



Historic Landmark Commission Agenda
Monday January 13, 2025 at 4:00 p.m.
Town of Wrightsville Beach Council Chambers
321 Causeway Drive, Wrightsville Beach, NC

- Call to Order
- Pledge of Allegiance
- Approval of Minutes from November 13, 2023
- New Business:
 - **Agenda Item A:** Elect a Chair
 - **Agenda Item B:** Elect a Vice-chair
 - **Agenda Item C:** Consider the CoA Application to Demo 407 N. Lumina
- Old Business
- Other Business from the Chairperson and Board Members
- Other Business from Staff
- Adjournment

11.28.2023
Minutes



Historic Landmark Commission November 28, 2023

Present: Town Planner Robert O'Quinn, Board Member Peggy Daughtry, Board Member Nancy Faye Craig, Board Member Martie Rice

0:01–0:22

Call to Order and Pledge of Allegiance

- Meeting was called to order and began with the Pledge of Allegiance.

0:25–2:07

Election of Chair

- Discussion about electing a new chair.
- Decision was made to postpone until all members are present.

2:13–3:26

Approval of Previous Meeting Minutes

- Motion to approve the minutes was made and seconded.
- Vote: Approved unanimously.

3:30–13:35

Certificate of Appropriateness (COA) for 401 South Lumina Avenue

- Discussion of a request to add a split air conditioning unit and structural reinforcements.
- Planner Robert O'Quinn explained details of the application, including benefits for structural integrity and historic preservation standards.
- Applicant provided additional information.
- Motion to approve the COA was made and seconded.
- Vote: Approved unanimously.

13:35–15:50

Discussion on Replacing Historic Doors

- Concerns about compliance with historic preservation and building codes for replacing doors.
- Planner Robert O'Quinn to confirm requirements and report back at the next meeting.

17:16–22:01

Old Business – Trolley Stop Markers

- Issues with maintaining plexiglass markers were discussed.



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- Suggestions were made to explore alternative materials like tile or epoxy for better durability.
- Action: Robert O'Quinn to research cost-effective solutions.

22:01–24:42

Closing Business

- Final discussions about upcoming meetings and potential ordinance changes.
- Motion to adjourn was made and seconded.
- Vote: Approved unanimously.

A video recording of this meeting is at: <https://www.youtube.com/watch?v=U1BDHN10tSM>

Respectfully submitted,

A handwritten signature in black ink that reads "Robert O'Quinn".

Robert O'Quinn, MPA, CZO

What to Consider when Issuing or Denying a CoA for the Demo of a Historic Landmark

§ 160D Guidance

1. General Rule

- Under Chapter 160D (particularly § 160D-947 through § 160D-950), a locally designated historic landmark cannot be demolished unless the property owner obtains a “Certificate of Appropriateness” (COA) from the local Historic Preservation Commission (HPC).
- The COA process reviews proposed changes—such as demolition—to ensure they are consistent with local design guidelines and preservation goals.

2. Scope of HPC Authority

- The HPC’s purview includes reviewing applications for alterations, relocation, or demolition that would affect the exterior features of a landmark.
- For demolition requests, the Commission’s main tool is the ability to delay demolition for a specified period (up to 365 days) to see if alternatives can be found.

3. Demolition Delay (Up to 365 Days)

- If the HPC deems that the proposed demolition would be detrimental to the architectural or historic character of the landmark or district, it can **delay the effective date of the COA for up to 365 days**.
- The purpose of this delay is to explore alternatives, such as finding a buyer who would preserve the house or working out a plan to relocate rather than demolish it.

4. File an Application for a Certificate of Appropriateness: The application typically requires:

- **Project Description** (including demolition scope).
- **Rationale** (why demolition is necessary or desired).
- **Proposed Redevelopment Plans** (site plans, architectural drawings, or sketches).
- **Historic Documentation** (photographs, measured drawings, or other records that capture the historic character of the building).

5. Public Hearing / Review

- The HPC usually holds a public hearing to gather input from neighbors, preservation groups, and other stakeholders.
- The Commission then decides whether to approve the COA immediately, approve with conditions, or impose a demolition delay (for up to 365 days).

6. Potential Delay of Demolition

- If the HPC votes to impose a **demolition delay**, the demolition permit will not be effective until the end of that delay period.
- During the delay, the owner and HPC may negotiate or explore alternatives (sale to a preservation-minded buyer, relocation of the house, revised redevelopment plan to incorporate the historic structure, etc.).

7. Final Approval or Expiration of Delay

- If no agreement is reached or solution found by the end of the delay, the owner may then proceed with demolition, provided all other local permits and requirements are met.

Memorandum for the Agenda Item



January 6, 2025

Memorandum

To: Chairman and Commission Members
From: Robert O’Quinn, Planner
Re: 407 N. Lumina CoA for Demolition
Cc: Tony Wilson-Planning Director, Haynes Brigman-Town Manager

Background

The historic house at 407 North Lumina Avenue in Wrightsville Beach, North Carolina, is known as the Williams-Bordeaux Cottage. Constructed circa 1922, it is recognized as a historically designated property by the Town of Wrightsville Beach.

This cottage is one of the few remaining examples of early 20th-century architecture in the area. Notably, it survived the Great Fire of 1934, which destroyed many structures on Wrightsville Beach. The Williams-Bordeaux Cottage, along with its neighbor, the Ewing-Bordeaux Cottage at 405 North Lumina Avenue, are among the oldest fully intact structures north of Stone Street. In October 2024, the property was sold for \$2,500,000. The house encompasses 792 square feet and includes four bedrooms and 2.5 bathrooms.



The Williams-Bordeaux Cottage is part of Wrightsville Beach's efforts to preserve its historical and architectural heritage. The town has designated several properties as historically significant, reflecting the community's commitment to maintaining its unique coastal history.

Purpose for the Application

The purpose of the public hearing is to consider the proposed redevelopment of the historic property at 407 North Lumina Avenue by WuWu LLC of Rocky Mount. The property, known as the Williams-Bordeaux Cottage, is located extremely close to the public right-of-way, a characteristic that reflects its early 20th-century origins but does not meet current building standards.

The Historic Landmark Commission (HLC) must decide whether to issue a Certificate of Appropriateness (COA) for the demolition of the historic property at 407 North Lumina Avenue, the Williams-Bordeaux Cottage. This decision involves evaluating the balance between the historical and cultural significance of the property and the applicant's intent to redevelop the site to meet current standards.

One of the primary philosophies of historic preservation is the **conservation of historical construction skills and techniques** that are no longer widely practiced today. Preserving structures like the Williams-Bordeaux Cottage provides a tangible connection to these



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traditional methods, materials, and craftsmanship, which serve as educational tools and cultural artifacts. Other key philosophies include maintaining the historical integrity of communities, protecting architectural styles that reflect specific periods, and fostering a sense of place and continuity.

In making its decision, the HLC must consider the extent to which demolition would result in the loss of unique construction practices embodied in the property, the feasibility of preserving or rehabilitating the structure, and whether the applicant's plans align with preservation goals and local guidelines. This deliberation will guide whether the COA for demolition is issued or denied. Denial will result in a 365 day delay of demolition at which point if a resolution is not found the CoA is automatically issued.

Attachments:

1. CoA Application
2. Photos of the Structure
3. Advertisement for a Public Hearing

Certificate of Appropriateness Application



HISTORICAL APPROPRIATENESS REVIEW
HISTORIC LANDMARK COMMISSION

APPLICATION FOR PROPOSED ACTIVITY

Attach additional information if necessary

1. Address of Structure: 407 N Lumina Ave.
Wrightsville Beach
2. Property Owner: WuWu LLC
Phone #: 252-813-4251 Email: jbb3paint@aol.com
3. Mailing Address: PO Box 7906
Rocky Mount, NC 27804
4. Description of proposed activity:
Demo Structure
5. Detailed Description of materials to be altered or replaced:

6. Detailed Description of materials to be used in proposed activity:

7. Attach photographs of the exterior of the structure and any illustrations or plans to best represent the activity proposed.

JBBru
Signature of Applicant

10/28/24
Date of Application

For office use only

The proposed activity is approved with the following conditions:

Chairman, Wrightsville Beach Historic Landmark Commission

Date

Photos of the Property



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Historic Landmark Commission – Wrightsville Beach

The public shall take notice that the Wrightsville Beach Historic Landmark Commission will meet at 4:00p.m. on January 13, 2025, or as soon thereafter in the Town Hall Council Chambers, 321 Causeway Drive, Wrightsville Beach, NC, to consider the following:

- To consider a Certificate of Appropriateness for the demolition of the historic Williams-Bordeaux Cottage located at 407 N. Lumina Ave.