



AGENDA

Town of Kure Beach Historical Preservation Commission

Wednesday, May 6, 2020

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

Page

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

3. ADOPTION OF MINUTES

- 3 - 4 3.1. March 4, 2020 Regular Meeting
[HPC Minutes-03-04-2020](#)

4. PUBLIC COMMENT

5. OLD BUSINESS

- 5 - 46 5.1. Update on the designation report for the downtown Kure Beach Historic Overlay District (Galbraith)
[HPC Summary of walk-through on 4-22-2020](#)
[HPC Draft Final](#)
[LLDR-Guidelines](#)
[NH_Kure Beach_Formal](#)

6. NEW BUSINESS

7. ADJOURNMENT



HISTORICAL PRESERVATION COMMISSION MINUTES

REGULAR MEETING

Wednesday, March 4, 2020 @ 6:00 pm

The Kure Beach Historical Preservation Commission held its regular meeting on Wednesday, March 4, 2020. A quorum of members was present and Attorney Jim Eldridge attended.

HPC MEMBERS PRESENT

Chairman Craig Galbraith
Member Bill Moore
Member Kenneth Richardson
Member Tony Garibay

HPC MEMBERS ABSENT

Member David Garceau

STAFF PRESENT

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

CALL TO ORDER

Chairman Galbraith called the meeting to order at 6:00 pm.

MOTION- Member Garibay made a motion to add the discussion of alternate member to the HPC and adopt as amended

SECOND- Member Richardson

VOTE- Unanimous

MOTION- Member Moore made a motion to excuse Member Garceau from the meeting

SECOND- Member Richardson

VOTE- Unanimous

APPROVAL OF MEETING MINUTES:

- February 11th, 2020 Regular Meeting

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

SECOND – Member Richardson

VOTE - Unanimous

OLD BUSINESS

1. Report for the designation of the downtown Kure Beach Historic Overlay District

Chairman Galbraith stated he received the final revision of the proposal back from Attorney Eldridge. The proposal was sent to the Town Council to review and discuss. It was pointed out by Attorney Eldridge that there is an additional step as any zoning changes will need to go through the Planning and Zoning Commission to review.



HISTORICAL PRESERVATION COMMISSION MINUTES

REGULAR MEETING

Wednesday, March 4, 2020 @ 6:00 pm

Attorney Eldridge stated designating a historic district is done by amending the zoning code and any amendment to the zoning code must be reviewed by the PZC.

NEW BUSINESS

MOTION- Member Moore made a motion for the Historical Preservation Commission to not adopt an alternate member

SECOND- Member Richardson

VOTE- Unanimous

MEMBER ITEMS

ADJOURNMENT

MOTION- Member Richardson made a motion to adjourn the meeting at 6:09 p.m.

SECOND- Member Moore

VOTE- Unanimous

ATTEST: _____
Town Clerk, Mandy Sanders

Craig Galbraith, Chairman

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

Beth Chase

From: Galbraith, Craig <galbraithc@uncw.edu>
Sent: Saturday, April 25, 2020 9:14 PM
To: David Garceau; Kenneth Richardson
Cc: Beth Chase; Bill Moore; Jim Eldridge; Tony Garibay; Kathleen .; Mandy Sanders; Joseph Whitley; John Batson
Subject: Re: Summary of Virtual Conference with State Officials re Historic District

All

We did our virtual walk about of the B-1 district last Wed for the HPC. Present for the virtual walk about were 5 representatives from the State, Mr. Eldridge, Mandy, Beth and myself.

It was a 1 1/2 hour experience, but went well. Used Zoom, with my cell phone as the camera. I walked and talked the whole B-1 district and it was very effective - to the point that the State may do more virtual site visits in the future.

In summary, basically the same recommendations as before - need to provide a stronger foundation in the report to support our future design guidelines/CoAs, and a better inventory of all the structures in the district. They also suggested a more detail discussion of the materials, building designs in the district.

However, in my opinion, it was clear that the State has not had a lot local Historic Districts recently (they even admitted this), and they seemed far more focused on individual historic building preservation and landmark designation (something they do all the time) rather than on a local Historic district designation. There was an over emphasis on their part, in my opinion, on materials and roof lines, rather than on the overall ambience that we are trying to preserve. In addition, they seemed somewhat confused about the model template on their website (and the one we used). Given that they had so many recommendations (even though our report was modeled closely on their template) we have therefore asked for a "better model template" - they said they would provide another template and a "map" example, we shall see if they can provide one

However, the State Statute is clear.

60A-400.3. Character of historic district defined.

Historic districts established pursuant to this Part shall consist of areas which are deemed to be of special significance in terms of their history, prehistory, architecture, and/or culture, and to possess integrity of design, setting, materials, feeling, and association. (1989, c. 706, s. 2.)

We are clearly focusing on the history and culture component as our aspect of the district, and the overall integrity of design, setting, materials, feeling and association (NOT just materials) - I am not sure if the State representatives really understand the implication of the "and/or" component in the Statute.

However, we do need to make the foundational argument better in are report, since it has become clear that the designation report can be used in legal challenges.

One suggestion they had is that the HPC hire a consultant to assist with this final foundational statement (that is, can we define exactly what constitutes a "family oriented 1950s to 1970s "beach community" that can be later translated into design guidelines. This will be one of our discussion points in the May, HPC meeting. This consultant can then later assist the HPC with the design guidelines. I suggest that everybody think about/do some research as to how to better define in terms of *"integrity of design, setting, materials, feeling, and*

association" what actually defines a family oriented 1950s to 1970s "beach community" - this needs to be the major revision in our report, and will later become the basis of our development guidelines/CoAs

Craig

Craig S. Galbraith, MBA, MSc., Ph.D.
Duke Progress Energy/Betty Cameron Distinguished Professor
GlaxoSmithKline Faculty Fellow, Economic Development
Cameron School of Business, University of North Carolina Wilmington
& Doctorate Dissertation Supervisor, Edinburgh Business School
UNCW Contact: (910) 962-3775; (910) 962-2116 (fax)

From: Galbraith, Craig <galbraithc@uncw.edu>

Sent: Wednesday, April 8, 2020 12:06 PM

To: David Garceau <David@Lykicare.com>; Kenneth Richardson <pzbrich@gmail.com>

Cc: Beth Chase <b.chase@townofkurebeach.org>; Bill Moore <billmoore622@charter.net>; Jim Eldridge <jee@ec.rr.com>; Tony Garibay <tonygaribay214@gmail.com>; Kathleen . <leenkath1@hotmail.com>; Mandy Sanders <m.sanders@townofkurebeach.org>; Joseph Whitley <j.whitley@townofkurebeach.org>; John Batson <j.batson@townofkurebeach.org>

Subject: Re: Summary of Virtual Conference with State Officials re Historic District

Der HPC

All - here is a quick summary of our virtual meeting yesterday with the State officials re our HPC report

- 1) Overall, they liked our report. The State Agency (Cultural Resources) has a number of people looking at the report, and we should get back their comments within a week or so.
- 2) There major issue (and the one we spent the vast majority of time on) was that we need to create more of a foundation in the report for the design guidelines that we will be developing. The most important take-away I thought was that the report becomes very important in case there is a legal challenge, so the report really needs to provide this design foundation.
- 3) Based upon this, the HPC will be "revising" the report, and sending back to the state for an "informal review". I believe that the revision will probably only be a couple additional pages, but needs to be well thought out as to the design foundation (1940s to 1970s family beach town ambiance, and what that really means (that can be translated later into the design guidelines and COA). In addition, we need to show how the buildings tie into each other, and create this feeling.
- 4) Another recommendation was a matrix showing the inventory of all the properties in the proposed district (we did an inventory of the older buildings at the end, but need to put into a matrix and also add other buildings not covered in the current report appendix)
- 5) They also had some other suggestions that we need to consider, such as vacant lots, whether there are historic types of buildings/blocks that should be considered within the district (such as 3rd avenue). We all agree that within the Kure Beach context, an historic building could be considered 50years or older (this is pre-1970)
- 6) There is some case law that they send to Attorney Eldridge that he is reviewing

7) They would normally come and visit Kure Beach, however with Covid-19 they can not travel. Therefore we have set up a virtual tour process (I will be walking around the proposed district with my phone on a Zoom meeting, so they can see the whole district just like if they visited). This is set up for 10am on April 22. Like before, we can only have the 2 HPC members on the Zoom meeting.

8) there were some other minor discussion points (such as becoming a certified historic district for grant purposes, etc), but the next step is a) getting the comments back from the State, and b) the April 22 walk around - then we do the revision of the report. I think that Mr. Edridge and myself might be able to complete the revision (let's see how complex the comments are from the state), then given that our April meeting is cancelled, I believe that during the May HPC meeting we can discuss a revised report and vote to send it back to the state.

Beth or Mandy will formally get the comments (since the report was formally sent by the Town Council), and will forward to the HPC (I would suggest that only the HPC and Mr. Whitley get the State's comments, and not the whole Town Council, etc. since the HPC will be revising the report at this point)

Craig

Craig S. Galbraith, MBA, MSc., Ph.D.
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REPORT AND RECOMMENDATION

FOR THE

DESIGNATION OF

THE DOWNTOWN KURE BEACH

HISTORIC OVERLAY DISTRICT

Adopted by the Kure Beach Historic Preservation Commission
February 11, 2020

**TOWN OF KURE BEACH
HISTORIC PRESERVATION COMMISSION**

Craig Galbraith, Chair
William Moore, Vice-Chair
David Garceau
Kenneth Richardson
Tony Garibay

**TOWN OF KURE BEACH
BUILDING INSPECTIONS DEPARTMENT**

John Batson, Building Inspector
Bethany White, Code Enforcement Officer

BACKGROUND

In accordance with the provisions of N.C.G.S. 160A-400.1 *et seq.*, and to safeguard and preserve the historical heritage of the Town of Kure Beach ("Town"), the Kure Beach Town Council ("Town Council") may designate historic districts by amending Chapter 15 *Zoning* of the Kure Beach Code ("KBC") to provide for the same. Town Council commenced this procedure in 2019 by officially forming the Kure Beach Historic Preservation Commission ("HPC") and charging it with the task of investigating and preparing a written report (the "Designation Report") regarding the historical and cultural significance of the buildings, structures, features, and surroundings of the B-1 Business District (hereinafter the "District").

The Town is a small beach community with a population of approximately 2,200. The District, a four-block area bounded on the East by the Atlantic Ocean, on the South by J Avenue, on the North by L Avenue, and on the West by Third Avenue, represents a mix of commercial and residential structures and contains the oldest buildings in the Town. The District is the Town's only commercial district (*e.g.*, beach-oriented hotels, shops, and restaurants) and retains an ambiance reflective of a 1950's/1960's coastal community. Also located within the District are several public beach access points, the Town's boardwalk, and the Town's beachfront park and pavilion. The Town's only stop-lighted intersection (Fort Fisher Blvd and K Avenue) and the oldest fishing pier on the Atlantic coast (originally built in 1923) are also sited within the District. The Town's 2006 Land Use Plan ("LUP") specifically encourages the maintenance and restoration of these features and sets forth, as one of the Town's stated land use goals, the need to preserve the "Family Beach" and "Small Town" feel of the Town.

As a municipal corporation, the Town has limited resources and does not have a formal Planning Department. The Town instead relies upon active members of the community serving on the Town's Planning and Zoning Commission ("PZC") and the HPC with both commissions being supported by the Town's Building Inspector. Together, with HPC taking the lead, the District's historical and cultural resources were investigated and this Designation Report was produced. Additional support in completing these tasks was provided by: Mr. Joseph Donohoe, a graduate intern from the University of North Carolina Wilmington's Master of Public Administration Program; Mr. Jim Eldridge, PZC/HPC's attorney; and various members of the Town's Staff including the Commissions' Clerk, Ms. Beth Chase.

While a consultant was not utilized in preparing this report, the Town anticipates hiring a consultant to assist in producing the design principles and guidelines governing applications for the Certificates of Appropriateness ("COA") required for the erection,

alteration, restoration, movement, or demolition of the exterior portion of any building, above-ground utility structure, or outdoor advertising sign within the Historic District.

RECOMMENDATIONS

Following a series of duly noticed and assembled public meetings, the HPC, during its February 11, 2020 regular meeting, voted to approve this Designation Report and forward it to Town Council with the following recommendations:

1. That Town Council approve the Designation Report and instruct Staff to forward a copy of the report, as required by N.C.G.S. § 160A-400.4, to the North Carolina Department of Natural and Cultural Resources (“Department”) for analysis and recommendations.

2. That Town Council instruct Staff to, following the statutory period of time within which the Department shall review the report, commence the procedure for amending Chapter 15 to designate the District as a Historic Overlay District as shown on the “Proposed Downtown Kure Beach Historic Overlay District” map attached hereto and incorporated herein by reference.

3. That the proposed amendment to designate the District as a Historic Overlay District be first reviewed by PZC as is required for any amendment to Chapter 15’s zoning regulations.

4. That following PZC’s review and report, Town Council approve the amendment to Chapter 15 designating the District as a Historic Overlay District.

5. That in conjunction with designating the Historic Overlay District, Town Council task HPC with developing the principles and guidelines governing the erection, alteration, restoration, movement, or demolition of the exterior portion of any building, above-ground utility structure, or outdoor advertising sign within the Historic Overlay District.

COMPREHENSIVE LAND USE PLAN SIGNIFICANCE

The Town’s LUP sets forth several land use goals which are consistent with designating the District as a Historic Overlay District. There are also several zoning regulations which are likewise relevant and applicable to such a designation. These applicable land use goals and regulations include, but are not limited to, the following:

LUP, Part 2, Section 2. B's Goal Statement at p. 100: "Kure Beach desires to ensure that future development will be consistent with the historic small town nature of the community and that big box residential and high rise development will be avoided...The primary concern of local officials expressed during the process of Land Use Plan creation was that Kure Beach should preserve its small town character."

LUP, Part 1, Section 6. B. (2) at p. 69: "Kure Beach has managed to save much of its historic charm. Much of the municipality developed in a way which became the traditional type development for North Carolina beach communities. The Town of Kure Beach has done a far better job of holding onto its identity than many other beach municipalities. Kure Beach has both residential areas and a defined downtown area . . . Increasing development pressures for more dense and intense commercial and residential development (as seen in adjacent municipalities) to accommodate seasonal and permanent residents has been an issue in Kure Beach since the last land use plan update in 1997."

LUP, Part 2, Section 2. F. (79) at p. 120: "It is the policy of Kure Beach to maintain the "family" and "small town" feel of the community by encouraging and supporting festivals and events."

LUP, Part 2, Section 2. F. (83) b. at p. 121: The Town of Kure Beach wishes to keep the small town atmosphere which long-term residents have come to love."

LUP, Part 2, Section 3 (A) (2) at pp. 125-26: "The [District] is the traditional downtown area for Kure Beach [and]...is shown on the Future Land Use Map as the four blocks bounded by Third Avenue to the west, L Avenue to the north, and J Avenue to the south. K Avenue and the Kure Beach Pier are at the center of the [District]. The pier is the traditional centerpiece of the Town's commercial center, and the Town desires to keep it as a functioning public pier. The [District] is primarily built-out with a mix of structures built more recently and structures that are thirty to fifty years or more old....The [District] will continue to be the center of all Town resident and tourism associated business for Kure Beach....[The Town] wishes to conserve the commercial district and not allow residential uses to become the dominant use in the district."

KBC 15.36.130 Building Not to Exceed Height Limit: Since 2003, the Town has had a 35 foot height limit for all buildings within Town limits.

KBC 15.08.100: The Town has experience in drafting and enforcing overlay districts. The Town enacted its first “overlay district” 2014 to regulate mixed use development along K-Avenue. The Historic District, if so designated, would also be an overlay district.

HISTORICAL AND CULTURAL SIGNIFICANCE

N.C.G.S. § 160A-400.1 sets forth the North Carolina General Assembly’s public policy in authorizing the designation of historic districts:

- (1) To safeguard the heritage of the city or county by preserving any district or landmark therein that embodies important elements of its *culture, history, architectural history*, or prehistory; and
- (2) To promote the use and conservation of such district or landmark for the education, pleasure and enrichment of the residents of the city or county and the State as a whole. (emphasis supplied)

The District is representative of the Lower Cape Fear region’s historical and cultural significance during the Civil War period and the mid-twentieth century as follows:

1. Architecture: The District contains primarily small to mid-sized commercial structures with a “handful” of residential units scattered throughout. Modest in size and scale, the buildings display a progression of architectural styles during the mid-twentieth century.

2. Archaeology/History: Vacant and ocean front lots within the District have high potential for yielding information on coastal life along the Lower Cape Fear. As an example, the site of the Civil War Battery Anderson, a small earthen fortification two miles north of Fort Fisher, is located within the District. Subsequent troop landings, bombardments, and military combat took place in and around the District during the First Battle of Fort Fisher in December 1864 and the Second Battle of Fort Fisher in January 1865. Based on these historical events, there is a high potential for the District yielding related artifacts.

3. Culture: The District retains costal community elements which lend themselves to a 1950's/1960's small-town, family-friendly feeling and make the District's surroundings a desirable family vacation destination with walkable streets in a relaxed environment.

The Historic District Research section below provides a more comprehensive discussion of the District's historical and cultural significance.

URBAN DESIGN SIGNIFICANCE

The designation of the District as a Historic Overlay District will provide an important tool for achieving the applicable LUP goals discussed above by:

1. Preserving the historical, architectural, and cultural elements significant to the Town's history and development.
2. Safeguarding the Town's heritage by protecting the District's historical and cultural elements from inappropriate development.
3. Providing for smaller-sized commercial structures within the District which, with their lower overhead, will more effectively serve small business and consumer needs therein.

HISTORIC DEVELOPMENT STANDARDS

The Town's primary goal in designating the District as a Historic Overlay District is to regulate, provide for, and ensure, through the required COA process, that the exterior portions of buildings, above-ground structures, their appurtenant features, and commercial signage located therein remain harmonious with the District's historical and cultural significance, atmosphere, and feeling.

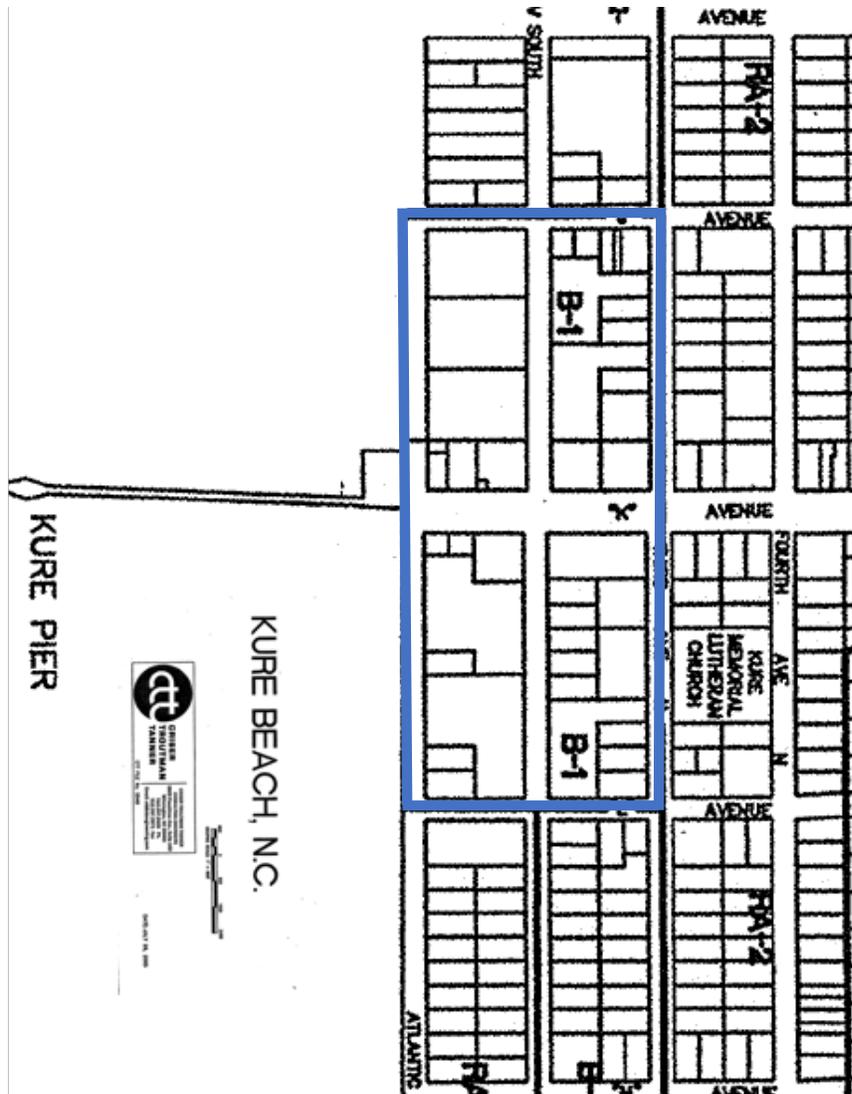
HISTORIC OVERLAY DISTRICT BOUNDARIES

The District's boundaries were identified by the HPC upon a recommendation from Town Council. Within these boundaries are the buildings and structures contributing to the District's historical and cultural significance and the areas of potential archaeological and historical interest. Also located within the boundaries are undeveloped properties and non-contributing buildings and structures where the implementation of design guidelines and COA procedures are deemed necessary to protect the District from

inappropriate future development; particularly in consideration of the intense population growth and developmental pressures North Carolina coastal communities are currently experiencing. No other North Carolina coastal community has such a coherent historical and cultural “feel” as does the District.

DOWNTOWN KURE BEACH HISTORIC DISTRICT MAP

The following map graphically describes the boundary for the proposed Downtown Kure Beach Historic Overlay District.



**DOWNTOWN KURE BEACH
HISTORIC DISTRICT RESEARCH**

Kure Beach Historic Preservation Commission

Craig Galbraith, Chair
William Moore, Vice-chair
David Garceau
Kenneth Richardson
Tony Garibay

and

Mr. Joseph Donohoe
Master of Public Administration Program
University of North Carolina Wilmington
Historic Preservation Commission Intern

Kure Beach

February 2020



Kure Beach, Circa, late 1940s

The Downtown Kure Beach historic designation area lies within the original limits of the Town of Kure Beach as established on April 1, 1947. The potential local historic district is historically, architecturally, archaeologically, and culturally significant, possessing a mix of commercial, residential, and community landmark resources representative of coastal life on the Lower Cape Fear from the early to mid-twentieth century. Within the project area are key cultural resources including the Kure Beach Fishing Pier, regularly designated as the first public fishing pier in North Carolina, and possibly on the Atlantic Ocean. Additionally, the project area is located just north of Fort Fisher, a recognized State Historic Site and registered National Historic Landmark. Some of the fighting during the two Battles of Fort Fisher took place in and around the project area. The vacant lots as well as ocean-front

property within the project area are archaeological sensitive due to its high potential to yield cultural resources, including civil war artifacts.

Statement of Historic and Cultural Significance

Battles of Fort Fisher. Prior to information from the early twentieth century, there is very little documentation about the project area's development. However, research indicates that the project area was included in the fortification process of Fort Fisher during the Civil War. Confederate forces constructed Battery Anderson along the ocean front about two miles north of the Fort, in what would later become Kure Beach. During the first Battle of Fort Fisher in late December 1864, the main Federal force landed a mile north of Battery Anderson. Prior to the Federal march to capture the Battery, the Federal Navy bombarded Battery Anderson until the occupying Confederate surrendered.¹ On their march south to Fort Fisher, the main Federal force marched through what would later become Kure Beach, including the project area. The first attack failed. The Second Battle of Fort Fisher occurred in January 1865. Again, Federal troops landed in what is now Kure Beach. They subsequently built trenches facing north to protect the rear, while the main body of Federal troops marched south to attack the northern wall of the confederate held Fort Fisher. This attack was successful with substantial casualties on both sides, and Fort Fisher surrendered on January 13, 1865. Subsequent Federal army movements then moved north, through what is now Carolina Beach and Wilmington, capturing the Port of Wilmington on February 22, 1865.

Artifacts from the two Battles of Fort Fisher are frequently found along the beach. The first map below shows the close relationship between the project area, and the first battle of Fort

¹ Gragg, Rod. *Confederate Goliath: The Battle of Fort Fisher*. Louisiana State University Press. Baton Rouge, LA. 2nd ed. 2006. p.82.

Fisher, while the second map shows the breastworks of the Federal forces near the project area during the second battle. It is possible that artifacts remain within the vacant lots within the project area, as well as off-shore.

Although there are no more trenches or buildings from Civil War era left in the proposed District, the relationship between Kure Beach and the Battles of Fort Fisher is close; particular since the North Carolina Historic site of the battle is adjacent to Kure Beach, and the Fort Fisher Park includes various educational events a reenactments of the battle. Fort Fisher is the 3rd most visited attraction in North Carolina with 871,676 visitors (2017 statistic).



Seasonal Tourist Development. The late nineteenth century marks the beginning of the project area's development as a seasonal coastal community. On March 5, 1891, businessmen William Clapton, James Bradley, and W.E. Mayo obtained a charter from the State of North Carolina to form the Fort Fisher Land and Development Company. Around the same time, Hans Kure of Wilmington began acquiring land along the ocean front, two miles south of the small coastal community of Carolina Beach. Circa 1904 Hans Kure constructed two piers along the Cape Fear River from which two small steamers made daily trips to Wilmington, twenty miles upriver, transporting beachgoers and supplies for development. From the piers on the riverbank, Kure and his son constructed a rail line for a small gauge locomotive running east from the river to what would eventually become the intersection of Fort Fisher Blvd and K Ave, the center of the project area. This small locomotive along with the five flat railcars made up what was deemed the "Fort Fisher Railroad Company." The train hauled all of the material that formed the nucleus of the downtown development.²



Kure Beach Train, source: CarolinaBeach.net

The construction of the railroad made the development of the project area that much easier.

² Hall, Lewis P. *Land of the Golden River: Historical Events and Stories of Southeastern North Carolina and the Lower Cape Fear. Volume One: Old Times on the Sea Coast 1526-1970: Kure Beach. Print. 1974*

Kure, having experience with coastal development, sold all of his land holdings in Carolina Beach and purchased the ocean front land tract that extended from Hanby Beach to the gates of Fort Fisher. By 1913, Kure acquired nearly all of the land south of Carolina Beach. Subsequently, in the same year, Kure formed the Kure Land and Development Company and began constructing seasonal cottages at Fort Fisher Sea Beach, what was later incorporated as Kure Beach. Hans Kure died in December of 1914 bringing about a stall in the development of the area. In 1915, the Kure Land and Development Co went before the New Hanover County Board of Commissioners to seek infrastructure improvements. The company asked the county for a two and a quarter mile continuation of the road from Carolina Beach. By the summer 1916 the road was nearly complete, connecting Kure's Beach to Wilmington via roadway. This roadway was the foundation of Fort Fisher Blvd, which runs directly through downtown Kure Beach and the project area.

In 1923, Lawrence Kure, the son of Hans Kure, constructed the first public fishing pier in North Carolina at the same location as the current Kure Beach Fishing Pier in the project area. This pier, built from local untreated pine, lasted only a year. The pier collapsed as a result of worms and other marine life burrowing into the unprotected wood. The following year, using the Fort Fisher Rail Line to transport materials, Kure constructed another pier, this time using a combination of steel and concrete to construct the pilings. Kure also constructed a pier house that sold drinks, bait, and tackle. For a fee of 35 cents a day, or ten dollars annually, fisherman could the pier to catch the bountiful Blues and Mackerels. The Kure Beach Fishing Pier was a major attraction for beachgoers throughout North Carolina. Many times, early vacationers came to Kure Beach solely to fish from the pier.

World War 2 Period and Incorporation. The construction of the Ethyl Dow Chemical Plant in 1934 in Kure Beach and the outbreak of the Second World War transformed the project area from a solely seasonal community to a hybrid seasonal and year-round community.

The Ethyl-Dow Bromine Plant, which was located a few hundred yards east of the project area, extracted bromine from the seawater. This was the first time in human history that an element was extracted from seawater.³ The Ethyl-Dow plant employed many people from



Wilmington and Kure Beach.

Kure Beach gained notoriety in July 24, 1943 when it was reported that a U-boat surfaced and fired shots at the plant. While unsubstantiated in wartime documents, many eye-witnesses recount the same story.⁴

It is known that U-boats were very active off the North Carolina coast, sinking a number of freighters.

This story has become an important

part of Kure Beach legend.

During the Second World War, Wilmington experienced a period of incredible growth. The North Carolina Ship Building Company was created as a part of the U.S. Government's Emergency Ship Building Program and was located in Wilmington. Wilmington experienced a housing shortage as a result of the industrial growth. Subsequently, some of the shipbuilders moved to Kure Beach to escape the crowded areas. Additionally, during the early 1940's civilians and military personnel engaged in building and manning the military training center at Fort Fisher, just south of the project area. After the war, many of

³ "Ethyl-Dow Chemical Co. Builds Bromine Plant Here." *Star-News* April 1, 1934. Wilmington, NC. Print.

⁴ <https://www.smithsonianmag.com/history/did-nazi-submarine-attack-chemical-plant-north-carolina-180964292/>

the barracks were sold off to civilians as cottages. Two of these converted barracks exist within the project area, at 108 K Ave. The conclusion of the war created an economic boom in the area resulting in the increase of vacation home construction in 1946.⁵ This boom increased the pressure for a continued maintenance of infrastructure. As a result, Kure Beach incorporated on April 1, 1947.



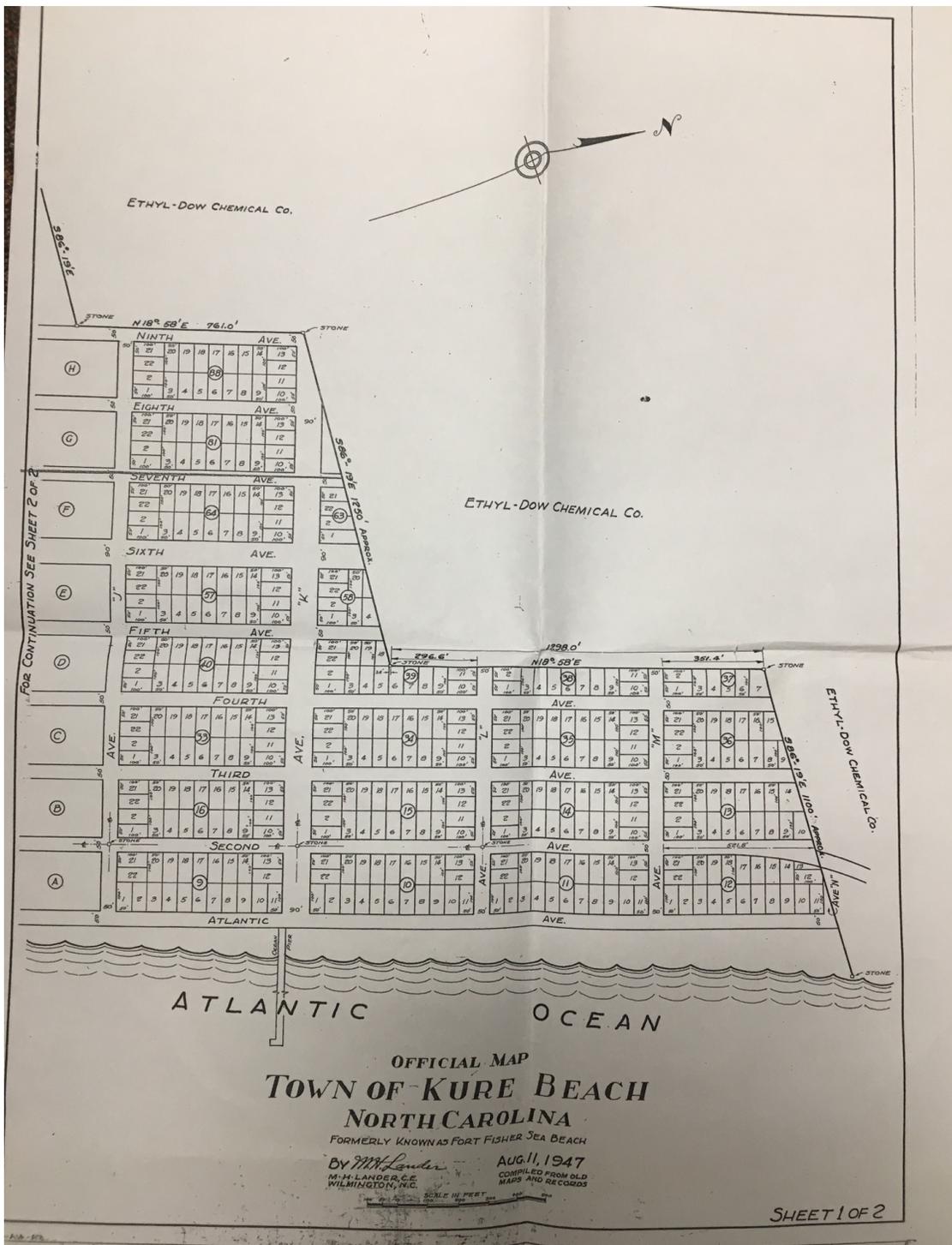
108 K Ave



108 K Ave

Pictorial sources and maps from the mid-twentieth century, supplemented by surviving resources, provide insight into the architectural character of the project area. The residential dwellings are primarily one-story frame houses with hipped or gabled roofs and front porches.

⁵ Davis, Sheila. "History of Kure Beach." *Island Gazette*. 1997. Print.



The oldest remaining houses within the project area were constructed in the between 1920 and 1940. The four cottages at **209 K Ave** are the oldest within the project area with a construction date of 1920.



209 K Ave



209 K Ave

Other examples of early residential cottages within the project area are **121 Fort Fisher Blvd N.** and **117 S. 3rd Ave.**, also within the project area.



121 Fort Fisher Blvd N.



117 S 3rd Ave

Kure Beach Pier. Mr. L.C. Kure, grandfather and early entertainer, first built the pier in 1923. The property, purchased by Mr. Hans A. Kure, had been in the family since the turn of the century. The first pier was 120 feet long and 22 feet wide, crafted from pine poles that were

cut from the forest along the river and used as pilings. The pier was rebuilt in 1924. This time, it was built to be 240 feet long and 32 feet wide—twice as long as the original pier. Cement pilings were used that were built by L. C. Kure. He developed a new method of pouring concrete, which is today known as reinforced concrete. Due to various storm damages, the pier has been renovated several times, however, both the pier and associated Pavilion/store front has retained a similar look as in the 1950s.



Kure Beach Pier, 1940s





Kure Beach Pier, Present Day

Downtown Kure Beach. At the present time downtown Kure Beach is composed primarily of commercial buildings catering to entertainment and tourism, with a distinct feel of a 1950s/1960s beach community. The following picture provides an aerial picture of the proposed District.



The earliest buildings are found east of Fort Fisher Blvd on K Ave. **101 K Ave** is the current site of the Kure Beach Diner. The building was once the original pier house but was relocated and repurposed after Hurricane Hazel in 1954.⁶ Other notable commercial buildings include **111 K Ave**, and **108 K Ave**.



101 K Ave



111 K Ave

Inventory. The preparation of this report entailed architectural survey and historic documentation of the project area in order to assess the contributing significance and integrity of the area's historic resources. A listing of the significant buildings and property within the proposed District follows:

105 Atlantic Avenue

NC, Park

Public park with pavilion and restrooms owned by the Town of Kure Beach.

121 Atlantic Avenue

NC, ca. 2018

Three-story frame duplex style house with vinyl siding, an asphalt-shingled gable and valley roof. Two Garages on ground level. Balcony on second and third levels with Vinyl

⁶ Coffey, Brenda. Oral Interview conducted by Ann Hertzler. November 15, 2006.

hip level balustrades. Square columns. Three 1/1 glass doors on each balcony.

137 Atlantic Avenue

NC, ca. 1958

One-story concrete block frame duplex style house with an asphalt-singled flat roof. Two 1/1 windows. Two 1/1 sliding glass doors. Slender posts with metal brackets.

109 Fort Fisher Blvd N.

C, ca. 1950

One-story frame house with vinyl siding, an asphalt-shingled hip roof with hipped ventilation dormers. Front porch with hip-level railing with lattice balustrade and slender posts. Two 2/2, one 1/1, and one 4/1 replacement windows. House on elevated concrete foundation with wooden doors to crawlspace.

113 Fort Fisher Blvd N.

C, ca. 1950

One-story frame house with vinyl siding, asphalt-shingled hip roof with flat roofed dormer. Enclosed porch with spender posts. One 1/1 sliding window.

117 Fort Fisher Blvd N.

C, ca. 1958

One-story frame house with vinyl siding, asphalt-shingled gabled roof. Enclosed front porch with hipped roof, lattice balustrade and slender posts. Front porch enclosure has five 2/1 screened window sections.

Beach Burgers

118 Fort Fisher Blvd N.

C, ca. 1950

Single story food business with gabled and slanted asphalt-shingled roofs. Three 1/1 glass windows.

121 Fort Fisher Blvd N.

C, ca. 1921

One-story frame house with vinyl siding, metal hip roof with slanted roofed ventilation dormer. Front porch with circular columns and hipped level balustrade. Three 4/2, and 1/0 windows.

... By the Pier Motel

122 Fort Fisher Blvd N.

C, ca. 1966

There are two buildings on this lot. The first, constructed in 1966, is a single-story house with hipped asphalt-shingled roof. Front porch with metal balustrade and brick columns. 1/1 windows. The second building, constructed in 1983, is a three-level motel with a gabled metal roof. Customer services and parking are located on the ground level. Levels two and three have wrap around porches with hip-level vinyl balustrades and slender posts. The street facing side has 1/0 windows aside the motel room doors.

125 Fort Fisher Blvd N.**NC, ca. 1972**

One-story frame house with brick veneer siding, metal hip and valley roof with hipped dormer. Concrete slab front porch with square columns. Four 6/6 replacement windows.

129 Fort Fisher Blvd N.**C, ca. 1950**

Two-story framed duplex styled house with brick veneer siding, asphalt- shingled hipped and valley roof. Ground level front porch with brick veneer balustrade and 2x4 framing posts. 16/0 front window with 1/1 second story windows.

Seven Seas Inn**130 Fort Fisher Blvd N.****NC, Various Construction Dates**

There are four buildings on this lot. The first, constructed in 1958, is a two-story motel with wood siding. Each level has a wraparound balcony with wooden balustrades with 4x4 wooden columns. The remaining buildings were constructed in 1964, 1970, and 1985. They are elevated two story motel and condos with parking on the ground level underneath the buildings. The second and third levels have wraparound balconies with hip level balustrades and slender posts. Each unit has 1/1 windows aside of the entryway.

133 Fort Fisher Blvd N.**C, ca. 1961**

There are six buildings on this lot. Of the six buildings, four were constructed in 1950, while the other two were constructed in 1959 and 1961. Most of the buildings on the property serve as rental units, save one, which serves as the property managers office. One of the buildings is a two-story duplex style rental home with a hipped asphalt-shingled roof. 1/1 windows on the ground level. The upper level has a wooden balcony with a wooden balustrade and a 4/1 window. The remaining buildings are one-story with a hipped asphalt-shingled roof. Each building has enclosed screened porches with stone veneer balustrades.

Islander Kwik Mart
102 Fort Fisher Blvd S.
 NC, ca. 1977

One-story brick veneer convenience store with gabled asphalt-shingled roof and attached food business and fuel station. The store front has multiple 1/0 glass pane windows.

South Wind Motel
109 Fort Fisher Blvd S.
 NC, Various Construction Dates

There are three buildings on this lot, two constructed in 1963 while the remaining building was constructed in 1983. Two of the buildings are two-story vinyl siding motels with slanted roofs. Each level has a front porch/ balcony with hip level wooden balustrades with slender posts. Each unit has a 1/1 window aside the entry way. The remaining third building is three stories with a balcony on each level. The balconies have wooden balustrade with 4x4 columns.

112 Fort Fisher Blvd S.
 NC, Parking Lot
 Privately owned gravel parking lot.

Moran Motel
118 Fort Fisher Blvd S.
 NC, ca. 1960

There are two buildings on this lot that make up the Moran Motel. The first is a single-story with asphalt-shingled gabled roof. The roof overhangs the building and is supported by 4x4 posts. Each unit has a single 1/1 window. The second building is two-stories with a gabled asphalt-shingled roof. The second story has a balcony with metal balustrades and 4x4 posts. Each unit has a single 1/1 window aside the entrance. Both buildings were constructed in 1960

Admirals Quarters
129 Fort Fisher Blvd S.
 NC, ca. 1985

A three-story motel with asphalt-shingled hip and valley roof. The second level has a wooden balustrade balcony with slender posts.

Sand Dunes Motel
133 Fort Fisher Blvd S.
 NC, Various Construction Dates

There are three buildings on this lot constructed in the years 1958, 1962, and 1997. Two of

the buildings are two-stories with vinyl siding and asphalt-shingled gabled roofs. The second stories have balconies with wooden balustrades and square columns. Each unit has 1/1 windows. The remaining unit is three stories with a combination of offices, rental units, and parking on the ground level. The second and third level have balconies with wooden balustrades and slender posts. There are no street-facing windows on this last building.

138 Fort Fisher Blvd S.

C, ca. 1935

One-story frame house with vinyl siding, an asphalt-shingled gabled roof and 1/0 windows. At some point the front porch was enclosed to be included into the home. This addition has a hipped asphalt-shingled roof and two awnings over the front windows.

Kure Beach Pier Building

100 K Avenue

C- Culture, ca. 1993

One story pier building with vinyl siding and asphalt-shingled Dutch roof. Attached to this building is the Kure Beach Fishing pier which was first constructed in 1923. Since then, the original fishing pier has been destroyed during various hurricanes. The existing pier was completed in 1996 after the previous pier was destroyed in Hurricane Bertha.

Kure Beach Diner

101 & 103 K Avenue

C, C-Cultural, ca. 1935

One-story frame business with flat roof which overhangs the entrance of the building. The storefront has two 1/0 windows. The Kure Beach Diner was originally construct as the pier house for the fishing pier in 1935. After Hurricane Hazel in 1954, the original pier house was relocated to its current location and repurposed as the Old Pier House Restaurant. Since then, it has become the location for the Kure Beach Diner.

102 K Avenue

C. ca. 1947

One-story frame shotgun style commercial building with cedar shingle siding, an asphalt-shingled gabled roof. This building was originally an army barrack constructed in the mid-war period at Fort Fisher located a mile south of Kure Beach.

Freddie's Restaurant

Hi-Tech Arcade

105 & 111 K Avenue

C, C- Cultural, ca. 1945

Two Story frame commercial building with wood siding and slanted roof. The store front

has two 1/0 windows and three glass doors. Across the entire store face, there is a wooden awning over the entrances. Above the wooden awning are the advertising signs for each business.

Bud & Joe's

108 K Avenue

C, C- Cultural, ca. 1947

One-story frame shotgun style commercial building with cedar shingle siding, an asphalt-shingled gabled roof. This building was originally an army barrack constructed in the mid-war period at Fort Fisher located a mile south of Kure Beach.

Happy Hippies Java Hut

109 K Avenue

C, C- Cultural, ca. 1945

Single-story wooden frame commercial building with wood siding and asphalt shingled saltbox roof. On the street-facing portion of the roof is the business sign. The store front has a 1/0 window aside the glass door entrance. The Happy Hippies Java Hut is the former location of the Shirt Shack.

Jack Mackerels Grill

113 K Avenue

NC, ca. 1975

Single-story frame commercial building with stucco siding and a metal mansard style roof. Jack Mackerels property is the former location of the Canoutas store.⁷

Big Daddy's

206 K Avenue

NC, ca. 1962

Two-story commercial building with cedar shingles, wood, and stone veneer siding with a multi-level asphalt-shingled mansard roof.

209 K Avenue

C, ca. 1920

This lot has five buildings. Four of the buildings were constructed in 1920. These buildings are single level cottage style rental units. All have metal gabled roofs and vinyl siding. One building has an enclosed addition over the front porch. The others have enclosed porched with wooden balustrades and slender posts. These buildings also have two 1/1 windows. The final building on this lot was constructed in 1963. This building is two-story motel with cinderblock and vinyl siding and a metal gabled roof. There is a balcony on the second level.

⁷ Conoutas, Andrew; Oral Interview completed by Ann Hertzler and Jeannie Gordon. November 29, 2006.

The balcony has wooden balustrades with slender square posts.

110 n. 3rd Ave

VL

Privately owned gravel parking lot for the employees and guest of Big Daddy's

Community Center

118 N. 3rd Ave

ca. 1960

Single-story commercial building with vinyl siding and metal Dutch gable roof. Building front has five 1/0 windows with a glass double door. The roof over the entrance is supported with four cylinder colonnades with square bases.

134 N. 3rd Ave

C, ca. 1950

One story frame cottage style house with cedar shingled siding, asphalt gabled roof, with octagonal vent on the house front. Wrap around front porch with wooden balustrade with square posts. 4/1 windows.

138 N. 3rd Ave

C, ca. 1950

One story frame cottage style house with asbestos siding, an asphalt gabled and slanted roof, with square vent on the house front. Enclosed front porch with screening. Single vehicle garage was added onto the home at some point.

142 N. 3rd Ave

C, ca. 1950

One story frame cottage-style house with vinyl siding, an asphalt gabled roof with square vent, and 2/2 windows.

109 S. 3rd Ave

C, ca. 1956

One story concrete block frame house, an asphalt hipped roof, 1/1 windows. There are multiple sliding glass doors.

113 S. 3rd Ave

C, ca. 1956

One story concrete block frame house, an asphalt hipped roof, four 1/0 windows.

117 S. 3rd Ave**C, ca. 1940**

One story frame house with vinyl siding, an asphalt Skillion and Lean-to roof with square vent and 1/1 windows.

125 S. 3rd Ave**C, ca. 1940**

One story frame triplex with vinyl siding, an asphalt gabled roof, and 6/6 windows.

129 S. 3rd Ave**NC, ca. 2010**

Three story elevated house with vinyl siding, an asphalt shingled combination roof and two-car garage on ground level. The second and third story have balconies with vinyl balustrades and square posts. There are six 1/1 windows.

133 S. 3rd Ave**C, ca. 1965**

Two story concrete block frame house with weatherboard siding, an asphalt shingled gabled roof and 2/2 and 1/1 windows.

References

- Coffey, Brenda. Oral Interview conducted by Ann Hertzler. November 15, 2006.
- Conoutas, Andrew; Oral Interview completed by Ann Hertzler and Jeannie Gordon. November 29, 2006.
- Davis, Sheila. "History of Kure Beach." *Island Gazette*. 1997. Print.
- Gragg, Rod. *Confederate Goliath: The Battle of Fort Fisher*. Louisiana State University Press. Baton Rouge, LA. 2nd ed. 2006. p.82.
- Hall, Lewis P. *Land of the Golden River: Historical Events and Stories of Southeastern North Carolina and the Lower Cape Fear. Volume One: Old Times on the Sea Coast 1526-1970: Kure Beach*. Print. 1974
- Moore, Mark; Et al. *The Old North State at War: The North Carolina Civil War Atlas*. North Carolina Department of Cultural Resources.
- "Ethyl-Dow Chemical Co. Builds Bromine Plant Here." *Star-News* April 1, 1934. Wilmington, NC. Print.

Local Landmark Reports

Pursuant to NC GS 160A-400.5 and 400.6, North Carolina law provides for a straightforward but multi-step procedure for designation of historic landmarks at the local level.

The state enabling legislation requires that *before* recommending designation of a historic landmark to the local governing board, a local preservation commission must find that the property in question meets two criteria: first, that it is **significant** and, second, that it retains **integrity**. Because these can be variable terms, there has to be some way of explaining why a property is “significant” and how it has “integrity.” Thus, the legislation specifically requires a report or study, based on objective evidence and research, to be done examining each potential landmark *before* the local governing authority designates a landmark:

- **NC G.S. 160A-400.5.** *No property shall be recommended for designation as a historic landmark unless it is deemed and found by the preservation commission to be of special significance in terms of its historical, prehistorical, architectural, or cultural importance, and to possess integrity of design, setting, workmanship, materials, feeling and/or association [emphasis added].*
- **NC G.S. 160A-400.6(2).** *The preservation commission shall make or cause to be made an investigation and report on the historic, architectural, prehistorical, educational or cultural significance of each building, structure, site, area or object proposed for designation or acquisition. Such investigation and report shall be forwarded to the [State Historic Preservation Office].*
- **NC G.S. 160A-400.6(3).** *The [State Historic Preservation Office] shall... be given an opportunity to review and comment upon the substance and effect of the designation of any landmark.... Any comments shall be provided in writing. If the [State Historic Preservation Office] does not submit its comments or recommendation in connection with any designation within 30 days following receipt... of the investigation and report of the commission, the commission and any city or county governing board shall be relieved of any responsibility to consider such comments.*

The landmark report should help justify and explain to the general public why the local governing authority’s decision to landmark any property as “historic” is appropriate and defensible. Ultimately, the decision to landmark rests in the hands of the local governing authority, but the report should inform both the general public as well as the local governing authority as to why a property is properly designated a “historic landmark”. The report also serves as a baseline for the preservation commission’s evaluation of certificate of appropriateness applications for the property. While the report is sent to both the State Historic Preservation Office (HPO) and the Office of State Archaeology (via the HPO) for review and comment, the report is required for the benefit of the public, the local governing authority, and the preservation commission.

SIGNIFICANCE AND INTEGRITY

Even though a property’s value as a historic resource may seem obvious, the required report sets forth what is known about the property and explains how it meets the statutory criteria for significance and integrity. Because it is both a public record and documented history of the property, a landmark report

must substantially inform and explain why a particular property is worthy of preferential taxation treatment by the local government.

A report must spell out the property's significance and integrity with specific details. When you say a property is **significant**, or important, you have to say why and how. Most of the time, significant properties are those that are fifty or more years old, although considerable age is not necessarily equated with significance. A property can be significant because it is associated with an important historic event (e.g., a house used as a hospital during the Civil War), or because it is associated with an important historic person (e.g., an office associated with the community's first doctor), or because it is architecturally distinctive (e.g., an Italianate house or a mill house), or because it holds or may hold important archaeological information (e.g., the site of railroad repair shops now vanished) – or for a combination of these things. One claim of significance usually is sufficient.

The significance claim should be thought of as an argument “making a case” for designation based on evidence. It must be clearly stated and supported by an evaluation of the property's integrity. **Integrity** is the extent to which the building looks like it did during the period in which it gained significance. In other words, a property can be said to have integrity if its historic importance can be seen or experienced, rather than imagined. To qualify for designation, a property generally should show integrity in most or all of these six aspects: design, setting, workmanship, materials, feeling, and association. (See pp. 47-48 of *Handbook for Historic Preservation Commissions in North Carolina* for an explanation of the aspects of integrity.) In particular, integrity of feeling or association alone is not sufficient, because these are more subjective qualities. Generally, a property retains integrity if it has not been substantially altered and if it is not severely deteriorated or dilapidated.

The integrity criterion gives you the opportunity to explain all the ways in which the property may or may not have been altered over time and how these changes have affected its integrity – specificity is *strongly* encouraged. For instance, if you say a house is important because it is a Federal-era house, then the report must show whether or not it is recognizable as such.

- Some changes can be considered to have attained historic status in and of themselves – for example an 1820s house, which has had its carriage shed demolished and replaced by an auto garage in 1920, or its back porch give way to a 1950 addition. These changes are not original to the house but do represent different historical periods and thus might contribute to an understanding of the property's significance. A change is likely to diminish integrity if it did not occur within the property's period of significance.
- However, some changes detract from integrity because they destroy, damage, or conceal authentic features or elements from historic periods – such as replacement siding, windows, and roofs; or the enclosure of open porches; or the removal of architectural features. These changes must be acknowledged and accounted for in this section. In the case of our Federal-era house, the architectural elements that define it as Federal should be apparent – even if a casual observer could not identify it as “Federal.” A Federal-era house that has had its windows and doors replaced or reconfigured, that has had its siding altered, or that has had porches or wings added may no longer look enough like a Federal-era house to make landmark designation appropriate – no matter how historic it might be!

REPORT FORMAT

In order for the Historic Preservation Office to provide informed and worthwhile comments regarding the proposed designation, each report should contain all of the following information:

I. General information

1. Common and Historical Property Names
2. Physical Address or Location
3. Tax Parcel Identification Number (PIN)
4. Current Owner(s) Name(s)
5. Current Owner(s) Mailing Address(es)
6. Appraised Value of the Property (a copy of the most recent tax card will suffice)

II. Abstract

1. A clear summary statement of the property's significance and degree of integrity in two to three sentences. Why are you proposing designation for this property?
2. A concise statement of what buildings and portion of land are to be included in the designation. Is it all of the legal parcel(s) historically and currently associated with the building(s) or only a portion? The land area included should be, at minimum, that which is historically associated with and which continues to provide historic context for, the building(s) for which designation is proposed.

III. Historic Background

1. A narrative of the property's history that focuses on points relevant to the significance and integrity criteria. A chain of title should not be included unless you are claiming that the property is significant for its association with a historically significant person – and then only those deeds directly related to that person.
2. Date(s) of original construction (use "circa" and a year if the exact year is unknown). The report may need a chain of title to help prove or substantiate the original construction date.
3. Date(s) of all additions and/or alterations (use "circa" and a year if the exact year is unknown)

IV. Assessment

1. A full description of the property's historical, prehistorical, architectural, and/or cultural importance (significance) for one or more of the following specific reasons:
 - a. its association with a historic event
 - b. its association with the life of a historically significant person
 - c. its architectural style or its type of construction or engineering
 - d. its archaeological potential
2. A complete architectural description of the property. For architecturally significant properties, the description should focus on the elements that define the building's design. For report preparers, commissions, or staff who are unfamiliar with this kind of technical

writing, an outline for an architectural description may be found at <http://www.hpo.ncdcr.gov/local/ArchitecturalDescriptionTemplate.pdf>.

3. A description of any elements that contribute to the property's archaeological significance. A brief archaeological comment should be included in every report. If no known archaeological features are present at the current time, a statement to that effect will suffice.
4. A complete and thorough evaluation of the property's integrity of design, setting, workmanship, materials, feeling, and association, fully accounting for all alterations and changes to the property, including those which detract from or do not contribute to the property's significance.
5. A justification of the proposed boundaries of the designation.

V. Supporting documentation

1. Digital photographs that clearly show the overall property in its current condition
 - a. At least 1 digital photograph of each elevation, to the extent they are visible or accessible; if an elevation is not visible, the report must explain why.
 - b. At least 1 digital photograph of each interior feature proposed for designation; if interior features are not to be designated, photographs of interior spaces are encouraged for documentary purposes but are not required.
 - c. Supporting photographs that illustrate architectural features, spatial relationships, orientation, size, scale, and texture, or which otherwise illustrate context
 - d. Digital photographs should be submitted via email to the Local Government Program Coordinator or saved to a cd if a paper copy of the designation report is submitted
2. A sketch floor plan of the building(s). It does not have to be of "draftsman quality" or exactly to scale, but should clearly show arrangement of spaces and their relationship to one another. Floor plans may be drawn by hand with a ruler and legible printing or may be created with graphics or drafting software.
3. A site plan (preferably but not necessarily drawn to scale) showing:
 - a. the property's location
 - b. location of primary structures
 - c. location of all outbuildings and appurtenant features (e.g., a well)
 - d. major landscape and hardscape features such as large, ancient trees, driveways, and walkways
 - e. the boundaries of the proposed designation.
4. Plat or tax map, including the tax appraised value of the property.
5. Any other information the local governing board deems necessary.

VI. Bibliography/Source Citations

Note: If the property has been listed individually in the National Register of Historic Places, the National Register nomination might serve as the substance of the local designation report, either verbatim or re-formatted to meet the report guidelines set forth by the local commission (including a cover form required by the commission). If the property boundaries for the local designation are different from those for the National Register nomination or if there have been physical changes to the property since the nomination was written, the nomination may substantively serve as the designation report as long as an explanation of the different boundary and physical changes to the property are incorporated in the report. The usefulness of a nomination depends on when the property was listed and the amount and quality of information in the nomination. Nominations written prior to ca. 1990 might need to be augmented for the architectural description and/or the significance section of the designation report.

SUBMITTAL. Please mail completed reports to:

Local Government Program
Attn: Local Landmarks Reports
North Carolina State Historic Preservation Office
4617 Mail Service Center
Raleigh, NC 27699-461



North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary Susi H. Hamilton

Office of Archives and History
Deputy Secretary Kevin Cherry

April 17, 2020

Beth Chase, Deputy Town Clerk
117 Settlers Lane
Kure Beach, NC 28449

RE: Proposed designation of the **Kure Beach Historic Overlay District, Kure Beach, New Hanover County**

Dear Ms. Chase:

Thank you for the report concerning the proposed Kure Beach Historic Overlay District, Kure Beach, New Hanover County. We have reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160A-400.4.

The proposed District is composed of a four block area in the heart of Kure Beach that is a mixture of both residential and commercial properties. As indicated in the local landmark report, Kure Beach retains coastal community elements that contribute to a mid twentieth century coastal tourist town.

We have shared technical recommendations via email with staff for recommended updates to the report. With these updates, we believe the designation report will provide the preservation commission and local governing board sufficient information to determine whether the Kure Beach Historic Overlay District possesses the requisite special local significance and integrity for local historic district designation.

Local historic district designation means the community recognizes an area is worthy of preservation because of its special significance to the local community and historic integrity. Any substantial changes in design, materials, and appearance to property would be subject to design review procedures of the preservation commission.

Thank you for the opportunity to comment on the report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Kure Beach Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed form to our office.

This letter serves as our comments on the proposed designation of the Kure Beach Historic Overlay District. Please contact me at 919-814-6576 should you have any questions about our comments.

Location: 109 East Jones Street, Raleigh NC 27601 Mailing Address: 4617 Mail Service Center, Raleigh NC 27699-4617 Telephone/Fax: (919) 814-6570/807-6599

Sincerely,

Kristi Brantley

Kristi Brantley
Local Preservation Commissions/CLG Coordinator

CC: Commission Chair

Enclosure