

**TOWN OF SWANSBORO
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING AGENDA
MARCH 21, 2023**

Call to Order

The meeting of Swansboro Historic Preservation Commission was called to order at 5:30PM. Those in attendance were Patrick Larkin, Christina Ramsey, Kim Kingrey, Ed Binanay, Jonathan McDaniel and ALT members Gregg Casper and Elaine Justice.

Approval of Minutes

On a motion by Ed Binanay, seconded by Christina Ramsey, the February 21, 2022, regular meeting minutes were unanimously approved.

Business

Certificate of Appropriateness/224 Water Street

The public hearing was opened at 5:31pm, and the following individuals were sworn in and/or addressed the board.

Andrea Correll
Andrew Lanier
Carol Lanier
Harriette Nichols
Lisa Manus Prakash
Brad Phillips
Miki DeVito

Planner, Andrea Correll reviewed that Carol Lanier had requested to move/demolish the house at 224 Water Street. The house was a contributing structure in Historic District and Zoned R6SF. The applicant stated that the reason for the request was due to extensive wood rot and mold in the building.

Mrs. Correll further shared that the owner of the property had been very cooperative with the town staff's efforts to move the Bell House to another lot in the Swansboro historic district. John Wood at the NC State Preservation Office and a private home mover measured and documented what moving options were available. It was concluded that the Bell House could not be moved to interested buyers on Walnut Street because the front porches on existing homes are protruding into the street right of way and house moving truck could not pass by without causing damage to the porches. The option of demolition was a last resort and Staff would work diligently with Mrs. Lanier for the next 365 days to ensure moving over demolition.

Mrs. Lanier stated she was willing to work with someone to move the house, but she can't afford to repair the house; the damage was too extensive.

Harriett Nichols asked that the board do whatever possible to save the structure. It was a beautiful historic home.

Lisa Maness Prakash stated she would really hate to see the house demolished and would like the house to be preserved. She asked if there were any grants available. Mrs. Correll stated not for residential houses.

Miki DeVito asked if there were any grants available. Carol Lanier stated she had researched to see if there were any available and discovered that privately owned properties are not eligible for grants. Mrs. Correll agreed.

Brad Phillips stated he had a parcel in the historic district where the house could be relocated. After calculating the cost and planning the route they realized it was cost prohibitive because the move was not possible without cutting the house apart and making two trips. The cost was more than he anticipated, roughly \$55,000 for one trip.

Andrew Lanier stated due to the cost of repairs needed, the market value of the property, and the fact that it would need to be a cash loan they have not received any request for purchase.

Public Hearing was closed at 6:26 pm.

In response to inquiries from the board the following details were clarified.

- Mr. Lanier shared that the property was not advertised for sale. He stated they have had a few inquiries, but with the cost of repairs and the market value of property the ones that did inquire had not followed backup.
- Mrs. Correll shared that relocation by the town could only apply if the property was a Town attraction per NC general statues.

Mrs. Kingrey shared that since she was the liaison between the Historic Preservation and Historic Association, she would reach out to them concerning assistance in possibly moving the house.

The board thanked Mrs. Lanier for working with them in trying to find a way to move the house.

Mrs. Correll shared with the board that the Massing Ordinance and Demolition by Neglect Ordinance have been recently updated by the board. Now the massing of any new construction must be compatible with the neighborhood.

On a motion by Kim Kingrey and seconded by Jonathan McDaniel, COA 2023-02 was approved to delay move/demolition the home at 224 Water Street after 365 days. The motion was approved unanimously based on the criteria set forth in the Town UDO Section 152.484 Demolition, Section 21 Relocation of Buildings, Section 21.1 Relocation Buildings Guidelines, Section 22 Demolition of Buildings.

Review of Staff Approvals

Rebecca Brehmer reviewed the following staff approval items.

- 212 Elm Street: removed diseased tree and overgrown holly bush beside house from backyard.
- 109 Front Street: construct an outdoor fireplace using cinder block and stucco in outdoor seating area. Stucco in color “simplify beige” will be similar to paint color of the restaurant.
- 106 Walnut Street: add new gate in the side yard to enclose fenced backyard. Will be painted white.
- 140 Front Street: amended application from 2020 to add two decks to the pre-existing shed in their backyard as well as add lumber storage and a new window to the shed.

- 116 N. Front Street: install 30"x48" projecting sign with hanging attachments above door of the storefront building.
- 120 S. Elm Street: replace any broken front porch floorboards and put a dark stain on front and back porch and steps.

Staff Comments

An invitation was extended to the board members to attend John Wood's workshop scheduled on April 22, 2023, from 10:00 – 2:00, concerning window restoration.

Chairman/Board Comments

The board pointed out that they have addressed items such as Massing and Demolition by Neglect to make them stronger in the past few months, but the board actions still have to stay within state regulations.

Patrick Larkin announced that he will be moving out of the district and therefore would be resigning. He stated he was thankful for the opportunity to serve. This board had accomplished many good things, such as making ordinance stronger on issues in the past couple of years.

Adjournment

The meeting adjourned at 6:40 pm.