



## **CITY OF SOUTHPORT**

### **Historic Preservation Commission**

#### **Special Meeting**

Indian Trail Meeting Hall ;113 W. Moore Street

January 23, 2023

2:00 PM

#### **Agenda**

Please turn off all cell phones

Meetings are open to the public. Face masks and social distancing may be used at the discretion of each individual. Changes to this policy may occur, as needed to help prevent the spread of the Coronavirus.

The regular monthly meeting of the Historic Preservation Commission will be held at 4:00 p.m. on the first Wednesday of each month. All members are asked to attend.

- A. Call to Order**
- B. Invocation**
- C. Pledge of Allegiance**
- D. Approval of Agenda**
- E. Approval of Minutes**
  - 1. January 4, 2023
- F. Public Comment**
- G. Old Business**
  - 2. Goals of the Commission
- H. New Business**
  - 3. District Boundary and Inventory – Walking Tour
- I. Other Business and Announcements**
  - 4. Attendance Record and Member's Table
- K. Adjourn**



**Historic Preservation Commission Meeting Minutes  
Indian Trail Meeting Hall  
January 4, 2023  
4:00 P.M.**

**Members Present:** Charles Drew, Bonnie Bray, Bonner Herring, Josh Cline McGee, Jim McKee, Lewis 'Tal' West, Alexis Gore Graves, and Joanne Wesson

**Members Absent:** Rick Pukenas

**Staff Present:** Travis Henley, Director of Development Services  
Maureen Meehan, City Planner  
Tanya Shannon, Deputy Clerk

**Board of Aldermen Liaison:** Robert Carroll

**Others Present:** Karen Mosteller, Rich Alt, Pat Kirkman, and Travis Gilbert, Executive Director with the Historic Wilmington Foundation

- A. Chair Drew called the meeting to order at 4:02 p.m.
- B. The Pledge of Allegiance was led by Chair Drew.
- C. Deputy Clerk Tanya Shannon swore in Commission Members Charles Drew, Bonnie Bray, Josh Cline McGee, Jim McKee, Lewis "Tal" West, Alexis Gore Graves, and Joanne Wesson.
- D. A motion was made by Mr. Josh Cline McGee to approve the Agenda and was seconded by Mr. Jim McKee. ***Unanimous vote; motion carried.***
- E. Mr. Jim McKee motioned to approve the minutes with the amendment that Mr. Jim McGee is corrected to Mr. Jim McKee on agenda item 4. Mr. Josh Cline McGee seconded the motion. ***Unanimous vote; motion carried.***
- F. **Public Comment:**

Mr. Travis Gilbert introduced himself. He is the Executive Director of the Historic Wilmington Foundation. He said that in 1966, a small group of citizens determined to save local built history united to form the Historic Wilmington Foundation (HWF). He said they are a member-supported historic preservation nonprofit with a mission to preserve and protect the irreplaceable in New Hanover,

Pender, and Brunswick counties. Mr. Gilbert offered his assistance to the Commission for support, training, and other services that could help the Historic Preservation of Southport Commission.

#### **G. Old Business: Draft Rules of Procedure**

Ms. Bray would like to see clarification on item (G.): Conflicts of Interest. She explained that the language was confusing. She recommended that the term “maker” be removed from the sentence, “Commissioners, including alternates, shall not participate in or vote on any quasi-judicial matter in a manner that would violate the affected person’s constitutional rights to an impartial decision ~~maker.~~”

Mr. McGee asked if a definition of “Parties with Standing” should be included in section III, Consideration of Applications item E. “Parties with standing shall be provided the opportunity to participate in the evidentiary hearing, including presenting evidence, cross-examining witnesses, objecting to evidence, and making legal arguments. “Development Services Director Mr. Henley said that the specifics of “Parties with Standing” would depend on the case matter.

A Motion was made by Mr. McKee to forward the Rules of Procedure to the Board of Aldermen for approval with the amendment to remove the word “maker” from Section 1 (G) and was seconded by Ms. Wesson. ***Unanimous vote; motion carried.***

#### **H. New Business**

##### **A. Determine the Overarching Goals of the HPC**

Mr. Henley provided a handout from an excerpt in the 2014 adopted CAMA Land Use Plan that references the City’s Goals and Objectives as a guideline that states:

##### **Section 7. Local areas of concern**

###### **1. Management Goals**

Goal 7: Southport will integrate local concerns with the overall goals of CAMA in the context of land use planning and in accordance with Southport’s Vision and Core Values, Southport will endeavor to preserve the city's historic character, protect the city's shoreline vista, continue to support a vibrant Central Business District, preserve the city's residential areas, and protect the city's Areas of Environmental Concern (AEC's).

###### **2. Planning Objective**

Objective 7: Southport will identify and address local concerns and issues, such as cultural and historic areas, scenic areas, economic development, or general health and human service needs.

###### **3. Land Use Plan Requirements**

Cultural, Historic, and Scenic Areas

- 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 the protection of scenic vistas and view corridors.
- Policy 7.4: The City will not allow industrial development within its areas of historical significance.
- 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.

Chair Drew stated that he thinks it is best to keep it simple. His recommendation is to follow the guidelines used by the Wilmington Historic Preservation (the three P's), "Preserve, Promote and Prevent." The Commission discussed their goals, and it was the consensus that it is essential to bring awareness to the Community and provide information that helps the Citizens understand the benefits of Preserving the History of the City and that the intent is not to restrict the property owners.

Chair Drew reviewed the three goals of the Wilmington Historical Commission and attributed that the language could be altered and adopted by the Southport Commission. Mr. Henley said that these goals primarily pertain to Historic Landmarks. Chair Drew asked if the wording could be changed to reflect the goals specific to the Historic District(s) and Landmarks for Southport. Mr. Henley said that Staff would work on drafting the language for obtaining the HPC goals.

A motion was made by Mr. Herring to approve Director Henley and Planner Meehan to draft language for the Historic Preservation Commission Goals and was seconded by Ms. Wesson.

***Unanimous vote; motion carried.***

## **B. Identifying/Discuss Establishing the Historic Preservation District**

Mr. Henley suggested reviewing the existing designated Historic District presented on the PowerPoint. Mr. McKee suggested an inventory of the Town and expanding the boundaries that meet the standards for Historic designation. Ms. Graves asked if owners should be encouraged to apply for displayed established Historical Plaques for their property. Chief Drew said he is currently working on getting the already-established homes with registered placards. Mr. Henley said that those homes would be considered landmarks. He suggested beginning with establishing and setting the boundaries and districts. He explained that there could be multiple districts, and they could be amended as necessary.

After reviewing the Historic Site map for Southport, Chair Drew recommended that the district boundary line extend up Burrington to include Owens Street and over to Atlantic and Rhett Street down to Kingsley Park. Ms. Meehan reiterated that the 2010 Southport Historic Boundary District Amendment would be included in the draft of the proposed new boundaries once they are established. The current map can be viewed at <https://nc.maps.arcgis.com/>.

It was the consensus of the Commission to observe various locations in the City that have the credentials for designation as the Historic District or Historic Landmark.

I. **Other Business:**

The Commission scheduled a Special Meeting on January 23<sup>rd</sup> at 2 pm for a walking tour of various locations to consider for Historic Preservation.

J. **Announcements:**

Mr. Gilbert announced that there would be a Historic Preservation Activist Session on zoom or in person on January 10<sup>th</sup> at noon with the Historic Wilmington Foundation.

Chair Drew reminded everyone that the Regular HPC Meeting would be on Wednesday, February 1<sup>st</sup>, at 4:00 PM at the Indian Trail Meeting Hall.

**Adjourn:**

There being no further business or concerns, a Motion to adjourn was made by Mr. West, seconded by Mr. McKee. ***Unanimous vote; motion carried.***

**Meeting adjourned at approximately 5:30 p.m.**

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Chair, Charles Drew

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Deputy Clerk, Tanya Shannon

## HISTORIC PRESERVATION COMMISSION 2022-2023 ATTENDANCE RECORD

| MEETING<br><u>DATE</u>     | Dec.<br>2022 | Jan. | Feb. | Mar. | Apr. | May | June | July | Aug | Sept | Oct | Nov | Dec |                   |
|----------------------------|--------------|------|------|------|------|-----|------|------|-----|------|-----|-----|-----|-------------------|
| <u>NAME</u>                |              |      |      |      |      |     |      |      |     |      |     |     |     | Total<br>Absences |
| Charles Drew<br>Chair      | P            | P    |      |      |      |     |      |      |     |      |     |     |     |                   |
| Rick Pukenas<br>Vice-Chair | P            | A    |      |      |      |     |      |      |     |      |     |     |     | 1                 |
| Alexis Gore<br>Graves      | A            | P    |      |      |      |     |      |      |     |      |     |     |     | 1                 |
| Jim McKee                  | P            | P    |      |      |      |     |      |      |     |      |     |     |     |                   |
| Josh Cline<br>McGee        | P            | P    |      |      |      |     |      |      |     |      |     |     |     |                   |
| Bonner Herring             | P            | P    |      |      |      |     |      |      |     |      |     |     |     |                   |
| Joanne Wesson              | A            | P    |      |      |      |     |      |      |     |      |     |     |     | 1                 |
| Bonnie Bray                | P            | P    |      |      |      |     |      |      |     |      |     |     |     |                   |
| Lewis 'Tal'<br>West        | P            | P    |      |      |      |     |      |      |     |      |     |     |     |                   |

P = Present

A= Absent

December 7, 2022



## HISTORIC PRESERVATION COMMISSION MEMBER'S TABLE

|     |                            |                                  |                          |                                                                                                               | Appointment   | Expiration |      |
|-----|----------------------------|----------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------|---------------|------------|------|
| 1.  | Charles Drew<br>Chair      | 112 Park<br>Ave                  | 910-477-<br>2365         | <a href="mailto:cdrew@cityofsouthport.com">cdrew@cityofsouthport.com</a>                                      | Oct. 13, 2022 | 2024       | 2 Yr |
| 2.  | Rick Pukenas<br>Vice-Chair | 119 N Lord<br>St                 | 910-750-<br>1951         | <a href="mailto:rupukenas@msn.com">rupukenas@msn.com</a>                                                      | Oct. 13, 2022 | 2024       | 2 Yr |
| 3.  | Alexis Gore<br>Graves      | 510 N Lord<br>St                 | 256-653-<br>1854         | <a href="mailto:alexisgoregraves@gmail.com">alexisgoregraves@gmail.com</a>                                    | Oct. 13, 2022 | 2024       | 2 Yr |
| 4.  | Jim McKee                  | 114 S Davis<br>St                | 910-470-<br>0529         | <a href="mailto:jim.mckee@ncdcr.gov">jim.mckee@ncdcr.gov</a>                                                  | Oct. 13, 2022 | 2025       | 3 Yr |
| 5.  | Josh Cline<br>McGee        | 195 Gentle<br>Breeze Ct          | 704-614-<br>2956         | <a href="mailto:cmadesign7@gmail.com">cmadesign7@gmail.com</a>                                                | Oct. 13, 2022 | 2025       | 3 Yr |
| 6.  | Bonner Herring             | 112 W Bay<br>St                  | 772-263-<br>1417         | <a href="mailto:bonner@ocean2oaks.net">bonner@ocean2oaks.net</a>                                              | Oct. 13, 2022 | 2023       | 1 Yr |
| 7.  | Joanne Wesson              | 107 River<br>Watch Ln            | 910-264-<br>4009         | <a href="mailto:river2992955@gmail.com">river2992955@gmail.com</a>                                            | Oct. 13, 2022 | 2023       | 1 Yr |
| 8.  | Bonnie Bray                | 515<br>Quarter<br>Master Dr      | 301-741-<br>6698         | <a href="mailto:blbray@mac.com">blbray@mac.com</a>                                                            | Oct. 13, 2022 | 2023       | ALT  |
| 9.  | Lewis 'Tal' West           | 6159 River<br>Sound<br>Circle Dr | 704-575-<br>6048         | <a href="mailto:tal@multimarketingnc.com">tal@multimarketingnc.com</a>                                        | Oct. 13, 2022 | 2023       | ALT  |
| 10. | Travis Henley              | 1029 N<br>Howe<br>Street         | 910-457-<br>7961         | Development Services Director<br><a href="mailto:thenley@cityofsouthport.com">thenley@cityofsouthport.com</a> |               |            |      |
| 11. | Mo Meehan                  | 1029 N.<br>Howe<br>Street        | 910- 457-<br>7900 x 1043 | City Planner<br><a href="mailto:mmeehan@cityofsouthport.com">mmeehan@cityofsouthport.com</a>                  |               |            |      |
| 12. | Tanya Shannon              | 1029 N.<br>Howe St.              | 910-457-<br>7929         | Deputy Clerk<br><a href="mailto:tshannon@cityofsouthport.com">tshannon@cityofsouthport.com</a>                |               |            |      |
| 13. | Robert Carroll             | 1029 N.<br>Howe St.              | 910-465-<br>2717         | Alderman Liaison<br><a href="mailto:rcarroll@cityofsouthport.com">rcarroll@cityofsouthport.com</a>            |               |            |      |