



Flood Management Appeal Board Special Meeting Agenda

Town of Swansboro

Monday, September 23, 2024

I. Call to Order

II. Approval of Minutes

- a. May 23, 2023 Special Meeting Minutes

III. New Business

a. Variance Request/ 119 Water Street

Presenter: Rebecca Brehmer, CFM, CZO, Town Planner

In accordance with the Flood Damage Prevention Ordinance Section 152.405 Definitions; Substantial Improvement, Melissa Anderson seeks a Variance as provided under (2) Any alteration of a historic structure, provided that alteration will not preclude the structure's continued designation as a historic structure and the alteration is approved by variance issued pursuant to Section 152.429. The home at 119 Water Street is zoned B-2HDO and is a contributing structure to the Historic District.

Recommended Action:

1. Hold a public hearing
2. A motion to approve or deny the variance requested at 119 Water Street based on Section 152.429 Variance Procedures.

IV. Chairman/Board Thoughts/Staff Comments

V. Public Comments

VI. Adjournment

**Town of Swansboro
Flood Management Appeals Board
Special Meeting Minutes
May 23, 2023**

Call to Order

The meeting was called to order at 2:37pm. Board members in attendance were Jonathan McDaniel, Brent Lanier, and Junior Freeman. John Freshwater was absent.

Minutes

On a motion by Mr. Lanier, seconded by Mr. McDaniel, the minutes for the February 21, 2021, Meetings were unanimously approved.

Business

Variance Request for 209 water street

In accordance with the Flood Damage Prevention Ordinance Section 152.405 Definitions; Substantial Improvement, Jordan Proctor sought a Variance as provided under (2) Any alteration of a historic structure, provided that alteration will not preclude the structure's continued designation as a historic structure and the alteration is approved by variance issued pursuant to Section 152.417.

Miss Brehmer, Project/Planner Coordinator provided the following facts:

- The repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure;
The Jesse Moore House located at 209 S. Water Street is in the Swansboro Historic District, which is designated in the National Register of Historic Places. The variance proposed is to enable the owners to do interior and exterior repairs to make the dwelling safe and habitable and to repair it in kind to its historical details. Besides repairing damaged wood and blocking, there are no plans to edit anything with the foundation. The plans intend to keep the structure in its original state with little to no effect on the historic character or design of the structure. The plans are to remove the vinyl and paint the original clapboard siding.
- Functionally dependent facilities if determined to meet the definition as stated in §152.405, provided provisions of divisions (I)(2), (3), and (5) of this section have been satisfied, and such facilities are protected by methods that minimize flood damages during the base flood and create no additional threats to public safety; or
Based on the definition below, the Jesse Moore House does not meet the definition. **FUNCTIONALLY DEPENDENT FACILITY.** A facility which cannot be used for its intended purpose unless it is located in close proximity to water, limited to a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, or ship repair. The term does not include home or dwelling.

- Any other type of development, provided it meets the requirements stated in this section.
N/A - The Jesse Moore house is not dependent on being in proximity to the water, but its desirability and value is increased by being in proximity to the water. Please note, this house has been located on this property since the early 1940s and has withstood many hurricanes including Hurricanes Hazel.

In passing upon variances, the Appeal Board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this subchapter, and:

- The danger that materials may be swept onto other lands to the injury of others;
N/A - Requesting a variance on substantial repairs definition on the interior of this house to renovate it in kind to its original character.
- The danger to life and property due to flooding or erosion damage;
N/A - Requesting a variance on substantial repairs definition on the interior of a historic structure and repairing exterior components that are damaged and in disrepair without changing the foundation or exterior structure.
- The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
N/A - See provided Flood Elevation Certificates
- The importance of the services provided by the proposed facility to the community;
The Jesse Moore House provides a one of a kind original contribution to the historic downtown Swansboro area. This house is a true relic. This house contributes visually to the community, as well as to the properties around it if allowed to be restored to its original details. There are plans of taking off the vinyl siding and restoring the clapboard wood siding that is under the vinyl and painting it the original white.
- The necessity to the facility of a waterfront location as defined under §152.405 as a functionally dependent facility, where applicable;
The historical authenticity of the Jesse Moore house is dependent on it being on the original site that Mr. Jesse Moore built the house. He was a boat captain and sold his catch off of his dock and in this house at this site. The plans are to do only the necessary repairs to make it livable and to keep its authenticity for historic purposes.
- The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
The value of the Jesse Moore house is dependent on it being kept at its original location on Water Street at this particular site. The proximity to the water and the local landmark Poor Man's Hole is critical. The narrative of the house and the surrounding land is important to save and allow to be available to the community..

- The compatibility of the proposed use with existing and anticipated development;
The Jesse Moore house is a vital and compatible existing land use at the last residential property on Water Street before the quaint historical downtown. Besides removing vinyl and repairing rotted wood, there are no further exterior changes proposed to the outside of the building. Fixing original details and making the interior safe and livable is the goal.
- The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
The Jesse Moore house is identified in historical documents such as Jack Dudley's book "Swansboro- Friendly City by the Sea" and is actually on the front cover of the book. It is integral to the fabric of the area. It states in the land use compatibility section that "the people of Swansboro treasure the feel and character of the historic downtown and surrounding residential areas. The character should be quantified and codified so that the future development and redevelopment can achieve a similar feel."
- The safety of access to the property in times of flood for ordinary and emergency vehicles;
During Hurricane Florence, Church and Water Streets were flooded as well as the lower elevations in the downtown historic district.
- The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
The 2020 FEMA Map identifies this area as having a foot and a half of wave action.
- The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.
Not a relevant factor.

In response to inquiries from the Board the following was clarified by Planner Correll and applicant Jordan Proctor.

- The Jessie Moore house was built in 1940.
- The Power supply is still on.
- House has not been occupied since 2018.
- It is currently noncontributing, and the owner would like to make it contributing.

On a motion by Mr. McDaniel, seconded by Mr. Lanier, the Variance for 209 Water St. was unanimously approved as requested.

Adjournment

On a motion by Mr. McDaniel, seconded by Mr. Lanier, the meeting adjourned at 3:12pm.



Flood Management Appeal Board Meeting Agenda Item Submittal

Item To Be Considered: **Variance Request/ 119 Water Street**

Board Meeting Date: **September 23, 2024**

Prepared By: **Rebecca Brehmer, CFM, CZO, Town Planner**

Overview: In accordance with the Flood Damage Prevention Ordinance Section 152.405 Definitions; Substantial Improvement, Melissa Anderson seeks a Variance as provided under (2) Any alteration of a historic structure, provided that alteration will not preclude the structure’s continued designation as a historic structure and the alteration is approved by variance issued pursuant to Section 152.429. The home at 119 Water Street is zoned B-2HDO and is a contributing structure to the Historic District.

Though the project has already begun, after the discovery of additional various issues, the project is now larger than anticipated and will exceed 50% of the market value of the structure, making it a substantial improvement. The variance request is for interior and exterior alterations and repairs of the Dan Ward House located at 119 Water Street, in order to make the dwelling safe and to code and to repair its historical details to continue its designation as a contributing structure. This request is consistent with the Flood Damage Prevention Ordinance.

In preparation for the hearing, find attached the variance procedures 154.429 for your review. In addition, on April 30, 2014, the Flood Board members received training from Randy Mundt at the North Carolina Emergency Management Floodplain Management Section in which a slide states variances may be issued for repair/rehabilitation of historic structures.

Background Attachment(s):

- 1. Application & Variance Procedures Report
- 2. Flood Damage Prevention Ordinance Regulation References
- 3. Substantial Improvement FEMA Historic Structures
- 4. Variance Workshop Slides 4.30.2014

Recommended Action:

- 1. Hold a public hearing
- 2. A motion to approve or deny the variance requested at 119 Water Street based on Section 152.429 Variance Procedures.

Action: _____

TOWN OF SWANSBORO
FRIENDLY CITY BY THE SEA * Established 1783
601 W. Corbett Avenue Swansboro, NC 28584 910-326-4428

STATE OF NORTH CAROLINA
COUNTY OF ONSLOW
TOWN OF SWANSBORO

APPLICATION # 2024-01

BEFORE THE FLOOD MANAGEMENT
APPEAL BOARD

IN THE MATTER OF THE REQUEST FOR:

APPEAL/VARIANCE

APPLICANT'S NAME: Melissa J. Anderson

MAILING ADDRESS: 119 S. Water Street Phone # 910-358-9725

OWNER'S NAME: Melissa J. Anderson

OWNER'S ADDRESS: Same as above Phone # _____

TAKE NOTICE THAT THE UNDERSIGNED HEREBY PETITIONS THE FLOOD MANAGEMENT APPEAL BOARD OF THE TOWN OF SWANSBORO FOR AN APPEAL FROM THE ENFORCEMENT AND INTERPRETATION OF THIS ORDINANCE AN/OR APPEAL FOR A VARIANCE OR SPECIAL USE AS DESCRIBED BELOW:

ON THE PREMISES LOCATED AT: 119 S. Water Street

LOT _____ BLOCK _____ MAP _____

THE PROPERTY IS ZONED: AE

THIS 11th DAY OF Sept., 2024.

APPLICANT'S SIGNATURE: Melissa J. Anderson

DATE FILED: 9/11/24

RECIPIENT SIGNATURE: Rebecca Bruner

ZONING ADMINISTRATOR: _____

NOTE: APPLICANT OR APPLICANT REPRESENTATIVE MUST BE PRESENT FOR AN APPLICATION TO BE HEARD. IF SOMEONE OTHER THAN THE APPLICANT WILL BE THE REPRESENTATIVE, A LETTER OF PERMISSION FROM THE APPLICANT IS REQUIRED.

§ 152.429 VARIANCE PROCEDURES.

(A) The Flood Management Appeals Board, as established by the Town of Swansboro hereinafter referred to as the Appeal Board, shall hear and decide requests for variances from the requirements of this subchapter.

(B) Any person aggrieved by the decision of the Appeal Board may appeal such decision to the Court, as provided in Chapter 7A of the North Carolina General Statutes.

(C) Variances may be issued for:

(1) The repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure;

The Dan Ward house located at 119 S. Water Street is in the Swansboro Downtown Historic District. It is designated as a Contributing residence of the Swansboro Historic District and is listed on the National Register of Historic Places. The variance proposed is to enable the owner to do exterior and interior repairs to make the dwelling safe and habitable and to repair the exterior in kind to its historical details. Besides replacing damaged wood there are no plans to change the exterior. The plans intend to keep the structure in its original state with little to no effect on the historic character or design of the structure. The house will remain a primary residence.

See Exhibit A for historic documentation.

(2) Functionally dependent facilities if determined to meet the definition as stated in § 152.405, provided provisions of divisions (1)(2), (3), and (5) of this section have been satisfied, and such facilities are protected by methods that minimize flood damages during the base flood and create no additional threats to public safety;

N/A

(3) Any other type of development, provided it meets the requirements stated in this section.

N/A

(D) In passing upon variances, the Appeal Board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this subchapter, and:

(1) The danger that materials may be swept onto other lands to the injury of others;

We are replacing HVAC units and meter base in like kind. The hot water system and generator will be placed 15' above Base Flood Elevation as required. The propane tank will be buried and tied down per code.

(2) The danger to life and property due to flooding or erosion damage;

N/A - There is no danger to life and property due to flooding or erosion damage.

(3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

N/A - There is no effect of flood damage on the individual owner. See Exhibit B for elevation certificate.

(4) The importance of the services provided by the proposed facility to the community;

The Dan Moore house provides a one of a kind original contribution to the historic downtown Swansboro area. The house contributes visually to the community, as well as to the properties around it. All visible exterior work will be replaced in like kind.

(5) The necessity to the facility of a waterfront location as defined under § 152.405 as a functionally dependent facility, where applicable;

N/A

(6) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

The value of the Dan Ward house is dependent on it remaining at its original location and remain as a Contributing residence on the National Registry.

(7) The compatibility of the proposed use with existing and anticipated development

N/A. The Dan Moore house will remain as a primary residence as it has since Circa 1912.

(8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

N/A. The Dan Moore house will remain as a primary residence as it has since Circa 1912.

(9) The safety of access to the property in times of flood for ordinary and emergency vehicles;

The safety of access to the Dan Moore house in time of flood will remain unchanged.

(10) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

The expected heights, velocity, duration, rate of rise, and sediment transport of floodwaters and effects of wave action will remain the same.

(11) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

Not a relevant factor. No changes in existing conditions

(E) A written report addressing each of the above factors shall be submitted with the application for a variance.

See answers above.

(F) Upon consideration of the factors listed above and the purposes of this subchapter, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purposes and objectives of this subchapter.

(G) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the BFE and the elevation to which the structure is to be built and that such construction below the BFE increases risks to life and property, and that the issuance of a variance to construct a structure below the BFE may result in increased premium rates for flood insurance up to \$25 per \$100 of insurance coverage. Such notification shall be maintained with a record of all variance actions, including justification for their issuance.

(H) The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to the FEMA and the State of North Carolina upon request.

(I) Conditions for variances.

(1) Variances shall not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.

(2) Variances shall not be issued within any designated floodway or non-encroachment area if the variance would result in any increase in flood levels during the base flood discharge.

(3) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

This request is minimal.

(4) Variances shall only be issued prior to development permit approval.

(5) Variances shall only be issued upon:

(a) A showing of good and sufficient cause;

(b) A determination that failure to grant the variance would result in exceptional hardship; and

(c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expenses, create

nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(J) A variance may be issued for solid waste disposal facilities or sites, hazardous waste management facilities, salvage yards, and chemical storage facilities that are located in special flood hazard areas provided that all of the following conditions are met. N/A

- (1) The use serves a critical need in the community.
- (2) No feasible location exists for the use outside the special flood hazard area.
- (3) The reference level of any structure is elevated or flood-proofed to at least the regulatory flood protection elevation.
- (4) The use complies with all other applicable federal, state and local laws.

The Town of Swansboro has notified the Secretary of the North Carolina Department of Public Safety of its intention to grant a variance at least 30 calendar days prior to granting the variance.

(Ord. 2005-O3, passed 3-15-2005; Am. Ord. 2012-O4, passed 4-17-2012; Am. Ord. 2014-O13, passed 6-17-2014; Am. Ord. 2020-O3, passed 6-8-2020)

Exhibit A

440

RECEIVED

Item III - a.

United States Department of the Interior
National Park Service

FEB 12 1990

National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Swansboro Historic District
other names/site number _____

2. Location

street & number Historic downtown of Swansboro N/A not for publication
city, town Swansboro N/A vicinity
state North Carolina code NC county Onslow code 133 zip code 28584

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>76</u>	<u>45</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	<u>1</u> structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>77</u>	<u>46</u> Total

Name of related multiple property listing: Historic and Architectural Resources of Onslow County, NC
Number of contributing resources previously listed in the National Register 2

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
William S. Finley Signature of certifying official 2-5-90 Date
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:
 entered in the National Register. See continuation sheet. Mark J. Baker Entered in the National Register 16 March 1990
 determined eligible for the National Register. See continuation sheet.
 determined not eligible for the National Register.
 removed from the National Register.
 other, (explain): _____

Signature of the Keeper _____ Date of Action _____

6. Function or Use

Item III - a.

Historic Functions (enter categories from instructions)

Domestic: single dwelling
 Commerce: department store
 Education: school
 Religion: religious structure
 Funerary: cemetery

Current Functions (enter categories from instructions)

Domestic: single dwelling
 Commerce: department store
 Government: city hall
 Commerce: restaurant
 Religion: religious structure
 Funerary: cemetery

7. DescriptionArchitectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Other: late Victorian millwork
 Other: coastal plain cottage
Federal/Greek Revival
 Bungalow

foundation brick
 walls wood
brick
 roof asphalt
 other concrete block

Describe present and historic physical appearance.

DESCRIPTION

The Swansboro Historic District incorporates most of the historic center of the small port town and includes 123 resources, mostly residential and commercial in character. The district is bounded by Highway 24 on the east, Walnut Street on the north, Broad Street on the west, and Water Street and the White Oak River on the south. One- and two-story frame dwellings and commercial buildings dating to the period 1890-1925 represent the majority of contributing properties in the district, with a scattering of earlier buildings. The town is situated on sloping ground which crests at twenty-five feet above sea-level along Walnut Street. The town faces the Atlantic Ocean across three-and-a-half miles of intervening salt marshes and barrier islands and is therefore exposed to breezes and occasional ocean storms. The land area of the downtown was appreciably increased by harbor dredging in the 1930s, which piled ballast stones and other spoil on the south side of Front Street. Of the resources in the district, 77, or approximately 63 percent, are contributing (76 buildings and one cemetery).

The architectural context for Swansboro's buildings are the following property types discussed in the Onslow County Multiple Property Documentation Form: Domestic Buildings, Commercial Buildings, and Religious and Educational Buildings. Swansboro's domestic and commercial architecture includes some of the earliest representatives of these building types in the county. The town's tiny sample of religious and educational buildings is not markedly different from similar buildings found elsewhere in the County.

Swansboro's small stock of late eighteenth and early nineteenth century housing is similar in form, plan, and style to antebellum houses built elsewhere in Onslow County. However, Swansboro's later domestic architecture is stylistically distinct from contemporaneous late nineteenth and early twentieth century housing built in other sections of Onslow County. This is probably a result of stock decorative elements produced at Swansboro's several lumber boom period mills, which appear only on a few houses outside Swansboro built principally in the Queens Creek and lower White Oak River drainages. Swansboro's later housing is characterized by the I house and gable-fronted side-hall plan forms, types with more limited currency in Onslow County's other principal towns, Jacksonville and Richlands.

The town's late nineteenth and early twentieth century commercial architecture shares similarities of scale and form with commercial buildings built elsewhere in the county, but differs from these buildings in one important respect. The store buildings lining Swansboro's Front Street are almost exclusively of frame construction, whereas the early twentieth century commercial architecture of downtown Jacksonville and Richlands is built almost entirely of brick. Geography may lie behind this difference.

 See continuation sheet

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet Swansboro Historic District, Onslow CountySection number 7 Page 1

Jacksonville and Richlands were connected to railroads and received many building materials from outside the area. Swansboro was never reached by railroad but it did have easy water access to southeastern Onslow County extensive pine forests.

DOMESTIC ARCHITECTURE:

Fifty- five, or 71 percent, of Swansboro's contributing properties are domestic in character. Five of these houses were built before the Civil War; the rest were built between the late 1880s and 1925 - the period of Swansboro's lumber boom.

ANTEBELLUM HOUSES:

Swansboro's antebellum houses represent a range of styles and plan types. Two houses, the Jonathan Green House (Building Inventory Number 99) and the so-called Beaufort House (No. 37), exhibit the coastal plain cottage form and have hall-parlor plans. The two-story double-pile Peter Ringware House (No. 36) has one large room on one side of a center hall and two smaller rooms on the other side. The Hawkins-Glover House (No. 87) was originally a two-story I house with a hall-parlor plan, expanded shortly after it was built into a center-hall plan. The two-story Bazel Hawkins House (No. 75) has an engaged two-tier front porch, a center hall, large front rooms, and smaller rear rooms - an arrangement similar to houses found in Beaufort (Catherine Bishir, personal communication). These Swansboro houses display Georgian, Federal, and Greek Revival stylistic features, and represent a much smaller, but equally fine architectural heritage as the antebellum housing stock of the nearby port town of Beaufort, with which Swansboro had economic ties.

A study of the 1850 census of population statistics for Swansboro suggests that these five dwellings represent the majority of the finer Swansboro houses built before the Civil War - a remarkable survival rate. Only the late eighteenth century Gibson House, the late antebellum Barnum House, and possibly one or two other fine houses have been lost. Less sophisticated early houses that have disappeared included the Pitts-Heady House and the Lambertson House, both with the coastal plain cottage form. The considerable number of small frame dwellings built in the town before the Civil War may also have been typified by the coastal plain cottage form (see Onslow County Multiple Property Documentation Form: Vernacular Dwellings: Coastal Plain Cottage).

LUMBER BOOM HOUSES: 1880s-1925

Apparently few houses were built in Swansboro between the Civil War and the late 1880s, a period of economic stagnation in the town. The earliest houses associated with Swansboro's lumber boom, such as the George E. Bell House (No. 56) and the circa 1893 James Elijah Parkin House (No. 53), are characterized by flamboyant interior and exterior ornament. Houses from the later 1890s, the 1900s, and the 1910s exhibit a remarkable degree of ornamental similarity, likely evidence of the influence of the Swansboro Lumber Company Mill and its successor the Swansboro Land and Lumber Company Mill. There is no evidence that the mills built these houses directly. Instead it appears that a coterie of independent carpenters made liberal use of stock moldings and ornament produced at the mills.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Swansboro Historic District, Onslow County

Section number 7 Page 2

The dominant house form of Swansboro's lumber years was the I House, incorporating either two-room or center-hall plans. Many of Swansboro's houses built during this period have the symmetrical two-story three-bay facades characteristic of the I house. Many one-story houses also have symmetrical three-bay facades reflecting two-room and center-hall plans within. In addition to these types, a number of two-story houses were built with side-hall plans.

Secondary characteristics which distinguish these turn-of-the-century houses include turned and sawn porch ornament, cornice and frieze board returns, decorative wood-shingling and louvered vents in gables, and entries flanked by sidelights with elaborate raised wooden panels under the lights. Several houses have chamfered porch posts with pronounced molded neckings and caps. Interiors are generally sheathed in beaded tongue-and-groove boards and mantels and stairs are embellished with sawn and turned ornament. In both the inside and outside of Swansboro's lumber boom houses can be found the delicate multiple moldings that superficially resemble Federal styling.

The Swansboro Land and Lumber Company was the only mill in Onslow County to have a band saw, and subsequently Swansboro houses and other buildings built during the years of the mill's operation have framing members bearing vertical saw marks. The latest houses to be associated with Swansboro's lumbering activities were more typical of the mainstream of American domestic architecture: four-squares, such as the second Pete Smith House (No. 31), and bungalows.

COMMERCIAL ARCHITECTURE:

Two antebellum commercial buildings survive in Swansboro: the William Pugh Ferrand Store (No. 16) and the Robert Spence McLean Store (No. 19), both dating to the period immediately following an 1838 fire that ravaged Front Street. The two-story Ferrand Store is the only nineteenth century brick structure to survive in Onslow County (and also, apparently, one of the few to be built in the area). The frame McLean Store may originally have been only one story in height with a storage garrett; during the late nineteenth century it was given a full second story. Both of these structures retain many original interior and exterior features. Both were associated with the turpentine trade in late antebellum Swansboro (see Onslow County Multiple Property Documentation Form: Naval Stores and Lumber Production, 1734-1938: Naval Stores Production: Early Commercial Activity). The gable-front form of these two buildings relates them architecturally to commercial buildings built throughout the United States during the antebellum period.

Commercial architecture built during Swansboro's lumber boom years also adopted the gable-front form. Some of these buildings were quite small, such as the Richard Riggs Store (No. 30) on Front Street. Others were large such as the two-story Watson and Parkin "double store" on Front Street (No. 8) built as a speculative venture by coastal North Carolina hosteler William J. Moore in 1910. Six of Swansboro's commercial buildings are contributing (See Onslow County Multiple Property Documentation Form: Commercial Buildings).

MISCELLANEOUS ARCHITECTURE:

The majority of Swansboro's surviving historic architecture is domestic or commercial in character, although the town's building stock was formerly complemented by many buildings of diverse function.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Swansboro Historic District, Onslow County

Section number 7 Page 3

Not buildings per se, but vital to the town's early economy, were shipyards. Shipyards were located at several points along the town waterfront, most notably at the ends of Main and Moore streets. Iron rails once used to launch ships extend underwater at the end of Moore Street. Wooden piers once thronged the waterfront: remains of one possibly dating to the colonial period survive at nearby Deer Island (Burwell Jackson, personal communication). One of the few classes of structures related to Swansboro's maritime economy to survive in the town are fish houses, small gable-fronted frame structures where seafood was processed and packed. The 1930s Jim Kennedy Fish House (No.11) is the best preserved of these traditional fish houses.

Of the succession of sawmills that operated in the town between the 1880s and the 1920s, nothing survives other than the domestic and commercial infrastructure created by them. The largest of these, the circa 1900 Swansboro Land and Lumber Company Mill, included at least three large two-story machinery sheds and a commissary and office building. Another industry that has vanished without leaving any above-ground trace is grist milling. According to Swansboro historian Tucker Littleton, the town featured at different times as many as five windmills for the grinding of corn meal (Littleton, Along the Path of History).

Until the 1890s the Methodists were the only sect to erect a church building in Swansboro. In 1897 the Baptists raised a large church building on Main Street which survives today (No. 26). The earliest school in the town may have been established as early as 1783. A one-story frame Methodist academy stood on Walnut Street during the second half of the nineteenth century. The only educational building to survive in the district is the 1920s Emmerton School (No.65).

Swansboro lacks appreciable numbers of outbuildings dating to the period of significance. Notable exceptions are a two-room frame smokehouse and storage building behind the Hawkins-Glover House (No.87) and the James Thomas Bartley House privy (No. 43), which shares architectural features with the main house and may date to the 1890s. Local tradition asserts that this privy was once removed to Front Street where it served briefly as the town's post office (Errington Littleton, personal communication).

United States Department of the Interior
National Park Service**National Register of Historic Places**
Continuation Sheet Swansboro Historic District, Onslow CountySection number 7 Page 4

SWANSBORO HISTORIC DISTRICT INVENTORY LIST

KEY:

The buildings in this inventory are usually named for their original owner or occupant, generally an individual, family, business, or institution (eg. Robert Lee Smith House). Occasionally, when a building has been substantially remodelled during the period of significance, the name of the later owner or occupant is added to that of the original owner or occupant (eg. Moore-Pritchard House). For the lesser contributing buildings and modern noncontributing buildings a generic title is used (eg. gable-fronted bungalow) or the present name of the occupant (usually a business) is used (eg. Ye Olde Drugstore Restaurant). Many of the names and construction dates listed in the inventory were provided by Swansboro historian Tucker Littleton's historical guidebook, Along the Path of History (1983). Littleton based his history on archival and deed research and local tradition. Other site histories were generated by the 1987-88 Onslow County Architectural Survey. The site files for this survey contain more complete architectural and historical discussions of the buildings in the district. These files are kept at the Survey and Planning Branch of the Department of Archives and History in Raleigh, with a second less-complete set at the Onslow County Museum (presently located in Richlands, NC).

Note: Numbers 57, 81, 82, 83, 112 and 113 are unassigned in the inventory list.

United States Department of the Interior
National Park Service

Item III - a.

National Register of Historic Places
Continuation Sheet

Swansboro Historic District, Onslow County

Section number 7 Page 9

- C 36. #209 ca.1778 2 **Peter Ringware House;** possibly the oldest house in Onslow County, the Ringware House is a Georgian/Federal style five-bay house with engaged two-tier front and back porches, a large first floor room on one side of a center hall and a pair of rooms sharing a chimney on the other side. Most original interior and exterior hardware and woodwork survive. Early nineteenth century one-story rear kitchen and dining room, formerly semi-detached. Ringware was a captain. His house was owned by many prominent Swansboro citizens throughout the nineteenth century. Archaeological explorations undertaken in the 1960s suggested a late eighteenth century date of construction for the
- &
C 36a. (kitchen/dining room)
- Water Street
(south side)
- C 37. #105 1st ½ 1½ **Beaufort House;** hall-parlor plan coastal plain cottage with later one-story side kitchen and dining room, porch ventilation chutes in main house porch ceiling, stair rising in rear shed room, some original interior fabric but mostly from late nineteenth century. Beaufort captain Thomas Thomas bought the lot in 1851 and sold it a year later with a house on it. Local tradition asserts that the house was moved from Beaufort, NC.
- C 38. #103 1910 2 **Charles Russell House 2;** wood-shingle sided gable-fronted side-plan house with one-story front porch, bracketed eaves. Built by carpenter Charles Russell for himself. Russell's first house stands on Swansboro's Main Street extension, outside the district.
- C 39. #119 1912 2 **Dan Ward House;** gable-fronted side-hall plan house with decorative one-story front porch. Ward operated a steamship line between Swansboro and Morehead City.
- N 40. #119 ca.1950 1 Shed.
- Water Street
(north side)
- N 41. #102 ca.1900 1½ **John Edward Kirkman House;** much-altered three-bay house with ell, modern front porch.

Swansboro, North Carolina History

This small quaint seaport has roots back to April 7, 1730 when Isaac and Jonathan Green Sr. purchased from Ebenezer Harker "a certain plantation and track of land containing by estimation 441 acres situate lying and being in ye Carterett in ye county of province of aforesaid being ye west side of ye mouth off White Oak River." By 1771 Theophilus Weeks started a town on his plantation, laying out a plat and selling lots. Formerly known as Bogue, Week's Point, The Wharf and New Town, the town was officially designated by the North Carolina General Assembly on May 6, 1783. Above photo (from North Carolina State Archives) courtesy Jack Dudley, as included in *Swansboro - A Pictorial Tribute*

Dan Ward House circa 1912

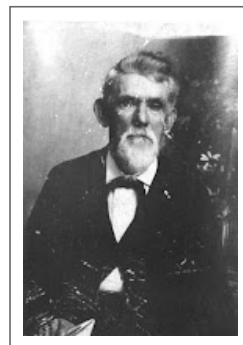


NATIONAL REGISTER of Historic Places: 119 Water Street - Gable-fronted side-hall plan house with decorative one-story porch. (NR)



The line boat *Madison* - Image from Jack Dudley's book, *Swansboro, A Pictorial Tribute*

Daniel Hargett Ward (1871-1948) was born in Swansboro to George Washington Ward and Hester Rebecca Gibson. The Ward family had been in the Onslow County area since the 18th century. Daniel's grandfather George W. Ward (1795-1863) married Olive Sanders, daughter of John Sanders and Mary Ann Burns of Onslow



George Washington Ward

County. Daniel married Bettie Ann Stanley of Carteret County. He captained *Madison*--a line boat between Swansboro and Morehead City. The 1920 census noted Daniel and Bettie on Water Street with children: Mabel 22, Carrie 19, Vincent 16, Minnie 14 and Cora

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Provided by:

Artist/historian [MARY WARSHAW](#) and [Ray Voelpel](#), former owner of Tidewater Gallery

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Table of Contents below. Use the **SEARCH BOX ABOVE** to find all mention of particular people or events. Or, you may wish to scroll the site.

Theophilus Weeks - Founder



7. Ward listed his occupation as "transportation boatman." By 1930 his residence was in Morehead City.

No comments.

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Downtown Swansboro Historic Places Map

Nestled in the confluence of the White Oak River and the Intracoastal Waterway, this beautiful waterfront village Swansboro Historic District incorporates most of the historic center of this small port town and includes historic streets and the roads where both patriots and pirates once laid down footprints and explore the unique architecture of this historic



Contributing -National Register Noncontributing

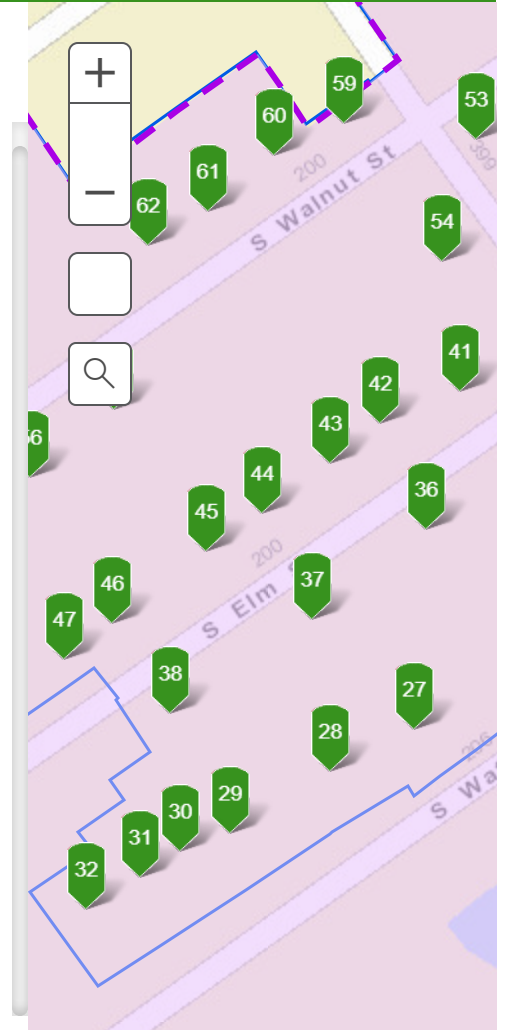
13 Dan Ward House



119 Water St

Circa 1912

Dan Ward House, gable fronted side hall plan house with decorative one story front porch. Ward operated a steamship line from Swansboro to Moorehead City.



U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. Item III - a.
Expiration Date: 06/30/2020

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Melissa J. Anderson</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>119 South Water Street</u>	Company NAIC Number: _____
City: <u>Swansboro</u> State: <u>NC</u> ZIP Code: <u>28584</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Jean R. Hiott Division - Part of Lot 10 Swansboro - NCPIN 536411562453</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>34.687265</u> Long. <u>-77.119624</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>8</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>882</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>0</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>n/a</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>n/a</u> Engineered flood openings: <u>n/a</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>n/a</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>n/a</u> sq. ft.	

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: <u>Town of Swansboro</u>	B1.b. NFIP Community Identification Number: <u>370179</u>
B2. County Name: <u>Onslow</u>	B3. State: <u>NC</u> B4. Map/Panel No.: <u>3720536400</u> B5. Suffix: <u>L</u>
B6. FIRM Index Date: <u>06/19/2020</u>	B7. FIRM Panel Effective/Revised Date: <u>06/19/2020</u>
B8. Flood Zone(s): <u>AE</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>13.0'</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 119 South Water Street	FOR INSURANCE COMPANY USE
City: Swansboro State: NC ZIP Code: 28584	Policy Number: _____ Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: NCGS Mon. "Baptist" 31.39' Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
 If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

- | | | | |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | 9.17 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | 12.77 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | n/a | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | n/a | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | 9.87 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | 8.88 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | 11.27 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | 8.89 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: E. Glenn Corbett License Number: L-3407

Title: Professional Land Surveyor

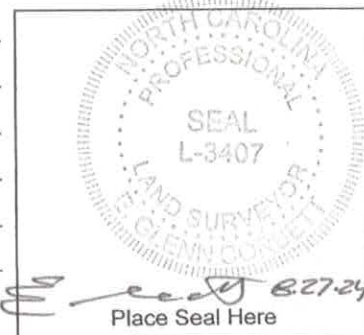
Company Name: The Cullipher Group, P.A.

Address: 151-A Highway 24

City: Morehead City State: NC ZIP Code: 28557

Telephone: (252) 773-0090 Ext.: 1004 Email: glenn@tcgpa.com

Signature:  Date: 08/27/2024



Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
 Lats and Lons taken from Google Earth Pro. A/C elev = 9.87' & 10.10', Duct elev = 10.17', dehumidifier elev = 10.42', water heater elev = 11.44', kitchen appliances elev - 12.77', interior elec outlet elev = 12.77', meter base elev = 12.86'.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 119 South Water Street	FOR INSURANCE COMPANY USE
City: Swansboro State: NC ZIP Code: 28584	Policy Number: _____ Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

- E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is: _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is: _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 119 South Water Street	FOR INSURANCE COMPANY USE
City: Swansboro State: NC ZIP Code: 28584	
Policy Number: _____	
Company NAIC Number: _____	

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 119 South Water Street City: Swansboro State: NC ZIP Code: 28584	FOR INSURANCE COMPANY USE Policy Number: _____
	Company NAIC Number: _____

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ feet meters above the LAG

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ feet meters above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?
 Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
119 South Water Street
City: Swansboro State: NC ZIP Code: 28584

FOR INSURANCE COMPANY USE
Policy Number: _____
Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

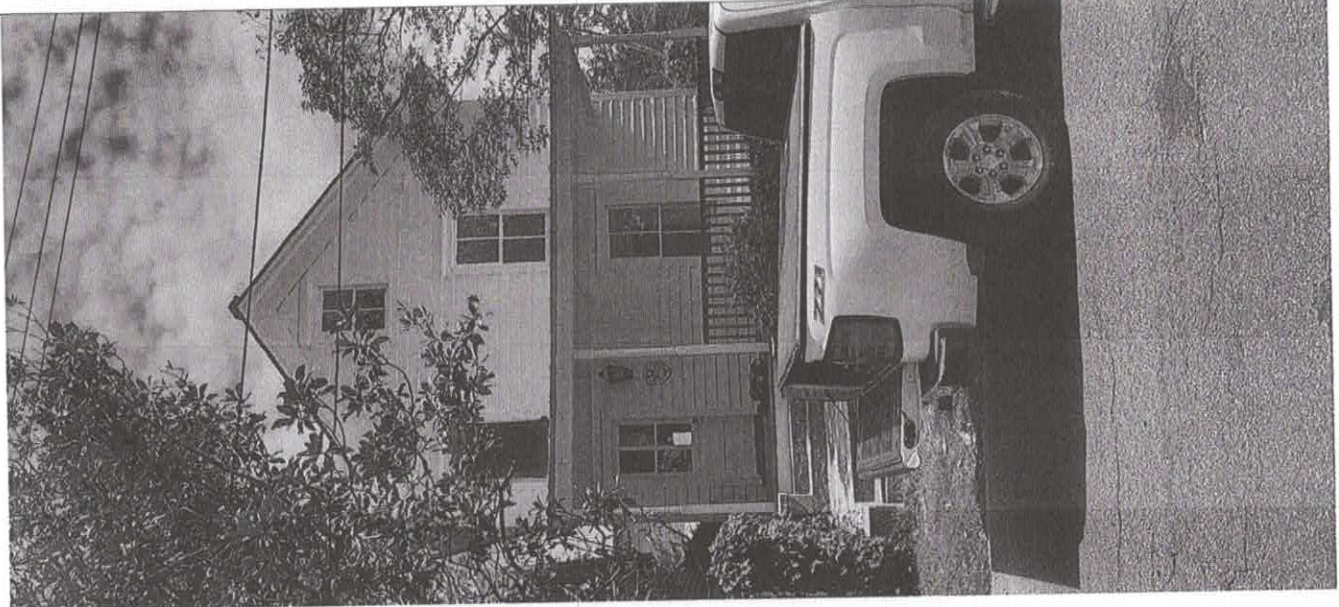


Photo One

Photo One Caption: Water Street or North View 08/23/2024

Clear Photo One

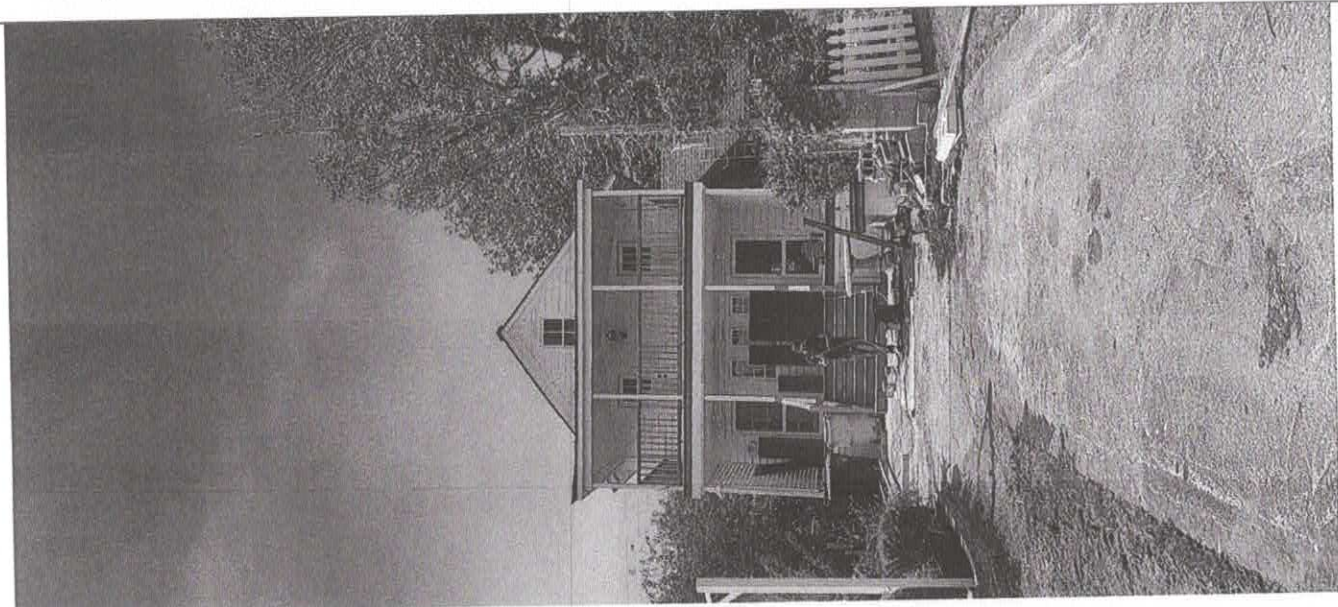


Photo Two

Photo Two Caption: Front Street or South 08/23/2024

Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
119 South Water Street

FOR INSURANCE COMPANY USE

Policy Number: _____

City: Swansboro State: NC ZIP Code: 28584

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: West View 08/23/2024

Clear Photo Three



Photo Four

Photo Four Caption: East View 08/23/2024

Clear Photo Four

SECOND SURVEYORS' CERTIFICATE

I, Charles A. Rawls, Professional Surveyor, being duly sworn, depose and say that I am the author of the foregoing plat, and that it is a true and correct representation of the survey made by me and my assistants, and that the same has been made in accordance with the provisions of the laws of the State of North Carolina, and that I am a duly qualified and licensed Surveyor under the laws of the State of North Carolina.

I, Charles A. Rawls, do hereby certify that the above and foregoing plat is a true and correct representation of the survey made by me and my assistants, and that the same has been made in accordance with the provisions of the laws of the State of North Carolina, and that I am a duly qualified and licensed Surveyor under the laws of the State of North Carolina.

CERTIFICATE OF SURVEY AND ACCURACY

I, Charles A. Rawls, Professional Surveyor, being duly sworn, depose and say that I am the author of the foregoing plat, and that it is a true and correct representation of the survey made by me and my assistants, and that the same has been made in accordance with the provisions of the laws of the State of North Carolina, and that I am a duly qualified and licensed Surveyor under the laws of the State of North Carolina.

[Signature]
Charles A. Rawls, Professional Surveyor

[Seal]
STATE OF NORTH CAROLINA
SURVEYOR
C. A. RAWLS
EXPIRES 12/31/2011

State of North Carolina, County of Onslow
This plat was prepared and filed for record on this 14th day of May, 2011, at 10:00 AM.
My Commission Expires on this 14th day of May, 2011.

WHITE OAK RIVER

CHURCH STREET

WATER STREET

FRONT STREET

VICINITY MAP

LEGEND

ED - Existing boundary
 DA - Existing boundary
 SI - Existing boundary
 ST - Existing boundary
 CO - Existing boundary

RECORDS

DA 184-74-101
 DA 184-74-102
 DA 184-74-103
 DA 184-74-104
 DA 184-74-105
 DA 184-74-106
 DA 184-74-107
 DA 184-74-108
 DA 184-74-109
 DA 184-74-110
 DA 184-74-111
 DA 184-74-112
 DA 184-74-113
 DA 184-74-114
 DA 184-74-115
 DA 184-74-116
 DA 184-74-117
 DA 184-74-118
 DA 184-74-119
 DA 184-74-120

Scale 1" = 50'

Charles A. Rawls and Associates
 1117 Hammond Beach Road, P.O. Box 1116, Hammond, N.C. 28540
 TELEPHONE: (919) 366-1400 FAX: (919) 366-1400

Jeon Rowe Hott & Others
 118 Ford Street
 Beaufort
 Currituck County, North Carolina

CAR
 APPROVED
 ADDRESS
 EXPIRING

2011 May 14

FLOOD DAMAGE PREVENTION

PART I: GENERAL PROVISIONS

§ 152.405 DEFINITIONS.

Unless specifically defined below, words or phrases used in this subchapter shall be interpreted so as to give them the meaning they have in common usage and to give this subchapter its most reasonable application.

SUBSTANTIAL IMPROVEMENT. Any combination of repairs, reconstruction, rehabilitation, addition, or other improvement of a structure, taking place during any one year period for which the cost equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:

(1) Any correction of existing violations of state or community health, sanitary, or safety code specifications which have been identified by the community code enforcement official and which are the minimum necessary to assure safe living conditions; or

(2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure and the alteration is approved by variance issued pursuant to § 152.417.

Part III: Provisions for Flood Hazard Reduction

152.441 Specific standards

(E) Additions/improvements.

(4) Any combination of repair, reconstruction, rehabilitation, addition or improvement of a building or structure taking place during a one year period, the cumulative cost of which equals or exceeds 50% of the market value of the structure before the improvement or repair is started must comply with the standards for new construction. For each building or structure, the one year period begins on the date of the first improvement or repair of that building or structure subsequent to the effective date of this subchapter. If the structure has sustained substantial damage, any repairs are considered substantial improvement regardless of the actual repair work performed. The requirement does not, however, include either:

(a) Any project for improvement of a building required to correct existing health, sanitary or safety code violations identified by the Building Official and that are the minimum necessary to assume safe living conditions; or

(b) Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

§ 152.429 VARIANCE PROCEDURES.

(A) The Flood Management Appeals Board, as established by the Town of Swansboro hereinafter referred to as the Appeal Board, shall hear and decide requests for variances from the requirements of this subchapter.

(B) Any person aggrieved by the decision of the Appeal Board may appeal such decision to the Court, as provided in Chapter 7A of the North Carolina General Statutes.

(C) Variances may be issued for:

(1) The repair or rehabilitation of historic structures upon the determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and that the variance is the minimum necessary to preserve the historic character and design of the structure;

(2) Functionally dependent facilities if determined to meet the definition as stated in § 152.405, provided provisions of divisions (1)(2), (3), and (5) of this section have been satisfied, and such facilities are protected by methods that minimize flood damages during the base flood and create no additional threats to public safety; or

(3) Any other type of development, provided it meets the requirements stated in this section.

(D) In passing upon variances, the Appeal Board shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this subchapter, and:

(1) The danger that materials may be swept onto other lands to the injury of others;

(2) The danger to life and property due to flooding or erosion damage;

(3) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(4) The importance of the services provided by the proposed facility to the community;

(5) The necessity to the facility of a waterfront location as defined under § 152.405 as a functionally dependent facility, where applicable;

(6) The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;

(7) The compatibility of the proposed use with existing and anticipated development;

(8) The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(9) The safety of access to the property in times of flood for ordinary and emergency vehicles; 27
Item III - a.

(10) The expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

(11) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges.

(E) A written report addressing each of the above factors shall be submitted with the application for a variance.

(F) Upon consideration of the factors listed above and the purposes of this subchapter, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purposes and objectives of this subchapter.

(G) Any applicant to whom a variance is granted shall be given written notice specifying the difference between the BFE and the elevation to which the structure is to be built and that such construction below the BFE increases risks to life and property, and that the issuance of a variance to construct a structure below the BFE may result in increased premium rates for flood insurance up to \$25 per \$100 of insurance coverage. Such notification shall be maintained with a record of all variance actions, including justification for their issuance.

(H) The Floodplain Administrator shall maintain the records of all appeal actions and report any variances to the FEMA and the State of North Carolina upon request.

(I) Conditions for variances.

(1) Variances shall not be issued when the variance will make the structure in violation of other federal, state, or local laws, regulations, or ordinances.

(2) Variances shall not be issued within any designated floodway or non-encroachment area if the variance would result in any increase in flood levels during the base flood discharge.

(3) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(4) Variances shall only be issued prior to development permit approval.

(5) Variances shall only be issued upon:

(a) A showing of good and sufficient cause;

(b) A determination that failure to grant the variance would result in exceptional hardship; and

(c) A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expenses, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(J) A variance may be issued for solid waste disposal facilities or sites, hazardous waste management facilities, salvage yards, and chemical storage facilities that are located in special flood hazard areas provided that all of the following conditions are met.

(1) The use serves a critical need in the community.

(2) No feasible location exists for the use outside the special flood hazard area.

(3) The reference level of any structure is elevated or flood-proofed to at least the regulatory flood protection elevation.

(4) The use complies with all other applicable federal, state and local laws.

(5) The Town of Swansboro has notified the Secretary of the North Carolina Department of Public Safety of its intention to grant a variance at least 30 calendar days prior to granting the variance.

(Ord. 2005-O3, passed 3-15-2005; Am. Ord. 2012-O4, passed 4-17-2012; Am. Ord. 2014-O13, passed 6-17-2014; Am. Ord. 2020-O3, passed 6-8-2020)



Substantial Improvement/ Substantial Damage Desk Reference

FEMA P-758 / May 2010



FEMA

- If the FIRM has been revised and the SFHA has widened to include more area, that area is now subject to the NFIP requirements. For example, areas that were previously designated X zone may now be shown as A zone or V zone. Improvements and repairs to buildings that were outside of the SFHA but are now in the revised SFHA must be evaluated to determine if the work is SI/SD.
- If the FIRM has been revised and the flood zone or BFE changed, a determination that work is a substantial improvement requires that the building meet NFIP requirements for new construction based on the revised flood zone and revised BFE.
- If the FIRM has been revised and either the floodway boundaries are changed or a floodway is newly delineated, a determination that improvements or repairs to a building are SI/SD may require an encroachment analysis.

6.5 Requirements for Certain Structures

This section describes how SI/SD is addressed for certain types of buildings in accordance with the NFIP floodplain management requirements, including:

- Historic structures (Section 6.5.1)
- Manufactured homes (Section 6.5.2)
- Accessory structures and certain agricultural structures (Section 6.5.3)

6.5.1 Historic Structures

The NFIP gives special consideration to the unique value of designated historic buildings and structures. Provided such structures retain their designations, communities do not have to require them to be brought into compliance if they will be substantially improved or have been substantially damaged. Section 3.4.1 includes the NFIP's definition for "historic structures." The term includes structures that are: (1) listed or preliminarily determined to be eligible for listing in the National Register of Historic Places; (2) certified or preliminarily determined by the Secretary of the U.S. Department of Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as a registered historic district; or (3) designated as historic site under a State or local historic preservation program that is approved by the Secretary of the U.S. Department of Interior. The definition does not include structures that are merely old, those that residents refer to as historic, or those that happen to be located in historic districts.

The NFIP floodplain management requirements contain two provisions that are intended to provide relief for historic structures located in SFHAs:

- (1) The NFIP definition of "substantial improvement" includes the following exclusion for historic structures: "*Any alteration of a 'historic structure,' provided that the alteration will not preclude the structure's continued designation as an 'historic structure.'*" The exclusion also applies to historic structures that have been substantially damaged. This provision allows communities to exempt historic structures from the SI/SD requirements of the NFIP.

NC Floodplain Mapping presents NFIP & Variance Workshop

Swansboro Town Hall 30 April 2014

Presenter:

Randy Mundt, AICP, CFM



North Carolina Emergency Management
Floodplain Management Section



Variance Procedures

➤ Variances may be issued for:

- Repair/rehabilitation of historic structures
- "Functionally Dependent Facilities"*
- Any other type of development, provided it meets the requirements of the Ordinance

*narrowly defined: limited to docking or port facilities necessary for loading cargo or passengers, shipbuilding, or ship repair. Does not include long-term storage, manufacture, sales or service facilities.