



AGENDA

Town of Kure Beach Historical Preservation Commission

Wednesday, November 18, 2020

A meeting of the Historical Preservation Commission will be held Wednesday, November 18, 2020 in the Council Chambers commencing at **6:00 PM**.

Page

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

3. ADOPTION OF MINUTES

- 3 - 5 3.1. October 7, 2020 Regular Meeting
[HPC minutes-10-7-2020](#)

4. PUBLIC COMMENT

5. OLD BUSINESS

- 6 - 14 5.1. Review documents received from SWCA and proposed design guidelines for HPC report
[Historic District Recommendations 11-3-2020](#)
[Kure Beach DRAFT](#)
[1955 Kure Beach Sanborn Map](#)
[Kure Beach Parcel Map 20201021](#)
- 5.2. COA approval process for historic district

6. NEW BUSINESS

7. ADJOURNMENT



HISTORICAL PRESERVATION COMMITTEE MINUTES

REGULAR MEETING

Wednesday, October 7, 2020 @ 6:00 p.m.

The Kure Beach Historical Preservation Commission (HPC) held its regular meeting on Wednesday, October 7, 2020. A quorum of members was present and Attorney Jim Eldridge attended.

HPC MEMBERS PRESENT

Chairman Craig Galbraith
Member Kathleen Zielinski
Member Kenneth Richardson
Member David Garceau
Member Tony Garibay

HPC MEMBERS ABSENT

None.

STAFF PRESENT

Mandy Sanders, Town Clerk
John Batson, Building Inspector
Beth Chase, Deputy Town Clerk

CALL TO ORDER

Deputy Town Clerk Chase called the meeting to order at 6:02 p.m.

MOTION- Member Garibay made a motion to appoint Member Garceau as the Chairman Pro Tem for tonight's meeting

SECOND- Member Zielinski

VOTE- Unanimous

ADOPTION OF AGENDA

MOTION- Chairman Pro Tem Garceau made a motion to add the rescheduling of the November meeting to the agenda and adopt the agenda as amended

SECTION- Member Garibay

VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- September 16, 2020 Regular Meeting

MOTION- Chairman Pro Tem Garceau made a motion to approve the minutes as presented

SECTION- Member Garibay

VOTE- Unanimous

PUBLIC COMMENTS

None.



HISTORICAL PRESERVATION COMMITTEE MINUTES

REGULAR MEETING

Wednesday, October 7, 2020 @ 6:00 p.m.

OLD BUSINESS

1. Continued discussion and update of HPC designation report

Chairman Galbraith stated he met with April Montgomery to walk around the B1 District to get a better understanding of what the HPC is looking for in the historical proposal. The Historic District is not based so much on Historic buildings, but rather the overall culture and ambiance of a 1950s to 1970s North Carolina Beach community. He has been told by the State the HPC should not use "color" as a design element and is unsure why.

Attorney Eldridge stated having a diversity of colors aligns with the unique characteristics of the district rather than homogenous colors and he is not aware of any legal issues regarding colors.

Chairman Galbraith stated he will speak to April Montgomery and ask her to include colors in the narrative. The diversity and pastel colors are what creates the community.

Attorney Eldridge commented he has a few questions. Is the 3-week timeline still on track for the proposal with April Montgomery? Does the HPC plan to resubmit the HPC report back to the State? The feedback received from the State is nonbinding for the Commission. Is the consensus of the HPC to include the pier house as part of the historical district?

Chairman Galbraith commented the proposal is still currently on track and does not see a need to resubmit it to the state so the Commission can stay on track with the timeline. The pier house should be included in the historic district.

Chairman Pro Tem Garceau stated he agrees with Chairman Galbraith.

CONSENSUS- The HPC determined the pier house is part of the historical district.

NEW BUSINESS

1. Rescheduling of the November meeting

MOTION- Chairman Pro Tem Garceau made a motion to reschedule the November HPC meeting to November 5, 2020 at 6:00 p.m.

SECOND- Member Garibay

VOTE- Unanimous

MEMBER ITEMS

None.



HISTORICAL PRESERVATION COMMITTEE MINUTES

REGULAR MEETING

Wednesday, October 7, 2020 @ 6:00 p.m.

ADJOURNMENT

Chairman Garecau adjourned the meeting at 6:21 p.m.

ATTEST: _____
Mandy Sanders, Town Clerk

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.

A. Secretary of Interior's Standards (We should change the wording a little to reflect Kure Beach, but we can use these guidelines to start with)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

B. Matrix for CoA Approval (I presented this to the HPC back in April, 2020)

ARTICLE XV — CERTIFICATE OF APPROPRIATENESS LIST

The following list is provided as a general outline of the level of review that may be expected for various types of projects that are often undertaken. It is not intended to be comprehensive, and cannot cover every circumstance that will be encountered in a project. The assignment of work to a review category is a guideline and staff may assign a given project a higher level of review.

A Certificate of Appropriateness is not necessary for **Routine Maintenance**, which includes repair or replacement where there is no change in the design, materials, or general appearance of elements of the structure or grounds. Certificates of Appropriateness are issued for all other projects. Any repair or replacement where there is a change in the design, materials, or general appearance is defined as an alteration and needs a Certificate of Appropriateness.

Minor Work projects are reviewed by the staff. Staff will refer Minor Work projects to the COA Committee for review if in staff’s judgment the change involves alterations, additions, or removals that are substantial, do not meet the guidelines, or are of a precedent-setting nature.

Major Work projects are reviewed by the Commission's COA Committee. In general, major work projects involve a change in the appearance of a structure or site, and are more substantial in nature than routine maintenance or minor work projects, such as new construction, expansion of a building footprint, or significant changes in landscape features.

	TYPE OF WORK	STAFF REVIEW (minor work)	CERTIFICATE OF APPROPRIATENESS COMMITTEE (major work)
0	ROUTINE MAINTENANCE (includes repair or replacement where there is no change in the design, materials, or general appearance of elements of the structure or grounds)	NO REVIEW	NO REVIEW
1	Construction of a new primary structure		X
2	Additions less than 25% to a primary structure		X
3	Additions 25% or greater to a primary structure		X
4	Demolition of any primary contributing structure		X
5	Demolition of any primary non-contributing structure		X
6	Relocation of structures		X
7	Removal of any contributing part of a structure		X
8	Alteration/Removal of Archeologically Significant Features		X
9	Alteration of Accessory Structures with no expansion of building footprint	X	
10	New Accessory Structures with total area less than 144 sq. ft.	X	
11	New Accessory Structures with total area 144 sq. ft. or greater		X

	TYPE OF WORK	STAFF REVIEW (minor work)	CERTIFICATE OF APPROPRIATENESS COMMITTEE (major work)
12	Additions to Accessory Structures with total area less than 144 sq. ft.	X	
13	Additions to Accessory Structures with total area 144 sq. ft. or greater		X
14	Demolition of Accessory Structures that are architecturally or historically significant		X
15	Demolition of Accessory Structures that are not architecturally or historically significant with total area less than 144 sq. ft.	X	
16	Demolition of Accessory Structures that are not architecturally or historically significant with total area 144 sq. ft. or greater		X
17	Alteration/Construction/Removal of Architectural Details	X	
18	Alteration/Construction/Removal of Awnings	X	
19	Alteration/Construction/Removal of existing Canopies	X	
20	Alteration of Carports/Porte Cocheres	X	
21	Construction/Addition to/Removal of Carports/Porte Cocheres		X
22	Alteration/Construction/Removal of service/utility Chimneys	X	
23	Alteration/Construction/Removal of character-defining Chimneys		X
24	Alteration/Addition to/Construction of Decks with a maximum height 42" or less	X	
25	Alteration/Addition to/Construction of Decks with a maximum height greater than 42"		X
26	Construction of new Decks with a maximum height 42" or less	X	
27	Construction of new Decks with a maximum height greater than 42"		X
28	Removal of Decks	X	
29	Alteration/Removal of Doors /door openings/trim	X	
30	Installation of Doors /door openings/trim	X	
31	Alteration/Removal of Dormers		X
32	Construction of Dormers		X
33	Construction of Driveways	X	

Summary Statement

The unique history of Kure Beach as a military installation, a seasonal coastal community and an industry town converge in a distinctive and intact mix of residential, commercial and recreational buildings that comprise the Kure Beach Historic District. Situated on four blocks and stemming from the intersection of Avenue K and Fort Fisher Boulevard, the Kure Beach Historic District is an intact example of an early to mid-twentieth century beach town in southeastern North Carolina. The district retains the scale, character and a significant number of original structures dating back to, or before, the establishment of Kure Beach in 1947.

Early history of the area now known as Kure Beach is tied to the establishment of Fort Fisher the Civil War fort and State Historic Site at the south end of a peninsula flanked by the Cape Fear River on the west, the Atlantic Ocean on the east and approximately 2 miles south of the district. The current boundary of the State Historic Site does not encompass the total footprint of Civil War activity in the area. The Kure Beach Historic District does not include any Civil War-era structures but retains the potential to yield information related to Civil War activity in the district through archaeology on vacant lots or the redevelopment of existing structures.

The late nineteenth century marks the beginning of the project area's development as a seasonal coastal community. On March 5, 1891, businessmen William Clapton, James Bradley, and W.E. Mayo obtained a charter from the State of North Carolina to form the Fort Fisher Land and Development Company. Around the same time, Hans Kure of Wilmington began acquiring land along the ocean front, two miles south of the small coastal community of Carolina Beach. Circa 1904 Hans Kure constructed two piers along the Cape Fear River from which two small steamers made daily trips to Wilmington, twenty miles upriver, transporting beachgoers and supplies for development. From the piers on the riverbank, Kure and his son constructed a rail line for a small gauge locomotive running east from the river to what would eventually become the intersection of Fort Fisher Blvd and K Avenue, the center of the district. This small locomotive along with the five flat railcars made up what became the Fort Fisher Railroad Company. The rail line no longer exists but the width of K Avenue with angled parking in the median between 4th Avenue and the Kure Beach Pier illustrates where the rail line existed¹.

L.C. Kure continued his investment in the coastal community of Kure Beach with the construction of its first ocean pier in 1923. The modern Kure Beach pier exists in close proximity today. It is not the same pier constructed by Kure in 1923, he quickly replaced his original pier with a new, longer pier the following year. Since 1924 the pier has been repaired or replaced a number of times but has remained the core of commercial and recreation activity in the community. The existing pier looks much like it did in photos from the 1950s and the former pier house from that era remains in a new location across the street at the southwest corner of Atlantic Avenue and K Avenue, where it is now used as a restaurant.

The beginning of Kure Beach as a community with full time residents came in 1934 with the establishment of a 90-acre bromine extraction facility by the Dow Chemical Company and the Ethyl Corporation². The bromine facility bordered Kure Beach to the north and west and created a number of jobs in the community. These employees were likely the earliest full-time residents of Kure Beach and influenced the design of the early frame homes that were frequently one-story, front gable, frame structures with front porches on narrow lots. Examples of these homes can be seen at 209 K avenue, currently the Pier View Cottages, and on the east face of the 100

¹ Hall, Lewis P. *Land of the Golden River: Historical Events and Stories of Southeastern North Carolina and the Lower Cape Fear. Volume One: Old Times on the Sea Coast 1526-1970: Kure Beach.* Print. 1974

² <https://www.ncdcr.gov/blog/2015/01/10/bromine-extraction-at-kure-beach>

block on North 3rd Avenue. The scale, design and materials choices are not unlike what is seen in contemporary worker housing communities being built in Wilmington during the same era.

During the early 1940's civilians and military personnel engaged in building and manning the military training center at Fort Fisher, just south of the district. It was also during this period that Wilmington experienced a substantial population growth. The North Carolina Ship Building Company was created as a part of the U.S. Government's Emergency Ship Building Program and was in Wilmington. The resulting housing shortage in Wilmington and the increased activity at Fort Fisher increased the demand for housing in Kure Beach.

Following World War II, the military training center at Fort Fisher significantly decreased their activity and sold off barracks to civilians as beach cottages. Two of these barracks remain in the district as commercial structures at 108 K Avenue. In 1946 the bromine facility closed and relocated to Texas. Neither event slowed the growth of Kure Beach which experienced the post war economic boom prevalent throughout the country. This growth increased the pressure for continued maintenance of infrastructure and resulted in the incorporation of Kure Beach on April 1, 1947.

Kure Beach sustained growth as a coastal community for the next decade as illustrated on the 1955 Sanborn Fire Insurance Map, where more than six blocks of dwellings, service stations, commercial establishments and community buildings can be seen on Atlantic, 2nd³, 3rd and 4th Avenues between Avenue L and Avenue J.

Integrity

The integrity of the district is sufficient for a coastal community that is frequently impacted by storms, wind and salt air. Exterior materials such as siding, windows, doors and roofing are often modern replacements but maintain their size, shape and location. The pedestrian scale of structures, and their relationship to streets and sidewalks continue to convey the atmosphere of the community as it existed during the period of influence. The original plan as drawn in 1947 is largely intact. The greatest changes are seen on the blocks closest to the ocean where original structures have been lost and parcels combined. The pier continues to serve as the core of the community with commercial business and public spaces in close proximity. The original street grid is intact and maintains the view of the ocean from K Avenue from several blocks west of Fort Fisher Boulevard.

Architectural Narrative

The Kure Beach Historic District, an approximately four-block area located between Avenue J, Atlantic Avenue, Avenue L and 3rd Avenue, contains a significant collection of historic buildings dating from the early to mid-twentieth century. The Town of Kure Beach, established in 1947, is located on the southern tip of a peninsula that is flanked by the Cape Fear River on the west and the Atlantic Ocean on the east. Named for Hans Kure who originally bought the property ca. 1900, the land that is now Kure Beach has served as a Civil War fort, an industry town, a military training area during WWII, and a seaside recreational community. Included among the approximately 45 parcels in the district are 18 residential structures, 10 commercial structures, 8 recreational/hospitality structures a Community Center, a park and 8 vacant lots. The majority of

³ 2nd Avenue is now Fort Fisher Boulevard

structures in the district are frame or concrete block construction, one to two stories in height and have minimal adornment. Gable, hipped and flat roofs are most common in the district

The Kure Beach Historic District is locally significant as a representative example of a mid-twentieth century beach town that reflects its military, industrial and recreational history through the retention of its original plan, pedestrian scale, and intact historic structures. The period of influence for the district is the 1900s through the 1960s. This period begins ca. 1904 when Hans Kure constructs two piers along the Cape Fear River and a rail line to carry visitors from the piers to the beach. The width of K Avenue, where the rail line was constructed, remains broader than the balance of streets in the community and is the earliest element of the Kure Beach plan that remains intact. The August 11, 1947 "Official Map, Town of Kure Beach, North Carolina" illustrates the plan for the community, which is largely unchanged today. Blocks retain their original shape and size, and the road network is intact. In many instances, parcels have been combined to allow for multi-unit structures, like motels, and commercial structures have combined or changed the orientation of a parcel to serve a use not contemplated by the plan.

Most structures in the district date from the 1940s to the 1960s, the peak of activity in the community's twentieth century history. During this period, the military installation is growing and active with World War II training, the Ethyl-Dow Chemical Company is operating and population growth in Wilmington is driving residential and recreational interest in Kure Beach. That blend of interests is unique and evident in the style and design of the built environment. Unlike other beach towns, such as Wrightsville Beach, Beaufort or Nags Head where large summer homes were built for wealthy families, Kure Beach is distinctly working class. Houses are small, practical and have minimal adornment. The commercial district is focused around the pier, which continues to serve as the core of the community and the district. In the original plan, no houses are proposed on the beach; access is public by design. With the exception of one block of Atlantic Avenue, between J Avenue and K Avenue, this access remains today.

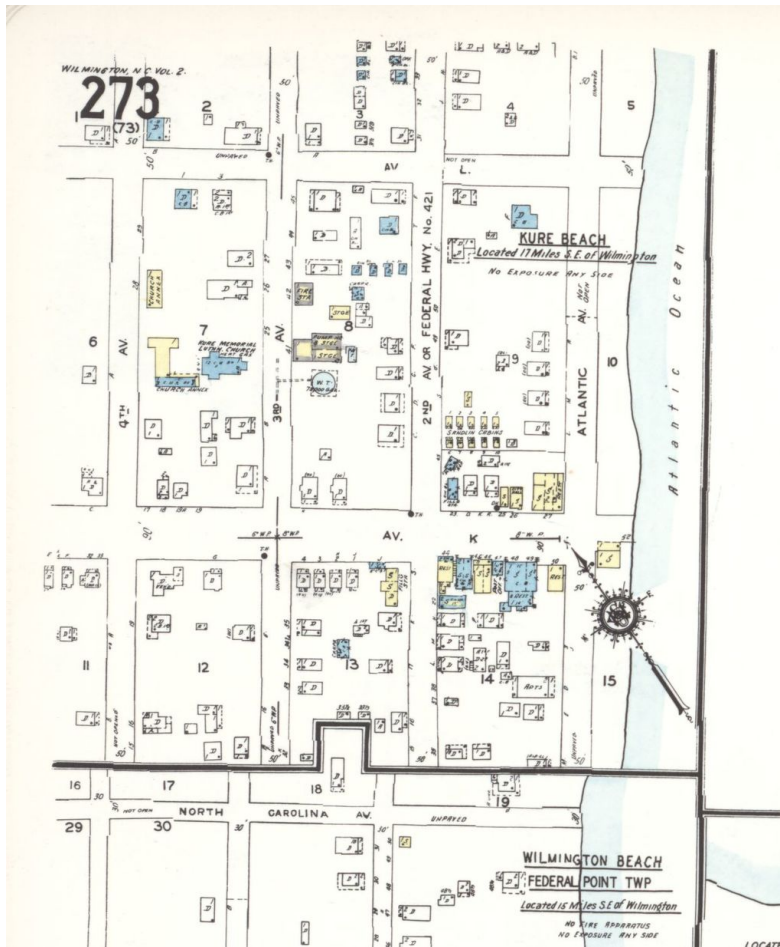
Mid-twentieth century motels are the landmarks of the district. These motels are most often a collection of buildings set around a common space in a way that maximizes views toward the ocean. The Moran Motel at 118 Fort Fisher Boulevard South is an excellent example of a mid-twentieth century beach motel. The one and two-story concrete block multi-unit buildings are situated in a U-shape facing Fort Fisher Boulevard. The motel retains original metal balustrades and v-shaped posts as well as original entry doors. Aluminum frame one-over-one sash windows and casement windows also appear to be original. The South Wind Motel at 109 Fort Fisher Boulevard South is a similar but less intact example. The two original multi-unit buildings, each two-story concrete block and frame construction sit perpendicular to the road with an internal open space for parking and a pool. The original windows and doors appear to have been replaced, but the size and placement are maintained. A third building was added to the site in 1983.

Both the Palm Air Cottages and the Pier View Apartments and Cottages are representative examples of a collection of individual units set on the same parcel to create a motel. Palm Air was constructed in the 1950s and consists of six one-story, and one two-story, frame, hipped roof cottages set in a U-formation around a pool and parking area. The small one-over-one sash windows are vinyl replacements, exterior siding is a mix of a faux brick wainscot, that is likely original, and vinyl siding. Located at 209 K Avenue, the cottage portion of the Pier View Apartments and Cottages includes four of the oldest structures in the district. Constructed ca. 1920, the four one-story, frame, front gable cottages with hipped roofs, and central-bay entry

doors are identical. In 1963 a two-story concrete block side-gable building was constructed behind the cottages. Similar to Moran and South Wind, the two-story building includes a porch that connects the individual rooms.

Commercial structures within the district are focused on the 100 block of K Avenue, are universally one-story and are built up to the sidewalk. Inset storefronts with larger windows and full-glazed entry doors are common on commercial buildings in the district. Of the ten commercial buildings, five are conversions from earlier uses. The Kure Beach Diner, a frame, one story building with large windows facing the street, was originally constructed in 1935 as a pier house and was moved to its current location after Hurricane Hazel in 1954. A few doors down at 109 K Avenue, the current location of Happy Hippies Java Hut, is an unattached one-story frame side gable structure with a large picture window. This building is listed as a post office on the 1955 Sanborn Map. The two one-story frame, front-gable structures located at 108 K Avenue were originally army barracks constructed at the training facility south of the district and moved to this location sometime after WWII. The diminutive frame gable-roofed structure located on the largely vacant lot at 118 Fort Fisher Boulevard North appears to be the last of the Sandlin Cabins. The structure that currently houses Better Beach Burgers, according to the Sanborn Map, is the last cabin of a collection of 11 frame cabins at this location in 1955.

Residential structures that date to the period of influence in the district are most often one-story frame or concrete block structures with gable, hipped or flat roofs. Porches that span the full façade, central bay entry doors and small sash windows are common features. The houses at 134 and 138 North 3rd Avenue and 117 Fort Fisher Boulevard North are representative examples of simple, frame, front gable dwellings seen throughout Kure Beach and reflect a design influence of the military barracks and mill housing of the era. The dwellings at 109 and 113 Fort Fisher Boulevard North reflect a more national bungalow style with hipped roofs and dormers, are slightly larger in scale, and maintain full façade porches, both of which are enclosed on these dwellings. The concrete block flat roof dwelling at 137 Atlantic Avenue North is a unique example of a structure that is stylistically more modern than other residences in the district. Similar dwellings exist in Kure Beach outside the district boundary.





KURE BEACH ARCHITECTURAL
STANDARDS
Parcel Map

- Proposed District Boundary
 - Parcel
- Parcel Type**
- Contributing
 - Non-Contributing
 - Vacant

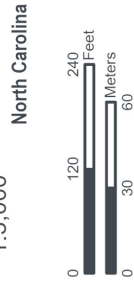
New Hanover County, NC
USGS 7.5' Quadrangle:
Kure Beach, NC, 33077-H8
Carolina Beach, NC, 34077-A8
NAD 1983 UTM Zone 18N
77.9066°W 33.9983°N

Base Map: ESRI ArcGIS Online,
accessed October 2020

Updated: 10/21/2020
Project No. 62318
File: 62318 Kure Beach Parcel Map



1:3,000



North Carolina