

MINUTES

HISTORIC LANDMARK COMMISSION MEETING

Monday, September 14, 2009

3:30 p.m.

Council Chambers of Town Hall

321 Causeway Drive, Wrightsville Beach N.C.

Members Present

Marjorie Way

Sandra Files

Nancy Faye Craig

Susan Snider

Members Absent

Wright Holman

Others Present

Tony Wilson, Planning and Parks Director

Eryn Moller, Planner I & Code Enforcement

Call to Order by Chairman

Madam Chairperson Marjorie Way called the meeting to order at 3:31 p.m.

Approval of Minutes: May 11, 2009

A motion was made by Commission Member Craig to approve the minutes as read and seconded by Commission Member Snider. All Approved.

Unfinished Business

Commission Member Craig asked Mr. Wilson about the Trolley Stop Marker.

Mr. Wilson stated that he contacted Karen Wiles, who stated that she is no longer making the markers. However, Mr. Wilson said that she gave him a new contact name. Mr. Wilson also stated that there is some funding set aside for the Historic Landmark Commission when we do find someone to make the marker.

Commission Member Craig asked Mr. Wilson if he had found out who made the base of the markers, because she thought that the Town had made them. Mr. Wilson said at this time he did not have that information but would look into it further.

Commission Member Craig said that her other follow-up was the ocean side arboretum at the Yacht Club.

Madam Chairperson Way asked Mr. Wilson if he indeed followed up on this item.

Mr. Wilson said he had not had a chance to do so yet.

New Business

A. Wrightsville Beach Historic Home Relocation Program, Procedures and Responsibilities.

(Beginning of Staff Memorandum)

Background:

At the March 9, 2009 Historic Landmark Commission meeting, Board of Aldermen Member David Cignotti approached commission members regarding the creation of a historic preservation area, located by the Wrightsville Beach Museum and Wrightsville Beach Chamber of Commerce on Salisbury Street. This preservation area referred to as the Town Historic Square could potentially be funded by Tourism Development Authority (TDA) monies. Furthermore, funding for surveying and formally creating two parcels for the program was included in the current municipal budget.

At the April 23, 2009 Board of Aldermen meeting the Board directed staff to develop a draft plan for procedures to implement the program. At the May 28th meeting the concept of having qualified non-profit organizations own the cottages instead of the Town was introduced. It was generally agreed that staff should proceed in developing a plan with this perspective of organization ownership. This process would be similar to what was done with the Museum and Visitor Center.

In response to the Board's request, staff has developed a package of information that can be used for the implementation of this program in the event the opportunity arises in which a suitable cottage becomes available for placement on Town property. The draft procedures have been developed with the concept that the Town would lease property to individual organizations for placement of qualified cottages and owned by respective organizations.

Requested Action:

Discuss the procedures and responsibilities for the Wrightsville Beach Historic Home relocation Program.

(End of Staff Memorandum)

Commission Member Craig stated that the procedures are well written, but it says "at least two" which was never discussed because this could mean more.

Mr. Wilson agreed and said that he would address this with the Town Manager. He also said that there is an issue with access to the water tower so the number and size of homes must be limited.

Commission Member Files asked how much acreage is going to be used for these homes.

Mr. Wilson said that they have put aside some land and some money to subdivide the parcels into 6,200 square feet lots and the total area would be 12,400 square feet. The lot dimensions would be approximately 99 x 62.5 feet.

Commission Member Files asked if there would be some type of parameter on how big the homes could be.

Mr. Wilson said that a large home would clearly not fit and that is something this commission should look at and provide recommendations to the Board of Aldermen.

Commission Member Files felt that the size of the structure should be better identified within the procedures. A discussion continued about various designated homes that have had additions and are no longer original historic structures.

Commission Members also considered whether either a single story home or a multi-story home should be allowed in this program or both.

Commission Member Files stated that she would like to see only conforming homes considered for the program.

Madam Chairperson Way said that if you did that then you would not even consider maybe some newer homes that still qualify as a historic home.

Commission Member Craig said that we should be more inclined to allow those who have the money to move the cottages.

Madam Chairperson Way said that a large structure would also have to be raised creating an even bigger structure.

Mr. Wilson stated that one of the cottages located there now may not be conforming to the flood ordinance and suggested that the Board could potentially grant a variance to the flood ordinance. Mr. Wilson said variances and the varying building

heights maybe something that we need to begin looking at to be adequately prepared.

The members agreed that they would not like the heights of these homes to match the new Safety Building.

Madam Chairperson Way suggested that we may need to start looking at getting the information out to the public and asked how we could accomplish this.

Mr. Wilson said that we have Star News and Lumina News reporters here at the meeting or we could use Town Hall signage and the website.

Commission Member Files suggested putting information in with our water bills.

Madam Chairperson Way asked if it was possible to have moving companies available if and when someone decides to move a structure.

Mr. Wilson said that there may be one or two available for moving structures and staff already has names and contact info. The way the economy is now they are not busy.

Madam Chairperson Way asked if there was any more information on this agenda item and where does this go next.

Mr. Wilson said that Mr. Simpson wanted staff to bring this forward to the commission today, present the rules/procedures and then the next step would be recognizing an individual who would like to donate a structure. Mr. Wilson asked if the commission members would like to get the word out and asked how they would like to disseminate the information.

Commission Member Snider asked about posting the information on the Town bulletin boards. She also asked if someone inquires about donating a home, would staff recommend a non-profit or would they have to find a sponsor.

Mr. Wilson said that Mr. Simpson may have a few sponsors in mind; Surf Rider, the Garden Club, etc. Mr. Wilson also said that local contractors may donate time or materials to facilitate a move.

Madam Chairperson Way wanted to confirm that any individual interested in this program would get support and information from the Planning Department.

Commission Member Files asked if there have been any discussion on how the parking would work and the requirements.

Mr. Wilson said that it would be tied to the use of the building and if there are parking lots associated with this area. He reiterated that it would be restricted by the use of the building.

Madam Chairperson Way said that she is delighted to have this program available and asked if there were any comments from the public.

Other Business from Members

Commission Member Craig mentioned that the Tide and Times book had been published and is available at the museum.

Madam Chairperson Way said on Sunday the 20th there is an event at the Museum. She said that members of the community will bring personal artwork by artist Claud Howell and these folks will talk about their piece and/or their experience with the artist or artwork.

Other Business from Staff

Mr. Wilson said that the next meeting is November 9th. Also, he asked for email addresses of the members who have them so we can forward information for local historic events.

Adjournment

Madam Chairperson Way adjourned the meeting at 3:57 p.m.