caswell Ave and Clarendon Ave

House

304 West West Street, PIN: 209615634485, Ca. 2015, NC.

Two story home with full width porch supported by four square columns atop brick piers.

John Newton House

308 West West Street, PIN: 209615634424, Ca. 1905, C.

Two-story frame house with cross gable asphalt shingle roof. When completed in 1905 the side hall plan consisted of two large rooms and a side stair passage. About two or three years later, a spacious two-story wing was added to the right side. Six over six shuttered lights, ornate wooden front door and ornate newel front posts along front porch.

Vacant Lot

PIN: 209615633473

Phillips Aldridge Cottage

312 West West Street, PIN: 209615633441, Ca. 1905, C.

One-story vernacular frame cottage with side gable roof. The front façade features shake siding and a full width porch supported by round columns, three bays including a centrally located entry door and three double hung withing with 6/6 lights.

Charles Almgreen House

316 West West Street, PIN: 209615632491, Ca. 1906-1912, C.

Large two-story Queen Anne style dwelling with clapboard siding. Pediment with shake siding in architrave extends over two-story bay. Brick stair with baluster leading to front porch supported by original round dowel posts and handrail. Double hung single pane windows, tongue and groove ceiling on front porch, front door with storm door and transom with stained glass and “316” in the center.

Between Clarendon Ave and Burrington Ave

Watts House

402 West West Street, PIN: 209615631366, Ca. 1905, C.

Two-story vernacular frame house with three bays and a shingled gable roof.

Robert T. Woodside House

404 West West Street, PIN: 209615631345, Ca. 1903, C.

Originally a one-story dwelling, this ca. 1905 house was expanded to two stories by owner Robert Woodside sometime prior to 1923 (Lounsbury, 1978 survey). This home features a full width porch support by square column. The lower level includes three bays including an entry door and two double hung windows with 6/6 lights. The second level has two bays with double hung windowns with 6/6 lights.

Captain Charlie Swan House

406 West West Street, PIN: 209615630386, Ca. 1911, C.

A Queen Anne two-story frame house has an irregular plan and a cross-gabled roof. Home was built for Bald Head Island lighthouse keeper Charlie Swan by Ernest Burriss. Said built with lumber from a shipwreck off Bald Head Island.

Dosher-Erikson House

414 West West Street, PIN: 209615630304, Ca. 1913, C.

One story pyramidal cottage. Full width porch with exposed rafters supported by square columns.

House

418 West West Street, PIN: 209615539312, Ca. 1949, C.

One story vernacular frame home with intersecting gabled asphalt shingle roof. The exterior features asbestos shingle siding.

W.G. Butler House

422 West West Street, PIN: 209615538341, Ca. 1920, C.

One-story frame residence with shingle hip roof. Similar plan as Dosher-Erikson House two doors down. Four rectangular columns along front porch.

P. Tharp House

424 West West Street, PIN: 209615537277, Ca. 1894, C.

One of the earliest houses built on west end of town. Originally constructed in 1894 by builder John Cox for barber Pack Tharp at the turn of the century. One story frame structure with shingled gable roof, brick chimney. Vented windows along front of house (sunroom).

Hillcrest Drive

Lee B. Aldridge Cottage

304 Hillcrest Drive PIN: 209615634547, Ca. 1903, C.

One story frame house with brick chimney, metal gable roof.

House

306 Hillcrest Drive, PIN: 209615633597, Ca. 1910. C.

Single story home with gabled asphalt roof and entry porch supported by turned posts.

West Brown Street

South Side of W Brown St

Between N Howe St and N Lord St

Vacant Lot

107 W Brown Street, PIN: 209615731830.

Vacant Lot

PIN: 209615730766.

Between N Lord St and N Caswell Ave

Vacant Lot
PIN: 209615637722.

Between N Caswell Ave and Clarendon Ave

House
303 W Brown Street, PIN: 209615634605, Ca. Early 20th c., late 20th c. NC.

One story home with multiple gabled roof.

House
309 W Brown Street, PIN: 209615633650, Ca. 2010, 2014. NC.

New traditional frame home with a gable roof.

House
311 W Brown Street, PIN: 209615633518, Ca. 2013. NC.

Two story new traditional frame home with asphalt-shingled hip roof with two-story full width porches.

P.W. Larsen House
315 W Brown Street, PIN: 209615632641, Ca. 1910. C.

Single-story traditional vernacular home with standing seam gable roof.

Between Clarendon Ave and N Burrington Ave

Vacant Lot
PIN: 209615630558.

J.L. Phelps House
407 W Brown Street, PIN: 209615630531, Ca. 1910. C.

One story traditional vernacular frame home with hip standing seam metal roof.

Vacant Lot
PIN: 209615539591

House
415 W Brown Street, PIN: 209615539530, Ca. 1991. NC.

Two story frame home, metal gable roof and two brick chimneys.

Vertical Streets

N Lord St

East Side of N Lord St

Between W Moore St and W Nash St

Captain Melvin Craig House
108 N Lord Street, PIN: 209615722844, Ca. 1889. C.

A two-story traditional frame house with steep front and side gables which flare out slightly above the cornice. The broken cornice projects boldly above the second story. The porch is supported by turned posts and includes decorative brackets. Built for Melvin Craig, a river pilot, the house served as a prototype for the more ambitious Adkins-Ruark House.

Richard Dosher House

112 N Lord Street, PIN: 209615721899, Ca. 1889. C.

One story Italianate frame double cottage with hip roof with faux decorative brackets in the eaves. The house was built for Richard Dosher, Sr., a “retired pilot and capitalist.” The nearly full width porch is supported by square columns and faux decorative brackets in the porch eaves.

House

120 N Lord Street, PIN: 209615721944, Ca. mid-20th c. NC.

One-story ranch style home with cross gable roof and a combination of brick veneer and shake siding. The front façade incudes four bays consisting of double-hung windows with 6/6 lights and an entry door.

Between W Nash St and W West St

Annie Dosher Parker House (Kincaid House)

208 N Lord Street, PIN: 209615730198, Ca. 1906. C.

One and a half story Queen Anne frame home with clapboard siding and diamond patterned shake siding. The roof is gabled with standing seam metal roof. The upper story includes a half circle-stained glass window with green, blue, red and yellow glass. The full width porch is supported by round columns on brick piers. The attic area has been made usable by the insertion of a double window in the gable end facing the street and by the incorporation of a dormer window on the right side.

Joseph Bell House

210 N Lord Street, PIN: 209615731204, Ca. 1890. C.

Joseph Bell, a prominent merchant, had the house erected in 1890. This two-story vernacular frame home with asphalt shingle hip roof and a centrally located chimney. The porch has tapered columns atop brick piers.

Newton-Pinner House

214 N Lord Street, PIN: 209615730370, Ca. 1890. C.

One-story "L-“shaped Queen Anne cottage with standing seam metal cross gable roof. The front façade has four bays including double hung windows with 2/1 lights. The siding consists of clapboard, board and batten, and scalloped shake details. The upper window is stained glass with the Bald Head Island Lighthouse (Old Baldy) in the center. The porch is supported by turned posts.

House

220 N Lord Street, PIN: 209615730346, Ca. late 19th c. C.

One-story late 19th c. dwelling that was encased in brick about ten years ago. One story pyramidal house with asphalt shingles and addition to the north side. This single-story home has four bays on the original home with double hung six over six lights and a front door. The addition has cementitious shake siding with three bays with double hung six over six lights and a centrally located front door.

Between W West and W Brown St

Wehmer House

312 N Lord Street, PIN: 209615639685, Ca. 2017. NC.

Two story new traditional frame home with brick foundation.

Fisher House

314 N Lord Street, PIN: 209615639679, Ca. 1903. C.

Two story gable-front traditional vernacular home. This home Includes a two-story full width porch supported by square posts. The first level of the home includes two bays, including one double-hung wooden windows with 6/6 lights. The second story also has two bays.

Swasey Cottage

320 N Lord Street, PIN: 209615730725. Ca. 1889. C.

Dr. Oscar F. Swasey of Beverly, Massachusetts, was one among many wealthy outsiders who descended upon Southport after the Civil War to venture into mercantile, railroad, and real estate activities. In 1888, Swasey purchased several of the original 100 Smithville lots. The next year, he erected three cottages, one of which was the Swasey Cottage. The single-story cottage has a cross gable standing seam metal roof with front porch supported by square posts. The front gable includes diamond patterned shake siding.

West Side of S Lord St and N Lord St

Between W Bay St and W Moore St

Willing House

110 S Lord Street, PIN: 209619720395, Ca. 1930, 2017. C.

Single story home with asphalt shingle gable roof with louvered gable vent. This home has a screened half width porch.

Duvall-Greer House

106 S Lord Street, PIN: 209619720485, Ca. 1910. C.

Two story home with asphalt shingle hip roof, two bays on upper level with double hung 1/1 windows, three bays on the lower level with double hung single pane windows. Dentil molding cornice details repeated on the wraparound porch. The porch is supported by round columns atop brick piers.

Between W Moore St and W Nash St

House

105 N Lord Street, PIN: 209615720731, Ca. 2016. NC.

Two story home with side gabled, asphalt shingle roof. Three bays on the lower level and four bays on the upper level. Double hung craftsman style windows and a wooden single panel centrally located glass door with 12 lights.

House

107 N Lord Street, PIN: 209615720705, Ca. 2005. NC.

Single story new traditional frame home with side gabled asphalt shingled roof.

Thomas St. George House

111 N Lord Street, PIN: 209615629850, Ca. 1895. C.

The house was designed and built by W. T. Ottaway. One and a half story traditional vernacular home with steep cross gabled roof with side dormer. The front façade includes three bays on the front consisting of double hung window with 3/3 lights. The upper level has a double hung window with 1/1 lights. The wraparound porch is supported by turned posts with decorative c-shaped brackets. The front gable includes diamond shaped wood shakes.

Adkins-Ruark House

119 N Lord Street, PIN: 209615629879, Ca. 1890. C.

Two-story, multi-gabled, house similar to the M. Craig House (208) built the previous year. The Adkins-Ruark House, though, is more elaborate in scale and ornament. Machine cut brackets are paired beneath the cornice. Lancet windows are surrounded by round-edge shingles in the gables. The two porches along with the bay windows repeat the ornamental motifs of the gables thus giving the irregularly shaped house a cohesive appearance. The interior woodwork consists of narrow machine-cut beaded boards set diagonally for wainscoting or used for ceiling over the bays. The door and window architraves arch slightly and bow out at the sides. E. H. Adkins, a river pilot, had the house built in 1890. His grandson was Robert Ruark (1915-1965), a popular journalist and author. Ruark spent much of his childhood in this house and often returned here in later years. The Old Man and the Boy is a personal account of his boyhood years in the Southport area. Many of Ruark's other books dealt with African themes, among them, Uhuru and Something of Value.

Between W Nash St and W West St

Pepper-Newton House

207 N Lord Street, PIN: 209615639126, Ca. 1875,1891. C.

This one-story dwelling with two front doors has a side-gable roof of standing seam metal, four bays, including an entry door and double hung windows with 6/6 lights. The wraparound porch is supported by square columns.

Newton-McKeithan House

209 N Lord Street, PIN: 209615638280, Ca. 1891. C.

Benjamin F. Newton had this one-story traditional vernacular frame house built in 1891. This house features a front gable roof and a full-width porch supported by turned posts. The upper gable includes a louvered vent.

David E. and Hattie F. Arthur House

211 N Lord Street, PIN: 209615638283, Ca. 1919. C.

This one and a half story traditional vernacular home features a metal front gable roof. The full width porch is supported by square posts atop brick piers.

W. T. Haskett House

219 N Lord Street, PIN: 209615638360, Ca. 1891. C.

Single-story traditional vernacular frame house with bay window extending on front.

Between W West St and W Brown St

House
311 N Lord Street, PIN: 209615638614, Ca. 1920. C.

One story traditional frame home with shingled gable roof and full width front porch.

House
319 N Lord Street, PIN: 209615637792, Ca. 2017. NC.

Two story new traditional frame house.

N Caswell Ave

East Side of N Caswell Ave

Between W Moore St and W Nash St

R. P. Jackson House
108 N Caswell Ave, PIN: 209615628629, Ca. 1900. C.

Two-story frame residence. This home features full-width two-story porches.

S. Brinkman House
110 N Caswell Ave, PIN: 209615628734, Ca. 1893-1895. C.

Originally a one-story frame residence built in 1893. Two years later Samuel Brinkman added a second story in 1895. The home features a wraparound porch supported by turned posts with decorative brackets.

S.E. Grisson House
114 N Caswell Ave, PIN: 209615628728, Ca. 1912. C.

One and a half story frame structure with standing seam side gable roof. The full width front porch is supported by turned posts with decorative brackets.

Between W Nash St and W West St

House
220 N Caswell Ave, PIN: 209615637144, Ca. 2025. NC.

One story home.

House
222 N Caswell Ave, PIN: 209615637169, Ca. 1981. NC.

One story traditional ranch style home with cross gable roof with brick veneer.

Sacred Heart Catholic Church
230 N Caswell Ave, PIN: 209615637237, Ca. 1941. C.

Gothic Revival load bearing brick masonry church.

Between W West St and W Brown St

House
316 N Caswell Ave., PIN: 209615636628, Ca. 1940, C.

Frame house with gabled roof, screened in front porch and windows with six over six lights.

West Side of N Caswell Ave

Between W Moore St and Brunswick St

Dunbar Davis House
103 N Caswell Ave, PIN: 209615626595, Ca. 1910-30. C.

One-story Craftsman/bungalow frame home with exposed rafters. The wraparound porch has exposed rafters, simple brackets, and is supported by square posts atop brick piers.

House
105 N Caswell Ave, PIN: 209615626680, Ca. 1905. C.

Two-story vernacular frame house with two bays per floor with a gabled standing seam metal roof with decorative exposed rafters. The full width porch has exposed rafters and is supported by turned posts.

John Burriss House
111 N Caswell Ave, PIN: 209615626675, Ca. 1885. C.

This two-story front-gable traditional vernacular frame house has a gable asphalt shingle roof. The full-width porch has a standing seam roof and is supported by double square columns.

Between W Brunswick St and W West St

House
203 N Caswell Ave, PIN: 209615626732, Ca. 1900. C.

Two-story Craftsmen/bungalow frame residence with exposed rafters and bracket details. The full-width porch is supported by square columns atop brick piers and includes decorative shell brackets.

Price Furpless House
207 N Caswell Ave, PIN: 209615626719, Ca. 1912. C.

Two-story Classical Revival frame home built by builder and mayor Price Furpless. The home features a front gabled roof with dentil cornice details. The home's wraparound porch is supported by round columns atop masonry piers.

Woodside-Bryant House
211 N Caswell Ave, PIN: 209615625897, Ca. 1923. C.

Rob Woodside, a Southport carpenter active in the early part of this century, constructed this two-story frame house for his residence in 1923. This two-story homes features a full-width porch with square columns.

John Morse House
215 N Caswell Ave, PIN: 209615625953, Ca. 1920s. C.

Two-story traditional vernacular home with hip roof. The home has a full-width porch supported by square columns.

House

217 N Caswell Ave, PIN: 209615625968, Ca. 1920s. C.

One-story frame residence with asphalt shingle front gable roof. The home includes a full-width porch with square columns atop brick piers. The home has two bays with three double hung windows with 1/1 lights and an entry door.

House

221 N Caswell Ave, PIN: 209615635053, Ca. 2020. NC.

Two-story frame residence with gabled asphalt shingle roof with decorative brackets.

House

223 N Caswell Ave, PIN: 209615635130, Ca. mid-20th c. NC.

One-story frame ranch-style residence with side gable roof and front porch.

Northrup House

229 N Caswell Ave, PIN: 209615635118, Ca. 1910. C.

A two-story Queen Anne frame home with hipped roof with turret. The home features a two-story porch with exposed rafters supported by turned posts with and decorative brackets. The front gable features ornamentation.

W. Thompson House

231 N Caswell Ave, PIN: 209615635204, Ca. 1900. C.

One-and-a-half-story, T-shaped, gable-front frame home with decorative brackets. The full width front porch is supported by square posts. The lower level includes two bays with double hung windows including an entry door.

Between W West St and W Brown St

House

315 N Caswell Ave, PIN: 209615634661. Ca. 21st c. NC.

Clarendon Avenue

West Side of Clarendon Ave

Between W West St and Dead End of Clarendon Ave

Old Morse Cemetery

203 Clarendon Ave, PIN: 209615632145. 1855. C.

House

207 Clarendon Ave, PIN: 209615633026. NC.

Single story asphalt shingled home with T-111 siding and centrally located front door with double hung single pane windows.

House

209 Clarendon Ave, PIN: 209615622963, Ca. 2019. NC.

Two story home with asphalt shingle gable roof, front porch with standing seam metal roof supported by square posts.

Vacant Lot

211 Clarendon Ave, PIN: 209615623930

House

213 Clarendon Ave, PIN: 209615623980, Ca. 1990. NC.

Two story home with a covered porch and brick posts.
Two story home.

Vacant Lot

PIN: 209615624922.

Between W West St and W Brown St

Melvin L Singletary House

309 Clarendon Ave, PIN: 209615631443, Ca. 1905. C.

Single story traditional vernacular home with full width porch supported by square posts.

House

311 Clarendon Ave, PIN: 209615631428, Ca. 1930s. C.

Single story home with side gable roof and small entry porch.

House

315 Clarendon Ave, PIN: 209615631512, Ca. 1940s. C.

Single story front gable home with full width porch supported by square posts.

Singletary House

317 Clarendon Ave, PIN: 209615630595, Ca. 1905. C.

Single story traditional vernacular frame home with cross gable standing seam metal roof. The gable features double louvered vent. The home has a small porch with turned posts with decorative brackets.

House

319 Clarendon Ave, PIN: 209615630690, Ca. 1900. C.

Single story traditional vernacular frame home with cross gable asphalt shingle roof with double louvered vents in the gable.

East Side of Clarendon Avenue

Vacant Lot

312 Clarendon Ave, PIN: 209615632563.

Short Street

McKeithan-Ford House

209 Short Street, PIN: 209615527912, Ca. 1900. C.

Moses McKeithan built this traditional vernacular two-story frame house for his son Fred McKeithan. This home features a gabled asphalt shingle roof with a full-width two-story front porch supported by square posts. The front gable features diamond shaped shake siding. Each level consists of two bays, the first level includes an entry door, and a double hung window with 2/2 lights and the second level consists of two double hung windows with 2/2 lights.

Carrie Burriss Cottage

217 Short Street, PIN: 209615537042, Ca. 1895. C.

One story home with standing seam metal side-gabled roof.

Burrington Avenue

West Side of Burrington Ave

Potter House

315 Burrington Avenue, PIN: 209615537440. Ca. 2011. NC.

One-and-a-half story frame house with side gable roof.

Johnson-Griffin House

319 Burrington Avenue, PIN: 209615537428. Ca. 1900. C.

One-and-a-half story vernacular frame home with side gable standing seam roof with dormer. The full width front porch is supported by square posts with decorative brackets.

W Brunswick Street

North Side of W Brunswick Street and Brunswick St.

Between N Caswell Ave and Yacht Basin Dr.

D. Adams House

310 Brunswick Street, PIN: 209615625810, Ca. early 20th c. C.

One-story frame house with a standing seam metal side gable roof, a central chimney, and windows with 6/6 lights. A well-preserved example of an early-twentieth century vernacular cottage. Four rectangular columns supporting front porch. Cement block and brick foundation.

Gall House

312 Brunswick Street, PIN: 209615624764, Ca. 1950. C.

One-and-a-half-story center passage plan cottage with a side-gable standing seam metal roof with a rear addition. The siding is wood and the home has double hung single pane windows and a front port with six rectangular posts. The residence has had recent renovations (since 2017) and has a white picket fence.

Edward F. Davis House (Maxie Cooker House)

316 Brunswick Street, PIN: 209615624724, Ca. 1890. C.

Two story traditional vernacular frame home. A two-story full width porch supported by four rectangular columns has been added to the house. The home has a side-gabled metal roof with gable vents and windows with 2/2 lights.

McKeithan Homestead

318 Brunswick Street, PIN: 209615623782, Ca. 1897. C.

One story frame structure with standing seam gable roof. Four rectangular columns with ornate detailing support the front porch. Members of the extended McKeithan family occupied many of the dwellings in this part of town when it was first developed in the late nineteenth century.

House

320 Brunswick Street, PIN: 209615623743, Ca. 2018. NC.

Two-story frame residence with gable roof and front gable window.

House

322 Brunswick Street, PIN: 209615622794, Ca. 2024. NC.

One and a half story home with metal hip roof. Front porch with gable and round columns. Accessory building in rear.

Between Yacht Basin Dr and Short St

Garrison-Potter House

404 Brunswick Street, PIN: 209615622743, Ca. 1895. C.

Two story traditional frame house with a two story full-width porch. Typical Southport house with local features such as the Southport bow. This house predates 1899, when it passed from Sarah Garrison's ownership to a local builder, constructed the more substantial and pretentious "double cottage in front of the older one. The interior of both parts of the house has the familiar attributes of architectural detail found in all houses of the 1885-1910 period. The home has a brick foundation, two accessory structures, and appears to have original wood siding and new glass in two over two windows.

James Pearce House

406 Brunswick Street, PIN: 209615621846, Ca. 1877,1893. C.

Two story Italianate frame home with cross gable metal roof, and a brick foundation. Front gables have diamond patterned shingles. The homes eaves have paired decorative brackets.

Grey Burriss House

410 Brunswick Street, PIN: 209615620892, Ca. 1889. C.

The frame of this one-story vernacular frame house was from an older Methodist parsonage which was moved to this site in 1889. Thereafter, a front room and a rear kitchen were added. This single-story home has a side gabled standing seam metal roof and three bays, including double hung windows with 2/2 lights, and a wooden paneled front door. The crawl space has basket weave patterned painted brick. The bay window has wooden panels above and below the windows. The front porch includes tongue and groove boards and turned posts, and the home has a brick chimney on the west side and a painted brick chimney internal to the east wing.

Michael Madigan House

416 Brunswick Street, PIN: 209615529993, Ca. 1891, 1920s. C.

This two-story Colonial Revival frame home was built by Madigan, active in Southport's development in late 1800s. The structure has been altered, although the overall shape and second level fenestration remains. This home has an asphalt shingled hip roof and at least two additions in the rear. The lower level includes three bays with three double-hung single pane windows on each side of a centrally located entry door. The second story has 5 bays including double-hung windows with 6/6 lights. The front porch has a standing seam metal roof. The door is surrounded by fluted pilasters with pediment above the door with dentil molding. The columns are square and have paneled details. The lot has part of what may be the original brick wall or a late addition, but parts of the wall are new.

House (former 1950 traditional/vernacular frame home)

422 Brunswick Street, PIN: 209615529901, Ca. 2021. NC.

This two-story home with a gabled roof includes a two-story full width porch. The front façade includes six bays with double hung windows with 2/2 lights and wooden doors on each level. The porches have square posts. The home sits back further than both neighboring properties.

House

426 Brunswick Street, PIN: 209615528846, Ca. 1950. C.

Single story ranch home with scalloped siding. The home is elevated on a brick crawl space and has a cross-gabled asphalt shingle roof. The front includes three bays with a picture window, double-hung windows with 6/6 lights and a wooden paneled front door. The porch is supported by square posts. The front is lined by a painted concrete wall that is approximately 18"-24" in height.

Brunswick St

Between Short St and marina

Moses McKeithan House

502 Brunswick Street, PIN: 209615527833, Ca. 1891. C.

One-story frame residence. This single-story home has an asphalt shingled hip roof and is elevated on concrete block. The front porch includes intricate detailing. The siding is wood, and the front façade has three bays including double hung, single pane windows and a centrally located front door with side lights. This house is a typical example of a house type popular in eastern North Carolina at the turn of the century. The "double cottage" plan has a double depth of rooms with a passageway running through the middle of the house. The kitchen wing opens off the back of the passageway.

John McKeithan House

504 Brunswick Street, PIN: 209615526893, Ca. 1895. C.

Built in the late 1890's this one-and-a-half-story house features a multi-gable roof with asphalt shingles and wood siding. The home has four bays on the lower level and three bays on the upper level. The lower level has double hung windows with 2/2 lights, a wooden front door with four lights and a transom window above the door, an oval glass window, and a small window with four lights in the dormer. The front porch has square posts with newel posts with acorns adorned atop. There is a small porch on the upper level that has been redesigned between 2013 and 2017. The interior has many familiar carpentry details of the period. The interior trim consists of the bowed door and window architraves and narrow beaded boards employed for wainscoting.

House

508 Brunswick Street, PIN: 209615526844, Ca. late 20th c., NC.

This two-story new traditional frame home has a cupola, a standing seam metal roof, three bays on lower and upper level and one bay in cupola. The home has two additions to the rear and a detached accessory structure. The full-width porch has square columns with no railing on the lower level and railing with turned posts on the upper level. Both levels have double-hung windows with 6/6 lights and a wooden front door and double door on the upper.

House

512 Brunswick Street, PIN: 209615525891, Ca. 2024. NC.

New construction two-story new traditional frame house.

House

516 Brunswick Street, PIN: 209615525824, Ca. 1996. NC.

Two-story new traditional frame home.

Hudgins House

518 Brunswick Street, PIN: 209615524864, Ca. 1870-1900. C.

A two-story Italianate frame house with shallow hip roof with paired brackets in the eaves built for the Hudgins family. This two-story home features a two-story full-width porch supported by square columns. The centrally located entry door is surrounded by pilasters with a pediment above the door. The first level has three bays including double-hung ribbon windows and an entry door.

South Side of W Brunswick St and Brunswick St

Between N Caswell and Yacht Basin Dr.

Will S. Davis House

307 Brunswick Street, PIN: 209615625663, Ca. 1891. C.

A small one and a half story frame cottage built for Will S. Davis a river pilot in 1891. This one and a half-story house has a wide cornice return. The front façade includes three bays, including double-hung windows with 3/1 lights and centrally located double doors. The home has copper guttering and a full width front porch supported by square posts.

House

317 Brunswick Street, PIN: 209615624601, Ca. 2020. NC.

This two-story elevated home has a garage with two bays and a centrally located double panel door with small window with three lights. The second level includes five bays consisting of a centrally located wood glass door with double hung windows with 2/2 lights. The third level has two bays with double-hung windows with 2/2 lights.

Theodore McKeithan House

319 Brunswick Street, PIN: 209615623547, Ca. 1883. C.

Two-story vernacular frame home with gabled standing seam metal roof. The wraparound porch includes a front door with sidelight, wood tapered columns that atop painted brick piers.

Brunswick St

Between Yacht Basin Dr and Short St

Boat Dock
401 Brunswick St, PIN: 209615622650.

Boat Dock
405 Brunswick St, PIN: 209615622632.

Boat Dock
419 Brunswick St, PIN: 209615529755.

Boat Dock
425 Brunswick St, PIN: 209615528755.

Community Planning and Development Context/Urban Design Significance

North Carolina State Statute Chapter 160D states, "The heritage of our State is one of our most valued and important assets. The conservation and preservation of historic districts and landmarks stabilize and increase property values and strengthen the overall economy of the State." Chapter 160D-940 authorizes "safeguard(ing) the heritage of the city or county by preserving any district or landmark therein that embodies important elements of its culture, history, architectural history, or prehistory." And "promot(ing) the use and conservation of such district or landmark for the education, pleasure, and enrichment of the residents of the city or county and the State as a whole." Furthermore, per 160D-944, "Any local government may, as part of a zoning regulation adopted pursuant to Article 7 of this Chapter or as a development regulation enacted or amended pursuant to Article 6 of this Chapter, designate and from time to time amend one or more historic districts within the area subject to the regulation. Historic districts established pursuant to this Part shall consist of areas that are deemed to be of special significance in terms of their history, prehistory, architecture, or culture and to possess integrity of design, setting, materials, feeling, and association."

Because State Statute creates authority for local jurisdictions to establish historic districts and preservation ordinances, Southport's City Council may designate a historic overlay district and regulate it via local ordinances. According to Section 2-198. Of the City of Southport's Code of Ordinances, the Board of Aldermen may adopt, amend, or repeal an ordinance designating a historic district.

Per Southport's 2014 CAMA Core Land Use Plan, one of the city's core values is to "Preserve the city's historic character." The Plan reports that "Despite the historic nature of Southport, there has been a sharp increase in the number of houses built, as the median building year for houses has moved from 1970 to the 1980's in the last five years." This is an indicator that existing historic homes should be protected. Furthermore, Policy 7.1 states, "Southport will protect its historic resources as a valuable cultural and economic asset." This is followed by Recommended Action 7.1A, "Consider the creation of a Historic District Commission." and Policy 7.2, "The City shall encourage local, state, and federal efforts to protect historic properties within its borders and to perpetuate its cultural heritage."

Per Southport's draft Southport 2050 Comprehensive and CAMA Land Use Plan, part of the city's core values continues to preserve the city's existing historic character. The plan includes policies to ensure the city's historic resources are protecting including Policy 3.1" Support local preservation and recognition of the City's history and culture.", Policy 3.3, "Support the preservation of historic structures, sites, and monuments for their economic benefits.", and Policy 4.5, "Continue to improve the resiliency of historic properties."

A Historic Preservation Commission (HPC) was created August 8, 2022. Southport's Historic Preservation Commission (HPC) was tasked with implementing the historic preservation element of the plan, which is the consideration of a Local Historic District (LHD). To accomplish this, the City of Southport partnered with consulting group Stewart to prepare a local historic district designation report.

Historic Context for the Southport Local Historic District

Colonial Settlement

Southport's early beginnings are well-documented. Prior to European arrival, Brunswick County was inhabited by Waccamaw and Tuscarora tribes. The area was first "discovered" by Spanish and English explorers in the 16th century, although the region had been inhabited for years by Native

Figure 2: Downtown Southport, looking northeast

Americans. Spanish ships and pirates circulated the area throughout the 1500s to 1700s, but the area remained predominantly unsettled for more than 200 years after its original notation in the 1500s. (*Southport, NC History - SouthPort-NC.com*)

Figure 8:Earlier image of the Garrison House (Circa 1804-1809) at Fort Johnson before the modifications during the 1950s. Image Credit: Southport Historical Society, Susie Carson Research Room.

The English arrived and settled along the river in the mid-1600s (*Southport Historic Society*), but the area became more settled in the early-to-mid 1700s once Brunswick Town and **Fort Johnston** were established at the mouth of the Cape Fear River. The fort was established by Provincial Governor Gabriel Johnston in 1745 to protect the Cape Fear area from Spanish and French incursions in pursuit of the abundant natural resources of the area. Development in the area grew around the fort's borders. The earliest settlement was a cluster of small cottages for river pilots at the edge of the river, situated around Fort Johnston. The homes were traditional small, one-story frame cottages, which were a popular style throughout eastern North Carolina during this time. Wealth was rare in Smithville during this time. River pilots were unable to afford more extravagant houses, so they predominantly lived in the small, modest homes. Though the homes were small, they were comfortable and well built. Most simply consisted of a few rooms, kitchen, a small attic, and a porch. None of these original one-story frame structures are still standing, though you can see descendants of their design incorporated into existing homes still standing in Southport today, specifically in the **Adkins-Dosher House** and the **Swain House**. This style of home was built in less affluent sections of the town into the twentieth century, though wealthier residents eventually moved on from this style of home to larger, more ornate dwellings (*National Register Nomination Form, 1979*).

In 1751 a law was passed that directed Fort Johnson to be used as a quarantine station for the inspection of incoming ships.

Incorporation of Smithville and Early Development

Brunswick Town, which was located a few miles away, would eventually be destroyed by British soldiers during the American Revolution, but Fort Johnston remained, and in 1792, the Town of Smithville was officially created around the fort. In 1792 an act was passed to establish a town near Fort Johnston on the west side of the Cape Fear River. The town's original plan, drawn in 1793 by Benjamin Smith and Joshua Potts, consisted of 100 half-acre lots, along with streets and squares (*Southport: A Chronology: Volume I (1520-1887)*). Smith and Potts designed the town to follow the curve of the shoreline; the streets ran parallel with the river. Cross streets ran perpendicular to the river, creating some triangular parcels. The original boundaries were Caswell Avenue to the west and Brown Street to the north. When the town was originally laid out, many of its original dwellings probably sat askew the new property lines. The town was originally named Smithville, which was in reference to one of the original town commissioners, Benjamin Smith, who served in the Revolutionary War and who was later elected North Carolina's Governor.

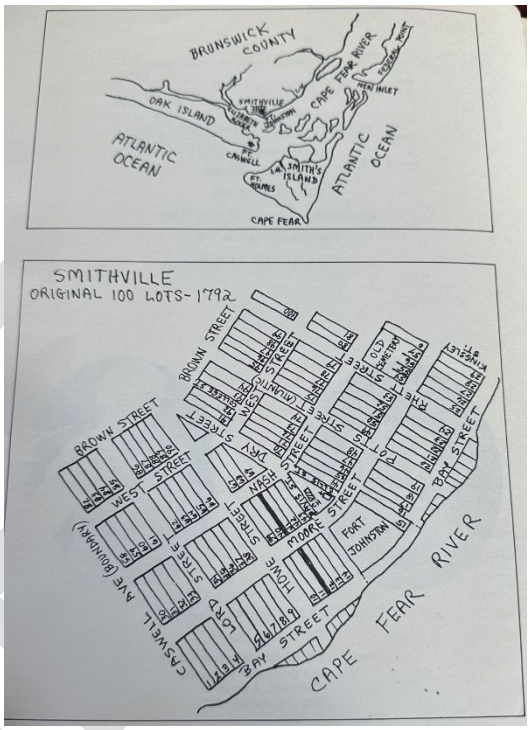


Figure 9: Smithville Original 100 lots 1792 (Source: Reaves Bill, Southport (Smithville) A Chronology: Volume I (1520-1887).

In 1795, Smithville celebrated its first Independence Day. The Town has annually celebrated Independence Day ever since and hosts the official North Carolina 4th of July Celebration (*Southport Historical Society*). A few original community amenities were built during this period. In 1798, Smithville's first schoolhouse was constructed. It was a 24 x 16 frame building raised on brick pillars, with shingles and a brick chimney. During this time, building supplies had to be floated down the river from Wilmington, NC, which led to construction delays and shortages of building supplies. This, coupled with a shortage of trained, skilled carpenters and masons in the Smithville area during this time, led to a shortage of housing needed for those who served at the Fort. Furthermore, there were no sawmills in the area, and nails and other hardware were difficult to obtain. Per Southport's National Register nomination, "The dependence of outside supplies of building material remained a constant source of irritation and delay until the late nineteenth century." The lack of readily available building supplies and skilled workers led to a slow pace of building spanning from the late 1700s to the mid-1800s. What development occurred during this time was simple and unadorned.

In 1804, the United States War Department decided to rebuild the dilapidated **Fort Johnston**. This is an important piece of Southport's architectural history, as this decision assured the continued presence of the military in the Town. This presence led to construction of residential and commercial establishments needed for the servicemen and their families, along with economic development associated with the fort. In 1805, the Town of Smithville was incorporated.

Antebellum Period and Civil War

By the early 1800s, the town of Smithville had grown as both a fishing village and a military community, as well as a summer home for inland vacationers due to its salty sea breezes and location along the waterfront. During this time, development remained clustered primarily around the river, due to the fact that the Cape Fear was the primary source of livelihood and transportation for most residents. At first, construction predominantly occurred along Moore and Bay Streets. In 1809, Smithville's first courthouse was built on East Moore Street. This encouraged new commercial development in the area such as shops and law offices. Moore Street also connected with a trail that served as the main road to Wilmington, which caused some building activity along the street. More development probably would have occurred along this street if the main form of transportation during this time was not the river. Bay Street developed with docks and homes along the river. Eventually, development spread inland.

Throughout the antebellum period (*1820-1861*), building styles predominantly remained modest, though there were a few large two-story homes built along Bay Street during this time, most notably the **Walker-Pyke House** (*ca. 1800-1820; 239 E. Bay St.*). This home was built in the first or second decade of the nineteenth century and is probably the oldest surviving private residence in town. The house is reported to have been built as a summer residence for a Wilmington merchant. This 2 ½ story home features a clipped gable roof, 3 dormer windows, and a later two-story porch.

Figure 10: Walker-Pyke House (Circa 1800-1820). The oldest home in Southport. Image taken on June 21, 2024.

Another notable home from this time period, is the **Brunswick Inn** (*ca. 1859; 301 E. Bay St.*), sitting across the street from the Walker-Pyke House. This 2-story home was once used as a hotel known as Hotel Brunswick in the late 1880s-90s under the proprietorship of Dr. W. G. Curtis (*Lounsbury, 1979, p. 23*). In 1905 the hotel name changed to Brunswick Inn and was under new management. It's 1882 addition was removed around 1912 and moved to 114 S. Davis St. to be used as a private residence, and this is where it remains today. It is comprised of two frame houses joined in an H-plan originally with a 1-story porch and simple Italianate details suggesting some Wilmington influence. (*Bishir and Southern, 1996, p. 263).*

Figure 11: Brunswick Inn (Circa 1859)

Smithville became the Brunswick County seat in 1808 and became a fashionable place to vacation prior to the beginning of the Civil War. Both of these changes were significant for Southport's architectural history and led to an increase in development (*Lounsbury, 1979, p. 10*). *The Architecture of Southport* reports that in July 1871, all of Smithville's boarding houses were full, and there were plans to build new ones. A new courthouse, the **Brunswick County Courthouse** (*ca. 1854, 201 E. Moore St.*) was built to replace the earlier one, and new churches, storefronts, and boarding houses were built. This period cemented Southport as a tourist destination, which further increased development for the Town.

Figure 12: Brunswick County Courthouse (Circa 1854). Image taken July 18, 2024.

Next to the courthouse, the **Chapel of the Cross - St. Philips Episcopal Chapel** (*ca.1851, 1894-96, 203 E. Moore St.*) was erected. The church originally was a rectangular structure with its main entrance on the gable end facing Moore Street. The applied pilasters and pediment of the facade are characteristic of the Greek Revival style.

Growth and development became somewhat stagnant during the Civil War. However, Smithville's primary occupations being tied to the military or the ocean, led to many men serving in the war. During the Civil War, many river pilots served as Confederate blockade runners. Smithville survived the Civil War without any devastating social or economic consequences. In fact, after the Civil War ended, the town of Smithville began to see new opportunities in the business realm as entrepreneurs envisioned a city that combined river and railroad transportation to rival the other area port town, Wilmington.

Reconstruction

Throughout the Reconstruction era (*1861-1900*), Smithville would experience many changes. Following the Civil War, a Freedman's Bureau was established to see to the affairs of former slaves (*Lounsbury, 1979, p. 4*) leading to the establishment of two distinct African American neighborhoods, one in the northwestern part of town and a smaller neighborhood in the northeast section. In 1866, Smithville's first African American church was founded, the **St. James AME Zion Church**, originally known as the Methodist Episcopal Church of the Colored. The original building was replaced in 1915 and was later damaged by Hurricane Hazel in 1954. The front of the building was never replaced but an annex was added in 1957.

Figure 13: St. James AME Zion Church (Circa 1957, 1961). This is the only African American church listed in the 1867 NC Business Directory and Southport's oldest African American church.

In the 1870's work began on closing New Inlet. It was then realized that the currents of the Cape Fear River would create a deep channel creating an excellent harbor for Smithville and with it would bring affluent businessmen. (*Lounsbury, 1979, p.4*) In February 1870, a bill was introduced to the North Carolina Assembly to extend the corporate limits of Smithville. It was passed in March, meaning the jurisdiction had more room to grow.

The *Southport Leader* wrote that "the old town of Smithville can scarcely be recognized in the new and ambitious City of Southport." Real estate prices soared, and new developments boomed during this period. During this massive revitalization effort, the town's name was changed to "Southport" in

1887. While the community didn't end up becoming the huge port town that was envisioned, the name Southport stuck. Though the railroad finally arrived in 1911, Southport's dreams of becoming an entrepreneurial hub never came to fruition, and instead, Southport settled into its identity as a charming, historic coastal village.

Development in Southport in the late 1800s and early 1900s occurred rapidly and was in direct contrast with the development that Smithville saw during its antebellum period. Over half of the structures in the district are from the 1885-1905 period when Southport was booming economically. During this period, the appearance of the town completely changed. Per *the Southport Historic District National Register of Historic Places nomination*, "In 1900 there were approximately 260 houses in Southport, over half of them built in the previous eleven years. From 1889 to 1896 alone, one hundred new houses were under construction." Along the Cape Fear River, there were several new docks to serve the growing importance of the fishing industry and a coaling dock was at the foot of Rhett Street to service steam ships anchored at Southport.

Carpenters and masons found themselves busier than ever. If they weren't working on new homes, they were working to repair existing homes. Local brick and lumber companies opened in the early 1890s. Southport Brick and Tile Company opened in February 1890. Founded by J. A. Pullan and W. H. Pyke of Ft. Wayne, Indiana, and William Weeks, a former ship carpenter turned real estate agent, the business was located two miles outside of town. In April, the local newspaper noted that "the demand for brick is so urgent that the Southport Brick Company is making brick by hand at its works. The machinery is arriving, but orders cannot wait." Southport Lumber Company was founded in September of the same year. Most of the wainscoting, ceilings, and interior woodwork found in houses of this period was probably sourced from the Southport Lumber Company.

Once the town had access to local supplies, development increased. Most of the small homes along Bay and Moore Street were torn down or moved, and new larger homes were built in their place. The 100 block North Lord Street was constructed between 1889 and 1894. West Nash Street, West West Street, and others were also constructed in the early 1890s. Brunswick Street was widened in 1891, and new housing was built along it.

Though architecture in the eighteenth and early nineteenth centuries was modest, architecture in the late nineteenth and early twentieth centuries began to increase in scale and level of ornate detail. Components of Victorian style, such as bay windows and irregular massing, and more specifically, Queen Anne style, including asymmetrical features and intricate details, can be seen on homes built during this time, though it appears local builders were not consciously recreating styles that were trending across the nation. Local building tradition changed very slowly, and many home plans that were used during this time were originally developed decades earlier.

Among the most distinctive homes during the Reconstruction era, are the **Samuel Swain House** (*ca. 1889; 110 W. Moore St.*). This 1-story private residence was similar in style to several homes built in the 1890s and includes a bracketed, gable-fronted home with a matching gabled and bracketed porch. The house was built for planter Samuel Swain and was often described as a "tasty cottage". The Samuel Swain House is an example of earlier hall and parlor house types from the early nineteenth century with more ornamentation than its predecessors (*Lounsbury, 1979, p. 26 & Bishir & Southern, 1996, p.263*).

Figure 14: Samuel Swain House (Circa 1889). Image taken on June 18, 2024.

The **James Pearce House** (*ca. 1877-1893: 406 Brunswick St.*) is another example of distinctive homes from this time period. This tri-gabled roof vernacular home includes part of a tiny four room cottage constructed by James Pearce with a later addition by George Davis in front of the old home making it a more substantial "double cottage". This 1-story private residence includes a double bracket motif that is repeated on the front porch, lancet windows & fish-scale shingles on the front and side gables, and flat-jigsaw balusters in a decorative style similar to those seen on Folk Victorian style homes from this period.

Figure 25: James Pierce House (Circa 1877-1893). Image taken on June 18, 2024.

There are several 2-story homes showing Queen Anne and Colonial Revival influences. The **Adkins-Ruark House** (*ca. 1890: 119 N. Lord St.*) is a 2-story steep, shingled, front and side gables that flare out over deep cornices with machine-sawn double brackets beneath the cornice. The front gable is adorned with fish-scale shingles and has a lancet stained-glass window. The double bracket motif is echoed in the homes bay window and porches. This home was built for E. H. Adkins in 1890. His grandson Robert Ruark author of *The Old Man and the Boy* spent much of his childhood in the house *(Lounsbury, 1979, p. 49, Bishir & Southern, 1996, p. 263*).

By the last decade of the 19th century, Southport's central business district was forming on E. Moore St. Real estate companies, insurance companies, and a bank were established first. Although local builders were busy constructing private residences, at this point in time there was not much need for many commercial businesses. The central business district would begin to take form early in the 20th century. Many of the oldest commercial buildings on Moore Street date from the early 1900s.

Early Twentieth Century through Post World War II

Following the boom of residential construction, at the beginning of the 20th century there was a need for commercial buildings. With the availability of brick from the local Southport Brick and Tile Company, brick became the material businessmen selected for their new commercial buildings.

One of the earliest commercial buildings is the **Bank of Southport Building** (*ca. 1905; 112 E. Moore St.*). This two-story machine-pressed brick building has side and rear walls that are constructed with rough bricks. Its windows have segmental arches and stone sills.

The **Northrup Building** (*ca. 1890, 1905: 111 E. Moore St.*) is another early example of commercial architecture in the commercial business district in Southport. The front gabled false façade of this building was a typical design during the early 20th century. It is 2-story brick building with masonry piers with granite strips between every 10 to 14 brick courses. The front façade is comprised of smooth pressed brick, a recessed storefront entrance with a granite stoop, and upper story windows with brick arched lentils.

Figure 36: Bank of Southport (Circa 1905). Image taken July 18, 2024.

Major institutional buildings from early 20th century include the **Masonic Lodge**, **Brunswick County Jail**, and the **Brunswick County High School** (now the Franklin Square Art Gallery, formally City Hall).

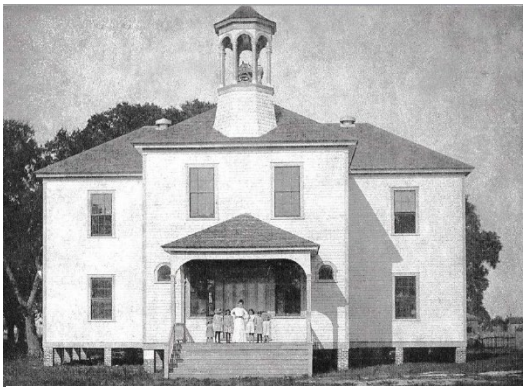


Figure 47: Originally the Brunswick County High School (Circa 1904), this building served as City Hall and is now the Franklin Square Art Gallery.

The years during and after World War I brought more commercial and residential development. Colonial Revival stylistic details began to be incorporated into Southport's local building techniques, however there are no homes or commercial buildings completely in this style. (*Lounsbury, 1979, p.12*)

Colonial Revival elements can be seen in the **Smith Building** (*ca.1925; 107-9 E. Moore St.*) with its arched granite broken pediment, upper story stone piers, and dentil molding cornice details. The buildings atypical entrance is located on the east side of the front façade and is surrounded by fluted columns with ornamental frieze board, and cornice with dentil molding and egg and dart details.

Another commercial building with classical elements is the **Amuzu Theater** (*ca. 1918; 111 N. Howe St.*). This 2-story smooth-machine pressed brick building replaced the original 1912 theater next door. This building features a cast metal cornice, with dentil molding frieze board, and elongated decorative brackets.

Southport was regularly serviced by river steamer until 1925 and served by railroad from 1911 until just before World War II. World War II began in 1939, and during this time Southport thrived economically. Military activity in and around the town sustained development, and after the war, another building boom occurred which led to the creation of new suburbs outside Southport's historic core.

Modern Era

After this initial boom, Southport continued to grow – though at a slower pace than before – with a ferry connecting the town with Fort Fisher established in 1966. A severe challenge to the continued growth and development of the town emerged in July 1975 when a referendum was passed to relocate the county seat from Southport to Bolivia. The county government departed from Southport in 1978. Its departure left many vacant buildings in the central business district. Following its departure, efforts were made by the Southport Historical Society to study Southport's architectural heritage. Preservation efforts, the City's unique character and Southport's location have played a large role in the revitalization of its downtown area and have led to continued visitation and new demand in the form of retirees.

Today, Southport's historic architecture plays a huge role in the city's character and economic development. The city became so notable for its historic structures and charm that it became a renowned filming location for movies and television shows. Several historic homes and sites throughout the proposed local historic district have been featured in cinema such as Crimes of the Heart, I Know What You Did Last Summer, The Summer I Turned Pretty, Safe Haven, and more.

Boundary Justification

The boundary lines of the Southport Local Historic District closely follow the Southport National Register of Historic Places District with the exception of the Yacht Basin and new residential development along Kingsley Avenue and E Bay Street. These areas were excluded due to their loss of

integrity and/or unsympathetic alterations of historic resources. The boundaries include contributing buildings and areas of high potential for archaeological deposits, as well as undeveloped land and non-contributing structures where necessary to protect the historic urban context from inappropriate development. The boundaries were drawn to include the greatest concentration of contributing resources. The district contains a cohesive collection of Southport's most intact historically and architecturally significant dwellings and commercial and institutional buildings, including early coastal vernacular styles, Colonial, Gothic Revival, Italianate, Queen Anne to ranch style residential and nonresidential buildings.

The Southport Local District comprises areas developed as Southport's population grew rapidly in the late 19th century through late 20th century. In the first decade of the 19th century the reconstruction of Fort Johnston guaranteed the presence of the military. Earlier neighborhoods evolved near the Cape Fear River around Fort Johnston. Residents utilized the river for transportation and most depended on it for their livelihood. Eventually spreading organically around major corridors and in close proximity to early downtown buildings. Streets are configured in a block figuration with Howe Street being the major corridor.

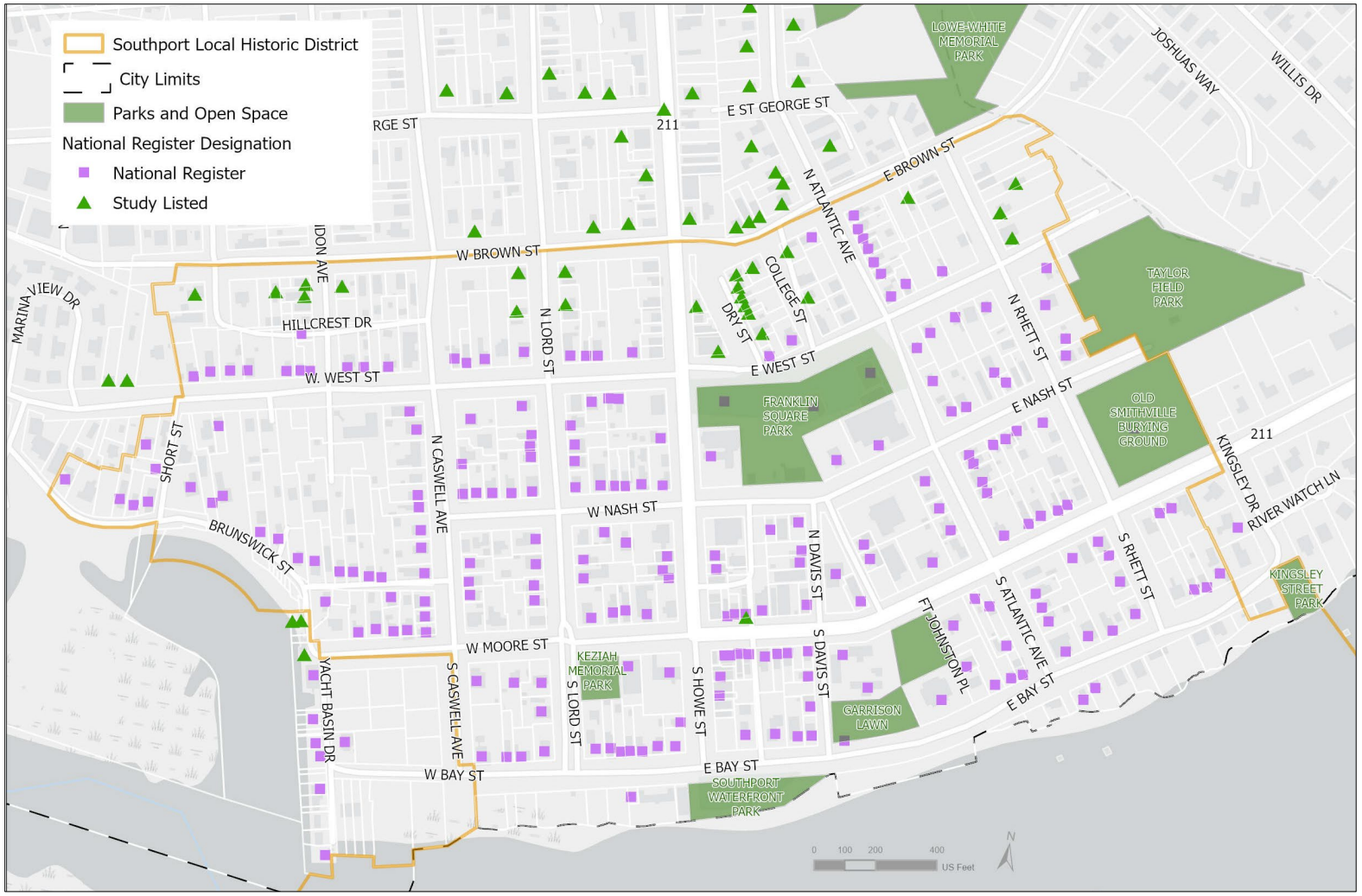
The Southport Local District is easily distinguishable from adjacent areas, which consists of a combination of altered historic buildings, newer residential buildings, commercial buildings, and institutional buildings. The local district includes 331 primary structures out of which 247 are considered as primary resources. The Southport Local Historic District includes the central business district, and a portion of the commercial corridor along Howe Street, and dwellings on both sides of Howe Street.

The western boundary includes properties to the west of Burrington Avenue, properties to the west of Short Avenue, along Brunswick Street, then follows W Moore Street and south along S Caswell Avenue. The eastern boundary includes properties along Rhett St and shifting further east along Moore Street and Bay Street.

The southern boundary is bounded by the Cape Fear River, including Battery Island. The northern boundary is bounded by Brown Street, only including the southern side of Brown Street due to the number of buildings that meet the age criteria with historical integrity.

Local Historic District Boundary Map

The following map graphically describes the boundary for the proposed Southport Local Historic District. The yellow line indicates the boundaries of the local district.



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