



**CITY OF SOUTHPORT
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING AGENDA**

Indian Trail Meeting Hall: 113 W. Moore Street
December 6, 2023
4:00 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. November 4, 2023
- F. Public Comment**
- G. Old Business**
 - 1. Final Discussion and Review of Draft Standards
- H. New Business**
- I. Other Business**
 - 1. Discussion on Forwarding Draft to the Planning Board for Review
- J. Announcements**
 - 1. Attendance Record
 - 2. Member's Roster
- L. Adjourn**



**City of Southport
Historic Preservation Commission
Minutes November 1, 2023
Indian Trail Meeting Hall 4:30 p.m.**

Present: Chairman Charles Drew, Alexis-Gore Graves, Josh Cline McGee, Joanne Wesson, Jim McKee, Tal West, and Bonner Herring

Absent: Bonnie Bray and Rick Pukenas

Staff: City Planner Mo Meehan, Deputy Clerk Tanya Shannon, and Parks and Rec Director Heather Hemphill.

Liaison: Alderman Robert Carrol

- A. Chairman Drew called the meeting to order at 4:00 p.m.
- B. Alexis-Gore Graves gave the Invocation.
- C. Chairman Drew led the Pledge of Allegiance.
Mr. West was appointed as a voting member in the absence of Mr. Pukenas.
- D. Motion to approve the Agenda by Mr. McGee and second by Mr. Herring. ***Unanimous Vote; Motion Carried.***
- E. Motion to approve the October 16, 2023, Minutes by Mr. McGee and second by Ms. Graves. ***Unanimous Vote; Motion Carried.***
- F. **Public Comment:**
1. Ms. Pat Kirkman thanked the Commission for an outstanding job at the Public Input Forum.
 2. Mr. Adam Steadman thanked the Commission for including his proposal for the Sabal Palms in the Draft Standards and Guidelines.

G. Old Business: Update Review and Discussion on Draft Standards:

Ms. Meehan gave an overview of the recent updates and revisions based on the feedback from the public input forum. She said one of the main concerns was paint colors, and it was decided to remove specifics from the language.

- 6.1.3 changed to allow different types of material on roofs and removed the substitutes.
- 6.2.8 and 6.2.12 have been consolidated.
- 6.1.1 Mr. McGee stated that grills would be allowed, but not inside the glass.
- 6.7.1 Ms. Meehan questioned if the Board would like to see the language for paint colors removed or the paint standards altogether. Mr. Herring recommended leaving it in so that it would encourage the owner to assimilate with the existing surroundings.
- 6.9.9 removed due to inconsistency with other standards.
- 9.9.10 removed due to redundancy.
- 7.1.1 removed due to no chapter 5.
- 7.3.2 Mr. Herring asked what would happen if they remodeled the house and needed to replace the siding. She wondered if it would be possible to use vinyl siding instead. Mr. Herring liked the word “occurs.” Mr. McGee asked if the original siding was still underneath. He suggested that preserving the original siding would protect the house. He would like to encourage people not to destroy the original and said that vinyl siding could be used to protect the original history as long as it doesn’t remove the original. Mr. Herring agreed that preserving the original siding was important and suggested that new vinyl siding should only be allowed where it doesn't remove the original. Ms. Meehan will redraft the plan to allow for this. Jim said that if something is put on that preserves the original fabric, it should be allowed. Bonner didn’t think that people would use vinyl siding for new construction. Chairman Drew said it should be allowed to repair the existing siding if it already exists.

In section 7.3.2, Mr. McGee suggested discouraging flat roofs and making the average roof pitch 4/12. Landscaping standards from Mr. Steadman were also discussed and read out loud. New sentence planting in the native palms. MS. Meehan will include Sable Palmetto and Needle Palms, as permitted. Mr. McKee asked if those could be combined. Ms. Meehan said one is preserving, and the other is planting.

It was the consensus of the Board to strike through signage standards for non-residential uses that do not meet the current standards found in the Unified Development Ordinance - 8.8.6 signage standards.

There was discussion about docks, piers, and standards; it was suggested to have a simple dock built with the same standards, processes, and permits. Some members had differing opinions, with Mr. West mentioning nontraditional cables and Ms. Meehan emphasizing the importance of design. Mr. Herring stressed the need to adhere to standards and build docks that are durable and long-lasting. Ultimately, it was agreed to remove the language in question.

Mr. McGee expressed his reluctance to dictate the use of guardrails, while Chairman Drew clarified that docks are not required to have them. Mr. McGee recommended not adding anything regarding guardrails.

G. 2. Discussion on the November Public Input Meeting

Ms. Gore-Graves suggested addressing the feedback from the comments received. Chair Drew suggested creating a PowerPoint presentation to showcase the changes made. There will be a question and answer session following the presentation, with the same format. Ms. Meehan will explain the changes and present the newest draft. The next Public Open Forum Meeting is scheduled for November 13 at 6 pm, and it will be held at the community building.

H: 1. Discussion about Franklin Square Park/ Historic Registry

During the meeting, Chairman Drew mentioned that Franklin Square Park has been on the National Registry since 1980. Ms. Meehan will be providing information to make it a Historic Landmark. Ms. Graves asked if the Friends of Franklins have made any progress on the usage of the Park. Chairman Drew informed everyone that they had hired an Arborist. Parks and Recreation Director Hemphill added that Bartlett Tree Service will be assessing the park and working with her to protect it and determine how it will be used. Ms. Hemphill said that the report will be provided to the Board of Aldermen in January. Chairman Drew suggested that the Commission should focus on continuing to designate the Park as a Historical Landmark.

2. Discussion about the Brunswick County Courthouse

Chairman Drew gave an update on the building and its condition. Mr. McGee said it needs to be protected as soon as possible. Is there money in the budget to have it cleaned? There was a discussion on how to take inventory of the priorities of what needs to be done immediately to preserve the building from complete destruction. Chairman Drew said that he would draft up a letter of recommendation for the Board to review for support of the preservation.

3. Discussion on Public Comments from the October 16th Public Input Meeting.

During the meeting, Mr. Haislip suggested providing a list of permissible standards. Mr. McGee mentioned that Ms. Mimi Vargo had raised concerns about standing for all residents during the COA process. However, it was clarified by Ms. Meehan that since it is a quasi-judicial proceeding, only those with standing can make comments and express their opinions during the hearing.

- I. **Other business:** Two member's terms are expiring. Due to a newly revised Ordinance on appointments to Committees and Boards are now staggered and appointed in the Spring of each year.
- J. **Announcements: Public Input Forum #2 November 13, 2023 at 6 pm.**

Being that there were no further questions or concerns Mr. West was appointed back to the Alternate position and Chairman Drew asked for a Motion to adjourn.

A Motion by Ms. Wesson was made to Adjourn and seconded by Mr. McGee. ***Unanimous Vote; Motion Carried.***

Adjourn: 5:28 p.m.

Chairman, Charles Drew

Deputy Clerk, Tanya Shannon

HISTORIC PRESERVATION COMMISSION 2022-2023 ATTENDANCE RECORD

MEETING DATE	Dec. 2022	Jan.	Jan 23 Special	Feb.	Mar.	Apr.	May	May 23 Special	June	June 20 Special	July	Aug	Aug 16 Special	Sept 18 Special	Oct 16 Special	Nov	Dec	
NAME																		Total Absen ces
Charles Drew Chair	P	P	P	A	P	P	P	P	P	P	A	P	P	P	P	P		2
Rick Pukenas Vice-Chair	P	A	P	A	P	P	P	P	P	P	P	P	A	P	P	A		4
Alexis Gore Graves	A	P	P	P	P	A	P	P	P	A	P	p	P	A	P	P		4
Jim McKee	P	P	P	P	P	P	A	A	P	A	P	P	A	P	A	P		5
Josh Cline McGee	P	P	P	P	P	P	P	P	P	A	P	P	P	P	P	P		1
Bonner Herring	P	P	P	A	P	P	A	P	P	P	A	P	P	P	A	P		4
Joanne Wesson	A	P	P	P	P	P	P	P	A	A	P	P	P	A	P	P		4
Bonnie Bray	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A		1
Lewis 'Tal' West	P	P	P	P	P	A	P	P	A	P	A	A	P	P	P	P		4

HISTORIC PRESERVATION COMMISSION

MEMBER	Address	Phone Number	Appointment	Expiration
Charles Drew cdrew@cityofsouthport.com	112 Park Ave	(910) 477-2365	Oct. 2022	2024
Rick Pukenas, Vice-Chair rick.pukenas@southportnc.org	119 N. Lord St	(910) 750-1951	Oct 2022	2024
Bonnie Bray, Alternate bonnie.bray@southportnc.org	515 Quarter Master Dr	(301) 741-6698	Oct. 2022	2025
Josh Cline McGee joshcline.mcgee@southportnc.org	195 Gentle Breeze Ct	(704) 614-2956	Oct. 2022	2025
Alexis Gore-Graves alexis.graves@cityofsouthportnc.org	510 N. Lord St	(256) 653-1854	Oct. 2022	2024
Bonner Herring bonner.herring@southportnc.org	112 W. Bay St	(772) 263-1417	Oct. 2022	2023
Jim McKee jim.mckee@cityofsouthportnc.org	114 S. Davis St	(910) 470-0529	Oct. 2022	2025
Joanne Wesson joanne.wesson@southportnc.org	107 River Watch Ln	(910) 264-4009	Oct. 2022	2023
Lewis "Tal" West, Alternate tal.west@southportnc.org	6159 River Sound Cir	(704) 575-6048	Oct. 2022	2025
Maureen Meehan (Mo) mmeehan@cityofsouthport.com	1029 N. Howe St. Southport, NC 28461	(910) 457-7900 Ext 1043	Staff City Planner	
Tanya Shannon tshannon@cityofsouthport.com	1029 N. Howe St. Southport. NC 28461	(910) 457-7929	Staff Deputy City Clerk	
Dorothy Dutton (Dorrie) ddutton@cityofsouthport.com	1029 N. Howe St. Southport, NC 28461	(910) 457-7900 Ext 1010	Staff Assistant City Manager/City Clerk	
Kiley Barefoot kbarefoot@cityofsouthport.com	1029 N. Howe St. Southport, NC 28461	457-7925 (910) 368-5710C	Staff Building Inspector	
Robert Carroll rcarroll@cityofsouthport.com	307 E. Nash St Southport, NC 28461	(910) 465-2717	Board of Aldermen Liaison	