



**CITY OF SOUTHPORT
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING
113 W MOORE ST SOUTHPORT, NC 28461
September 3, 2025
4:00 PM
Minutes**

Present Members: Chair Charles Drew, Vice Chair Bonnie Bray, Jim McKee, Joanne Wesson, Katherine Hufham, Tal West, Josh Cline McGee

Staff Present: Penny Tysinger, Historic Preservation Planner, Tori Deviney, City Clerk

Absent: Bonner Herring, Alexis Gore Graves

A. Call to Order

Chair Drew called the meeting to order at 4:00 p.m.

B. Invocation

Chair Drew provided the invocation

C. Pledge of Allegiance

Chair Drew led members in the Pledge.

D. Swearing-In of Member

HPC Member Alexis Gore Graves was absent.

E. Approval of Agenda

A motion to adopt the agenda as written was moved Mr. McKee, second Ms. Bray

The Motion carried by unanimous consent

F. Approval of Minutes

A motion to approve the minutes was provided by Ms. Bray, seconded by Mr. McKee

The motion carried unanimously

G. Public Comment

Susan Holth – 307 E. Moore St – spoke to the length of time she had been in Southport; expressed the importance of preserving and respecting private property rights; awareness of any additional impediments to established homeowners; she shared her credentials as a contractor, and being aware of the rights of homeowners; and to unintended consequences homeowners can be faced with regarding the overlay.

Carl Ward – 231 N. Caswell Ave – spoke to a conversation with a City of Southport employee who shared the work conducted by the HPC had been completed; and expressed his dismay with the plan.

Larry Cabral – 308 W. West – spoke to the need for public acknowledgement that discerns between an HOA and the HPC; he shared that only Southport residents should have any say regarding what happens in Southport and wanted to have ensure a democratic process before citizens cast their votes.

Debbie Barnes – 425 W. West – thanked the HPC for addressing the items they have resolved; emphasized the need to address new construction, demolition, and of the like need to be considered at length; she spoke to the delineations between minor and major items to be addressed in the plan; she addressed several pages of the standard and spoke to each item she believed needed to be either added or deleted. such as gutters, sidewalks, siding removal, storm doors, and patios, arguing these create unnecessary hardship and enforcement challenges.

Kathy Cabral – 308 W. West St. – thanked the HPC for their efforts, and emphasized the need to limit the scope; spoke to item 17 regarding building codes relevant to already established property owners; the need for a historian to be on-sight to validate that each commercial or residential structure is truly historic; addressed those families on fixed incomes; hoops that one would need to jump through to purchase these homes; and expressed concern for the homeowners who already maintain and preserve the historic accuracy of the home; believes that those impacted should hold 66 2/3 majority input.

Sherol Lappala – 316 W. Brunswick St. – shared her credentials and her background as a broker for fifteen years and experience with historic preservation of properties; spoke to implementing a voluntary process for owners to maintain historic homes; her efforts to raise funding to preserve historic homes; and shared her experiences should the process be implemented and the difficulties that arise from such process such as porch renovations, the Southport Market redesign, and the Thai Peppers project.; spoke to the difficulties of meeting the accruing costs of properties; and stressed that some of the sections would prohibit the homeowner of enjoying their homes as is, as they would need to adhere to the codes outlined in the standards; and expressed the need for the HPC, but encouraged the HPC to scrutinize the details for what works best for Southport.

standards implemented elsewhere; and spoke to the historic house in Indiana where the conditions were subpar; he addressed the exorbitant costs to replace the windows and fixtures; and expressed concerns regarding the costs to private homeowners to maintain the historic standards.

Roberta Doshier – 210 W. Moore St. – spoke to the costs associated with maintaining the historic façade, windows, and other costs associated therein; she shared that residents have always preserved the district and have taken pride in its appearance; she implored the HPC to do the right thing.

Sandy Spencer – 410 Brunswick St. – spoke to a home that her parents had purchased in Southport years ago, and is where she now resides; she expressed concerns regarding the increased property taxes; the addition of City Staff will only increase those taxes.

Linda Pukenas – 119 N. Lord St. – spoke to the democratic process implemented to ensure all residents have a say in the historic district overlay discussion; stated she was in favor of adopting the overlay as guidelines rather than its current form; emphasized that buyers will still be interested in Southport with the historic district, or guidelines in place; She shared that the proposal as written is manageable; that it was important the residents take a firm interest in the community; spoke to the notifications presented to the residents through the City website and media; noted that everyone has an opportunity to be present in these meetings to have their needs addressed.

Carl Ward – 231 N. Caswell St. – shared that he and three other people who reside in the historical district had applied to be on the HPC but were not selected.

Discussion followed concerning the application process to sit on City of Southport Boards and Committees.

Daphney Delaney – 312 Brunswick St. – spoke to the amount of work it takes to reside in the historic district; she shared that her husband had been approached to serve on the HPC, but claims that her husband had been approached about serving on the committee but was advised to participate only in an advisory capacity after expressing his views on protecting property rights; she expressed the difficulties for upkeep on historic homes.

H. Old Business

1. Review of Updated Local Historic District Design Standards

The following items were discussed and agreed upon for inclusion in the Commission's recommendation to the Board of Aldermen:

set by other municipalities in regard to historic preservation; and the need to prevent financial hardships for resident concerning upkeep; and vocalized support for the inclusion of the Yacht Basin; he spoke to lifelong residents who were in favor of the standards; and emphasized the need for preservation.

Mr. McGee spoke in favor for residents to be involved in the guidelines put before the Board of Aldermen; he shared the concerns raised by residents concerning future homeowners; and expressed an architectural passion to preserve the historic district and its history.

Mr. McKee shared that he had been involved in the discussion for three years, and the conversations he has had with residents concerning the historic district; and the potentiality that the HPC can move from benign to stringent enforcement of the guidelines, but ensured resident that he does not support stringent measures to enforce the rules outline in the historic district standard; He enquired about the ability to enforce the guidelines, other than the HPC's purview to hold the demolition of properties up to 365 days.

Vice Chair Bray shared that she had discussed this with Planning Services Director Maureen Meehan, regarding the applicable powers that can be enforced for not following the rules of a building permit correctly and mirrors the powers of zoning.

Mr. McKee asked if that language should be added to the standard; emphasized that the HPC wants to delay any demolition for 365 days, and stressed that it be benign; he shared that he believed that most things ought to be guidelines; and emphasized again that the guidelines should be benign rather than stringent to allow resident to work within the standard to ensure that the historic district is preserved.

Vice Chair Bray shared that the language concerning applicable powers are included; however, zoning powers would be excluded.

Ms. Wesson reiterated the comment made by Mr. McKee and other's, that everyone loves the town; and emphasized that need to preserve open dialogue.

Ms. Hufham thanked the residents for the work they had done to preserve the integrity and character of Southport; she shared the history of her family in Southport the lengths they had gone to preserve the family's house; and she welcomed and thanked all the new residents who continue to strive to keep Southport looking vitalized; She further stressed the need for future generations to continue to preserve the history and integrity of Southport.

In closing, the Chair expressed heartfelt appreciation for the community's engagement and reflected on the significance of the work accomplished. He stated that he hopes to still be in Southport in 25 years and to see many of the same historic

Ms. Tysinger shared that the first Wednesday in October would begin the building renovation; and they may have to move to a different location, but it would be published to social media and the city website.

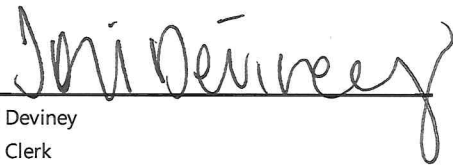
L. Adjourn

Mr. McKee motioned to adjourn, seconded by Vice Chair Bray. Motion was carried unanimously.

Adjourned at 6:38 p.m.

X 

Charles Drew
Chair

X 

Tori Deviney
City Clerk

