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**Minutes of the
New Bern Historic Preservation Commission
October 17, 2012**

14 The New Bern Historic Preservation Commission (HPC) held its regular meeting on Wednesday,
15 October 17, 2012, in the second floor courtroom of City Hall, 300 Pollock Street.

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Members Present:

Rich Frye, Chairman	Tim Thompson
Richard Parsons	Karen Britton
Peggy Broadway	Mickey Miller
Peter Adolph	Nancy Gray
Jan Giordano	

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Members Excused (E)/Absent(A): NONE

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Staff Present: Bernard George, AICP, Planning Division Manager
Leigh Anne Friesen, AICP, Volunteer

The meeting was opened. Roll call was taken. A quorum was present. A motion to waive the reading of the minutes was made by Commissioner Miller and seconded by Commissioner Adolph. A motion to approve the minutes as written was made by Commissioner Giordano and seconded by Commissioner Britton. Motion passed. Witnesses were sworn in.

Witnesses Sworn: Chief Building Inspector Johnny Clark, Stevie Bennett, Nancy Hollows, Terry Startzman, Corinne and Shannon Corr.

New Business

1. Consider a Certificate of Appropriateness application for 712 New Street for exterior alterations to include demolition of the existing severely deteriorated structure and redevelopment of a new residence on the site.

Staff Comments: Staff Bernard George described the request to demolish a contributing structure. He noted that the request can be denied. He went over the basic review procedure, the submitted Engineer's Report and letter from John Wood. He also showed pictures of the house.

Applicant Comments: Corinne and Shannon Corr, owners, discussed the history of the project and talked about their proposed redevelopment of the site.

Public Comments: *Nancy Hollows*, 4438 Rivershore Drive, noted that the house's National Register entry is wrong. She clarified the demolition review process, and said she would like to see the building rehabbed on site. When asked if she could speak for the New Bern Preservation Foundation regarding whether they would take on the house as a project, she stated that due to the short notice and lack of a Board meeting at which to discuss it, they couldn't see taking control of the property at this point in the process.

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46 **Discussion by the Commission:** Commissioner Thompson reviewed the steps by which the
47 Commission will review the request. Commissioners questioned whether this would be a new
48 COA or would the decision amend the existing COA. A timeline of the project was requested.
49 The Commissioners further discussed issues including what had been done to secure the roof
50 from leaking, the potential for a demolition by neglect situation, future plans to address sinking
51 piers, the existence of numerous problems with this property over many years, the fact that any
52 structure can be rehabbed, from whom the house was bought and for what purpose, the need for
53 all Commissioners to have visited the site, and the question of tabling the application until the
54 next meeting to gather more information.

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56 Upon the close of discussion and the taking of the vote, Commissioner Thompson continued his
57 explanation of the review forms as they pertained to the request in question. The Commission
58 noted that they are comfortable reviewing the first section of Part One, but are struggling with
59 information on the structural integrity of each of the house's systems. They requested that the
60 applicant have the engineer break down the components of the system evaluation. They also
61 wanted to confirm with John Wood in the State Historic Preservation Office that the engineer
62 used is approved by his office. Commissioner Thompson then moved on to a discussion of the
63 Part Two form. The Commission requested more detailed drawings of the proposed new
64 construction, to include the window trim, cornice detail, chimney material, louver design,
65 adequate scale, stated height from grade, landscaping, parking plan, etc. They questioned
66 whether the Part Two approval should be that of a normal COA, or just a conceptual approval.
67 Nancy Hollows clarified the intent of the process by stating that the Part One evaluation result
68 either closes the door on demolition or allows the discussion to continue depending on the
69 quality of the redevelopment proposal.

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71 **Motion:** Commissioner Parsons moved to continue the hearing for 30 days, seconded by
72 Commissioner Adolph. During the discussion, Chief Building Inspector, Johnny Clark, noted
73 that since the Engineer's Report lists the structure as over 50% compromised, the Engineer must
74 certify that the Commission can safely enter the structure if so desired. As it was determined that
75 all members had already visited the structure, or did not need to enter the structure, this was not
76 an issue. Upon a call for a vote, all Commissioners except Commissioners Miller and Gray
77 voted in favor of the motion. Motion passed. Commissioner Parsons moved and Commissioner
78 Broadway seconded that the Part One can be considered at a special called meeting on
79 November 14th. Motion passed unanimously.

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81 **Old Business**

- 82 1. Demolition by Neglect: 1411 National Avenue owner will appear at the next regular
83 meeting; 402 Queen Street has been contacted about its status; Elks Building and New
84 Bern Hotel (across from O'Marks Building) were also discussed.
85 2. Administrator's Report on Minor Works: 514 Broad Street (siding replacement); 600
86 block of Middle Street duplex (change of a door).
87 3. Old Business: 222 Change Street issues need to be revisited in light of new Demolition
88 by Neglect procedures

- 89 4. Stevie Bennett: 1015 North Craven Street (zoning violations, non-compliance of COA);
90 315 Avenue C (two tree removals by City); 1013 North Craven Street (roofing status);
91 1411 National Avenue (attended Design Review this month)
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94 There being no further business, the meeting was adjourned.
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100 Rich Frye, Chairman

Bernard George, AICP
HPC Administrator