New Bern
Historic Preservation Plan

ADOPTED BY THE BOARD OF ALDERMEN OF THE CITY OF NEW BERN, NORTH CAROLINA ON DECEMBER 13, 2011

New Bern Historic Preservation Plan

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Cover adapted from *Plan of the Swiss Colony in Carolina*, 1710, *North Carolina Division of Archives and History*

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An Abbreviated History of New Bern

Baron Christoph von Graffenreid

photo from The Way We Lived in North Carolina courtesy of Joe A. Mobley, the University of North Carolina Press and North Carolina

Most sources cite the establishment of what we know as New Bern with the settlement of the area by Baron Christoph von Graffenreid in 1710. It is important to note however that its strategic location at the confluence of the Trent and Neuse Rivers, near the coast, made it an attractive site for Native American settlements as well. John Lawson, the English naturalist, was given a land grant in the area and built a house most likely within the boundaries of present-day New Bern by about 1702.

Von Graffenreid's efforts were the first large-scale attempt at European colonization with backing from Swiss and English governmental units as well as private investors. A group of approximately 650 Swiss refugees and Palatines travelled across the Atlantic and then overland from Virginia. High mortality rates on the voyage and in the early days of settlement reduced their number and poor leadership and planning left the effort particularly vulnerable to attacks by Tuscarora and other Native American Tribes beginning in 1711. Though there were some efforts to repel the attacks, the settlement consolidated to a few fortified plantations before it was virtually abandoned around 1718-20.

The land meanwhile had been mortgaged by von Graffenreid to a Colonel Thomas Pollock who bequeathed it to his son in 1722. In 1723 the assembly established the New Bern township with an area of 250 acres. The same year it was incorporated as a town.

Tryon Place
Photo courtesy of Carolyn Brackett

Beginning in the 1730s the town began to grow in stature and importance. The colonial assembly met there intermittently in the 1730s and 1740s and during part of the term of Governor Dobbs 1754-58. The North Carolina Gazette, the state's first newspaper, began printing in New Bern in 1751 further enhancing its reputation as a commercial and political center. Throughout the mid century, impressive brick institutional and governmental buildings as well as more modest structures were erected.

With the death of Governor Dobbs (whose impression of New Bern had soured) in 1765, his successor Governor Tryon had legislation passed to make New Bern the state's permanent capital. Tryon was responsible for the eponymous Tryon Palace, a combined residence and capitol built at great expense and designed by architect John Hawks. This commanding edifice was derided by Tryon's detractors but it consolidated the city's reputation and later played an important role in the history of preservation in New Bern.

A major hurricane hit the town in 1769 that did considerable damage. However, the town continued to grow in size and importance especially with the expansion of trade. While New Bern was conveniently located at the confluence of the Trent and Neuse, making shipping of products from the interior an easy task—the journey from New Bern through the sound and inlet to the Atlantic was more difficult with shifting shoals and shallow drafts. This juxtaposition of favorable inland transportation and less favorable export traffic would continue to plague New Bern and its commercial aspirations and eventually favor Wilmington as a true deep water port for North Carolina. Nonetheless for a period New Bern enjoyed commercial success not only in domestic trade but also as a part of the triangle of trade that included the West Indies and New England.

New Bern Satellite Image
Photo courtesy USGS

The Revolutionary War had negligible impact on New Bern. Tories, including many prominent citizens, were expelled in 1777. Privateers plied local waters. The British took the town with minimal damage in 1781. The war briefly depressed trade but at the end of the Revolution, New

Naval Stores
Photo courtesy of North Carolina Office of Archives and History, Raleigh, NC.

Bern's commercial shipping activity again increased with great activity in naval stores and agricultural products. In the wake of the war, as the state government acknowledged its westward expansion, there was renewed competition for towns desiring to be the seat of government. The legislature met intermittently in New Bern but also elsewhere in North Carolina until 1792 when Raleigh was named the permanent state capital.

Mercantile and shipping interests continued to expand. A customs house was built in New Bern in 1790. Naval stores, lumber, and agricultural products shipped from inland down the rivers continued to increase New Bern's trading activity. New Bern also became a cosmopolitan center and was a center for fashion and architectural influences from other major American cities. Styles and trends that landed in New Bern then moved inland to other North Carolina communities.

In the early nineteenth century population growth slowed. New Bern annexed adjacent Dryborough in 1806. Despite an economic slowdown, transient populations, some small impact of the War of 1812, and shifts in trading patterns, New Bern remained the state's largest city in 1820. Steam power brought industrialization to the local economy, continuing to change and expand the naval stores and lumber processing industries. Navigation to the Atlantic continued to vex shipping interests and a canal to Beaufort was begun in 1820 but was not completed until 1827 when the local economy was in a slowdown. By 1840 Wilmington had become a larger port due both to its ease in navigation and its new link to the Wilmington and Raleigh Railroad. The Atlantic and North Carolina Railroad was organized in 1854 and completed in 1858 linking Morehead City to New Bern, Kinston, and Goldsboro where it joined the North Carolina Railroad and its larger network. New Bern benefitted from railroad repair works and shops.

New Bern suffered two large fires in 1843 but rebounded largely due to demand for lumber, millwork and naval stores. While population growth was slow and steady, industrial growth expanded more rapidly. The city annexed land to its north in 1858-9 that was known as Reizensteinville. In the years leading to the Civil War, New Bern's African American population, slave and free, grew to more than half the population.

The Civil War interrupted New Bern's growth and prosperity. Following the March 1862 Battle of New Bern, that was fought outside the city, federal troops occupied New Bern. Retreating Confederates burned wharves, industrial properties, and transportation assets but the union troops did little damage. Their occupation protected many fine buildings with their adaptive use as garrisons and administration buildings.

New Bern Civil War Re enactors
Photo courtesy of New Bern Convention and Visitors Center

New Bern benefitted from its largely intact infrastructure after the war. Though it did suffer similarly to other Southern cities, an influx of northern migrants and the economic engine of lumber and naval stores helped New Bern return to normalcy after the war. As New Bern had been a federal city it was a draw for African Americans, free and contraband, and by the end of the war the city had a minority white population.

While agricultural production grew post war, lumber remained the chief economic driver and by the beginning of the twentieth century New Bern was one of the south's leading lumber producing regions. Steamships and expanding rail networks shipped agricultural products and seafood in state and along the eastern seaboard. Regular passenger service by steamship and rail also developed.

Into the early twentieth century lumber continued to drive New Bern's economy. The city continued to prosper and invested in public works and infrastructure such as curbing and paving and a city water and power plant. Norfolk Southern built new repair shops and contributed to the construction of Union Station in 1910. In 1914 the city's first modern hospital, St. Luke's opened. Smaller private-sector investment mirrored larger public works

with new commercial buildings downtown. New residential areas were developed in this era including Riverside (platted 1894), Ghent (developed 1906) and DeGraffenried Park (opened in 1926).

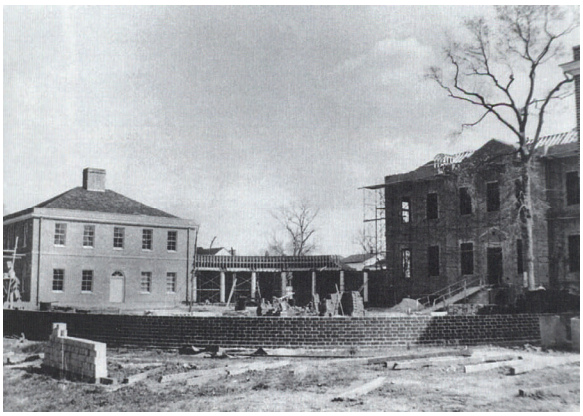
Union Station
Photo by Phil Thomason

Growth and progress suffered a setback in 1922 when a large fire consumed large portions of the city including the Rowland Lumber Company mill, and some forty blocks of residential areas north of Queen Street that were by that time largely African American.

The region as a whole grew with the construction of the Marine Corps Air Station at nearby Cherry Point during World War II. Through the 1950s and 60s, New Bern suffered downtown disinvestment common in American cities. Starting in the 1970s several preservation related groups championed the revitalization of downtown and public/private partnerships drew resident and business interests back from suburban locales and the city began to market its heritage both as a community and a tourism asset .

Past Preservation Efforts

Preservation in New Bern has encompassed private, governmental and non-profit actions. Sometimes independent and sometimes coordinated, they have together brought New Bern to this point where a comprehensive preservation plan is proposed. It is useful however to review some of the notable efforts that have laid the groundwork for future preservation efforts.



Tryon Palace Reconstruction
Photo courtesy of Tryon Palace Historic Site and Gardens

One of the earliest and notable efforts was the reconstruction of Tryon Place. Built 1767-70 under the direction of then Governor Tryon, it was once "regarded as one of the most beautiful structures in British America." (WPA p 231). In 1798 a cellar fire destroyed all but the kitchen and stable wings. The kitchen was demolished in the late nineteenth century and the stable wing served various uses including apartments. With the main building gone, George Street was extended through the grounds to a bridge crossing the Trent River.

In the 1920s a group of New Bern women: Minette Chapman Duffy, Gertrude S. Carraway and Ruth Coltrane Cannon, began a movement to reconstruct the palace. Their movement later included Maude Moore Latham and her daughter May Gordon Latham Kellenberger. The group raised funds and in the 1940s facilitated the legislation that created Tryon Palace Historical Sites and Gardens and the Tryon Palace Commission to oversee and direct the effort. Home and businesses were condemned and US Highway 70 re-routed to accommodate the reconstruction which finally opened to the public in April 1959.

This pioneering effort reflected many trends in the nascent national preservation movement—the leadership role of women, a renewed commitment to the country's colonial past as expressed in grand buildings, and the beginnings of scholarship in the movement with the work of the architectural firm Perry Shaw Hepburn that had been involved with Colonial Williamsburg.

New Bern's preservation efforts continued to mirror national trends with the growth of listings in the National Register of Historic Places, a commitment to local preservation with an ordinance and local preservation commission, the adoption of the Main Street Program which combines preservation and downtown economic development, a renewed focus on heritage tourism, and the growth of private non-profits that engage in education, rehabilitation, and advocacy, all of which are described in greater length elsewhere in this document.

In terms of statistics, the North Carolina Historic Preservation Office (HPO) reports 1,521 records of surveyed properties identified as being in New Bern. One hundred eighty appear to be what are known as "blockface" records where numerous resources generally on one side of a city block are recorded under a single survey number/ record. None of these records (or any in Craven County) are entered into the HPO survey database.

Survey records are generated by many events including environmental review. However many of New Bern's records were generated by larger projects. In the early 1970s Janet Seapker and Tony Wrenn surveyed and nominated to the National Register the New Bern Historic District (downtown). It was listed in 1973. Peter Sandbeck completed a comprehensive survey of New Bern and Craven County in 1983. In 1992, Brenda Elliot and Donna Logsdon prepared a survey of African-American properties and districts. Ed Turberg revisited the New Bern Historic District in 2002 and surveyed three expansion areas that were listed in the National Register in 2003.

According to the National Park Service, there are 52 listings in the National Register in New Bern which includes districts, sites, and individual properties. The City of New Bern has two locally designated historic districts—the Downtown Local Historic District designated in 1981 and the Riverside Historic District designated in 2004. The city has no locally designated landmarks.

New Bern's Preservation "Players"

The City of New Bern is blessed with an abundance of organizations whose missions include historic preservation. However this multitude of preservation actors can be confusing to the general public. Throughout the planning process there were numerous specific requests to provide a brief description of the various organizations and agencies that influence preservation in New Bern. Those descriptions follow:

The City of New Bern, Planning Department
New Bern Historic Preservation Commission

The New Bern Historic Preservation Commission (HPC) is a government commission appointed by the New Bern Board of Aldermen. It was created on April 22, 1980 and charged "to promote, enhance, and preserve the character of the districts and to encourage preservation activities throughout the city" (City of New Bern Historic District Guidelines and Handbook, p.2).

The primary responsibilities of the HPC are to recommend to the Board of Aldermen the designation of local districts and landmarks, review of exterior changes to buildings that are designated and the design of new construction within designated areas, and review and control of demolition of designated structures through recent special enabling legislations. The HPC was "created under Article IV of Chapter 16 of the City Code of the City of New Bern, as amended, and in accordance with the provisions outlined in Part 3.C, Historic Districts and Landmarks, of Article 19 of Chapter 160A of the North Carolina General Statutes." (City of New Bern Historic District Guidelines and Handbook, p.2) The Commission has nine members who serve three-year terms and who must live within the city's limits or within its Extraterritorial Planning Jurisdiction (ETJ). Members must have a "demonstrated special interest, experience, or education in architecture, history, historic preservation, or related field" per the enabling legislation.

All local preservation commissions in North Carolina must operate within the provisions of North Carolina's enabling legislation. Special legislation was passed in the General Assembly's 2007 session to provide the New Bern HPC with additional power to deny the demolition of contributing properties within a locally-designated historic district. The Legislation applies solely to New Bern and the city developed a formal process and procedure to review proposed demolitions.

In 1980, the federal government created the Certified Local Government (CLG) program as an amendment to the National Historic Preservation Act of 1966. The program is administered through the North Carolina Historic Preservation Office (HPO). Local governments that: enforce appropriate state or local legislation for the designation and protection of historic properties; establish an adequate and qualified historic preservation review commission; maintain a system for the survey and inventory of historic properties compatible with the statewide survey; provide for adequate public participation in the local historic preservation program, including the process of recommending properties to the National Register of Historic Places; and satisfactorily perform responsibilities delegated to it under the 1980 amendment may achieve and maintain certification. New Bern has been a CLG since 1990. A primary benefit of certification is access to a portion of 10% of the HPO's annual federal fiscal allocation from the Historic Preservation Fund . In North Carolina this is done by a competitive grant process.
New Bern's planning department has traditionally had a planner whose responsibilities included providing staff support to the HPC. At this writing, the position is vacant. GIS staff within the planning department also provide technical assistance.

New Bern Historical Society

The New Bern Historical Society is a private, non-profit, membership organization. It was established in 1923 and its mission is to "celebrate and promote New Bern and its heritage through events and education." The Society has approximately 800 members and it owns and operates Attmore-Oliver House, the Roberts House, and the New Bern Civil War Battlefield Park. The society has organ-

ized ghost walks, concerts, parties, a spring home and garden tour, guided battlefield tours, a lunch and learn lecture series, as well as day trips, and a Civil War adventure day for children.

New Bern Preservation Foundation, Inc

The New Bern Preservation Foundation is a private non-profit organization whose mission is "to preserve historically significant structures and sites in and around New Bern." Established in 1972 the group was an all volunteer organization until 1981 when they first hired staff. The foundation has worked on countless appeals to save and protect resources in New Bern and has been directly involved in the saving of 60 properties. The foundation provided support to the survey and nomination of the Riverside, Ghent, and DeGraffenried Park Historic districts to the National Register of Historic Places.

The foundation operates a revolving fund to purchase threatened properties and re-sell them with protective covenants and has the responsibility to monitor and enforce the covenants in perpetuity. In the downtown business district they have accepted facade easements to preserve the character of the business district. They operate an architectural salvage and re-use program. Recently they helped an eighth grade group research, raise money, and restore a historic family cemetery. The foundation works with The New Bern Historical Society to operate a spring Historic Homes and Gardens Tour, a winter Antiques Show & Sale, tours, and additional special projects. Their current priority is the restoration of the historic Union Depot and the restoration of a unique neighborhood store in the Riverside Historic District. More information about the foundation can be found at http://www.newbernpf.org.

Preservation Legal Action Trust (PLAT)

PLAT was first organized in March of 2006 because the downtown historic district was about to lose two homes in the 400 block of Metcalf Street to demolition. PLAT members appealed a Certificate of Appropriateness (COA) decision of the HPC and were successful in attaching enforceable conditions to a new COA for the project.

PLAT then spearheaded the effort to get the city to ask for local legislation that would give the city authority to regulate demolition of a contributing structure within the locally designated historic districts. PLAT worked closely with city government to design a process for evaluating contributing properties being considered for demolition and any new construction plan for the site. The General Assembly approved the local legislation in April 2008.

PLAT was incorporated as a 501 (c) (3) tax-exempt organization in May of 2008. Since then PLAT has played the role of advocate and educator for the best land use laws for historic preservation and the revitalization of historic neighborhoods, and has brought key leaders together to advocate for important issues such as the rehabilitation of Union Depot. PLAT sponsors public programs, educational seminars and sends representatives to local public meetings which address land use and zoning issues that impact historic preservation. The organization seeks to be proactive rather than reactive and has established a small legal fund for local issues.

A major concern for PLAT is the height and mass of new construction within the historic districts. PLAT supports new construction that is sensitively designed to be in harmony with nearby historic buildings and that which safeguards New Bern's historic skyline and its public vistas to and from the rivers.

Historic District Residents Association (HDRA)

HDRA was established in the 1970s. At the time the downtown area was not flourishing to the extent that it is today. Disinvestment and attendant ills plagued the area. HDRA was formed to preserve historic structures in the downtown area and to provide a voice for downtown residents. The organization worked to insure that the preservation ordinance was enforced and the integrity of the district was protected. Today the organization serves more of a social purpose.

Tryon Palace

Tryon Palace, a state owned historic site, has been involved and continues to be involved in programs and projects that have a direct impact on larger preservation issues in New Bern and beyond. It provides administrative support for the Kellenberger Trust, which has underwritten many preservation projects over the years. The restoration of the site and its ancillary buildings has provided an outstanding example of stewardship and has spurred private sector investment in the immediate vicinity. Future plans include a focus on preservation trades and opportunities for accurate and hands-on restoration experiences, and planning for preserving the historic assets of Clermont Plantation, a historic property on the shores of Brices Creek and the Trent River.

Swiss Bear Downtown Development Corporation

Established in 1979 as a private non-profit, Swiss Bear was established to stimulate and coordinate the revitalization of the downtown and redevelopment of its waterfront. The following year it became the agent for New Bern's Main Street program, which uses the Main Street Four-Point-Approach of organization, design, promotion, and economic restructuring to bring sustainable economic growth to historic downtowns within the context of historic preservation. To promote the economic vitality of the city and to preserve its rich legacy linking the present to the past, Swiss Bear, in partnership with the city, is committed to the continuous improvement and development of New Bern's downtown district, its waterfront and the Five Points commercial area. Swiss Bear has been recognized nationally for its track record of successes.

The Regulatory Framework for Preservation in New Bern

The legal and regulatory framework for preservation planning in the United States has evolved over the years from a variety of programs and actions.

Federal Aspects

On the federal level, the National Park Service, beginning with its role as the owner and administrator of many natural and historic sites has grown to include programs such as the Historic American Building Survey, the National Register of Historic Places, and others. Many of these roles stem from the National Historic Preservation Act of 1966. The publication of *With Heritage So Rich*, a partnership of the US Conference of Mayors and The National Trust for Historic Preservation in 1966 spurred a national dialogue about the importance of our physical heritage, a recognition of what had already been lost to development and neglect, and a proposal for an expanded federal program that would include a partnership with states and later with municipalities to create a seamless governmental preservation program. The act "established the National Register of Historic Places, encouraged the concept of locally-regulated historic districts, authorized enabling legislation to fund preservation activities, encouraged the establishment of State Historic Preservation Offices (SHPOs), established an Advisory Council on Historic Preservation, and stipulated that federal preservation programs and policies would rely on the voluntary cooperation of owners of historic properties and not interfere with their private ownership rights." (Tyler, p. 47) The act also set out the review process for federal actions and involvement as they may impact historic resources. In 1976, changes to the federal tax codes introduced incentives for the rehabilitation for older and historic buildings. Currently these are only available for "income producing" properties, though a companion bill to benefit owner occupied residences has been introduced in Congress many times, but never passed.

State Aspects

Early statewide preservation efforts in North Carolina were largely private or appropriations for monuments or confederate memorials. The North Carolina Historical Commission, established in 1930, was charged by the General Assembly with the "preservation of battlefields, houses, and other places celebrated in the history of the state" (Brook, p. 4). While state government made appropriations in the early twentieth century to begin preserving battlefields, most preservation activity was private and local or regional with chapters of garden clubs and organizations like the Daughters of the American Revolution playing major roles.

The historical commission evolved over the years to become the Department of Archives and History (1943) and later the Division of Archives and History (1973) within the Department of Cultural Resources.

In 1935 the state passed a law protecting Native American artifacts on state lands. It was not until 1963 that the General Assembly directed a study to examine historic preservation zoning to be reported in the 1965 session. By this time other communities, notably Charleston, South Carolina in 1931 and soon after New Orleans, Louisiana had enacted local preservation legislation. While the 1965 session of the North Carolina General Assembly did not pass enabling legislation for preservation zoning, bills were passed to protect Winston-Salem's 1948 ordinance that had established local preservation protection in advance of enabling legislation. Edenton, Halifax, and Bath were early additions to Winston-Salem's special legislation. In the early 1970s Robert Stipe, then of the Institute of Government at UNC drafted enabling legislation that was passed that allowed municipalities to establish commissions to regulate historic districts (1971) and landmarks (1979). The enabling legislation also authorized the use of

eminent domain for historic properties. In 1973 the Stipe-drafted Archives and History Act required that properties listed in the National Register be considered in state actions—a mirror to the federal Section 106 process.

In the mid-seventies the state tax code was amended and allowed an indefinite deferral of property tax on local landmarks, allowing an assessment value for taxation purposes at 50%.

The Historic Preservation Office within the Division of Historical Resources, Office of Archives and History has grown and evolved to assume the roles of a State Historic Preservation Office (SHPO) as identified in federal law and to administer federal programs as well as coordinate state programs and provide technical assistance to local governments and property owners.

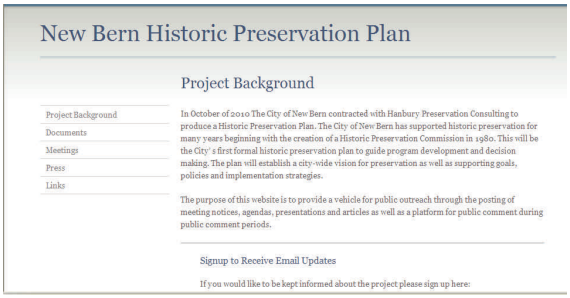
Local Aspects

As North Carolina is in essence a Dillon's Rule State, local actions are authorized by general enabling or special legislation, much of which is discussed above in the section concerning state aspects. New Bern has had a local preservation ordinance under the state's enabling legislation since 1980. Also in 1980, amendments to the National Historic Preservation Act created the Certified Local Government Program (CLG). This program requires SHPOs to set aside 10% of their federal funding allocation to CLGs (CLG funding is generally awarded annually via a competitive grant process). CLGs are also given a more formal role in federal reviews for designation and in some cases may be more active participants in the Section 106 review process. In North Carolina, governments that have local ordinances that have passed review by the HPO, that have guidelines that have also met review and are compatible with the Secretary of the Interior's Standards for Rehabilitation, and that have made at least one designation are eligible to apply for CLG status. New Bern has been a CLG since 1990.

The Planning Process

In August 2010, the City of New Bern issued a Request for Proposals (RFP) for a Historic Preservation Master Plan. At the end of September, Hanbury Preservation Consulting with Thomason & Associates and Fulton Forde were selected to prepare the plan. The contract was executed in October and the initial meeting with City of New Bern planning staff and representatives from the North Carolina Historic Preservation Office (HPO) was November 1.

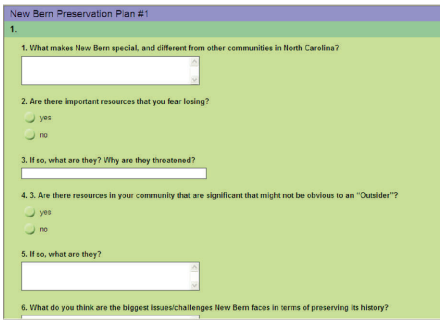
The City of New Bern appointed an advisory committee to track the project's progress and to serve as advisors for key issues as well as be ambassadors for the plan. The advisory committee met in November to review the scope of work and to begin to explore the preservation issues and historic and cultural resources the committee deemed significant.



In December of 2010 a project website was established at http://www.hanburypreservation.com/active_projects/new_bern In addition to meeting notices, minutes, presentations and other documents, the site provided an opportunity for viewers to sign up to receive additional information and notifications. Forty three persons registered to receive email status reports.

Over the course of December and January, New Bern city staff provided a list of stakeholders for interviews. Eleven of the twenty stakeholders, indentified by city staff, agreed to be interviewed at length on many aspects of New Bern and historic preservation. Stakeholders interviewed were: Susan Moffat-Thomas, Jimmy Hicks, Joe Mansfield, Nancy Hollows, Kay Williams, Jack Morton, Tim Thompson, Julie Marsden, Steve and Sabrina Bengel, Tom Balance and Chris Hoveland. Interviews were confidential to the extent that data gleaned from them will be shared but not specifically attributed. Interviewees were asked about their perception of preservation in New Bern, how preservation impacts them (or their organization), what they considered were the strengths, weaknesses, opportunities, and threats for preservation, and what their expectations or concerns would be of a preservation plan.

The advisory committee met again on December 8, 2010 in advance of public meetings and viewed the Preservation 101 PowerPoint presentation prepared by the consultant team to be used at the public meeting. On December 9 the consulting team conducted two public meetings, one in the afternoon and one in the evening. The meetings included the Preservation 101 presentation and several exercises including a visual preference survey, a mapping exercise and directions for an online survey to be used by both participants and others in the New Bern community. In total, forty-four people attended the meetings and eighty-three people completed the on-line survey which was open from December 9, 2010 until February 1, 2011.



On February 16, 2011, a joint meeting of the advisory committee, the Board of Aldermen and the Historic Preservation Commission was held to provide an update on the planning process. The consulting team presented the results of the visual preference survey and the online survey. They also presented a draft Vision and Goals section for the plan drawn from citizen input and received approval for the same in further development of the plan.

On April 21, 2011 the advisory committee met to review the draft recommendations and actions and provided comments on the same. A draft plan was submitted to city and state staff on June 6 and June 17, 2011 and revisions were made. A revised draft was resubmitted to the advisory committee. The committee, state and city staff, and consultant met on Wednes-

day, July 20th in a working session cosponsored by PLAT to discuss implementation options. The committee reviewed the recommendations/actions, discussed the priority assigned to each through an online survey of the committee, reviewed estimated costs, and suggested possible participants and partners for implementation. Comments received from committee members included overall suggestions for the draft plan and a suggestion that priority assignment be revisited in order to balance commitments and responsibilities over a larger time period.

Vision, Goals, Recommendations, and Actions

Vision

A vision statement can be defined as a statement that describes a desired future status for a program, organization, or community. A vision should be long-term and aspirational. As such it provides a philosophical framework for goals, recommendations, and actions. While goals, recommendations, and actions are more concrete and tangible; a vision provides a broad rubric and a common hope and dream for the future. The vision statement proposed below was drawn from public input and includes several key points made consistently through all types of input—the concept of balance between what can be perceived of as competing interests including private property rights and regulation that protects public interests; equal consideration of New Bern's past and its future; new construction particularly in undeveloped areas and outparcels; New Bern's resources including but not limited to historic architecture, archaeological sites, cultural landscape, vistas, waterways and viewsheds; the need to include a diversity of experience across the racial, ethnic, and socio-economic spectra; an acknowledgement of the city's unique character; and a desire that the vision result in a high quality of life for visitors and residents that is distinctive.

The Vision Statement for New Bern's Historic Preservation Plan is:

New Bern's preservation programs will create a distinctive and high quality of life by balancing the past and the future, private rights and public values, expansion and infill, reflecting the diversity of people and resources which make it unique.

Goals

While not as expansive as a vision, goals are still broad. They reflect the vision but begin to direct it toward objectives and actions which are measureable and definable benchmarks. The goals outlined below capture the issues most often and consistently identified both by the public and by city staff.

The goals for New Bern's Historic Preservation Plan are:

One
Protect New Bern's Historic Resources.

Two
Expand designation, recognition, and participation to include more diversity.

Three
Increase awareness of and education about New Bern's history, resources, and preservation.

Four
Identify and increase the resources for preservation and build capacity among partners.

Five
Review and improve existing municipal preservation program infrastructure and implementation.

Six
Develop policies to address development including infill, parking, and height issues.

Recommendations and Actions

Goal 1: Protect New Bern's Historic Resources

1.1 Undertake a comprehensive survey update of the City of New Bern to include city-wide historic context, digital mapping and photo recordation, and entry of survey data into HPO database.

The classic preservation methodology is: identify, evaluate, and treat. Identification allows one to have a broad knowledge of a breadth of resources. Evaluation requires one to examine the identified resources and determine which meet specific standards. Treatment compels one to plan for the stewardship of the resources that have passed the evaluation tests. Treatment hinges on evaluation and evaluation on identification. Thus identification, generally understood as resource survey is the basis for every preservation plan and activity.

New Bern has had numerous survey efforts over the years including some very early survey work associated with the New Bern Historic District. However, like many communities such as Charleston, South Carolina, while this early work established the community's significance, survey technology has changed. A new survey would examine the entire city and its extra territorial jurisdiction and identify and document resources that reflect a broad spectrum of history and architecture. All surveyed resources would be recorded with digital photography and GIS mapping. Textual analysis would be placed in a database format. All of this allows for easy, fast, and even remote retrieval of data and the capacity to perform comparative analyses. Several North Carolina communities have conducted survey updates in the past few years to establish a more complete historic context and to digitize records.

1.2 Based on the survey update, make recommendations of districts and individual properties to HPO Study List.

The HPO Study List is a list of properties that appear to meet the criteria for listing in the National Register of Historic Places. In order to be placed on the Study List, information in addition to what is typically collected for a reconnaissance survey (additional description including evaluation of interiors and a statement of significance) is collected for a property. HPO staff review the data and evaluate the resource based on their judgment and familiarity with the National Register program and criteria. The Study List gives the community and the HPO a better understanding of resources that may merit special attention and treatment. It also provides a "short list" of resources that may be appropriate for nomination to the National Register of Historic Places.

1.3 Prepare National Register nominations for properties/districts included on HPO study list.

The HPO Study List provides the community with a list of potential candidates for National Register nominations. Prior to nominations it is vital to get a property owner (or owners) consent and that may require a period of education. Also, owners' attitudes or concerns will influence the order and number of nominations that will ultimately be prepared.

1.4 Sponsor an archaeological assessment for the city.

Just as architecture is identified through a survey, archaeological resources are identified through an assessment. While an architectural survey provides for the recordation of resources, it is impractical for an archaeologist to excavate an entire city. Instead, an archaeological assessment is an exercise where an archaeologist examines primary documents and historic sources including maps and previous archaeological reports and from this data establishes a predictive model of where existing archaeological deposits are likely to be found. The advantage of undertaking an assessment is that it enables the City and private property owners to make informed decisions about the placement of new development. An assessment would not impose any new or additional requirements on property owners or developers. In fact, for those who require CAMA and other permits or who are required by law to mitigate adverse impacts on historic resources—having this sort of information in advance of project development can allow projects to be planned with adequate time and resources to perform the required mitigation. It should be noted that an archaeological assessment is a predictive model and as such makes generalized statements that can only be confirmed by archaeological testing or excavation.

1.5 Based on the results of the archaeological assessment, consider inclusion of an archaeological component to the preservation ordinance that would include a provision for testing before large-scale ground disturbance and opportunities for data-recovery archaeology.

Several cities that have colonial history, such as Alexandria, Virginia and St. Augustine, Florida have preservation ordinances that include archaeology. Some even have a provision for archaeology staff either via a city position or a partnership with another institution. An ordinance could include private property owners or could apply only to city-owned projects. While it could contain provisions that protect a site permanently, it could also merely allow for review and a period during which time data-recovery archaeological excavation could be performed.

1.6 Raise awareness of the NC Rehabilitation Code through workshops, websites, and publications.

Though the NC Rehabilitation Code is known in New Bern, it is not necessarily widely known. The code allows for leeway with certain building code requirements for historic buildings thus providing for flexibility in rehabilitation designs that may preserve and protect historic fabric and finishes. City inspectors, architects, and realtors may be aware of these provisions but continued education and outreach to property owners and contractors via workshops, literature, and a web presence will improve the chances that the code will be used. More information about the NC Rehabilitation Code can be found at http://www.ncrehabcode.com.

1.7 Compare local designations with National Register listings and HPO Study List and prioritize those sites not locally designated in terms of importance or threat level; reach out to property owners to inform and encourage local designation; provide technical assistance as needed for local designations.

National Register listing, though it may provide for financial incentives to private property owners, is not a regulatory tool. Though it may trigger review for government action, it generally has no impact on private property rights. Local designation as a historic district or landmark, however, does provide for the protection of building exteriors, some landscape items, and in the case of individual landmarks may protect some interiors. In New Bern, there are National Register-listed and/or eligible resources that may not be locally designated. While local designation criteria do not correspond directly to National Register listing criteria, generally they do encompass them. Therefore, a comparison of locally designated resources to National Register-listed and eligible resources may indicate opportunities and prospects for local designation which would allow for an added layer of protection.

1.8 Develop a list of particularly significant and/or threatened historic sites for potential purchase or easement.

There are various preservation-related lists kept in New Bern including the HPC's demolition by neglect list and a working list of the preservation foundation. This recommendation is to develop a master list, prioritized by significance and threat level, that is not only used for enforcement but also for private, voluntary protective action by purchase or easement. Having such a list can be a valuable tool for communication and coordination among the preservation players in New Bern and can be useful in making decisions about allocation of resources and determining a preferred order of action for numerous threatened properties. The list could be maintained by the working group discussed in Goal 4.1.

1.9 Develop training, workshops, and publications (including websites) about various forms of designation and protection to make the array of options known to a broad audience.

The need for education and outreach about designation and protection is constant. North Carolina's preservation tools and designations may differ from those in other places and confusion and ignorance are ongoing concerns. By making information available in a wide variety of formats it will reach the broadest possible spectrum of citizens. A web presence is a particularly effective tool in terms of accessibility.

1.10 Create a directory and GIS mapping for headstones in New Bern's historic cemeteries.

Many people's interest in preservation starts with genealogy and New Bern's cemeteries are a remarkable historic resource. While there have been many efforts to restore and conserve these resources, it would be useful to develop a survey tool that not only assesses the condition of gravesites and recommends a treatment plan, but that also records the stones through GIS mapping and creates a database inventory of grave markers including their inscriptions. The database could also be categorized by notable artwork or by theme (such as The Great Fire).

Goal 2: Expand designation, recognition and participation to include more diversity.

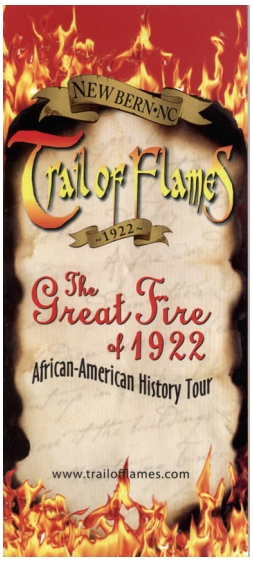
2.1 Allocate resources and attention to historic properties that have traditionally been excluded, such as mid-century modern resources, African American resources, archaeological resources, and cultural landscapes.

In the survey update recommended in Goal 1.1, it is imperative that the canon of resources documented be broadened to include the resource types mentioned above. While there is a corpus of excellent data about resources traditionally considered "historic", information about newly appreciated resource types has often been neglected. New Bern has an opportunity to augment the excellent data it already has with new data that reflects a broader spectrum of the city's history and resource types.

2.2 Re-examine existing National Register nominations and local designation reports to determine whether they are as inclusive as possible and provide resources for additional research and revision as necessary.

In addition to collecting new data about previously undocumented sites, it is as important to revisit previously documented sites. Many older survey forms and National Register nominations will not include as "significant" resources that are "younger" than the primary resource and resources that may have since achieved historic significance. Additionally, the National Park Service's Cultural Landscape program has documented that many National Register nominations for resources that included significant landscapes did not include the landscapes as a contributing resource or an area of significance even when the landscapes were eligible at the time of the original nomination. A review of existing National Register nominations will produce a list of nominations that should be revised. Resources for revising or updating older nominations and reports should be allocated as appropriate.

2.3 Conduct a survey/study of resources associated with the Great Fire and investigate possible designations for resources associated with that event.



Thomas Hanchett and Ruth Little's *History and Architecture of Long Wharf and Greater Duffyfield* is a masterful piece of research and recommendations. According to material received from the North Carolina HPO, none of the individual resources or districts recommended for listing in this study have been listed. While there is mention of the Great Fire of 1922 in the document, recent interest in the African American community about this event and the subsequent rebuilding, including a walking tour and brochure, indicate renewed interest in this aspect of the community's history. A re-evaluation of Dryborough and the resources that survived the fire could serve as a springboard for inroads in the African American neighborhoods to re-examine and celebrate their history with additional designations, historic markers, and events. This pro-active inclusionary effort could engage more African American citizens in the larger preservation effort in New Bern.

2.4 Conduct an oral history project in Dryborough and the Greater Duffyfield community to capture the stories of that area.

There is a strong oral tradition in the African American community; often, much of its history is spoken rather than written. An oral history project could augment the existing historical record for New Bern's African American neighborhoods. This effort could be an opportunity to engage nontraditional partners such as social and civic organizations, fraternities and sororities, and younger people in collecting the stories of their community. The advent of relatively inexpensive technology could lend itself to audio and video recordings and multimedia presentation via the web including existing websites such as Youtube or a dedicated site. Any pre-existing interviews whether transcribed or taped could be incorporated.

2.5 Update the 1994 survey of Long Wharf and Duffyfield to include Dryborough (as part of the city-wide survey in Goal 1).

The Hanchett/Little survey is an impressive document but as it was completed in 1994—none of its records, maps, photography, and texts are digitized and part of the state survey database. Either independently or as part of a larger effort this area should have a survey update and digital records should be created.

2.6 Based on oral histories and updated survey information, prepare a publication about African American history and resources in New Bern.

Building on the efforts outlined above, a publication about African American resources and history should be prepared and published. This could be a companion volume to Sandbeck's The Historic Architecture of New Bern and Craven County, North Carolina or an independent publication depending on the data collected. This could be another venue for celebrating New Bern's diversity and for engaging the African American population in the preservation movement, as well as producing a new and important reference.

Goal 3: Increase awareness and education about New Bern's history, resources, and preservation.

3.1 Sponsor an economic impact study showing how preservation benefits the community in terms of property tax values, heritage tourism, job creation, multiplier effect of rehabilitation versus new construction, etc.

While many people value preservation for its own sake and can easily see the connection between preservation and quality of life, others do not. Economic impact studies using statistical models have been used throughout the country to demonstrate the positive impacts historic preservation and attendant activities have on local economies. Donovan Rypkema's landmark 2000 publication Profiting from the Past: The Impact of Historic Preservation on the North Carolina Economy (Dollars & Sense of Historic Preservation) provides useful models for economic impact studies. An economic impact study devoted specifically to New Bern will provide compelling evidence for the strong economic impact of preservation on New Bern and its citizens.

3.2 Develop a public education strategy to include speakers bureaus, workshops, publications, websites, award programs, and articles for independent publications or for inclusion in the local paper.

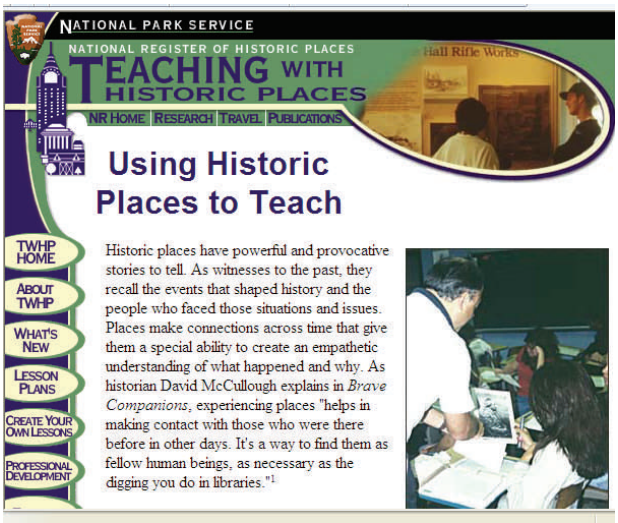
The preservation community in New Bern does a wonderful job of outreach, however its audience is often those who are already supportive of the mission. Speakers bureaus with predeveloped presentations can reach out to civic organizations such as Rotary or Kiwanis. Award programs provide valuable opportunities for press coverage and the celebration of efforts by those who don't necessarily consider themselves "preservationists". Articles in the newspaper and other local publications reach a broad population thus drawing new audiences and support for preservation and also can be a vehicle for keeping the public apprised of important preservation related issues. The Charleston (South Carolina) *Post and Courier* has a weekly column by Robert Behre on architecture, design, and preservation that serves to inform and provoke discussion about these issues within the larger community and could be used as a model.

3.3 Devise a list of topics for public education efforts (for example archaeology, property maintenance, financial incentives, resources under-represented in designations, etc).

In order to effectively engage the broader population with preservation-related public education efforts, it would be useful to devise a list of presentation and research topics. Popular surveys could be one source for suggestions. Additionally, more technical topics could serve as a "wish list" for research by independent scholars and the like, filling in knowledge gaps in New Bern's history and preservation. Partnerships with colleges and universities with public history, preservation, and heritage tourism curriculums could provide students with internships and real world research opportunities while raising the awareness of preservation in New Bern and developing new data for research, publication, or presentation.

3.4 Develop a list of partner organizations that can participate.

Numerous organizations have an interest in preservation, education, research, and outreach including preservation organizations, foundations, humanities organizations, and educational programs. Having a master list of organizations and programs allows for a quick survey of interested parties when a new program or research opportunity arises.



3.5 Work with the public school system to explore possibilities for teaching with historic places to address local history.

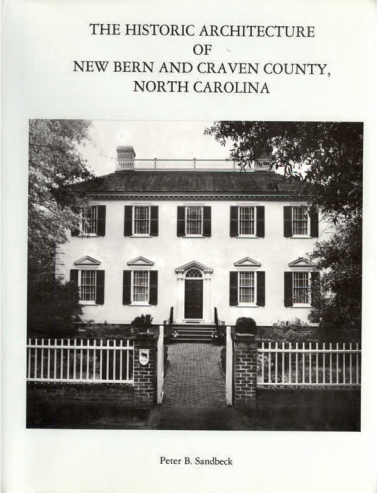
The North Carolina public schools curriculum standards indicate state, local, and US history as subject areas for second, fourth, fifth , eighth, eleventh and Advanced Placement courses. The National Park Service's Teaching with Historic Places program (www.nps.gov/nr/twhp), developed specifically with National Register properties, is a wonderful model for integrating historic places into curriculum. Additionally this modality appeals to nontraditional learners, and visual learners by placing concepts into a physical context. New Bern students who use the city as a classroom will also grow to be informed decision makers who will understand the city's history through its existing resources and will in turn more likely be advocates for preservation as adults, regardless of their profession or avocation.

3.6 Create a proactive series of post-survey meetings and workshops specifically for historic property owners to explain designation and financial incentives.

After the survey update, systematically develop a series of workshops geared to property owners to describe both

National Register and local designation and the financial incentives (tax credits) associated with them. While the workshops may be open to the public it is key to target and specifically invite property owners with National Register eligible properties and who live in National Register eligible districts.

3.7 Fund, write, and publish a post survey book (an update to the Sandbeck volume).



Peter Sandbeck's The Historic Architecture of New Bern and Craven County, North Carolina is perhaps one of the best examples of a survey-based publication in North Carolina. Using survey data and historic research, it is an illustrated catalog of historic resources in the city and county combined with a historical overview of the area's settlement patterns and development history. The end date for featured properties is 1940. As the cut off for most historical documentation is 50 years, at this point there are 20 years of resources not included in a mass audience publication as of the date of this plan. A companion publication for the survey update of the city would present a range of resources not yet fully documented and expand the diversity of published resource types.

3.8 Develop programs and publications specifically for National Historic Preservation Month.

May is National Historic Preservation Month and is an excellent opportunity to aggregate programs and publications for maximum effect and impact within the community. From official municipal proclamations of Historic Preservation Month, to house tours and awards programs, having a concentration of events and activities in May reinforces the important role of preservation within the community and helps to raise awareness of preservation within the community. Additional projects from community clean ups to meeting with elected officials are suggested at the National Trust's website at http://www.preservationnation.org/take-action/preservation-month/.

3.9 Create and publicize an annual preservation awards program.

Preservation awards are a wonderful way to celebrate the actions of the private property owners as well as preservation organizations. A property owner who lovingly restores a home may not consider herself a "preservationist", but an award honoring her efforts may allow her to make the connection between her personal actions and a larger movement. Awards reinforce positive behavior, provide marketing opportunities and exposure for businesses, and create increased media attention for preservation in New Bern.

3.10 Coordinate and expand various existing historic marker programs. Create printed, web-based, and interactive texts to make marker information available to visitors and those exploring online.

New Bern has a variety of existing historic marker programs but not all are coordinated. A single source for information about the various marker programs with marker text, photographs, maps, trails, and perhaps expanded information could be created in brochure, guidebook, website, or "app" format to allow visitors and citizens to have a single source for information about the entire city's marker programs.

3.11 Expand heritage tourism with more walking tours, podcasts, and web based experience.

According to *The Cultural and Heritage Traveler, 2009 Edition,* seventy-eight percent of leisure travelers enjoy cultural or heritage activities while traveling, which equals 118.3 million visitors annually in the United States. With Tryon Palace, the new North Carolina History Center and New Bern's historic downtown, the community has already capitalized on heritage tourism. However expanding traditional media with multi-media web and app-

based programs, podcasts, QR codes, and augmented reality can greatly expand the reach of heritage tourism and also provide additional resources to those who are planning a trip or may have recently visited New Bern. While there is good web-based information for heritage tourism in New Bern including a Facebook page and online downloadable brochures, this can be expanded.

3.12 Develop a comprehensive email list of interested parties for dissemination of information about preservation activities.

Many preservation organizations in New Bern have their own lists of members or owners of historic properties. However, there does not appear to be any sort of master list for the distribution of preservation-related emails, advocacy alerts, invitations, announcements, and the like. A web-based forum with the ability to capture names and email addresses could be the basis for a larger online preservation community that could act quickly and in concert on preservation issues in the region.

Goal 4: Identify and increase the resources for preservation and build capacity among partners.

4.1 Create a working group of representatives from all the preservation-related organizations in the city.

New Bern suffers an embarrassment of riches when it comes to preservation organizations. Yet many New Bernians frequently confuse the organizations and their missions. Also, there is great overlap as in many small towns, of the membership of these organizations and a concomitant informal communication network. However a working group of representatives of each organization would allow for structured, organized communication and collaboration.

4.2 Have quarterly meetings of the working group to report on individual organization's plans and to coordinate events and actions.

A quarterly (or monthly) meeting of the working group could not only facilitate better communication and collaboration but could also allow for broader, long range strategic planning—individually and collectively. The working group could also serve as a project accountability and tracking function, a brainstorming venue, and vehicle for insuring plan implementation and review.

4.3 Consider a joint website for working group partners with links to each individual organization's web page as a "one-stop shop" for New Bern Preservation on line.

In order to continue to delineate the various organizations and their roles, a joint website that is the "first stop" for preservation in New Bern could outline the various groups and provide links to their individual sites. It could also serve as the collector site for email addresses and a sending site for alerts.

4.4 Create a common resource library for citizens, property owners, and activists.

Resources about New Bern's history as well as preservation resources such as manuals, guidelines, codes, and funding sources are available but disjointed. A common resource library whether an actual physical collection or an online catalog of resources throughout the city (perhaps organized at the website described above) should be created.

4.5 Explore opportunities for joint ventures and coordinate activities and funding requests.

In the spirit of continued collaboration, opportunities for joint ventures may arise during quarterly working group meetings. Cooperative efforts allow organizations to leverage resources and are generally looked upon more favorably than individual requests. Increased and improved communication will allow organizations to coordinate funding requests and to seek out opportunities for increased cooperation for larger projects.

4.6 Maintain a preservation funding resource list.

Creation of a master list of funding options, sources and financial incentives specific to New Bern and preservation can serve nonprofits, the private sector, and property owners alike. An initial list of funding sources and incentives found in this document (Appendix G) could serve as the basis for such a list. As programs change however and new sources emerge, the list would have to be monitored and updated.

Goal 5: Review and improve existing municipal preservation program infrastructure and implementation.

5.1 Hire new preservation planner as soon as possible.

The planning position that serves as liaison to the HPC is vacant as of this writing. It is important to fill the position quickly to insure good service to property owners in locally designated districts. It is also an opportunity to review the position description and the responsibilities of the position. There may be sufficient workload from COA work to merit a full-time planner dedicated solely to historic preservation. In any event, there is an opportunity to examine and re-tool (if appropriate) the position while it is vacant and to hire accordingly and quickly.

5.2 Improve communication with the inspections department; designate a preservation specialist among building inspectors.

The regulatory aspects of New Bern's municipal preservation function are divided mainly between a planner and the inspections department. While historic properties are flagged on the computer system used by the inspectors, there is an opportunity for additional training and outreach to the inspections department concerning preservation enforcement. A designated preservation specialist within the inspections department could work closely with the preservation planner, attend HPC meetings to understand the context of decisions made concerning COAs, and could receive additional and specialized training about historic architecture, materials, NC Rehabilitation Code and enforcement options.

5.3 Develop and provide for ongoing training for preservation and inspections department staff on topics such as legal aspects of local preservation, enforcement, use of new materials, building code issues, etc.

Resources for staff development are critical. New materials, changes in codes, legislation, and best practices evolve over time. Without training, staff members' skills become stale and they are not able to offer New Bern and its resources the best service available. Training is an investment that not only improves capacity and knowledge but indicates the city's shared investment in staff's future employment with the city. Without adequate training, staff can also mislead HPC members and citizens with outdated or inaccurate information. Programs are important but depend on properly trained staff with a shared commitment with the city for career-long learning and self improvement.

5.4 Investigate economic incentives such as grants, loans, and/or fee waivers to encourage rehabilitation of historic properties.

Rehabilitation tax credits at the federal and state levels have spurred investment in the preservation and rehabilitation of New Bern's commercial area and housing stock. However, tax credits are not always the right tool for every property owner. Inability to meet spending thresholds, insufficient tax liability to offset credits, and the complex nature of some commercial developments make the credits unattractive. New Bern should examine additional local incentives for preservation. Fee waivers, loans (through the city or a nonprofit partner), and the provision for local landmark designation and property tax deferral are some of the additional options that could be explored to provide additional assistance for property owners.

5.5 Provide funding for education/training of preservation commission members.

In addition to providing funding for continuing education for city staff, HPC members must receive ongoing training as well. As a Certified Local Government, New Bern has requirements for HPC training that must be fulfilled annually. However inadequate budgets for registration and travel expenses for HPC members result in either vol-

unteers who lack adequate exposure to basic principles and preservation trends or transfers the financial burden to the HPC members. Training opportunities exist at the national level, but also within North Carolina through the HPO, Preservation North Carolina's annual conference, Edgecombe Community College, and the National Alliance of Preservation Commission's CAMP program among others. Additionally, New Bern's HPC could partner with other local governments that have preservation programs to develop joint opportunities at shared expense.

5.6 Provide funding for a publications budget.

City preservation publications are available online however there needs to be the capacity to provide printed material for those without internet access or capacity. Additionally, while ordinances and guidelines may be effective online, other resources such as brochures and flyers would benefit from the credibility and/or portability of being provided in hard copy.

5.7 Be good stewards of city-owned historic buildings. Develop Historic Structures reports, HABS documentation, maintenance plans (and when appropriate interpretive plans) for city-owned historic buildings. Make this data available online.

The city must lead by example and be stewards of the historic properties it owns. A master list of significant historic properties should be developed and a city staff person should have in his/her job description responsibility for the oversight for these assets. Particularly notable structures should be documented to Historic American Buildings Survey (HABS) standards including photographs and drawings. These records have proved invaluable in other communities where significant buildings have been damaged by fire or severe weather—the HABS documentation provided vital information for reconstruction and repair of unique details and qualities. In addition to HABS documentation, historic structures reports should be developed for the most significant buildings. All city-owned historic buildings should have maintenance plans that include appropriate, building-specific preservation practices and a chronological and capital budget scenario for recurring maintenance needs. Additionally, historic city-owned buildings open to the public would also benefit from interpretive plans that would allow for some level of public education about the building and its history—either actively managed or passively accessed. As appropriate, this information should be available online.

5.8 Coordinate a comprehensive preservation annual report to include official city activities as well as partner accomplishments.

A good tool to measure progress either against specific goals or in general is to compile an annual report. A Preservation Annual Report for New Bern would not only include statistical data from the city's preservation program (number of COA requests made, number of rehabilitations completed, number of enforcement issues addressed, etc.) but also accomplishments of other preservation-related organizations and efforts. Compiling this data into a single document creates a singular image of the state of preservation in New Bern across all organizational boundaries . It will set the baseline for tracking trends on an annualized basis and provide an opportunity at least once a year to mark and celebrate everyone's accomplishments. It could be timed to be completed and celebrated in May for Preservation Month.

Goal 6: Develop policies to address development including infill, parking and height issues.

6.1 Develop a list of vacant properties and undeveloped land in or adjacent to National Register and locally designated historic and conservation districts that are opportunities for redevelopment.

According to city staff, there is no master list of vacant properties or undeveloped sites. Creating a master list serves several purposes. It helps evaluate the development potential in the city and the existing capacity. It highlights opportunities for re-development that can then be a focus for city and nonprofit attention. It also highlights

potential vulnerabilities and can bring attention to potential worst case scenario build-outs according to the current code.

6.2 Conduct a parking count and study for the downtown area to include number and location of spaces, whether they are in surface lots or decks, ownership, availability for rent or merely short term parking (or free), and an analysis of seasonal and weekday versus weekend use in order to better understand and articulate the specific parking issues in the downtown area.

Parking is a constant issue in the downtown area. A comprehensive parking study as described above will provide decision makers with accurate current data and facts on which to base future decisions regarding parking and the possibility of developing additional parking lots or structures.

6.3 Conduct a design charette for specific areas of concern regarding building height. Additional study needs to identify areas of specific citizen concern including viewsheds. Based on the charette, new ordinances concerning height, mass, and scale may be considered.

Photo courtesy New Bern Convention and Visitors center

The issues of height, build-out and viewshed protection, particularly downtown but throughout the city are complicated, sensitive, and beyond the scope of this plan. However a design charette can be a useful tool to determine areas of specific concern, to assess the impact of current build-out allowances, to examine the by right and by exception potential in these areas and create consensus for additional small area overlays if consensus exists. The charette should include an urban design team with the 3-D modeling capacity to demonstrate visually and from numerous perspectives potential impacts so that code allowances can be translated into images that may be more comprehensible to the public at large.

6.4 Reach out to urban religious congregations to ascertain their needs and concerns for expansion, parking, etc. and work to integrate their needs into broader planning objectives. Look to find areas of common need and capitalize on opportunities for shared spaces for programming.

Urban houses of worship have a major impact on the historic downtown. Not only are they often stewards of significant historic buildings but their parking requirements and desire for expansion to serve their mission can often result in physical changes to the historic urban fabric. These changes can be good or bad, but often preservation and urban design are not the primary driving factors in their decisions. It is important to engage these extremely important and influential players proactively to work with them collaboratively to find solutions that meet their needs and benefit the larger community in terms of the urban planning and preservation consequences of their actions.

Implementation

The chart that follows lists all the recommendations from the previous section. Advisory Committee members were asked to complete an online survey to indicate the priorities for the projects. A Priority 1 would be a 1-2 year goal; Priority 2 would be a 2-5 year goal; Priority 3 would be a 5-10 year goal. At a work session on July 20, 2011 the Advisory Committee reviewed the aggregate priority rankings, were provided estimated costs and asked about potential participants to carry out projects.

Revisions provided by the committee have largely been incorporated or noted in the chart with some exceptions. Some of the participants suggested were individuals. While the participant listing is in no way binding, it was decided that for the purposes of a city plan, only organizations would be included in the official document. This in no way precludes individual participation.

Several Advisory Committee members commented that further adjustments may need to be made on prioritization. The plan is considerably "front loaded" with many short term goals which may be overly ambitious.

Other discussions emphasized the need for enforcement of existing ordinances, the need for revolving funds for African American neighborhoods, and the possible use of form-based codes.

Another point is that throughout the planning process, many (exclusive of the advisory committee) assumed the preservation only applied to the downtown area. There needs to be a movement to expand that ethos to the entire city.

Many potential partners that have not been directly involved in the planning process were mentioned, including Craven Community College, the Chamber of Commerce, and Kellenberger Trust. The use of interns was also suggested and could be a powerful joint effort.

Though many acronyms have been used previously in this text, for the purposes of the following chart a list of acronyms is provided.

DOT	North Carolina Department of Transportation
ECU	East Carolina University
HDRA	Historic Downtown Residents Association
HPC	New Bern Historic Preservation Commission
HPF	New Bern Historic Preservation Foundation
HPO	North Carolina Historic Preservation Office
NBHS	New Bern Historical Society
NCSU	North Carolina State University
PLAT	Preservation Legal Action Trust
PNC	Preservation North Carolina
TDA	New Bern Tourism Development Authority
CCC	Craven Community College
OSA	Office of State Archaeology

Goal One- Protect New Bern's historic resources.

Recommendation/Action	Priority	Cost	Potential Participants
1 Undertake a comprehensive survey update of the City of New Bern to include city-wide historic context, digital mapping and photo recordation, and entry of survey data into HPO database.	1	$20,000	City, Local stakeholders, Grantors
2 Based on the survey update, make recommendations of districts and individual properties to HPO Study List.	2	In House	City, Local stakeholders, intern, CCC, HPF, volunteers, HPC
3 Prepare National Register nominations for properties/districts included on HPO study list.	2	$2-5,000 individual $10-20,000 district	City of New Bern, HPO, HPF, neighborhood groups
4 Sponsor an archaeological assessment for the city.	3	$20,000	City of New Bern, ECU, NCSU, NBHS, OSA
5 Based on the results of the archaeological assessment; consider inclusion of an archaeological component to the preservation ordinance that would include a provision for testing before large-scale ground disturbance and opportunities for data-recovery archaeology.	3	In House	City of New Bern, ECU, NCSU, NBHS, OSA
6 Raise awareness of the NC Rehabilitation Code through workshops, websites, and publications.	1	In House	City of New Bern, HPF, New Bern Inspectors, Homebuilders Association
7 Compare local designations with National Register listings and HPO Study List and prioritize those sites not locally designated in terms of importance or threat level; reach out to property owners to inform and encourage local designation; provide technical assistance as needed for local designations.	2	N/A	HDRA, Riverside Neighborhood Association, residents groups from existing locally designated districts and potential districts, HPF, PLAT, City
8 Develop a list of particularly significant and/or threatened historic sites for potential purchase or easement.	1	N/A	HPC, HPF

9 Develop training, workshops, and publications (including websites) about various forms of designation and protection to make the array of options known to a broad audience.	1	$1,000	City, HPF
10 Create a directory and GIS mapping for headstones in New Bern's historic cemeteries.	2	$30,000	City Clerk, Craven County Genealogical Society, Questers

Goal Two-Expand designation, recognition and participation to include more diversity.

Recommendation/Action	Priority	Cost	Potential Participants
1 Allocate resources and attention to historic properties that have traditionally been excluded such as mid-century modern resources, African American resources, archaeological resources, and cultural landscapes (See Goal 1.1).	**1**	N/A	
2 Re-examine existing National Register nominations and local designation reports to determine whether they are as inclusive as possible and provide resources for additional research and revision as necessary.	**2**	In House	CCC Intern, Neighborhood Associations, Climber's Club, Kellenberger Trust
3 Conduct a survey/study of resources associated with the Great Fire and investigate possible designations for resources associated with that event.	**2**	$5,000	Climbers Club, City, Dryborough Neighborhood Association
4 Conduct an oral history project in Dryborough and the Greater Duffyfield community to capture the stories of that area.	**1**	$5,000	Climbers Club, ECU, other universities
5 Update the 1994 survey of Long Wharf and Duffyfield to include Dryborough (as part of the city-wide survey in Goal 1).	**2**	See Goal 1.1	
6 Based on oral histories and updated survey information, prepare a publication about African American history and resources in New Bern.	**2**	$15-20,000	Convention and Visitors Bureau, Swiss Bear, Chamber of Commerce, St. Augustine College, NBHS

Goal Three- Increase awareness and education about New Bern's history, resources, and preservation.

Recommendation/Action	Priority	Cost	Potential Participants
1 Sponsor an economic impact study showing how preservation benefits the community in terms of property tax values, heritage tourism, job creation, multiplier effect of rehabilitation versus new construction, etc.	**1**	$35,000	Tryon Palace, Hotels/Motels, Realtors, Convention Center, Restaurants, Chamber of Commerce, ECU Business School, County Economic Development, HPF, TDA, Historical Society
2 Develop a public education strategy to include speakers bureaus, workshops, publications, websites, award programs, and articles for independent publications or for inclusion in the local paper.	**2**	In House	PLAT, HPF
3 Devise a list of topics for public education efforts (for example archaeology, property maintenance, financial incentives, resources under-represented in designations, etc).	**1**	N/A	HPF, NBHS, HPC, Intern, Craven Community College
4 Develop a list of partner organizations that can participate.	**1**	N/A	HPF, NBHS, HPC, Intern, Craven Community College
5 Work with the public school system to explore possibilities for teaching with historic places to address local history.	**1**	In House	HPF, HPF, PNC
6 Create a proactive series of post-survey meetings and workshops specifically for historic property owners to explain designation and financial incentives.	**1**	$2-5,000	HPO
7 Fund, write, and publish a post survey book (an update to the Sandbeck volume).	**2**	$70,000 writing and publication	Tryon Palace
8 Develop programs and publications specifically for National Historic Preservation Month.	**1**	$2,000	HPF, HPO
9 Create and publicize an annual preservation awards program.	**1 / 2**	$3-5000	HPF
10 Coordinate and expand various existing historic marker programs. Create printed, web-based, and interactive texts to make marker information available to visitors and those exploring on line.	**2**	$20,000	Intern, DOT, Swiss Bear, City, HPC, HPF, Convention Center

11 Expand heritage tourism with more walking tours, podcasts, and web-based experience.	**2**	Varies	City, Tryon Palace, Chamber of Commerce, Convention Center, Channel 3, Chamber of Commerce
12 Develop a comprehensive email list of interested parties for dissemination of information about preservation activities.	**1**	N/A	HPF

Goal Four- Identify and increase the resources for preservation and build capacity among partners.

Recommendation/Action	Priority	Cost	Potential Participants
1 Create a working group of representatives from all the preservation-related organizations in the city.	**1**	N/A	City, HPF, PLAT, NBHS, HPC
2 Have quarterly meetings of the working group to report on individual organization's plans and to coordinate events and actions.	**1**	N/A	City, HPF, PLAT, NBHS, HPC
3 Consider a joint website for working group partners with links to each individual organization's web page as a "one-stop shop" for New Bern Preservation online.	**1**	**$1,000 or merely cross-link at nominal charge**	City, HPF, PLAT, NBHS, HPC
4 Create a common resource library for citizens, property owners, and activists.	**2**	$250	Kellenberger Library, CCC, City, Council of Governments
5 Explore opportunities for joint ventures and coordinate activities and funding requests.	**2**	N/A	City, HPF, PLAT, NBHS, HPC
6 Maintain a preservation funding resource list.	**1**	N/A In House	City

Goal Five-Review and improve existing municipal preservation program infrastructure and implementation.

Recommendation/Action	Priority	Cost	Potential Participants
1 Hire new preservation planner as soon as possible.	1	Salaried position	City
2 Improve communication with the inspections department; designate a preservation specialist among building inspectors.	**1**	In House $2,500	City
3 Develop and provide for on-going training for preservation and inspections department staff on topics such as legal aspects of local preservation, enforcement, use of new materials, building code issues, etc.	**1**	In House $500	City, HPC. HPF
4 Investigate economic incentives such as grants, loans, and/or fee waivers to encourage rehabilitation of historic properties.	**2**	In House	City, HPO
5 Provide funding for education/training of preservation commission members.	**1**	$1,500	City
6 Provide funding for a publications budget.	**2**	$500	City
7 Be good stewards of city-owned historic buildings. Develop Historic Structures reports, HABS documentation, maintenance plans (and when appropriate interpretive plans) for city-owned historic buildings. Make this data available online.	**1/2/3 tie**	$30-40,000 per building	City
8 Coordinate a comprehensive preservation annual report to include official city activities as well as partner accomplishments.	1	$2,000 In House	City, HPF, PLAT, NBHS, HPC

Goal Six-Develop policies to address development including infill, parking and height issues.

Recommendation/Action	Priority	Cost	Potential Participants
1 Develop a list of vacant properties and undeveloped land in or adjacent to National Register and locally designated historic and conservation districts that are opportunities for redevelopment.	1	In House	City
~~2Conduct a parking count and study for the downtown area to include number~~	~~1~~	~~$10-15,000~~	**While a majority moved to strike**

~~**and location of spaces, whether they are in surface lots or decks, ownership, availability for rent or merely short term parking (or free), and analysis of seasonal and weekday versus weekend use in order to better understand and articulate the specific parking issues in the downtown area.**~~			**this there was enough concern to leave it in provisionally**
3 Conduct a design charette for specific areas of concern regarding building height. Additional study needs to identify areas of specific citizen concern including viewsheds. Based on the charette, new ordinances concerning height, mass, and scale may be considered.	1	$15-20,000	City
4 Reach out to urban religious congregations to ascertain their needs and concerns for expansion, parking, etc. and work to integrate their needs into broader planning objectives. Look to find areas of common need and capitalize on opportunities for shared spaces for programming.	1	N/A In house	City, HPF, PLAT, NBHS

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North Carolina Enabling Legislation for the Creation of Historic Preservation Commissions by Counties and Municipalities G.S. 160A-400.1-400.14

§ 160A-400.1. Legislative findings.
The historical heritage of our State is one of our most valued and important assets. The conservation and preservation of historic districts and landmarks stabilize and increase property values in their areas and strengthen the overall economy of the State. This Part authorizes cities and counties of the State within their respective zoning jurisdictions and by means of listing, regulation, and acquisition:
(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. (1989, c. 706, s. 2.)
§ 160A-400.2. Exercise of powers by counties as well as cities.
The term "municipality" or "municipal" as used in G.S. 160A-400.1 through 160A-400.14 shall be deemed to include the governing board or legislative board of a county, to the end that counties may exercise the same powers as cities with respect to the establishment of historic districts and designation of landmarks. (1989, c. 706, s. 2; 1989 (Reg. Sess., 1990), c. 1024, s. 40.)
§ 160A-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.)
§ 160A-400.4. Designation of historic districts.
Any municipal governing board may, as part of a zoning or other ordinance enacted or amended pursuant to this Article, designate and from time to time amend one or more historic districts within the area subject to the ordinance. Such ordinance may treat historic districts either as a separate use district classification or as districts which overlay other zoning districts. Where historic districts are designated as separate use districts, the zoning ordinance may include as uses by right or as conditional uses those uses found by the Preservation Commission to have existed during the period sought to be restored or preserved, or to be compatible with the restoration or preservation of the district. No historic district or districts shall be designated until:
(1) An investigation and report describing the significance of the buildings, structures, features, sites or surroundings included in any such proposed district, and a description of the boundaries of such district has been prepared, and
(2) The Department of Cultural Resources, acting through the State Historic Preservation Officer or his or her designee, shall have made an analysis of and recommendations concerning such report and description of proposed boundaries. Failure of the department to submit its written analysis and recommendations to the municipal governing board within 30 calendar days after a written request for such analysis has been received by the Department of Cultural Resources shall relieve the municipality of any responsibility for awaiting such analysis, and said board may at any time thereafter take any necessary action to adopt or amend its zoning ordinance.
The municipal governing board may also, in its discretion, refer the report and proposed

boundaries to any local preservation commission or other interested body for its recommendations prior to taking action to amend the zoning ordinance. With respect to any changes in the boundaries of such district subsequent to its initial establishment, or the creation of additional districts within the jurisdiction, the investigative studies and reports required by subdivision (1) of this section shall be prepared by the preservation commission, and shall be referred to the local planning agency for its review and comment according to procedures set forth in the zoning ordinance. Changes in the boundaries of an initial district or proposal for additional districts shall also be submitted to the Department of Cultural Resources in accordance with the provisions of subdivision (2) of this section.

On receipt of these reports and recommendations, the municipality may proceed in the same manner as would otherwise be required for the adoption or amendment of any appropriate zoning ordinance provisions. (1989, c. 706, s. 2.)

§ 160A-400.5. Designation of landmarks; adoption of an ordinance; criteria for designation.

Upon complying with G.S. 160A-400.6, the governing board may adopt and from time to time amend or repeal an ordinance designating one or more historic landmarks. 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.

The ordinance shall describe each property designated in the ordinance, the name or names of the owner or owners of the property, those elements of the property that are integral to its historical, architectural, or prehistorical value, including the land area of the property so designated, and any other information the governing board deems necessary. For each building, structure, site, area, or object so designated as a historic landmark, the ordinance shall require that the waiting period set forth in this Part be observed prior to its demolition. For each designated landmark, the ordinance may also provide for a suitable sign on the property indicating that the property has been so designated. If the owner consents, the sign shall be placed upon the property. If the owner objects, the sign shall be placed on a nearby public right-of-way. (1989, c. 706, s. 2.)

§ 160A-400.6. Required landmark designation procedures.

As a guide for the identification and evaluation of landmarks, the commission shall undertake, at the earliest possible time and consistent with the resources available to it, an inventory of properties of historical, architectural, prehistorical, and cultural significance within its jurisdiction. Such inventories and any additions or revisions thereof shall be submitted as expeditiously as possible to the Office of Archives and History. No ordinance designating a historic building, structure, site, area or object as a landmark nor any amendment thereto may be adopted, nor may any property be accepted or acquired by a preservation commission or the governing board of a municipality, until all of the following procedural steps have been taken:

(1) The preservation commission shall (i) prepare and adopt rules of procedure, and (ii) prepare and adopt principles and guidelines, not inconsistent with this Part, for altering, restoring, moving, or demolishing properties designated as landmarks.

(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 or report shall be forwarded to the Office of Archives and History, North Carolina Department of

Cultural Resources.
(3) The Department of Cultural Resources, acting through the State Historic Preservation Officer shall either upon request of the department or at the initiative of the preservation commission be given an opportunity to review and comment upon the substance and effect of the designation of any landmark pursuant to this Part. Any comments shall be provided in writing. If the Department does not submit its comments or recommendation in connection with any designation within 30 days following receipt by the Department 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.
(4) The preservation commission and the governing board shall hold a joint public hearing or separate public hearings on the proposed ordinance. Reasonable notice of the time and place thereof shall be given. All meetings of the commission shall be open to the public, in accordance with the North Carolina Open Meetings Law, Chapter 143, Article 33C.
(5) Following the joint public hearing or separate public hearings, the governing board may adopt the ordinance as proposed, adopt the ordinance with any amendments it deems necessary, or reject the proposed ordinance.
(6) Upon adoption of the ordinance, the owners and occupants of each designated landmark shall be given written notification of such designation insofar as reasonable diligence permits. One copy of the ordinance and all amendments thereto shall be filed by the preservation commission in the office of the register of deeds of the county in which the landmark or landmarks are located. Each designated landmark shall be indexed according to the name of the owner of the property in the grantee and grantor indexes in the register of deeds office, and the preservation commission shall pay a reasonable fee for filing and indexing. In the case of any landmark property lying within the zoning jurisdiction of a city, a second copy of the ordinance and all amendments thereto shall be kept on file in the office of the city or town clerk and be made available for public inspection at any reasonable time. A third copy of the ordinance and all amendments thereto shall be given to the city or county building inspector. The fact that a building, structure, site, area or object has been designated a landmark shall be clearly indicated on all tax maps maintained by the county or city for such period as the designation remains in effect.
(7) Upon the adoption of the landmarks ordinance or any amendment thereto, it shall be the duty of the preservation commission to give notice thereof to the tax supervisor of the county in which the property is located. The designation and any recorded restrictions upon the property limiting its use for preservation purposes shall be considered by the tax supervisor in appraising it for tax purposes. (1989, c. 706, s. 2.)

§ 160A-400.7. Historic Preservation Commission.

Before it may designate one or more landmarks or historic districts, a municipality shall establish or designate a historic preservation commission. The municipal governing board shall determine the number of the members of the commission, which shall be at least three, and the length of their terms, which shall be no greater than four years. A majority of the members of such a commission shall have demonstrated special interest, experience, or education in history, architecture, archaeology, or related fields. All the members shall reside within the territorial jurisdiction of the municipality as established pursuant to G.S. 160A-360. The commission may appoint advisory bodies and committees as appropriate.
In lieu of establishing a historic preservation commission, a municipality may designate as its historic preservation commission, (i) a separate historic districts commission or a separate his-

toric landmarks commission established pursuant to this Part to deal only with historic districts or landmarks respectively, (ii) a planning agency established pursuant to this Article, or (iii) a community appearance commission established pursuant to Part 7 of this Article. In order for a commission or board other than the preservation commission to be designated, at least three of its members shall have demonstrated special interest, experience, or education in history, architecture, or related fields. At the discretion of the municipality the ordinance may also provide that the preservation commission may exercise within a historic district any or all of the powers of a planning agency or a community appearance commission.

A county and one or more cities in the county may establish or designate a joint preservation commission. If a joint commission is established or designated, the county and cities involved shall determine the residence requirements of members of the joint preservation commission. (1989, c. 706, s. 2.)

§ 160A-400.8. Powers of the Historic Preservation Commission.

A preservation commission established pursuant to this Part may, within the zoning jurisdiction of the municipality:

(1) Undertake an inventory of properties of historical, prehistorical, architectural, and/or cultural significance;

(2) Recommend to the municipal governing board areas to be designated by ordinance as "Historic Districts"; and individual structures, buildings, sites, areas, or objects to be designated by ordinance as "Landmarks";

(3) Acquire by any lawful means the fee or any lesser included interest, including options to purchase, to properties within established districts or to any such properties designated as landmarks, to hold, manage, preserve, restore and improve the same, and to exchange or dispose of the property by public or private sale, lease or otherwise, subject to covenants or other legally binding restrictions which will secure appropriate rights of public access and promote the preservation of the property;

(4) Restore, preserve and operate historic properties;

(5) Recommend to the governing board that designation of any area as a historic district or part thereof, or designation of any building, structure, site, area, or object as a landmark, be revoked or removed for cause;

(6) Conduct an educational program with respect to historic properties and districts within its jurisdiction;

(7) Cooperate with the State, federal, and local governments in pursuance of the purposes of this Part. The governing board or the commission when authorized by the governing board may contract with the State, or the United States of America, or any agency of either, or with any other organization provided the terms are not inconsistent with State or federal law;

(8) Enter, solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof. However, no member, employee or agent of the commission may enter any private building or structure without the express consent of the owner or occupant thereof;

(9) Prepare and recommend the official adoption of a preservation element as part of the municipality's comprehensive plan;

(10) Review and act upon proposals for alterations, demolitions, or new construction within historic districts, or for the alteration or demolition of designated landmarks, pursuant to this Part; and

(11) Negotiate at any time with the owner of a building, structure, site, area, or object for its

acquisition or its preservation, when such action is reasonably necessary or appropriate. (1989, c. 706, s. 2.)

§ 160A-400.9. Certificate of appropriateness required.

(a) From and after the designation of a landmark or a historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features), nor above-ground utility structure nor any type of outdoor advertising sign shall be erected, altered, restored, moved, or demolished on such landmark or within such district until after an application for a certificate of appropriateness as to exterior features has been submitted to and approved by the preservation commission. The municipality shall require such a certificate to be issued by the commission prior to the issuance of a building permit or other permit granted for the purposes of constructing, altering, moving, or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this Part. A certificate of appropriateness shall be required whether or not a building or other permit is required.

For purposes of this Part, "exterior features" shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, "exterior features" shall be construed to mean the style, material, size, and location of all such signs. Such "exterior features" may, in the discretion of the local governing board, include historic signs, color, and significant landscape, archaeological, and natural features of the area.

Except as provided in (b) below, the commission shall have no jurisdiction over interior arrangement and shall take no action under this section except to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or other significant features in the district which would be incongruous with the special character of the landmark or district.

(b) Notwithstanding subsection (a) of this section, jurisdiction of the commission over interior spaces shall be limited to specific interior features of architectural, artistic or historical significance in publicly owned landmarks; and of privately owned historic landmarks for which consent for interior review has been given by the owner. Said consent of an owner for interior review shall bind future owners and/or successors in title, provided such consent has been filed in the office of the register of deeds of the county in which the property is located and indexed according to the name of the owner of the property in the grantee and grantor indexes. The landmark designation shall specify the interior features to be reviewed and the specific nature of the commission's jurisdiction over the interior.

(c) Prior to any action to enforce a landmark or historic district ordinance, the commission shall (i) prepare and adopt rules of procedure, and (ii) prepare and adopt principles and guidelines not inconsistent with this Part for new construction, alterations, additions, moving and demolition. The ordinance may provide, subject to prior adoption by the preservation commission of detailed standards, for the review and approval by an administrative official of applications for a certificate of appropriateness or of minor works as defined by ordinance; provided, however, that no application for a certificate of appropriateness may be denied without formal action by the preservation commission. Prior to issuance or denial of a certificate of appropriateness the commission shall take such steps as may be reasonably required in the ordinance and/or rules of procedure to inform the owners of any property likely to be materially affected by the applica-

tion, and shall give the applicant and such owners an opportunity to be heard. In cases where the commission deems it necessary, it may hold a public hearing concerning the application. All meetings of the commission shall be open to the public, in accordance with the North Carolina Open Meetings Law, Chapter 143, Article 33C.

(d) All applications for certificates of appropriateness shall be reviewed and acted upon within a reasonable time, not to exceed 180 days from the date the application for a certificate of appropriateness is filed, as defined by the ordinance or the commission's rules of procedure. As part of its review procedure, the commission may view the premises and seek the advice of the Division of Archives and History or such other expert advice as it may deem necessary under the circumstances.

(e) An appeal may be taken to the Board of Adjustment from the commission's action in granting or denying any certificate, which appeals (i) may be taken by any aggrieved party, (ii) shall be taken within times prescribed by the preservation commission by general rule, and (iii) shall be in the nature of certiorari. Any appeal from the Board of Adjustment's decision in any such case shall be heard by the superior court of the county in which the municipality is located.

(f) All of the provisions of this Part are hereby made applicable to construction, alteration, moving and demolition by the State of North Carolina, its political subdivisions, agencies and instrumentalities, provided however they shall not apply to interiors of buildings or structures owned by the State of North Carolina. The State and its agencies shall have a right of appeal to the North Carolina Historical Commission or any successor agency assuming its responsibilities under G.S. 121-12(a) from any decision of a local preservation commission. The commission shall render its decision within 30 days from the date that the notice of appeal by the State is received by it. The current edition of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings shall be the sole principles and guidelines used in reviewing applications of the State for certificates of appropriateness. The decision of the commission shall be final and binding upon both the State and the preservation commission. (1989, c. 706, s. 2.)

§ 160A-400.10. Conflict with other laws.

Whenever any ordinance adopted pursuant to this Part requires a longer waiting period or imposes other higher standards with respect to a designated historic landmark or district than are established under any other statute, charter provision, or regulation, this Part shall govern. Whenever the provisions of any other statute, charter provision, ordinance or regulation require a longer waiting period or impose other higher standards than are established under this Part, such other statute, charter provision, ordinance or regulation shall govern. (1989, c. 706, s. 2.)

§ 160A-400.11. Remedies.

In case any building, structure, site, area or object designated as a historic landmark or located within a historic district designated pursuant to this Part is about to be demolished whether as the result of deliberate neglect or otherwise, materially altered, remodeled, removed or destroyed, except in compliance with the ordinance or other provisions of this Part, the city or county, the historic preservation commission, or other party aggrieved by such action may institute any appropriate action or proceedings to prevent such unlawful demolition, destruction, material alteration, remodeling or removal, to restrain, correct or abate such violation, or to prevent any illegal act or conduct with respect to such building, structure, site, area or object. Such remedies shall be in addition to any others authorized by this Chapter for violation of a municipal ordinance. (1989, c. 706, s. 2.)

§ 160A-400.12. Appropriations.

A city or county governing board is authorized to make appropriations to a historic preservation commission established pursuant to this Part in any amount that it may determine necessary for the expenses of the operation of the commission, and may make available any additional amounts necessary for the acquisition, restoration, preservation, operation, and management of historic buildings, structures, sites, areas or objects designated as historic landmarks or within designated historic districts, or of land on which such buildings or structures are located, or to which they may be removed. (1989, c. 706, s. 2.)

§ 160A-400.13. Certain changes not prohibited.

Nothing in this Part shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in a historic district or of a landmark which does not involve a change in design, material or appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, moving or demolition of any such feature which the building inspector or similar official shall certify is required by the public safety because of an unsafe or dangerous condition. Nothing in this Part shall be construed to prevent a property owner from making any use of his property that is not prohibited by other law. Nothing in this Part shall be construed to prevent a) the maintenance, or b) in the event of an emergency the immediate restoration, of any existing above-ground utility structure without approval by the preservation commission. (1989, c. 706, s. 2.)

§ 160A-400.14. Delay in demolition of landmarks and buildings within historic district.

(a) An application for a certificate of appropriateness authorizing the relocation, demolition or destruction of a designated landmark or a building, structure or site within the district may not be denied except as provided in subsection (c). However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period the preservation commission shall negotiate with the owner and with any other parties in an effort to find a means of preserving the building or site. If the preservation commission finds that a building or site within a district has no special significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition, or removal. If the commission or planning agency has voted to recommend designation of a property as a landmark or designation of an area as a district, and final designation has not been made by the local governing board, the demolition or destruction of any building, site, or structure located on the property of the proposed landmark or in the proposed district may be delayed by the commission or planning agency for a period of up to 180 days or until the local governing board takes final action on the designation, whichever occurs first.

(b) The governing board of any municipality may enact an ordinance to prevent the demolition by neglect of any designated landmark or any building or structure within an established historic district. Such ordinance shall provide appropriate safeguards to protect property owners from undue economic hardship.

(c) An application for a certificate of appropriateness authorizing the demolition or destruction of a building, site, or structure determined by the State Historic Preservation Officer as having statewide significance as defined in the criteria of the National Register of Historic Places may be denied except where the commission finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use or return by virtue of the denial. (1989, c. 706, s. 2; 1991, c. 514.)

ARTICLE XXI. NEW BERN HISTORIC DISTRICT*

***Editor's note:** On January 13, 1981, the City of New Bern adopted a historic district ordinance as section 5A of the city zoning ordinance, pursuant to the authority contained in part 3A, "Historic Districts," of article 19, "Planning," of chapter 160A of the North Carolina General Statutes.

Session Laws 1989, c. 706, effective October 1, 1989, repealed part 3A, "Historic Districts," and part 3B, "Historic Properties Commissions," both of article 19, chapter 160A of the General Statutes, and enacted part 3C, "Historic Districts and Landmarks," to take their places. Part 3C authorized municipalities to accomplish many of the same objectives theretofore addressed in parts 3A and 3B.

Session Laws 1989, c. 706, s. 4, provides: "Nothing in Sections 1 or 2 of this Act shall effect [sic] the validity of any Historic District Commission or Historic District established prior to the effective date of this Act, pursuant to Part 3A of Article 19 of Chapter 160A of the General Statutes, nor of any Historic Properties Commission or historic properties established prior to the effective date of this Act, pursuant to Part 3B of Article 19 of Chapter 160A of the General Statutes."

Although section 4 appears to authorize existing commissions and districts to continue to function, some of the changes embodied in part 3C appear to the board of aldermen to be sufficiently significant to warrant the adoption of article XXI, which incorporates many sections identical to those that were adopted on January 13, 1981 and subsequently amended. The new article permits designation of historic landmarks with certain consequences; the old section did not.

Article XXI has been reviewed and approved by the North Carolina department of cultural resources, acting through the state historic preservation officer.

The New Bern historic district, to which reference is made above, is the district that was created by the ordinance that was adopted on January 13, 1981.

PART I. [GENERAL PROVISIONS]

Section 15-411. Purpose.

The New Bern historic district, hereinafter referred to as the "district," is one of the most valued and important assets of the City of New Bern. It was established for the purpose of protecting and conserving the heritage of the city, county, state, and nation; for the purpose of safeguarding the character and heritage of the district by preserving the character of the district as a whole and any individual property therein that embodies important elements of its social, economic, cultural, political, architectural, or archaeological history; for the purpose of promoting the conservation of such district for the education, pleasure, and enrichment of residents of the district and the city, county, state, and nation as a whole; for the purpose of fostering civic beauty; and for the purpose of stabilizing and enhancing property values throughout the district as a whole, thus contributing to the improvement of the general health and welfare of the City of New Bern and the residents of the district.

Section 15-412. Historic district established.
The New Bern historic district was heretofore established as a district which overlays existing zoning districts, the extent and boundaries of which are as indicated on the official zoning map of the City of New Bern. The boundaries of the New Bern historic district are as shown on the official zoning map, which are the same as shown on the plat entitled "Proposed Historic District Boundary," prepared by the planning department of the City of New Bern, bearing date February 10, 2004, a copy of which is on file in the office of the director of planning and inspections of the City of New Bern.
(Ord. No. 2004-8, § 1, 1-24-04)

Section 15-413. Definitions.
Unless otherwise specifically provided, or unless clearly required by the context, the words and phrases defined in this ordinance shall have the meaning indicated below:
(1) *Alteration:* Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.
(2) *Areas of visual concern:* Those areas of a lot and structure as indicated in the diagram below which are important in the maintaining of the character of the block, streetscape, and district. Those areas are listed in order of importance:
Primary Area
Secondary Area
Tertiary Area
ADD FIGURE

_____
(3) *Benchmark:* Any point established from which all vertical dimensions are measured.
(4) *Context:* Those elements of the manmade and natural landscape that collectively define the character of the building, site, or district.
(5) *Construction:* The act of adding an addition to an existing structure or the erection of a new principal or accessory structure on a lot or property.
(6) *Contributing structure:* One of many late 18th, 19th or early 20th Century buildings whose architectural significance is important to the total character and history of New Bern. Generally, structures in this category will be at least 50 years old, with more recent buildings included only if they clearly possess exceptional architectural or historical merit. Collectively, these structures are important, if not more so, than the individually important structures. This category includes most Georgian, Federal, Greek Revival, Victorian-Era, Foursquare, and Bungalow-style dwellings, [and] later 19th and early 20th Century commercial and industrial buildings. Age and intactness are considered more than condition.
(7) *Cornice line:* The lowest point of any predominant molded and projecting horizontal member that crowns an architectural composition, such as a wall near the roofline or the top of a parapet wall. Said cornice, from which the line is determined, shall not exceed a height of three feet.
(8) *Demolition:* An act or process that destroys in part or in whole a building, structure, or archaeological resource that is designated an historic landmark or is located within an historic district. Removal of architectural elements and details such as, but not limited to, cornices, windows, decorative detailing, porches, and porte-cocheres shall not constitute demolition in part of the said building or structure, but shall be considered alterations which require a certificate of

appropriateness.
(9) *Design guidelines:* Criteria developed by preservation commissions to identify design concerns in an area and to help property owners ensure that rehabilitation and new construction respect the character of designated districts.
(10) *Exterior feature:* Includes the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, the size and scale of the building, and the type and style of all windows, doors, light fixtures, signs, and other appurtenant fixtures. In the case of outdoor advertising signs, "exterior features" shall be construed to mean the style, material, size, and location of all such signs.
(11) *Historic district:* A geographically defined area possessing a significant concentration or continuity of landmarks, improvements, and landscape features united by historic events or by physical development, and which has been designated as an historic district; said district may have within its boundaries noncontributing buildings or other structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual character of the district.
(12) *Historic landmark:* A property, structure, or site designated as a "landmark" by ordinance of the board of aldermen, pursuant to procedures described herein, that is worthy of rehabilitation, restoration, and preservation because of its historic, architectural, and/or archaeological significance to the City of New Bern.
(13) *Preservation:* The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.*
(14) *Reconstruction:* The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.*
(15) *Rehabilitation:* The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.*
(16) *Removal:* Any relocation of a structure on its site or to another site.
(17) *Repair:* Any change that is not construction, removal, demolition, or alteration.
(18) *Restoration, academic:* The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.*
(19) *Stabilization:* The act or process of applying measures designed to reestablish a weather resistant enclosure and the structural stability of unsafe or deteriorated property while maintaining the essential form as it exists at present.*
*Definitions obtained from the Secretary of the Interior's Standards for Rehabilitation.
Cross references: Definitions generally, § 1-2.

Section 15-414. Designation of historic districts.
(a) The New Bern board of aldermen may, as a part of a zoning ordinance enacted or amended pursuant to this article, designate and from time to time amend one or more historic districts within the area subject to the ordinance. Such ordinance shall treat the historic district as a dis-

trict which overlays other zoning districts.
(b) No additional historic district or districts shall be designated until:
(1) An investigation and report describing the significance of the buildings, structures, features, sites, or surroundings included in any such proposed district, and a description of the boundaries of such district, has been prepared; and
(2) The department of cultural resources, acting through the state historic preservation officer or his or her designee, shall have made an analysis of and recommendations concerning such report and description of proposed boundaries. Failure of the department to submit its written analysis and recommendations to the board of aldermen within 30 calendar days after a written request for such analysis has been received by the department of cultural resources shall relieve the municipality of any responsibility for awaiting such analysis, and said board of aldermen may at any time thereafter take any necessary action to adopt or amend its zoning ordinance.

Section 15-415. Designation of landmarks; adoption of an ordinance; criteria for designation.
(a) Upon complying with G.S. 160A-400.6, the board of aldermen may adopt and from time to time amend or repeal an ordinance designating one or more historic landmarks. No property shall be recommended for designation as a historic landmark unless it is deemed and found by the New Bern historic 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.
(b) The ordinance shall describe each property designated in the ordinance, the name or names of the owner or owners of the property, those elements of the property that are integral to its historical, architectural, or prehistoric value, including the land area of the property so designated, and any other information the board of aldermen deems necessary. For each building, structure, site, area, or object so designated as a historic landmark, the ordinance shall require that the waiting period set forth in this article be observed prior to its demolition. For each designated landmark, the ordinance may also provide for a suitable sign on the property indicating that the property has been so designated. If the owner consents, the sign shall be placed upon the property. If the owner objects, the sign shall be placed on a nearby public right-of-way.

Section 15-416. Required landmark designation procedures.
(a) As a guide for the identification and evaluation of landmarks, the New Bern historic preservation commission shall undertake, at the earliest possible time and consistent with the resources available to it, an inventory of properties of historical, architectural, prehistorical, and cultural significance within its jurisdiction. Such inventories and any additions or revisions thereof shall be submitted as expeditiously as possible to the division of archives and history. No ordinance designating a historic building, structure, site, area, or object as a landmark nor any amendment thereto may be adopted, nor may any property be accepted or acquired by the historic preservation commission or the board of aldermen, until all of the following procedural steps have been taken:
(1) The historic preservation commission shall (i) prepare and adopt rules of procedure, and (ii) prepare and adopt principles and guidelines, not inconsistent with this article, for altering, restoring, moving, or demolishing properties designated as landmarks.
(2) The historic preservation commission shall make or cause to be made an investigation and report on the historic, architectural, archaeological, educational, or cultural significance of each building, structure, site, area, or object proposed for designation or acquisition. Such investiga-

tion or report shall be forwarded to the department of cultural resources, division of archives and history.
(3) The department of cultural resources, acting through the state historic preservation officer, shall either upon request of the department or at the initiative of the historic preservation commission be given an opportunity to review and comment upon the substance and effect of the designation of any landmark pursuant to this article. Any comments shall be provided in writing. If the department of cultural resources does not submit its comments or recommendation in connection with any designation within 30 days following receipt by the department of the investigation and report of the commission, the historic preservation commission and the board of aldermen shall be relieved of any responsibility to consider such comments.
(4) The historic preservation commission and the board of aldermen shall hold a joint public hearing or separate public hearings on the proposed ordinance. Reasonable notice of the time and place thereof shall be given. All meetings of the commission shall be open to the public, in accordance with the North Carolina Open Meetings Law, G.S. 143-318.9 et seq.
(5) Following the public hearing process, the board of aldermen may adopt the ordinance as proposed, adopt the ordinance with any amendments it deems necessary, or reject the proposed ordinance.
(6) Upon adoption of the ordinance, the owners and occupants of each designated landmark shall be given written notification of such designation within 30 days of such designation. One copy of the ordinance and all amendments thereto shall be filed by the historic preservation commission in the office of the register of deeds of Craven County. Each designated landmark shall be indexed according to the name of the owner of the property in the grantee and grantor indexes in the register of deeds office, and the historic preservation commission shall pay a reasonable fee for filing and indexing. A second copy of the ordinance and all amendments thereto shall be kept on file in the office of the city clerk and be made available for public inspection at any reasonable time. A third copy of the ordinance and all amendments thereto shall be given to the city zoning administrator and building inspector. The fact that a building, structure, site, area, or object has been designated a landmark shall be clearly indicated on all tax maps maintained by the county or city for such period as the designation remains in effect.
(7) Upon the adoption of the landmarks ordinance or any amendment thereto, it shall be the duty of the historic preservation commission to give notice thereof to the tax department of Craven County. The designation and any recorded restrictions upon the property limiting its use for preservation purposes shall be considered by the tax supervisor in appraising it for tax purposes.

Section 15-417. Permitted uses.
The creation of the historic district in no way affects the permitted uses established for each of the several zoning classifications found in the zoning ordinance of the City of New Bern.

Section 15-418. Required conformity to dimensional regulations; exceptions.
Structures within the historic district shall observe the dimensional and other regulations of the New Bern Zoning Ordinance, except as follows:
(a) Front yard setbacks shall be within a zone established by the average of the minimum and maximum setbacks of the existing contributing structures on the block under consideration as of the date of the application for a certificate of appropriateness; on a street within a block where less than three contributing structures are situate, the applicable front setback requirements shall be the zone of the nearest block on said street where three contributing structures are situate.

(b) The minimum side yard setback shall be:
(1) For residential properties, five feet or less if found in the table provided in section 15-123 (Nonconforming lots) of this ordinance; or
(2) For all other uses, the applicable side yards shall be those prescribed by the New Bern Zoning Ordinance for that particular zoning classification.
(c) Lot coverage and rear yard. Lot coverage for residential properties shall not exceed 60 percent. Rear yards will be the resultant ground remaining from setback, side yard, and lot coverage requirements, but shall be no less than six feet in depth.

Section 15-419. Authentic restoration or reconstruction.
An authentic restoration or reconstruction in the same location as the original, and in the original conformation of the structure, of a structure of historic and/or architectural significance to the historic district, may, with the concurrence of the board of adjustment, be approved by the historic preservation commission, although the restoration or reconstruction does not comply with the dimensional regulations of this district or the underlying zoning classification.

Section 15-420. Approval subject to conditions.
The historic preservation commission, in approving such authentic reconstruction or restoration, may attach reasonable and appropriate conditions to the approval, such that the public health, safety, and general welfare shall be protected; provided, however, the commission may not approve a use of property which is not a use permitted within the zoning classification in which the property is located, or approve any alteration that does not meet the city's established zoning requirements.

Section 15-421. Off-street parking.
Where the historic preservation commission, in considering an application for a certificate of appropriateness, shall find that the number of off-street parking spaces required by the zoning regulations for a building or structure for which a building permit is requested would render the building incongruous with the historic aspects of the district, it shall recommend to the board of adjustment a waiver, in part or in whole, of off-street parking requirements. The board of adjustment may authorize a lesser number of off-street parking spaces, provided:
(1) The board finds that the lesser number of off-street parking spaces will not create problems due to increased on-street parking; and
(2) No threat to public safety is thereby created.

Section 15-422. Historic preservation commission; creation.
There is hereby established the New Bern historic preservation commission, hereafter referred to as the historic preservation commission or commission, to consist of nine members appointed by the board of aldermen of the City of New Bern. Commission members shall reside within the city limits or the city's extraterritorial planning area, and a majority of the members shall have demonstrated special interest, experience, or education in history, architecture, archeology, or related fields.

Section 15-423. Membership tenure [of historic preservation commission].
Members of the historic preservation commission shall serve staggered terms of three years. Initially, three members shall serve a term of three years, three members shall serve a term of

two years, and three members shall serve a term of one year. A member may be reappointed for a second consecutive term, but after two consecutive terms a member shall be ineligible for reappointment until two calendar years have elapsed from the date of the termination of his or her second term.

Section 15-424. Rules of procedure [of historic preservation commission].
The historic preservation commission shall adopt and publish rules of procedure for the conduct of its business.

Section 15-425. Meeting minutes [of historic preservation commission].
The commission shall keep permanent minutes of all its meetings. The minutes shall record attendance of its members, [and] its resolutions, findings, recommendations, and actions.
The minutes of the commission shall be a public record.

Section 15-426. General responsibilities of the commission.
The New Bern historic preservation commission, established pursuant to this section and in accordance with G.S. 160A-400.1 et seq. (Historic Districts and Landmarks), may, within the zoning jurisdiction of the City of New Bern:
(1) Undertake an inventory of properties of historical, prehistorical, architectural, and/or cultural significance;
(2) Recommend to the board of aldermen areas to be designated by ordinance as "historic districts"; and individual structures, buildings, sites, areas, or objects to be designated by ordinance as "landmarks";
(3) Acquire by any lawful means the fee or any lesser included interest, including options to purchase, to properties within established districts or to any such properties designated as landmarks, to hold, manage, preserve, restore, and improve the same, and to exchange or dispose of the property by public or private sale, lease or otherwise, subject to covenants or other legally binding restrictions which will secure appropriate rights of public access and promote the preservation of the property;
(4) Restore, preserve, and operate historic properties;
(5) Recommend to the board of aldermen that designation of any area as a historic district or part thereof, or designation of any building, structure, site, area, or object as a landmark, be revoked or removed for cause;
(6) Conduct an educational program with respect to historic properties and districts within its jurisdiction;
(7) Cooperate with the state, federal, and local governments in pursuance of the purposes of this part. The board of aldermen, or commission when authorized by the board of aldermen, may contract with the state, or the United States of America, or any agency of either, or within [with] any other organization provided the terms are not inconsistent with state or federal law;
(8) Enter solely in performance of its official duties and only at reasonable times, upon private lands for examination or survey thereof. However, no member, employee, or agent of the commission may enter any private building or structure without the express consent of the owner or occupant thereof;
(9) Prepare and recommend the official adoption of a preservation element as part of the City of New Bern's comprehensive plan;
(10) Review and act upon proposals for alterations, demolitions, or new construction within

historic districts, or for the alteration or demolition of designated landmarks pursuant to this part; and
(11) Negotiate at any time with the owner of a building, structure, site, area, or object for its acquisition or its preservation, when such action is reasonably necessary or appropriate.

Section 15-427. Certificate of appropriateness required.
(a) No exterior portion of any building or other structure, nor building site, nor aboveground utility structure, nor any type of outdoor advertising sign, nor any satellite receive-only earth station antennae, shall be erected, altered, restored, moved, or demolished within such district until after an application for a certificate of appropriateness has been submitted to and approved by the historic preservation commission, or the city planner (the executive secretary of the historic preservation commission) in the case of "minor works."
Minor work items include those changes to a property that are considered not to have a significant adverse impact on the property, and are consistent with the historic preservation commission's standards and guidelines. A full listing of said minor work items is included in the New Bern historic preservation commission's historic district design guidelines manual, a copy of which is available in the office of the city planner.
The municipality shall require a certificate of appropriateness to be issued by the commission, or by the city planner in the case of minor works, prior to the issuance of a building permit granted for the purposes of constructing, altering, moving, or demolishing structures, which certificate may be issued subject to reasonable conditions necessary to carry out the purposes of this article, and, in the case of satellite receive-only earth station antennae, such conditions may include regulation of location, height, and screening through the application of guidelines set forth in the historic district design guidelines manual. A certificate of appropriateness shall be required whether or not a building permit is required, but said certificate of appropriateness does not obviate the necessity of procuring a building permit or such other permit as may be required by law; provided, however, any building permit or other permit issued other than in conformity with this section shall be invalid. Only the historic preservation commission may deny an application for a certificate of appropriateness. No application for a certificate of appropriateness through the minor works process can be denied by the city planner.
Except as provided in subsection (b) below, the commission shall have no jurisdiction over interior arrangement and shall take no action under this section except to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of buildings, structures, appurtenant fixtures, outdoor advertising signs, or other significant features in the district or on a landmark which would be incongruous with the special character of the landmark or district.
(b) Notwithstanding subsection (a) of this section, jurisdiction of the commission over interior spaces shall be limited to specific interior features of architectural, artistic, or historical significance in publicly owned landmarks; and of privately owned historic landmarks for which consent for interior review has been granted in writing by the owner. Said consent of an owner for interior review shall bind future owners and/or successors in title, provided such consent has been filed in the office of the register of deeds of Craven County and indexed according to the name of the owner of the property in the grantee and grantor indexes. The landmark designation shall specify the interior features to be reviewed and the specific nature of the commission's jurisdiction over the interior.
(c) All public utility companies shall be required to obtain certificates of appropriateness prior to initiating any changes in utility installations or structures on easements or streets located in

the historic district or on landmark property; provided, however, a certificate of appropriateness is not required in order to conduct ordinary maintenance or repair of utility lines and supporting structures, and/or replacement of street fixtures in the event of equipment failure or damage due to accident or natural occurrences, such as electrical storms, tornadoes, and ice storms.

(d) All applications for certificates of appropriateness shall be reviewed and acted upon within a reasonable time, not to exceed 60 days from the date the application for a certificate of appropriateness is filed, as defined by the commission's rules of procedure. As part of its review procedure, the commission may view the premises and seek the advice of the division of archives and history or such other expert advice as it may deem necessary under the circumstances.

(e) An appeal may be taken to the board of adjustment from the commission's action in granting or denying any certificate, which appeals (i) may be taken by an aggrieved party, (ii) shall be taken within times prescribed by the preservation commission by general rule, and (iii) shall be in the nature of certiorari. Any appeal from the board of adjustment's decision in any such case shall be heard by the superior court of Craven County.

(f) All of the provisions of this section are hereby made applicable to construction, alteration, moving, and demolition by the State of North Carolina, it political subdivisions, agencies and instrumentalities, provided, however, they shall not apply to interiors of buildings or structures owned by the State of North Carolina. The state and its agencies shall have the right of appeal to the North Carolina historical commission or any successor agency assuming its responsibilities under G.S. 121-12(a) from any decision of the New Bern historic preservation commission, as provided in G.S. 160A-400.9(f).

(Ord. No. 1995-35, § 1(a), (b), 7-11-95)

Section 15-428. Application procedures.

(a) *Preapplication review.* A preapplication review is required in certain cases before the formal application process begins. "Major works," i.e., those involving new construction equal to or exceeding 1,000 square feet of gross floor area and/or extensive alterations and additions to existing buildings which exceed $10,000.00 in proposed construction costs, receive preapplication review in order to allow the applicant to become familiar with the commission's standards and guidelines. Should an applicant for a certificate of appropriateness desire or be required to participate in a preapplication review, he shall, prior to preparing detailed architectural plans, drawings and specifications, and procuring proposals from contractors, prepare and submit the following:

1. Plot plans.
2. Preliminary drawings.
3. Samples indicating texture.
4. Photographs.

The preapplication review does not require formal application, but notice shall be given to the secretary of the commission at least ten working days before the date of the meeting at which the preliminary plans are to be discussed. Copies of all documents submitted with the preapplication shall be provided to the secretary of the commission in a form suitable for filing.

(b) *Application submitted to appropriate administrative official.* An application for a certificate of appropriateness shall be obtained from and, when completed, filed with the planning and inspections department of the City of New Bern where it shall be reviewed by the zoning administrator for compliance with applicable zoning requirements and then forwarded to the secretary of the historic preservation commission. Applications for certificates of appropriateness

must be filed by the property owner or, in the case of a lease arrangement, by the lessee with written consent of the lessor (property owner). Properly completed applications for certificates of appropriateness shall be considered by the historic preservation commission at its next regular meeting which is held at least ten working days after the completed application shall have been filed.

(c) *Contents of application.* The commission shall, by uniform rule in its rules of procedure, determine the form of the application which is to be filed for a certificate of appropriateness, and may require such data as is reasonably necessary to determine the nature of the application. An application shall not be considered complete until all the required data shall have been submitted. Nothing shall prevent the applicant from filing with the application additional relevant information bearing on the application.

(d) *Notification of historic preservation commission.* Upon receipt of an application, the secretary to the commission, or his designee, as the case may be, shall notify the historic preservation commission, and shall provide each member thereof with a copy of the application and any additional material submitted at least four calendar days before the meeting of the commission at which the application is to be considered.

(e) *Notification of affected property owners.* Prior to the issuance or denial of certificates of appropriateness, the commission shall take such action as may reasonably be required to inform the owners of any property likely to be materially affected by the application, and shall give both the applicant and such owners an opportunity to be heard at the meeting at which the application is considered.

(f) *Meeting schedule.* The New Bern historic preservation commission shall establish a meeting time, and shall meet at least monthly and more often as it shall determine and require. All meetings of the commission shall be open to the public and reasonable notice of the time and place thereof shall be given to the public. All meetings shall conform to the North Carolina Open Meetings Law, G.S. 143-318.9 et seq.

(g) *Commission action on application.* The commission shall take action on the application and in doing so shall apply the review criteria contained in this ordinance. The commission's action on the application shall be approval, approval with stipulations, or denial.

As part of its review procedure, the commission may view the premises, and seek the advice of the department of cultural resources, or such other expert advice as it may deem necessary under the circumstances.

(h) *Reasons for commission's actions to appear in minutes.* The commission shall cause to be entered into the minutes of its meeting the reasons for its actions, whether it be approval, approval with stipulations, or denial.

(i) *Time limits.* If the commission fails to take final action upon any application within 60 days after the complete application is submitted to the secretary of the historic preservation commission, the application shall be deemed to be approved.

(j) *Submission of new application.* If the commission determines that a certificate of appropriateness should not be issued, a new application affecting the same property may be submitted to the zoning administrator immediately, but said application must reflect such changes in the proposal as are necessary to address the reasons for the prior denial.

(k) *Appeal of decision.* An appeal may be taken to the board of adjustment from the commission's action in granting or denying any certificate, which appeals (i) may be taken by an aggrieved party, (ii) shall be taken within times prescribed by the historic preservation commission by general rule, and (iii) shall be in the nature of certiorari. Any appeal from the decision

of the board of adjustment shall be heard by the superior court of Craven County in the nature of certiorari.

(l) *Waiver of filing schedules and notice in cases of disaster-related repairs.* Notwithstanding any other provision of this section, in cases in which a state of emergency or disaster has been declared by the city or its authorized elected officials as a result of natural or manmade events, the historic preservation commission may, in its sole discretion, waive all application deadline requirements and requirements of notice to neighboring property owners in an effort to expedite the review of applications for certificates of appropriateness addressing disaster-related repairs to buildings and structures within the historic district. Waiver of said filing deadline and notice requirements shall not relieve the applicant/property owner of making permanent repairs that meet the established guidelines and standards for improvements in the historic districts which require a certificate of appropriateness. The commission may, in its sole discretion, authorize temporary repairs to be made which may be left in place during a period not to exceed six months so that the applicant/property owner may attempt to weatherproof or stabilize a damaged building/structure.

(Ord. No. 1995-35, § 1(c), 7-11-95; Ord. No. 1996-56, § 1, 8-27-96)

Section 15-429. Review criteria.

(a) *Intent.* It is the intention of these regulations to insure, insofar as possible, that buildings or structures in the historic district shall be in harmony with other buildings or structures located therein. However, it is not the intention of these regulations to require the reconstruction or restoration of individual or original buildings, or prohibit the demolition of the same other than as provided in section 15-432, or to impose architectural styles from particular historic periods. In considering new construction, the commission shall encourage architectural design that is harmonious with the character of the district or individually designated landmark.

In considering whether to grant a certificate of appropriateness, the commission shall take into account the historic and architectural significance of the structure under consideration and the exterior form and appearance of any proposed additions or modifications to that structure, as well as the effect of such change or additions upon other structures in the vicinity.

(b) *Exterior form and appearance.* The following criteria shall be considered, when relevant, by the commission in reviewing applications for a certificate of appropriateness:

(1) Lot coverage, defined as the percentage of lot area covered by primary structures.
(2) Setback, defined as the distance from the lot lines to the building(s).
(3) Building height.
(4) Spacing of buildings, defined as the distance between adjacent buildings.
(5) Exterior building materials.
(6) Proportion, shape, positioning, location, pattern and sizes of any elements of fenestration.
(7) Surface textures.
(8) Roof shapes, forms, and materials.
(9) Use of local or regional architectural traditions.
(10) General form and proportions of buildings and structures, and relationship of architectural detailing, such as lintels, cornices, brick bond, and foundation material.
(11) Orientation of the building to the street.
(12) Scale, determined by the size of the units of construction and architectural details in relation to the size of man and also by the relationship of the building mass to adjoining open space and nearby buildings and structures.

(13) Proportion of width to height of the total building facade.
(14) Effect of trees and other landscape elements.
(15) Appurtenant fixtures and other features such as lighting.
(16) Condition and soundness of exterior materials and architectural details.
(17) Walls: physical ingredients such as brick, stone, or wood walls, wrought iron fences, evergreen planting masses, building facades, or combinations of these.
(18) Color (only as it applies to academic restoration).
(19) Ground cover or paving.
(20) Maintenance of pedestrian scale and orientation, as well as provision for safe pedestrian movement.
(21) Effect of work on archaeological resources.
(c) *Rehabilitation standards and guidelines.* Guidelines for the rehabilitation of historic buildings, structures, sites, and districts are contained in the historic district design guidelines handbook. Appendix A to this ordinance contains the latest edition of The Secretary of the Interior's Standards for Rehabilitation, Preservation, Restoration, and Reconstruction, which shall be applied by the historic preservation commission in its consideration of applications for certificates of appropriateness.
(Ord. No. 1995-35, § 1(d), 7-11-95; Ord. No. 2007-56, § 1, 8-14-07; Ord. No. 2009-18, § 1, 6-9-09)

Section 15-430. Prohibition of mobile and manufactured homes.
Notwithstanding the provisions of articles IX (Zoning Districts and Zoning Map) and X (Permissible Uses), no mobile or manufactured home may be placed or erected on a lot within the historic district regardless of [in] what zoning district classification the said lot is situated.

Section 15-431. Certain changes not prohibited.
Nothing in this article shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in a historic district or of a landmark which does not involve a change in design, material, or appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, moving, or demolition of any feature which the building inspector or similar official shall certify in writing to the commission is required by the public safety because of unsafe or dangerous condition, and no certificate of appropriateness is required in order to do the things permitted by this paragraph.

Section 15-432. Demolition of landmarks and buildings within historic district.
(a) An application for a certificate of appropriateness authorizing the demolition or destruction of a non-contributing structure less than fifty (50) years in age may not be denied.
(b) An application for a certificate of appropriateness authorizing the demolition or destruction of a contributing structure may be denied consistent with the "Preservation Standards for Evaluating the Demolition of Contributing Historic Structures," contained in the historic district design guidelines manual, as recommended by the commission and adopted by the board of aldermen pursuant to subsection 15-429(c).
(c) A certificate of appropriateness issued pursuant to this section may contain reasonable conditions related to the demolition or destruction of the building or structure.
(d) If the commission has voted to recommend designation of a property as a landmark or designation of an area as an historic district, and final designation has not been made by the board

of aldermen, the demolition or destruction of any contributing structure located on the property of the proposed landmark or in the proposed district may be delayed by the commission for a period of up to 365 days, or until the board of aldermen takes final action on the designation, whichever occurs first. Should the board of aldermen designate a property as a landmark or designate an area as an historic district, the demolition of any contributing structure delayed by the commission shall be subject to the requirements of subsection (b).
(Ord. No. 2007-56, § 2, 8-14-07; Ord. No. 2009-18, § 2, 6-9-09)
Editor's note: Ord. No. 2007-56, § 2, adopted August 14, 2007, amended § 15-432 in its entirety to read as herein set out. Formerly, § 15-432 pertained to delay in demolition of landmarks and buildings within historic district, and derived from original codification.

Section 15-433. Remedies.
In case any building, structure, site, area, or object designated as a historic landmark or located within a historic district designated pursuant to this ordinance is about to be demolished, whether as the result of deliberate neglect or otherwise, materially altered, remodeled, removed, or destroyed, except in compliance with this article or other provisions of this ordinance, the city, the historic preservation commission, or other party aggrieved by such action may institute any appropriate action or proceedings to prevent such unlawful demolition, destruction, material alteration, remodeling, or removal, to restrain, correct, or abate such violation, or to prevent any illegal act or conduct with respect to such building, structure, site, area, or object. Such remedies shall be in addition to any others authorized by this article for violation of a municipal ordinance.

Section 15-434. Compliance.
Compliance with the terms of the certificate of appropriateness shall be enforced by the zoning administrator. Failure to comply with a certificate of appropriateness shall constitute a violation of the ordinance. The certificate of appropriateness shall remain in effect for one year. In cases where work has failed to commence or be completed prior to the one-year expiration period, the commission may grant a renewal of the said certificate of appropriateness. Such renewal shall not obligate the commission to conduct procedures of notification of owners of property likely to be materially affected by the application, since prior notice of said application was already taken. A certificate of appropriateness is transferable, provided the new property owner signs a written statement acknowledging his understanding and acceptance of the terms of the approved certificate of appropriateness.

Section 15-435. Prevention of demolition by neglect of buildings and structures within locally designated historic districts.
(a) *Standards.* The exterior features of any building or structure located within the historic district shall be preserved by the owner or such other person who may have legal possession, custody, and control thereof against decay and deterioration and kept free from structural defects. The owner, or other person having such legal possession, custody, and control, shall upon written request by the city repair such exterior features if they are found to be deteriorating, including but not limited to any of the following defects:
(1) Deterioration of any exterior feature so as to create or permit the creation of any hazardous or unsafe conditions to life, health, or other property.
(2) Deterioration of exterior walls, foundations, or other vertical support that causes leaning,

sagging, splitting, listing, or buckling.
(3) Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling.
(4) Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling.
(5) Deterioration or crumbling of exterior plasters or mortars.
(6) Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors.
(7) Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering.
(8) Rotting, holes, and other forms of decay.
(9) Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, and architectural details that causes delamination, instability, loss of shape and form, or crumbling.
(10) Heaving, subsidence, or cracking of sidewalks, steps, or pathways.
(b) *Boarded up windows and doors prohibited; exceptions.* Boarded-up windows and doors in areas zoned C-1 and C-2 of the historic district are prohibited with the following exceptions. Temporary exceptions to this standard can only be authorized by a certificate of appropriateness that is approved by the historic preservation commission administrator or by order of the chief building inspector for a specific limited time period in order to protect the structure against further deterioration pending replacement windows, doors, or storefronts. All temporary boarded up windows which will remain for more than 30 days must be painted as specified and authorized by the certificate of appropriateness. Property owners in the C-1 and C-2 zoning districts who currently have windows or doors boarded-up must have such windows and doors replaced pursuant to a certificate of appropriateness, within six months of the effective date of the ordinance from which this section derives.
(c) *Petition and action.* The historic preservation commission may file a petition listing specific defects with the chief building inspector requesting that he act under the following procedures to require the correction of deterioration or making of repairs to any historic landmark or significant structure located within the historic district so that such structure shall be preserved and protected in accordance with the purposes of sections 15-141(1) and 15-411 of this Code.
(1) Whenever a petition is filed with the chief building inspector charging that a structure is undergoing demolition by neglect, the chief building inspector (or a designated agent) shall, if his preliminary investigation discloses a basis for such charges, within 15 days issue and cause to be served upon the owner and/or such other person who may have legal possession, custody, and control thereof, as the same may be determined by reasonable diligence, a complaint stating the charges in that respect and containing a notice that a hearing will be held before the chief building inspector at a place within the city in which the property is located therein fixed not less than 30 nor more than 45 days after the serving of such complaint; that the owner and/or parties in interest shall be given a right to answer to give testimony at the place and time fixed in the complaint; that the commission with jurisdiction shall also be given notice of the hearing; and that the rules of evidence prevailing in courts of law or equity shall not be controlling in hearings before the chief building inspector. The purpose of the hearing is to receive evidence concerning the charge of deterioration and to ascertain whether the owner and/or other parties in interest wishes to petition the historic preservation commission for a claim of undue economic hardship.

(2) If after such notice and hearing, the chief building inspector determines that the structure is undergoing demolition by neglect because it is deteriorating, according to the standards of this section, the chief building inspector shall state in writing the findings of fact in support of such determination and shall issue and cause to be served upon the owner and/or other parties in interest therein an order to repair within the time specified those elements of the structure that are deteriorating, contributing to deterioration, or deteriorated. In the event that the owner and/or other parties in interest wish to petition for a claim of undue economic hardship, the chief building inspector's order shall be stayed until after the historic preservation commission's determination in accordance with the procedures of subsections 15-435(d) and 15-435(f).

(d) *Methods of service.* Complaints or orders issued by the chief building inspector shall be served upon persons either personally or by registered or certified mail; but if the whereabouts of such persons are unknown and the same cannot be ascertained by the chief building inspector in the exercise of reasonable diligence, and the chief building inspector shall make an affidavit to that effect, stating the steps taken to determine and locate the persons in interest, then the serving of such complaint or order may be made by publishing the same once each week for two successive weeks in a newspaper generally circulated within the city. Where such service is by publication, a notice of the pending proceedings shall be posted in a conspicuous place on the premises thereby affected.

(e) *Safeguards from undue economic hardship.*

(1) When a claim of undue economic hardship is made owing to the effects of this article, the chief building inspector shall notify the commission within ten days following the hearing on the complaint. The commission shall schedule a hearing on the claim at its next regular meeting, within the limitations of its procedures for application deadlines. The petitioner shall present the information provided under subsection (1) to the commission. The commission may require that an owner and/or parties in interest furnish such additional information that is relevant to its determination of undue economic hardship. The commission may direct its staff to furnish additional information as the commission believes is relevant. The commission shall also state which form of financial proof it deems relevant and necessary to a particular case. In the event that any of the required information is not reasonably available to the owner and/or parties in interest and cannot be obtained by the owner, the owner shall describe the reasons why such information cannot be obtained.

(2) When a claim of undue economic hardship is made owing to the effects of this article, the owner and/or parties in interest must provide evidence during the hearing upon the claim, describing the circumstances of hardship. The minimum evidence shall include for all property:

(aa) Nature of ownership (individual, business, or nonprofit) or legal possession, custody, and control.

(bb) Financial resources of the owner and/or parties in interest.

(cc) Cost of repairs.

(dd) Assessed value of the land and improvements.

(ee) Real estate taxes for the previous two years.

(ff) Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship between the owner and the person from whom the property was purchased, or other means of acquisition of title, such as by gift or inheritance.

(gg) Annual debt service, if any, for previous two years.

(hh) Any listing of the property for sale or rent, price asked, and offers received, if any.

For income producing property;

(ii) Annual gross income from the property for the previous two years.
(jj) Itemized operating and maintenance expenses for the previous two years, including proof that adequate and competent management procedures were followed.
(kk) Annual cash flow, if any, for the previous two years.
(3) Within 60 days of the commission's hearing on the claim, the commission shall cause to be made a finding regarding the claim of undue economic hardship and shall enter the reasons for such finding into the record. In the event of a finding of no undue economic hardship, the commission shall report such a finding to the chief building inspector. The chief building inspector shall then cause to be issued an order for such property to be repaired within the time specified.
(4) In the event of a finding of undue economic hardship, the finding shall be accompanied by a recommended plan to relieve the economic hardship. This plan may include, but is not limited to, property tax relief as may be allowed under the North Carolina law, loans or grants from the city, the county, or other public, private, or non-profit sources, acquisition by purchase or eminent domain, building code modifications, changes in applicable zoning regulations, or relaxation of the provisions of this article sufficient to mitigate the undue economic hardship. The commission shall report such finding and plan to the chief building inspector. The chief building inspector shall cause to be issued an order for such property to be repaired within the time specified, and in accordance with the provisions of the recommended plan.
(f) *Appeals.* Findings made by the chief building inspector or by the commission may be appealed to the board of adjustment. To perfect such an appeal, application must be filed by an aggrieved party with the board of adjustment within ten days following receipt of the order for repair of the property or determination. Appeals from the board of adjustment shall be in the nature of certiorari.
(g) *Other city powers.* Nothing contained within this article shall diminish the city's power to declare a building as unsafe or a violation of the minimum housing code.
(h) *Penalties and remedies.* Enforcement of this article may be by either one or more of the following methods, and the institution of any action under any of these methods shall not relieve any party from any other civil or criminal proceeding prescribed for violations and prohibitions.
(1) *Equitable remedy.* The city may apply for any appropriate equitable remedy to enforce the provisions of this article.
(2) *Order of abatement.* The city may apply for and the court may enter an order of abatement. An order of abatement may direct that improvements or repairs be made, or that any other action be taken that is necessary to bring the property into compliance with this article. Whenever the party is cited for contempt by the court and the city executes the order of abatement, the city shall have a lien, in the nature of a mechanic's and materialman's lien, on the property for the cost of executing the order of abatement.
(3) *Civil penalty.* No civil penalty shall be levied unless and until the chief building inspector (or a designated agent) shall deliver a written notice by personal service or by registered mail or by certified mail, return receipt requested, to the person responsible for each violation indicating the nature of the violation and ordering corrective action. The notice shall also set forth the time period when corrective measures must be completed. The notice shall state that failure to correct the violation within the specified time period will result in the assessment of civil penalties and other enforcement action. If after the allotted time period has expired and after the hearing of any appeal by the board of adjustment, and no corrective action has been completed, a civil penalty shall be assessed in the amount of $50.00 per day of continuing violation.

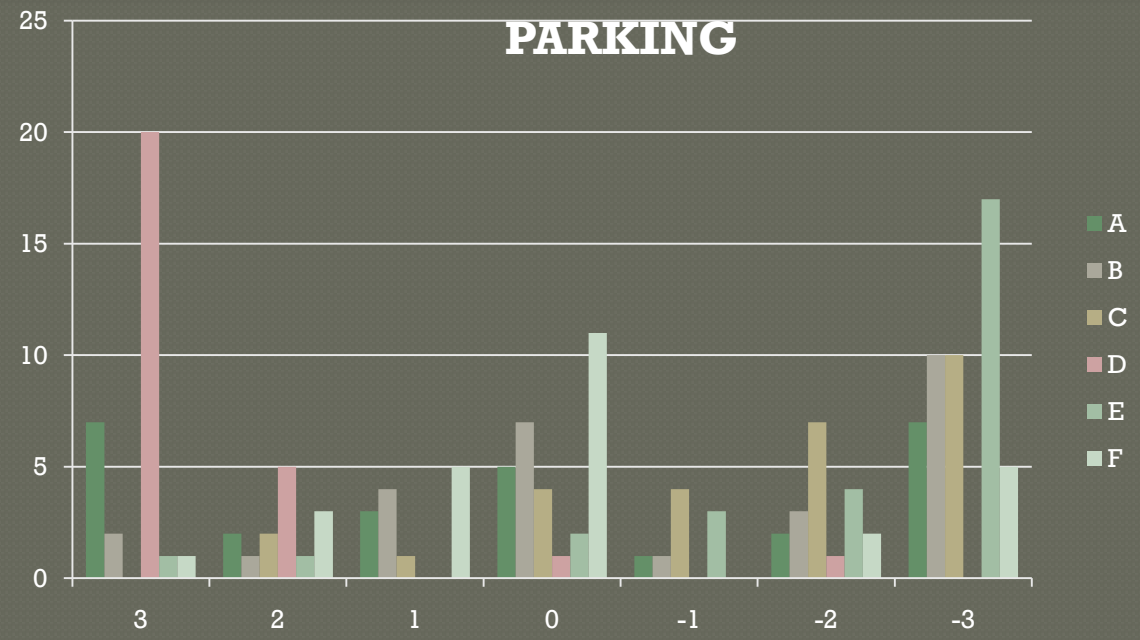
(Ord. No. 2001-19, § 1, 4-10-01; Ord. No. 2009-18, § 3, 6-9-09)

Editor's note: Ord. No. 2009-18, § 3, adopted June 9, 2009, changed the title of section 15-435 from "Prevention of demolition by neglect of buildings and structures within the downtown historic district" to "Prevention of demolition by neglect of buildings and structures within locally designated historic districts." The historical notation has been preserved for reference purposes.

State law references: G.S. 160A-400.14(b)

Visual Preference Survey

- Eight categories
  - Parking
  - Pedestrian Circulation
  - New Mixed or Commercial
  - New Single Family Residential
  - New Multi Family Residential
  - Public Spaces
  - Sidewalk/Street Furniture
  - Height
- Rating from -3 to +3


PARKING
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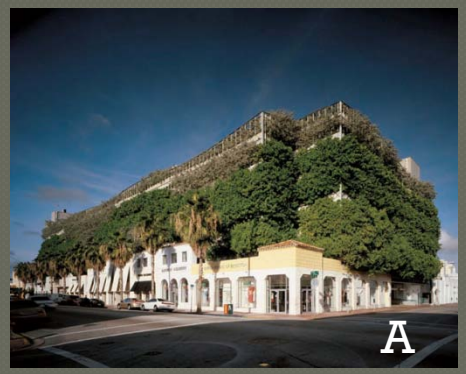
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exit only
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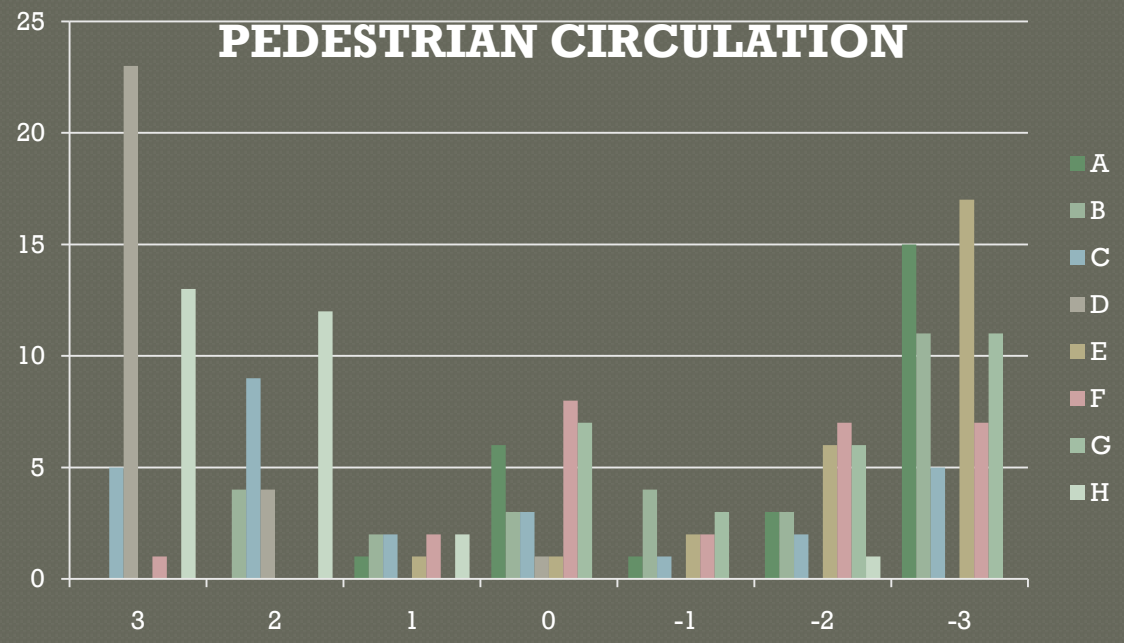
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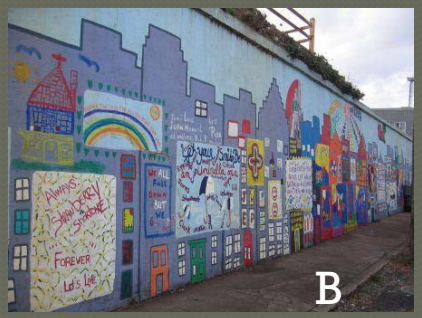
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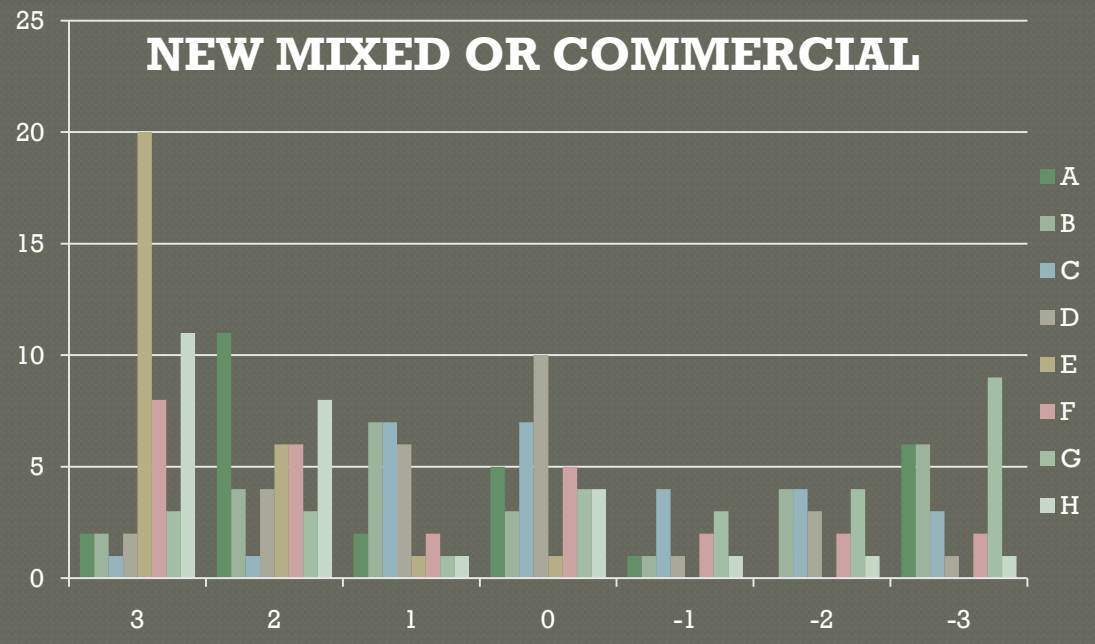
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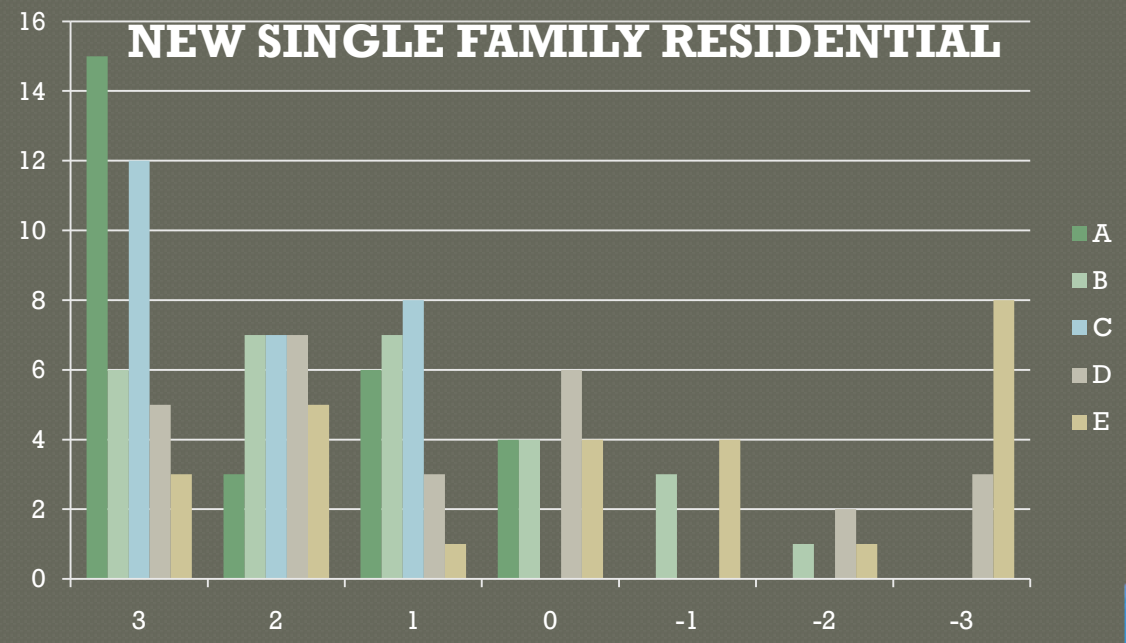
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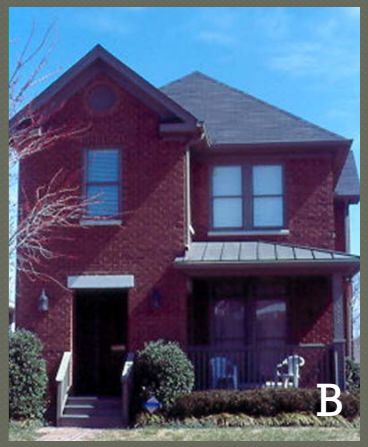
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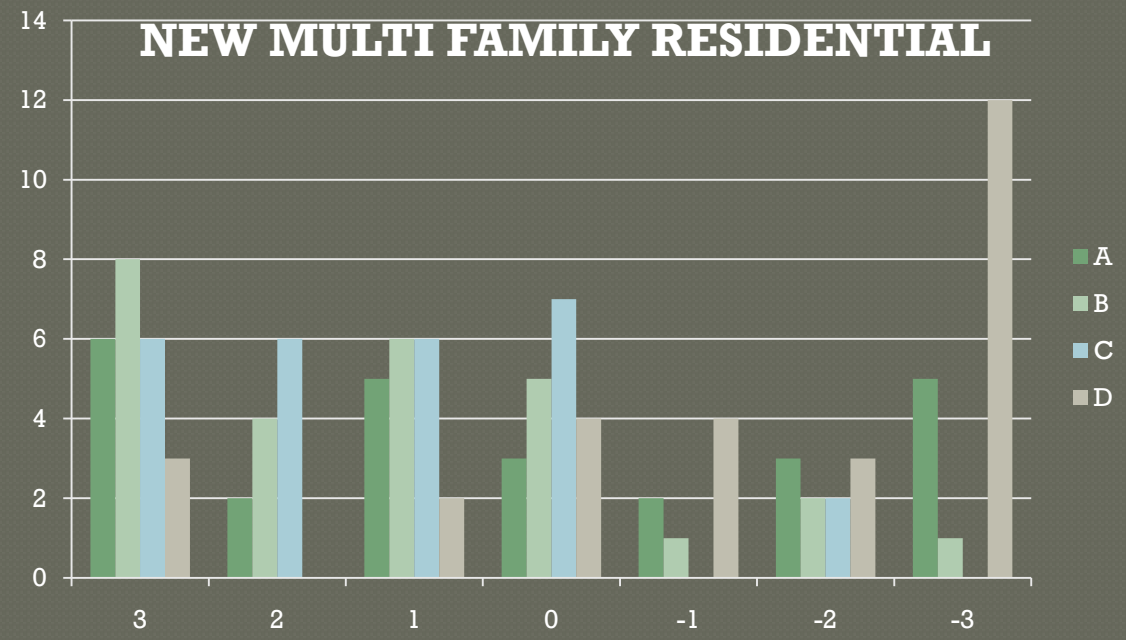
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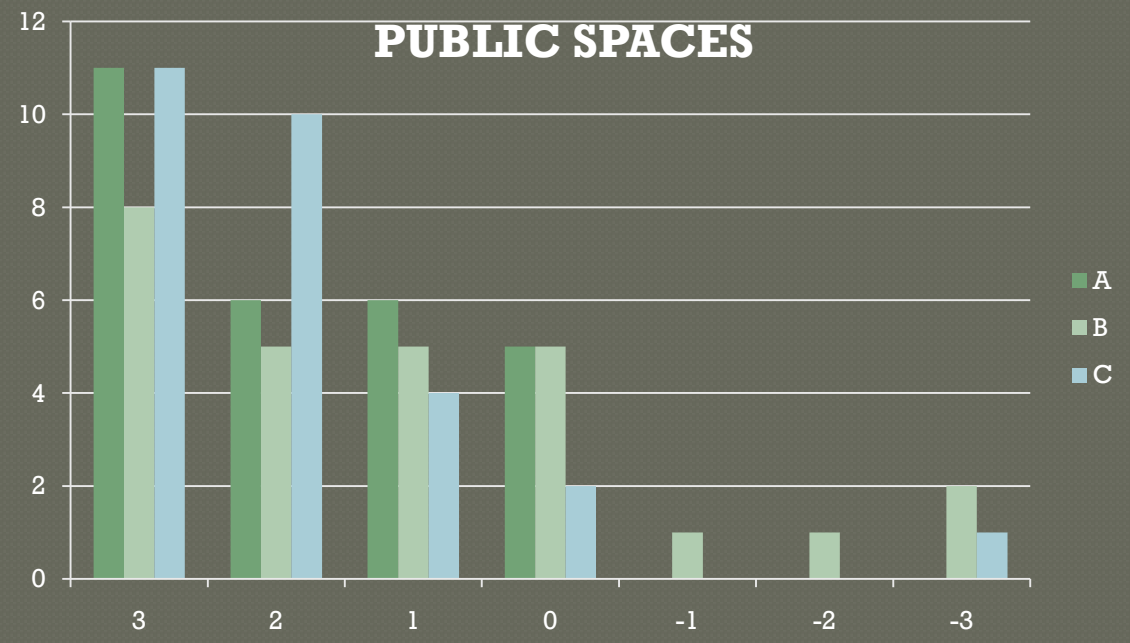
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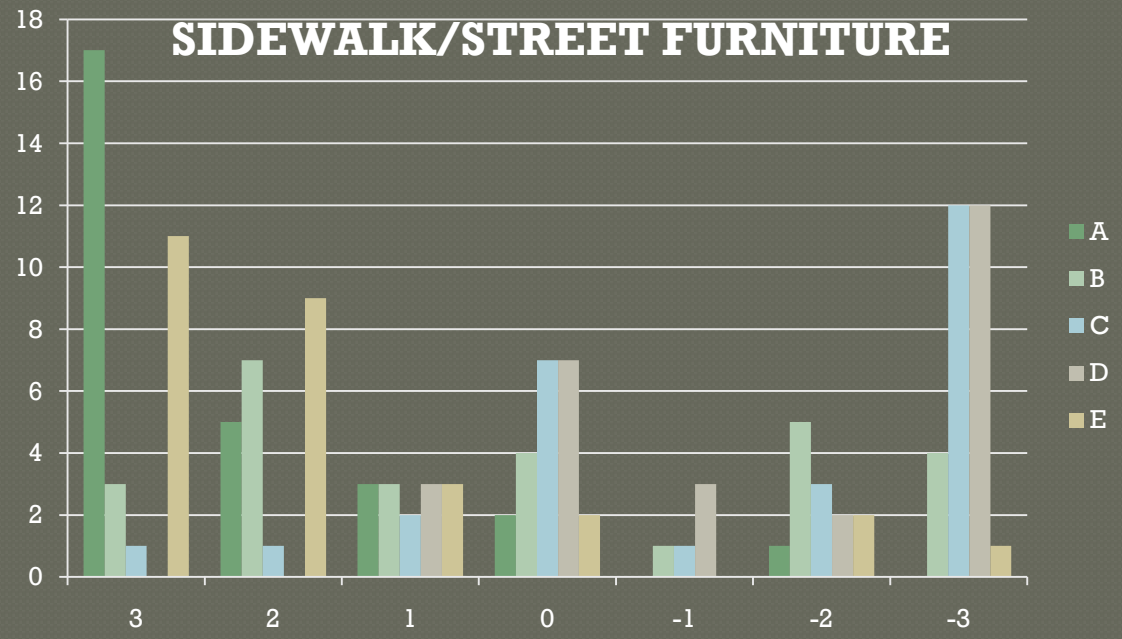
SIDEWALK/STREET FURNITURE
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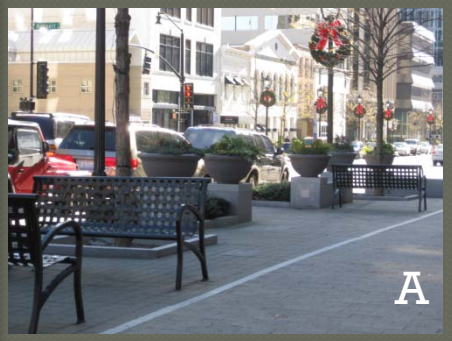
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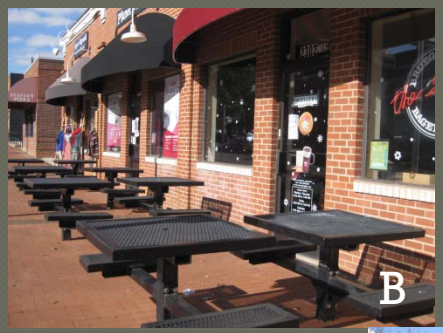
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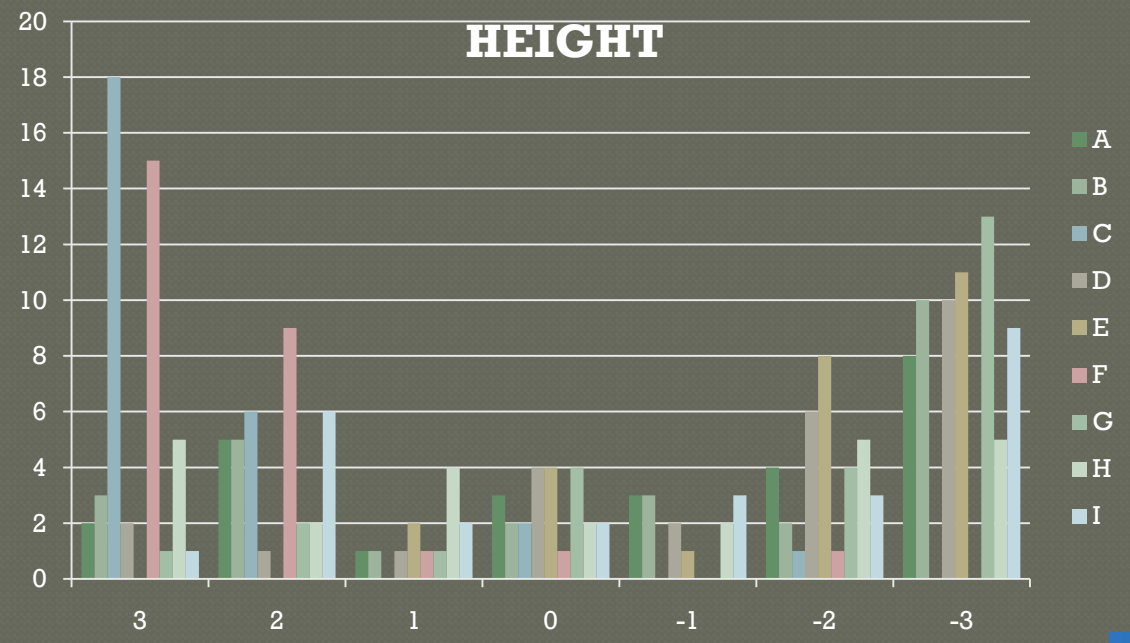
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I

New Bern Preservation Plan #1

SurveyMonkey

What makes New Bern special, and different from other communities in North Carolina?	
	Response Count
	81
answered question	81
skipped question	2

1. What makes New Bern special, and different from other communities in North

	Response Text	
1	It's people, heritage, history, natural resources and location.	Dec 9, 2010 1:02 PM
2	NB is one of he first established cities in North Carolina. It has 300 years of history	Dec 9, 2010 3:17 PM
3	Large number of restored structures Scenic water vistas Quaint downtown	Dec 9, 2010 8:52 PM
4	Tryon Palace, Union Point Park, the new NC Education Center, Visitor's Center are a few	Dec 9, 2010 11:43 PM
5	The emphasis on history and the beautiful water view(s), second only to Edenton in my opinion.	Dec 10, 2010 11:58 AM
6	It was the first capital of NC and the home of Pepsi, I think that is pretty special	Dec 10, 2010 12:06 PM
7	History Diversity High ratio of retirees	Dec 10, 2010 2:43 PM
8	Its not by the beach	Dec 10, 2010 2:44 PM
9	New Bern lacks the vision to maintain the 'historic" quality and still become a thriving 21st century community. The hsitoric tag line is used by long time residents to justify maintaining the status quo.	Dec 10, 2010 4:46 PM
10	Small town charm historic district	Dec 10, 2010 9:51 PM
11	History	Dec 10, 2010 9:55 PM
12	Tryon Palace, Waterfront, Union Point, Lawson Creek, Historical District,	Dec 10, 2010 9:55 PM
13	Its historic assets, its can do attitude, mix of peoples/cultures, natural resources	Dec 10, 2010 9:56 PM
14	Preserving the past but looking forward to the future.	Dec 10, 2010 10:07 PM
15	New bern is a melting pot of people from different areas all over the country who love the history and charm of our town. It is a small town, but is big on culture, history, events, and fun things to do.	Dec 10, 2010 10:09 PM
16	The rivers..eapeciall the river views; the vibrant shopping; the architecture and the lovely old restored homes and churches.	Dec 10, 2010 10:35 PM
17	Tryon Palace	Dec 10, 2010 10:46 PM

1. What makes New Bern special, and different from other communities in North

	Response Text	
18	The viewscapes of the rivers at the ends of streets The unobstructed view of the church spires and turrets, domes and cupolas atop buildings in the downtown. the very intact residential areas in the downtown historic district.	Dec 10, 2010 11:09 PM
19	Friendly town, residents and business owners get involved in community activities, Historic Downtown Residents Association promotes a close neighborhood.	Dec 11, 2010 12:33 AM
20	The history, the town center, the hospitality toward visitors and the ability to walk to various attractions.	Dec 11, 2010 12:48 AM
21	It's size, historic imprint, neatness, artistic use of buildings and areas around the city. It's unique shops, close to water. Marinas. Yet a touch of class with the Hilton. It's strict code as to no high buildings so you can see the entire city. want me to go on?	Dec 11, 2010 12:55 AM
22	Nothing	Dec 11, 2010 12:58 AM
23	Near water, history, small town	Dec 11, 2010 2:59 AM
24	friendly involved people, spacious waterfront	Dec 11, 2010 10:34 AM
25	The people. It's history. It's place among other NC places and points of interest.	Dec 11, 2010 1:52 PM
26	Rich History	Dec 11, 2010 1:53 PM
27	A pronounced effort to be "historical" even when it involves eliminating progress from 50 years ago. Example: The reduction of Broad Street into Narrow Alley - may be great to ticke the tourists, but LOUSY for people who have to travel in that manner.	Dec 11, 2010 2:47 PM
28	It's continued "small town" charm: warmth & friendliness of the citiznes; cleanliness of the downtown and surrounding communities; thriving downtown mercantile; cultural and family activities.	Dec 11, 2010 2:48 PM
29	historic environment, friendly, welcoming citizens, proximity to a very desirable/navigable body of water,	Dec 11, 2010 3:11 PM
30	The amount of historic preservation, due to it having been discovered pretty early-on by Northern Rretirees with the money to put into salvaging the Downtown Buildings.	Dec 11, 2010 3:53 PM
31	The influx of new people and the actions taken years ago to save and renovate the old buildings, etc.	Dec 11, 2010 3:59 PM
32	New Bern is a city that has people who drive it in the correct direction, blending economic growth with preservation. New Bern is an alive city and community where people come together to improve it.	Dec 11, 2010 4:09 PM
33	Character of town Location at the fork of two rivers people architecture	Dec 11, 2010 4:44 PM
34	The people	Dec 11, 2010 5:02 PM
35	location and smalltown appeal	Dec 11, 2010 5:08 PM
36	history New Bern is the second oldest town in NC. New Bern was my home and birthplace, also my father was born in NB, My grandfather came to NB as a young man and started his business there.	Dec 11, 2010 5:58 PM
37	The downtown area	Dec 11, 2010 6:09 PM
38	Small town feel with big city accommodations. Safe to walk about and much to see as you are doing so. Good dining options. Close to the beach. Tryon Palace and the History Center. Historic homes and friendly people.	Dec 11, 2010 6:18 PM
39	Quaint downtown. The water!!!	Dec 11, 2010 7:06 PM

1. What makes New Bern special, and different from other communities in North

	Response Text	
40	Its preservation of its history, while acknowledging that a vibrant community must always look to the future.	Dec 11, 2010 8:44 PM
41	The confluence of the two rivers. The historical aspect and it's welcome of diverse lifestyles.	Dec 11, 2010 9:29 PM
42	Historic downtown and the rivers.	Dec 12, 2010 4:16 AM
43	It's historic nature.	Dec 12, 2010 4:26 AM
44	Our history and the preservation of so much architecture form a broad range of periods. Mostly our people who are generous and welcoming.	Dec 12, 2010 5:47 AM
45	Small town charm, no traffic, historic downtown, you get to appreciate waterfront views everywhere you look even if you don't live on the water, our skyline, OUR TREES, architecture, friendly downtown merchants, just the right mix of local, fun retirees, military, and first time home buyers. Entrepreneurs. Tryon Palace, Full time community, artsy types, small enough to make a difference.	Dec 12, 2010 10:31 AM
46	its historic appeal adn lication	Dec 12, 2010 3:40 PM
47	Concentration of 18th, 19th, and 20th century homes in downtown hx. district, including a number of smaller structures, surronding a vibrant and historic commercial district, and bounded by 2 rivers. Also, the proximity of three 20th century hx. districts to the downtown district and beginning preservation activities within each. Additionally, the existance of several non-profit history/preservation groups. And of course, the centerpiece and grandparent of our historic resources -- Tryon Palace and the Hx. Center.	Dec 12, 2010 5:12 PM
48	The sennse of caring and strong sense of community and the pride of those who live here.	Dec 13, 2010 12:40 AM
49	New Bern's waterfront location, colonial capital status and Civil War History are unique and that sets it apart from other communities. Citizens chose to keep business building heights low and make the views from the waterfront of steeples and clocks, and of rooflines of historic buildings and restored southern mansions picture perfect images that captivates visitors. The people are charming and seem much friendlier that in many historic communities.	Dec 13, 2010 2:31 AM
50	Its nice people, warm climate and smallness.- bldgs are more human scale and I feel safe walking its streets	Dec 13, 2010 12:17 PM
51	Water and history	Dec 13, 2010 1:01 PM
52	nothing is special, but we are different. We don't whant to move on we still think it is 1710.	Dec 13, 2010 1:44 PM
53	People Places Businesses	Dec 13, 2010 1:47 PM
54	The beautiful waterfront, remarkable historic homes, quaint atmosphere. It feels like "home" and good place to live and raise a family.	Dec 13, 2010 2:48 PM
55	The abundance of waterfront & the History.	Dec 13, 2010 2:48 PM
56	New Bern - as in the past - is a melting pot city. People are drawn to it by its rich history, and some stay because it is a new town in the making. Great to be a part of that.	Dec 13, 2010 3:19 PM
57	Aesthetic quality is invaluable. New Bern has preserved historic architecture and worked for a transition to current and functional new structures.	Dec 13, 2010 4:19 PM
58	Historic past, size, people	Dec 13, 2010 5:22 PM
59	The uniqness of the people, shops, the arts and the small town welcome.	Dec 13, 2010 6:50 PM
60	Small town with historic attraction and friendly people. Many different things to get involved with.	Dec 13, 2010 10:13 PM

1. What makes New Bern special, and different from other communities in North

	Response Text	
61	Downtown Downtown at night	Dec 14, 2010 1:54 PM
62	Downtown Downtown at night	Dec 14, 2010 1:54 PM
63	The two rivers, the small community, friendly neighbors and entertaining and educational events ..	Dec 17, 2010 9:49 PM
64	The city's special relationship with the military Colonial capital of NC Good retirement area Quality of life Proximity to the ocean.....Neuse and Trent rivers	Dec 17, 2010 10:56 PM
65	an alive downtown with wonderful restored houses	Dec 20, 2010 5:49 AM
66	Historic Downtown, location on two rivers,large group of retirees.	Dec 24, 2010 7:56 PM
67	the quaintness of the town and the historical look it has	Jan 5, 2011 10:34 PM
68	Everyone cares what happens to this town. People who move here adopt it just like a child. They love it and it becomes "their" town no matter how short a time they are here.	Jan 10, 2011 4:46 PM
69	its sense of place, its people and its historic fiber!	Jan 10, 2011 5:57 PM
70	Location, charm, ah history	Jan 10, 2011 6:39 PM
71	colonical caital Tryon's Palace and History Center walkable downtown with friendly business owners some of which allow dogs in the stores	Jan 11, 2011 6:16 AM
72	Thye people in New Bern are very friendly, warm and considerate. The historic atmosphere and history makes for an enjoyable place to live. Additionally, the town is alive and envolved. These characteristics ,i think set New Bern apart from many other towns.	Jan 11, 2011 9:11 PM
73	unique history	Jan 12, 2011 3:05 PM
74	Smalltown, friendly---know everyone on a first name basis.---airport proximity, flights available	Jan 12, 2011 6:32 PM
75	The "Hometown" Feel	Jan 12, 2011 8:20 PM
76	geography and history	Jan 12, 2011 8:58 PM
77	its historical importance and ever improving state of preservation	Jan 12, 2011 9:05 PM
78	It's rich history.	Jan 13, 2011 2:36 AM
79	New Bern has a 300+ year history, encompassing a multitude of themes--diverse 18th century population, geography, colonial government, maritime and riverine commerce, the Civil War era, and military history beginning with the 1940s establishment of Cherry Point and Camp Lejeune. All of this is tangible, thanks to the many buildings of many periods that remain downtown and in the greater New Bern area.	Jan 13, 2011 5:41 PM
80	Few places to shop or entertain is great because you always see someone you know when you go out.	Jan 16, 2011 3:35 AM
81	Small town with class atmosphere, 2 rivers, Historic residential and business section, Our history, it is the important historic foundation for the entire state of NC. Battleground -the site of the battle of NB. The depot,and its importance to the local economy. Water views, water front parks, good parking, Tryon Palace complex, events like the many parades, summer music programs. Our historic cementeries.	Jan 20, 2011 2:54 AM

New Bern Preservation Plan #1

SurveyMonkey

Are there important resources that you fear losing?

	Response Percent	Response Count
yes	**82.9%**	**68**
no	17.1%	14
	answered question	**82**
	skipped question	**1**

If so, what are they? Why are they threatened?

	Response Count
	70
answered question	**70**
skipped question	**13**

3. If so, what are they? Why are they threatened?

	Response Text	
1	Waterfront-limited amount.	Dec 9, 2010 1:02 PM
2	The traditional african-american communities are slowly losing the houses and structures that can tell a story about their heritage and history	Dec 9, 2010 3:17 PM
3	Viewscapes of the water. Historic black neighborhoods.	Dec 9, 2010 8:52 PM
4	Being able to walk (and bike) safely throughout the city (we could use more bike racks downtown -- it will help with the parking problem too -- private development or lack of careful planning can cause these.	Dec 10, 2010 11:58 AM
5	greedy greedy people and welfare housing downtown	Dec 10, 2010 12:06 PM
6	Youth activities. Threatened by retirees who don't value them and budget cuts	Dec 10, 2010 2:43 PM
7	Green space and community waterfront accessibility	Dec 10, 2010 9:51 PM
8	Historic Fabric - Threatened by progress, development, material life cycles, ignorance, etc.	Dec 10, 2010 9:55 PM
9	Downtown area because of the migration of resources westward within the city and county	Dec 10, 2010 9:55 PM
10	unique character--pressure to homogenize and dumb down design	Dec 10, 2010 9:56 PM
11	Rich Christina heritage that is being threatened by today secularism	Dec 10, 2010 10:07 PM
12	river views and the quaintness with the new construction on S. Front St.	Dec 10, 2010 10:35 PM
13	clean water	Dec 10, 2010 10:46 PM
14	tree-lined streets/ the city is planting only trees that do not interfer with overhead power lines.	Dec 10, 2010 11:09 PM
15	not sure	Dec 11, 2010 12:33 AM
16	The ability to walk and bicycle in the downtown area are threatened by the automobile.	Dec 11, 2010 12:48 AM
17	That greed will cause compromises to what we have. That we will grow too big and spread out like many small towns that didn't limit themselves.	Dec 11, 2010 12:55 AM
18	encroachment of public housing. Invites crime, lowers property values.	Dec 11, 2010 2:59 AM
19	view of Neuse from downtown	Dec 11, 2010 10:34 AM
20	The waterfront. Easy parking.	Dec 11, 2010 1:52 PM
21	Individuality, prosperity - the ability to do (within some limits) what one wants with one's own property.	Dec 11, 2010 2:47 PM

3. If so, what are they? Why are they threatened?

	Response Text	
22	Infrastructure & road maintenance and improvements due to shortage of funds.	Dec 11, 2010 2:48 PM
23	the quality of and access to The Neuse River	Dec 11, 2010 3:11 PM
24	Parking, traffic jams, Historic District ringed by condos causing the first two. Eventual destruction of the very things that make this an attractive tourist town. I've seen it happen other places. Greed	Dec 11, 2010 3:53 PM
25	acess to the waterfront	Dec 11, 2010 4:09 PM
26	Purity of river due to pollution	Dec 11, 2010 4:44 PM
27	Waterfront access, access to businesses along hwy 70 has already been curtailed	Dec 11, 2010 5:02 PM
28	water and air quality	Dec 11, 2010 5:08 PM
29	water front, Large businesses are taking over the waterfront.	Dec 11, 2010 5:58 PM
30	Because the city is against growth and positive change. We could have had a big box store downtown to draw customers, a parking deck so more people could get downtown, and now they are putting public bathrooms on one of the best commercial spots in the whole area. There are nice public bathrooms 2.5 blocks away at union point.	Dec 11, 2010 6:09 PM
31	The shops downtown. There seem to be more and more private offices and less diversity in the shops to visit. Prices at the Hilton are not in balance with others.	Dec 11, 2010 6:18 PM
32	Need efforts to protect the cleanliness of the Neuse River	Dec 11, 2010 7:06 PM
33	The small town feel, along with entertainment opportunites.	Dec 11, 2010 8:44 PM
34	I love the historical but they can get a little crazy and politically correct about it. And downtown is not the end all.	Dec 11, 2010 9:29 PM
35	Years ago I would have said buildings	Dec 12, 2010 4:16 AM
36	Historic buildings. They are threatened by lack of maintenance most likely because the owners may not be financially able to maintain them.	Dec 12, 2010 4:26 AM
37	I don't want New Bern to grow too fast and become a "franchise" place that looks like every other small city in America.	Dec 12, 2010 5:47 AM
38	Trees, what a loss when these are cut down anywhere but especially downtown. Old buildings need to stay.	Dec 12, 2010 10:31 AM
39	cleanliness of river	Dec 12, 2010 3:40 PM
40	Vista of waterfront, e.g. the 25 ac. parcel of Neuse River front property on N. Craven St. that is for sale. Also, the brick pavers that are covered by asphalt on many downtown and Riverside streets and the older trees that are removed, occasionally illegally. (We need a better, empowered oversight group, as well as a replanting and tree pruning program.)	Dec 12, 2010 5:12 PM
41	Our natural resources and the reluctnace of the city to allow energy efficiency and recycling progress to move forward.	Dec 13, 2010 12:40 AM
42	Older neglected homes in outer-lying historic neighborhoods are in danger of being demolished and the historic value and charm lost. Lack of jobs, especially high paying job industries keeps young professionals and couples away and drives native New Bernians to larger cities. More businesses are not as attracted downtown due to space constraints and infrastructure issues. The vitality of the city's financial growth and health may be threatened significantly over time if downtown business tax dollars, home property tax dollars and an aging population can not sustain the costs.	Dec 13, 2010 2:31 AM
43	natural areas esp along the river. loss of small town feeling	Dec 13, 2010 12:17 PM
44	The cleanliness of the water	Dec 13, 2010 1:01 PM
45	African American historic sites; sense of place	Dec 13, 2010 1:47 PM

3. If so, what are they? Why are they threatened?

	Response Text	
46	Some of the new construction downtown does not fit in with the feeling of the city. I'm all for improvement and growth, but it should be done within the parameters of the city's atmosphere. Jan Franceour's house for example is way too modern for the downtown area.	Dec 13, 2010 2:48 PM
47	Access to the water.	Dec 13, 2010 2:48 PM
48	The people who have personally invested in re-building the historic district. I don't know that the threat is imminent, but a continued PUBLIC effort at preserving and improving New Bern's legacy will help to retain those who continue to give.	Dec 13, 2010 3:19 PM
49	Development will always presure historic and water resources.	Dec 13, 2010 4:19 PM
50	Historic Contributions by African Americans	Dec 13, 2010 5:22 PM
51	Too few realize the importance of preserving the historical areas. BUT please respect the owners and the limits of their purses i.e. round vs square gutters, storm windows vs plexi-glass. We need to be vigilant of conserving energy in the these old homes. An issue on National Ave. the constant thiefs and concern about safety is because of the small mini-mart and the homeless shelter. Please find a way to move the shelter and to encourage those at the mini-mart to move. There is a constant, and I mean constant parade of people willing to steal and hurt going to and from the mini-mart and generally looking for drugs from vendors on the side streets. Stop it before an historical area is destroyed because of its ill-gained reputation.	Dec 13, 2010 6:50 PM
52	Wooded areas to development.	Dec 13, 2010 10:13 PM
53	water losses caused by the poor infrastructure and the poor response by City workers.	Dec 17, 2010 9:49 PM
54	The historical significance of the Five Points and James City areas. Threatened because of neglect and general view of being unimportant..	Dec 17, 2010 10:56 PM
55	the waterfront. developers and poor planning	Dec 20, 2010 5:49 AM
56	Infill development not required to be in keeping with existing character of City. Loss of water views.	Dec 24, 2010 7:56 PM
57	historical look. To much modern looking growth and displays that do not blend in.	Jan 5, 2011 10:34 PM
58	Quaintness of downtown. I wish I knew why someone would want that to happen. I am told it has to do with money or quid pro quo which is another way of saying money.	Jan 10, 2011 4:46 PM
59	I want infill new construction that compliments and enhances our existing historic resources, They are threatened by the high cost of the land or structure therefore causing developers to build higher, also many developers do not understand historic districts and design a build structures not suited for the area which causes bad feelings when being reviewed by local HPC and having to obtain CUP's to build.	Jan 10, 2011 5:57 PM
60	The small business -- Moms abd Pops -- Lack of support	Jan 10, 2011 6:39 PM
61	local historical building, some of which have already been torn down--the city letting buidlings being built that are inappropriate in size and height for the area	Jan 11, 2011 6:16 AM
62	Planning for growth while sustaining the historic culture requires a delicate balance. Especially with the tight economic conditions, it is easy for the city and county to accept maney making projects jeopardizing the historic make-up of the city.	Jan 11, 2011 9:11 PM
63	small shops, downtown restaurants becuz parking limitations	Jan 12, 2011 6:32 PM
64	Resources	Jan 12, 2011 8:20 PM
65	some pieces of our history are already gone--our society wants/needs modernization/convenience/comfort (on the inside) but that doesn't mean we can't preserve the outsides	Jan 12, 2011 8:58 PM

3. If so, what are they? Why are they threatened?

	Response Text	
66	any of the remaing older structures, particularly the rr depot	Jan 12, 2011 9:05 PM
67	History, historical places etc.	Jan 13, 2011 2:36 AM
68	I think that special attention needs to be given to preserving a sense of place downtown. There was a relatively recent demolition on the corner of Pollock and Middle streets that resulted in a church garden...but other infill might not be as sympathetic, such as the recent push to build on Craven Street and install a Talbot's there. I've lived in other "older" cities where there was an effort to put upscale chain businesses in the older commerical areas, and it doesn't always translate so well (one example being some of the stores on Duke of Gloucester Street in Williamsburg).	Jan 13, 2011 5:41 PM
69	water rights to land that perks, horse riding, fresh produce from land that is over taxed. Over taxed for the purpose of making prouct available to realtors, bankers, and the construction industry- which is finite econonics anyway.	Jan 16, 2011 3:35 AM
70	The train station, our water front parks and Water-views we have lost a pristine waterfront due to greed on the part of the city. By there selling out to outside interest for hotels and condos(these are an eyesore.)The many historic cementerys are not being maintained in a careful manner. poor mowing , damage being done to the headstones etc.	Jan 20, 2011 2:54 AM

New Bern Preservation Plan #1

SurveyMonkey

3. Are there resources in your community that are significant that might not be obvious to an "Outsider"?

	Response Percent	Response Count
yes	**81.9%**	**59**
no	18.1%	13
	answered question	**72**
	skipped question	**11**

If so, what are they?

	Response Count
	59
answered question	**59**
skipped question	**24**

5. If so, what are they?

	Response Text	
1	Our natural surroundings. Rivers, Nature, forests, fish, and wildlife.	Dec 9, 2010 1:02 PM
2	Look at Dryborough and Sunnyside.	Dec 9, 2010 3:17 PM
3	Dryborough 5 Points Union Depot	Dec 9, 2010 8:52 PM
4	Interesting question. In my experience we have well-run city services -- police, fire, city workers. and many volunteers who are willing to give their time to help others. Both contribute mightily to the quality of life in small city.	Dec 10, 2010 11:58 AM
5	Park at the waterfront of King St.	Dec 10, 2010 2:43 PM
6	Parks and areas for people	Dec 10, 2010 9:51 PM
7	Historic Fabric - Not just the buildings and the streets, but the fabric created by all of the individual historic elements.	Dec 10, 2010 9:55 PM
8	natural resources	Dec 10, 2010 9:56 PM
9	The amazing variety of people here.	Dec 10, 2010 10:07 PM
10	People	Dec 10, 2010 10:46 PM
11	The remarkably intact residential areas in the downtown historic district are continually treatened by proposed parking lots, church expansions, etc.	Dec 10, 2010 11:09 PM
12	not sure	Dec 11, 2010 12:33 AM
13	All the ones mentioned in question 1.	Dec 11, 2010 12:55 AM
14	friendliness of neighbors, colorful history of old New Bernians	Dec 11, 2010 10:34 AM
15	"small town feel", security, friendliness, familiarity... thinks like that.	Dec 11, 2010 1:52 PM
16	detailed history of small things such as the unside down cannon at the corner of Pollock and Middle Streets.	Dec 11, 2010 1:53 PM
17	An infrastucture that was progressive right through the time between the 1940's and 1970's - before the so-called Historical Society became powerful enough to obstruct progress.	Dec 11, 2010 2:47 PM
18	Our strong neibhborhood association and comraderie of the neighborhood.	Dec 11, 2010 2:48 PM
19	quality of life, access to health care.	Dec 11, 2010 3:11 PM
20	Numerous. Too many factions, websites, different lists of resources and events. The public websites are a mess.	Dec 11, 2010 3:53 PM

5. If so, what are they?

	Response Text	
21	old buildings that need renovation or demolition	Dec 11, 2010 3:59 PM
22	the ability of different groups to work together for economic development and maintain our uniqueness.	Dec 11, 2010 4:09 PM
23	Strong African American Community	Dec 11, 2010 4:44 PM
24	Less is more. The simplicity is what attracts people here. We don't need to change that.	Dec 11, 2010 5:02 PM
25	events are aimed at target groups	Dec 11, 2010 5:08 PM
26	Mom and pop restaurants and stores	Dec 11, 2010 6:09 PM
27	History center and Tryon Palace. Many people do not seem to realize it exists. Entertainment at Trent River Coffee House is great and inexpensive. New Bern Civic Theater, Ratio Theatre productions...etc. Need more promotion.	Dec 11, 2010 6:18 PM
28	The innate friendliness of the people...once that we are comfortable that the "outsider" does not want to force his/her ideas on us.	Dec 11, 2010 8:44 PM
29	Someone needs to get their hands on the old photos that the former photographer who used be on Middle Street took for 50 years from the 1940s-1980s. When his son sold the business to some outsiders all the photos went with them. The son showed me a lot of them ranging from Babe Ruth doing an exhibibtion at the old Kafer Baseball Park to a President visiting (Truman?) and a KKK rally.	Dec 11, 2010 9:29 PM
30	I'm sure there are. They are the support system for the things the do see.	Dec 12, 2010 4:16 AM
31	Craven Community College.	Dec 12, 2010 4:26 AM
32	Not sure what they are, but I believe we have resources that can make almost anything happen here.	Dec 12, 2010 5:47 AM
33	Young people chamber, need more resources for the 25-35 age group to attract them.	Dec 12, 2010 10:31 AM
34	The beauty and history of Cedar Grove Cemetery and the National Cemetery are often missed by "outsiders" as well as "insiders". Good signage to mark or direct tourists to these as well as various areas of our historic districts and points of interest has not been achieved since it was identified as a priority in the early 1980s.	Dec 12, 2010 5:12 PM
35	Yes, the black community was and still is a resource to the city. During the post Civil War, Antebellum New Bern period, there were thriving black residential and business centers. The Five Points area had predominantely black owned business. There were doctors, lawyers, dentist, etc. That part of the city's history and the buildings (now mostly gone) were also historic. The memory of the people; the buildings and the contributions of the black citizens during that period needs to be identified further and presented in visible, well maintained-permanent structures or commemorative park areas. It also must be included more specifically in the history taught and celebrated. The preservation efforts should be joint efforts by both the white and black communities in order to bring the two communities together. This and other initiatives such as this tap into a "human resource" that encourages better upkeep of homes in an ongoing basis, and educates tourists and the public about the common everyday contributions of black people to provide for their own needs. Efforts such as this are more current, yet very historic and may encourage more healing and togetherness than celebrations of Juneteenth and Jonkanu have. They are still relevant but, there are still two separate New Berns. Any joint preservation initiatives that instill pride and/or inspire education and business entreprenuerships, will be fruitful for the city-at- large over time. Seniorly people with memory of Five Points time contributed to the Oral History Project. Hopefully, that project and other projects can bring the history back to life in a positive peaceful, healing, celebratory and lasting manner by letting the past be a bridge to a brighter future for everyone.	Dec 13, 2010 2:31 AM

5. If so, what are they?

	Response Text	
36	people, small town atmosphere, people looking out for each other - being able to stop and talk inthe streets rather than sit in traffic	Dec 13, 2010 12:17 PM
37	Activties going on in and around the community Collaborative efforts Nonprofit Resources Volunteer opportunities	Dec 13, 2010 1:47 PM
38	The waterfront - particularly off of E. Broad Street and points North is an under-utilized resource. I think most would agree that this area needs developed. Outsiders might assume it is being utilized.	Dec 13, 2010 3:19 PM
39	New Bern may be considered a gateway communitie to Eastern NC with all its unique and fantastic natural resources. Many individuals see structures (old water front) and remain unaware of how these natural resources built the city.	Dec 13, 2010 4:19 PM
40	See 3 above. In just about every category, African Americans have made a conttibution, however, records were not maintained, histroy is too hard to find.	Dec 13, 2010 5:22 PM
41	There is a tremendous amount of internal networking for the good of others, history, and general well-being of residents.	Dec 13, 2010 6:50 PM
42	Great Home Owners Association	Dec 13, 2010 10:13 PM
43	The concern that much of the downtown population has to preserve the vistas, the small town feel, the convenience in securing services and the many planned events which provide entertainment, cultural experiences and educational opportunities.	Dec 17, 2010 9:49 PM
44	See #3	Dec 17, 2010 10:56 PM
45	Extensive black historic districts not so designated at this time.	Dec 24, 2010 7:56 PM
46	preserving our rivers and wildlife.	Jan 5, 2011 10:34 PM
47	Yes and no. It doesn't take being in town very long before the resources become obvious. People who have never visited cannot conceive of the pride residents have and the friendliness of the residents. Once they are here they believe what they have been told.	Jan 10, 2011 4:46 PM
48	Many of our existing structures tell a story about a time in our history and to the outsider it may be just another brick building which could be replaced or built next to by their idea of "historic" The need to educate realtors and developers about Historic Districts is critical!	Jan 10, 2011 5:57 PM
49	The outstanding opportunities at the Community College.	Jan 10, 2011 6:39 PM
50	if a person just drives by they will miss much we have older buildings to look at, Tryon's Palce, many parks related to the water a river walk is in the works	Jan 11, 2011 6:16 AM
51	The many non-profit groups such as the Preservation Foundation, Historic Society, PLAT and other such agencies that contribute to the town.	Jan 11, 2011 9:11 PM
52	written historic documents, records	Jan 12, 2011 3:05 PM
53	community college, medical facilties, some clean industry(Bosch) shopping mall	Jan 12, 2011 6:32 PM
54	Community Partners	Jan 12, 2011 8:20 PM
55	community organization including Pres. Society	Jan 12, 2011 8:58 PM
56	the variety and background of people living here many retirees-including me	Jan 12, 2011 9:05 PM
57	I think the African American communities in town along the Trent River and off of Broad Street have unique neighborhoods (most of which I believe are part of historic districts) that are very evocative of a sense of place.	Jan 13, 2011 5:41 PM
58	Groups of musicians, a quarters guils, train tracks, a lot of soldiers with advanced industrial skills, such as NO enterprises on 17 in Rhem. In town- the court house and it's brick entrance papers	Jan 16, 2011 3:35 AM

5. If so, what are they?

	Response Text	
59	Our precious volunteers, Historical Society, Preservation Foundation, HPC, History resource centers,-library, museums, arts, Historic Downtown Residents Association, civic organizations	Jan 20, 2011 2:54 AM

What do you think are the biggest issues/challenges New Bern faces in terms of preserving its history?	
	Response Count
	77
answered question	77
skipped question	6

6. What do you think are the biggest issues/challenges New Bern faces in terms

	Response Text	
1	Defining allowable development.	Dec 9, 2010 1:02 PM
2	Properly managing new development and in-fill in a way that compliments NB's historic fabric.	Dec 9, 2010 3:17 PM
3	Convincing residents that preservation is an economic engine that will 1) increase property values (and tax revenue) without concurrent increases in city infrastructure, 2) create the need for skilled workers within the community, 3) increase tourism.	Dec 9, 2010 8:52 PM
4	Money and development	Dec 9, 2010 11:43 PM
5	I think New bern sometimes confuses preservation with conservation. Saving every scrap of something old for its own sake is important in some contexts of historical research but for many homes, we should be looking for ways to incorporate green technologies without destroying the look of a building. Energy efficient windows that fit in appearance with an historic building, or vinyl siding that is virtually indistinguishable from wood are examples. Another example of devotion to history overtaking a bit is the old grocery store on N. Craven near Don Miller Park. It has a rich history and would have made a neat restoration but is in such disrepair as to be dangerous. Do we need different ordinances or better enforcement of existing ones? Not sure, but in this case preservation seems to have overtaken a concern for the safety and well-being of those living near by. Thinking productively about 'green-ness' and safety while we think about preservation seems to me to be major challenge.	Dec 10, 2010 11:58 AM
6	getting rid of the welfare housing downtown	Dec 10, 2010 12:06 PM
7	Perception that preservation is the opposite of progress	Dec 10, 2010 2:43 PM
8	Its hard to attract visitors and investors to a historic district that is boardered by two crime ridden public housing projects. Trent Court and craven terrace need to go! The Five Points community is in shambles	Dec 10, 2010 4:46 PM
9	Finding a balance of offering conveniences while maintaining the historic look and feel	Dec 10, 2010 9:51 PM
10	Public awareness and acceptance.	Dec 10, 2010 9:55 PM
11	Progress	Dec 10, 2010 9:55 PM
12	pressure to dive to the bottom line--bottom fishing, let the person build what they want regardless of its appropriateness--loosing sense of place	Dec 10, 2010 9:56 PM
13	Not abandoning its Christian heritage.	Dec 10, 2010 10:07 PM

6. What do you think are the biggest issues/challenges New Bern faces in terms

	Response Text	
14	Preserving our history and at the same time growing and flourishing. New buildings need to be in harmony, but the "harmony" should not be dictated by a few people who really don't want to see growth and change.	Dec 10, 2010 10:09 PM
15	No deals with new and huge construction projects that take away from the views, charm and uniquness	Dec 10, 2010 10:35 PM
16	Balancing preservation with growth and economic development	Dec 10, 2010 10:46 PM
17	Controlling development and finding appropriate infill	Dec 10, 2010 11:09 PM
18	Funding	Dec 11, 2010 12:33 AM
19	Proving access for cars (such as parking in the downtown area) and still provide a safe enviroment for walking and bicycle riding.	Dec 11, 2010 12:48 AM
20	A few that think they need to grow, grow, grow. Then the area will be lost in the shuffle. Those folks need to move to Wilmington, Charlotte, Raliegh etc.	Dec 11, 2010 12:55 AM
21	no interest	Dec 11, 2010 12:58 AM
22	Lack of vision...need more parking. Start enforcing rules and regs in public housing. Clean up area between corner of First Street to Days Inn.	Dec 11, 2010 2:59 AM
23	cost of maintenance of old, wood houses.	Dec 11, 2010 10:34 AM
24	Overcoming the short-sightedness of local citizens and local government. Obtaining funding: local, county and state. Gaining local acceptance of preservation and restoration efforts.	Dec 11, 2010 1:52 PM
25	We perserve a little too much. The city should invite more businesses of all types to all areas.	Dec 11, 2010 1:53 PM
26	Deciding a proper balance between what should be preserved, and what should be allowed to change - change is not always harmful, but is frequently beneficial. I doubt seriously that most in this area would want to return to TRUE 1700's standards of lighting, cleanliness, and health.	Dec 11, 2010 2:47 PM
27	Funding, funding, funding/	Dec 11, 2010 2:48 PM
28	The razing of commercial as well as residential historic properties.	Dec 11, 2010 3:11 PM
29	Greed on the part of developers, see above condo rings, which is what I have primarily seen happen other places. Destroys traffic, ambiance, destroys what made it attractive to begin with.	Dec 11, 2010 3:53 PM
30	The "stagnant" attitude of many	Dec 11, 2010 3:59 PM
31	We need to look at all of New Bern for preserving history--not just the historical area. 5 Points, the Pollock St corridor, etc need to be developed. People come to New Bern because they like what they see and feel. It is unfortunate that this same group, once here, wants to start imposing rules and ideas to make it like from where they came.	Dec 11, 2010 4:09 PM
32	Again, ensuring appropriate inclusion of African American contributions to New Bern (not just slave history or Junkeneau) Of course there are the usual political issues to deal with as well. Not in my backyard etc. How to make good quality decisions that take in all factors, but allow things to move forward crisply. This process would be a good example.	Dec 11, 2010 4:44 PM
33	Over zealous people causing a back lash. i.e. Removing the trees in front of Tryon Palace...Reconstruction of Broad Street. Intentions may be good, but folks are still shaking their heads.	Dec 11, 2010 5:02 PM
34	blending growth and development. having money avalible to maintain historical points of interest	Dec 11, 2010 5:08 PM
35	long term planning	Dec 11, 2010 5:58 PM
36	The people in charge and making decisions. New Bern isn't what is important. It is the politics and money that win at the end of the day.	Dec 11, 2010 6:09 PM

6. What do you think are the biggest issues/challenges New Bern faces in terms

	Response Text	
37	Carrying it beyond the main downtown district. Need to clean up projects, and promote 5 Points area history and preservation. Riverside district also needs some work to make it more approachable.	Dec 11, 2010 6:18 PM
38	Cost of energy - old houses are expensive to heat and AC. The costs here are too high.	Dec 11, 2010 7:06 PM
39	Money.	Dec 11, 2010 8:44 PM
40	Gettting to serious on it's self. Take a good look at what other communities are doing that are working in eastern NC (Greenville, Washington, Wilmington and even out of state). They really need a parking deck in downtown if they want to keep people coming to it.	Dec 11, 2010 9:29 PM
41	Rolling back the land scares of the last 60+ years while connecting the city to future technology.	Dec 12, 2010 4:16 AM
42	How to grow and continue to be economically viable without losing the historic charm. That historic nature, or charm if you will, is our main attraction here in my opinion.	Dec 12, 2010 4:26 AM
43	I think there is a fine line between responsible preservation and being so restrictive that you inhibit growth and progress. Not all things are worth preserving..... and the rule need to favor those who want to preserve and improve.	Dec 12, 2010 5:47 AM
44	As merchants get "hungry" during this economy they may give in to the big guys coming in. Our small town charm is dependent on small town unique shops and restaurants. Keep the growth at a controlled pace.	Dec 12, 2010 10:31 AM
45	There have been big businesses that could have brought in an enormous amount of revenue that have avoided our down town district because of our unwillingness to compromise. Where would New York be if they set hieght restriction on there buildings?	Dec 12, 2010 1:24 PM
46	bringing businesses downtown	Dec 12, 2010 3:40 PM
47	Finding a realistic and economical solution to preserving and using the Union Station remains an enormous challenge, yet this property is a key component in the City's Riverstation plan. Also, while N.B. has several organizations concerned to some degree with hx. preservation, the main organization (N.B.Preservation Found.) seems to have lost much of its focus. This will probably impact the development of our newer hx. districts in the futhre.	Dec 12, 2010 5:12 PM
48	1. New Bern needs a clear vision of what kind of city it will be 10, 20, 30 years from now and that is not clear at this point in time. 2. Preservations efforts so far are good but there appears to be friction between historic downtown and historic residential district people. 3. Insurance issues and high costs may threaten further ownerships and renovations of historic homes. 4. Dealing with unpleasant events in the city's history and potential conflicts among people as the history is discussed, challenges and threatens full disclosure and preservation regardless of how good or unfortunate it was - such as homes lost and people's lives destroyed from the fire of 1922.	Dec 13, 2010 2:31 AM
49	push for condo type bldgs , loss of water front to devlopment and small town atmosphere, traffic	Dec 13, 2010 12:17 PM
50	dealing with the people who are not ale for one reason or another to take care of their Historic Homes. Dilapitated homes sitting next to newly renovated homes bring down the value.	Dec 13, 2010 1:01 PM
51	money	Dec 13, 2010 1:44 PM
52	Lack of understanding of preserving history	Dec 13, 2010 1:47 PM
53	There are a lot of historic homes that are sitting in dispair which need attention. Is the city doing anything to offer help to the owners?	Dec 13, 2010 2:48 PM

6. What do you think are the biggest issues/challenges New Bern faces in terms

	Response Text	
54	Parking in the downtown area. If you can't park, you can't spend any money.	Dec 13, 2010 2:48 PM
55	It is a hard pill to swallow, but there are some who would rather see more parking lots and shopping complexes built, and would like public money dedicated to that. I don't disagree, but I would rather see a monumental clean-up effort begun, retaining and preserving historic properties, while clearing out unattractive areas, making room for commercial property that retains an historical appearance. Expand the downtown, but not with more trashy strip malls.	Dec 13, 2010 3:19 PM
56	Development with out damaging character.	Dec 13, 2010 4:19 PM
57	Education of those who don't realize what they have in the way of history. What is important to one, is junk to others. A fierce marketing/education needs to take place, i. e. importance, tax advantage, etcc.	Dec 13, 2010 5:22 PM
58	Too few realize the importance of preserving the historical areas. BUT please respect the owners and the limits of their purses i.e. round vs square gutters, storm windows vs plexi-glass. We need to be vigilant of conserving energy in the these old homes. An issue on National Ave. the constant thiefs and concern about safety is because of the small mini-mart and the homeless shelter. Please find a way to move the shelter and to encourage those at the mini-mart to move. There is a constant, and I mean constant parade of people willing to steal and hurt going to and from the mini-mart and generally looking for drugs from vendors on the side streets. Stop it before an historical area is destroyed because of its ill-gained reputation. People of standing and who can afford these old homes will not purchase in our districts unless these districts are more protected from those I have identified.	Dec 13, 2010 6:50 PM
59	Keeping development at a pace that allows for proper road, water and sewer installation	Dec 13, 2010 10:13 PM
60	Having to guard against ever present "Developers" who would like to turn New Bern into another Myrtle Beach seeking personal gain and in essence "killing the golden goosed", destroying the very thing that made New Bern desirable in the first place..	Dec 17, 2010 9:49 PM
61	Balancing preservation with need to improve the financial health of the city. Commercial growth may be part of the answer for improving financial health.	Dec 17, 2010 10:56 PM
62	a weak board of aldermen and lack of leadership once development of the historic district is allowed it will be too late.	Dec 20, 2010 5:49 AM
63	Lack of planned development in the City as well as in Craven County.	Dec 24, 2010 7:56 PM
64	to have growth that blends in while preserving the old.Preserving our vista to see the waterfront is very important.	Jan 5, 2011 10:34 PM
65	Keeping the appearance as close to consistent as possible and still accommodating visitors and attracting business. Other towns have done it. The best example is small business signs and parking garages that you don't really notice, but people manage to find them.	Jan 10, 2011 4:46 PM
66	How to integrate new construction within our already existing Historic area	Jan 10, 2011 5:57 PM
67	inclusiveness ----- The whole New Bern.	Jan 10, 2011 6:39 PM
68	city letting building being torn down city letting buildings being build that are not in size and height to code	Jan 11, 2011 6:16 AM
69	Maintaining the balance of city growth with the city's historic History Museumcharacter.	Jan 11, 2011 9:11 PM
70	written history primary sources are scattered, with no single site willing to conserve , or accept, old documents.	Jan 12, 2011 3:05 PM
71	Regs should be very strict re maintaining facades, and supporting multiple historic areas	Jan 12, 2011 6:32 PM
72	Migration of Families	Jan 12, 2011 8:20 PM

6. What do you think are the biggest issues/challenges New Bern faces in terms

	Response Text	
73	meeting the demands of a contemp. society and TOURISM while keeping intact the charm that the tourists want to come to see	Jan 12, 2011 8:58 PM
74	strong city govt support, funding, getting developers on board	Jan 12, 2011 9:05 PM
75	The tricky part of New Bern is yes, it is historic, but it is also a town and being a town, certain pragmatic issues--new business, development--are always going to weigh in. New Bern's challenge is to continue to grow and thrive without further compromising its historic cityscape and buildings--I think what happened on the riverfront with the convention center, the Sheraton and Comfort Inn and, to a degree, with the condos on the Trent (although they turned out better than I thought they would) is a real issue--we lost the historic riverfront. And I hate to say it, but to a degree, Barbour Boatworks loss is part of this as well; it'll be up to the NCHC to mitigate the loss, and I imagine they'll do it.	Jan 13, 2011 5:41 PM
76	County taxation. Narrow interpolation of period architectur, deco being one that exists. Harbor towns not represented either. The French quarter in NewOrline or underground Atlanta should have similarities here.	Jan 16, 2011 3:35 AM
77	Maintaining our Eastern NC Southern Mystique, Staying true to what we are and who we are. This is what brings the tourist here. The property at the end of Broad street to the left of the round about is in danger of being developed should the Shriners sell it. The city of NB needs to start planning now to reclaim that for public park site- never to be built on. This would protect the large open view of the Neuse River that is so much a critical part of New Bern. We are loosing this and it is always to new structures that are not always well designed. Just look at what is on the Trent. The citizens of NB hate it. It is our shame and a terrible eyesore that should never have happened. That rules are in place to protect the historic districts and that they are enforced. We neede to be aware of height rules especially in the historic core downtown and mainly the waterfront. Nothing taller than the clock face on the city hall building. Nothing "newly" build should be allowed to block this view. Should be a 100 ft set back of anything on the waterfront in the city limits. and no taller than 3 stories. The height (Number of stories) could be higher the further inland one goes away from the rivers. I mile -2 miles etc so that out at the mall one could have 7 and 9 story buildings but never in the historic districts. Also need to be very carefull of INFILL The style and use of the building materials of the buildings need to blend in and not take away from the look and feel of the neighborhood. Need to be sensitive to the needs of the neighborhoods as to the type of businesses, shops resturants, parks, parking, sidewalks, playgrounds that are needed. Plans for set back and space for large trees. Avenues of tree lined streets This is what NB was noted for in the 1800's Even the yankee soldiers wrote home telling their families how lovely New Bern was.- the Athens of the South. ---This is what we need to reclaim!	Jan 20, 2011 2:54 AM

New Bern Preservation Plan #1

SurveyMonkey

On a scale of 1 to 10 (1 being poor, 10 being fantastic), how would you rate the level of preservation success your community has achieved?

	Response Percent	Response Count
1	1.2%	1
2	0.0%	0
3	8.5%	7
4	3.7%	3
5	6.1%	5
6	14.6%	12
7	11.0%	9
8	**36.6%**	**30**
9	13.4%	11
10	4.9%	4
	answered question	**82**
	skipped question	**1**

New Bern Preservation Plan #1

SurveyMonkey

6. Are there negative perceptions about preservation in the community?

	Response Percent	Response Count
yes	**84.2%**	**64**
no	15.8%	12
	answered question	**76**
	skipped question	**7**

If so, what are they?

	Response Count
	66
answered question	**66**
skipped question	**17**

9. If so, what are they?

	Response Text	
1	The view of both "CAVE" people Citizens against virtually everything) as well as the person who has no respect for historic areas. It is the extreems of our communities (less than 1%) that have the loudest voices that tend to disrupt good growth.	Dec 9, 2010 1:02 PM
2	Some property owners see things like historic guidelines as intrusive and do not agree with the whole concept of historic preservation.	Dec 9, 2010 3:17 PM
3	Some (many?) believe newer is better and that old structures should be replaced. Some believe preservation ordinances are too restrictive ("I don't want somebody telling me what I can't do").	Dec 9, 2010 8:52 PM
4	That preservation inhibits economic development. When taken to 'extremes' I sometimes agree with this viewpoint, but it is fundamentally a misconception.	Dec 10, 2010 11:58 AM
5	perception of personal freedoms	Dec 10, 2010 2:43 PM
6	property owners hate a government that limits what they want to do with their own property. And there are run down buildings in downtown NB that can not be sold or renovated due to the astronomical cost of bringing the dump up to code.. They are an eyesore and blight on the planners and government in NB. Those buildings need to be razed and new safe, sprinkler type buildings erected. Im sick of the back alley deals skirting the law, to make a restaurant out of a dilapidated old unsafe building.	Dec 10, 2010 2:44 PM
7	Intrusive historic preservation commitee. Tasteful modern improvements should be allowed and encourged to protect the value of a homeowner's investment.	Dec 10, 2010 4:46 PM
8	Nicknames "Hysterical" Society reflect a few misguided fanatics who are not able to encourage community good will.	Dec 10, 2010 9:51 PM
9	People don't like being told what they can/can't do to their buildings. HPC is sometimes viewed as inconsistent in their findings and often portrayed as the "historic police".	Dec 10, 2010 9:55 PM
10	Not safe because the projects are downtown	Dec 10, 2010 9:55 PM
11	the "hysterical society"--they won't let you do things to your house--its old and inefficient why not replace it	Dec 10, 2010 9:56 PM
12	Sometimes binds people on what they can do to their property.	Dec 10, 2010 10:07 PM
13	there are a lot of misconceptions about what changes can be made to historical buildings and who oversees those changes, and/or makes the rules	Dec 10, 2010 10:09 PM

9. If so, what are they?

	Response Text	
14	Too much control by groups	Dec 10, 2010 10:46 PM
15	Same old, same old property-rights issues. Preservation education can help residents understand that our architectural history is important	Dec 10, 2010 11:09 PM
16	don't know	Dec 11, 2010 12:33 AM
17	Old people who moved here and are trying to change or preserve things that are not real	Dec 11, 2010 12:58 AM
18	The adherence to the strictest design that people cannot afford the materials to do a renovation. Especially downtown. I live in one of the four historic districts that isn't so strict and the people that live there aren't in the Fortune 500, but keep their homes up and energy efficient. (new windows, doors, etc)	Dec 11, 2010 2:59 AM
19	hostile HPC board	Dec 11, 2010 10:34 AM
20	Short-sightedness. Many citizens are quick to complain about funding, and about lost business, during construction projects, and the like. They are the same ones that speak with pride once the project is complete. Middle Street, Craven Street, Broad Street, Union Point, to name a few.	Dec 11, 2010 1:52 PM
21	We perserve a little too much. The city should invite more businesses of all types to all areas.	Dec 11, 2010 1:53 PM
22	Too many people imosting their will on others. I deliberately did not buy inside New Bern when I returned to the area - primarily because of the added expense and reduced freedom of any area I chose becoming part of a future Historical District.	Dec 11, 2010 2:47 PM
23	Some folks feel it is too constricting, relative to exterior improvements in the area of energy conservation (energy efficient replacement windows, etc.)	Dec 11, 2010 2:48 PM
24	As a newcomer, I have heard many stories about the infighting of various organizations and factions which all want there own way, usually for monetary gain. There are also stories of historic buildings being allowed to burn down while, the fire department stood and watched, that sort of thing. GREED.	Dec 11, 2010 3:53 PM
25	The interference of "authority" on people's lives in a negative manner	Dec 11, 2010 3:59 PM
26	as stated before, people coming here to impose their views which come from a different lifestyle--which in many cases is what they came here to get away from in the beginning. also some feel the Preservation Police go to far with their rules and this hampers economic development.	Dec 11, 2010 4:09 PM
27	Some may have a fear that preservation efforts will raise their taxes or make it unaffordable to live near downtown etc.	Dec 11, 2010 4:44 PM
28	Sometimes it appears that the interest in preservation outweighs common sense. Money has been spent needlessly on the reconstruction of broad street and removing the trees from the front of Tryon Palace.	Dec 11, 2010 5:02 PM
29	some feel the preservation gets in the way of progress	Dec 11, 2010 5:08 PM
30	You can paint your house whatever color of the rainbow, but you have to ask permission to change your mailbox or light fixture just to get rejected.	Dec 11, 2010 6:09 PM
31	Many in the community feel they are excluded from the planning. Also, they do not realize the benefits that they receive, or could receive, by adding their neighborhood it the clean-up and preservation. Too many projects discussed in media that never come to pass. (Railroad Station, Queen Street, Riverwalk extension to Lawson's Creek, etc.)	Dec 11, 2010 6:18 PM
32	The approval "process" is not as fluid as it should be. It is labor intensive and too time consuming. NB should look to other communities to improve.	Dec 11, 2010 7:06 PM
33	Some people don't care about preservation and would bulldoze anything to put in a new mall or housing developement. Those people don't belong here.	Dec 11, 2010 8:44 PM
34	Over doing it and getting too politically correct. Be real.	Dec 11, 2010 9:29 PM

9. If so, what are they?

	Response Text	
35	I think we are a bit inflexible ,given economic realitiy, when governing home owner renovations.	Dec 12, 2010 4:16 AM
36	Inability to use modern building materials that immitate older materials.	Dec 12, 2010 4:26 AM
37	I believe that a small group of activists can impede real open discussion and decisions that benefit the city as a whole.	Dec 12, 2010 5:47 AM
38	Trees, parking, everyone wants Sky Sail to succeed and be a vibrant contributor to downtown. Now that it is here we can't make it go away so we need to embrace what would be the best use for it. Assisted living has come up several times. We do not need this to be an albatross in downtown New Bern. We need to get behind it's future.	Dec 12, 2010 10:31 AM
39	There is nothing wrong with preserving our history and we should strive to do so. It seems our problem is preservation has slowed our city's growth to practically nothing in those areas.	Dec 12, 2010 1:24 PM
40	cleaning up some of the less desirable neighborhoods	Dec 12, 2010 3:40 PM
41	As other cities have experienced, N.B. has affordability/gentrification issues, but there are some exceptions (e.g. on Pollock and Queen Streets). And there is confusion in the general population about what the several hx./preservation groups do and why N.B. has so many.	Dec 12, 2010 5:12 PM
42	That only the wealthy areas are worth preserving. I think it is a valid perception.	Dec 13, 2010 12:40 AM
43	Many people do not realize that saving something that is old does not hinder moving forward. They may not understand or see the beauty in past buildings or structures as worth saving. If people hold on to past, negative attitudes and link them to building structures, then you will have problems. People also may be hurt if structures, they once cherished were demolished while other structures in differet parts of town were preserved.	Dec 13, 2010 2:31 AM
44	only from those who dont want to pay the cost to maintain historic structures	Dec 13, 2010 12:17 PM
45	There are always negative perceptions when people dont have control of their own property. Unenforceable rules like the $50 a day fine which is a joke and everyone knows it. it would be nice to actually be able to have a plan to turn over the homes that can not be cared for.	Dec 13, 2010 1:01 PM
46	preservation sometimes stops growth in New Bern	Dec 13, 2010 1:44 PM
47	customer service length of process lack of understanding about the process what does it really matter	Dec 13, 2010 1:47 PM
48	Some folks are against any change, while others recognize change comes. That change can take place and still keep the charm of the city. Set guidelines for the growth and have those guidelines within the feel of the historic air of the city.	Dec 13, 2010 2:48 PM
49	Again, people who have lived here all of there life probably overlook what a newcomer sees. Many would rather see a bigger Wal-Mart, or access to consumer America. Again, that is favorable, but not at the expense of preservation and downtown improvement. New Bern has far too many trashy areas where businesses (and homes) have come and gone. A continued/concerted effort must be made to preserve what is GOOD and what is WORKING in New Bern. If we cannot continue what is a "good start", the money (personal investments) will leave and go to a place that is committed to re-building the charm that once was the great American Southern Town.	Dec 13, 2010 3:19 PM
50	The average individual believes preservation is expensive and is not willing to share in the cost.	Dec 13, 2010 4:19 PM
51	That if you are "historic" you can't control your property. Historic is seen as a negative, rather than positive.	Dec 13, 2010 5:22 PM

9. If so, what are they?

	Response Text	
52	Rumors are that the perservation committee will not sometimes listen to owners about their financial limits I.e. gutters/windows.	Dec 13, 2010 6:50 PM
53	Developers, when required to dismiss plans to build high rises and buildings that are not in keeping with the current building designs most certainly have a negative perception of preservation..	Dec 17, 2010 9:49 PM
54	Preservation is an elitist activity. Olny benefits those who have the financial resources to buy and restore certain properties.	Dec 17, 2010 10:56 PM
55	people do not understand what each of the preservations do and fear they will be forced to follow guidelines when restoring their houses	Dec 20, 2010 5:49 AM
56	Government telling people what they can do with their property	Dec 24, 2010 7:56 PM
57	some see preservationists as obstructionists	Jan 5, 2011 10:34 PM
58	Perception is that preservation is tough here. The general public doesn't stop to think that being tough up front will pay them back in the future.	Jan 10, 2011 4:46 PM
59	That preservation stops growth and development	Jan 10, 2011 5:57 PM
60	Certain people do not have anything worth preserving.	Jan 10, 2011 6:39 PM
61	some have no interest in it some have on idea what is going on with the preservation committee and what they let happen to building the historic district	Jan 11, 2011 6:16 AM
62	Some individuals enjoy the results that the preservationists have accomplished but are not willing to put forth the time and effort it takes to achieve these results.	Jan 11, 2011 9:11 PM
63	elitisim (can't be helped) (only those with $ for such can attempt preservation)	Jan 12, 2011 8:58 PM
64	some, mostly from those who do not live "downtown" or "riverside"	Jan 12, 2011 9:05 PM
65	To limited in scope on what is acceptable	Jan 16, 2011 3:35 AM
66	people are afraid they cannot afford to repair and maintain their homes because of the HPC rules. The rules would prevent them from being able to renovate as they would like. City fathers and governament do not always seem to appreciate the economic empact historic homes have to the tourist economy . They provide the charm that brings the tourist here and many of these tourist choose to stay and never leave because of the charm and the friendly natives.	Jan 20, 2011 2:54 AM

What historic and/or cultural resources do you value most?	
	Response Count
	75
answered question	75
skipped question	8

10. What historic and/or cultural resources do you value most?

	Response Text	
1	Our contributing structures and common areas in the historic districts.	Dec 9, 2010 1:02 PM
2	The historic fabric of the city's older sections; maintaining the small town character.	Dec 9, 2010 3:17 PM
3	Tryon Palace Downtown commercial district	Dec 9, 2010 8:52 PM
4	What I listed in question 1	Dec 9, 2010 11:43 PM
5	The new Tryon Palace History Center is a wonderful resource (tickets are too expensive.....) We have a number of lovely parks (not necessarily historic or cultural but they are important). I am white but our highlighting of African American history (including recent efforts around the Great Fire) have been fantastic. I have attended a number of these events and they have greatly increased my appreciation of our history. I suspect we have further not-fully-explored history in our city as well. For example, we have a synogogue and a Jewish cemetery -- these bespeak a community. Our BB&T bulding downtown essentially replicates the original Bank of New Bern on a different site. We may be able to echo other historic aspects of our city without adhering to the strictest preservation standards. OK, I'm rambling now -- time to stop.	Dec 10, 2010 11:58 AM
6	downtown buildings and waterfront	Dec 10, 2010 12:06 PM
7	Arts Theater Historical homes	Dec 10, 2010 2:43 PM
8	If it was valuable, it would be vital. There is no reason to not look ahead, to resist change, to stifle the imagination, to tell people what not to do with their property.	Dec 10, 2010 2:44 PM
9	None. Attracting mordern national brands to this town is needed. Morehead City is quickly surpassing New Bern as the most attractive area to shop and recreate.	Dec 10, 2010 4:46 PM
10	Homes	Dec 10, 2010 9:51 PM
11	Revolutionary war related resources up to the civil war periods	Dec 10, 2010 9:55 PM
12	the homes and the street patterns	Dec 10, 2010 9:56 PM
13	The rich Christain heritage of the people.	Dec 10, 2010 10:07 PM
14	The history of this town, the buildings, and the waterfront	Dec 10, 2010 10:09 PM
15	the charm, the old homes and downtown shops and the peacefulness providided by the rivers.	Dec 10, 2010 10:35 PM

10. What historic and/or cultural resources do you value most?

	Response Text	
16	Historical architecture, restored landscaping and gardens, vast support of all the arts.	Dec 10, 2010 11:09 PM
17	Union Point, Tryon Palace, NC History Center, ADA MAE, old buildings, brick streets/walks	Dec 11, 2010 12:33 AM
18	Maintaining a downtown area that is historic and accessible.	Dec 11, 2010 12:48 AM
19	The entire area.	Dec 11, 2010 12:55 AM
20	George St	Dec 11, 2010 12:58 AM
21	The houses were better built back then.	Dec 11, 2010 2:59 AM
22	Palace, Bank of Arts	Dec 11, 2010 10:34 AM
23	The downtown business area, the downtown residential area, the cemeteries, the black community, Tryon Palace and Gardens.	Dec 11, 2010 1:52 PM
24	Tryon Palace, Masonic Theater, and a few downtown buildings.	Dec 11, 2010 1:53 PM
25	Churches, forested land.	Dec 11, 2010 2:47 PM
26	Tryon Palace; History Center; Bank of the Arts; all artistic activites; beauty of the Historic Districts and the efforts by owners to maintain this beauty.	Dec 11, 2010 2:48 PM
27	Bank of the Arts	Dec 11, 2010 3:11 PM
28	I value an integration of historic, neighborhood, and cultural/artistic resources, with conversation and cooperation between them. I don't see that here. I see a lot of back-biting, back-stabbing, people and organizations, of whom 3 out of four don't talk to each other. It's one of the most personally unpleasant places I've ever lived. I feel sure however, if I were a corporate retiree from the North it would seem like heaven.	Dec 11, 2010 3:53 PM
29	The parks and such things as Tryon Palace	Dec 11, 2010 3:59 PM
30	Tryon Palace, the unsung history of the 5 Points area, Christ Church and other churches, the history of the sea faring activities.	Dec 11, 2010 4:09 PM
31	New History Education center is nice. I happen to think Skysail is a lovely addition to downtown. Also appreciate the waterfront and nearby boat launches and marina. The hotels and convention center are also very nice. More restaurants would be welcome.	Dec 11, 2010 4:44 PM
32	Historic homes, businesses and the waterfront.	Dec 11, 2010 5:02 PM
33	the homes and the general history in the city,	Dec 11, 2010 5:08 PM
34	the water front	Dec 11, 2010 5:58 PM
35	A thriving downtown	Dec 11, 2010 6:09 PM
36	Tryon Palace and History Center. The Disosway Library, The homes that have not been extensively updated and moved several times. Need to change the Trolley Tour. Stop discussing where it Was, and just discuss where it Is - the current tour leads to much confusion and many feel detracts from, not adds to New Bern history.	Dec 11, 2010 6:18 PM
37	Downtown walking areas. The river. Old homes	Dec 11, 2010 7:06 PM
38	Southern culture and language.	Dec 11, 2010 8:44 PM
39	The Library even though it has an awful location right in a resdiential area.	Dec 11, 2010 9:29 PM
40	The churches &their bells. City hall. (can we get the sat. Dish off the roof?) The clear sight to water at the end of each street.	Dec 12, 2010 4:16 AM
41	Downtown, Tryon Palace.	Dec 12, 2010 4:26 AM

10. What historic and/or cultural resources do you value most?

	Response Text	
42	I love the character of downtown New Bern. I value Tryon Palace and the History center for what they bring to our city. I value the organizations that promote the arts and believe we really need a performing arts center that will serve a variety of groups.	Dec 12, 2010 5:47 AM
43	Our natural resources first, preservation of our water and trees. Our skyline second. Tryon Palace and our architecture especially our Clock Tower.	Dec 12, 2010 10:31 AM
44	history center, civic theatre, tryon Palace	Dec 12, 2010 3:40 PM
45	The smaller hx. homes, primarily those of the trades people or of those employed by industries. The large, older trees that line some of our streets. The number of historical programs/events offered to the public throughout the year	Dec 12, 2010 5:12 PM
46	The increase in the arts and despite all the outcry for new stores, the simple way of life here. We do not want to be another city with mega malls. I would rther drive 30 minutes away than have all of the issues that more stores, unless they are small and locally owned can bring	Dec 13, 2010 12:40 AM
47	The waterfront views and open public spaces where current celebrations and/or recreations of historic events are extremely valuable. Also, preservation of historic, southern homes and gardens and the European inspired homes, such as in the ghent district, must be preserved. The old train depot area with views and access to the water is a very valuable area to be developed, restored and preserved.	Dec 13, 2010 2:31 AM
48	southern hospitality, social ability to stop and talk i the streets, shops everyone knowing each other. The amercian history of the palace and other sites - battle sites etc	Dec 13, 2010 12:17 PM
49	Tryon Palace Broad Street JT Barber Elementary School Grover C. Fields Middle School Waterfront	Dec 13, 2010 1:47 PM
50	The waterfront. The beautiful older homes. Tree lined streets.	Dec 13, 2010 2:48 PM
51	The maritime history of New Bern should be exposed.	Dec 13, 2010 2:48 PM
52	I am extremely please with the Palace, and the new Center. But I am even more pleased with those who volunteer their time - or financially contribute - to attract tourists. These people are in love with New Bern's history, and play a big part in bringing New Bern's real income through tourism.	Dec 13, 2010 3:19 PM
53	All are invaluable!	Dec 13, 2010 4:19 PM
54	Value all, however am concerned with the Great Fire of 1922,(completing) Greenwood Cemetery, homes of prominent Blacks that are not viewed as historic - Dryborough - the first settlement after the Great Fire is of concern. Why are these not "Historic"	Dec 13, 2010 5:22 PM
55	The Riverside Association and the newsletters informing residents of current issues.....alerts on thiefs.	Dec 13, 2010 6:50 PM
56	Tryon Palace and downtown	Dec 13, 2010 10:13 PM
57	The availability of Craven Community College for educational enrichment, educational advancement and entertainment.	Dec 17, 2010 9:49 PM
58	African american and native american contributions to the development and growth of the city/area.	Dec 17, 2010 10:56 PM
59	our precious churches, restored houses and skyline.	Dec 20, 2010 5:49 AM
60	Downtown district, Tryon Palace, Civic Theater. Civil War Batatlefield.	Dec 24, 2010 7:56 PM
61	our buildings and history as the colonial capital of N.C.and the resources of the river, forest, and wildlife around us.	Jan 5, 2011 10:34 PM

10. What historic and/or cultural resources do you value most?

	Response Text	
62	Buildings in general, New Bern Academy for a quick overview of New Bern's History (something those who really didn't want to get into history too much) and Tryon Palace and the history education center for in depth picture.	Jan 10, 2011 4:46 PM
63	Palace, Preservation Foundation, PLAT and the many volunteers that have worked to preserve and protect our historic resources	Jan 10, 2011 5:57 PM
64	Neighborhoods--history (homes, churches, shops, people) Should we just let history die, and bring on the new?	Jan 10, 2011 6:39 PM
65	buildings and land use	Jan 11, 2011 6:16 AM
66	The history and archetecture of the commercial and residential buildings msut be preserved. IN New Bern, many groups work on the varied aspects needded to maintain this history. All these groups are a tremendous cultural resource to our town.	Jan 11, 2011 9:11 PM
67	Historic buildings	Jan 12, 2011 3:05 PM
68	Palace and new history center, churches	Jan 12, 2011 6:32 PM
69	Tryon Palace	Jan 12, 2011 8:20 PM
70	research, knowledge preservation of examples--not nec every structure	Jan 12, 2011 8:58 PM
71	all the restored historic houses and the Tryon Palace complex	Jan 12, 2011 9:05 PM
72	African American History	Jan 13, 2011 2:36 AM
73	I value the sense of place wherever it's present in the downtown commercial district, and in the in-town suburbs of Ghent and Riverside. I value walking along the Neuse River in the riverfront neighborhoods. I value what Tryon Palace is trying to do, in terms of continuing to maintain and use the historic buildings it owns.	Jan 13, 2011 5:41 PM
74	Square dancing, horse back riding, Indian brave skills - archery, canoeing,etc. The library.	Jan 16, 2011 3:35 AM
75	The historic downtown district, Our historic Churches,Tryon palace,Attmore Oliver House, Firemans museum, gardens and maintained public parks all over the town. Kellenburger room at the Library. The arts that are such an important part of our town happenings.	Jan 20, 2011 2:54 AM

What would you like this plan to accomplish?

	Response Count
	74
answered question	**74**
skipped question	**9**

11. What would you like this plan to accomplish?

	Response Text	
1	To allow for compimentary development to our historic districts.	Dec 9, 2010 1:02 PM
2	Provide a path and some guidelines for managing in-fill and new development in and around the historic areas; provide some processes to follow to get there	Dec 9, 2010 3:17 PM
3	Educate residents to the economic benefits to the city and to them (individually). Expand the number of historic areas or size of existing areas.	Dec 9, 2010 8:52 PM
4	Preserve/renovate the old buildings, continue pushing New Bern's identity as the original capitol of North Carolina and the history of the area	Dec 9, 2010 11:43 PM
5	A strong commitment to preservation that includes green technology and a plan the fully incorporates the rich history of African Americans in New Bern. We have a deep respect for history in New Bern -- there is no reason we cannot lead in the area of preservation of black history among smaller cities in NC.	Dec 10, 2010 11:58 AM
6	get rid of welfare housing downtown	Dec 10, 2010 12:06 PM
7	Incorporate youth	Dec 10, 2010 2:43 PM
8	This plan should back away from this plan and find something useful. The plan should allow for a free market economy, Just like the one that created New Bern	Dec 10, 2010 2:44 PM
9	Clean up the down town area! The Days Hotel, Five Points and the housing projects are a brick around the neck of a drowning city.	Dec 10, 2010 4:46 PM
10	Strike a balance between the look and feel of the neighborhoods and livability of the area	Dec 10, 2010 9:51 PM
11	Foster a better public awareness of what preservation means and why it's important while addressing and accommodating the needs of property owners in a more cooperative way.	Dec 10, 2010 9:55 PM
12	Better design plans for the existing areas such as the projects and substandard housing being allowed to continue in the same manner that it has been.	Dec 10, 2010 9:55 PM
13	set a vision and provide guidance to citizens, elected officals and builders	Dec 10, 2010 9:56 PM
14	The roots of why these people came here for-to be able to live their Christian faith.	Dec 10, 2010 10:07 PM

11. What would you like this plan to accomplish?

	Response Text	
15	I would like to see the downtown grow and take advantage of our waterfront. Visitors seem dissapointed that we don't have more waterfront restaurants and walkways. I would also like to see downtown property owners have some assistance in preserving their houses and buildings. It is very costly and owners who do renovations are investing in downtown. They should receive a tax credit or be able to apply for a grant or recieve some kind of assistance to maintain their properties. Property sales are down, and home buyers are not interested in downtown properties because of the expense involved of maintaining a historic building.	Dec 10, 2010 10:09 PM
16	No more big new construction,,,that takes away from the charm and uniqueness. It is that simple !	Dec 10, 2010 10:35 PM
17	Preserve our historic assets. Providing an area for "high rise" development would take the pressure for "big box" buildings off the downtown historic district.	Dec 10, 2010 11:09 PM
18	Encourage building/home owners to keep historic buildings in good shape.	Dec 11, 2010 12:33 AM
19	Maintain historic town center.	Dec 11, 2010 12:48 AM
20	Get the railroad station saved into something appropriate and the waterfront into a park. For too many years it's sat there waiting for inspiration.	Dec 11, 2010 12:55 AM
21	Preserve things that are real a let the rest go, if peopl can not get in to see it then it is not worth it.	Dec 11, 2010 12:58 AM
22	No more commercial development on Trent Road. No more low income cluster housing within the city limits. My neighborhood (historic) is now surrounded by 3 of them. Bad idea to build a housing project on Trent Road.	Dec 11, 2010 2:59 AM
23	set goals	Dec 11, 2010 10:34 AM
24	We need to encourage growth to a point where the city's infrastructure is properly sustained, and at the same time, our security needs to be maintained at an adequate level. It is a balance for sure, but necessary to ensure our "quality of life". To do this we need additional revenue, and the best way to increase revenue is to continue our endeavors to establish the city of New Bern, as a destination point for visitors/vacationers. As the tourism people say: "we need "heads on beds" in our hotels and B&B's."	Dec 11, 2010 1:52 PM
25	pick a few items to protect and promote business for all the rest of the areas.	Dec 11, 2010 1:53 PM
26	I would like for this plan to have a proper balance between liberty of the citizens and the desire of a minority (some of which use Historic as their primary means of making money), to impose their will on others.	Dec 11, 2010 2:47 PM
27	Provide more resources for continued upkeep and expansion of HIstoric structures in New Bern.	Dec 11, 2010 2:48 PM
28	emphasize even more the aesthetic/historical importance of New Bern and restrict downtown architecture that runs counter to it	Dec 11, 2010 3:11 PM
29	You would not be involved, I don't think in the problems that I see above. I have also been told, however, that the Historic Preservation Society, which used to be very active in saving buildings, does very little anymore. I don't know how your program would integrate with that.	Dec 11, 2010 3:53 PM
30	Preservation of the good, demolition of the "junk". Minimize interference of government on our lives.	Dec 11, 2010 3:59 PM
31	to incorporate all of New Bern to upgrade and make more presentable certain areas of our town.	Dec 11, 2010 4:09 PM
32	Become a good foundation plan for the future and a guidepost to those who follow in our footsteps. Something to point to when folks say "what's the plan".	Dec 11, 2010 4:44 PM
33	Keep New Bern a simply beautiful town. Don't overdo it.	Dec 11, 2010 5:02 PM
34	to perserve our historic integraty with allowing growth	Dec 11, 2010 5:08 PM

11. What would you like this plan to accomplish?

	Response Text	
35	Keep the bridge open! I'm sorry someone made a terrible decision in complicating the new bridge, shutting down Broad and Pollock at the same time and almost suffocating the life out of downtown. But enough is enough. Make downtown accessible and desirable. A real destination spot in New Bern	Dec 11, 2010 6:09 PM
36	A growing awareness and pride in our community. Progress using our past to promote our present and future. An appreciation of what we have, and do contribute to North Carolina as a whole.	Dec 11, 2010 6:18 PM
37	To move forward with preservation/revitalization without stifling progress. And to make New Bern a place youg, professional people would like to live.	Dec 11, 2010 8:44 PM
38	Build a few TALLER buildings and not in downtown. Make New Bern expand/. FYI: I was born in New Bern moved away to NJ/NYC and returned 30 years ago.	Dec 11, 2010 9:29 PM
39	Maintain growth while focusing on technology in planing and preservation of our history and historic structures.	Dec 12, 2010 4:16 AM
40	Grow New Bern as a charming, historic, tourist attraction and an economic engine worthy of making home residents, potential residents, and businesses.	Dec 12, 2010 4:26 AM
41	Considered preservation and growth without being controlled by a few with limited vision.	Dec 12, 2010 5:47 AM
42	To make New Bern unique by preserving its natural history. More intergration with area Realtors so we can help guide what happens with the real estate we sell, especially downtown. Realtors have a huge influence over what happens after the sale as they are always asking us "What does New Bern NEED?"	Dec 12, 2010 10:31 AM
43	I dont know what this "plan" is...	Dec 12, 2010 1:24 PM
44	refurbish the theatre	Dec 12, 2010 3:40 PM
45	Help elected officials and community leaders to remain aware of the importance of our historic resources to the growth and progress of the City and County.	Dec 12, 2010 5:12 PM
46	The plan should present a crystal clear vision of New Bern now and for the future and blueprint of how to achieve the vision - what kind of city it is (tourist destination, bedroom community, hi-style urban living, southern comfort-easy living, etc), how it should look, what it cherishes, and how to drive the future in the direction it wants. It should contain goals, objectives, buy-in endorsements from all major stake holders and links to all city functional areas that need to address aspects of the plan. Preservation guidelines for houses, neighborhoods business structures and for preservating the lifestyle of the citizens must be clearly identified and/or linked to acceptable existing information. The plan should have timelines for designing detailed implementation plans. Any obstacles or constraints to completing the vision should be identified so that options and/or alternatives may be explored in a timely, responsible manner.	Dec 13, 2010 2:31 AM
47	preserve what makes NB - NB - its small town feel and human scaled bldgs - not large cold condos ltd to just a few - but areas for everyone to feel comfortable.	Dec 13, 2010 12:17 PM
48	Again- consistancy with all policies concerning care of homes. Having a plan that gives someone the opportunity to have their house fixed up or they have to go so that someone else can do it.	Dec 13, 2010 1:01 PM
49	parking in downtown. If there is no where to park or its hard to find parking, then we will not have tourest to come back nor will they recommend to the friends to come see us.	Dec 13, 2010 1:44 PM
50	A preservation plan for all of New Bern Seek out places fo historic value and what makes it valuable to our community; educational component	Dec 13, 2010 1:47 PM
51	Restoration and protection of the historic area and the waterfront, which is the true charm of this city.	Dec 13, 2010 2:48 PM

11. What would you like this plan to accomplish?

	Response Text	
52	I would like for New Bern to become a haven for boaters traveling up and down the coast.	Dec 13, 2010 2:48 PM
53	Continuation through a disciplined and fully committed effort. We are on the threshold of becoming a better city, but we should set our site on becoming a great city. That only comes through people working together and understanding New Bern's most valuable commodity. We are not on the beaten path, so we better make it so people beat down the doors to get here!	Dec 13, 2010 3:19 PM
54	Maintain the old and blend with the new.	Dec 13, 2010 4:19 PM
55	Specific plans to include historic people, places and things regardless - Include Diversity	Dec 13, 2010 5:22 PM
56	To reevaluate where they place vendors such as the homeless shelter. That was a critical, critical, crtical mistake for the residents of Riverside. Owners must be more vigilant about who they rent to...please not drug suppliers and yes they are all over Blades and all the way past Riverside Hardware. Please be vigilant of renters and acctivities on their properites. This endangers every single person and especially on National Avenue. Being mugged any day or night of the week is very, very possible and more likely there then in the downtown historical area.	Dec 13, 2010 6:50 PM
57	Preserve the city's identity and pay attention to the poorer neighborhood and give priority to redevelopment of such areas.	Dec 13, 2010 10:13 PM
58	If possible to establish rules/laws that establish solid boundaries to protect New Bern from the constant onslaught of development which would take away from the very heart of this small town.	Dec 17, 2010 9:49 PM
59	Hopeful for a broad focus policy/plan the outlines how the citycan continue to protect and add to its layers of history for new generations. Ensure housing affordability. Ensure responsibility for the city's environment, both built and natural.	Dec 17, 2010 10:56 PM
60	development in keeping with it's surroundings. compliance with existing rules on keeping us free of inappropriate development (sky sale example)	Dec 20, 2010 5:49 AM
61	Engaage the City and County population in understanding the econopmic value of Hirstoric Preservation.	Dec 24, 2010 7:56 PM
62	limit the number of boat docks, and preserve some of the natural land around us.also not to build and display very modern high buildings. One example is Broad St. Nice but way to modern.	Jan 5, 2011 10:34 PM
63	Continue along the same path while making growth possible. That must include a parking garage. The mall has finally improved which will present a challenge for downtown merchants. We do not need closed shops in downtown.	Jan 10, 2011 4:46 PM
64	better guidelines on how to mesh new development and growth within our Historic District without compromising the integrity of our Historic framework	Jan 10, 2011 5:57 PM
65	Education, beautification and inclusiveness of the city.	Jan 10, 2011 6:39 PM
66	create a plan where our building and land will not be used for inappropriate purposes building be kept within the present code new buildings be approprate in height and scale	Jan 11, 2011 6:16 AM
67	I would like to see more residents educated in our history and would like to see additional areas more involved as "Historic Areas".	Jan 11, 2011 9:11 PM
68	Cultural Identity	Jan 12, 2011 8:20 PM
69	see #4	Jan 12, 2011 8:58 PM
70	strengthent he guidelines for historic preservation and education of the public	Jan 12, 2011 9:05 PM
71	Talking about it thur the town, markers so people can read the importants places, people and things.	Jan 13, 2011 2:36 AM

11. What would you like this plan to accomplish?

	Response Text	
72	I'd like this plan to accomplish further sensitivity to New Bern's architectural and historic resources amongst longtime residents--and education and enlightenment to the newcomers, who might not understand what this town is, other than that it's pretty and on the river.	Jan 13, 2011 5:41 PM
73	Provide a traffic grid with one way steets, pedestrian access, a livery stable with city generated revenue they can use to lower taxes. Ok, like an epcot center.	Jan 16, 2011 3:35 AM
74	Provide a coming together of all of the historic districts so that they flow together connected by open public parks of different sorts. strive to keep the Eastern NC feel to our town. Open grassy ares and LARGE SHADE TREES--- THIS IS THE SOUTH. We do not want an urban look in the landscaping. bring in some new TALENT- we are tired of the allison plat look.	Jan 20, 2011 2:54 AM

New Bern Preservation Plan #1

SurveyMonkey

Are you a New Bern resident?

	Response Percent	Response Count
yes	**83.1%**	**69**
no	16.9%	14
	answered question	**83**
	skipped question	**0**

New Bern Preservation Plan #1

SurveyMonkey

Do you own property in New Bern?

	Response Percent	Response Count
yes	**81.9%**	**68**
no	18.1%	15
	answered question	**83**
	skipped question	**0**

Mapping Exercise

During the public meeting on December 9, 2010 large scale maps of the city as a whole and all the National Register districts were prepared. Participants were asked to note directly on the maps areas, sites, or properties of specific concern. The pages that follow contain direct transcripts of the map notations.

City of New Bern
Map Comments

Urban design plan calls for destroying and rebuilding much of Duffyfield, parts should be preserved, rows of shot gun houses are charming

Character—important where the homes are nestled along tree lined streets

Infill should preserve character, height, etc

Interested in redevelopment of Broad Street and Pollack St corridor as gateway to historic New Bern-how to assemble land and coordinate landowners for a cohesive design

Preserve natural setting of Lawson Creek

Walkway from palace

Rehab housing project to mixed use housing

Lumber mill logging wharf

Preserve downtown viewscape from HWY 70

Bridgepoint—don't build Degraffin hotel complex

Hope this plan will not end up on a shelf and if adopted, strictly adhered to

Develop James City/ New Bern transportation plan

Develop hotels in James City

Ecological sustainability

Urban wildlife and horticulture

Keep trash cleaned up make all streets and highways clean and attractive for residents and visitors

Downtown Historic District
Map comments

Keep all structures shorter than clock tower

(end of Front Street Ext) Excellent location for River History Park; also new waterfront park in this area to open to the neighborhood and give access to water and view

Is <u>ESSENTIAL</u> to keep viewscapes of river at end of streets open

(along entire perimeter) Preserve River view

Improve waterfront at East Front Street perhaps a revisit to 18th century docks "appearance"

Develop waterfront owned by city into parks

Need to work to protect the tree scape and trees (tall) in the community

Keep the historic look no more medians (Broad St) should have been done as it was in the early 50's keep the brick avenue

(end of Broad St) new park; preserve waterfront from buildings-open park area

Hold churches to historic accountability standards in parking areas and other properties Metcalf & Broad

Visual Clutter! Minimize visual clutter along the corridors and streets of all the National or Local Districts-visual clutter-heavy décor, overkill of signage and utility equipment, DOT signs that are too large on the approach to our city

City and State owned property along the water needs to be saved for the public's use greenspace vista parks

Treasure and protect the public vistas to the rivers and from the river and public corridors

Right of way and trees

City needs to pass a resolution that no more waterfront can be developed that is city owned. It needs to be left open with a few benches put a stop to Swiss Bear trying to block off all the views of the rivers

Rehab theater like turnage

Need bike trails

Safeguard the historic structures, fabric and feel by setting height and mass formula for infill that is in harmony with nearby historic structures in any locally designated districts Apply formula to residential and commercial

(at Tryon Palace waterfront) restore and enhance pedestrian walk

Connect all walkways including from interpretation center all the way to Union Point beyond

Save entire waterview from Riverside to Lawson's Creek

Create walkways across all waterfront

Rehab the housing (public) on waterfront consider mixed use development

Rue Chapel AME on National Register but needs to be revitalized immediately Much work must be done on this historic structure

Bryan Fordham Cemetery 30'x30' square walls restored

Get rid of Days Hotel

Duffyfield

5 Points, upper Pollock St, the Queen St corridor from First St to the Neuse River-focus on these areas

Broad Street put in live trees improve visual to this important entrance to town looks like a slum

Let historic district use composite siding to deter rot—they do it in Williamsburg

Beautify Dryborough

Dryborough a rich cultural history area of African American history

Dryborough should become ASAP a National historic district because tax credits are incentive to investors who might revitalize this important African American neighborhood

Jazz history 5 Points

5 Points commemoration park

Academy and bell very important

Cemetery should be included in National Register

Preserve Union Depot

Normal School in Duffyfield-Biddle /Harrison Street

Save the cemetery

Railroad district between George St and the Neuse River north of Queen St to Riverside HD Important!

Clean up that industrial area including talking own that big silo (?) that sticks out on the visual from 70

Ghent and Degraffenried
Map Comments

Pembroke needs to be looked at for historic resources identifying

Preserve Spencer median treescape

Right of ways and trees

1722 Lucerne post WW2 gourd farm with studio outbuildings for NC gourd society memorial exhibit gourd crafts-Tynall Family House

Riverside Historic District
Map Comments

Right of Way and Trees

More education programs aimed at preservation

Explore music of five points (chitlins circuit)
Preserve river views at ends of streets

Blades Ave needs to be looked at for National designation

A letter needs to be sent to all property owners in 2 local districts again informing them they need COAs for any

exterior work

Need info on grants that are for purchasing trees for Riverside

Dryborough District

Weeks School

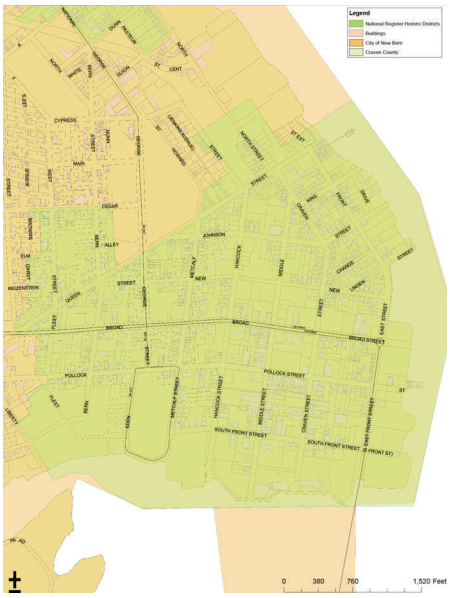
West Street

Great Fire of 1922—3 houses left New Bern St

Greenwood Cemetery

Need grant writer familiar with preservation work

Character of existing National Register Districts



New Bern Historic District

This district includes the forty two blocks originally listed in 1973 and 23 additional blocks added in 2002. The district has residential and commercial and contains not only a range of residential resources that range from federal and Greek Revival residences to modest bungalows and four-squares. It also contains the downtown commercial district.

Key visual characteristics of the district are a gridded street pattern thought to deviate only slightly from the 1710 plan of the city, a preponderance of single family dwellings with yards, and vistas to the Trent and Neuse Rivers. New construction since the district was established has included some larger scale commercial and residential buildings, particularly near the water that has changed the district's relationship to the rivers, and the further development of Broad Street with streetscape improvements that creates a strong transverse circulation pattern that effectively divides the district.

Most of the wharves and jetties referenced in the original nomination have been

cleared though new recreational marina development has replaced it. The district includes the reconstructed Tryon Palace and its stately grounds and gardens and the adjacent Trent Court public housing with its low slung garden apartment design typical of the 1940s.

The district also features a lively skyline with the spires of many significant houses of worship, City Hall, and the Sudan Shriners Building.

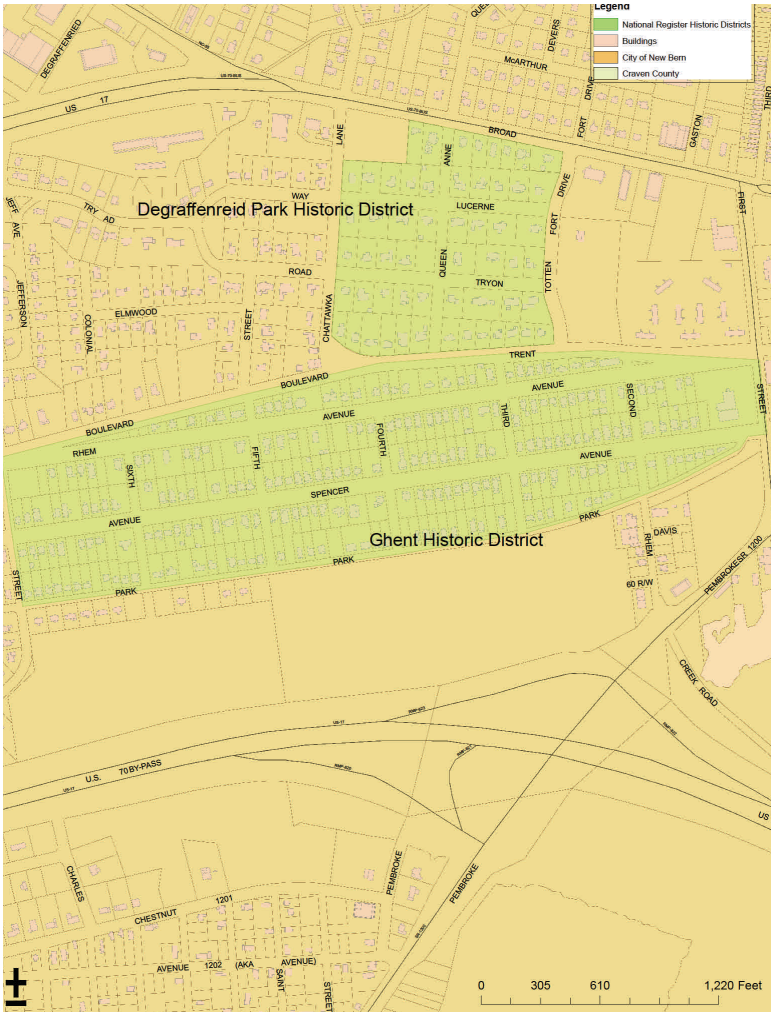
Riverside Historic District

This district is largely residential though it does contain some commercial, industrial and institutional buildings. The district is oriented around three major north/south thoroughfares National Avenue and Pasteur and North Craven Streets. The Atlantic and North Carolina Railroad line to the west and the largely vacant or industrial sites with the river beyond to the east provide strong visual and physical boundaries. The neighborhood contains mostly early twentieth century architectural styles such as Colonial Revival and Craftsman and the scale of most of the dwellings is modest. Due to the process of its early subdivision, Riverside's lots are not a uniform size. The north south roads create a visual sweep while the cross streets though with similarly sized block seem smaller and more intimate.

The transition area at North Craven includes larger industrial sites that are technically not within the district boundary but create an uneasy transition to the waterfront as the change in scale and development pattern is abrupt. Additionally many vacant or underused sites create a sense of a ragged boundary and the threat of insensitive development that could impact the character of the existing district.

Ghent

Ghent was developed in the early 20th century as a streetcar suburb. Most of the development of individual homes occurred between 1912 and 1941. Colonial Revival and Craftsman style homes predominate and the district contains some Sears kit homes as well. The district runs along the east/west axis of Rheim, Spencer and Park Avenues. The cross streets are numbered. A broad median in Spencer Avenue covers the former streetcar tracks. There is some limited infill in the district but it retains an integrity of feeling and the largely uniform lot sizes and set back creates a consistent rhythm along the streetscape. The district retains period aggregate sidewalk paving, concrete light standards and metal storm grates. Trees have matured giving the neighbor a park-like, established feel. Small parks in the triangular lots at either end of Rheim remain as well, demarcating the district at two boundary spots.



DeGraffenreid Park

A more compact district than Ghent to the south, this six block district was originally developed in 1926 and the majority of houses were completed within thirty years. The district has extremely large lots with generous setbacks. This combined with the large medians between the sidewalk and street contributes to an expansive feeling despite the districts circumscribed nature. The district retains concrete light standards with glass globed fixtures. Mature trees survive and give the neighborhood an established quality.

Architecturally the Colonial Revival style dominates the district with many two story, side gabled central plan types. There are also notable Tudor revival, Cape Cod, craftsman and bungalow homes as well as a few later ranches.

Funding Sources and Financial Incentives for Preservation in New Bern

Financial incentives and assistance for preservation come in a variety of forms. Programs such as grants and tax credits are generally applicable to projects that fit certain parameters and it is important to determine the type of applicant (private sector entity, a nonprofit or an arm of government) and the type of project (capital "bricks and mortar" or not). It is also useful to realize that rarely does funding come from a single source—most projects are financed through a variety of funds and programs knit together for a specific project and may require additional partners in order to meet granting and programmatic requirements of applicants. Collaboration is key for funding preservation projects.

The information in this section is organized thus—tax credits and incentives; loans; grants; other tools and resources. As "preservation" encompasses a broad spectrum of projects, some of these tools will only be applicable in limited contexts.

Tax Credits and Incentives

Tax credits are a reduction of tax liability. They are offered by local, state, and federal governments as incentives to rehabilitate historic properties or develop affordable housing among other things. There are many types of tax credits, but they all can be considered to be a dollar for dollar reduction of a tax liability, including income tax liability or property tax liability. Tax credits are not grants—they do not involve the transferring of actual funds to a person or project. Often they involve documentation to be presented to a taxing authority in lieu of payment. In the case of income tax credits, it is helpful to distinguish them from a deduction that decreases the amount of income to be taxed. A credit is therefore "worth more" than deduction. Some tax credits allow the project or person that has earned them to "carry over" unused credits (credit amounts in excess of the tax liability for a given year) to be applied to future years' liabilities, but generally excess credit cannot be cashed out for actual equity to be used in other ways.

Obviously, tax credits generally only apply to entities with tax liabilities. However, some tax credits can by syndicated through partnerships, allowing organizations and owners that do not have tax liability to receive equity from a partner organization that, in turn, may utilize the credits. Syndication is a sophisticated and useful tool and should be attempted only with a partner or advisor with experience in drafting the appropriate legal and financial documents. Given sufficient liability to offset the total credits, a single project could use more than one tax credit program simultaneously.

Federal Rehabilitation Tax Credits for Historic Buildings

Rehabilitation tax credits a available for income producing properties listed in the National Register of Historic Places individually or as a contributing resource within a historic district listed in the National Register. The federal rehabilitation tax credit is a 20% credit against federal income tax liability and requires that an amount equal to the building's adjusted basis be spent in rehabilitation costs. The work must be in compliance with the Secretary of the Interior's Standards for Rehabilitation. The property must continue to be income-producing for a period of five years.

Credits can be syndicated, or shared, by an entity without tax liability with an entity that does have tax

liability in exchange for equity. Generally, a project must meet a threshold of two million dollars in rehabilitation costs for a private entity to syndicate them.

Pre-1936 Non-Historic Buildings Federal Rehabilitation Tax Credits

IRS Code 47 provides for a credit for the rehabilitation of buildings completed prior to 1936 and that are NOT historic (ie not listed or eligible for the National Register individually or as part of a district). There is a credit of 10% against substantial rehabilitation costs and the work does not need to conform to the Secretary of the Interior's Standards for Rehabilitation

New Market Tax Credits

New Market Tax Credits were created as part of the Community Renewal Tax Relief Act of 2000. The program provides a tax credit to equity investors in projects located in qualified low-income census tracts. Unlike Rehabilitation tax credits, participants invest with a Community Development Entity (CDE) that serves as a vehicle for receiving the credits through a competitive process, for choosing appropriate rehabilitation projects, and for coordinating the investments of all participants. The credit is currently at thirty-nine percant and is taken over seven years, five percent each year for the first three years and six percent annually for the next four. Investments may not be redeemed until the conclusion of the seven-year payout. The program is pending congressional reauthorization, after which point CDEs may apply for allocations.

Generally a project needs to meet a threshold of five million dollars for a CDE to collaborate. To oversimplify, the program allows for a 25% subsidy of capital contributed (through equity or debt). It should be noted that some grants have restrictions that do not allow them to be aggregated in a New Market Tax Credit vehicle.

Two New Bern census tracts, 37049960800 and 37049960900 qualify for New Market Tax Credits according to the interactive map at http://www.novoco.com/new_markets/resources/ct/

Low Income Housing Tax Credits

Low Income Housing Tax Credits were created by the Tax Reform Act of 1986. They can be used, among other things, to acquire or rehabilitate buildings and "have at least 20 percent of the units with rent restrictions and occupied by individuals with incomes of 50 percent or less of the area median gross income or else 40 percent of the units have rent restrictions and are occupied by individuals with incomes of 60 percent or less of the area median gross income. The properties for which the tax credit was received must remain at these levels for 30 years." (http://www.dhr.virginia.gov/pdf_files/Financial%20Incentives%20and%20Opportunities.pdf)
The credit can be combined with the rehabilitation credits and the credit amount is a product of a formula that multiplies development costs by factors that can change periodically or vary by locality.

North Carolina Rehabilitation Tax Credit for Income Producing Buildings

The North Carolina Tax Code provides for a 20% tax credit for eligible rehabilitation expenses for income producing properties. The eligibility requirements mirror the federal program and can be used in combination with the federal program.

North Carolina Rehabilitation Tax Credit for Non-Income Producing Buildings

North Carolina offers a 30% tax credit for rehabilitation expenses for non income producing historic properties including owner occupied residences. The threshold spending amount is $25,000 within a 24 month period and the work must comply with the Secretary of the Interior's Standards for Rehabilitation.

Property Tax Deferral for Local Landmarks

While not technically a credit, the North Carolina code provides for a deferral of local property taxes for individually designated local landmarks. Designated properties are taxed at a basis of one half its true value. The property tax deferral is carried as a lien on the property payable only if the property loses its designation through ordinance (though not due to natural disaster) and then through a formula that includes full taxation for the year the property was de-designated and for the previous three years with interest charges.

Easements

An easement is a permanent legal transfer of specific property rights through a written instrument generally giving a third party oversight of any future alteration, development, maintenance or rehabilitation of a property. The donation of an easement to a charitable organization can be a tax deductible expense if there are appraisals made before and after the easement to document the value of the easement via the diminution on the property's value. Additionally many local tax assessors are amenable to using the new appraisal to reassess properties which may lower property taxes and estate taxes.

Loans

Loans are funds given to a borrower with the intention that they be repaid over a certain term at specific rates.

Housing and Urban Development

The U.S. Department of Housing and Urban Development (HUD) insures the mortgages through two programs administered by the Federal Housing Administration (FHA).

Section 203(k) Mortgage
Owner-occupants, nonprofits, and housing agencies may apply for a mortgage loan from a FHA-approved lender. A Section 203(k) mortgage loan may be used to purchase and rehabilitate or repair one - to four-family dwellings, or mixed-use properties. HUD reviews plans and inspects properties. Minimum loan amount is $5,000. For more information see http://www.hud.gov/offices/hsg/sfh/203k/203kabou.cfm.

Streamline 203(k)
The Streamline 203(k), or "Streamline K," mortgage loan program allows borrowers to add up to $35,000 to a mortgage to permit access to cash for repairs and rehabilitation work that do not require plans, engineers, architects, and/or consultants. There is no minimum for the loan. No inspections are required for loans under $15,000. See http://www.hud.gov/offices/adm/hudclips/letters/mortgagee/0550ml.doc.

Enterprise Community Partners

Enterprise Community Partners is a national nonprofit involved with affordable housing and holistic community development. They offer loans and participate in tax credit projects through its subsidiary, Enterprise Community Investment. For more information, go to http://www.enterprisecommunity.org/about/media/documents/about_us_one_e_fact_sheet.pdf.

North Carolina Housing Finance Agency

Single-Family Rehabilitation (SFR) Program

The North Carolina Housing Finance Agency works with local non profits to offer interest free loans which are forgiven at the rate of $3,000 a year to rehabilitate owner occupied residences with at least one elderly or disabled full time household member or a child under six exposed to lead paint. Qualified applicants must have an income level of below 80% of the area median income.

Grants

Grants are funds given to projects without expectation of repayment. Generally they are only available to non-profit organizations and units of government. Many preservation grants available for the rehabilitation of buildings may require the donation of a historic preservation easement.

Federal Grants

Preserve America Grants

"Preserve America grants support planning, development, and implementation of innovative activities and programs in heritage tourism such as surveying and documenting historic resources, interpreting historic sites, planning, marketing, and training. Successful applicants will emphasize creative projects that promote and preserve the community's cultural resources. Successful projects will involve public-private partnerships and serve as models to communities nationwide for heritage tourism, education, and economic development."(www.nps.gov/history/hps/hpg/PreserveAmerica/faqs.htm) New Bern has been designated an official Preserve America Community through the National Park Service. The grants are managed by the National Park Service and are awarded through a competitive process. A one-to-one, non-federal cash match is required.

National Endowment for the Humanities (NEH)

The NEH Division of public programs "expands understanding of the humanities through engaging and substantive projects that encourage lifelong learning for Americans nationwide." (http://www.neh.gov/grants/grantsbydivision.html) The division offers two grant programs that could help fund preservation projects in New Bern. The America's Historical and Cultural Organizations grants provide funding for both planning and implementation grants. The maximum award amount is generally $400,000, and can fund (among other things) planning and implementation for long-term exhibitions at a single site and the interpretation of historic places.

Institute of Museum and Library Services (IMLS)

IMLS provides federal funds through a variety of grants. However, the majority of their programs are

available to libraries, museums and Native American tribal governments. In order to procure an IMLS grant, a coordinating entity should partner with a museum or library. More information can be found at: http://www.imls.gov/applicants/name.shtm.

National Center for Preservation Technology and Training (NCPTT)

NCPTT offers technical assistance and funding to non-profits and governments to advance projects that engage technology to address preservation issues including training, workshops and field work. More information can be found at http://www.ncptt.nps.gov/.

American Battlefield Protection Program

This National Park Service program provides funding to state and local governments or their non-profit partners to support the protection of "battlefields and sites associated with armed conflicts on American soil that influenced the course of our history; planning for the preservation, management, and interpretation of these sites; raising awareness of the importance of battlefield preservation." (http://www.nps.gov/history/hps/abpp).

Grants from the National Trust for Historic Preservation

The National Trust for Historic Preservation, a national nonprofit organization, offers grants available through the National Trust Preservation Fund, The Joanna Favrot Fund and the Cynthia Woods Mitchell Fund. These are matching grants that range from $500 to $10,000 for non-capital expenditures.

More information about grant funding through the National Trust can be found at: http://www.preservationnation.org/resources/find-funding/nonprofit-public-funding.html.

State Grants

North Carolina Humanities Council

The North Carolina Humanities Council offers a three tiered grant program—planning grants of up to $750, mini grants of up to $1,200, and large grants of over $1,200. Their website states :

> The Humanities Council welcomes project proposals that support free, public programs addressing fundamental questions about who we are and how we live in the world we share. The Humanities Council's programs emphasize critical thinking skills essential for all citizens to be able to participate in our democracy. North Carolinians of every walk of life, hue, and creed engage in these activities by examining what we value, how we relate to each other, how we cope with change, and how we express ourselves. In particular, the Humanities Council encourages programs that explore North Carolina's rich diversity by examining the culture and traditions of specific groups as well as programs that foster cross-cultural understanding. http://www.nchumanities.org/content/grants

These grants would be particularly appropriate in supporting any projects that emphasize diversity.

North Carolina Arts Council

The two most relevant programs that are offered by the North Carolina Arts Council, Creating Place: Community Public Art and Design Grants and Folklife Grants have been temporarily suspended due to budget cuts.

Center for the Study of the American South
The Center for the Study of the American South at UNC Chapel Hill provides funding for scholarly research that again could be applicable for contexts in New Bern. http://www.uncsouth.org/content/funding_opportunities/.

Certified Local Government Grants

New Bern has been deemed a Certified Local Government by the National Park Service, based on its local historic preservation program. Every year the North Carolina HPO sets aside 10% of its federal allocation to be passed through to Certified Local Governments through a grant process.

North Carolina Housing Finance Agency

Urgent Repair Program (URP)

The North Carolina Housing Finance Agency provides funds to local non-profits to re-grant funding to elderly homeowners or those with special needs to make urgent repairs to housing. Applicants must have an income level below 50% of the area median income.

Community Development Block Grants (CDBG)
CDBG funding comes from HUD a federal agency but is most often delivered to local communities through a state agency intermediary, in this case the NC Department of Commerce. According to this agency "The primary statutory objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities. These grants primarily serve persons of low- and moderate-income, as the State must ensure that at least 70 percent of its CDBG grant funds are used for activities that benefit these persons." (http://www.nccommerce.com/cd/investment-assistance)
Grant categories that could be applicable to preservation related projects in New Bern include grants for Capacity Building, Housing Development, Scattered Site Housing, and the Neighborhood Stabilization Program.

Foundation Funding

A cursory review of the Foundation Center's database identifies a large number of potential foundation grantors. An edited list of potential foundation donors identified through the Foundation Center's database follows.

The following information on foundations is drawn directly from the Foundation Center database.

Alden Family Foundation, Inc.
50 Beachside Dr., Ste. 102
Vero Beach, FL 32963-9556
Telephone: (772) 589-2499
Contact: John W. Alden, Pres.
Financial Data (yr. ended 12/31/09): Assets: $1,133,231; Total giving: $106,750
Limitations
Giving primarily in GA; some giving also in FL, MA, and NC.
Purpose and Activities
Giving primarily for higher education.
Fields of Interest
Subjects
Environment
Health care
Higher education
Historic preservation/historical societies
Human services
Geographic Focus
Florida
Georgia
Massachusetts
North Carolina

The Harold H. Bate Foundation, Inc.
P.O. Box 14298
New Bern, NC 28561-4298
Telephone: (252) 638-1998
E-mail: info@batefoundation.org
URL: www.batefoundation.org
Financial Data (yr. ended 12/31/09): Assets: $31,678,260; Total giving: $1,639,272
Background
Established in NC.
Limitations
Giving limited to Craven, Pamlico and Jones counties in NC; funding also for projects connected with East Carolina University in serving eastern North Carolina.
No support for religious organizations for theological purposes.
No grants to individuals.
Purpose and Activities
Giving primarily for education, youth and recreation organizations, and the quality of life in Craven, Pamlico and Jones counties, and East Carolina University.
Fields of Interest
Subjects
Children/youth, services
Community/economic development
Education
Health organizations
Higher education
Historic preservation/historical societies
Human services
YM/YWCAs & YM/YWHAs
Geographic Focus
North Carolina

Harris & Frances Block Foundation, Inc.
491 Ennis Hill Rd.
Marshfield, VT 05658-8250
Telephone: (802) 426-3806
Contact: Betsy Chodorkoff, Treas.
E-mail: info@blockfound.org
URL: www.blockfound.org
Financial Data (yr. ended 12/31/09): Assets: $5,052,168; Total giving: $222,200
Donor(s)
Note: If a donor is deceased, the symbol (‡) follows the name.
Carol Maurer‡
Background
Established in 2001 in VT.
Limitations
Giving in the U.S., primarily in VT; giving also in CT, MA, NC, and VA.
Purpose and Activities
Giving primarily in the areas of economic justice, environmental protection, arms control, community development, and historic preservation.
Fields of Interest

Subjects
Civil/human rights
Economic development
Environment, natural resources
Historic preservation/historical societies
International affairs, arms control
Geographic Focus
Connecticut
Massachusetts
North Carolina
Vermont
Virginia

Frederick E. Cooper and Helen Dykes Cooper Charitable Foundation, Inc.
170 W. Paces Ferry Rd. N.E.
Atlanta, GA 30305-1352
Financial Data (yr. ended 9/30/09): Assets: $5,718,034; Total giving: $341,323
Donor(s)
Frederick E. Cooper
Helen D. Cooper
Background
Established in 1998 in FL.
Limitations
Giving primarily in GA and NC.
Fields of Interest
Subjects
Cancer
Christian agencies & churches
Health care
Higher education
Historic preservation/historical societies
Human services
Museums (art)
Geographic Focus
Georgia
North Carolina

The Marion Stedman Covington Foundation
P.O. Box 29304
Greensboro, NC 27429-9304
Telephone: (336) 282-0480
Contact: Alexa S. Aycock, Grants Coord.
E-mail: info@mscovingtonfoundation.org
URL: www.mscovingtonfoundation.org
Financial Data (yr. ended 12/31/09): Assets: $6,671,577; Total giving: $263,700
Donor(s)
Note: If a donor is deceased, the symbol (‡) follows the name.
Marion Stedman Covington‡
Background
Established in 1986 in NC.
Marion Stedman Covington was born and raised in Asheboro, North Carolina, where her father was a textile manufacturer and founder of the Stedman Corporation. She attended Greensboro College and Duke University before spending her professional career employed in the family business. She spent most of her life in North Carolina, and it is in this area that she focused her generosity. Mrs. Covington's interests included art, education and the well being of others. She established the foundation in 1986. For the first twenty years of its history the foundation provided funding in arts and culture, education, health and human services and historic preservation. As of 2007, the foundation has chosen to reflect Mrs. Covington's value of a love of history and regional heritage by narrowing the focus to historic preservation.
Limitations
Giving primarily in NC.
No grants to individuals, or for annual campaigns.
Purpose and Activities
Giving for the field of historic preservation through financial support and leadership.
Fields of Interest
Subjects
Historic preservation/historical societies
Geographic Focus
North Carolina
Types of Support
Building/renovation
Capital campaigns
Conferences/seminars
Continuing support
Equipment
Fellowships
General/operating support
Matching/challenge support
Professorships
Program development
Publication
Scholarship funds
Seed money
Trustees
Kathleen H. Crockett
Steven J. Frost
Jane C. Hilderbrand

Jo Ramsey Leimanstoll
Steven D. Schuster
Ann C. Sylvia
Staff

Georgia-Pacific Foundation, Inc.
133 Peachtree St. N.E., 39th FL
Atlanta, GA 30303-1808
Telephone: (404) 652-4581
Contact: Curley M. Dossman, Jr., Chair. and Pres.
Fax: (404) 749-2754
URL: www.gp.com/gpfoundation/index.html
Financial Data (yr. ended 12/31/09): Assets: $478,326; Total giving: $2,596,064
Donor(s)
Georgia-Pacific Corp.
Background
Incorporated in 1958 in OR.
Limitations
Giving limited to areas of company operations in AL, AR, AZ, CA, Washington, DC, DE, FL, GA, IA, IL, IN, KS, KY, LA, MA, MI, MN, MO, MS, NH, NJ, NM, NV, NY, NC, OH, OK, OR, PA, SC, TN, VA, WA, WI, WV, WY, and Africa, Asia, Europe, and South America.
No support for discriminatory organizations, political candidates, churches or religious denominations, religious or theological schools, social, labor, veterans', alumni, or fraternal organizations not of direct benefit to the entire community, athletic associations, national organizations with local chapters already receiving support, medical or nursing schools, or pass-through organizations.
No grants to individuals (except for scholarships), or for emergency needs for general operating support, political causes, legislative lobbying, or advocacy efforts, goodwill advertising, sporting events, general operating support for United Way member agencies, tickets or tables for testimonials or similar benefit events, named academic chairs, social sciences or health science programs, fundraising events, or trips or tours.
Purpose and Activities
The foundation supports programs designed to promote education; environment; community enrichment; andentrepreneurship.
Program Area(s)
The grantmaker has identified the following area(s) of interest:
Community Enrichment
The foundation supports programs designed to promote affordable housing; arts and culture; community safety; youth enrichment; and employee volunteerism.
Education
The foundation supports programs designed to provide job training; promote literacy; and provide scholarships.
Employee Scholarships
The foundation awards college scholarships to children of employees of Georgia-Pacific. The program is administered by the National Merit Scholarship Corp.
Entrepreneurship
The foundation supports programs designed to promote youth entrepreneurship; and women and minority
entrepreneurship.
Environment
The foundation supports programs designed to promote clean air, clean water, and recycling; environmental education; land conservation; and resource conservation.
Types of Support
Annual campaigns
Building/renovation
Capital campaigns
Conferences/seminars
Continuing support
Employee-related scholarships
Employee volunteer services
Equipment
General/operating support
In-kind gifts
Program development
Scholarship funds
Scholarships--to individuals
Sponsorships

The Golden LEAF (Long-Term Economic Advancement Foundation), Inc.
(doing business as The Golden LEAF Foundation)
301 N. Winstead Ave.
Rocky Mount, NC 27804-2228
Telephone: (252) 442-7474
Contact: Daniel J. Gerlach, Pres.
Fax: (252) 442-7404
E-mail: info@goldenleaf.org
URL: www.goldenleaf.org
Financial Data (yr. ended 6/30/09): Assets:

$556,570,265; Total giving: $26,096,388
Additional Contact Information
Toll-free tel.: (888) 684-8404
Economic Crisis Information
The grantmaker launched Golden LEAF Opportunities for Work (GLOW) a short-term, non-degree workforce development grant initiative that supports vocational and/or technical training programs targeting identified employment opportunities in tobacco-dependent, economically distressed and/or rural communities.
Background
Established in 1999.
Limitations
Giving limited to NC.
No grants to individuals.
Purpose and Activities
The foundation provides economic impact assistance to economically-affected or tobacco-dependent regions of North Carolina.
Fields of Interest
Subjects
Agriculture
Community development, small businesses
Economic development, visitors/convention bureau/tourism promotion
Health care
Geographic Focus
North Carolina
Types of Support
Building/renovation
Conferences/seminars
Curriculum development
Equipment
Film/video/radio
General/operating support
Internship funds
Program-related investments/loans
Program development
Program evaluation
Scholarship funds
Technical assistance

McLeod Foundation
100 Park Ave.
Fuquay-Varina, NC 27526-2039
Financial Data (yr. ended 12/31/09): Assets: $1,038,591; Total giving: $40,000
Donor(s)
Bernard F. McLeod
Virginia McLeod
Background
Established in 2006 in NC.
Limitations
Giving primarily in NC.
Purpose and Activities
Giving primarily for higher education as well as to a United Methodist church; some funding also for historical activities.
Fields of Interest
Subjects
Higher education
Historic preservation/historical societies
Protestant agencies & churches
Geographic Focus
North Carolina
Officers
Bernard F. McLeod, Jr., President
Virginia C. McLeod, Secretary

Ernest and Ruby McSwain Charitable Foundation, Inc.
P.O. Box 327
Broadway, NC 27505-0327
IRS Exemption Status: 501(c)(3)
Financial Data (yr. ended 4/30/10): Assets: $245,733; Total giving: $10,270
Last Updated: 1/30/2011
Additional Contact Information
Application address: P.O. Box 1320, Sanford, NC 27331-1320, tel.: (919) 775-5616
Donor(s)
Ruby McSwain
Background
Established in 1998 in NC.
Limitations
Giving primarily in NC.
No grants to individuals.
Fields of Interest
Subjects
Education
Historic preservation/historical societies
Libraries (public)
Performing arts, theater
Geographic Focus
North Carolina

The Winston Family Foundation, Inc.
2609 Atlantic Ave., Ste. 113
Raleigh, NC 27604-1549
Telephone: (919) 821-5083
Contact: Sue Howlett
Financial Data (yr. ended 12/31/09): Assets: $177,213; Total giving: $116,670
Last Updated: 1/30/2011
Donor(s)
Charles M. Winston
Florence B. Winston
Background
Established in 1997 in NC.
Limitations
Giving primarily in NC.
Purpose and Activities
Giving primarily for higher and other education, historic preservation, and boys and girls clubs; funding also for an Episcopal church.
Fields of Interest
Subjects
Boys & girls clubs
Education
Higher education
Historic preservation/historical societies
Human services

Societies

Information on society grantors derived from *Financial Incentives and Opportunities for Historic Preservation and Archaeology in Virginia*, VDHR 2008

American Antiquarian Society
185 Salisbury Street
Worcester, MA 01609-1634
Phone: (508) 755-5221
Fax: (508) 753-3311
Email: perickson@mwa.org
Website: www.americanantiquarian.org
Interests: pre-1876 American culture fellowships
Geographical area: national

American Historical Association
400 A Street, SE
Washington, DC 20003
Phone: (202) 544-2422
Fax: (202) 544-8307
Email: info@historians.org
Website: www.historians.org
Interests: historical activities, history/archaeology, collection and preservation of historical documents and artifacts, dissemination of historic research
Geographical area: national

American Philosophical Society
104 S. 5th Street
Philadelphia, PA 19106-3387
Phone: (215) 440-3423
Email: lmusumeci@amphilsoc.org
Website: www.amphilsoc.org
Interests: This organization has a number of funds.

Archaeological Institute of America
Located at Boston University
656 Beacon Street, 6th Floor
Boston, MA 02215-2006
Phone: 617-353-9361
Fax: 617-353-6550
Email: aia@aia.bu.edu
Website: www.archaeological.org
Interests: archaeology
Geographical area: international
Grants: 1) Publication Preparation Grant: Open to graduate students and post-doctoral professionals who are AIA members for the analysis and report writing of already excavated archaeological sites. Deadline: November 1, annually.
2) Site Preservation Grant: Open to AIAmembers and non-AIA members, although non-members must have a member act as sponsor. The grant of $25,000 to $75,000 is to be used to repair, conserve, or restore sites and/or enhance heritage tourism.

National Geographic Society Committee for Research and Exploration (CRE)
www.nationalgeographic.com/field/grantsprograms/cre-fund.html
Interests: anthropology, archaeology, astronomy, biology, geography, geology, oceanography, paleontology
Geographical area: international

Society for Industrial Archeology
Department of Social Sciences
Michigan Technological University
1400 Townsend Dr.
Houghton, MI 49931-1295
Email: dsfurbush@earthlink.net
Website: www.siahq.org
Interests: study, documentation, recordation, and/or preservation of significant historic industrial sites, structures, and objects
Geographic area: North America
Grants: $1,000-$3,000

Other Tools and Resources

NC Community Development Initiative
"The Initiative was founded in 1994, in order to serve as an intermediary between the state and the many community development corporations (CDCs) throughout North Carolina. Our mission is to provide leadership and capital investment to high-performing CDCs, and other partner organizations that share our vision of creating wealth in underserved communities, in order to improve the quality of life for individuals and families throughout the state." (http://www.ncinitiative.org/)

The Foundation Center
79 Fifth Avenue/16th Street
New York, NY 10003-3076
Tel: 212-620-4230 or 1-800-424-9836
http://foundationcenter.org/newyork
The Foundation Center publishes a series of directories sorted by project type. They also maintain database which can be accessed at many public libraries

The Chronicle of Philanthropy
1255 23rd St. NW, Suite 100
Washington, D.C. 20037
Phone: 466-1200
Website: http://philanthropy.com/giving

Enterprise
10227 Wincopin Circle
American City Building
Columbia, MD 21044
Enterprise has offer a free online directory at
http://www.enterprisecommunity.org/resources/funding_database/

The NonProfit Times
201 Littleton Road, 2nd Floor
Morris Plains, NJ 07950
Website: www.nptimes.com

The Grantsmanship Center
PO Box 17220
Los Angeles, CA 90017
Phone: (213) 482-9860
Fax: (213) 482-9863
Email: info@tgic.com
Website: www.tgci.com
The Grantsmanship Center offers a quarterly magazine, workshops, and consulting.

Partners for Sacred Places
1700 Sansom Street, 10th Floor
Philadelphia, PA 19103
Phone: (215) 567-3234
Fax: (215) 567-3235
Website: www.sacredplaces.org
This organization serves historic houses of worship with training, workshops and other resources.

For additional ideas on fundraising for nonprofits and non-governmental organizations, see www.raise-funds.com.