

**TOWN OF SWANSBORO
HISTORIC PRESERVATION COMMISSION
SPECIAL MEETING MINUTES
October 3, 2018**

Call to Order

The special meeting of the Swansboro Historic Preservation Commission was called to order at 6:00 PM. Those in attendance were: Linda Thornley, Jerry Seddon, Zachry Nichols, Patrick Larkin, Jeff Conaway and alternate members Ben Parker and April Clark.

The purpose of the special meeting was to consider a demolition request and to review post hurricane staff approvals.

Witnesses Sworn In

Andrea Correll, John Freshwater, Kathy Vinson, Randy Swanson, Bob and Judy Bennett, Norman Lilley, and Michael Kirkman.

Amendment to Agenda

All members agreed to amend the Agenda adding consideration of a Certificate of Appropriateness at 205 Walnut Street.

New Business

A. Certificate of Appropriateness 2018-06 Icehouse Waterfront Restaurant / 103 Moore Street

Town Planner Andrea Correll stated that the structure at 103 Moore Street was a non-contributing structure to the district and a portion of the structure had been posted as unsafe following Hurricane Florence.

On an inquiry from the Board, Kathy Vinson of Coastal Planning indicated that CAMA had authorized the structure to be rebuilt under the same existing footprint. Approval from the Core of Engineers had also been received.

Owner Randy Swanson stated that once partial demolishing was completed he would know if it was possible to rebuild on the same footprint. Mr. Swanson further stated he planned to use all architectural materials when reconstructing and would donate any items discovered during demolition he couldn't use to the Historic Museum.

Engineer John Freshwater confirmed that the portion of the structure to be demolished was not safe for habitation.

Chair Linda Thornley entered into the record those reports provided by the Town Inspector Jim Stipe.

On a motion by Zachry Nichols, seconded by Jeff Conway, the COA 2018-06 for that portion of 103 Moore Street known as the Ice House Waterfront Restaurant was approved for demolition due to damage received during Hurricane Florence. All components of Town Code Appendix III Section 22.3 Demolition of Buildings/Guidelines had been considered. The owner would salvage architectural features and building materials found, would minimize ground disturbance, and retain the water view that existed prior to demolition. The motion was approved unanimously.

B. Certificate of Appropriateness 2018-07 / 205 Walnut Street

Planner Andrea Correll informed that the home at 205 Walnut Street had also been damaged by Hurricane Florence. Town Inspector Jim Stipe had condemned the house. The house did meet fire code nor the life safety code. A letter had been sent to owners Mr. & Mrs. Bennett explaining in detail the reasons for the condemnation.

Engineer John Freshwater further explained that the structure framing structure had either broken or shifted during the hurricane making it unsafe to be in or around the home.

The Bennett's were asked if they planned to appeal the condemnation decision. They stated no, but did not know whether they would demolish or repair the home. The home had been in their family since 1966. Family members Norman Lilley and Michael Kirkman shared that the roof was damaged extensively and water had poured into home during the hurricane. The family was encouraged to seek guidance from NC State Historic Preservationist, John Wood.

Board members inquired whether the structure/lot had been secured and safe from collapse. Town Inspector Jim Stipe indicated that it had not and would feel more confident with a barrier around the structure/lot to warn the public of potential danger.

On a motion by Jerry Seddon, seconded by Patrick Larkin, the COA was delayed for sixty days until the structure/lot could be secured and posted with signage to warn of danger or no trespassing. The motion was approved unanimously.

C. Review of post Hurricane Florence Historic District Staff Approvals

Planner Andrea Correll reviewed the Staff Approvals granted after the hurricane sharing that the Town Code authorized her to act as agent during post disaster.

Staff Approvals

Date: 9/19/18
Owner/Applicant: Grace Dunne
Address: 117 Elm Street
Action: Replace damaged roof in kind
Status: Approved

Date: 9/16/18
Owner/Applicant: Nicole, Ginette & Jacques Condoret
Address: 116. Elm Street
Action: Replace siding, roof repair and repaint (in kind same color) add four board wooded storm shutters
Status: Approved

Date: 9/19/18
Owner/Applicant: Greg Russell
Address: 116 Front Street
Action: Reroof
Status: Approved

Date: 9/19/18
Owner/Applicant: Grace Dunn
Address: 113 Elm Street
Action: Reroof
Status: Approved

Date: 9/21/18
Owner/Applicant: Helen Soltever
Address: 202 Walnut Street
Action: Reroof
Status: Approved

Date: 9/25/18
Owner/Applicant: Phil and Jane Keagy
Address: 105 Water Street
Action: Reroof, Repair Porch
Status: Approved

Date: 09/28/18
Owner/Applicant: Brandy Schell
Address: 106 Elm street
Action: Replacing roof and back wall of house with wood siding painted white
Status: Approved

Date: 10/1/18
Owner/Applicant: Randy Swanson
Address: 107 Front Street
Action: Replacing roof
Status: Approved

Date: 10/1/18
Owner/Applicant: Randy Swanson
Address: 103 Moore Street
Action: Replacing roof
Status: Approved

Staff Comment

Planner Andrea Correll informed that the chimney had collapsed on the Ringware House and that Ward Cemetery was scheduled for tree trimming due to dangerous limbs resulting from the hurricane. She encouraged board members to reach out to homeowners of contributing homes to make them aware that they were eligible for Federal and State tax credits for restoration. Non-contributing property would have to bring their homes back to what it originally was. Fees were also being waived for post disaster permits.

Adjourn

The meeting adjourned at 6:51pm.