



HISTORICAL PRESERVATION COMMITTEE MINUTES

REGULAR MEETING

Monday, October 7, 2019 @ 6:30 pm

The Kure Beach Historical Preservation Committee held its regular meeting on Monday, October 7, 2019. A quorum of members was present and Attorney Jim Eldridge attended.

P&Z MEMBERS PRESENT

Chairman Craig Galbraith
Member Bill Moore
Member David Garceau
Member Kenneth Richardson (Via Telephone)

P&Z MEMBERS ABSENT

Member Robert Young

STAFF PRESENT

Nancy Avery, Town Clerk
John Batson, Building Inspector
Beth Chase, Admin Assistant

CALL TO ORDER

Chairman Galbraith called the meeting to order at 6:30 pm.

MOTION – Member Moore made a motion to approve the agenda as presented

SECOND – Member Garceau

VOTE - Unanimous

APPROVAL OF MEETING MINUTES:

- August 9th, 2019 Special Meeting

MOTION – Member Garceau made a motion to approve the minutes as presented

SECOND – Member Moore

VOTE - Unanimous

OLD BUSINESS

1. Presentation by intern

Joe Donohoe stated:

- Reviewed the Town of Kure Beach Land Use Plan:
 - Part 1
 - Section 1: *Community Concerns & Aspirations*
 - Section 6: *Analysis of Land Use & Development*
 - Part 2
 - Section 2: *Policies for Growth and Development*
 - *Land Use Compatibility*
- Reviewed South Person/South Blount example



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- Strong example of a Historic Designation Report
- Sections within report
 - Background
 - Recommendations
 - Comprehensive Plan Significance
 - Historic and Cultural Significance
 - Historic Research
 - Inventory
- Cataloged Buildings in B1
- Conducted Preliminary Research on the History of Downtown Kure Beach
- Primary Sources
 - New Hanover County
 - Property Information (construction date, building materials, etc....)
- Federal Point History Center
 - Oral Histories
 - Newspaper Clippings
- Newspapers.com
 - Newspaper reports for specific events
- Secondary Sources
 - Federal Point History Center
 - Informational Pamphlets
- Current Topics of Interest
 - Kure Beach Pier
 - Bud & Joe's
 - Fort Fisher Railroad
 - Kure Cottage
 - The Lower Cape Fear during the Second World War
- Kure Beach Fishing Pier
 - Constructed in 1923
 - Rebuilt several times
 - Very important to the History and Culture of Kure Beach
- Bud & Joe's
 - Barracks from Fort Fisher
 - Converted barracks were very common in Kure Beach
 - It may have been the first Town Hall building?
- Focus of research and report should focus on cultural moving forward
- Overlay will be supported by the Land Use Plan
- Fort Fisher Railroad
 - Hans Kure's railroad
 - Transported people and building supplies from the river into "downtown"
- Kure Beach During WWII
 - Impact of WWII on Kure Beach



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- Housing shortage in Wilmington led to housing boom in Kure Beach
- Camp Davis
- Federal Point Historic Preservation Society & History Center
 - Plaque Program
 - 50 & 75 year old designations
- Building in B1
 - Most residential units constructed between 1940's-1960's
 - Oldest from 1921
 - Most recent from 2018
 - Most business units constructed between 1950's-1970's
 - Downtown ranges from 1935-1975
- Two Questions for the board
 1. What are the desired boundaries for the overlay?
 2. What is the desired timeline for completion?

Chairman Galbraith stated the goal is not to preserve the homes but to maintain the feel and culture of the town. People may come in and knock down Bud & Joes but the Town would want it to be replaced with a building that feels and looks like the 1950s. The motion of the Town Council for the HPC was limited to the B1 district and it might raise red flags at this time if we go beyond the B1. The Town Council will have to hold public hearings but should have a rough draft of the study before the Town Council does so. If the Commission can have a rough draft of the study by December, the Town Council can start in January with the public hearings.

Attorney Eldridge commented first he wants to make sure the Commission is consistent with the terminology. The HPC is not talking about an overlay district but a historic district. These are two very different items. Need to keep in mind that the reason the Town Council may be going down this path of designating a historic district is so the Town can control the exterior appearances. Architecture does play a role and when you look at the slides in Intern Joe Donohoe's presentation, Kure Beach is definitely a small town family beach. Architecture is a relevant consideration when trying to preserve the small town beach.

HPC Intern Joe Donohoe commented he would be willing to extend the internship further than the semester. He believes he could have a rough draft of the study by December but the final draft would take longer to complete. He will now focus more on the B1 District.

Member Garceau commented he agrees with focusing strictly on the B1 district.

2. Remote Participation in Meetings

Attorney Eldridge stated:

- In your agenda packet you have a memoranda and a recommended policy
- The policy was set up as a code amendment but after speaking with Town Clerk Avery he will change it to a generic policy



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- Remote Participation is an open issue under NC law
- Courts have not addressed remote participation but there are court decisions that permit it
- Provisions in the open meetings laws favor remote participation as well but the Commission needs to put it into context
- P&Z Commission is an advisory board so remote participation proposes little risk
- HPC will be making quasi-judicial decisions so this is something to consider
- His recommendations are listed in the memoranda
- A. Allow remote participation only when enough members are physically present to constitute a quorum.
- B. Do not allow remote participation in closed sessions due to the difficulty of ensuring no one else is present at the remote location.
- C. Permit voting only when a remote member is participating by telephone or video.
- D. Permit voting on all matters coming before either commission excepting quasi-judicial matters coming before the HPC.
- He drafted the proposed policy as presented in the agenda packet
- Regarding the section on Technology bring attention to number 2 and 5
- (2) Any other technology enabling the remote participant and all persons present at the meeting location to be clearly audible to one another.
- (5) The person chairing the meeting may decide how to address technical difficulties which may arise as a result of the remote participation provided that, whenever possible, discussion of an item is suspended pending reasonable efforts to resolve any such technical issues. In the event a remote participant is disconnected from the meeting, that fact and the time at which it occurred, shall be noted in the meeting minutes.
- The Town Council would need to adopt the policy so recommends the Commission makes a decision if this would work and report on it to Town Council

MOTION – Member Garceau made a motion to submit the rewritten policy to Town Council regarding remote attendance to approve the remote participation policy for the HPC as presented

SECOND – Member Moore

VOTE – Unanimous

NEW BUSINESS

MOTION- Chairman Galbraith made a motion to change the HPC regular meeting start time from 6:30 p.m. to 6:00 p.m.

SECOND- Member Moore

VOTE- Unanimous

MOTION- Member Moore made a motion to adjourn the meeting at 7:14 p.m.

SECOND- Member Garceau

VOTE- Unanimous



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ATTEST: Beth Chase
Beth Chase, Administrative Assistant

Craig Galbraith
Craig Galbraith, Chairman

NOTE: These are action minutes reflecting items considered and actions taken by Historical Preservation Commission. These minutes are not a transcript of the meeting. A recording of the meeting is available on the town's website under government>planning and zoning.