City of Southport
Historic Preservation Commission

Southport Local Historic District Design Standards 2025

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Acknowledgments

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Standards adopted by the City of Southport Historic Preservation Commission:

Foreword

The Southport Local Historic District was designated by the Board of Aldermen in TBD. The Southport Local Historic District encompasses the entirety of the Southport Local Historic District (1980) and a portion of the Historic District Boundary Amendment (2010). The Southport Historic Preservation Commission was established to protect and preserve the historic character of the district by reviewing applications for Certificates of Appropriateness. A Certificate of Appropriateness is required prior to any other permit; it is issued for changes to buildings and sites within the district to ensure changes are congruous with the character and qualities of the historic district.

The Southport Local Historic District is a collection of buildings and sites that embody important elements of the city's culture, history, and architectural history. The special character of the district is outlined in this document.

The purpose of the local historic district designation and regulations is to encourage the preservation of the historic character and architectural details of the Southport Local Historic District for the benefit of present and future generations. Through a historic district overlay, the Southport Local Historic District is protected from unmanaged change through a design review process that is based on the Southport Local Historic District Design Standards. The intent of these design standards is to:

1. Provide guidance to assist all parties, including property owners, tenants, contractors, and architects as they plan to restore, rehabilitate, or make changes to the exterior of properties within the Southport Local Historic District.
2. Provide standards for planning staff and commissions members to evaluate proposed changes, including, new construction, alterations, additions, relocation, and demolition to determine congruity with the special character of the district.

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Introduction

Introduction

The Southport Design Standards are intended to assist property owners in the locally designated historic district and owners of historic landmarks when they are planning changes to the exteriors of their properties. The standards also assist the Southport Historic Preservation Commission and its staff in determining the appropriateness of proposed changes.

A historic district is created because, taken as a whole, it embodies important elements of the city's cultural and architectural heritage. Therefore, when considering projects within a historic district, the Commission is charged with reviewing exterior alterations to an individual building, as well as their impact on the district as a whole. Originally designated in 1980, the City of Southport National Register Historic District consists of a combination of residential, commercial and institutional buildings.

Design standards do not apply to National Historic Districts Register. The National Register of Historic Places is the official list of nation's historic places worthy of preservation.

Listing in the National Register is an honorary designation and places no restrictions on what an owner may do with a listed property. Locally designated historic districts are created to protect historic properties from insensitive alteration. Therefore, standards help property owners determine appropriate maintenance and rehabilitation measures for their historic buildings. Where the boundaries of a local historic district and a National Register historic district coincide or overlap, the application of design standards is in effect strictly due to the local designation.

Through the establishment of the Southport Local Historic District (historic district), the City of Southport and the Historic Preservation Commission hope to retain the remaining historic building stock, to encourage the efforts of area residents to conserve the historic neighborhoods, and to protect Southport's character and charm. Local designation provides review of proposed changes to exteriors, landscaping, site features, and archaeological resources.

Structures existing at the time of the adoption of the local historic district overlay are not required to retroactively come into compliance with the Southport Local Historic District Design Standards. Additionally, exterior elements, materials, and mechanical features existing prior to the adoption of these standards may be repaired or replaced with like kind materials. Compliance with the Southport Local Historic Design Standards begins on the date of the adoption of these standards and the local historic district overlay zone.

How to Use the Design Standards

Users of these standards are encouraged to read them in their entirety. They can also reference selected sections to answer specific questions about the repair, alteration, and rehabilitation of Southport's historic architecture, and new construction within the historic district.

Section 1.0 – Site and Setting discusses the setting of the historic district related to landscaping, fencing, utilities, lighting, and signage.

Section 2.0 – Standards for Exterior Changes to Buildings provides standards for proposed changes to individual landmarks and buildings in the Southport Local Historic District.

Section 3.0 – New Construction and Additions provides guidance for new construction and its integration within the historic district.

Section 4.0 – Relocation & Demolition Standards discusses best management for relocation of buildings.

Section 5.0 – Demolition of Landmarks and Buildings discuss the topics of appropriate demolition in the district.

Section 6.0 – Disaster Preparedness and Prevention provides standards for historic properties within flood prone areas and best practices of preparation for and rehabilitation after natural disasters.

Secretary of Interior's Standards for Rehabilitation

The Secretary of Interior's Standards for Rehabilitation are the broad preservation principles on which these Design Standards are based. These ten national standards outline a hierarchy of preservation practices that focus on the maintenance and protection of historic properties, valuing preservation over the repair or replacement of historic features. The standards also address landscape features, site, and setting as well as additions and new construction.

The Secretary of Interior's Standards for Rehabilitation, developed in 1992, were codified as 36 CFR Part 68 in the July 12, 1995, Federal Register (Vol. 60, No. 133). They replaced the 1978 and 1983 versions of 36 CFR Part 68, entitled The Secretary of the Interior's Standards for Historic Preservation Projects. The ten Standards are listed below with additional information and guidance available on the National Park Service website: http://www.cr.nps.gov/hps/tps/tax/rehabstandards.htm.

In the rare instance that a particular application includes an element that is not specifically addressed in these Design Standards, the Secretary's Standards for Rehabilitation will be applied to that part of the application. It should be noted that, although the first standard addresses use, the Commission does not review proposed uses of historic buildings. The Secretary of Interior's Standards for Rehabilitation are as follows:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to project the integrity of the property and its environment.

10. New additions and adjacent or related new construction will 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.

Administration of the Southport Local Historic District

Historic Preservation Legislation—Federal, State, and Local

Historic preservation activities in Southport are guided by several important pieces of legislation on the federal, state, and local levels. Foremost of these is the National Historic Preservation Act (NHPA) of 1966. Among other things, this landmark federal act and its amendments established the National Register of Historic Places, the system of State Historic Preservation Offices, and the Certified Local Government program. It also mandated consideration by the federal government of the effects to historic resources from federal undertakings. Through additional historic preservation-related legislation enacted in 1976 and 1986, the federal government has created tax credits for the certified rehabilitation and preservation of income-producing historic properties.

In North Carolina, localities can establish historic districts and Historic Preservation Commissions to administer them pursuant to the provisions of North Carolina G.S. 160D-940-951. This statute defines the criteria for historic district and landmark designation, details the potential powers and duties of a local Historic Preservation Commission, and mandates that a Certificate of Appropriateness (COA) be obtained for changes to the exterior of individual landmarks and buildings within a historic district or to their setting.

The state statutes provide the legal underpinning for the City of Southport's Local Historic District Ordinance, first adopted by the Southport Board of Aldermen on September 8, 2022. The Southport Local Historic District Ordinance, much of which is based on the State Statute above, is found in Chapter 2, Division 3 of the City Code of Ordinances.

Southport Historic Preservation Commission (HPC)

The City of Southport's Historic Preservation Commission (HPC) consists of seven (7) regular members and two (2) alternate positions, who are voted in as voting members when a regular member is absent. The HPC elects its own chairperson and vice-chairperson to one-year terms. All members must be residents of the City of Southport, though not necessarily a resident of the historic district, and shall have demonstrated special interest, experience, or education in preservation, history, or architecture. The HPC is assisted in its duties by City Staff, including the Development Services Director, City Planners, Building Inspectors, and the City Clerk.

The Southport Historic Preservation Commission holds regularly scheduled meetings on the first Wednesday of every month at 4:00 PM. Meetings are generally held at the Indian Trail Meeting Hall (113 W. Moore Street). All cases are advertised in accordance with City ordinance. The HPC may also hold special meetings to discuss particular topics and are advertised as such, and all meetings of the HPC are open to the public.

Goals of the Historic Preservation Commission

Goal 1: The City of Southport Historic Preservation Commission endeavors to preserve the heritage of Southport by enacting regulations and architectural design standards within the locally designated historic district(s), by extending protection of landmark status to especially significant structures, buildings, sites, areas, or objects, and by utilizing Certificates of Appropriateness to ensure that projects within those districts or involving those landmarks are consistent with the historic character of the City.

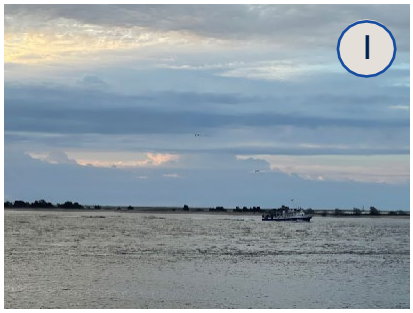
Goal 2: The City of Southport Historic Preservation Commission shall establish policies and procedures to prevent the loss of historically significant structures within locally designated historic districts.

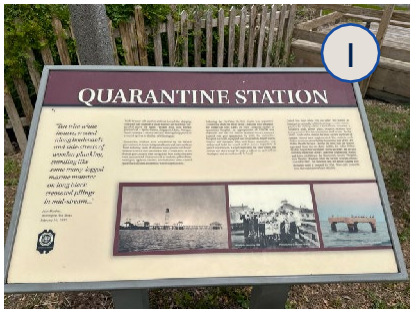
Goal 3: The City of Southport Historic Preservation Commission will lead efforts to provide education on the benefits of historic preservation to property owners and residents of the City at large.

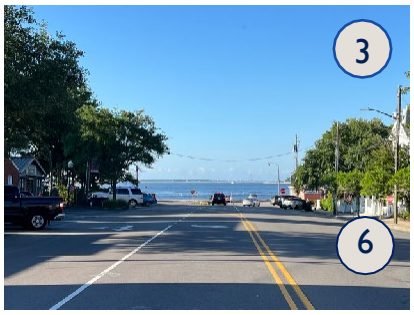
Goal 4: The City of Southport Historic Commission shall support public participation in the historic preservation process, including but not limited to publicly- initiated nominations of local landmarks and through transparency in Commission actions in accordance with all applicable state statutes

Protecting Southport's Historic Vistas

1. Battery Island and Quarantine Platform
2. Tree-lined streets
3. Water views at street ends
4. Franklin Square Park
5. Old Burying Ground
6. Howe/Moore corridors
7. Yacht Basin
8. Brunswick Street Marsh
9. Garrison Lawn
10. Indian Trail Tree and Keziah Memorial Park







Duties and Responsibilities of the HPC

Among the most important powers and duties of the HPC detailed in Section 2.195 of the Southport Local Historic District regulations are the following:

a. Maintain an inventory of historic properties;

b. Recommend to the Board of Aldermen the designation of historic districts and landmarks in Southport, as well as recommend the removal of a building or landmark's historic designation;

c. Review and act upon proposals for alterations, demolitions and relocations, or new construction within historic districts in Southport; the HPC also reviews changes to individual landmarks.

This last duty is the one most frequently encountered by the public in Southport. To fulfill this responsibility, the HPC is empowered to "review and pass upon the appropriateness of the construction, reconstruction, alteration, restoration, moving or demolition of any buildings, structures, outdoor advertising signs or other exterior features in the historic district."

The purpose of the review is to assist the HPC perform its duty as provided by N.C. General Statute 160D-947 to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of buildings or structures, appurtenant fixtures, outdoor advertising signs, or other significant features in the district which would be incongruous with the special character of the landmark or district.

Certificate of Appropriateness

Probably the most frequently asked question of the HPC is "When do I need a Certificate of Appropriateness (COA)?" The COA is a permit that a property owner receives indicating that a proposed change or action has been reviewed and approved by the HPC for congruity with the special character of the historic district or landmark and for consistency with the historic district regulations. A COA is required for any exterior change planned for a local historic landmark or building within the local historic district (See Map on page 37). Exterior changes are defined as any alteration including but not limited to the architectural style, general design, general arrangements of buildings or structures on the site, size and scale of the buildings or structures, building materials, types and styles of windows, doors, lights, signs, and other fixtures. Landscaping and changes to natural features such as trees, creeks, creek banks and riverbanks are also subject to HPC review. As a part of the COA review process, the HPC shall consider the preservation of the character and integrity of the City and its historic districts and individual landmarks. To verify that the proposed action requires a COA, call the City's Preservation Planner at 910-457-7900.

According to Section 2.198 of the City historic district regulations "ordinary maintenance or repair of any exterior architectural feature in the Southport Local Historic District which does not involve a change in design, material, or outer appearance" does not require a COA. As a general rule, however, all other external changes or modifications to a building/structure or its setting in the historic district, demolitions and relocations in the historic district, new construction in the historic district, and the installation or alteration of any sign in the historic district can only be undertaken after the granting of a COA. The COA must be obtained before any proposed work can be performed. A COA is generally required regardless of whether any other building or zoning permit is required. Note that the interior of a publicly owned building or an individual landmark for which consent for interior review has been given by the owner also falls under HPC review.

Quasi-Judicial Decision

Local historic designation requires a certificate of appropriateness (COA) from the HPC to make any changes to their property. The commission reviews all COAs and makes its decision based on evidence and the design standards in this document. The Commission must use its judgment to come to a conclusion of law.

Due to the judgment required to make the COA decision, the standard procedural requirements for quasi-judicial decisions shall be followed. The standard that applies to historic preservation decisions asks "is the project congruous with the special character of the district or landmark?" (as identified in these design standards).

Procedural elements that must be followed as outlined in the general statutes include:

The preservation commission

a. "Shall take such steps as may be reasonably required in the ordinance and/or rules of procedure to inform the owners of any property likely to be materially affected by the application";
b. "Shall give the applicant and such owners an opportunity to be heard"
c. "Will hold a public hearing concerning any major works application";
d. "Shall review and act upon all applications "within reasonable time, not to exceed ~~180~~ 90 days from the date the application for a certificate of appropriateness is filed."

Levels of Review

Exterior changes to properties in the Southport Local Historic District are divided into two categories: Minor Works and Major Works. The following pages and table outline the types of work that fall into each category. It is always best to contact the City's Preservation Planner early in planning stages in determining which level of review is required for the project.

Routine Maintenance Actions (COA Not Required)

Property owners should be aware of certain actions that are considered "routine maintenance" or are otherwise not subject to HPC review and thus do not require a COA. These items include:

a. Repair or change of color of painted surfaces;
b. Seasonal decorations;
c. Moveable playground equipment;
d. Temporary real estate "open-house" or "yard sale" signs placed and removed on that day;
e. Addition to, installation of, or replacing gutters or downspouts with like materials, construction, and matching trim colors as long as significant architectural features are not removed or obsured;
f. Landscaping ~~(less than 25%), including planting of flowers and vegetable gardens;~~
g. Removal or planting of trees in rear and non-visible yards;
h. Removal of diseased or dead trees in any location;
i. Fence installation/removal in the rear and non-visible side yards;
j. Installation/removal of mechanical equipment in the rear and non-visible side yards;
k. Alteration/installation of exterior lighting;
l. Alteration/removal of sidewalks, parking lots, and/or driveways;
m. Temporary emergency roof tarps, window air conditioning units, fans, or portable generators;
n. Installation of foundation vents on non-visible on the rear or non-visible side yards;
o. Alteration/installation/removal of storm windows or doors;
p. Alteration/removal of existing shutters on rear or non-visible side yards;
q. Alteration/addition/construction/removal of swimming pools;
r. Demolition of a non-historic addition or accessory structure;
s. Construction of a new accessory structure less than 144 square feet;
t. Maintenance and emergency restoration of existing above ground utilities;
u. Public safety issues.

Pre-Application Process

For all but the smallest project, a property owner is strongly urged to take advantage of the HPC's pre-application process. This process, involving informal consultation with City staff can save time, money, and headaches during the rest of the COA application process. It allows owners/applicants to present conceptual ideas, to discuss different alternatives, and to receive

helpful guidance and comments. An applicant may request an informal meeting with Staff to become familiar with the Southport Historic Design Standards.

It is important to realize that completion of the pre-application process does not guarantee approval of the COA application by the full HPC, or that the COA application will not be modified. The HPC renders its decision on an application after careful consideration, hearing of evidence from other Southport residents or expert witnesses, and discussion among its members, all accomplished at the regularly scheduled HPC hearings.

Minor Works

Minor works include a limited in-kind replacement of materials or features as well as relatively minor alterations that do not significantly impact the special character of the property. These minor alterations require administrative staff review therefore expediting the process. A COA application is still required and the proposed work must meet the Design Standards outlined in this document to ensure the proposed work is not incongruous with the special character of the district. Complete applications are reviewed in the order they are received and may take up to two weeks.

If the Preservation Planner finds that the proposed work does not meet the Design Standards, the applicant may revise the application or the application can be reviewed by the HPC. No application may be denied without the formal action by the Historic Preservation Commission.

Major Works

Major works are substantial alterations to a building or site that have the potential to alter or damage the historic character and integrity of the building, adjacent buildings and sites, and the associated historic district. A COA application is required and the proposed work must meet the Design Standards to ensure the proposed work is not incongruous with the special character of the district. Applications for **Major Works** are reviewed by the full Historic Preservation Commission at their regularly scheduled monthly meetings.

The Planning staff reviews the applications to ensure their completeness, schedules the application to be heard at the appropriate Commission meeting, and provides mailed notification and posted notification about the public meeting.

City of Southport Local Historic District Review

All exterior work and new construction to a locally designated landmark or property within the City of Southport's Local Historic District requires a COA, regardless of whether or not a building permit is required.

The following table provides examples of projects and COA requirements. For any projects not listed below please contact the Preservation Planner for more information.

Proposed Work	Minor COA	Major COA	Comments
Routine Maintenance does not require a COA			
Site and Setting			
Changes to significant site features		X	
Alteration, construction/removal of stone or brick terraces, water features, berms, and ground moving activities		X	
~~Alteration, construction/ removal of fences on rear and non-visible side yards~~	~~X~~		
Alteration/construction/removal of fences or walls on front or side visible elevations		X	See "Fences" section
~~Removal or planting or trees in rear and non-visible side yards~~	~~X~~		
Removal of ~~mature trees~~, terraces, and walkways		X	City Tree Protection and Landscape Preservation permit process still applies.
~~Removal of any diseased or damaged trees in any location~~	~~X~~		~~City Tree Protection and Landscape Preservation permit process still applies.~~
~~Alteration/construction/removal of gardens, planting beds, or shrubbery less than 25% of front yard area or side yard area on corner lots~~	~~X~~		
~~Review of landscape master plans affecting less than 25% of the front yard area or less than 25% of side yard area on corner lots~~	~~X~~		
~~Review of landscape master plans affecting more than 25% of the entire front yard area or more than 25% side yard area on corner lots~~		~~X~~	~~See "Landscaping" section~~

Proposed Work	Minor COA	Major COA	Comments
~~Installation or removal of mechanical equipment including roof vents, exterior air conditioning unit(s), furnaces, generator(s), TV antenna, solar panels, and satellite dishes on rear or non-visible side elevations~~	~~X~~		
Installation of mechanical equipment, including roof vents, exterior air condition unit(s), furnace(s), generator(s), TV antenna, and satellite dish on front or visible side elevation		X	See "Outside Utilities" section
Installation of window air conditioning units and window fans ~~in front or visible side yard~~	X		Permanent Installations Only
~~Alteration/installation/removal exterior lighting~~	~~X~~		
Alteration/removal of signs	X		See "Signage" section
Installation of signs		X	
Addition to/installation of sidewalks, parking lots, and/or driveways		X	See "Off-Street Parking" section
~~Alteration/removal of sidewalks, parking lots, and/or driveways~~	~~X~~		~~See "Off-Street Parking" section~~
~~Alteration/removal existing docks, piers, bulkheads, boardwalks~~	~~X~~		
~~Construction of new docks, piers, bulkheads, and boardwalks~~		~~X~~	~~See "Docks, Piers, and Boardwalks" section~~
Exterior Changes			
Alteration of roof materials and/or form(s)		X	See "Roofs"section
~~Installation of skylights on rear or non-visible side elevations~~	~~X~~		
~~Addition to or installation/removal of gutters or downspouts matching the house or trim color, as long as significant architectural features are not removed or obscured~~	~~X~~		
Alteration/construction/removal of service/utility chimneys	X		
Alteration/construction/removal of character defining chimneys		X	
Alterations to foundations or building walls		X	See "Foundations" section

Proposed Work	Minor COA	Major COA	Comments
~~Installation of foundation vents on non-visible rear or side elevations~~	~~X~~		
Removal of non-historic siding materials when the original siding remains beneath and is restored (if more than 25% of original material must be removed or replaced, HPC review is required)	X		
Alteration/removal of existing windows, sash, window opening, or trim on		X	
Installation of new windows on front and visible side elevations		X	
Alteration/removal/installation of door(s)/door openings/trim		X	
~~Alteration//installation/removal of storm windows or doors~~	~~X~~		~~See "Windows" and "Doors" section~~
~~Alteration/construction/removal of existing shutters on rear or non-visible side elevations~~	~~X~~		~~See "Windows" section~~
Alteration/construction/addition or removal of porches		X	
Installation of new porch railing~~, if required by code~~	X		
Alteration/construction/removal of storefront materials or design		X	See "Historic Storefront" section
Alteration/construction/removal of temporary features that are necessary for medical conditions, but do not permanently alter exterior features	X		See "Accessibility and Life Safety" section
Construction/installation of permanent ramps and features structurally attached to the building		X	
~~Alteration/addition/construction of swimming pools~~		~~X~~	
~~Removal of swimming pools~~	~~X~~		
New Construction & Additions			
Addition to a primary structure		X	
Alteration/construction of/ addition or removal of patios	X		
Construction of a new primary structure		X	

Proposed Work	Minor COA	Major COA	Comments
~~Construction of a new accessory structure less than 144 square feet~~	~~X~~		
Construction of a new accessory structure exceeding 144 square feet		X	
Relocation & Demolition			
Relocation of a structure		X	See "Relocation of Buildings" section
Demolition of a structure or building		X	See "Demolition" section
~~Demolition of a non-historic addition or accessory structure~~	~~X~~		
Disaster Preparedness & Prevention			
~~Maintenance and emergency restoration of existing above-ground utilities~~	~~X~~		~~See "Disaster Preparedness and Prevention" section~~
Elevating structure or building		X	
Other			
Six-month renewal of Certificate of Appropriateness previously granted, ONLY if work has been started but not completed within the one-year validation period	X		
~~Public safety issues (must be approved by Inspections Department)~~	~~X~~		
Items not Regulated			
Routine maintenance			
Mailboxes			
Seasonal lighting, decorations, & plantings			
Little free libraries			
Security cameras			

Certificate of Appropriateness (COA) Application Process

1. Early consultation with applicable permitting agencies and the City Building Inspector and City Planning Staff is strongly encouraged so that the impact of requirements on the COA application may be assessed and the permitting process can be facilitated for the applicant.
2. Having determined that a COA is required, having reviewed the sections of the historic district standards relevant to the project and having completed the pre-application process (if needed), the property owner then completes the COA application. This application can be obtained in person from the City Hall or it can be downloaded from the City of Southport website at www.cityofsouthport.com.
3. The completed COA application must be signed and dated. The COA must be filed with the Development Services Department in accordance with the Department's established deadline calendar in order to be considered on a respective agenda of the HPC. For the schedule of HPC meetings and meeting agendas, check the City's website at www.cityofsouthport.com.
    a. Pursuant to the above, Staff reserve the right to withhold a proposal from an agenda if additional information was requested and not received in time to allow proper public notice of the hearing.
4. In order for a thorough review of the COA to be undertaken by City Staff and the HPC, the application must include sufficient supporting documentation. The level of documentation depends on the complexity of the proposed project, but it is rare that too much documentation is ever submitted. The checklist of required documents for the COA application is found attached to the application.
5. Development Services Staff screen the completed COA application in an effort to determine compliance with all applicable City zoning ordinances and codes. If Staff determine that an application is not in compliance with zoning or other land use provisions the applicant will be notified. If the applicant does not withdraw his application or amend the same to bring it into compliance with zoning or other land use provisions, the HPC will not have jurisdiction of the application, and will deny a COA on that basis.
6. Applicants should note that in addition to a COA, additional permits may be required for projects within the Historic District, particularly along the waterfront. These include, but are not limited to CAMA permits, wetlands impact permits, stormwater permits, driveway permits, and numerous other permits issued by federal, state, and local agencies. City building permits will be issued only after a project has received all required permits, including a COA.
7. Early consultation with applicable permitting agencies and the City Building Inspector is advisable so that the impact of requirements on the COA application may be assessed and the permitting process can be facilitated for the applicant. The HPC may choose to delay consideration of a COA application to consult with federal, state, or local agencies. This is particularly important when the North Carolina HPO is asked to review and comment on the project as part of a required environmental review process. Any comments from North Carolina HPO must be documented in writing.
8. Upon completion of local zoning and land use screening, the case liaison will forward the COA application to the HPC for its review and action. Notification of the meeting date, time, and place will be sent to the applicant and adjoining

property owners by mail no less than ten (10) days prior to the HPC meeting. Attendance at the meeting by the applicant (or a designated proxy) is required, should any questions or concerns regarding the project arise. Failure of the applicant to attend a meeting may result in unnecessary delay if the HPC fails to obtain information deemed necessary to make an informed decision. Any interested party is welcome to attend the meeting or to review the application at City Hall prior to the HPC hearing.

9. Most COA applications are reviewed and decided upon the day of the meeting. The HPC must issue or deny a COA within ~~one hundred and eighty (180)~~ ninety (90) days after a completed application has been filed, except when the time limit has been extended by mutual agreement between the applicant and the HPC or when more time is needed to obtain comments
from other federal, state or local agencies involved in the permitting, funding, or approval of the proposed project. The time limit extension applies to Staff request for technical advice from HPO.

10. In determining whether the work proposed in the application would be congruous with the special character of the district, or in certain cases, designated landmarks outside the district, the HPC commission will consider the items generally and specifically set forth in these standards including the following principles:

    a. The special character of the district is primarily defined by the following elements:

        i. Architectural styles, sizes, scales, height and proportions of historical Southport buildings and other structures.

        ii. Vistas of the Historic District should be maintained. These include seascapes, landscapes, and streetscapes.

11. All decisions of the HPC, in which a COA was awarded or denied, are furnished in writing and mailed to applicants within fourteen (14) working days of the meeting. The COA must be visibly displayed at the project site during the entire duration of the project.

12. Once issued, a COA is valid for twelve (12) months and may be renewed for an additional six months at the written request of the applicant. The COA clock starts at the time of approval or when a building permit is issued, if necessary. If work has not begun after 12 months, the applicant must re-apply for a new COA. An approved COA may also be transferred to a new property owner if that owner certifies in writing that he has reviewed the approved application and agrees to comply with all the terms and conditions of the COA.

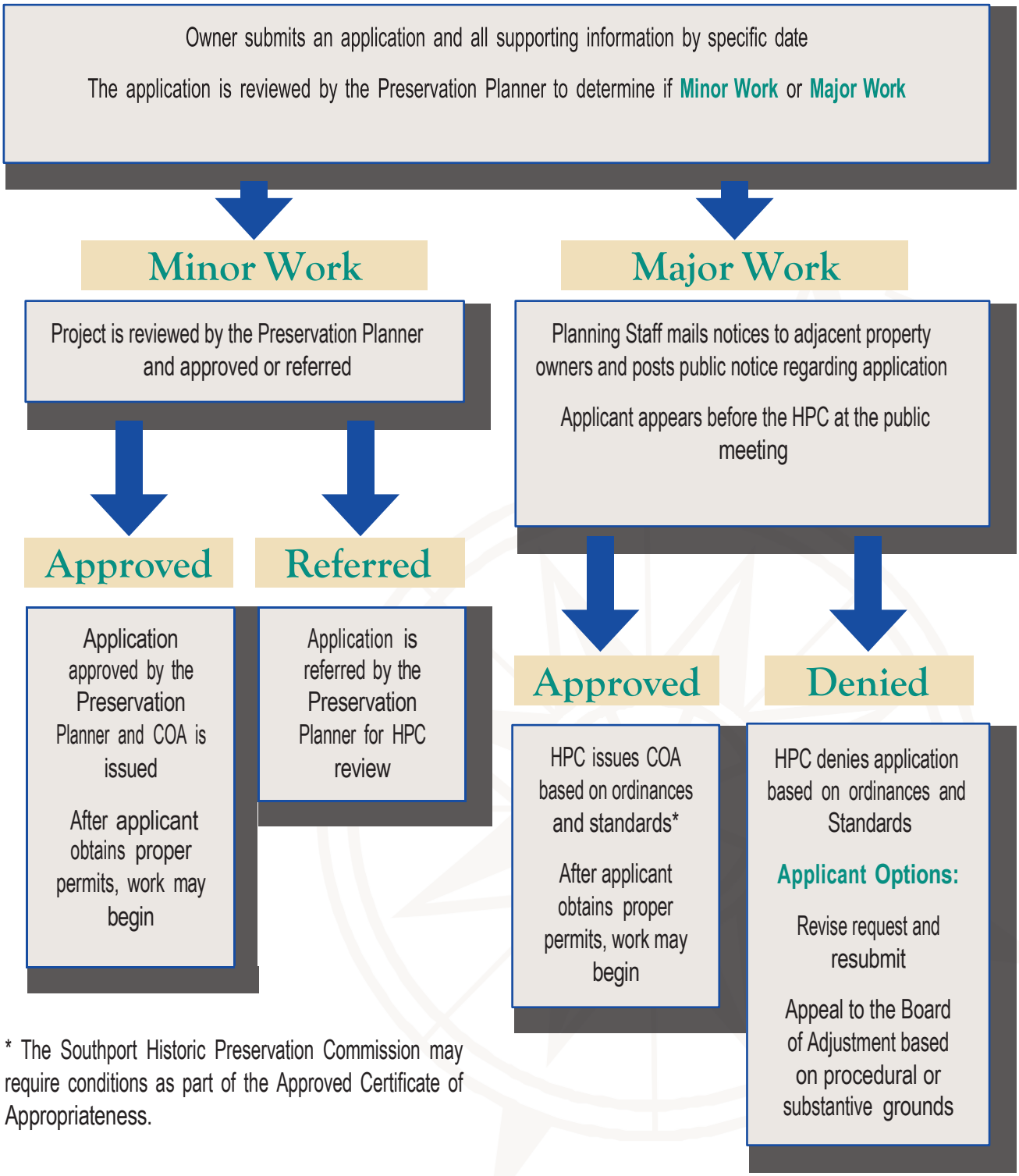
13. An approved or pending COA application may be modified by a written request from the applicant to the HPC. The request should include a description of the proposed changes, as well as drawings, a site plan, and other appropriate documentation if necessary. If the HPC finds that the modifications constitute a substantial change from the previous application, a new COA application submission will be required and all notification procedures will be followed.

14. An appeal may be taken to the Southport Board of Adjustment from the HPC's action in granting or denying any certificate. An appeal may be filed by any aggrieved party within 30 days following formal action by the HPC with regard to the granting or denying any certificate in accordance with City ordinance and state statute. Any appeal from the Southport Board of Adjustment's decision in any such case shall be heard in Superior Court.

15. If work is performed without a COA when a COA is required, the persons responsible for such work will be in violation of City ordinance and be subject to enforcement action under the ordinances of the City of Southport.

COA Process Flowchart

The flowchart below illustrates the necessary steps to obtain a Certificate of Appropriateness (COA).



* The Southport Historic Preservation Commission may require conditions as part of the Approved Certificate of Appropriateness.

Key Terminology

Adaptive Reuse – The process of converting a building to a use other than that for which it was designed (i.e., changing the use of a house into an office).

Appropriate – Suitable or compatible for a particular situation or occasion. In many instances, what is appropriate varies by building size, style, setting, and material.

Architectural Character – The overall appearance of a building as it relates to architectural style, including its construction, form, materials, and ornamentation.

Architectural/Historic Fabric – The physical material of a building, structure, or district--including masonry, wood, and metal—that date from its historic and/or original period of construction. The term fabric connotes an interweaving of the component parts.

Architectural Significance – The importance of a particular building, structure, or constructed site feature based on its design, materials, form, style, or workmanship.

Compatible – Able to exist or occur together without visual conflict.

Congruous - A contextual standard signifying harmony or in keeping with the historic character of the district as a whole, not just neighboring properties or relatively uncommon features within the district (as defined by *A–S–P Associates v. City of Raleigh, 298 N.C. 207 at 222 (1979*).

Context – The relationship of a building or its elements to its immediate surroundings and the overall district. Context includes elements of the man-made and natural landscape that collectively define the character of the building, site, and district. The Southport Local Historic District has a unique character and context. Smaller sub-areas within the district also have distinguishable characteristics.

Contributing/Noncontributing – A status or classification assigned to properties within historic districts listed on the National Register of Historic Places. In those districts, a contributing building is one that is at least fifty years old at the time of designation and is without significant exterior alterations. Change to exterior features of all structures in the historic districts require a COA regardless of whether they are designated as contributing or noncontributing to the corresponding National Register historic district.

Design Standard - A regulatory principle used by the Commission and City Staff to evaluate COA applications and required compliance. Standards are drafted to help property owners ensure that rehabilitation and new construction respect the character and integrity of designated buildings or districts. Only Design Standards that are applicable to a specific project will be used.

Design Review- The process of determining whether modifications to sites, buildings, or structures within the local district meet the Design Standards established by the Southport Historic Preservation Commission.

Deteriorated Beyond Repair – The deterioration of an individual building material or element to a point where the physical fabric cannot be repaired through recognized preservation methods of patching, splicing, consolidating, or reinforcing.

Elevation – The exterior face of a building.

> ***Primary Elevation/Facade -*** The front of a building, generally viewable from the public rights-of way. Buildings located on a corner lot or along the waterfront may have more than one Primary Elevation.
>
> ***Secondary Elevation -*** Typically, the side elevation, an elevation that is partially or minimally visible from public rights-of-way.
>
> ***Rear Elevation -*** An elevation that is not visible from the public street, water, or public rights-of-way.

Feasible – Capable of being successfully accomplished within a reasonable time frame, taking into account economic, environmental, technical, legal, and social factors. This term is used in the Design Standards to indicate that while meeting a particular standard in full is usually required, there may be instances in a specific application where it may not be possible to do so. For example, there may be some extremely deteriorated conditions where repairing a feature may not be a reasonable approach. In all cases, the Commission and Town Staff shall make the determination of what is feasible.

False Sense of History – The result of applying materials or stylistic features that make a building or structure appear to be older than it is. It also includes the application of architectural details that may be of the appropriate era, but were not known to be present on the building historically (i.e. the addition of decorative brackets to porch posts without physical or visual evidence of their previous existence).

Historic District - A geographically definable area with a significant concentration of buildings, structures, sites, spaces, or objects unified by past events, physical development, design, setting, materials, workmanship, sense of cohesiveness or related historic and aesthetic associations. The significance of a district may be recognized at the local, state, or national level and may be protected legally through enactment of a local historic district ordinance administered by a historic district board or commission.

Inappropriate – Not suitable or compatible for a particular situation or occasion.

Incongruous – A contextual standard signifying an exterior feature is not in harmony or in keeping with the historic character of the district due to architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, or the type or style of appurtenant fixtures. *(This definition is derived in part from A–S–P Associates v. City of Raleigh, 298 N.C. 207 at 222 (1979)).*

Integrity – The state of being whole and undivided. It is applied to the physical materials and features of a historic property and their collective ability to convey the historic and/or architectural significance of the property or district. An evaluation of integrity requires an understanding of a property's physical character-defining features and how they relate to its significance. The National Register of Historic Places identifies seven aspects or qualities—location, design, setting, materials, workmanship, feeling, and association—that, in various combinations, define integrity. To retain historic integrity, a property will always possess several, and usually maintain most, of these aspects.

Rehabilitation - The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Restoration - The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of removal of later work or by the replacement of missing earlier work.

Right-of-way – A street, sidewalk, alley, or waterway that is not owned by a private party and/or is open to public foot, marine, or vehicle traffic.

Significant Buildings and Sites – A building or site that has documented significance owing to its involvement with a specific event, person, or time period, or is significance as an important example of a past architectural style or development pattern. Significant buildings are generally those that have been designated as National Historic Landmarks, are individually listed on the National Register of Historic Places, or have been noted to have Statewide Significance.

Significant Views and Vistas – The views, generally from a public right-of-way, of significant buildings, sites, or natural features.

Streetscape - The distinguishing character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, forms of surrounding buildings, and the presence of vegetation (especially trees) along the curb or sidewalk.

Traditional Materials – Traditional materials are those consistent with construction techniques and architecture of the pre-World War II era, including brick, masonry, brick or masonry veneer, glass, wood, shingle or stucco. Traditional materials do not include vinyl, plastic, metallic or enameled metallic finishes.

Viewshed – The view from a specific vantage point, including views of the water from a waterfront property.

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Southport History and Architecture

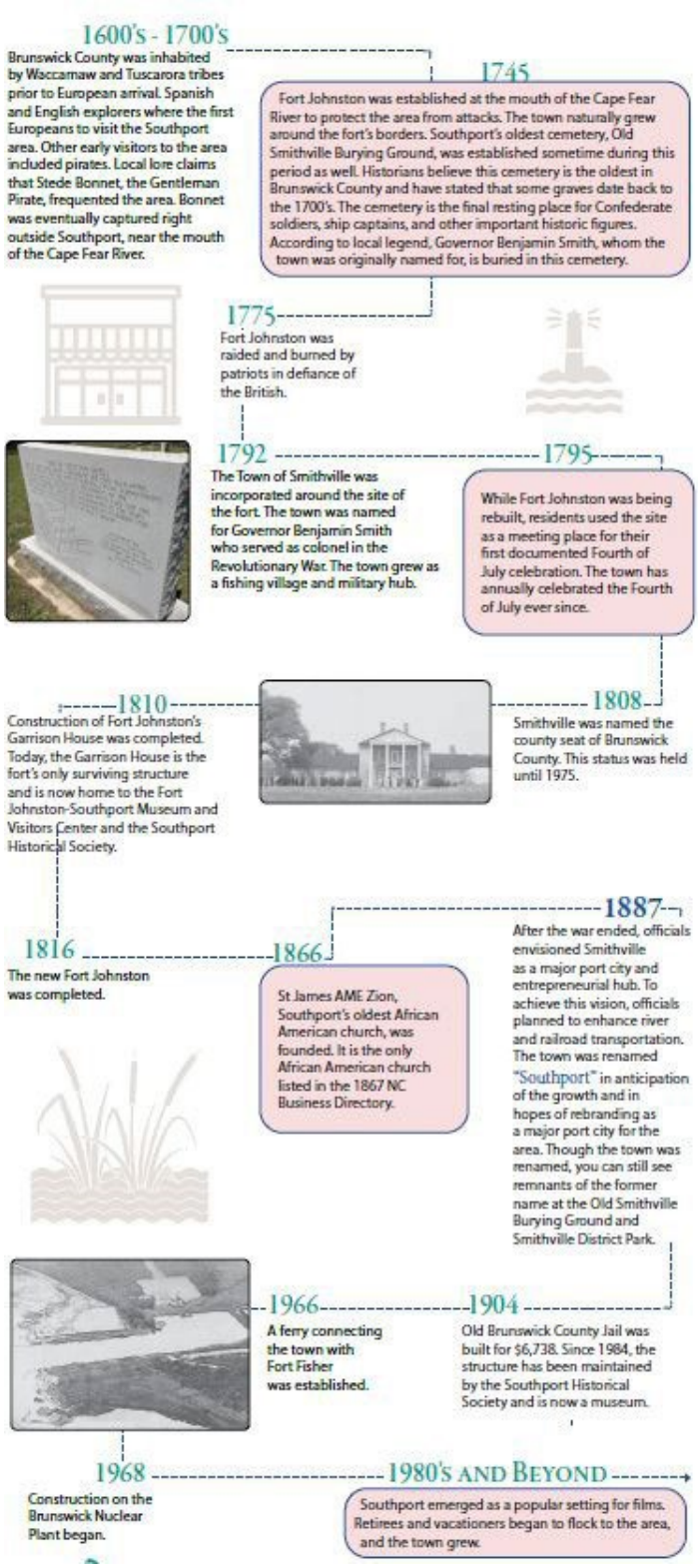
A Brief History of Southport

Colonial Settlement

Southport's early beginnings are well-documented. Prior to European arrival, Brunswick County was inhabited by Waccamaw and Tuscarora tribes. The area was first "discovered" by Spanish and English explorers in the 16th century, although the region had been inhabited for years by Native Americans. Spanish ships and pirates circulated the area throughout the 1500s to 1700s, but the area remained predominantly unsettled for more than 200 years after its original notation in the 1500s. (Southport, NC History - SouthPort-NC.com)

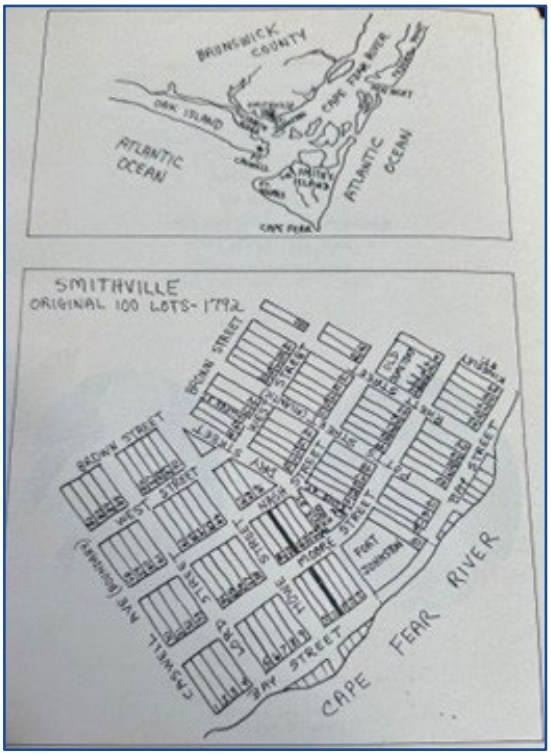
The English arrived and settled along the river in the mid-1600s (Southport Historic Society), but the area became more settled in the early-to-mid 1700s once Brunswick Town and Fort Johnston were established at the

Earlier image of the Garrison House (Circa 1804-1809) at Fort Johnson before the modifications during the 1950s. Image Credit: Southport Historical Society, Susie Carson Research Room.



mouth of the Cape Fear River. The fort was established by Provincial Governor Gabriel Johnston in 1745 to protect the Cape Fear area from Spanish and French incursions in pursuit of the abundant natural resources of the area. Development in the area grew around the fort's borders. The earliest settlement was a cluster of small cottages for river pilots at the edge of the river, situated around Fort Johnston. The homes were traditional small, one-story frame cottages, which were a popular style throughout eastern North Carolina during this time. Wealth was rare in Smithville during this time. River pilots were unable to afford more extravagant houses, so they predominantly lived in the small, modest homes. Though the homes were small, they were comfortable and well built. Most simply consisted of a few rooms, kitchen, a small attic, and a porch. None of these original one-story frame structures are still standing, though you can see descendants of their design incorporated into existing homes still standing in Southport today, specifically in the Adkins-Dosher House and the Swain House. This style of home was built in less affluent sections of the town into the twentieth century, though wealthier residents eventually moved on from this style of home to larger, more ornate dwellings (National Register Nomination Form, 1979).

In 1751 a law was passed that directed Fort Johnston to be used as a quarantine station for the inspection of incoming ships.



Smithville Original 100 lots 1792 (Source: Reaves Bill, Southport (Smithville) A Chronology: Volume I (1520-1887).

Incorporation of Smithville and Early Development

Brunswick Town, which was located a few miles away, would eventually be destroyed by Minute Men during the American Revolution, but Fort Johnston remained, and in 1792, the Town of Smithville was officially created around the fort. In 1792 an act was passed to establish a town near Fort Johnston on the west side of the Cape Fear River. The town's original plan, drawn in 1792 by Benjamin Smith and Joshua Potts, consisted of 100 half-acre lots, along with streets and squares (Southport: A Chronology: Volume I (1520-1887)). Smith and Potts designed the town to follow the curve of the shoreline; the streets ran parallel with the river. Cross streets ran perpendicular to the river, creating some triangular parcels. The original boundaries were Caswell Avenue (originally named Boundary St.) to the

Garrison House (Circa 1804-1809). The only standing structure remaining (in its original location) from Fort Johnston and dates to the Federal period. Image taken on June 18, 2024.

west and Brown Street to the north. When the town was originally laid out, many of its original dwellings probably sat askew the new property lines. The town was originally named Smithville, which was in reference to one of the original town commissioners, Benjamin Smith, who served in the Revolutionary War and who was later elected North Carolina's Governor.

In 1795, Smithville celebrated its first Independence Day. The Town has annually celebrated Independence Day (except during the Civil War) ever since and hosts the official North Carolina 4th of July Celebration (Southport Historical Society). A few original community amenities were built during this period. In 1798, Smithville's first schoolhouse was constructed. It was a 24 x 16 frame building raised on brick pillars, with shingles and a brick chimney. During this time, building supplies had to be floated down the river from Wilmington, NC, which led to construction delays and shortages of building supplies. This, coupled with a shortage of trained, skilled carpenters and masons in the Smithville area during this time, led to a shortage of housing needed for those who served at the Fort. Furthermore, there were no sawmills in the area, and nails and other hardware were difficult to obtain. Per Southport's National Register nomination, "The dependence of outside supplies of building material remained a constant source of irritation and delay until the late nineteenth century." The lack of readily available building supplies and skilled workers led to a slow pace of building spanning from the late 1700s to the mid-1800s. What development did occur during this time was simple and unadorned.

Walker-Pyke House (Circa 1800-1820). The oldest home in Southport. Image taken on June 21, 2024.

In 1804, the United States War Department decided to rebuild the dilapidated Fort Johnston. This is an important piece of Southport's architectural history, as this decision assured the continued presence of the military in the Town. This presence led to construction of residential and commercial establishments needed for the servicemen and their families, along with economic development associated with the fort. In 1805, the Town of Smithville was incorporated.

Brunswick Inn. (Circa 1859)

Antebellum Period and Civil War

By the early 1800s, the town of Smithville had grown as both a fishing village and a military community, as well as a summer home for inland vacationers due to its salty sea breezes and location along the waterfront. During this time, development remained clustered primarily around the river, due to the fact that

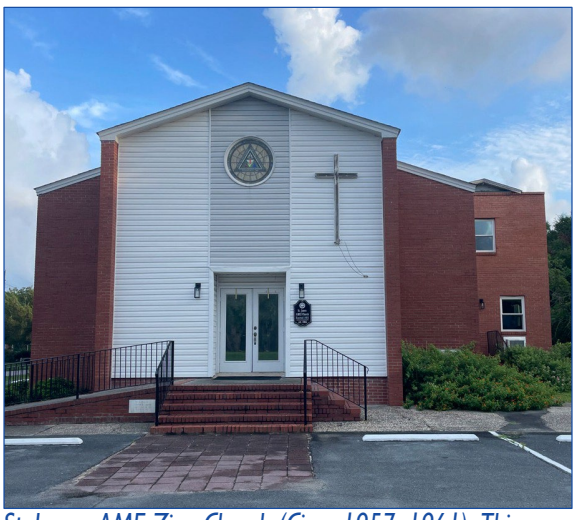
the Cape Fear was the primary source of livelihood and transportation for most residents. At first, construction predominantly occurred along Moore and Bay Streets. In 1809, Smithville's first courthouse, the Brunswick County Courthouse was built on East Moore Street. This encouraged new commercial development in the area such as shops and law offices. Moore Street also connected with a trail that served as the main road to Wilmington, which caused some building activity along the street. More development probably would have occurred along this street if the main form of transportation during this time was not the river. Bay Street developed with docks and homes along the river. Eventually, development spread inland.

Brunswick County Courthouse (Circa 1854). Image taken July 18, 2024.

Throughout the antebellum period (1820-1861), building styles predominantly remained modest, though there were a few large two-story homes built along Bay Street during this time, most notably the Walker-Pyke House (ca. 1800-1820; 239 E. Bay St.). This home was built in the first or second decade of the nineteenth century and is probably the oldest surviving private residence in town. The house is reported to have been built as a summer residence for a Wilmington merchant. This 2 ½ story home features a clipped gable roof, 3 dormer windows, and a later two-story porch.

Another notable home from this time period, is the Brunswick Inn (ca. 1859; 301 E. Bay St.), sitting across the street from the Walker-Pyke House. This 2-story home was once used as a hotel known as Hotel Brunswick in the late 1880s-90s under the proprietorship of Dr. W. G. Curtis (Lounsbury, 1979, p. 23). In 1905 the hotel name changed to Brunswick Inn and was under new management. It's 1882 addition was removed around 1912 and moved to 114 S. Davis St. to be used as a private residence and this is where it remains today. It is comprised of two frame houses joined in an H-plan originally with a 1-story porch and simple Italianate details suggesting some Wilmington influence. (Bishir and Southern, 1996, p. 263).

Smithville became the Brunswick County seat in 1808 and became a fashionable place to vacation prior to the beginning of the Civil War. Both of these changes were significant for Southport's architectural history and led to an increase in development (Lounsbury, 1979, p. 10). The Architecture of Southport reports that in July 1871, all of Smithville's boarding houses were full, and there were plans to build new ones. A new courthouse, the Brunswick County Courthouse (ca. 1854, 201 E. Moore St.) was built to replace the earlier one, and new churches ,



St. James AME Zion Church (Circa 1957, 1961). This is the only African American church listed in the 1867 NC Business Directory and Southport's oldest African American church.

storefronts, and boarding houses were built. This period cemented Southport as a tourist destination, which further increased development for the Town.

Next to the courthouse, the Chapel of the Cross - St. Philips Episcopal Chapel (ca.1851, 1894-96, 203 E. Moore St.) was erected. The church originally was a rectangular structure with its main entrance on the gable end facing Moore Street. The applied pilasters and pediment of the facade are characteristic of the Greek Revival style.

November 7, 1950 City Limits Boundary.

Growth and development became somewhat stagnant during the Civil War. However, Smithville's primary occupations being tied to the military or the ocean, led to many men serving in the war. During the Civil War, many river pilots served on Confederate blockade runners. Smithville survived the Civil War without any devastating social or economic consequences. After the Civil War ended, the town of Smithville began to see new opportunities in the business realm as entrepreneurs envisioned a city that combined river and railroad transportation to rival the other area port town, Wilmington.

Reconstruction

Throughout the Reconstruction era (1861-1900), Smithville would experience many changes. Following the Civil War, a Freedman's Bureau was established to see to the affairs of former slaves. (Lounsbury, 1979, p. 4) The freedmen purchased land outside the city limits and established two distinct African American neighborhoods, one in the northwestern part of town and a smaller neighborhood in the northeast section. In 1866, Smithville's first African American church was founded, the St. James AME Zion Church, originally known as the Methodist Episcopal Church of the Colored. The original building came from an abandoned hospital found up river and brought to the site, it was presumably part of the old quarantine station. The St. James AME Zion Church is constructed on one of the original 100 lots of Smithville, on the corner of E West St. and N Rhett St. The original building was replaced in 1915 and was later damaged by Hurricane Hazel in 1954. The front of the building was never replaced but an annex was added in 1957. Other formally enslaved citizens owned homes close to the Old Smithville Burying Ground.

Realizing the currents would create a deep channel in the Cape Fear River, work began in the 1870's on closing New Inlet. The closing of the inlet would create an excellent harbor for Smithville and with it would bring affluent businessmen. (Lounsbury, 1979, p.4) In February 1870, a bill was introduced to the North Carolina Assembly to extend the corporate limits of Smithville. The bill proposed extending its jurisdiction a half a mile in every direction from the Brunswick County Courthouse giving Smithville its unique fan shape (See Figure 9.). It was passed in March, meaning the jurisdiction had more room to grow. The extended boundary encompassed the area north of Brown Street which included the Black community.

The Southport Leader wrote that "the old town of Smithville can scarcely be recognized in the new and ambitious City of

Southport." Real estate prices soared, and new development boomed during this period. During this massive revitalization effort, the town's name was changed to "Southport" on March 4, 1887. While the community didn't end up becoming the huge port town that was envisioned, the name Southport stuck. Though the railroad finally arrived in 1911, Southport's dreams of becoming an entrepreneurial hub never came to fruition, and instead, Southport settled into its identity as a charming, historic coastal village.

Development in Southport in the late 1800s and early 1900s occurred rapidly and was in direct contrast with development that Smithville saw during its antebellum period. Over half of the structures in the district are from the 1885-1905 period when Southport was booming economically. During this period, the appearance of the town completely changed. Per the Southport Local Historic District National Register of Historic Places nomination, "In 1900 there were approximately 260 houses in Southport, over half of them built in the previous eleven years. From 1889 to 1896 alone, one hundred new houses were under construction." Along the Cape Fear River, there were several new docks to serve the growing importance of the fishing industry and a coaling dock was at the foot of Rhett Street to service steam ships anchored at Southport.

Samuel Swain House (Circa 1889). Image taken on June 18, 2024.

Carpenters and masons found themselves busier than ever. If they weren't working on new homes, they were working to repair existing homes. Local brick and lumber companies opened in the early 1890s. Southport Brick and Tile Company opened in February 1890. Founded by J. A. Pullan and W. H. Pyke of Ft. Wayne, Indiana, and William Weeks, a former ship carpenter turned real estate agent, the business was located two miles outside of town . In April, the local newspaper noted that "the demand for brick is so urgent that the Southport Brick Company is making brick by hand at its works. The machinery is arriving, but orders cannot wait." Southport Lumber Company was founded in September of the same year. Most of the wainscoting, ceilings, and interior woodwork found in houses of this period was probably sourced from the Southport Lumber Company.

James Pearce House (Circa 1887 and 1893). Image taken on June 18, 2024.

Once the town had access to local supplies, development increased. Most of the small homes along Bay and Moore Street were torn down or moved, and new larger homes were built in their place . The 100 block North Lord Street was constructed between 1889 and 1894. West Nash Street, West West Street, and others were also constructed in the early 1890s. Brunswick Street was widened in 1891, and new housing was built along it .

Though architecture in the eighteenth and early nineteenth

centuries was modest, architecture in the late nineteenth and early twentieth centuries began to increase in scale and level of ornate detail. Components of Victorian style, such as bay windows and irregular massing, and more specifically, Queen Anne style, including asymmetrical features and intricate details, can be seen on homes built during this time, though it appears local builders were not consciously recreating styles that were trending across the nation. Local building tradition changed very slowly, and many home plans that were used during this time were originally developed decades earlier.

Among the most distinctive homes during the Reconstruction era, are the Samuel Swain House (ca. 1889; 110 W. Moore St.). This 1-story private residence was similar in style to several homes built in the 1890s and includes a bracketed, gable-fronted home with a matching gabled and bracketed porch. The house was built for planter Samuel Swain and was often described as a "tasty cottage". The Samuel Swain House is an example of earlier hall and parlor house types from the early nineteenth century with more ornamentation than its predecessors (Lounsbury, 1979, p. 26 & Bishir & Southern, 1996, p.263).

The James Pearce House (ca. 1877-1893: 406 Brunswick St.) is another example of distinctive homes from this time period. This tri-gabled roof vernacular home includes part of a tiny four room cottage constructed by James Pearce with a later addition by George Davis in front of the old home making it a more substantial "double cottage". This 1-story private residence includes a double bracket motif that is repeated on the front porch, lancet windows & fish-scale shingles on the front and side gables, and flat-jigsaw balusters in a decorative style similar to those seen on Folk Victorian style homes from this period.

Bank of Southport (Circa 1905). Image taken July 18, 2024.

There are several 2-story homes showing Queen Anne and Colonial Revival influences. The Adkins-Ruark House (ca. 1890: 119 N. Lord St.) is a 2-story steep, shingled, front and side gables that flare out over deep cornices with machine-sawn double brackets beneath the cornice. The front gable is adorned with fish-scale shingles and has a lancet stained-glass window. The double bracket motif is echoed in the homes bay window and porches. This home was built for E. H. Adkins in 1890. His grandson Robert Ruark author of The Old Man and the Boy spent much of his childhood in the house (Lounsbury, 1979, p. 49, Bishir & Southern, 1996, p. 263).

By the last decade of the 19th century, Southport's central business district was forming on E. Moore St. Real estate companies, insurance companies, and a bank were established first. Although local builders were busy constructing private residences, at this point in time there was not much need for many commercial businesses. The central business district would begin to take form early in the 20th century. Many of the oldest commercial buildings on Moore Street date from the early 1900s.

Early Twentieth Century through Post World War II

Following the boom of residential construction, at the beginning of the 20th century there was a need for commercial buildings. With the availability of brick from the local Southport Brick and Tile Company, brick became the material businessmen selected for their new commercial buildings.

One of the earliest commercial buildings is the Bank of Southport Building (ca. 1905; 112 E. Moore St.). This two-story machine-pressed brick building has side and rear walls that are constructed with rough bricks. Its windows have segmental arches and stone sills.

The Northrup Building (ca. 1890, 1905: 111 E. Moore St.) is another early example of commercial architecture in the commercial business district in Southport. The front gabled false façade of this building was a typical design during the early 20th century. It is 2-story brick building with masonry piers with granite strips between every 10 to 14 brick courses. The front façade is comprised of smooth pressed brick, a recessed storefront entrance with a granite stoop, and upper story windows with brick arched lentils.

Amuzu Theater (Circa 1918). Image taken on June 18, 2024.

Major institutional buildings from early 20th century include the Masonic Lodge, Brunswick County Jail, and the Brunswick County High School (now the Franklin Square Art Gallery, formally City Hall).

The years during and after World War I brought more commercial and residential development. Colonial Revival stylistic details began to be incorporated into Southport's local building techniques, however there are no homes or commercial buildings completely in this style. (Lounsbury, 1979, p.12)

Colonial Revival elements can be seen in the Smith Building (ca.1925; 107-9 E. Moore St.) with its arched granite broken pediment, upper story stone piers, and dentil molding cornice details. The buildings atypical entrance is located on the east side of the front façade and is surrounded by fluted columns with ornamental frieze board, and cornice with dentil molding and egg and dart details.

Another commercial building with classical elements is the Amuzu Theater (ca. 1918; 111 N. Howe St.). This 2-story smooth-machine pressed brick building replaced the original 1912 theater next door. This building features a cast metal cornice, with dentil molding frieze board, and elongated decorative brackets.

Southport was regularly serviced by river steamer until 1925 and served by railroad from 1911 until just before World War II. World War II began in 1939, and during this time Southport thrived economically. Military activity in and around the town sustained development, and after the war, another building boom occurred which led to the creation of new suburbs outside

Southport's historic core.

Modern Era

After this initial boom, Southport continued to grow – though at a slower pace than before – with a ferry connecting the town with Fort Fisher established in 1966. A severe challenge to the continued growth and development of the town emerged in July 1975 when a referendum was passed to relocate the county seat from Southport to Bolivia. The county government departed from Southport in 1978. Its departure left many vacant buildings in the central business district. Following its departure, efforts were made by the Southport Historical Society to study Southport's architectural heritage. Preservation efforts, the City's unique character and Southport's location have played a large role in the revitalization of its downtown and have led to continued visitation and new demand in the form of retirees. The menhaden fleet that was based out of Southport operated until the 1980s until declines in the fishery and rising costs led to its end. The Yacht Basin still contains few fishing operations but has mainly became a tourist destination with restaurants, retail, a waterfront public water access, and a yoga dock.

Today, Southport's historic architecture plays a huge role in the city's character and economic development. The city became so notable for its historic structures and charm that it became a renowned filming location for movies and television shows. Several historic homes and sites throughout the proposed local historic district have been featured in cinema such as Crimes of the Heart, I Know What You Did Last Summer, The Summer I Turned Pretty, Safe Haven, and more.

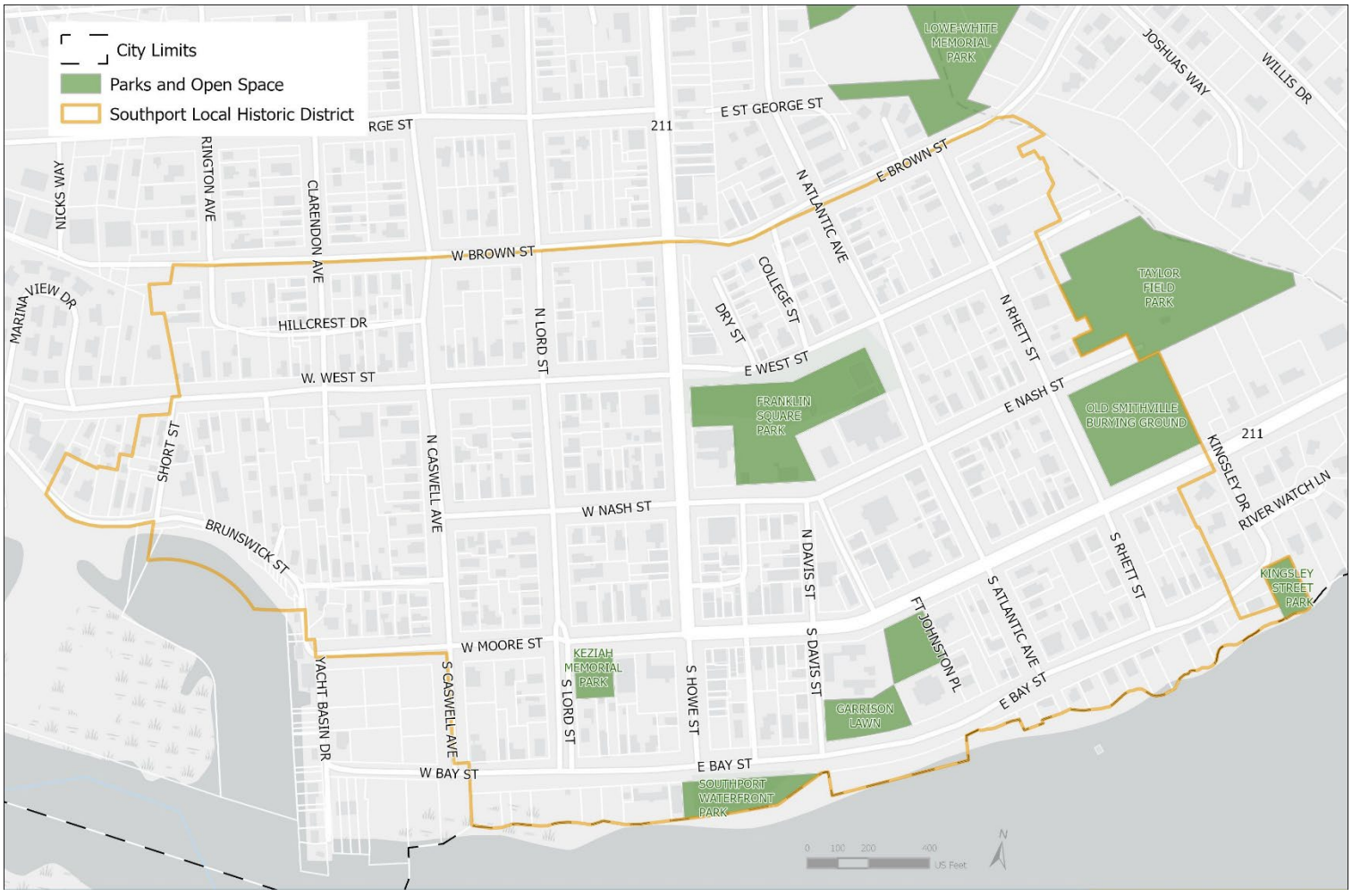
Southport Historic Districts

The City of Southport is comprised of the Southport National Register District, three individually listed properties on the National Register, Fort Johnston, Old Brunswick County Courthouse, and John N. Smith Cemetery, a study listed district, the Southport Historic District Boundary Amendment, and the Southport Local Historic District. The Southport Local Historic is the only district in the city limits that falls under the historic preservation ordinance. Any proposed changes in the Southport Local Historic District requires an approved Certificate of Appropriateness (COA) from the Historic Preservation Commission (HPC).

Southport Local Historic District

The Southport Local Historic District was designated as a local historic district on TBD. Any exterior work in this district requires an approved COA from the HPC. It is comprised of properties along Bay Street from S Caswell Ave to the East Side of S Rhett Street, Moore Street from Yacht Basin Drive to Kingsley Drive, Nash Street, W West Street beginning at Short Street to E West Street, W Brown Street beginning on the west side of Hillcrest Drive to the east side of N Rhett Street.

The Southport Local Historic District contains the commercial core of the city and its surrounding residential areas that comprise the majority of the original 100 lots. The district contains architectural styles and building types that span over two hundred years of development. Architectural influences found in the local district include many eastern North Carolina vernacular homes with influences from Georgian, Federal, Colonial Revival, Stick, Queen Anne, Greek Revival, and Craftsman styles. Within the district are examples of later architectural styles, including Commercial, Ranch, and Cape Cod.



One of the district's most distinct features is its large rights-of-way and streets that extend in a broken grid pattern along the Cape Fear River. These large rights-of-way allow for Southport's residents to enjoy the salubrious breezes from the Cape Fear River and the Atlantic Ocean. This arrangement resulted in pedestrian-oriented coastal village with a range of small to moderately scaled residences interspersed with civic and religious institutions, and a commercial core located one street from the Cape Fear River. Majority of streets within the district are lined with large live oak trees, most of which have reached height maturity. Along Bay Street, building heights are generally low to protect the views of the Cape Fear River, Bald Head Island, Old Baldy Lighthouse, Fort Caswell, the Oak Island Lighthouse, and Battery Island, the site of North Carolina's largest colony of nesting wading birds protected by Audubon North Carolina, Bald Head Island, Fort Caswell, and the Oak Island Lighthouse.

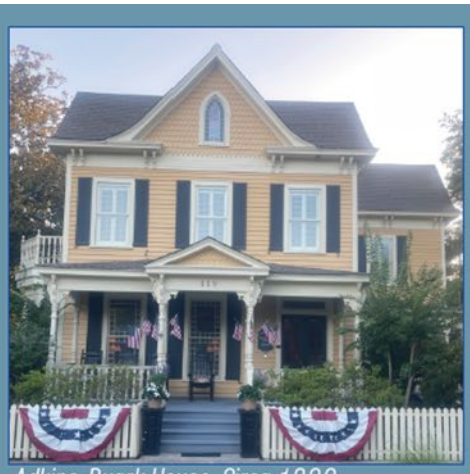
Within Southport's Local Historic District, is the National Historic Landmark, Fort Johnston located on E Bay Street. Fort Johnston is the oldest surviving component of a military installation dating form 1748. In addition to Fort Johnston, Southport is home to another National Register Landmark, the John N Smith Cemetery. The John N Smith Cemetery was established in 1880 when trustees of an African American Methodist Church purchased a two-acre tract of land for the purpose of making it a grave yard. The cemetery has more than 1,725 burials, many include Black citizens who helped build the City of Southport.

Special Character of the Southport Local Historic District

The Town of Smithville was officially created around Fort Johnston on the west side of the Cape Fear River. The original plan was drawn in 1792 by Benjamin Smith and Joshua Potts, consisted of 100 lots. The "Original 100 Lots" were laid out in half acre lots with streets running parallel with the river and cross streets running perpendicular, forming a number of odd triangular parcels. The original boundaries were the west side Caswell Avenue (Boundary Street) to east side of Kingsley Street extending north up to Brown Street. Some of the original parcels have been further subdivided but the original grid remains visible today.

The "100 Original Lots" were later subdivided and sold into 33' wide and 66' wide lots. With Smithville becoming a tourist attraction, the need to expand the limits beyond the 100 lots was necessary. The slow growth of the coastal village resulted in a variety of building setbacks, most 19th century and early 20th century buildings sitting directly on the parcel line or setback approximately 5 feet. Majority of the homes in the local district were constructed in the late 19th century to mid-20th century, with 52% being constructed prior to 1920. Most earlier settlements can be found clustered closest to the river. With most of the development in the commercial core dating between late 19th century to before World War II with banking institutions, a retail store, and a library dating between 1965 and 1970.


Northrup House, circa 1910.


Adkins-Ruark House, Circa 1890.


T.M Thompson House, Circa 1868.

The residential areas within the local district feature large canopies of live and water oaks shading the homes, sidewalks, and streets. Viewed from the river or from aerial view, the city looks like a park. Many of the residential streets remain uncurbed to this day. Many of the homes in the local district can by traced to an individual carpenter-builder and a specific year of construction, making it an excellent study of vernacular architecture with Victorian style elements. The local district exhibits the distinctive character of North Carolina coastal architecture in its floor plans, roof styles, and forms and contains examples from traditional carpentry craftsmanship to mass production of building materials.

Fort Johnston within the local district played a pivotal role in military history and in the development of the town surrounding the fort (Smithville). Southport's location on the Cape Fear River was significant for early maritime and water-dependent industries such as river piloting, shipping, and fishing industries. Despite never becoming a port city, the City of Southport remained focus on the Cape Fear River and its natural features that are significant elements to the district, including the Cape Fear River, Intracoastal Waterway, Cottage Creek, and the many large live and water oaks along the streets. Viewsheds of the water, as well as the historic streetscapes have shaped development patterns in Southport.

With none of the original small homes, development along the Cape Fear River in Southport was carefully laid out so residents and visitors could enjoy the views and vistas as a result. These unobstructed views are located at the ends of streets that run north-south, including Kingsley Drive, Rhett Street, Atlantic Avenue, Davis Street, Howe Street, Lord Street, and Caswell Avenue. Unobstructed views can also be enjoyed at Kingsley Park, City Pier, Waterfront Park, the lawn at the Garrison House (Fort Johnston), the Yacht Basin CAMA access point, American Fish Company dock, Southport Yoga Dock, and the Southport Historic Riverwalk Marsh boardwalk and gazebo. Significant open space areas include Franklin Square Park, Keziah Memorial Park, Waterfront Park, and the lawn at the Garrison House (Fort Johnston). Franklin Park (named in honor of Benjamin Franklin) was originally set aside as part of a large square of property for the intention of civic, religious, or fraternal organizations. It contains meandering walkways ,tight clusters of oak trees, Franklin Square Art Gallery and the City Gym and recreation areas. The park is surrounded by a stone wall along Howe Street and part of E West Street. Keziah Memorial Park includes a monument documenting the significance of the park. It includes a gnarled live oak tree that may have been bent by the Indians to mark the trail to their fishing grounds. The site is surrounded by a mixture of tree canopies including live oaks, crepe myrtles, and shrubbery. Waterfront Park includes monuments, sidewalks, and benches allowing residents and visitors to enjoy views of the Cape Fear River, Battery Island, Bald Head Island and its lighthouse, Fort Caswell, and Oak Island lighthouse.

Landscaping within the local district varies by species, but it generally includes street lined trees (live and water oaks), grassy lawns, foundation planting and hedges, and some seasonal plantings within the large rights-of-way. Southport's Forestry Committee regularly plants live oaks to ensure the existing tree canopy coverage along the historic streets remains uninterrupted. Grassy lawns may include low-lying masonry walls with the occasional iron fence atop or a wood-picket fence extending across the front of the property is common. Several areas include seasonal plantings in the rights-of-way in front of sidewalks. Foundational plantings are common in the district and may occasionally include higher shrubs, hedges, or low canopy trees to define property boundaries.

Concrete sidewalks are located on almost every street in the district which are separated from the street by seasonal planting strips or grass and on-street parking. The streets are generally two lanes with exceptions to the commercial core. The streets in the commercial core include turning lanes on Howe and Moore Streets. Most houses in the district lack driveways therefore on-street parking is necessary. In the commercial core, on-street parking is angled.

The oldest residential building in the local district is the Walker-Pyke House (Circa 1800-1820). The earliest nonresidential building is the Garrison House (Fort Johnston) which has had extensive alterations losing its architectural integrity.

Parts of a Storefront

The photographs below illustrate common parts of STOREFRONTS and is provided to assist the reader with architectural terminology.

- A Pediment
- B Sign Board
- C Recessed Entry
- D Sills
- E Lintel
- F Door Transom
- G Display Window
- H Cornice
- I Belt Course

Parts of a House

The photograph below illustrates common parts of a HOUSE and is provided to assist the reader with architectural terminology.

- A Turret
- B Front Gable
- C Balustrade
- D Exposed Rafters
- E Upper Porch
- F Gable Ornament
- G Brackets
- H Spindle work Frieze
- I Turned Post

1. Site and Setting

Site Features and Plantings

Southport's historic districts are enhanced by several site features, including both natural and manmade. Natural features including scenic views of the Cape Fear River, live and water oaks, other tree species, plantings, and salt marshes. Manmade features include historic sign markers, walls, fences, gardens, street furniture, street lighting, and monuments. Additional features that define circulation in Southport's historic districts include streets, walkways, alleys, driveways, and parking areas. Another character defining features in the Southport Local Historic District are its views and vistas.

The retention of trees and the local districts views and vistas are essential to maintaining the character of the local district. Many of the trees in the local district are over two hundred years old and may be in danger of damage from storms, etc. In order to maintain the tree canopy, it is vital to continue planting new trees that will maintain and perpetuate the canopy. The City of Southport is dedicated to maintaining trees in its rights-of-way and formed a Forestry Committee that plants young live oaks on an annual basis.

The City of Southport is home to many mature live oaks and usable public spaces with scenic views of Battery Island, the Cape Fear River, and much more.

Both natural and manmade features should be preserved to maintain Southport's unique character. Private property owners are encouraged to replace trees when they are removed from their property to help preserve the tree canopy. The City Tree Protection and Landscape Preservation permit process also applies for the removal of any trees. Contact City planning staff for assistance.

1.1. Standards for Site Features and Plantings

1.1.1. Identify, preserve and maintain historic public and private landscapes that contribute to the character of the historic district, including open spaces, streetscapes, and yards.

1.1.2. Identify, preserve, and maintain the individual components and historic features that contribute to Southport's historic character, including: mature trees, ornamental trees, and hedge rows.

1.1.3. Preserve and maintain mature canopy trees. Planting of non-native

trees not historically associated with Southport, such as banana trees, is discouraged. Planting of native palm trees listed in the Unified Development Ordinance, including sabal palmetto, sabal minor, and needle palm, is permitted. Any use of non-native plant materials not historically associated with Southport that can be viewed from public property should be limited to a minor complementary presence. Replanting of any native tree damaged by storm activity or other natural factors is encouraged. As property size permits, planting of a variety of native trees and shrubs is encouraged. As property size permits, planting of native understory trees should be undertaken in concert with planting of native overstory trees, such as live oak trees.

1.1.4. Maintain the relationship between the mass/proportion of the building and open space within the context of the streetscape for new construction, additions and landscape.

1.1.5. New construction and additions should be sited in locations that will not require the removal of mature plantings, if possible.

1.1.6. New walkways shall not exceed a width of four (4) feet and shall not be built past public sidewalks where they exist. No hardened structures are allowed within the public right of way. (ROW permits are required for any allowable encroachments.)

1.1.7. Contemporary edging or border materials, such as exposed landscape timbers, railroad ties, pre-cast concrete, plastic, or other substitute material borders are not appropriate in areas seen from the public view.

1.1.8. Historic sidewalks and other paving materials should be preserved and maintained. New sidewalks shall be compatible in material, detailing, color and finish to existing historic sidewalks.

1.1.9. Utility wires, including power, telephone and cable should be placed underground whenever substantial utility construction takes place. Above ground utility boxes, fixtures, and equipment should be in inconspicuous locations and should be screened from view.

1.1.10. New tool sheds, swimming pools and other modern yard features should be located in areas screened from public view.

1.1.11. Use a combination of fences and plantings to screen parking lots. To provide adequate visibility for drivers entering and leaving, screening should not exceed height of four (4) feet at the street/sidewalk edge.

See Off-Street Parking Standards.

Fences and Walls

There are a variety of fences and walls in Southport's local district. Fences and walls were used to delineate property boundaries and/or alleviate topographical changes. The material selection often relates to the architectural style and time period of the building. The regularity of low front yard fences and walls make them significant site features within the district. Traditional fence materials include wood, cast iron, wrought iron, stone, brick, or concrete.

Walls are typically much lower than fences but can be used to delineate property boundaries or retain a sloped yard and are constructed with stone, brick, or concrete. Front, side-, and rear-yard fences are typically constructed from wood or iron. Landscaping such as shrubs or hedgerows can also be used to delineate property boundaries or screen mechanical equipment or other features.

Fences in Southport consist of a variety of materials, including brick, iron, concrete, and wood. See above for brick example and below for brick and iron example.

1.2. Standards for Fences and Walls

1.2.1. Identify, retain and preserve historic fence and wall material wherever possible. If replacement is necessary, use new material that matches the historic material in composition, size, shape, color, pattern and texture.

1.2.2. Design new fences that are compatible with the associated building, site and streetscape in height, proportion, scale, color, texture, material and design. Substitute fence materials are not appropriate along front or visible side property lines in the historic district. Fence types such as wire, hurricane, chain-link, vinyl, corrugated metal, stockade, and wooden post and rail are not appropriate in public view.

1.2.3. Fences shall not exceed a height of four (4) feet in front yards and other areas of primary visual concern. Fences at rear yards and other areas not readily seen from the public view may be up to eight (8) feet high. The transition between low front fences and higher rear fences should be made as far to the rear of the enclosed structure or yard as possible~~, and no more than half the depth of the yard forward of the principal structure~~. Avoid attaching a portion of the fence to a building because of possible termite damage.

Properties on corner lots have two primary elevations.

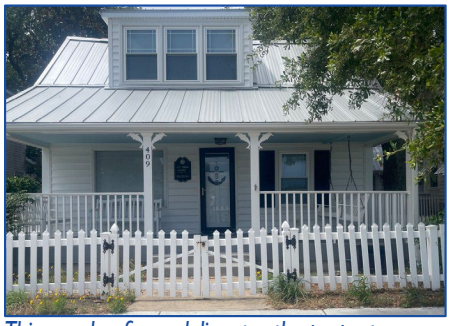
1.2.4. Historic retaining walls should be preserved. New low walls are appropriate only where a sharp change in grade exists and shall not exceed a height of two (2) feet. Such walls should be constructed of brick or concrete block covered with a true sand-finish stucco.

1.2.5. The use of false historical details or other non-original architectural embellishments on existing fences is not appropriate.

1.2.6. Use a combination of fences and plantings to screen parking lots. To provide adequate visibility for drivers entering and leaving, the fence should not exceed a height of four (4) feet at the street/sidewalk edge.

See Off-Street Parking Standards.

1.2.7. Contemporary or utilitarian fence materials are not appropriate for fences in the public view. Inappropriate materials include: plastic, vinyl, chain link, wire, and all other modern materials. The use of modern fencing is permitted for rear yards only, in areas not seen from the public view, using vinyl-coated chain link (dark green or black), standard chain link or heavy wire ("hog wire"). Use plantings such as ivy, climbing roses, jasmines, or other vines to hide wire fences.



This wooden fence delineates the property boundary and is low in height.

Exterior Lighting

Electricity arrived in Southport in early 20th century. Today, lighting is used to illuminate streets, walkways, porches, signs, and buildings. Porch and building lights should reflect the style, scale, size, and detail the special character of the building. Pedestrian level street lighting was added to S Howe Street. Any additional lighting on adjacent streets or in continuation on N Howe Street should be consistent with the existing lighting.

Historic light fixtures should be retained where they exist, however wiring should meet current building codes. When selecting new light fixtures consider the scale and style of the house and yard. When installing light fixtures in multiple locations, the scale, color, and style must be consistent. The use of energy efficient bulbs is encouraged, but bulbs must emit a soft, warm light that replicates incandescent bulbs.

These pier mounted lamps are stylistically appropriate for stone piers. The cottage style pendant is appropriate for many of Southport's cottage style homes.

1.3. Standards for Exterior Lighting

1.3.1. Unless original fixtures already exist, choose fixtures that are simple and unobtrusive and complement the building or site.

1.3.2. Choose lighting sources that generate a "warm" color similar to that of traditional incandescent lighting.

1.3.3. Avoid placing fixtures in areas that will obscure or damage character-defining architectural elements or site features.

1.3.4. Use ground-mounted spots or ornamental light fixtures to illuminate signs instead of internal lighting. Screen spots and accent lighting from view.

1.3.5. All lighting should be directed toward the property for which it was intended and should not spill over onto adjacent properties.

Driveways and Off-Street Parking

Many homes in the local historic district do not have driveways, most residents utilize on-street parking. However, where driveways and parking lots exist maintenance and repair can be achieved through monitoring to identify settling and cracking of these surfaces. When necessary, selective, or full, in-kind replacement of paving materials must follow the Masonry Standards.

The introduction of new parking and driveways, as well as the modification of existing ones must be carefully considered to ensure siting, spacing, configuration, width, and paving materials are compatible with other historic properties within the local historic district. New driveways and off-street parking should be located and constructed in a such a way that minimizes the visual impact on the district. The amount of impervious surfaces should be limited when possible and landscape screening should be incorporated to minimize visual impacts for larger parking areas.

Several homes in the local district were constructed before the invention of modern vehicles. The construction of a new driveway should be located to the rear (above) when possible and should limit impervious surfaces (below).

1.4. Standards for Driveways and Off-street Parking

1.4.1. Locate new parking lots and driveways in the historic district as unobtrusively as possible. Parking lots consisting of large expanses of concrete or asphalt with little planting or other screening are not appropriate.

1.4.2. Proposals for new parking lots or off-street parking areas should be accompanied by scaled site plans, including all proposed landscape and ground cover changes and information on proposed lighting types, placement, and intensity.

1.4.3. Site new parking areas in interior or rear lot locations where possible.

1.4.4. Avoid removing trees and other landscape elements that contribute to the historic character of a site.

1.4.5. Integrate pedestrian scale lighting into parking areas to avoid excessive glare and Illumination to adjoining properties. See EXTERIOR LIGHTING standards and the Southport Zoning Ordinance for further details on

lighting standards.

1.4.6. Incorporate existing mature trees into new parking areas. Avoid the placement of impervious surface materials such as asphalt and concrete in areas below the canopy crown of the tree. Use turf stone, gravel, marl, or other pervious materials in these areas.

1.4.7. Use paving materials that were traditionally used on surface parking areas and driveways on the surrounding block or street. Gravel, marl, crushed shells, asphalt, and concrete are typical parking lot treatments, while grass, gravel or concrete runners with a grassy median, brick, and marl are typical driveway treatments. Use wood, bricks, stone, or metal to contain loose paving materials. ~~Landscaping timbers and~~ Concrete or plastic edging are not appropriate.

Fascia signs (above), window signs, and projecting signs (below) are appropriate for commercial buildings.

Signage

Southport's Local Historic District is blended with residential and commercial buildings. Signage throughout the district includes interpretive signage in public spaces, historic markers along major thoroughfares, historic plaques, and commercial identification signage. Identification signage is an important identifier for commercial businesses in Southport.

The City of Southport sign ordinance provides detailed guidance regarding appropriate signage. Installation of a sign in the Local Historic District requires a sign permit from the Development Services office as well as a Certificate of Appropriateness from the Historic Preservation Commission. Please review the sign ordinance or contact Development Services for additional information.

1.5. Standards for Signage

1.5.1. Use traditional materials found in the district, such as wood and metal for new signage. Substitute materials that have the appearance of wood are allowed. Plastic signs, flashing signs, or portable mobile signs, except those listed in 1.5.9, are not appropriate in the historic district. Interior neon signs larger than 10" by 18" that are located within five (5) feet of a window or glass door on an exterior wall and are so placed as to be seen from the outside are not appropriate. **INTERNAL GLASS MOUNTED SIGNS ARE NOT SUBJECT TO HPC REVIEW.**

1.5.2. Place signs so that they do not visually overwhelm the building or streetscape or damage or obscure character defining architectural details. Recognize that maximum signage allowances granted by the Southport Unified Development Ordinance may be inappropriate in the context of the building or site under review.

1.5.3. Signs on commercial buildings are preferred to be located in a signboard frieze located above the display windows. In this location the sign serves as a boundary between the upper and lower façade.

1.5.4. Neon colors or fluorescent colors on signs is not appropriate.

1.5.5. Use simple, clear graphics and lettering styles in sign design.

1.5.6. Use of flashing signs (including illumination of vending machines) is prohibited. Use ground-mounted spotlights concealed by landscaping or wall- mounted lights to light signs at night.

1.5.7. Freestanding signs must be low-mounted and must not obscure pedestrian views. No more than one (1) freestanding sign shall be allowed per street frontage. Freestanding pole supports should be simple and unobtrusive in design. Freestanding signs in the Central Business District ~~may be inappropriate~~ are not allowed.

1.5.8. Consolidate public signage on uniform poles to reduce visual clutter.

1.5.9. The use of an A-frame sign is allowed in the historic district and must not contribute to visual clutter of the streetscape nor impede the flow of pedestrian traffic. No more than one (1) A-frame sign per business is allowed. The signs must conform to the basic standards for signage including color, material, style, graphics and placement. A-frame signs may not exceed eight (8) square feet on either side (which includes legs/ stand/bracing) The sign may not exceed four (4) feet in height. Signs of this type must be removed from outside the location at the close of the business day.

Small post mounted hanging signs (above) and post mounted signs (below) interact with pedestrians.

The architectural style should be considered when placing signage on the primary building facade. Decorative signage should complement the existing aesthetic.

Docks, Piers, and Boardwalks

Southport's location on the Cape Fear River is significant to the city's history. With the establishment of Fort Johnston, the city would eventually surround the fort. The city's location provided numerous opportunities for fishing, river piloting, and trade. Historically, the city's working waterfront consisted of several wharves and docks. The City Wharf was located between Howe and Davis streets in Southport, the Engineers Wharf was located in front of the Garrison House, the Standard Oil Company Wharf was located north of Kingsley Street. Some wharves were replaced by municipal piers. Today, these piers serve as educational and recreational points of interest for locals and visitors.

Additionally, Southport has maintained its viewshed of the Cape Fear River. Views from Kingsley Street, Rhett Street, Atlantic Avenue, Davis Street, Howe Street, Lord Street, Caswell Avenue, and the Yacht Basin remain. These viewsheds are important to Southport's character and sense of place.

Docks, piers, and boardwalks are typically part of any waterfront community. Traditionally, private piers and docks in Southport have been constructed perpendicular to the shoreline. Planning should go into the construction of new docks, piers, and boardwalks to maintain the special character of the waterfront.

1.6. Standards for Docks, Piers, and Boardwalks

1.6.1. Use a design that is simple, functional, and utilitarian. Avoid lighting fixtures that are too prominent or that are not utilitarian and functional in appearance.

1.6.2. Built in features such as pavilions, gazebos, screened rooms, or other types of roofed structures such as boat sheds are not appropriate.

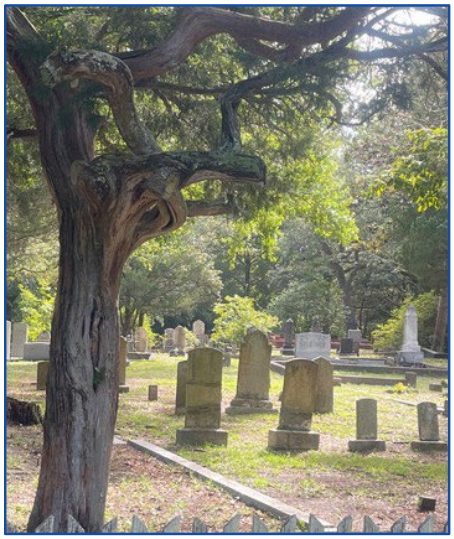
1.6.3. Comply with Coastal Area Management Act and Water Quality regulations when constructing new piers, docks, and boardwalks.

1.6.4. Repair docks, piers, and boardwalks and their details and features, using accepted preservation methods.

Lighting must also meet the Standards for Exterior Lighting.

Cemeteries

There are several cemeteries Southport including the Old Smithville Burying Ground, John N. Smith Cemetery, and the Old Morse Cemetery. It is important to note that these cemeteries are not the same. They are different in regards to layout, grave markers, landscape, and culture. Therefore, they should be treated and cared for differently. It is important to respect each cemetery for its existing conditions and its cultural traits. Care should be taken to preserve and maintain each cemetery, including grave markers and other objects associated with the cemetery. Under North Carolina, G.S. 14: 148-149 states it is a Class I felony to deface or desecrate grave sites, or plow over or cover up existing graves. Additionally, NC G.S. 70: 29-33 requires that any inadvertent discovery of human remains on a construction site shall stop work immediately and contact the State Medical Examiner and State Archaeologist 910-251-7323.



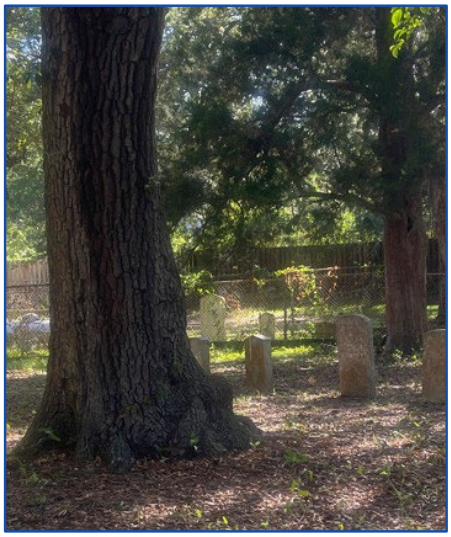
The Old Smithville Burying Ground is included in the National Register District. It is believed that burials took place here beginning with the presence of Fort Johnson in 1745.

1.7. Standards for Cemeteries

1.7.1. Under GS 14.-148 and G.S. 14-149 it is a misdemeanor and Class 1 felony to deface and desecrate grave sites. This includes throwing trash in a cemetery, disturbing a cemetery or items in a cemetery including markers and plantings.

1.7.2. Identify, retain, and preserve cemeteries and their features including grave markers, foot markers, statuary, crypts, fences, walls, objects, plantings, and landscapes.

1.7.3. Protect and maintain cemetery features, forms, materials, and details through regular maintenance and repair using accepted preservation methods. .



The Old Morse Cemetery is located on property once known as Bryan Morse Plantation. This cemetery dates back to the mid-nineteenth century.

Register cemeteries with the North Carolina Cemetery Survey at archeology.ncdcr.gov/programs/cemeteries

Archaeology

The history of Southport began way before the Europeans arrived and may have been inhabited by Waccamaw and Tuscarora tribes. Spanish and English explorers were the first to visit Southport in the 16th century. The area surrounding the Cape Fear River was known to be a popular location for pirates in the early 1700s. The potential for archaeology discovery within the local district and in Southport is high. Typically, archaeology is found underground, but with Southport being located on the Cape Fear River it can also be found under water. The Cape Fear River has the potential to yield information about the history of Southport.

Archaeological resources are important to Southport's heritage. Resources may be discovered during archaeological digs or by using ground penetrating radar. However, archaeological resources may also be discovered during minor site work, including the addition of a sidewalk, gardening, etc. Homeowners are encouraged to contact the City of Southport staff to document these resources before continuing work. Archaeology can provide information on the location of earlier buildings or outbuildings on a property, the location of walls, gardens, walkways, and pathways. Archaeology should be a component of the preservation planning program. Section 106 of the National Historic Preservation Act requires State and Federal Agencies consider archaeology when planning projects and further requires that the consult with the North Carolina Historic Preservation Office to avoid or mitigate any adverse effects. Private property owners are not required to conduct archaeological studies prior to conducting work on privately-funded projects. The Office of State Archaeology (OSA) is available to provide additional information or assistance with archaeological resources.

There is a strong potential for archaeological remains associated with the fort on the Garrison House lawn.

1.8. Standards for Archaeology

1.8.1. Identify, retain and preserve archaeological resources that are important to the history of the site or district.

1.8.2. Minimize ground-disturbing activities in the historic district to avoid possible damage or destruction to known or unknown archaeological resources.

1.8.3. Investigate the potential for archaeological resources prior to undertaking a project that affects the grounds surrounding a property. Contact the NC Office of Archaeology (OSA) for additional assistance.

1.8.4. Recognize that archaeological resources exist both below ground and below water.

1.8.5. Preserve archaeological resources intact in their original state and location wherever possible.

1.8.6. When disturbance of archaeological resources is unavoidable, use qualified archaeologists to employ contemporary methods of investigation and evaluation.

1.8.7. Do not use heavy machinery in areas known to have archaeological resources.

Cemeteries or inadvertent discovery of human remains requires compliance with state statutes GS 14: 148-149 and GS 70: 29-33. If inadvertent discovery occurs the general statute requires that all construction activities stop work immediately and contact the North Carolina Office of State Archaeology. Please see the previous section specifically about cemeteries.

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2. Exterior Changes to Buildings

Roofs

Roof form, pitch, and materials are among the distinguishing characteristics of different styles of architecture. Roofs can be flat, pitched, hipped, curved, or a combination of these forms. Roof forms, pitches, and materials vary in the Southport Local Historic District due to the extended period of development that occurred in Southport. Architectural styles are often distinguished by roof types.

The Adkins-Ruark House has a multi-gabled roof that flares out over deep cornices.

2.1. Standards for Roofs

2.1.1. Protect and maintain historic roof-top features such as ornamental eaves, cornices, rake-boards, dormers, gables, chimneys, finials, cresting, steeples, belfries, cupolas, and railings that add to the overall architectural character of a structure. The design of any new roof features should be based on documentary evidence and are compatible with both the building and surrounding buildings. It is inappropriate to damage, conceal, or remove significant roof features.

2.1.2. Preserve, maintain, and repair historic roofing details and materials such as slate, standing seam metal, and tile. Replace in-kind only if necessary due to deterioration or damage. Replace only the damaged or deteriorated portion using materials identical to the original if possible.

2.1.3. New roofing materials should be compatible with either the existing or original roofing material. Match the historic material as closely as possible in color, shape, size, and texture. Asphalt, fiberglass-asphalt shingles, and metal roofs are acceptable. Any distinctive patterns of shingles or slates shall be retained and/ or replicated exactly

2.1.4. Contemporary or non-historic roof features may be installed on areas of the roof not seen from the public view or on other non-character defining secondary roofs. Included are skylights, roof-mounted vents, dormers, chimneys, antennas, and solar collectors. These are not permitted when their installation or later removal would damage or destroy a significant roof feature. In certain instances, new dormers may be permitted on side or rear elevations if their design is compatible with the building and the roofline.

2.1.5. Install new gutters without damaging or obscuring architectural features.

The Northrup House is a good example of Queen Anne style with its varied roof lines, including the tower.

It is inappropriate to replace concealed, built-in gutter systems with modern exposed gutters. Gutters of all materials except copper shall have a painted finish. Half-round gutters are appropriate for most contributing properties. Wood gutters may be appropriate for certain period restoration projects. ~~Replacement of gutters is usually reviewed as a Minor Works item.~~

2.1.6. Ridge vents, where needed, shall be of the low-profile type and shall not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. If they must be visible, they should be installed to respect the architectural details and character of the subject building.

2.1.7. It is not appropriate to create a false sense of historical development by making changes to roofs, such as adding conjectural features lacking insufficient historical, pictorial, or physical documentation.

2.1.8. It is inappropriate to alter the existing roof pitch or introducing a new roof pitch.

2.1.9. Avoid using a substitute material for the replacement of a deteriorated historic element that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

2.1.10. Avoid constructing additional stories resulting in an altered appearance.

Exterior Wood Siding, Trim, and Ornamentation

Southport's historic buildings are sheathed with a variety of materials that contribute to the special character of the district. The majority of the architecture in the district is wood-frame construction with wood siding, with few masonry construction most which are located in or near downtown. Exterior wood elements includes siding, trim, shingles, door and window surrounds, columns, cornices, pediments, brackets, columns, balustrades, and other architectural moldings or decorative ornamentation. These features are often the character defining features of the building and should be maintained and preserved to retain the special character of the building and the local district.

2.2. Standards for Exterior Wood Siding, Trim, and Ornamentation

2.2.1. Identify, repair, and preserve existing original wood siding, trim, ornamentation, and other wood decorative elements that contribute to the character of the historic building and the significance of the district as a whole.

2.2.2. Preserve and repair existing wood elements wherever possible. Use preservation techniques which encourage repair (such as epoxies, splicing, and patching where applicable) rather than wholesale replacement.

2.2.3. Replace historic wood elements only where the original is too deteriorated to repair. If replacement is necessary, use new replacement wood that matches the original as closely as possible in all properties: shape, profile, texture, and detailing. The deteriorated or damaged condition should be documented. Replacement of these features in kind and according to the standards does not normally require a COA.

2.2.4. If a portion of a historic wall is deteriorated beyond repair, replace only the damaged portion. In other words, a damaged portion of a wall does not provide an excuse for wholesale replacement.

2.2.5. Prepare surfaces for painting using the gentlest means possible. Low-pressure power- washing should be used only after a test panel of washing has been performed by the contractor and reviewed by the owner

for excessive damage. Sandblasting and high- pressure water blasting are not appropriate treatments.

2.2.6. It is inappropriate to strip paint with the object of staining it or leaving it unfinished for a supposedly "natural" appearance when such an appearance cannot be historically documented.

2.2.7. Avoid replacing clapboard siding with shingle siding (or vice versa) or replacing clapboard siding with siding of a different width or profile, particularly if the later siding has gained historic significance in its own right.

2.2.8. It is not appropriate to compromise the architectural integrity of a building by introducing or removing siding, trim or other decorative features, or by concealing or removing decorative details such as cornices, corner boards, brackets, pilasters, door and window moldings, pediments, medallions, dentil and modillion molding, corner boards, and other character-defining architectural trim.

2.2.9. The use of vinyl or aluminum siding is not permitted. Where vinyl or aluminum siding exists, it can be maintained and replaced.

2.2.10. When the original siding is too deteriorated to repair, the HPC may allow the replacement of siding with new substitute siding if the proposed replacement will be more in keeping with the original appearance of the structure and can match the profile and texture of the original siding.

Must meet standards for Substitute Materials.

~~2.2.11.~~ The use of fiber cement siding may be approved for new structures and non-historic structures. ~~and~~ Fiber cement siding may be appropriate for additions to historic structures. ~~not visible from public streets or waterways~~.

2.2.12. To avoid creating a false historical appearance, do not use trim salvaged from another building or buildings or stock trim. Likewise, avoid moving or rearranging existing trim to another part of a building without historical evidence to back this up. Do not use stock trim when original trim can be replicated.

2.2.13. Blown in insulation should be placed in the house so as not to disturb siding.

Masonry

Masonry materials were historically used for aesthetic purposes and because of their durability. The most dominant material in Southport's downtown is masonry. It is also uses for foundations, chimneys, and retaining walls. Historic masonry materials includes brick, stone, slate, and concrete block. Like all building components, masonry requires routine maintenance to ensure its longevity.

Masonry materials is the dominant building material in the commercial downtown.

2.3. Standards for Masonry

2.3.1. Retain and preserve historic brick and masonry elements, including walls, chimneys, foundations, and retaining walls. Preserve masonry elements that are character-defining features of the building or property.

2.3.2. Repair and restore historic masonry elements, rather than replace. Remove vegetation and vines from masonry to prevent structural or moisture damage.

2.3.3. Clean historic masonry only with low-pressure water washing and mild detergents formulated for the specific application. Use chemical cleaners formulated for historic masonry only if water and detergent cleaners are not effective.

2.3.4. Sandblasting, high-pressure water blasting, and other abrasive cleaning methods which may damage historic masonry are not appropriate in the historic district.

2.3.5. Water-repellant sealers are generally not appropriate because they may trap moisture, causing deterioration or discoloration.

2.3.6. For repointing, use only mortars that are compatible with historic mortars in composition, color, strength, and joint finish or surface tooling. Maintain the historic joint width, joint profile, and bond patterns when making repairs. Modern mortars may cause damage to older, softer bricks.

2.3.7. Use only hand tools to remove deteriorated mortar joints, under the direction of a skilled mason. Do not use power tools or saws to remove mortar joints.

2.3.8. When replacing damaged brick or stone, use replacements that match the original units as closely as possible.

2.3.9. It is inappropriate to paint masonry surfaces that were not painted

Masonry is a dominant material for chimney construction.

historically. When painting masonry that has been previously painted, use acrylic latex paints for best durability.

Windows, Doors, and Shutters

Windows, doors, and shutters in the Southport Local Historic District consist of a variety of architectural styles. They are character-defining features and influence the architectural character of the building through their pattern, material, shape, size, fenestration, and style. Windows and doors are functional elements allowing in natural light and providing ventilation to enter the building's interior. Shutters in the district may or may not be operable; operable shutters provide additional protection for historic glazing.

2.4. Standards for Windows, Doors, and Shutters

2.4.1. Identify, retain and preserve historic windows and doors, including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, trim, and moldings. Documented restoration is allowable.

2.4.2. Repair existing historic windows and doors where possible, rather than replacing entire window or door units. Use accepted preservation methods for repairs. It is inappropriate to remove significant windows, doors, or their details or features rather than repair them.

2.4.3. Use replacement windows and doors that match the existing historic elements as closely as possible. Wood windows are encouraged to be replaced with wood windows. If replacement windows or doors are required, consider first replacing only the deteriorated element, such as a single sash or door, rather than the entire frame or unit. Any new replacements shall match the original in all dimensions, materials, and detailing as closely as possible. Replacement or new windows or doors outside of public view can be of other materials than original.

2.4.4. It is inappropriate to replace windows or doors with smaller units that do not fill the entire opening.

2.4.5. Tinted glass is not appropriate in the historic district in any area visible from public view. Energy-saving or "low-E" glass may be used only if it is not tinted.

2.4.6. New windows must match the original overall size, opening area, muntins, and grilles. Snap-in grilles or grilles between glass are not appropriate for windows visible from public view.

2.4.7. Preserve and repair original or historic shutters. It is appropriate to add louvered shutters to a historic structure if there is evidence that it once had blinds. All shutters shall be installed so that they will fit the window frame opening if closed and shall be of correct proportions for each window. Blinds shall be provided with operable hardware, consisting of hinges, pintles, and holdbacks located in the appropriate positions. Shutters may be operable or fixed. Shutters made of synthetic or substitute materials, that duplicate the look, appearance and patina of wood may be allowed. They should not be nailed or screwed onto the building surface.

2.4.8. New window and door openings shall not alter the historic character of the building or cause damage to historic materials or other significant architectural features. They must be detailed and sized to be compatible with the existing structure.

2.4.9. Avoid the placement of metal awnings over windows and doors. Fabric awnings may be used if the house originally or historically had them. Install awnings in such a manner that they do not conceal architectural features or damage historic building fabric. Choose colors and patterns that harmonize with the building and do not compete with it.

Porches and Entrances

Porches and exterior entrances are prominent and visible features on many homes in Southport. These details contribute to the unique sense of place found in historic districts. Porches may be front porches, side porches, two-story porches, sun porches, and balconies.

Two-story porches are a prominent feature in many of Southport's homes.

2.5. Standards for Porches and Entrances

2.5.1. Retain and preserve historic porches, entrances and doorways including related features such as railings, posts or columns, ceilings, steps, lattice, flooring, piers, ornamental trim, and other character defining elements.

2.5.2. Repair, rather than replace, historic porch and entrance elements, wherever feasible. Use repair techniques which preserve historic material,

including patching, epoxy repair, reinforcing, or splicing-in of new wood in place of deteriorated sections. Replacement elements should match the original in size, shape, pattern, color, and texture.

2.5.3. Use appropriate materials in the repair and restoration of historic porches. Woods that are naturally rot-resistant or treated will provide the greatest durability for exposed elements such as railings, steps, flooring, and floor framing. The use of pressure-treated wood is appropriate when painted within six months. The use of substitute material that duplicates the look and patina, and architectural detail is allowed.

2.5.4. The enclosure or other alteration of original or historic front porches is not appropriate in the historic district. The enclosure of porches at the rear, or other areas not seen from the public view, is appropriate if the enclosure is designed and constructed in a manner that preserves the historic character and features of the porch.

2.5.5. Covering a porch with non-historic material such as vinyl or metal siding, or "winterizing" a screened porch by permanently attaching plastic sheeting is not permitted.

2.5.6. Using indoor-outdoor carpeting to weather-proof a porch floor is not permitted.

2.5.7. Use architectural details and ornamentation that are compatible with the style, period, and detailing of the porch and structure. Such features as new metal columns or wrought iron posts, over-scaled columns with elaborate capitals, metal or plastic balustrades are not appropriate. The creation of a false historical appearance, such as adding Victorian ornament to a plain early 20th century porch, is not appropriate. Removing a porch that is not repairable and not replacing it or replacing it with a new porch that does not convey the same visual appearance on contributing historical properties is not permitted.

2.5.8. Reconstruct missing porches or porch details based on accurate documentation of such features. Such documentation may include: evidence found on the subject building; historic photographs; or compatible details found on another porch in the district of the same period and general style. The owner shall provide the commission with such documentation in the application for a Certificate of Appropriateness.

2.5.9. It is not appropriate to add new porches, entrances, or balconies to

Many of Southport's historic homes have character defining features such as wraparound porches. Craftsmen style porches often include exposed rafters.

primary elevations or other areas of a building that are seen from the public view if none existed historically.

2.5.10. Collapsible gates on porches to restrain pets or young children are reviewed by the HPC on a case-by-case basis and should be truly temporary and removable. Permanent gates are reviewed by the HPC. Gates of any kind at the foot of porch steps create an unnecessary visual barrier and are not appropriate.

Must meet standards for Accessibility and Life Safety.

2.5.11. New handicapped access ramps and other modifications to improve access shall be designed so that the modifications are reversible and do not damage or obscure the buildings' architectural features or diminish its historic character. When feasible, ramps should be located or obscured from primary elevations.

Foundations

2.6. Standards for Foundations

2.6.1. Retain and preserve original and historic foundations and related elements wherever possible, including: pier size, vents, grilles, lattice, materials, and other significant details.

2.6.2. Retain and preserve existing historic materials wherever possible, rather than replace. For repairs or rebuilding, select new brick, mortar, ballast stones, and other materials to match the historic materials as closely as possible in all respects.

2.6.3. If a portion of a historic foundation is deteriorated beyond repair, replace only the damaged portion using materials and finishes that match the original. Do not use replacement of a damaged portion as an excuse for wholesale replacement without thorough documentation of the reasons for this change.

2.6.4. New vents or access doors should be centered between piers. Use inconspicuous vents, such as black iron or dark plastic, rather than unpainted aluminum. Locate access doors and other new openings in areas not visible from public view.

2.6.5. For infilling between existing brick piers, construct a curtain wall that is recessed approximately 1" to 2" back from the outer face of the piers

so the original piers stand out; use this treatment for both old and new foundations. Flush foundations and infill are not appropriate. Concrete block may be used only if covered with a veneer of brick or sand- finished stucco. Leave foundations under porches open wherever possible to promote air circulation to prevent rot and deterioration; use wood lattice or grilles to enclose.

2.6.6. Wood grilles or lattice are appropriate for infill if compatible with the period or style of the structure. Stock lightweight lattice is not appropriate in areas in the public view.

2.6.7. It is inappropriate to paint existing, unpainted historic foundations. Previously painted foundations should be repainted an appropriate color. Avoid removing paint from a previously painted foundation.

2.6.8. Covering an existing foundation with later siding (artificial or wood) or covering with stucco, cement, or pressed metal siding strips that replicate rusticated concrete block is not permitted.

Must meet standards for masonry.

2.6.9. The raising of a building's foundation should be undertaken for sound structural and/or flood control reasons ONLY, and these reasons should be well-documented by flood maps, an architect or engineer's report accompanying an owner's COA application.

2.6.10. Locate new utilities and mechanical equipment such as package unit furnaces, heat pumps, and air conditioning coils at the rear or other areas not seen from public view. Utilities should never be located at the front of a structure or site. Provide screening with plantings, fences, or plant treatments.

Storefronts

2.7. Standards for Storefronts

2.7.1. Retain and preserve historic commercial storefronts and building façades, including display windows, entrance configurations, doors, transoms, bulkheads, windows, cornices, parapets, and brickwork.

2.7.2. Replace historic storefront features only when original elements are too deteriorated to repair. Replacement materials should match the originals in design, dimension, texture, and color. Identical replacement materials are preferred but substitute material may be approved on a case-by-case basis.

2.7.3. To reconstruct missing or altered storefront features, design new façade details to be compatible with the subject building and the surrounding historic buildings of the same period and style. Consider returning altered facades to original window sizes and configuration. Materials used must conform to the above standards (2) for replacement storefront features. Base the rehabilitation on sound historical evidence. Avoid historically false "colonial" features such as carriage lamps, eagles, bay windows, broken-arched pediments, and other popular artifices.

2.7.4. Preserve and rehabilitate rear facades where possible, particularly where access is provided from rear parking areas. Eliminate or consolidate utility lines, pipes, meters, mechanical units, etc. to improve the appearance of rear facades. Locate trash cans and dumpsters away from public rear access doors and screen them from public view.

2.7.5. Retain original roof forms and features. Do not add additional stories, penthouse, roof decks, skylights, mechanical equipment or any other features that can be seen from the sidewalk, right-of-way or any public rear access walkway. Exceptions may be made on a case-by-case basis if there is a clear historic precedent.

2.7.6. Always try to repair or replace on a limited basis, rather than embark on whole-sale replacement. Do not introduce a new design that is incompatible in size, scale, material, and/or color with its surrounds.

2.7.7. When possible, remove late-twentieth century and early-twenty-first century replacement storefronts and restore storefronts to their historic configurations. Reconstruct storefronts based on historic photos or

physical evidence. Storefronts must be compatible with the historic character of the building with design, proportion, profiles, and finish consistent with those of typical storefronts from the same era.

2.7.8. If an entire storefront or building surface, detail, or element must be replaced due to deterioration, replace only with materials that match the original in size, shape, design, profile, scale, color, and texture.

2.7.9. Install fabric or canvas awnings, where historically appropriate, so that they do not obscure windows, doors, or other character defining features. Select an awning design based on historical profiles, styles, and shapes. It is not appropriate to install pent roofs or plastic or metal awnings over commercial storefronts. Flat-roofed metal awnings may be appropriate on buildings/ storefronts constructed in the 1960s and later.

Accessibility and Life Safety

2.8. Standards for Accessibility and Life Safety

2.8.1. Locate fire exits, stairs, landings, and ramps so that they are compatible with the character of the building or site. For example, wheelchair ramps may replicate a railing detail on a building or be of a simple design that allows it to blend discreetly with its surroundings. Such elements should be painted to tie in with the structure.

2.8.2. Introduce new or alternate means of access to the historic building, in ways that do not compromise the appearance of an historic entrance or front porch.

2.8.3. Construct wheelchair ramps and chair lifts that are portable or temporary and do not permanently damage, obscure, or require the removal of character defining architectural features. Such alterations should be reversible in nature to maintain the integrity of the historic resource. When feasible, ramps should be located or obscured from primary elevations. (SEE MINOR WORKS).

Utilities and Energy Efficiency

2.9. Standards for Utilities and Energy Efficiency

2.9.1. Locate utilities, vents and meter boxes and other utility connections in side or rear yards and screen from public view with plantings, fencing, or other means.

2.9.2. Locate roof ventilators, antennas, solar panels, and satellite dishes in areas not visible from public view. Satellite dishes exceeding 24" in diameter shall not be installed in the historic district.

2.9.3. Paint meter boxes, vents, and other utility fixtures visible from the street in colors that will allow them to blend in with the historic/existing building.

2.9.4. It is inappropriate to install window air-conditioning units on the primary elevation of a historic building.

2.9.5. When installing utility fixtures—such as streetlights, signal boxes, or utility poles—in the public right-of-way, take into account the impact of the fixtures on the character of the streetscape and the historic district as a whole. Utility fixtures will be evaluated in terms of location, design, color, scale, and compatibility with surrounding streetscape features, and the overall visual impact on the district.

2.9.6. Install utilities underground whenever possible.

2.9.7. Avoid radically pruning street trees located under utility wires. Such pruning practices permanently damage the form and long-term health of the tree.

Must meet standards for Standards for Landscaping.

Substitute Materials

2.10. Standards for Substitute Materials

Humidity, average rainfall, hurricanes, and other storm events are more common in coastal areas. While wood, masonry, and metal are essential in creating weather-tight buildings, excessive moisture can be detrimental to these materials. For this reason, it is important to divert water away from the building with

downspout extensions or under-ground drainage systems. Furthermore, paint and other coatings must be intact in order to prevent deterioration of historic materials and the need for replacement.

If replacement is deemed necessary, it is preferable to replace the surface materials in kind. However, substitute materials can be seamlessly integrated into the surface when the area being replaced is limited and the new material is the same width, texture, profile, and color as the existing materials. If substitute materials are used with different physical and visual properties they can cause a radical change in a building's appearance and lead to further damage or deterioration. It is important when selecting an appropriate substitute materials to consider the resiliency of the material.

Genuinely, the concern for loss of integrity of the historic building due to replacing historic materials with substitute materials is contrary to the principles of preservation. However, when materials are deteriorated beyond repair substitute materials can be a more cost-effective solution as long as the replacement materials physical and visual characteristics replicate the original materials. Imperfections from the natural aging of materials and the application of multiple layers of paint are not sufficient to deem replacement of these historic materials.

National Park Service Preservation Brief 16:
The Use of Substitute Materials on Historic Building Exteriors
https://www.nps.gov/orgs/1739/sustainability-energy-efficiency-resilience-historic-buildings.htm

2.10.1. Identify, retain, and preserve historic materials that contribute to the overall character of the building and the historic district, including wood, metal, and masonry.

2.10.2. Protect and maintain historic materials, surfaces, and other relative features through routine maintenance and by using accepted preservation methods. Surfaces should be cleaned with the gentlest means possible.

2.10.3. Repair historic materials and details using accepted preservation methods for patching, splicing, consolidating, and reinforcing.

2.10.4. If historic materials must be replaced due to deterioration, replace only the deteriorated surface or detail. Replacement surfaces and details should match in-kind materials including size, shape, design, scale, color, and texture.

2.10.5. Consider substitute materials only if:

A. the historic material is not available,

B. skilled craftsman capable of manipulating and installing the material are not available,

C. there are inherent flaws in the material,

D. modern building codes require a change in material, or

E. rapid or repeated deterioration is reasonably expected.

F. In these instances, the substitute material should replicate the original in size, shape, design, scale, color, and texture.

2.10.6. It is inappropriate to replace sound historic building materials with new materials to create a new or smooth appearance.

3. New Construction & Additions

Residential Additions

Many homes in Southport have additions in one form or another. The enclosure of a porch or an addition linking the main house to a detached kitchen. Historic homes have been regularly added on to, to meet the needs of their occupants, including changes in use and shifting family and societal needs. These changes illustrate the evolution of the building and are important in understanding the building's history. Additions that are over fifty years old may have achieved historical significance and should be preserved or considered when planning an addition to a historic home. Preserving the historic home and maintaining its architectural integrity can often be achieved when adding onto the home.

Additions should be sited in locations that preserve the historic relationship between the building, site, adjacent homes or buildings, and public rights-of-way. In most cases, additions can be designed and constructed without comprising the integrity of the historic home or building or the historic district. Most often, this is achieved by locating additions on rear elevations.

3.1. Standards for Residential Additions

3.1.1. Where possible, locate new additions at the side or rear so that they have a minimal impact on the façade and other primary elevation of the affected building or adjacent properties. Consider the impact from all public rights-of-way when constructing additions on corner lots or waterfront properties.

3.1.2. It is appropriate to consider height, scale, size and massing of the additions to ensure it is compatible with the existing structure and does not overpower it visually. A new addition should never be taller or wider than the original structure. Observe the principle of "additive massing" where the original structure remains dominant, and the additions are adjoining and smaller masses.

3.1.3. It is appropriate to design additions that are compatible with the existing building in terms of materials, style, color, roof forms, massing proportion and spacing of doors and windows, details, surface texture, and location. Contemporary adaptations of the original which clearly look like an addition and reflect the period of construction are encouraged.

3.1.4. Additions should be constructed so that they can be removed from the original building in the future without irreversible damage to significant

features.

3.1.5. Wood windows are most appropriate for new additions within the historic district; however, substitute window materials are acceptable for new additions provided the proposed windows meet the requirements set forth in the WINDOWS AND DOORS standards.

See Standards for Windows and Doors.

3.1.6. Rooflines of new additions should be similar in form, pitch, and eave height to the roofline of the original building so as not to overpower the prominence of the original building.

3.1.7. Foundations should be similar to or compatible with the existing foundations in material, color, detailing, and height.

3.1.8. The use of vinyl and aluminum building materials are not appropriate. ~~Smooth~~ fiber cement siding may be used on a case-by-case basis. Use of fiber-cement lap siding may be approved for use on new structures. In all circumstances every effort shall be made to ensure that new structures and the application of modern-day products achieve compatibility with existing historic buildings that define the character of the Southport Local Historic District.

3.1.9. It is appropriate to use materials in traditional ways. New materials should appear as if they were applied in a traditional manner to convey the same visual appearance as historically used and applied building materials.

3.1.10. It is appropriate to match the foundation height, style, and materials as an addition to the original building, however, differentiate the junction of old and new by recessing the foundation and wall plane of the new addition.

3.1.11. Place outbuildings and accessory structures in side and rear yards. Avoid locations that obscure the principal building's prominent architectural features or significant site features.

3.1.12. It is appropriate to consider the significance of additions and alterations that are at least fifty years old to determine their contribution to the building's character defining features

3.1.13. It is not appropriate to site additions that require the removal of mature trees or plantings.

New Residential Construction

Southport's architectural history does not represent one era or period of development., but it has evolved over the course of over 200 years. New residential construction can be successful in the historic district and illustrate architectural evolution.

The standards provide a basic overview of the district and its special character. If the proposed siting and design reflects an understanding of, and is compatible with, the special character of the district, new construction can enhance the district by eliminating gaps in the historic street front. However, special attention should be paid to setbacks, spacing, and orientation and ensure the new residential building is consistent with surrounding residential buildings, and that the height, scale, massing, proportions, and roof shape of the proposed new residential building is compatible with surrounding residential buildings.

Checklist for New Residential Construction

- Is the building orientation consistent with the historic residential buildings?
- Is the lot coverage consistent of the new residential building consistent with adjacent buildings?
- Is the fenestration on the primary and visible side elevations in keeping with adjacent properties in the district to maintain the rhythm of the streetscape?

3.2. Standards New Residential Construction

3.2.1. Design new residential buildings to be compatible in height, scale, massing, proportion, and roof shape of surrounding residential buildings within the district, so they do not diminish or visually overpower nearby historic buildings. Building heights are regulated by zoning district in Section 3.9 of the Unified Development Ordinance.

3.2.2. Design new residential buildings that are compatible with the scale, pattern, detail, finish, composition, and color of historic buildings in the district.

3.2.3. Design buildings with compatible configuration, fenestration patterns, placement, materials, size, and overall proportion of windows and doors are congruous with nearby historic buildings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the

desired harmony of the streetscape and should be avoided.

3.2.4. Keep the siding and trim material of the proposed building consistent with the materials traditionally used on the immediate block and in the historic district. Wood siding, wood shingles (as typically found in gables of Victorian period residential architecture), and brick, were common sheathing materials and should be used.

3.2.5. Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner to convey the same visual appearance as historically used and applied building materials.

3.2.6. The use of vinyl and aluminum building materials are not appropriate. Cementitious siding installed in a traditional manner with similar exposure size to emulate horizontal wood siding is also appropriate. In all circumstances every effort shall be made to ensure that new structures and the application of modern-day products achieve compatibility with existing historic buildings that define the character of the Southport Local Historic District.

3.2.7. If a contributing building was demolished or moved from the site, design the replacement building to be of similar height, scale, massing, and location as the previously existing building. Applicants will have a heavy burden to demonstrate to the HPC that a replacement structure with different height, scale, and massing as the previously existing building is congruous with the Historic District.

3.2.8. It is appropriate to maintain a similar front, side, and rear yard setback to other historic buildings on the block and/or side of the street.

3.2.9. Maintain the pattern of building separation and lot coverage that is found on the block and/ or side of the street, when feasible.

3.2.10. Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

3.2.11. Retain and protect mature trees during construction.

3.2.12. For new construction on Southport's waterfront, minimize any negative impact on historic views and vistas.

3.2.13. Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

Commercial Additions

The majority of Southport's historic commercial core consists of one and two story buildings. However, within Southport's Local Historic District there are a variety of commercial buildings along N Howe Street and W Moore Street, including small one story commercial buildings with a small building footprint, residential properties that have been converted into commercial uses, and other one to two story buildings with a slightly larger overall building footprint than in the commercial core district.

Change is inevitable in buildings and neighborhoods. Building may need to be updated, expanded, or adapted to fit the needs of another use. When an addition is added, it is inevitable that some loss of materials and change will occur. The relationship between the building and the neighborhood will also change.

Locating an addition to the rear, is the easiest way to minimize its visual impact from the street. The standards provide a basic overview of the district and its special character and ensure additions are congruous with the historic district property. In some rare cases, an addition may be designed and perceived as a separate building, in that case, utilize the **STANDARDS FOR NEW COMMERCIAL CONSTRUCTION.**

3.3. Standards for Commercial Additions

3.3.1. It is appropriate for new commercial additions to be located along the rear façade of the historic building to reduce the visual impact on the building.

3.3.2. It is appropriate to design additions that are compatible with the existing historic building in terms of massing, scale, height, form, size, materials, proportion, fenestration, and roof form.

3.3.3. Rear additions should be recessed behind the sides of the historic building so it is not visible from any street.

3.3.4. Construct additions with the least possible impact upon the historic building by avoiding the loss of historic building materials, or obscuring character defining features.

3.3.5. Substitute exterior materials may be appropriate since most additions are not visible from the street. Cementitious siding simulating clapboards can be acceptable when the exposure width and characteristics of the original building's clapboards are followed.

National Park Service Preservation Brief: New Exterior Additions to Historic Buildings: Preservation Concerns
https://www.nps.gov/orgs/1739/upload/preservation-brief-14-exterior-additions.pdf

3.3.6. Simplified details that reflect the character of the historic building are appropriate.

3.3.7. Consider landscape features and plantings, street vistas, and topography when siting new additions.

3.3.8. It is not appropriate to site additions that require the removal of mature trees or plantings. Mature trees and plantings should be protected during the construction phase.

New Commercial Construction

3.4. Standards for New Commercial Construction

The Southport Local Historic District commercial areas consist of a variety of building sizes in height, scale, massing, proportions, fenestration, and roof shapes along N Howe Street and along W Moore Street. Commercial buildings have evolved based on transportation demands and lifestyle needs of Southport's residents.

New commercial construction should be consistent in scale, height, form, massing, proportion, fenestration, and roof shape with adjacent and nearby commercial buildings. For instance, commercial buildings in Southport's commercial core typically share side walls, while along N Howe Street there is a variety of commercial building types, some with shared side walls and some self standing. Respecting the urban form characteristic of the commercial areas is more important than replicating any specific architectural styles. New commercial construction should reinforce the scale and rhythm of door and window openings along the streetscape. The end result enhances and fill any gaps in the streetscape.

3.4.1. It is appropriate to site new commercial buildings to maintain the same or similar setback, spacing, and orientation as the other surrounding historic commercial properties so it does not detract from the historic character of the site or surrounding area.

3.4.2. Commercial and institutional buildings setbacks can differ. Most new commercial buildings should front the edge of the sidewalk. Whereas, institutional buildings are often set back on a lawn or plaza.

3.4.3. Locate new commercial buildings so they do not obscure significant views and vistas. Consider the impact to all public rights-of-way when designing

projects on the waterfront or corner lots.

3.4.4. It is appropriate to design and scale new commercial buildings to be compatible in terms of the height, scale, massing, proportion, fenestration, and roof shape of surrounding commercial buildings so it does not visually overpower nearby historic buildings. Building heights are regulated per zoning district.

3.4.5. Design new commercial buildings so that the building configuration, placement, materials, size, and overall proportion of windows are compatible with surrounding historic commercial buildings.

3.4.6. Utilize building materials that are consistent with surrounding historic commercial buildings in regard to integrity, longevity, and appearance—including scale, pattern, detail, texture, finish, composition, and color.

3.4.7. Design and construct new commercial buildings to maintain the pedestrian experience of the commercial district, including a prominent ground-level entrance on the facade and ground-level display windows, instead of wide expanses of solid wall.

3.4.8. Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

3.4.9. Retain and protect mature trees during construction.

3.4.10. Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

Decks

3.5. Standards for Decks

3.5.1. Locate decks only on the secondary or tertiary elevations of historic buildings where they are minimally visible from the public rights-of-way and where their construction will not detract from the historic character of the site of district.

3.5.2. Locate decks so they do not destroy, damage, or obscure historic materials, details, and other character defining features of the historic building or site. When possible, incorporate existing topography and site features, such as mature trees.

3.5.3. Design decks to align with the first-floor level of the building and

construct them to be structurally self-supporting to minimize structural or material damage to the historic building.

3.5.4. Design decks and any related steps and railings to be deferential to, but compatible with the historic building in scale, material, configuration, and proportion.

A. Use decking materials including wood and composite that are compatible in scale, pattern, color, and detail of buildings in the district.

B. Paint or stain decks in colors that are compatible with the historic building and district.

C. Avoid replicating historic porch posts and railings for contemporary, uncovered decks.

3.5.5. Maintain and protect significant site features and adjacent buildings and structures from damage during, or as a consequence of, deck-related site work or construction.

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4. Relocation & Demolition

Building Relocation

The Southport Local Historic District is a collection of structures and properties that collectively represent the early history of the City's built environment. The buildings themselves as well as their location contribute to the significance and the story of a place. Relocating buildings can impact the integrity of the district. In addition relocation is complicated, expensive and comes with risks. Accordingly relocation of historic buildings in the historic district should be considered as a last resort and only after alternative options have been thoroughly considered. If it is necessary, buildings should remain in the district and as close to the original location as possible. The relocation site should resemble the original property to the degree possible. The lot should allow for the building to be compatible with surrounding structures and allow for spacing, setbacks, lot coverage, orientation and landscaping similar to the original site. The grading of the site should be similar and allow for the foundation of the building to be of similar height.

Detailed planning is necessary when considering the relocation of a structure. Interested parties should contact the State Historic Preservation Office and/ or Preservation North Carolina for advice and assistance in advance of efforts to relocate a structure. A qualified and experienced mover should be selected with experience moving historic properties. Steps should be taken to minimize damage to the structure. Coordination with the City of Southport and utilities companies may be needed to plan a route for the move and whenever possible buildings should be moved as a single unit and not sectioned or disassembled.

A COA is required from the Southport Preservation Commission to relocate a property within the district or to move a building into the district.

4.1. Standards for Building Relocation

4.1.1. Choose relocation only as a last resort to demolition. Property owners that want to relocate a contributing building should design the replacement building to reflect the relocated building's height, scale, massing, and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing, and location as the previously existing building is congruous with the historic district.

4.1.2. Document the original site thoroughly with drawings and photographs prior

to relocation.

4.1.3. Hire reputable movers who have experience with historic properties.

4.1.4. Move the building as a single unit in lieu of partial or complete disassembly, if possible.

4.1.5. Choose a site in the historic district, if possible.

4.1.6. If moved within the historic district position the building on the new site so it relates to adjacent buildings and the overall streetscape. Place the building so that orientation of its principal façade and front and side setbacks are compatible with the surrounding buildings. Refer to NEW CONSTRUCTION STANDARDS for further information on placement.

4.1.7. Provide a new foundation whose height, design, and facing materials match those of the original, if possible.

4.1.8. Maintain any existing mature trees on the new site, if possible. This will help create an established building site context for the new structure.

Demolition of Historic Landmarks and Buildings

Demolition can have significant detrimental effects to the integrity of a historic district. Every structure represents a valuable part of the history of the built environment in the Southport Local Historic District. Each structure is irreplaceable, and demolition should be a last resort only after all possible alternatives have been investigated. A COA authorizing the demolition of a structure in the historic district cannot be denied unless the building is determined to have Statewide Significance. If the building proposed for demolition is determined by the SHPO to have Statewide Significance which is generally defined as being individually eligible for the National Register of Historic Places with significance at the state or national level, then the commission may deny the COA. However, regardless of the determination of significance the HPC can delay demolition for up to a year (365 days) to allow for the full study of potential alternatives. Property owners are encouraged to work with the Commission to determine alternatives to demolition. Structural stabilization and weatherization are encouraged to preserve buildings while alternatives are explored.

In reviewing a COA for building demolition, the HPC may consider the following:

- What is the contribution of the building or site to the historic district?

- What is the condition of the building?
- How feasible is adapting the structure to other purposes?
- Could the property be sold to someone willing to use the existing building?
- Could the building be relocated?
- Is there a proposed, compatible use for the site after the demolition?

4.2. Standards for Demolition of Historic Landmarks and Buildings

4.2.1. Choose demolition only as a last resort. Property owners of contributing buildings should design the replacement building to reflect the demolished building's height, scale, massing, and location. Applicants will have a heavy burden to demonstrate to the HPC that a replacement building with different height, scale, massing as the previously existing building is congruous with the Historic District.

4.2.2. Document the historic resource prior to demolition. Documentation shall take the form of black and white photographs, and color digital photographs of the building, structure, or site's principal elevations, architectural elements (both in exterior and interior), and special features. Measured drawings of the resource may also be required. The HPC shall determine on a case-by-case basis the extent of documentation required and the parties responsible for producing such documentation. The documentation shall be submitted to the HPC and become a permanent record of the City of Southport.

4.2.3. Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHPO.

4.2.4. Minimize ground-disturbing activities during demolition to avoid damage to potential unknown archaeological resources and neighboring historical properties.

4.2.5. Retain mature trees on site, if possible.

4.2.6. Clean the site thoroughly of all building debris and leave the lot in safe/similar condition.

5. Disaster Preparedness and Prevention

Disaster Preparedness and Prevention

Southport's location on the Cape Fear River and less than two miles from the Atlantic Ocean make the City susceptible to winds, flooding, and storm surge from storms as well as high tide flooding. A proactive approach to improving the resiliency of structures, infrastructure and the economy is essential to preserve property, save lives, maintain services and speed up recovery from natural hazards. Hurricane Fran was the strongest hurricane to make landfall since Hazel (Cat 4, 1954) in NC in 1996 bringing 24.06 inches of rain to Southport and 137 mph winds. More recently, on September 16, 2024 the City received approximately 17 inches of rainfall within 12-hour period of time from Tropical Cyclone 8. The storm caused significant damage washing out key roadways and flooding homes.

Historic buildings and sites can be made more resilient to natural hazards without detrimentally impacting historic character. This section of the Southport Local Historic District Standards provides guidance on preventative measures, site adaptations, floodproofing, building elevation, foundations, venting, porches and other features, utilities and commercial buildings. Two resources that provide additional detailed guidance on improving the resiliency of structures and rebuilding after events include the following:

- Resilience Design Standards (https://hrp.sog.unc.edu/resources/)
- National Park Service Guidelines on Flood Adaptation for Rehabilitating Historic Buildings (https://www.nps.gov/tps/standards/rehabilitation/flood-adaptation-guidelines.pdf)

5.1. Standards for Temporary Protective Measures

5.1.1. Identify, retain, and preserve the historic materials, features, and spaces of the buildings, site, and setting that are important in defining the historic character of the property and sites. Assess their existing capacity for resilience as well as their know vulnerabilities.

5.1.2. Select temporary barriers or systems that will:

A. Protect the historic building and site from the anticipated type of flooding

or wind damage, and;

B. Deploy with the available warning times, labor, and equipment.

5.1.3. Assess the ability of the historic building's masonry walls and temporary flood barriers or wrapping systems covering masonry openings to withstand the forces of flooding. Consult with a structural engineer to determine whether the existing walls will require reinforcing to withstand such forces.

5.2. Standards for Disaster Preparedness and Prevention

5.2.1. Identify, retain, and preserve the historic materials, features, and spaces of the building, site, and setting that are important in defining the historic character of the property and landscape.

5.2.2. Protect and maintain historic materials, features, and spaces—including wood, masonry, metal, paint and color, foundations and walls, roofs, doors and windows, porches and entrances, storefronts, walkways and driveways, fences and walls, lighting and signage, and outbuildings—according to the Standards for Rehabilitation of Individual Landmarks and Buildings in the Southport Local Historic District.

5.2.3. Repair historic materials and features—including wood, masonry, metal, paint and color, foundations and walls, roofs, doors and windows, porches and entrances, storefronts, walkways and driveways, fences and walls, lighting and signage, and outbuildings according to these standards. It is inappropriate to remove significant materials and features rather than repair them.

5.2.4. If historic materials and features are deteriorated beyond repair, replace in-kind only the damaged portion, matching the original in material, size, shape, design, profile, scale, color, and texture. If the traditional material is located below the Base Flood Elevation (BFE) and is not inherently resilient to flood damage, consider a proven damage-resistant substitute material that matches the original in size, shape, design, profile, scale, color, and texture and meets Standards for Rehabilitation of Individual Landmarks and Buildings in the Southport Local Historic District.

5.2.5. Utilize existing historic and non-historic building and site features—including window shutters, gutters and downspouts, foundation vents,

and site topography—that can minimize and/or mitigate damage from wind and water.

5.2.6. Retain historic materials, features, and spaces when planning and undertaking any temporary or permanent flooding adaptation treatment. Consult a structural engineer, contractor, or architect to ensure that the intervention is appropriately calculated and that the building or site feature is structurally able to withstand both the intervention and any displaced loads from wind or water.

5.2.7. Install or employ temporary and permanent protective measures in a manner that does not damage or destroy historic materials, details, and other character defining features of the historic building or site.

Site Adaptations and Parking

5.3. Standards for Site Adaptations and Parking

5.3.1. Identify, maintain, repair, and/or replace in-kind historic site features, materials, and spaces that are important in defining the overall historic character of the site and district.

5.3.2. Retain the historic spatial and topographic relationship between the building(s) and the site and setting.

5.3.3. Ensure surface water flows away from building foundations and landscape features.

5.3.4. Where topography permits, install a drainage system around the building foundation and footings to avoid any undermining of the building foundation and to allow for proper site drainage.

5.3.5. Reduce hardscape and design new driveways and parking areas to maintain as much permeable landscape as possible to reduce overland flows during storms.

5.3.6. Limit site runoff by installing new features—including cisterns, bio-swales, permeable pavers, and rain collection systems—that are able to retain heavy rains and floodwaters on-site only if they do not alter the historic features, materials, and spaces.

Alterations to the site must also meet the Standards for Site and Setting.

See Standards for Driveways and Off-Street Parking.

Dry Floodproofing

5.4. Standards for Dry Floodproofing

5.4.1. Identify, maintain, repair, and/or replace in-kind historic exterior materials and features, that are important in defining the overall historic character of the site and district—including exterior walls and foundations that are below the Regulatory Flood Protection Elevation.

5.4.2. Consider dry floodproofing techniques only if they do not diminish the historic integrity of the building and if they do not have the potential to accelerate the deterioration of historic building materials and finishes.

5.4.3. Consider dry floodproofing techniques only for masonry buildings or frame buildings where the Regulatory Flood Protection Elevation is below the top of the masonry foundation.

5.4.4. Consult with a structural engineer to determine whether structural reinforcement of the foundation or wall is necessary (and possible) to withstand lateral forces. Any reinforcement should be installed in inconspicuous locations and with as little damage to historic materials as possible.

5.4.5. Anchor the structure to the foundation to prevent movement or collapse.

5.4.6. Install foundation vents that can be sealed in anticipation of flooding.

5.4.7. Consider the application of waterproofing coatings or membranes only on masonry surfaces that have been previously painted. It is not appropriate to apply waterproofing coatings or membranes to unpainted masonry or to wood surfaces, as it will cover the character-defining texture and color of the surface and may trap moisture within the wall.

5.4.8. It is not appropriate to apply waterproofing coatings or membranes above the Regulatory Flood Protection Elevation.

See Standards for Foundations, Fences and Walls, and Exterior Wood Siding, Trim and Ornamentation.

Wet Floodproofing

5.5. Standards for Wet Floodproofing

5.5.1. Identify, maintain, repair, and/or replace in-kind historic materials and features, that are important in defining the overall historic character of the site and district—including interior and exterior walls and foundations that are below the Base Flood Elevation (BFE).

5.5.2. Consider wet floodproofing techniques only where the BFE falls below any finished spaces with historic features and materials and in spaces that can be abandoned for the duration of the period necessary to dry out.

5.5.3. Consult with a structural engineer to determine whether structural reinforcement of the foundation or walls is necessary. Any reinforcement should be installed in inconspicuous locations and with as little damage to historic materials as possible.

5.5.4. Anchor the structure to the foundation to prevent movement or collapse.

See Standards for Foundations, Fences and Walls, and Exterior Wood Siding, Trim and Ornamentation.

Elevating Buildings Standards

Most of the topography in Southport is elevated but there are specific areas along Price Creek, Cottage Creek,

Elevating a historic building above the estimated flood risk level without significantly impacting its historic character is possible but it can be both challenging and expensive. It requires consideration of impacts to adjoining properties and the streetscape. A successful strategy depends on a number of factors, including building size, form, massing, style, materials, foundation type, porches, and setting.

A portion of historic buildings in Southport are located in a FEMA floodplain,

5.6. Standards for Elevating Buildings

5.6.1. Identify, maintain, repair, and/or replace in-kind historic materials and features, that are important in defining the overall historic character of the site and district—including exterior walls and foundations that may be impacted by elevating the historic building.

See Standards for Foundations, Fences and Walls, and Exterior Wood Siding, Trim and Ornamentation.

5.6.2. Consider elevating a frame building only where the Base Flood Elevation (BFE) extends above the top of the masonry foundation.

5.6.3. Consult with a structural engineer, architect, general contractor, or house mover to determine whether the building is structurally stable or whether structural reinforcement is necessary for the building to be elevated. Any reinforcement should be installed in inconspicuous locations—such as crawlspaces or within the wall structure—and without damage to historic materials.

5.6.4. Document the building through photographs and/or drawings—specifically any materials or features that will be lost—prior to the start of work.

5.6.5. When possible, maintain the relationship between the finished floor elevation of the historic building and the adjacent grade. The following design techniques can mitigate the visual effect of elevating historic buildings:

A. Consider increasing the height of the grade to meet the finished floor elevation, only if it will not significantly impact surrounding properties.

B. Consider adding fill under the house and around the foundation, gradually sloping the soil outward into the historic grade.

C. Consider a low retaining wall installed several feet away from the foundation.

D. Consider foundation plantings, other landscaping, or a low fence.

5.6.6. Maintain the visual relationship between the building, site features, and significant landscape elements including mature trees, fences, and walls as well as the relationship to neighboring buildings on the site and along the streetscape.

5.6.7. Consider the overall proportions of the building to ensure that an elevated façade does not alter the character-defining form or features of the building. For example, elevating a house with a strong horizontal expression (like a Ranch house) may be stylistically inappropriate Identify, maintain, repair, and/or replace in-kind historic materials and features, that are important in defining the overall historic character of the site and district—including interior and exterior walls and foundations that are below the Base Flood Elevation (BFE).

See Standards for Foundations, Fences and Walls, and Exterior Wood Siding, Trim and Ornamentation.

5.6.8. Elevate porches and additions to maintain their relationship to the main

building.

5.6.9. When possible, limit elevation to three feet above the BFE.

5.6.10. It is not appropriate to elevate a building that was constructed with, or later modified to include, a raised basement. Instead, consider utilizing wet floodproofing at the basement level.

5.6.11. It is not appropriate to elevate a building in order to allow for parking under the structure.

Foundations and Foundation Vents

The modification or replacement of a historic building's foundation or piers to prevent flood damage is critical to preserve the building's character and appearance. When considering modification or replacement, consideration should be given to the size, configuration, topography, landscaping, height, mass, proportion, form, orientation, construction type of the building, existing setbacks, adjacent properties, and local building code regulations. It is essential to consult with a structural engineer or architect and a local code official to determine whether the building is structurally stable enough to be elevated and whether the existing foundation is capable of being extended or if a new foundation is necessary. In addition to supporting the building, the modified or new foundation must be capable of resisting lateral forces from increased height, storm surge, and wind loads. The modified or new foundation may also require structural reinforcement. Any reinforcements with non-historic materials, such as concrete blocks or cast-in place concrete, should be installed so that it is not visible on the building's exterior.

Foundation type should be factored in with the anticipated flooding type. Fast-moving flood waters do less damage to structurally support open pier foundations and solid masonry foundations with operable flood vents, both allow water to flow in and out while providing protection. On primary elevations, flood vents should be recessed within the foundation wall and should be similar in character to any existing foundation vents or screens. Pier foundations should include panels of pierced brick , wooden louvers, of lattice recessed between the piers to allow for passage of flood waters and ventilation. Wood panels may be painted in a darker color to minimize their visibility.

Where an existing foundation or piers can be adapted or replaced in kind, it is

important to approximate the appearance of the historic foundation in masonry size, color, texture, and bond pattern; mortar joint width, color, and profile; pier placement, width, and spacing; and other features and details-including foundation vents-especially on the primary elevation and other highly visible locations. Any non-historic materials necessary for reinforcement or stabilization should be veneered with the original foundation material so non-historic materials are not visible from the exterior.

The height of the new or adapted foundations can be mitigated by overlapping the bottom courses of exterior siding and trim or porch skirt boards to conceal the last few courses of the foundation, adding fill within the crawl space and the foundation perimeter, the addition of foundation plantings, fencing, or low retaining walls that meets the standards with this document.

5.7. Standards for Foundation and Foundation Vent

5.7.1. Identify, maintain, repair, and/or replace in-kind historic foundation materials and features, that are important in defining the overall historic character of the site and district—including foundations and foundation vents that may be impacted by elevating the historic building.

5.7.2. Design new foundations to be consistent with the design and materials of the original foundation, including masonry color, size, and bond pattern; joint width, color, and profile; and other visual qualities.

A. When possible, salvage and reuse historic materials and features including stone, brick, and decorative vents. Utilize salvaged materials on primary elevations when possible to lessen the visual impact of the increased elevation.

B. Construct foundations of traditional materials. The use of veneered material (typically brick) may be appropriate to conceal the use of non-traditional materials for the underlying structure. In those instances, the submission of drawings (elevations and large-scaled sections) is necessary to ensure compliance.

C. Ensure that masonry infill, when visible from the exterior, matches the original in size, shape, design, scale, color, and texture.

Must also meet Standards for Foundations, Exterior Wood Siding, Trim, and Ornamentation

5.7.3. Construct piers that match the width, number, and placement of historic piers, even if the new technology requires fewer supports.

A. Foundation piers should align with any historic porch columns or piers above.

B. The exterior face of the piers and foundation should align with the exterior plane of the building framing. The porch skirt board and siding typically overlap the bottom of the sill by at least 1/2 inch.

C. In limited instances, where the foundation is elevated significantly, the width of the piers may be increased incrementally to maintain proper proportions, however floor plans and elevations must demonstrate that the historic integrity of the property will be maintained.

5.7.4. Maintain the visual appearance of historic piers by utilizing traditional infill materials—brick, louvers, lattice—that are recessed between piers and are darker in color.

A. Louvered and lattice panels should allow for the free-flow of water and should be designed to "break-away" in the case of flooding.

B. It is not appropriate to use vertical plastic, metal, or other non-traditional materials to infill between piers. When possible, screen elevated foundations or piers with appropriate foundation plantings or fences to mitigate their visual impact. Locate structural reinforcements in inconspicuous locations.

5.7.5. Install flood vents in locations where the result is minimal material loss and visual impact to the building foundation.

A. Locate flood vents on secondary and rear elevations when possible.

B. Select a compatible design and traditional placement for new vents and/or paint them to match the foundation material.

C. When possible, retain historic foundation vents—of either masonry or metal—on primary and secondary elevations. Consider adding flood vents behind historic foundation vents in order to minimize their visibility.

5.7.6. New foundations for mid-twentieth-century buildings constructed with slab-on-grade should match other foundations of the era, typically brick or concrete.

5.7.7. Extend the siding by a few board widths below the top of the foundation wall and/or reinstall skirt boards of a slightly wider width than was in place historically—typically between 4"-12"—in order to lower the visual transition between the building and foundation.

Porches and Entrances

Porches and exterior entrances are prominent features on many homes in Southport. These features are exposed to the elements and often need additional reinforcement to resist impact from storm events. Attention should be paid to reinforcing a historic building's structural connections, particularly the roof and rafters to the columns or post to the foundation or piers. Any hurricane connectors or other types of reinforcement and bracing should be placed in a location to minimize their visibility on the exterior.

If the historic building has been elevated more than 30 inches above grade, the addition of railing is necessary to meet building code requirements. New handrails and balusters should be compatible in material and detail with the architectural character of the building. The addition of steps to front porches can draw attention to the increased foundation height. It is important to retain the original stair location, width, and detailing for achieving a unified appearance. However, if a stair run is significantly long, creating a landing or change in stair materials, design, or orientation can visually break the stair length and may also cause site restraints. Where site restraints are challenging, relocation or reorientation may be necessary. To minimize the perceived height of elevated porches or entrances, the addition of site fill, the addition of foundation plantings, or the addition of a low retain wall or fencing that visually screens the additional height may be appropriate.

The challenge of providing handicap access to elevated porches or entrances may be addressed with the addition of a ramp, mechanical lift, or elevator following the standards for accessibility and life safety.

Must also meet Standards for Accessibility and Life Safety.

5.8. Standards for Porches and Entrances

5.8.1. Identify, maintain, repair, and replace in-kind historic materials and features of porches, porticos, balconies, and projecting building wings and bays following the Standards for Foundations and Walls and Porches and Entrances.

5.8.2. Install hurricane connectors in inconspicuous places, not visible from public view, to firmly tie porches, porticos, balconies, and other projections to the structure of the main building. Connect individual elements—including ridges, rafters, joists, top and bottom plates, beams, posts, sill, and foundations—of the porch, portico, balcony or projection to each other to increase stability. When visible, paint connectors to match the adjacent materials in order to minimize their visual impact.

5.8.3. Firmly anchor columns and posts to the floor of the porch or portico. If necessary, install post bases into the bottom of wood posts or the base of wood columns to elevate them off of the finished floor to allow water to move beneath them and minimize deterioration of historic features.

5.8.4. Introduce new handrails or guardrails to extend the height of existing balustrades or railings only if necessary as a response to the increased height of stairs and porches.

A. Consider adding fill soil, when appropriate, to keep the height above grade to less than 30", eliminating the need for a new railing or guardrail.

B. Introduce new handrails or guardrails that are consistent with the design, material, and color of existing handrails or are of a simple design, material, and color and do not detract from the historic character of the building.

Roofs and Chimneys

5.9. Standards for Roofs and Chimneys

Roofs are among some are among some of the most distinguishing characteristics for different styles of architecture. A well-maintained roof is a historic building's first line of defense in shedding rainwater, but roofs are also susceptible to damage from high winds that can cause significant structural damage. Any decorative feature such as, chimneys, skylights, dormers, cupolas, cornices, gutters, and downspouts must be securely attached to withstand strong winds with intact flashing to minimize water penetration.

Roofs and chimneys should be routinely inspected to ensure roofing materials are in good shape, nails and fasteners are secure, caulking and flashing have not deteriorated. Although some materials are more durable then others, such as standing seam metal roofs, severe weather events can take a toll on these roof

types. It is important to secure any loose units or replace any missing sections with in-kind materials. In addition to, keeping them painted if appropriate to prevent them from rusting. Elastomeric coatings can increase the resiliency of a standing seam metal roof by protecting them from deterioration due to corrosion.

At times, there are concerns about the capability about a building's roof to withstand hurricane strengthen winds. In these cases, a structural engineer can assist with identifying the structural integrity of a historic building's roof. Any additional bracing or tie-down hurricane fasteners should be located in inconspicuous locations or attics.

In addition to roofs, masonry chimneys are other distinctive features of many historic buildings and are at high risk of damage or collapse when exposed to severe wind. Moisture from heavy rains overtime can cause the masonry units of the chimney to deteriorate due to loss of mortar and spalling of brick. Metal chimney caps prevent moisture entry through the flue and should be tightly secured and anchored down using stainless steel cables and weights to resist high winds.

When a historic building is elevated, chimneys must also be elevated proportionally to retain their relationship to the building's exterior. The new foundation should be consistent with the shape and dimensions of the historic chimney and match the original masonry work in materials and appearance. If the chimney is not structurally stable to repair or elevate, it should be replaced with a new chimney that matches the size, configuration, materials, and appearance of the original chimney.

Must also meet standards for roofs and masonry.

5.9.1. Identify, maintain, repair, and replace in-kind historic materials and features of roofs and chimneys.

5.9.2. When installing new standing-seam metal roofing, consider doubling the number of cleats/fasteners on the lower few feet of the roof (along the fascia) and utilizing screws instead of nails along the eave line and rake (gable end).

5.9.3. For elevated buildings, evaluate existing chimneys to ensure that they have the structural capacity to be elevated along with the house.

A. If so, ensure that the new masonry base supporting the chimney matches the original chimney base in size and design; masonry size, shape, color, and texture; and mortar color, width, texture, and tooling profile; and bond pattern.

B. If not, construct new chimneys that match the original in size and design; masonry size, shape, color, and texture; and mortar color, width, texture, and tooling profile; and bond pattern.

5.9.4. It is not appropriate to install metal flashing on chimneys or parapets on primary or secondary elevations of if it would compromise the design or materials of the historic building or the character of the district.

Windows, Doors, and Shutters

5.10. Standards for Windows, Doors, and Shutters

Windows and doors are two of the most distinctive character-defining features of historic buildings. While traditionally designed and constructed to be resilient against water and preventing air infiltration , they are vulnerable to damage from high-wind and flooding. Keeping windows and doors well maintained, weather-stripped, and caulked contributes to building efficiency and resiliency by ensuring weathertight seals prevent water and air infiltration around window and door openings.

Operable louvered or paneled shutters are an effective way to provide protection for historic windows against high-winds. Many historic homes in Southport have operable shutters. Shutters should fill the window opening, with each leaf covering the full height and width of the window. Traditionally, shutters are constructed of wood, but in some situations, the use of period-appropriate operable shutters constructed of a proven damage-resistant substitute material (such as synthetic wood) that meets design standards for substitute materials and matches the configuration and texture of traditional wood shutters may be an appropriate substitution. In addition to operable shutters, the installation of impact-resistant acrylic panels on the reverse face of the shutters adds additional protection that is only visible when the shutters are closed.

Storm windows and doors add a layer of protection while increasing energy efficiency. Storm windows can also be paired with operable shutters to provide a double defense for historic windows. Narrow-profile storm windows should be compatible in color with the window sash or exterior trim to minimize their appearance. Storm windows dividers should align with the meeting rail of existing double-hung window sashes.

Commercial buildings in Southport, typically have large storefront windows. Existing or replacement windows may use a wind-resistant film that does not alter the appearance of glass but offers protection against storms. When replacing damaged glazing, impact-resistant laminated glass is a good option that offers significant protection from severe storms and airborne or waterborne debris that could shatter glass.

In addition to permanent solutions, temporary panels and hurricane shields offer protection for historic windows and doors. When installing and removing temporary solutions, it is important to minimize damage to historic materials and surfaces.

5.10.1. Identify, maintain, repair, and replace in-kind historic materials and features of historic doors, windows, shutters, and their associated hardware.

See Standards for Exterior Wood Siding, Trim, Ornament, and Windows, Doors, and Shutters.

5.10.2. Maintain all windows, doors, shutters, and associated hardware in good working condition to allow access to all openings so that they may be secured and/or protected with a covering. Verify locks, fasteners, and tiebacks are well anchored into the wall or frame. Install interior, long-throw, slide bolts at the top and bottom of each double-leaf door.

5.10.3. Consider the installation of operable wood shutters to protect historic windows from high winds and airborne debris.

A. Install shutters only if they are compatible with the architectural style of the house and scale of the windows.

B. Consider replacing existing, non-historic, fixed shutters with operable shutters that are appropriately sized to the window or door opening.

C. Consider installing acrylic to the reverse side of operable shutters to provide additional protection.

D. It may be appropriate to consider a proven damage-resistant substitute material that matches the original in size, shape, design, profile, scale, color, and texture and meets the Standards for Substitute Materials.

Must meet Standards for Substitute Materials.

5.10.4. Consider introducing narrow-profile exterior storm windows that do not obscure or damage a historic building's existing sashes and frames to protect existing windows from water and wind infiltration.

A. Select storm windows with a painted or factory-finish compatible with the existing sash or exterior trim color.

B. Align operable storm window dividers for double-hung windows with the meeting rail of existing sashes.

5.10.5. Consider installing clips, fasteners, or brass "cups" to existing storefronts and window trim to allow pre-cut plywood panels, fabric storm panels, or other hurricane protection to be installed quickly in the event of a storm and without repeated nailing and screwing into historic wooden surfaces and features.

A. Panels should fit within the opening (as opposed to on the face of the adjacent wall surface) if at all possible and attach to existing trim, such as blind stops at the window.

B. Clips and fasteners of stainless steel or other rust- or corrosion-resistant metal should be preinstalled and painted to match the trim.

C. To minimize damage to historic woodwork, utilize reusable, countersunk brass bolts with receiving cups that can be sealed with rubber caps when panels are not installed.

D. The number of clips, fasteners, and cups should be as few as possible to meet the manufacturer's recommendations and, when possible, should be installed in locations that are minimally visible.

E. Fasteners should be set in a sealant to minimize water intrusion and potential deterioration of historic material.

F. If it is necessary to attach fasteners to a masonry surface, they must be installed within mortar joints to prevent damage to the masonry units.

G. Install fabric, plywood, or acrylic panels only in the event of an approaching storm and remove within fourteen days of the threat passing.

5.10.6. For new windows or replacement glazing, consider installing laminated impact-resistant glass or applying wind resistant films, which do not alter the appearance of windows.

5.10.7. Permanently installed track systems, panels, roll-up or accordion shutters are <u>not appropriate</u> on residential buildings.

See Standards for Windows, Doors, and Shutters

Utilities and Systems

Utilities and mechanical systems are typically installed at the first floor of a building, at grade on a building's exterior, or in crawl spaces-all locations make them especially vulnerable to damage from flood waters. Due to its coastal location, Southport is prone to high winds, tidal flooding, and flooding from minor and major storm events. Flooding can cause significant damage to mechanical, electrical, and plumbing systems. Southport's Flood Damage Prevention Ordinance helps protect buildings in special flood hazard areas but most historic buildings and structures were built before this regulation was in place and are not located in a regulatory floodplain. Fully operating systems are essential after a storm event. Properly operating systems circulate air and remove moisture from the air, which is essential especially after flooding occurs because mold can form within twenty-four hours.

A building's exterior mechanical systems can often be elevated using platforms or raised bases above the flood risk level with minimum visual impact if they are located on a secondary or rear elevation. Because these units will remain subject to severe weather, it is important to ensure they are adequately supported and secured against high-velocity winds and their connections are waterproofed. For instances when mechanical systems can be moved indoors, they should be located where they are least susceptible to flooding. The relocation of mechanical systems to the indoors may result in an exterior alteration. Any such alteration should be located to the rear elevation when possible or a side elevation that is not visible from the street.

5.11. Standards for Utility and System

5.11.1. Relocate utility equipment and components—including, but not limited to compressors, air handlers, ductwork, generators, elevator equipment, electrical outlets and panels, water heaters, and communication service—above the Regulatory Flood Protection Elevation.

5.11.2. Locate utility equipment and components, especially elevated utilities, on secondary or rear elevations and screen elevated building systems with vegetation, fencing, low walls, or wood lattice to reduce their visibility.

5.11.3. Ensure that relocated utilities, as well as oil and natural gas tanks, are securely anchored to meet wind- and floodwater-resistant requirements, retain the necessary space and ventilation, and are accessible for service

Alterations to the site must also meet the Standards for Site Features and Plantings.

and inspection.

5.11.4. After elevating a building, or elevating or relocating utilities, remove any abandoned equipment or hazardous materials from the site, building, or former crawlspaces and dispose of appropriately.

5.11.5. Consider installing back-up generators above the Regulatory Flood Protection Elevation.

5.11.6. Consider installing a backflow valve to prevent sewer and drain back-ups.

5.11.7. Consider installing a Ground Fault Circuit Interrupter (GFCI) to protect the electrical system and reduce the potential for fire.

Commercial Buildings

5.12. Standards for Commercial Buildings

5.12.1. Install flood barriers, walls, or panels on secondary or rear building elevations only if the loss or alteration of historic building materials can be minimized.

5.12.2. Install temporary flood panels on primary elevations only if their installation does not result in a loss of historic building material and if the fasteners can be largely inconspicuous when the panels are not installed.

A. Avoid installing fasteners to hollow metal or early rolled storefronts, but instead install them to the inside jamb of the opening.

B. Fasteners of stainless steel or other rust- or corrosion-resistant metal should be installed through the mortar joints of any masonry surfaces, rather than through the brick.

5.12.3. Consider installing clips, fasteners, or brass "cups" to existing storefronts and window trim to allow pre-cut plywood panels, fabric storm panels, or other hurricane protection to be installed quickly in the event of a storm and without repeated nailing and screwing into historic wooden surfaces and features.

A. Panels should fit within the opening (as opposed to on the face of the adjacent wall surface) if at all possible and attached to existing trim, such as blind stops at the window.

B. Clips and fasteners of stainless steel or other rust- or corrosion-resistant metal should be preinstalled and painted to match the trim.

C. To minimize damage to historic woodwork, utilize reusable, countersunk brass bolts with receiving cups that can be sealed with rubber caps when panels are not installed.

D. The number of clips, fasteners, and cups should be as few as possible to meet the manufacturer's recommendations and, when possible, should be installed in locations that are minimally visible.

E. Fasteners should be set in a sealant to minimize water intrusion and potential deterioration of historic material.

F. If it is necessary to attach fasteners to a masonry surface, they must be installed within mortar joints to prevent damage to the masonry units.

5.12.4. Where bulkheads (the wall beneath display windows) have already been altered with replacement materials or finishes, consider installing waterproof finishes or materials to further "harden" the bulkheads to withstand flooding. Replacement finishes or materials should replicate historic finishes and materials in scale, pattern, and texture.

5.12.5. Consider the installation of water-resistant interior and exterior materials and finishes only if historic materials have already been lost, and if the replacement materials replicate historic materials and finishes in scale, pattern, and texture.

5.12.6. Permanently installed track systems, panels, roll-up or accordion shutters may be considered on commercial buildings only if the tracks can be fully concealed.

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City of Southport Historic Preservation Commission

Southport Local Historic District Design Standards 2025

Draft Report Date | *Adopted Date*