

**TOWN OF SWANSBORO  
HISTORIC PRESERVATION COMMISSION  
SPECIAL MEETING AGENDA  
October 30, 2023**

**Call to Order**

The meeting of Swansboro Historic Preservation Commission was called to order at 5:31 PM. Those in attendance were Jonathan McDaniel, Kim Kingrey, Elaine Justice, Christina Ramsey, and ALT member Eric Young. Edward Binanay and ALT Gregg Casper were not present.

**Business**

***Certificate of Appropriateness/205 S. Walnut St***

The following individuals were sworn in and/or addressed the board.

Rebecca Brehmer  
Norman (Brad) Phillips  
Andrea Correll

Projects/Planning Coordinator Brehmer presented the board with the owner's request for demolition. The home was zoned R-6SF and was a non-contributing structure in the Historic District. The home was severely damaged during hurricane Florence in 2018 and stripped of all historic material. The current owners were applying for approval of immediate demolition of the home due to worsening structural and safety issues. The home was previously approved for demolition in October of 2018, after a statement from Engineer John Freshwater on the condition of the structure. After months of work on the house, structure, and attempting to correct foundation issues, a new statement outlining the worsening condition of the home from Structural Engineer, Sean Corcoran was issued.

The public hearing was opened at 5:34 pm.

Mr. Phillips stated he and his wife began the process of rebuilding, but each step opened more issues with the structure of the home. Mr. Phillips regretted demolishing the home, but had no alternative.

The public hearing was closed at 5:44 pm.

A motion by Mrs. Kingrey, seconded by Mr. Young, COA 2023-08 was unanimously approved based on the criteria of Section 22, Demolition of Buildings; and Section 152.484, Demolition for the Historic District of Swansboro.

**Chairman/Board Thoughts/Staff Comments**

The board discussed how to share with the community the information on how and why the board made the choices for the demolition. Planner Correll stated the staff would have to conference with the Town Manager and use Tideland News as a source to get the message out. The board shared it is important for the community to know how flexible, understanding, and that some requests are not practical to deny.

Projects Coordinator Brehmer proposed a Landmark workshop inviting businesses and homeowners to participate. Kristi Brantley and Reid Thomas from the State Historic Preservation Office were invited to present information. Staff would keep the board updated.

**Public Comments**

Dottie Webb stated she lived behind 205 Walnut St, loved the house, but the house was very dangerous, and she is happy it was being removed.

**Adjournment**

The meeting adjourned at 5:50 pm.