



Historic Preservation Commission Agenda

Town of Swansboro

Tuesday, September 17, 2024

I. Call to Order

II. Approval of Minutes

- a. March 19, 2024, Regular Meeting Minutes

III. Business

- a. ***Certificate of Appropriateness/ 205 S Walnut Street (Lot 47)***
Presenter: Rebecca Brehmer, CFM, CZO, Town Planner

The owners of 205 S Walnut Street, Lot 47, have requested a Certificate of Appropriateness for construction of a new home on the empty lot. This lot is zoned R6SF.

Recommended Action:

1. Hold a public hearing
2. Approve COA-2024-07 for new construction of home at 205 S Walnut Street, Lot 47, and make a motion based on the standards provided.

- b. ***Certificate of Appropriateness/ 204 S Walnut Street***
Presenter: Rebecca Brehmer, CFM, CZO, Town Planner

The owners of 204 S Walnut Street have requested a Certificate of Appropriateness for demolition of the existing block shed located in the back yard as well as construction of a new accessory structure in its place. The property is zoned R6SF, and the home is contributing to the Historic District, but the existing block shed is not.

Recommended Action:

1. Hold a public hearing
2. Approve COA-2024-08 for demolition of existing block shed and new construction of an accessory structure at 204 S Walnut Street, and make a motion based on the standards provided.

- c. ***Staff Approval/Minor Work Application Report: July- September 2024***
Presenter: Rebecca Brehmer, Town Planner, CFM, CZO

IV. Chairman/Board Thoughts/Staff Comments

V. Public Comments

VI. Adjournment

**TOWN OF SWANSBORO
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
MARCH 19, 2024**

Call to Order

The meeting of Swansboro Historic Preservation Commission was called to order at 5:52 PM. Those in attendance were Jonathan McDaniel, Kim Kingrey, Elaine Justice, Christina Ramsey, Lauren Brown, and ALT member Gregg Casper. Eric Young was not present.

Approval of Minutes

On a motion by Mrs. Ramsey, and seconded by Mrs. Kingrey, the following meeting minutes were unanimously approved:

- a. October 17, 2023, Regular Meeting Minutes
- b. October 30, 2023, Special Meeting Minutes

Business

Projects/Planning Coordinator Brehmer discussed the start time for the Historic Preservation Commission meetings. On a unanimous decision, the board agreed to a 5:30 pm start time for future meetings.

Text Amendment to Section 5: Windows and Doors

At the February 20, 2024, the board made a motion and appointed a subcommittee consisting of town staff, Mrs. Justice, Ms. Brown, and Mrs. Kingrey to review and draft a text amendment to Section 5: Windows and Doors found in the Historic District Design Standards.

Projects/Planning Coordinator Brehmer presented the highlighted changes recommended by the subcommittee for the text amendment to the board and answered the following:

- The changed wording for historic non-contributing structure in the text amendment allowed the board to have more interpretation for window replacements. If there was a historic house that had enough changes made to the historic characteristics, it wasn't deemed contributing. If it had the original windows, the text amendment would allow the board and staff to decide if the owner should or shouldn't keep the original wooden windows.
- The replacement windows verbiage under #7 in the text amendment could be revised to add 75 years and older after non-contributing structures.
- Local contractors did not always have knowledge of historic resources. The staff works to encourage residents to have communication with the town or at the state level to make sure there is not another option for replacing or repairing windows.
- Changing windows was a minor work level for non-contributing and certificate of appropriateness for contributing in the current UDO. The staff works to encourage residents to use wood instead of vinyl windows.

On a motion by Mrs. Ramsey, seconded by Mrs. Kingrey, the text amendment for Section 5: Windows and Doors was unanimously approved with the change to add the term "75 years and older" after non-contributing structures in item 7.

Text Amendment to Section 3: Roofs

At the February 20, 2024, the board made a motion and appointed a subcommittee consisting of town staff, Mrs. Justice, Ms. Brown, and Mrs. Kingrey to review and draft a text amendment to Section 3: Roofs found in the Historic District Design Standards.

Projects/Planning Coordinator Brehmer presented the highlighted changes made by the subcommittee for the text amendment to the board.

Brent Tedder, Tedder Exteriors, was requested to explain more detailed options for roofs:

- Holes in roofs were able to be repaired and fixed with patching instead of being replaced.
- Most houses in the district had 1.5-inch rib and 16-inch space panels. Up to 20-inch space was available.
- Different seam styles would be clipped every foot or a machine style with a 1.5- inch rib would be snapped on the rib. Either seam would look the same.
- Ridge caps in the district do not look proper. There was a simple solution to vent through the trim. It would look cleaner, better, and less of an expense.

Projects/Planning Coordinator Brehmer answered the following:

- Cedar shake shingles were not referenced in the changes. Cedar shake shingles could have a separate section in the text amendment. Replacement using cedar shake shingles, unstained or unpainted, was appropriate if there was documentation which showed cedar shakes were the original roof material on the house or appropriate for the time era of the house.
- The new cedar shake shingles section was added between the metal roof and asphalt shingles sections to clarify them as an option.

On a motion by Mrs. Ramsey, seconded by Ms. Brown, the text amendment for Section 3: Roofs was unanimously approved with the change to add a section for cedar shake shingles.

Review of Staff Approvals

Projects/Planning Coordinator Brehmer reviewed the following Staff Approvals:

- 209 Water St – Installed steel pipe to vent fireplaces. Located at the back of the house, not visible.
- 308 Church St – Installed 20’ x 20’ driveway with wood parameter and filled with rock, 4’ wood picket fence painted white to border the driveway and yard, and wood trashcan landing.
- 204 Walnut St – Installed brick driveway.
- 204 Church St – Restored windows.
- 209 Main St – Replaced rotten wood on the front porch and painting of both rear doors to match the front door.
- 119 Water St – Replaced and/or repaired in kind siding, windows, shutters, paint, light fixtures, porch decking, porch railing, water leaks on porch.

- 105 Church St – Replaced rotten wood on steps in kind.

Review of Minor Work Approvals

Projects/Planning Coordinator Brehmer reviewed the following Minor Work Approvals:

- 209 Water St – Removed existing rotten front stoop and back deck and construction of simple steps with railings to enter house.
- 210 Elm St – Replaced rotten wood in kind on pickets, railings, and boards of deck, replaced picture window on the front of the house, and replaced sliding windows on the rear and the side of the house.
- 224 Water St – Amended previous minor work application to change wood lattice approval to brick lattice. (Opinion from the SHPO was a part of this decision.)

Chairman/Board Thoughts/Staff Comments

Ms. Brown recognized Mrs. Kingrey for the efforts on the subcommittees and how she was very helpful in bringing outside resources to help.

Projects/Planning Coordinator Brehmer shared the following:

- The Massing Study amendment was approved by the Board of Commissioners.
- The Local Landmark Designation Workshop was scheduled for May 16, 2024, at 4:00 pm. There was not an available representative for the Tax Credit Workshop. Tax Credit workshop would be scheduled later. Flyers for the Local Landmark Designation Workshop would be mailed.
- On May 17, 2024, Kristi Brantley was presenting a workshop in Beaufort, NC, for their historic district. It was available for the Swansboro Historic Preservation Commission to attend. The materials and times would be provided later.
- The budget subcommittee clarified with the Swansboro Finance Director that the board was able to request money from the Board of Commissioners for the next budget year. The committee discussed having a budget for events, refreshments for events, mailings (printed and mailed), an award system (flags with logo), and more training throughout the year. Quotes had been requested and would be presented later.

Public Comments

Mrs. Amelia Dees-Killette from the Swansboro Historical Association requested the board to participate in the Homes Tour. They needed volunteers for this event, which was April 27, 2024, from 10:00 am to 4:00 pm.

Adjournment

The meeting adjourned at 6:40 pm.



Historic Preservation Commission Meeting Agenda Item Submittal

Item To Be Considered: **Certificate of Appropriateness/ 205 S Walnut Street (Lot 47)**

Board Meeting Date: **September 17, 2024**

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

Overview: The owners of 205 S Walnut Street, Lot 47, have requested a Certificate of Appropriateness for construction of a new home on the empty lot. This lot is zoned R6SF.

In October of 2023, the current owners were granted a COA for demolition of the home previously located at 205 S Walnut Street due to irreversible damage that occurred during and after Hurricane Florence. The previous home had 2 lots that came with the property, the owners are asking to build a new home on Lot 47. As required by our ordinance in Section 11 New Construction, the application includes a massing study completed by Dunn & Dalton Architects that meets all criteria. The proposed home is a 2-story structure with a gable roof and front porch. Please see application for further details, it is similar to another home found on Walnut Street.

Background Attachment(s):

1. COA-2024-07 Application
2. Section 11 New Construction
3. Aerial Location Map

Recommended Action:

1. Hold a public hearing
2. Approve COA-2024-07 for new construction of home at 205 S Walnut Street, Lot 47, and make a motion based on the standards provided.

Action: _____



**SWANSBORO HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

Application # COA-2024-07

I Hereby apply to the Swansboro Historic Preservation Commission for a Certificate of Appropriateness (COA) for the structure, project, or proposed restoration, modification or change one the following property located within the Historic District:

NAME: Brod & Kendra Phillips

MAILING ADDRESS: 204 S. Walnut St., Swansboro, NC 28584

ADDRESS OF AFFECTED PROPERTY: 205 S. Walnut St., Lot 47, Swansboro

PHONE NUMBERS: (Home) 919-815-5941 (Work) 919-740-7201

Indicate if you need a pre-application review: Yes No

(Note: A pre-application review is required for all projects exceeding a cost of \$10,000 and/or involving new construction projects with a minimum square footage of 1,000 sq. ft. or addition of 500 sq. ft.)

INSTRUCTIONS: (Please initial that you read and understood these instructions)

- 1) Each application must include a written property description. In the space provided or on additional sheets, describe the nature and extent of the proposed work to include a listing of materials and dimensions. Physical material samples will be required as part of the application package. Provide sufficient detail to allow the Swansboro Historic Preservation Commission (SHPC) to make an informed decision regarding appropriateness. **Initial here:** NBP

- 2) For each specific type of activity, attach the following materials: (check the applicable category)

EXTERIOR ALTERATION: Photograph(s) and sketch(es) showing existing conditions and proposed changes for each effected area. **Initial here:** NBP

NEW CONSTRUCTION/ADDITIONS: a) Plot plan showing all new construction on proposed site; b) preliminary or final drawings showing proposed design of new construction or new addition (elevations required); c) descriptions, samples, and specifications indicating materials and textures used on exterior construction; d) statement by owner of how proposed new construction meets the intent of the SHPC design guidelines for projects involving new buildings with more than 1,000 sq. ft. or addition of 500 sq. ft.; and e) deed of property; f) Massing Study sealed by engineer or architect (find details in Appendix III Section 11 New Construction of the Town Unified Development Ordinance). **Initial here:** NBP

MOVING / DEMOLITION: a) Photographs of building to be moved or demolished (including photos of all elevations and a streetscape); b) written description of reason for move or demolition; and c) for moving requests, a photograph of proposed site for relocated building and a plot plan showing exact building location with pertinent dimensions. **Initial here:** NBP

ALL SKETCHES, DRAWINGS, COLOR CHIPS, ETC. MUST BE SUBMITTED IN MULTIPLES OF TWO (2) and "8 1/2 x 11" SIZE PAPER IS PREFERRED.

PROJECT DESCRIPTION (Attach additional sheets if necessary):

Please see attached

The applicant(s) and/or his/her representative(s) are required to appear before the Swansboro Historic Preservation Commission to present, discuss and clarify the application the night of the meeting. If the applicant is not the owner of the property a written statement by the owner is required prior to the meeting for the applicant to pursue the COA. **Initial here:** NH

Any applicant(s) requiring a "CAMA" permit, must submit the approved CAMA application with CAMA official(s) signature(s), prior to the review of the COA by the Swansboro Historic Preservation Commission. **Initial here:** NH

All applications become the property of the Swansboro Historic Preservation Commission for the Town of Swansboro. This application shall be completed and returned to the Planning Department at least **seventeen** (17) days **before** the Swansboro Historic Preservation Commission meeting at which the application may be considered. **Initial here:** NH

Decisions made regarding the COA application by the Swansboro Historic Preservation Commission must be followed. Any changes to the project that are not outlined in the application must go through the COA amendment process. Failure to follow the order of the COA will result in code enforcement as outlined in § **152.487 COMPLIANCE AND ENFORCEMENT**. **Initial here:** NH

It is the policy of the Swansboro Historic Preservation Commission that the board shall act as one body. Accordingly, individual members should not give personal opinions on applications submitted to the Swansboro Historic Preservation Commission, and no such individual opinion shall bind the Swansboro Historic Preservation Commission in any way. **Initial here:** NH

[Signature]
Signature of Applicant

8/29/2024
Date

STAFF USE ONLY

Application received by: Rebecca Bantour Date: 9/3/24
Application reviewed with applicant by: Rebecca Bantour Date: _____
How: In person By Phone _____
Fee Paid: \$200 Receipt Number R-00011676
Comments: _____



JNS-24003
Lot 47 Walnut Street Swansboro, NC
House Addition

Certificate of Appropriateness Application: New Construction/Addition:

Section 11 New Construction:

Massing Study:

1. See attached resources, proposed materials, and narrative below.

Site Placement:

2. The majority of the adjacent properties sit approximately 10 feet from the front property line. For smaller lots of a similar size on Walnut Street, the existing houses are approximately 5' from one side property line with a driveway situated to the opposite side of the house adjacent to the neighboring residence. The front setbacks are approximately 12'-6" and the rear setbacks vary, depending on the depth of the lot.

The house at lot 47 Walnut St will be placed similarly to the houses directly across the street. With the house situated closer, approximately 5' from one side property line with the driveway to the opposite side and adjacent to the neighboring residence.

3. The proposed residence will have a front entrance facing Walnut St. with a small porch to define it. Adjacent houses of a similar size, including 204, 206, 209, 210, and 213 have single story, front facing, porches as well.
4. The proposed residence maintains a similar footprint and spacing found with surrounding properties. The size of the proposed residence allows for the same pattern of house – driveway – house that can be seen on both sides of the street on this block.
5. No outbuildings or accessory structures are being proposed for this lot
6. The proposed plans allow for a similar approach to landscaping and ground cover as can be seen at the neighboring houses, with a side drive and raised front porch.
7. Care will be taken during the construction phase to limit unnecessary damage to the surrounding ground.

Building Height/Scale:

- 8. The proposed residence will be a two-story structure similar to houses at 206, 210, 213, 214, and 215. one story covered porch, similar to homes at 204, 209, 210, and 212
- 9. Although the adjacent property at 209 is a one-story residence the proposed residence at 205 as well as the existing homes at 206 & 210 are two stories. Additionally, the proposed residence at lot 47 shares a one story covered porch. The proposed front porch at lot 47 also shares a similar footprint and relation to the façade as the neighboring house at 209.
- 10. The new residence is proposed to be 34'-0" wide by approximately 28'-0" high. Many of the surrounding two-story residences have similar height to width proportions. Additionally, the residence at 212 has similar architectural features, with a main gable that runs parallel to the street with smaller intersected or nesting gables facing the street. These intersecting gables are a common feature of the residences on this street.
- 11. Windows are proposed to be double hung windows by Anderson, A series, with wood/fiberglass. Both single and paired windows are used to match the window patterns of surrounding houses. Taller windows are used on the front back and sides to match the surrounding window proportions with shorter windows located on the rear and side elevations in less visible locations so not to be detracting from the rhythm found on front facades along the street. The three openings on the front porch are centered within column bays, openings centered in porch columns are a common theme on the street as seen at 202, 204, 206, 210, and 213, among others.

Materials:

- 12. / 13. / 14. Proposed building materials are selected to be compatible with the traditionally used materials found on Walnut St. The brick foundation is a common feature of residences on this street and wood lattice mixed with brick is found on numerous homes. While horizontal wood siding is the predominant siding material found on Walnut St., Board & batten siding is also found at the contributing residence at 217. The Fiber cement board & batten material will have a similar appearance to that of the traditional wood board & batten used at 217. Although wood siding is the preferred material, and used on many of the surrounding houses, there are examples of other, modern, siding products being used; the existing homes on neighboring lots 209 and 307 have aluminum siding, and vinyl siding across the street at 212.

Details/Texture:

- 15. - 19. The existing property has minimal details with simple 4x4 porch post and dimensional lumber for the railings. Details on the proposed addition will follow the same ideas with minimal detailing. Minimal texture is used on the new structure with fiber cement board and batten siding used to replicate the feel of traditional weatherboard siding with minimal trim. Exterior materials are used in a traditional manner to be compatible with the surrounding houses

Color:

- 20. White Board & Batten siding will be used with additional white siding. The majority of the houses in the surrounding area use neutral gray and blue tones with white trim. Houses that do not include a gray or blue color follow the traditional white siding with white trim.

Form and Rhythm:

21. – 24. Through a visual survey of the surrounding properties and their architectural details and forms, the proposed residence has been designed to reflect the typical setbacks, spacing between buildings, and lot coverage found on Walnut Street. The height, scale, and fenestration patterns are proposed based on similar features found throughout Walnut Street, allowing the addition to contribute, but not take away from, the existing rhythm found along the street.

Although the proposed addition has a higher pitched gable roof, than the average 7/12 roofs found in the historic district, the intersecting and nesting gables are common roof features on Walnut Street. The higher pitch also allows for the overall building height to be slightly lower than the two-story residences on the street, thus lessening the visual impact the new residence would make to the historical homes on the block. It is not the intent of the proposed residence to exactly replicate the adjacent historic properties, but rather match the character and feel of the existing house structure, while blending with the much earlier historic structures found along Walnut Street.

Massing Study Graphic Analysis

Surrounding Structures on Walnut Street



202 Walnut Street
Ca. 1901 I-House
Two-tier porch with wood siding and metal roof



212 Walnut Street
Ca. 1950 One-story
Front porch with wood siding and metal roof



206 Walnut Street
Ca. 1901 I-House
Two-tier porch with brackets, wood siding and metal roof



210 Walnut Street
Ca. 1908 Two Story
"L" House with wrap around one-story porch, wood siding and metal roof

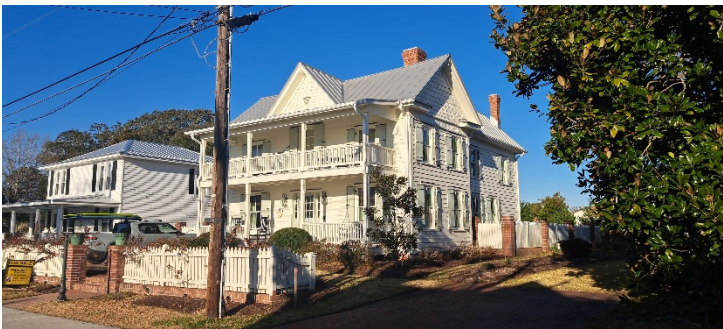




214 Walnut Street
Ca. 1905 I-House
Two-tier porch with brackets, wood siding and metal roof



214 Walnut Street (Out building)
One story, wood siding with asphalt shingle roof



218 Walnut Street
Ca. 1906 I-House
Two-tier porch with wood siding and metal roof



218 Walnut Street (Garage)
One-story with wood siding and metal roof



220 Walnut Street
Ca. 1920 Four Square with one-story wrap around porch, wood siding and metal roof



307 W Church Street
Ca. 1910 Front gable with one-story porch, aluminum siding and asphalt shingle roof



205 Walnut Street
(Demolished)



Walnut Street lot 47
(Demolished)



213 Walnut Street
Ca. 1906 Front gable with one-story porch, wood siding and metal roof





215 Walnut Street
1908 & 1910 I-House
Two-tier porch with
wood siding and
asphalt shingle roof



215 Walnut Street
(Garage)
One-story with wood
siding and asphalt
shingle roof



217 Walnut Street
Ca. 1906 One-story
Front porch with
board & batton siding
and metal roof



219 Walnut Street
House - Infill
construction



219 Walnut Street
(Garage)



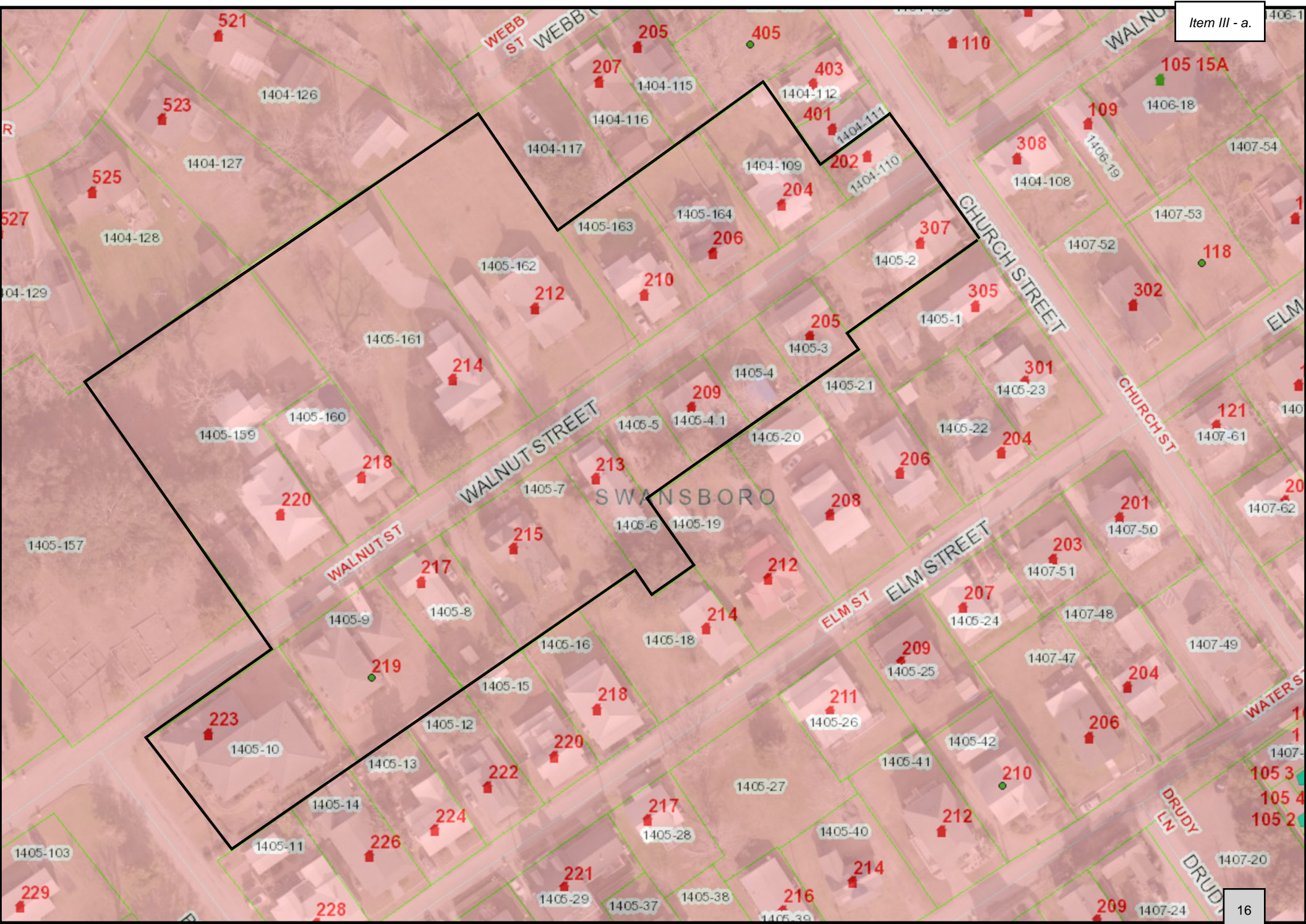
223 Walnut Street
Duplex - Infill
construction



209 Walnut Street
Ca. 1950 One-story
with aluminum siding
and asphalt shingles



204 Walnut Street
Ca. 1901 One-story
Front porch with
wood siding and
metal roof





I, CHARLES FRANCIS RIGGS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY AS SHOWN HEREON IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS: 1:10,000±.

PRELIMINARY PLAT
NOT FOR RECORDATION
CONVEYANCES OR SALES

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND THE NATIONAL FLOOD INSURANCE PROGRAM. COMMUNITY PANEL NUMBER 370179 3720536400L, JUNE 19, 2020

| | |
|-----------------------------------|---------------|
| PROPOSED DWELLING WITHOUT EAVES | = 1293 Sq.Ft. |
| PROPOSED PERVIOUS GRAVEL DRIVE | = 0 Sq.Ft. |
| PROPOSED TOTAL IMPERVIOUS SURFACE | = 1293 Sq.Ft. |
| LOT AREA | = 3233 Sq.Ft. |
| PROPOSED IMPERVIOUS AREA | = 39.9% |

NOTES
PROPOSED DWELLING IS TWO STORY ON CRAWLSPACE FOUNDATION.
PEAK OF PROPOSED DWELLING IS ALLOWED, AT MAXIMUM, 35'.

NOTE
FIRST FLOOR: 1038 Sq.Ft.
SECOND FLOOR: 489 Sq.Ft.
TOTAL FLOOR AREA: 1527 Sq.Ft.
AS PER HOUSE PLANS

NOW OR FORMERLY VANCOUTREN
D.B. 5010, P. 414
LOTS 47 & 48
TOWN OF SWANSBORO
M.B. 2, P. 68

NOW OR FORMERLY PHILLIPS
D.B. 5876, P. 13
PORTION OF LOT 46
TOWN OF SWANSBORO
M.B. 2, P. 68

ZONED R6-SF
ZONING SETBACKS
FRONT = 25'
FRONT = 12.5' (EXCEPTION)
REAR = 15'
SIDE = 5'

OWNERS
NORMAN BRADFORD PHILLIPS & WIFE,
KENNA S. PHILLIPS

TITLE SOURCE
D.B. 5876, P. 13

TAX MAP #
1405-4
PARCEL ID #
015484

REFERENCES
D.B. 1245, P. 740
D.B. 1581, P. 812
D.B. 1742, P. 867
D.B. 1901, P. 149
D.B. 2440, P. 289
D.B. 5010, P. 414
D.B. 5775, P. 823
D.B. 5876, P. 13
M.B. 2, P. 68

ALL POINTS NON MONUMENTED UNLESS OTHERWISE NOTED

- LEGEND
- CC = CONTROL CORNER
 - ECM = EXISTING CONCRETE MONUMENT (FOUND)(CC)
 - EIP = EXISTING IRON PIPE (FOUND)
 - EIR = EXISTING IRON ROD (FOUND)
 - EMN = EXISTING MAGNETIC NAIL (FOUND)(CC)
 - EPK = EXISTING PARKER-KALON NAIL (FOUND)(CC)
 - ERRS = EXISTING RAILROAD SPIKE (FOUND)
 - MBL = MINIMUM BUILDING LINE
 - NMP = NON MONUMENTED POINT
 - R/W = RIGHT OF WAY
 - SCM = SET CONCRETE MONUMENT (CC)
 - SIP = SET IRON PIPE
 - SIR = SET IRON ROD
 - SMN = SET MAGNETIC NAIL (CC)
 - SPK = SET PARKER-KALON NAIL (CC)
 - CL = CENTERLINE
 - WM = WATER METER
 - TP = POWER POLE
 - PL = POWER LINE
 - HT = 26" HARDWOOD TREE
 - 205 = ADDRESS

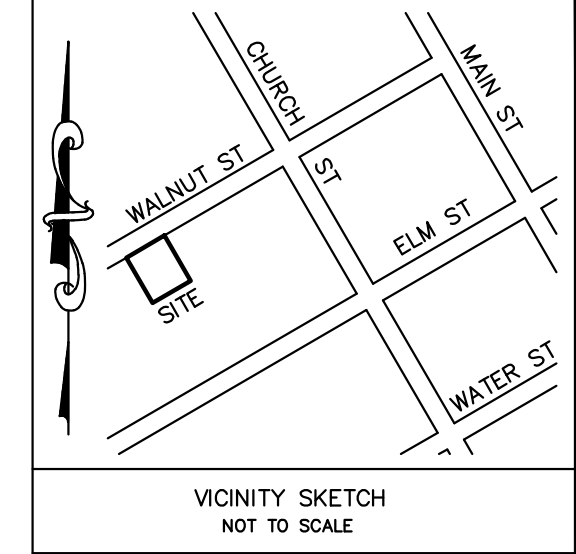
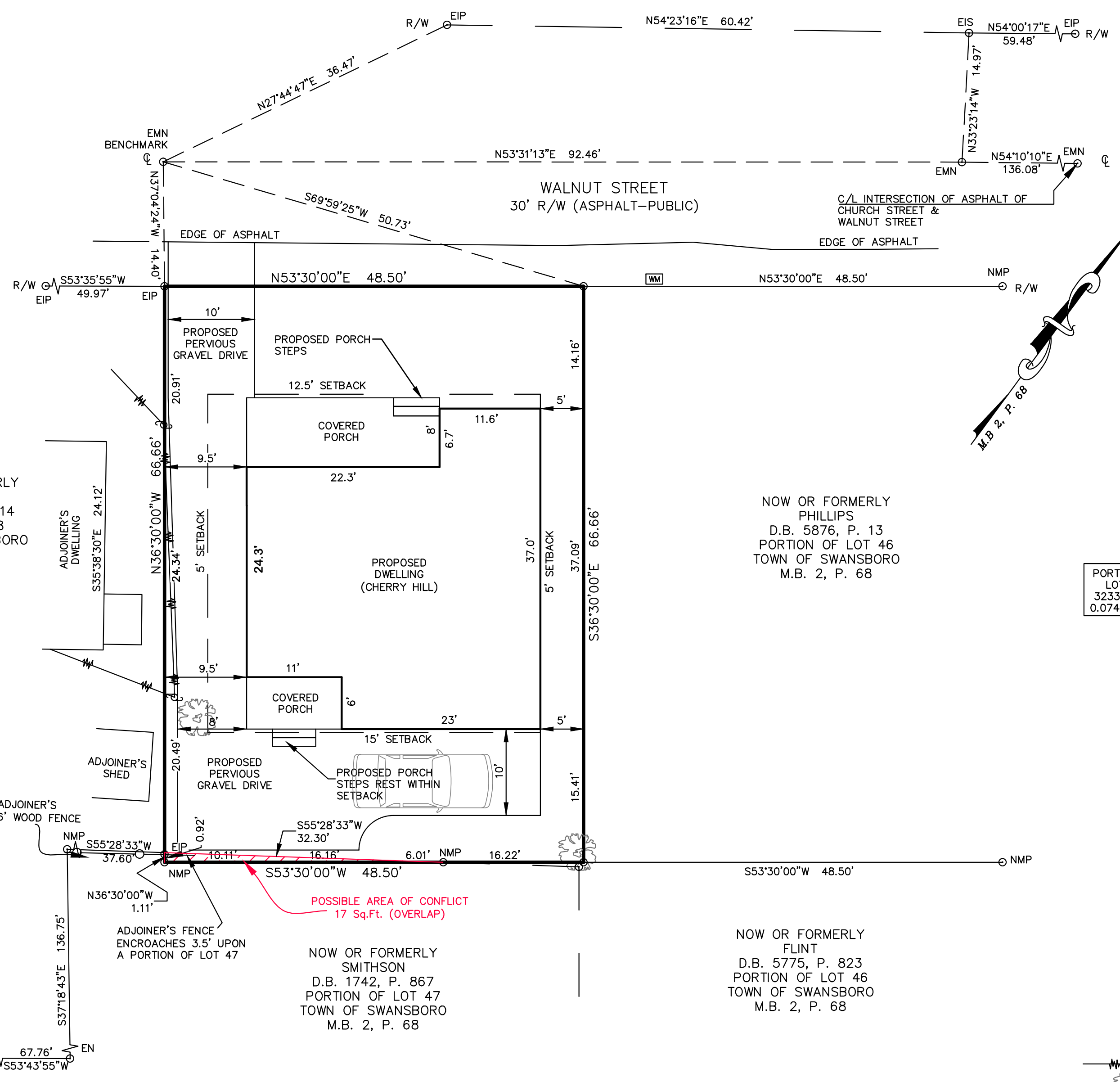
GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.

ACTUAL FIELD SURVEY DATE: DECEMBER 08, 2022
MAPPING DATE: AUGUST 13, 2024
FIELD BOOK: 1280, PAGE: 60

PROJECT NUMBER: 24-05-16 JTG



BOUNDARY SURVEY & PRELIMINARY PLOT PLAN
FOR

NORMAN BRADFORD PHILLIPS

& WIFE,

KENNA S. PHILLIPS

PORTION OF LOT 47, TOWN OF SWANSBORO, M.B. 2, P. 68
SWANSBORO TOWNSHIP, ONSLOW COUNTY, NORTH CAROLINA
NORMAN BRADFORD PHILLIPS & WIFE, KENNA S. PHILLIPS, OWNERS; D.B. 5876, P. 13
SOUTH WALNUT STREET

CHARLES F. RIGGS & ASSOCIATES, INC. (C-730)

LAND SURVEYING - CONVENTIONAL & GLOBAL POSITIONING SYSTEMS,
LAND PLANNING & COMPUTER MAPPING

502 NEW BRIDGE STREET
P.O. BOX 1570
JACKSONVILLE, NC 28540-1570
TELEPHONE: (910) 455-0877

LANDFALL EXECUTIVE SUITES
1213 CULBRETH DRIVE
WILMINGTON, NC 28405
TELEPHONE: (910) 681-7444

E-MAIL: riggsland@riggslandnc.com

R:\2024\24-05-16 Phillips (Lot 47)\CAD\Drawings\24-05-16 PPP 2.dwg - Tuesday, August 13, 2024 8:11:17 AM

CLIENT & CONTRACTOR

It is the responsibility of the Client and/or Contractor to ensure that the construction of this plan meets standard building practices and local building codes.

All efforts are made to provide plans with the highest levels of design quality. However, due to the uniqueness of each building site, regional requirements and various building codes, the Architect does not assume liability for compliance with building codes, standard building practices or zoning regulations.

The Client and/or Contractor will have a licensed structural engineer review these plans for compatibility with specific site conditions and design all structural elements for this plan such as, but not limited to, footings, foundation walls, piers, slabs, high impact and steel reinforcement, columns, beams, joists, rafters and other framing.

Prior to construction, the Client and/or Contractor shall check the plans for errors and report any discrepancies to the Architect.

The Architect is not responsible for the construction quality, means or methods; products, systems, costs, or material selections used in the construction of this plan.

The Architect specifically renounces all warranties, express or implied including but not limited to the implied warranties of merchantability and fitness for particular purposes associated with the plans and derivative works, and shall not be responsible for any warranties, errors, omissions or deficiencies of any third parties. The Architect's liability, if any, shall be limited to the sale price of the plans.

COPYRIGHTS

These plans and derivatives of these plans are owned by the Architect who licenses them to the Client for a one time use and are subject to copyright protection under The Architectural Works Copyright Protection Act of 1990. Unauthorized sale, use or duplication of the plans or the works or forms shown on the plans without the written permission of the Architect violates federal law.

PLAN NUMBER:

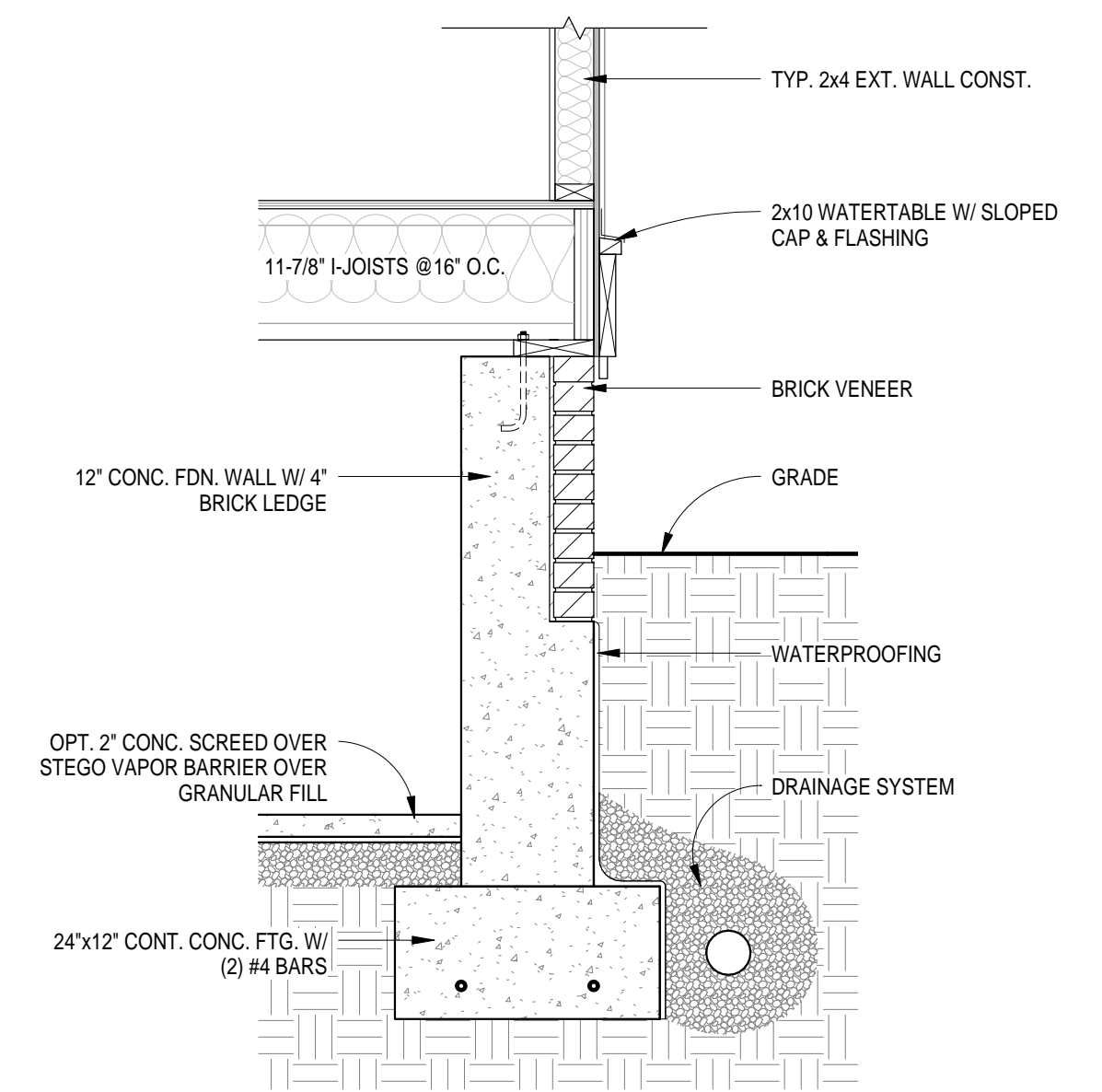
1843

The Cherry Hill - 1524

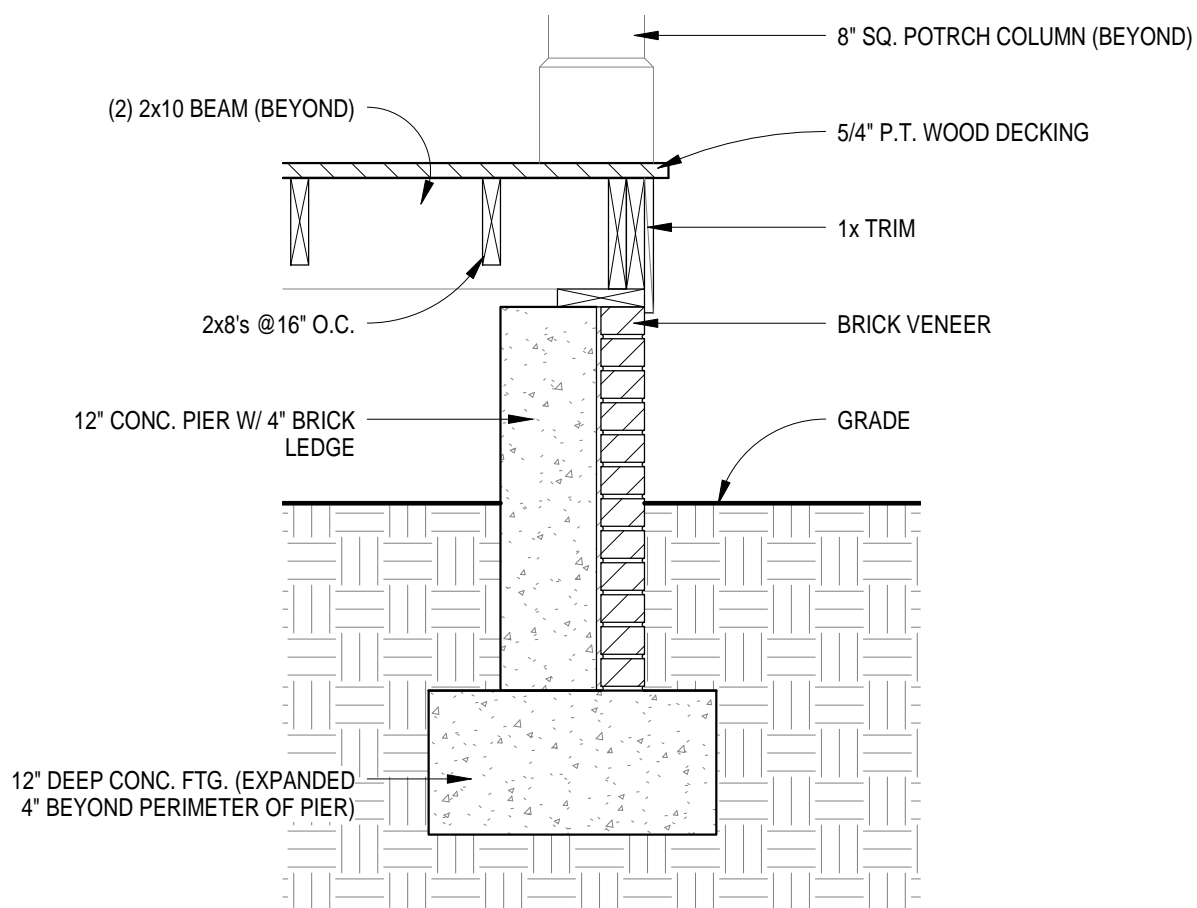
Drawn By: AO, LLC / JRL
Date: 08/14/13
Revised:

SHEET NUMBER

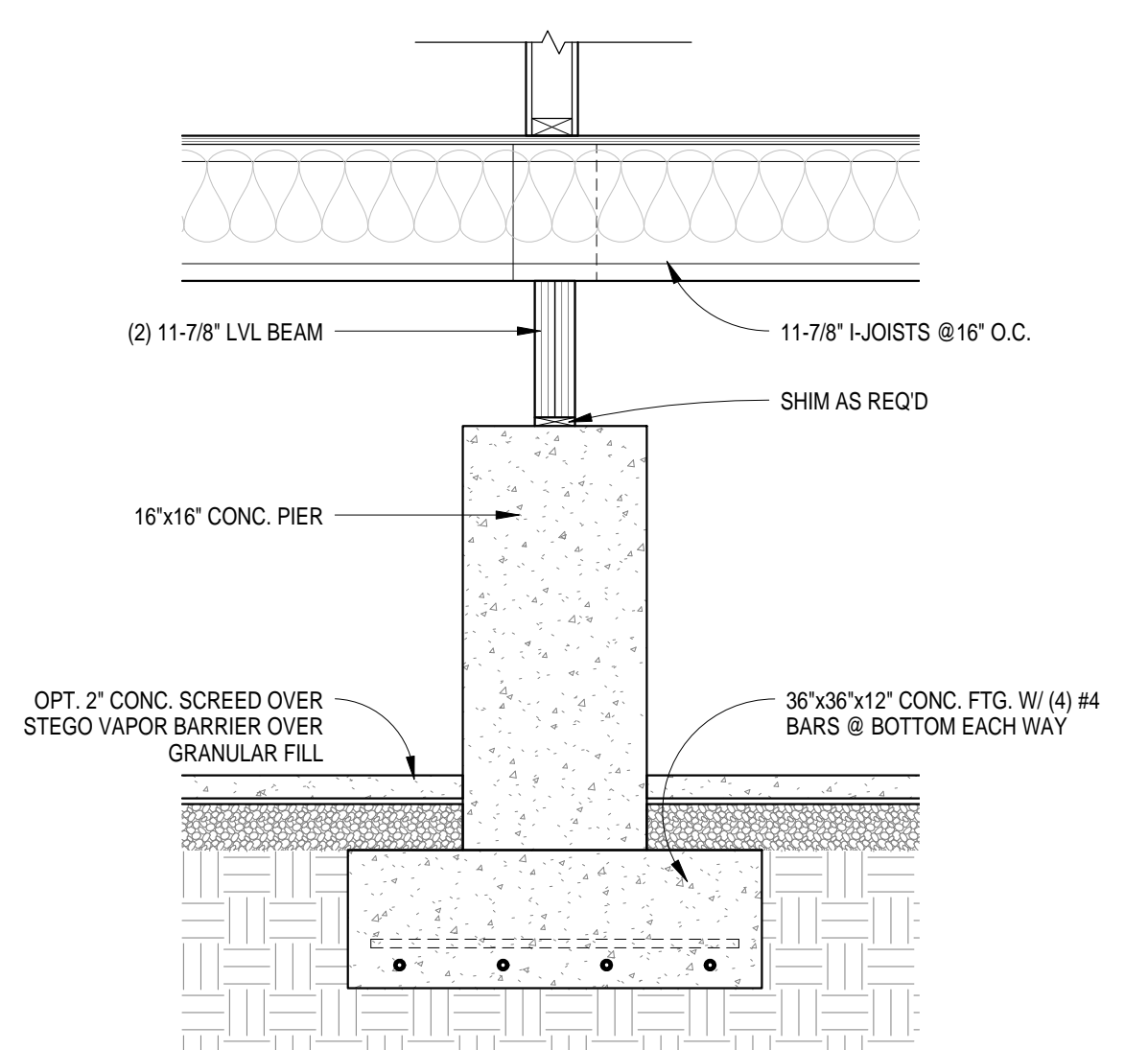
A1



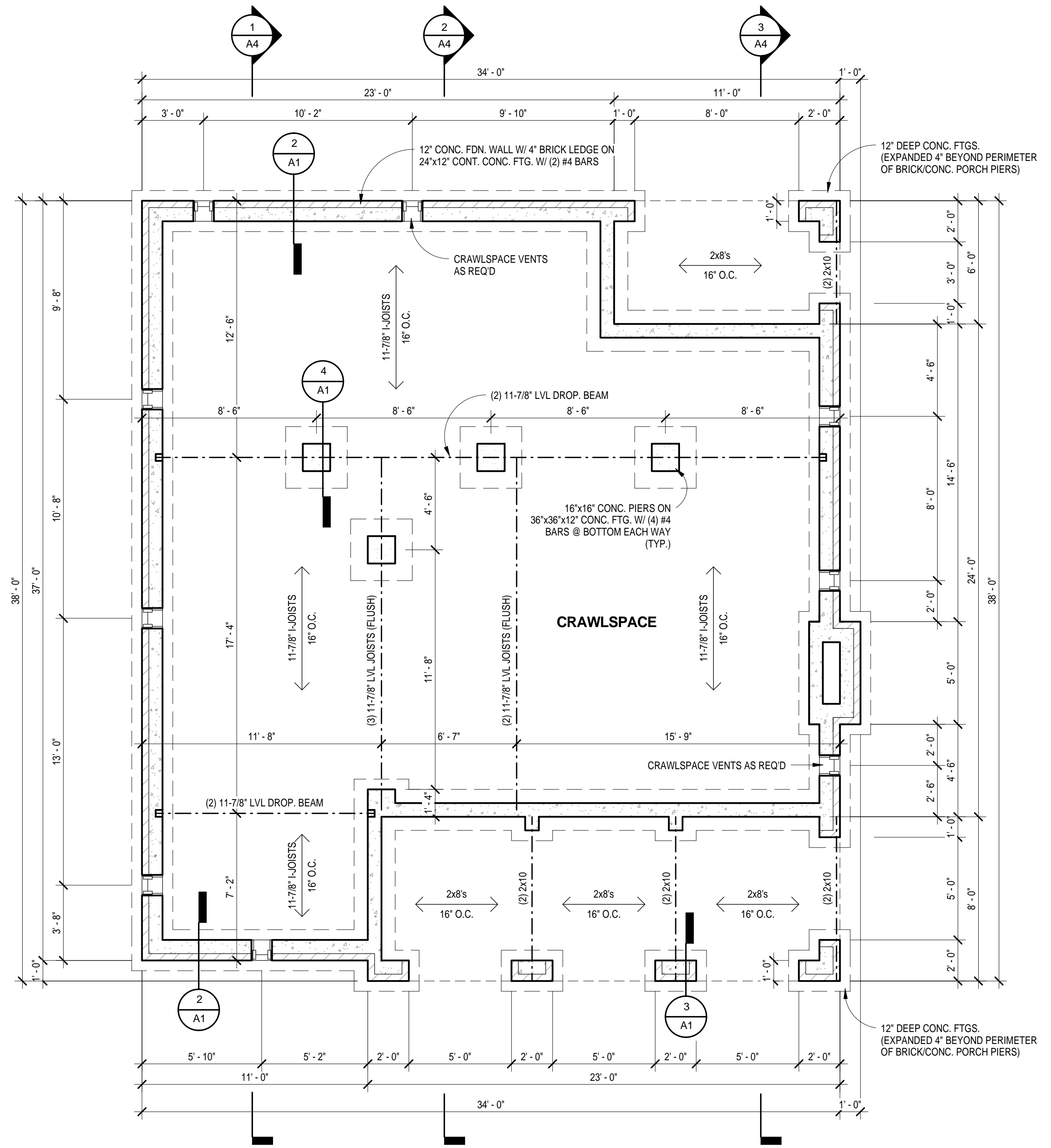
2 TYP. FOUNDATION WALL
3/4" = 1'-0"



3 TYP. PORCH PIER DETAIL
3/4" = 1'-0"



4 TYP. INT. PIER DETAIL
3/4" = 1'-0"



1 CRAWLSPACE FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION NOTES:

- ALL CONSTRUCTION INFORMATION SHOWN FOR REFERENCE PURPOSES ONLY. GENERAL CONTRACTOR SHALL HAVE A LOCAL LICENSED STRUCTURAL ENGINEER (P.E.) REVIEW ACTUAL SITE CONDITIONS AND DESIGN ALL STRUCTURAL ELEMENTS SUCH AS FOOTINGS, REINFORCEMENT, FOUNDATION WALLS, PIERS AND SLAB.
- GENERAL CONTRACTOR SHALL INSPECT SITE AND EXCAVATED CONDITIONS PRIOR TO STARTING ACTUAL CONSTRUCTION. GENERAL CONTRACTOR SHALL NOTIFY THE OWNER OR P.E. OF ANY NON-TYPICAL CONDITIONS REGARDING SOILS, GROUND WATER, OR ANY OTHER ISSUE WHICH MAY REQUIRE ADDITIONAL OR SPECIAL ENGINEERING DESIGN.
- GENERAL CONTRACTOR IS TO REVIEW THE PLANS, ELEVATIONS AND DETAILS FOR DESIRED ELEVATION OF FINISH FLOOR ABOVE TYPICAL GRADE. ADVISE OWNER SHOULD ANY SITE CONDITIONS REQUIRE MODIFICATIONS TO THE DESIGN INTENT INDICATED ON PLANS, SECTIONS, OR EXTERIOR ELEVATIONS, (I.E. NUMBER OF STEPS FROM FINISH GRADE TO THE FIRST FLOOR, OR NUMBER OF STEPS BETWEEN THE GARAGE FLOOR TO THE FIRST FLOOR OF THE HOUSE).
- INSTALL ALUMINUM SHEET METAL TERMITES SHIELDS CONTINUOUS BETWEEN ANY WOOD SURFACES THAT ARE EXPOSED TO CONCRETE SURFACES.
- ALL CONCRETE WORK SHALL CONFORM TO ACI 318. ALL DETAILING, FABRICATION, ACCESSORIES AND PLACEMENT OF REINFORCING SHALL CONFORM TO THE ACI MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. ANCHOR BOLTS FOR SILL PLATE ATTACHMENT TO CONFORM TO ASTM A307.
- CONCRETE SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL CONSTRUCTION ON FILL SOILS SHALL BE DESIGNED BY A P.E.
- PROVIDE 12" MINIMUM COVER OVER FOOTING, UNLESS LOCAL FROST DEPTH WARRANTS A GREATER DEPTH. FOOTINGS WILL BE BELOW THE LOCAL FROST LINE.
- INSTALL "STEGO" 15 MIL VAPOR BELOW ALL FLOOR SLABS (WWW.STEGOINDUSTRIES.COM)

CLIENT & CONTRACTOR

It is the responsibility of the Client and/or Contractor to ensure that the construction of this plan meets standard building practices and local building codes.

All efforts are made to provide plans with the highest levels of design quality. However, due to the uniqueness of each building site, regional requirements and various building codes, the Architect does not assume liability for compliance with building codes, standard building practices or zoning regulations.

The Client and/or Contractor will have a licensed structural engineer review these plans for compatibility with specific site conditions and design all structural elements for this plan such as, but not limited to, footings, foundation walls, piers, slabs, high impact and steel reinforcement, columns, beams, joists, rafters and other framing.

Prior to construction, the Client and/or Contractor shall check the plans for errors and report any discrepancies to the Architect.

The Architect is not responsible for the construction quality, means or methods; products, systems, costs, or material selections used in the construction of this plan.

Architect specifically renounces all warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for particular purposes associated with the plans and derivative works, and shall not be responsible for any warranties, errors, omissions or deficiencies of any third parties. The Architect's liability, if any, shall be limited to the sale price of the plans.

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PLAN NUMBER:

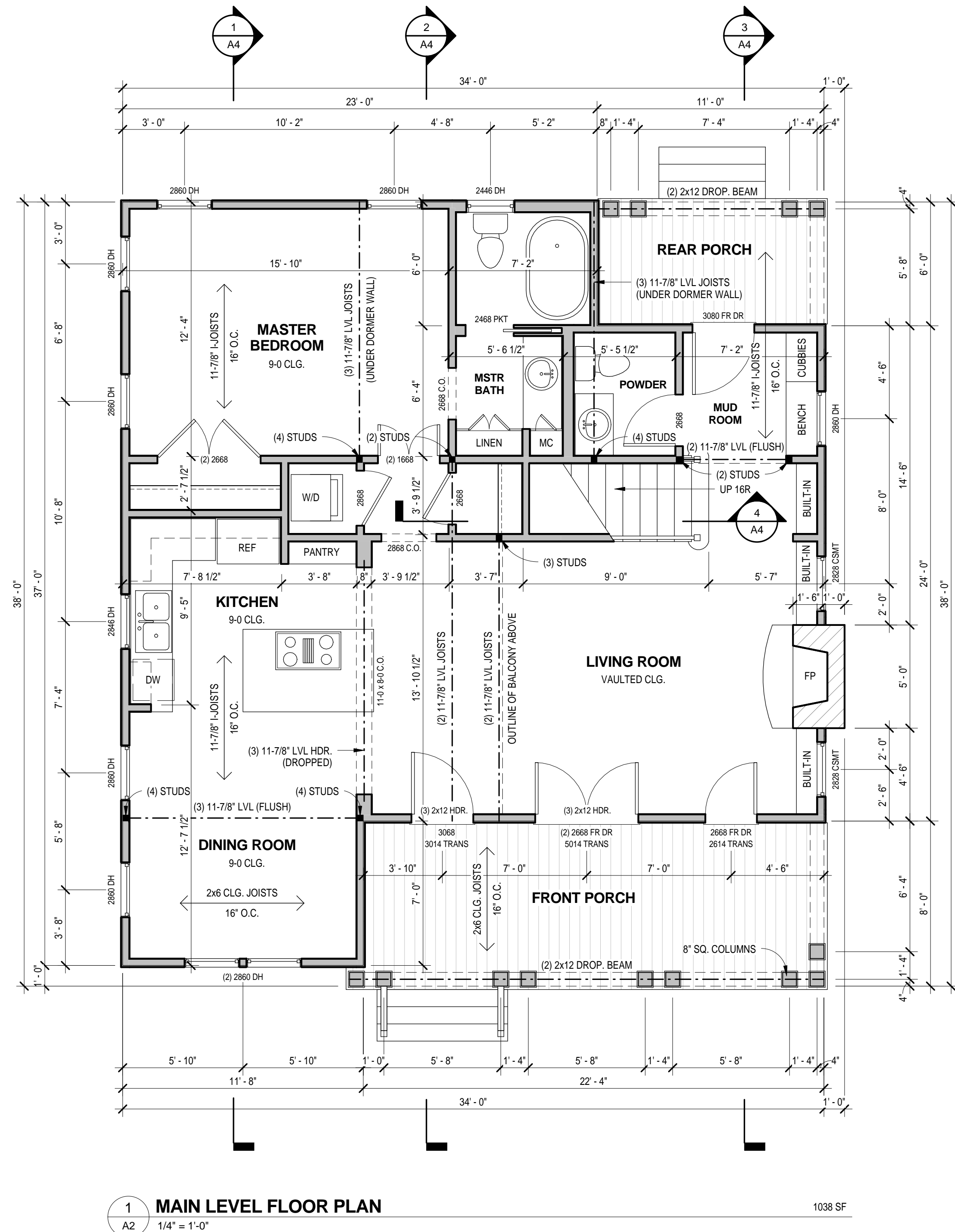
1843

The Cherry Hill - 1524

Drawn By: AO, LLC / JRL
Date: 08/14/13
Revised:

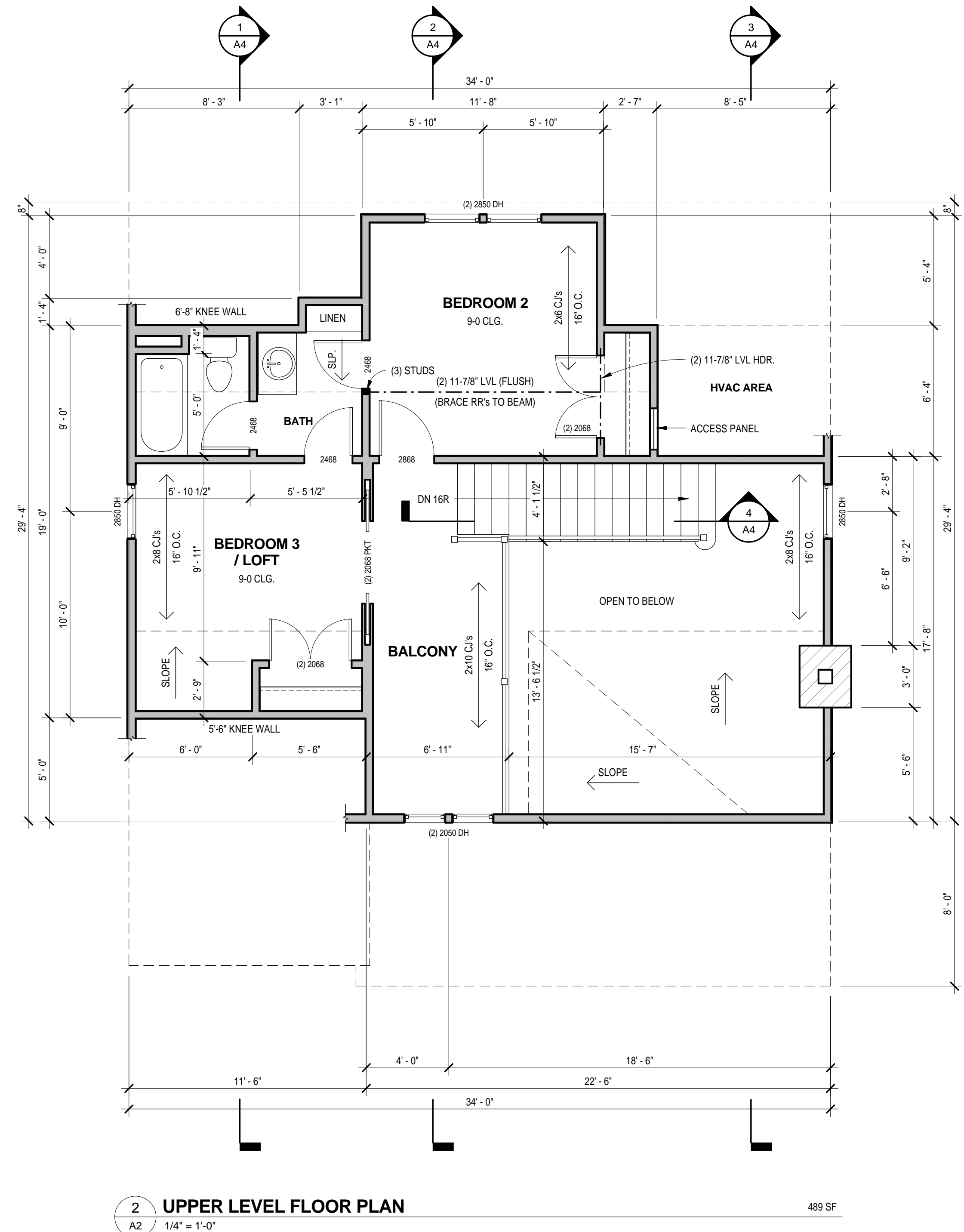
SHEET NUMBER

A2



FRAMING NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA).
2. ALL STRUCTURAL INFORMATION SHOWN ARE FOR REFERENCE PURPOSES ONLY. ALL STRUCTURAL DESIGN WILL MEET OR EXCEED THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND/OR LOCAL BUILDING CODES.
3. THE GENERAL CONTRACTOR SHALL HAVE A LOCAL PROFESSIONAL ENGINEER (P.E.) REVIEW THE STRUCTURAL DESIGN AND SITE CONDITIONS, AND DESIGN ALL FRAMING ELEMENTS SUCH AS JOISTS, BEAMS, GIRDERS, HEADERS, COLUMNS AND RAFTERS. CONSTRUCTION SHALL NOT BEGIN WITHOUT SAID REVIEW OF A P.E.
4. THE CONTRACTOR WILL REVIEW THE PLANS, ELEVATIONS AND DETAILS, AND ADVISE THE OWNER AND/OR ARCHITECT SHOULD ANY CONDITIONS REQUIRE MODIFICATIONS TO THE DESIGN INTENT SHOWN ON THE PLANS, SECTIONS OR EXTERIOR ELEVATIONS.
5. IF "ENGINEERED LUMBER" OR TRUSSES WILL BE USED, THEY WILL BE DESIGNED AND APPROVED BY A P.E. AND MANUFACTURED BY A TPI MEMBER.
6. INSTALL SOLID BRACING, OR EQUAL, AT ALL OUTSIDE CORNERS.
7. PROVIDE DOUBLE JOISTS UNDER ALL NON-LOAD BEARING PARTITIONS PARALLEL TO THE SPAN OF THE FLOOR JOISTS.
8. SHEATH ALL EXTERIOR WALLS WITH A NOMINAL 1/2" STRUCTURAL GRADE #2 PLYWOOD OR NOMINAL 1/2" OSB.
9. PROVIDE DIAGONAL OR SOLID BLOCKING AT 8' O.C. MAXIMUM IN ALL FLOOR JOISTS, AND SOLID BLOCKING BETWEEN FLOOR JOISTS UNDER WALLS THAT ARE PERPENDICULAR TO THE FLOOR JOISTS.
10. STRUCTURAL LUMBER SHALL BE SOUTHERN PINE #2 OR EQUAL, UNLESS OTHERWISE NOTED.
11. INSTALL A CONTINUOUS ALUMINUM TERMITE SHIELD BETWEEN ANY WOOD AND CONCRETE SURFACES.
12. ALL STRUCTURAL WOOD USED IN THE CONSTRUCTION OF STEPS, PORCHES AND DECKS, SHALL BE PRESSURE TREATED OR EQUAL.
13. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
14. INSTALL HURRICANE CONNECTIONS AS REQUIRED BY LOCAL CONDITIONS AND BUILDING CODES.
15. ALL KNEE WALL CONSTRUCTION TO BE DIAGONALLY BRACED AT 4' O.C. MAXIMUM.
16. STUD WALL SUPPORTING TWO FLOORS, CEILING AND ROOF LOADS SHALL BE 2 X 6 AT 16" O.C.; ALL OTHER WALLS TO BE 2 X 4 AT 16" O.C. UNLESS OTHERWISE NOTED. STUD WALLS UP TO 9' TALL TO BE BLOCKED SOLID AT MID-HEIGHT. TALLER WALLS TO BE BLOCKED SOLID AT THIRD POINTS.
17. BALLOON FRAME ALL TWO-STORY WALLS WHERE LATERAL FRAMING DOES NOT PROVIDE MID-HEIGHT BRACING. IF TWO-STORY WALLS HAVE EXCESSIVE OPENINGS, USE VERTICAL STEEL FLITCH-PLATES AND/OR 2 X 6 FRAMING.
18. ALL HEADERS AND BEAMS TO BE SUPPORTED BY 2X'S EQUAL TO THE WIDTH OF THE BEAM OR SOLID COLUMNS AS SHOWN ON THE PLANS. SUPPORT IS TO BE CONTINUOUS TO THE FOUNDATION OR OTHER SUPPORT BELOW.
19. POCKET DOORS SHALL BE FULL SIZE SOLIDCORE DOORS HUNG ON HEAVY TRACK CENTERED IN A 2x6 WALL FRAMED W/ TIMBERSTRAND LUMBER.
20. TYPICAL HEADER TO BE (2) 2x12 W/ 1/2" PLYWOOD GLUED & NAILED, U.N.O.



CLIENT & CONTRACTOR

It is the responsibility of the Client and/or Contractor to ensure that the construction of this plan meets standard building practices and local building codes.

All efforts are made to provide plans with the highest levels of design quality. However, due to the uniqueness of each building site, regional requirements and various building codes, the Architect does not assume liability for compliance with building codes, standard building practices or zoning regulations.

The Client and/or Contractor will have a licensed structural engineer review these plans for compatibility with specific site conditions and design all structural elements for this plan such as, but not limited to, footings, foundation walls, piers, slabs, high impact and steel reinforcement, columns, beams, joists, rafters and other framing.

Prior to construction, the Client and/or Contractor shall check the plans for errors and report any discrepancies to the Architect.

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Architect specifically renounces all warranties, express or implied including but not limited to the implied warranties of merchantability and fitness for particular purposes associated with the plans and derivative works, and shall not be responsible for any warranties, errors, omissions or deficiencies of any third parties. The Architect's liability, if any, shall be limited to the sale price of the plans.

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PLAN NUMBER:

1843

The Cherry Hill - 1524

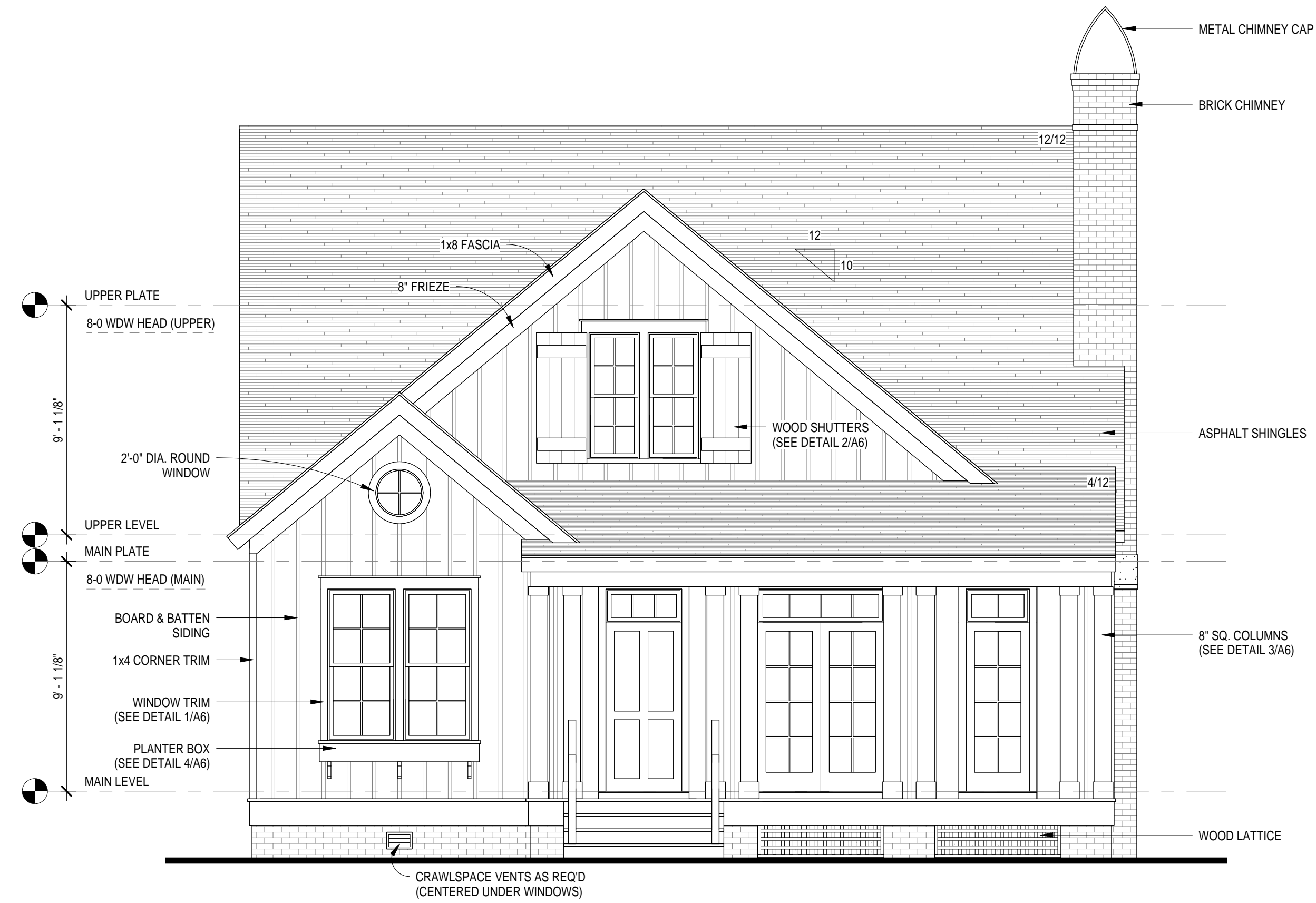
Drawn By: AO, LLC / JRL

Date: 08/14/13

Revised:

SHEET NUMBER

A3

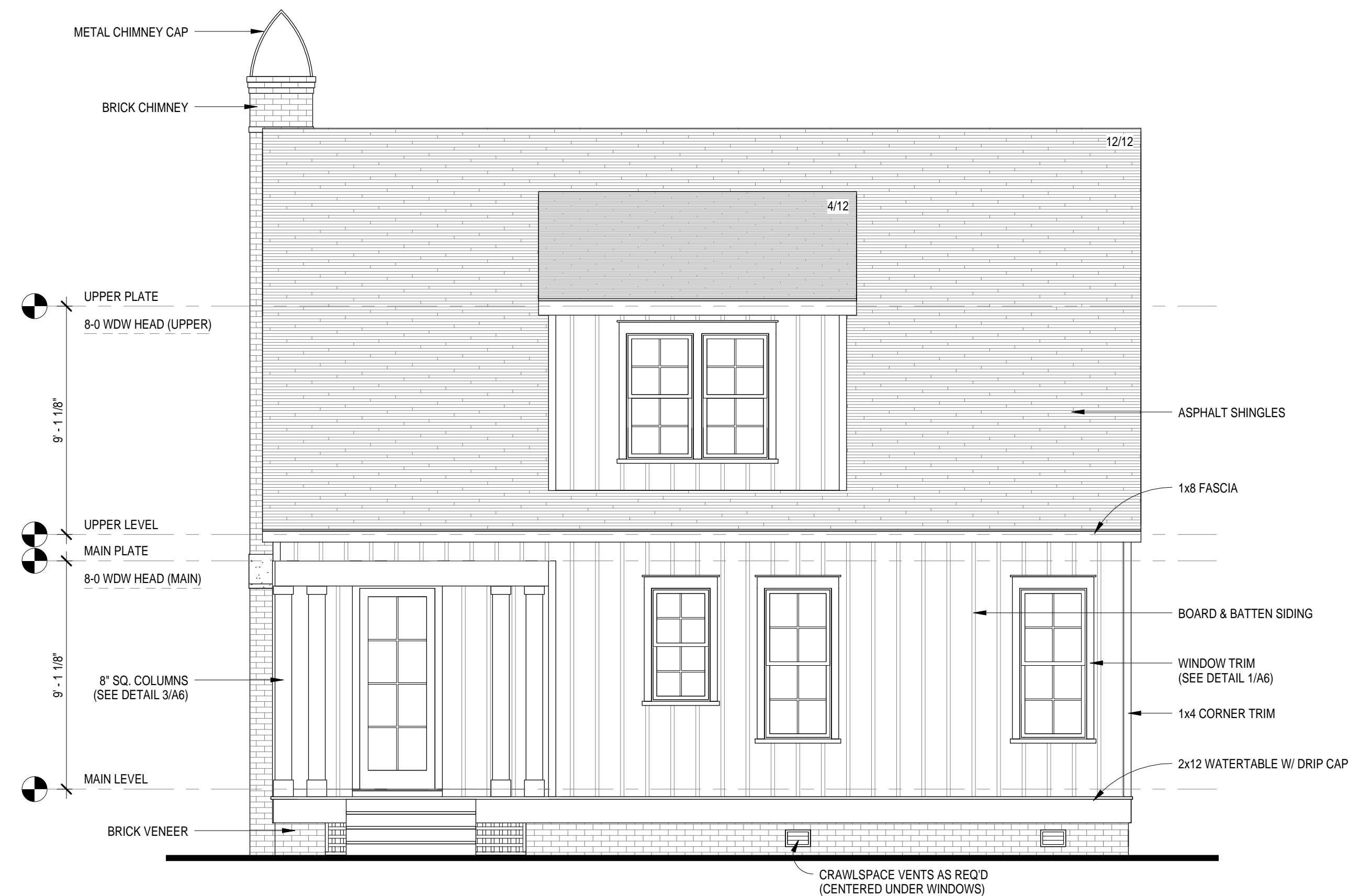


1 FRONT ELEVATION
A3 1/4" = 1'-0"

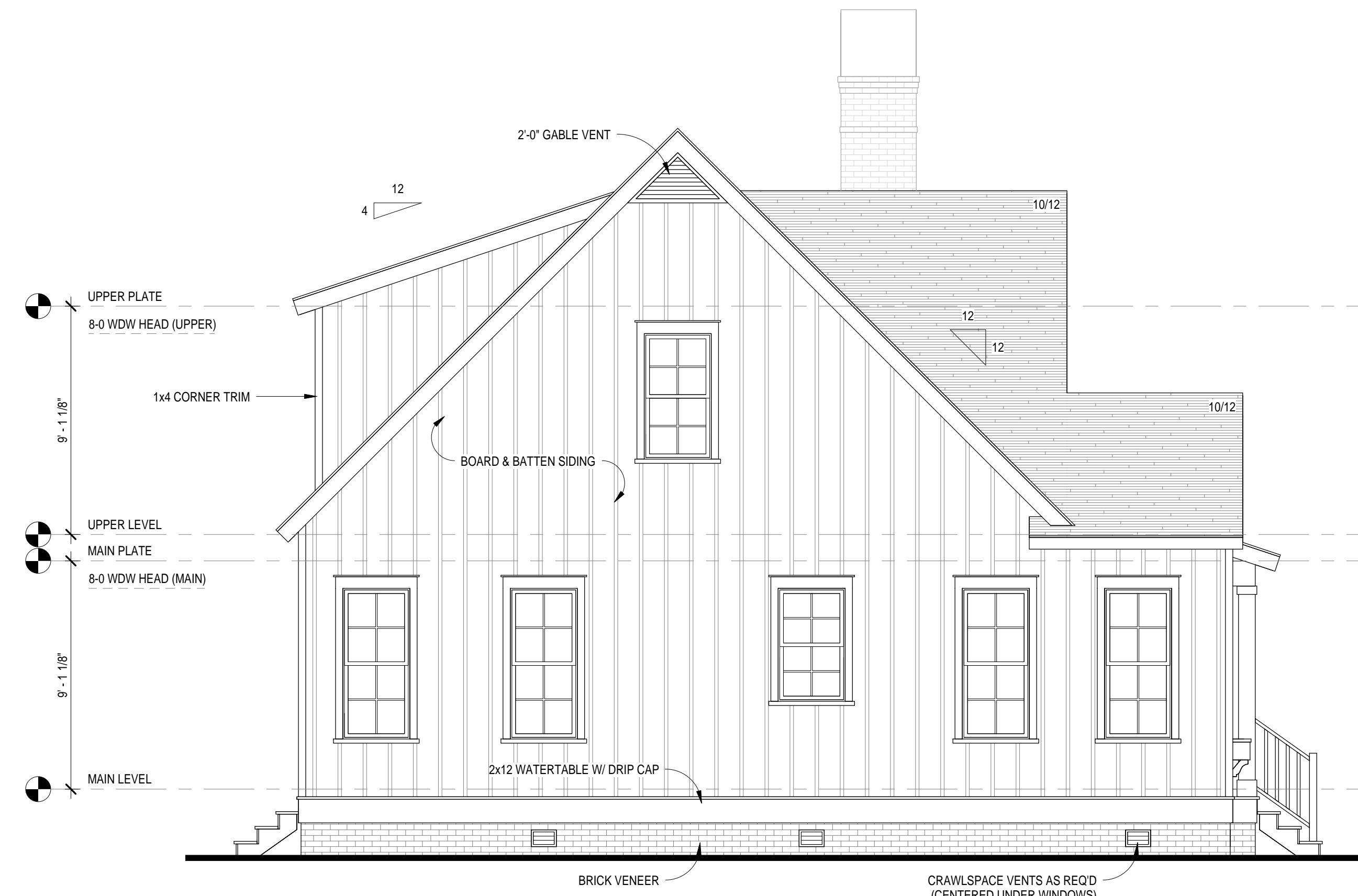


2 RIGHT ELEVATION
A3 1/4" = 1'-0"

NOTE:
INSTALL ROOF AND FOUNDATION VENTILATION
AS REQ'D BY LOCAL CODES



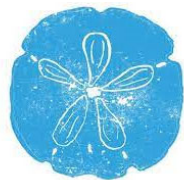
3 REAR ELEVATION
A3 1/4" = 1'-0"



4 LEFT ELEVATION
A3 1/4" = 1'-0"



EXHIBIT A
PROPERTY DESCRIPTION



SAND DOLLAR HOMES

We Build Beautiful

Scope of Work

Lot 47 205 S Walnut Street, NC

Drawings: Design by John Tee Architect, The Cherry Hill - 1524

Sand Dollar Homes builds each beautiful home to meet all current building codes. We take pride in the quality of our homes. As a local home builder we focus our attention on quality and in providing a safe beautiful home that will stand the test of time.

We are pleased to provide a scope of work based on the plans and our discussions. While each project is unique and may require different materials or alternative finishes, we strive to maintain numerous vendors and suppliers so that we have access to the best materials available to continue our tradition of high-quality construction. Due to current economic conditions, we may on occasion have to substitute materials with like in kind to achieve the same look, function, and quality that meet our high standards.

| Base Scope of Work | |
|--------------------|--|
| EXTERIOR | |
| 1 | Metal Roof – Advantage-Lok II by Union Corrugating Company |
| 2 | Chimney - Masonry Brick Veneer from Adams Products |
| 3 | Foundation – CMU/Brick Veneer from Adams Products |
| 4 | Double hung windows - by Anderson, A Series, Wood/Fiberglass |
| 5 | Exterior Doors – by Anderson, fiberglass per plans |
| 6 | Cement Board Siding – James Hardie Fiber Cement Board & Batten, Painted “White” Exterior Paint by Sherwin Williams |
| 7 | Exterior Wood Handrails – Pressure Treated Wood, Painted |
| 8 | Exterior porches and decks – Trex Composite Decking, Driftwood |
| 9 | Exterior porch ceilings to be bead board painted, Exterior Paint by Sherwin Williams |
| 10 | External Trim – Fiber Cement Board and Wood, Painted Per Drawing, Painted “White” |
| 11 | Crawl Space – CMU Foundations with Brick Veneer dugout with a sump pump and conditioned |

Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/22/2022 9:58:55 AM
Fee Amt: \$526.00 Page 1 of 4
Revenue Tax: \$500.00
Onslow County, NC
Omega K. Jarman Reg. of Deeds

BK 5876 PG 13 - 16

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 500

Parcel Identifier No. 015485 & 015484
Property Address: 205 S WALNUT STREET SWANSBORO 28584
Return to: Starling Law Firm, PLLC.
3566 Henderson Dr
Jacksonville, NC 28546

Prepared By: Starling Law Firm, PLLC.
3566 Henderson Dr.
Jacksonville, NC 28546

Brief Description for the Index: L46 & L47 SWANSBORO PT

THIS DEED made this 21 day of November 2022, by and between

| GRANTOR | GRANTEE |
|---|--|
| <p>BOBBY G. BENNETT (A/K/A BOBBY GENE BENNETT) AND WIFE, JUDITH L. BENNETT (A/K/A JUDITH LILLEY BENNETT)</p> | <p>NORMAN BRADFORD PHILLIPS AND WIFE, KENNA S. PHILLIPS</p> |
| <p>Mailing Address: 552 RIVER PARK DRIVE GRASSY CREEK, NC 28631</p> | <p>Mailing Address: 1833 TORRINGTON STREET RALEIGH, NC 27615</p> |

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Swansboro Township, Onslow County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book 1581, Page 812, and Book 2440, Page 289, Onslow County.

A map showing the above-described property is recorded in Map Book 2, Page 68, Onslow County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Submitted electronically by "Starling Law Firm, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name)

By: _____
 Title: _____

By: _____
 Title: _____

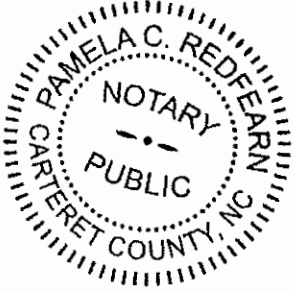
By: _____
 Title: _____

USE BLACK OR BLUE INK

Bobby Gene Bennett (SEAL)
 BOBBY GENE BENNETT
 This property is ___ is not ___ my primary residence

Judith Lilley Bennett (SEAL)
 JUDITH LILLEY BENNETT
 This property is ___ is not ___ my primary residence

SEAL-STAMP



State of NC
Carteret County

I, a Notary Public of the County and State aforesaid, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and, in the capacity, indicated: **BOBBY GENE BENNETT AND JUDITH LILLEY BENNETT**

Witness my hand and official seal, this the 18 day of November, 2022.
Dated: 11-18-2022 Notary Signature Pamela C Redfearn
My commission expires: 3-26-25 Printed Name: Pamela C Redfearn Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

 Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

Parcel 045485:

BEGINNING at the northwest corner of T.H. Pritchard's lot (known as the old Huggins lot) on Walnut street, and running a westwardly direction with said street 48 1/2 feet to the corner of Lawrence Kirkman's lot; thence with said lot 66 2/3 (sixty-six and two-thirds) feet to C.S. Pittman's; thence an east direction with said C.S. Pittman's lot to T.H. Pritchard's lot 48 1/2 feet; thence a north-westerly direction with said lot to T.H. Pritchard's 48 1/2 feet; thence a north-westerly direction with said T.H. Pritchard's lot 66 2/3 feet to Walnut street, the beginning, and being that same tract or parcel of land conveyed to Mrs. P.F. Watson by deed dated August 20, 1910, recorded in Book 109, Page 2, Onslow County Registry, and being also that same tract or parcel of land conveyed to Clell Wade and Clate Canfield by deed dated April 1, 1954, recorded in Book 248, Page 349, Onslow County Registry.

Parcel 015484:

BEGINNING at a stake in the southern line of Walnut Street, said stake being the northeastern corner of that property belonging now or formerly to P. W. Bell; thence with the Bell line in a southeasterly direction 66 2/3 feet to a stake cornering with the property of Cora L. Sanders; thence with the Sanders line in an easterly direction 96' to a stake cornering with the property of Parmelia F. Watson, thence with the line Parmelia F. Watson in a northerly direction 66 2/3' to a stake in the southern line of Walnut Street; thence with the southern line of Walnut Street in a westerly direction 96' to the point and place of BEGINNING and being that same portion or parcel of land conveyed to J. A. Wetherington by deed dated September 26, 1921 from E. C. Tolson and wife recorded in Book 139, Page 377 Onslow County Registry and being a portion of the property devised of item 3 thereof of the will of John A. Wetherington to Eloise W. Dudley as shown in Estate 68 E 160 Clerk of Superior Court's Office of Onslow County; reference to said deed and said will being herein made for a more complete and accurate description.

DEPARTMENT OF TAX ADMINISTRATION



Tax Certification Form (Check One Box)

- This certifies that there are no delinquent ad valorem taxes, or other taxes which the Onslow County Tax Collector is charged with collecting, that are a lien on:

Parcel Identification Number:

015485 & 015484 GRANTEE: NORMAN BRADFORD PHILLIPS
AND KENNA S. PHILLIPS

This is not a certification that this Onslow County Parcel Identification Number matches the deed description.

- No certification required, as attorney statement that any delinquent taxes will be paid from closing proceeds is included on first page of deed, and the assessor has obtained the desired information from the conveyance (G.S. 105-303).

- Balance due on account. It must be paid to Onslow County Tax Collector. Please make payment within 5 days of closing.

EILEEN WAGNER Digitally signed by EILEEN WAGNER
Date: 2022.11.22 07:55:50 -05'00'

Tax Collections Staff Signature

11/22/2022

Date

- This parcel may have deferred taxes which become due upon transfer of the property. Call the Tax Office, Land Records Division at 910-989-2204 for more information.

It is the intent of these regulations to assure that new construction, including additions to existing improvements, is congruous with the special character of the district. In considering new construction, the Commission and/or the Planner shall direct design that it is harmonious with the character of the district.

Consultation with the Swansboro Historic Preservation Commission in the early stages of a new construction project to become familiar with its procedures and aspects of design is recommended.

Massing studies enable graphic analysis of the shape, form, size and building envelope of proposed new construction. The massing study provides the applicant with a way to document the proposed building height and scale, and other elements of the proposed construction as they relate to nearby existing buildings, especially in the block.

MASSING STUDY

1) Engage a state-licensed architect or engineer to prepare a massing study. This massing study shall include an existing conditions plan (including, but not limited to, showing topography, any significant trees, and utilities,) and a proposed condition site plan. Plans shall be prepared with a scale of 1 inch = 20 feet or of a size easily reviewed by staff and the Swansboro Historic Commission.

SITE PLACEMENT

2) Maintain a similar front, side, and rear yard setback to other contributing and non- contributing buildings on the block and/or side of the street.

3) Orient the building's front entrance similar to other contributing and non-contributing structures on the block and/or side of the street. Use architectural elements such as porches to define new entrances.

4) Maintain the pattern of building separation and lot coverage that is found on the block and/or side of the street.

5) Place outbuildings and accessory structures in rear yards. Avoid locations that obscure the principal building's prominent architectural features or significant site features.

6) Make the proposed landscaping, groundcover, and any pavement treatment for the site compatible with surrounding properties on the block and in the historic district.

7) Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

BUILDING HEIGHT/SCALE

8) Maintain a building height that is consistent with the height of contributing buildings found on the block or side of the street. Residential buildings traditionally range from one to two and one-half stories in height, while commercial buildings range in height from one to four stories.

9) Make the scale (the relationship of a building's mass and details to a human being) of the proposed building compatible with the scale of other contributing structures in the historic district. This relationship to building mass should include nearby buildings in the block and adjoining open space.

10) Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements in the historic district.

11) Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings in the historic district.

MATERIALS

12) Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the historic district. This includes the physical elements of the building, such as stone or wood walls, brick, fencing, landscaping mass, building facades and other elements, or combinations thereof.

13) The use of synthetic products such as vinyl siding and other modern day products marketed to imitate traditional building materials are permitted but not encouraged.

14) Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

DETAILS

15) Use architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

16) Avoid exact replications of historic buildings and their architectural elements. Such efforts may provide a false sense of history by confusing the age of a "new" building.

17) Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

TEXTURE

Item III - a.

18) Create in new construction a similar degree of texture that is found in contributing buildings in the historic district. However, concentrate on the ability to blend rather than duplication. Texture is the relief on a building surface that is achieved through the use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles, and beaded board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the “texture” of a building surface.

19) Use traditional building materials in traditional locations to achieve texture.

COLOR

20) Choose exterior colors for new construction that will blend and work with the surrounding buildings and area.

FORM AND RHYTHM

21) Design new construction that reflects the basic shapes and forms found on the block and in the historic district.

22) Maintain a consistency in roof shape between new construction and the contributing structures found on the block and/or side of the street. Roof forms commonly found in the historic district include gable varieties with an average pitch of 7/12 or greater, hipped roofs in the residential areas, and flat roofed buildings in the late 19th and early 20th century commercial downtown with storefront facades.

23) Maintain similar percentages and patterns of window and door openings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

24) Create form and rhythm in new construction through the use of architectural elements and details. Study neighboring historic structures on the block to see if a consistent treatment of elements exists and emulate this pattern in the new construction. However, limit the amount in which one new building emulates a contributing building unless the building is a reproduction of an existing contributing building from the Town’s Historic District. In which case, a key stone should be imbedded in the foundation to identify when the new building was built.

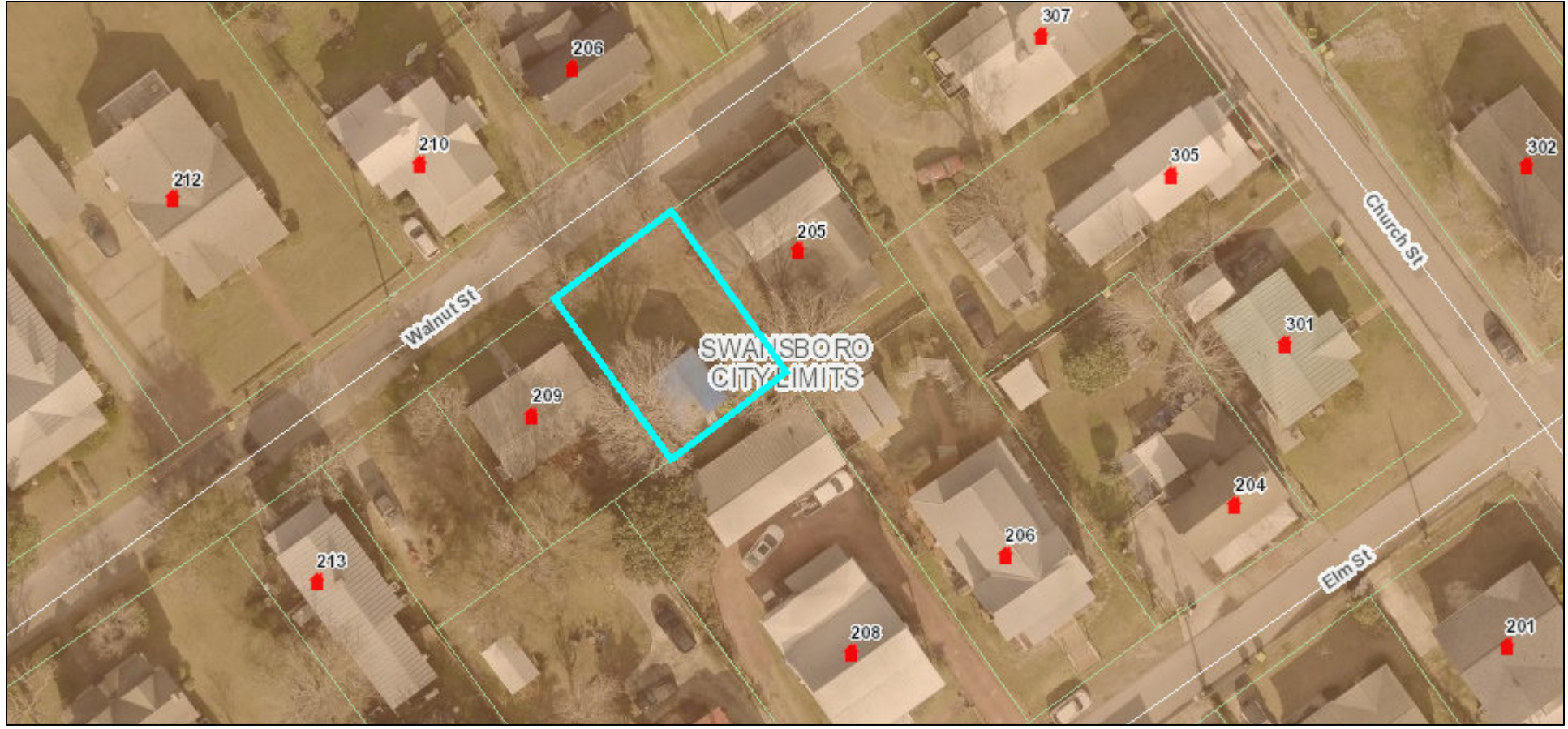
(Ord. 2005-O3, passed 3-15-2005; Am. Ord. 2021-O3, passed 5-24-2021; Am. Ord. 2023-O2, passed 1-23-2023)

Owner:
PHILLIPS NORMAN BRADFORD & KENNA S

Mailing Address:
204 S WALNUT ST
SWANSBORO NC 28584-9611

September 2024
Item III - a.

NC PIN: 536410467617
Map Number: 1405-4
Parcel ID: 015484



General Information

Physical Address: S WALNUT ST

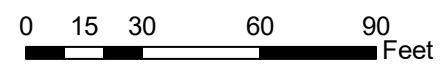
Total Acres: 0.07
Land Value: \$ 66125
Bldg Value: \$ 2492
Market Val: \$ 68617
Heated Sqft:
of Bedrooms:
Year Built:
Nbhd Code: 4353
Improv Code: R
Township: SWANSBORO
City Limit: SWANSBORO
Fire District: SWANSBORO
Subdivision: TOWN OF SWANSBORO
Property Desc: L47 SWANSBORO PT
Plat Book: 2-68

WARNING: THIS IS NOT A SURVEY
This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Last Sale Info:
Deed Ref: 5876 / 13
Sale Price: \$250000
Sale Date: 22-NOV-22



Onslow County
Geographical Information Services
234 NW Corridor Blvd
Jacksonville, NC 28540
(910) 937-1190
gis@onslowcountync.gov





Historic Preservation Commission Meeting Agenda Item Submittal

Item To Be Considered: **Certificate of Appropriateness/ 204 S Walnut Street**

Board Meeting Date: **September 17, 2024**

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

Overview: The owners of 204 S Walnut Street have requested a Certificate of Appropriateness for demolition of the existing block shed located in the back yard as well as construction of a new accessory structure in its place. The property is zoned R6SF, and the home is contributing to the Historic District, but the existing block shed is not.

As required by our ordinance in Section 11 New Construction, the application includes a massing study completed by Dunn & Dalton Architects that meets all criteria. The reason for the request to demolish the existing block shed is it is non-conforming with setbacks and right on the property line and it also limits the site location of the new accessory structure. The proposed accessory structure is a 2-story structure with an office on top and an open carport below. See additional details and design included in application packet.

Background Attachment(s):

1. COA-2024-08 Application
2. Section 11 New Construction
3. Section 22 Demolition of Buildings
4. Aerial Location Map

Recommended Action:

1. Hold a public hearing
2. Approve COA-2024-08 for demolition of existing block shed and new construction of an accessory structure at 204 S Walnut Street, and make a motion based on the standards provided.

Action: _____



SWANSBORO HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS

Application # COA-2024-08

I Hereby apply to the Swansboro Historic Preservation Commission for a Certificate of Appropriateness (COA) for the structure, project, or proposed restoration, modification or change one the following property located within the Historic District:

NAME: Brad & Kendra Phillips

MAILING ADDRESS: 204 S. Walnut St., Swansboro NC 28584

ADDRESS OF AFFECTED PROPERTY: 204 S. Walnut St., Swansboro NC 28584

PHONE NUMBERS: (Home) 919-815-5941 (Work) 919-740-7201

Indicate if you need a pre-application review: Yes No

(Note: A pre-application review is required for all projects exceeding a cost of \$10,000 and/or involving new construction projects with a minimum square footage of 1,000 sq. ft. or addition of 500 sq. ft.)

INSTRUCTIONS: (Please initial that you read and understood these instructions)

1) Each application must include a written property description. In the space provided or on additional sheets, describe the nature and extent of the proposed work to include a listing of materials and dimensions. Physical material samples will be required as part of the application package. Provide sufficient detail to allow the Swansboro Historic Preservation Commission (SHPC) to make an informed decision regarding appropriateness. **Initial here:** NBP

2) For each specific type of activity, attach the following materials: (check the applicable category)

EXTERIOR ALTERATION: Photograph(s) and sketch(es) showing existing conditions and proposed changes for each effected area. **Initial here:** NBP

NEW CONSTRUCTION/ADDITIONS: a) Plot plan showing all new construction on proposed site; b) preliminary or final drawings showing proposed design of new construction or new addition (elevations required); c) descriptions, samples, and specifications indicating materials and textures used on exterior construction; d) statement by owner of how proposed new construction meets the intent of the SHPC design guidelines for projects involving new buildings with more than 1,000 sq. ft. or addition of 500 sq. ft.; and e) deed of property; f) Massing Study sealed by engineer or architect (find details in Appendix III, Section 11 New Construction of the Town Unified Development Ordinance). **Initial here:** NBP

MOVING / DEMOLITION: a) Photographs of building to be moved or demolished (including photos of all elevations and a streetscape); b) written description of reason for move or demolition; and c) for moving requests, a photograph of proposed site for relocated building and a plot plan showing exact building location with pertinent dimensions. **Initial here:** NBP

ALL SKETCHES, DRAWINGS, COLOR CHIPS, ETC. MUST BE SUBMITTED IN MULTIPLES OF TWO (2) and "8 1/2 x 11" SIZE PAPER IS PREFERRED.

PROJECT DESCRIPTION (Attach additional sheets if necessary):

Please see attached

The applicant(s) and/or his/her representative(s) are required to appear before the Swansboro Historic Preservation Commission to present, discuss and clarify the application the night of the meeting. If the applicant is not the owner of the property a written statement by the owner is required prior to the meeting for the applicant to pursue the COA. **Initial here:** NBF

Any applicant(s) requiring a "CAMA" permit, must submit the approved CAMA application with CAMA official(s) signature(s), prior to the review of the COA by the Swansboro Historic Preservation Commission. **Initial here:** NBF

All applications become the property of the Swansboro Historic Preservation Commission for the Town of Swansboro. This application shall be completed and returned to the Planning Department at least **seventeen** (17) days **before** the Swansboro Historic Preservation Commission meeting at which the application may be considered. **Initial here:** NBF

Decisions made regarding the COA application by the Swansboro Historic Preservation Commission must be followed. Any changes to the project that are not outlined in the application must go through the COA amendment process. Failure to follow the order of the COA will result in code enforcement as outlined in § 152.487 **COMPLIANCE AND ENFORCEMENT**. **Initial here:** NBF

It is the policy of the Swansboro Historic Preservation Commission that the board shall act as one body. Accordingly, individual members should not give personal opinions on applications submitted to the Swansboro Historic Preservation Commission, and no such individual opinion shall bind the Swansboro Historic Preservation Commission in any way. **Initial here:** NBF

[Signature]
Signature of Applicant

8/29/2024
Date

STAFF USE ONLY

Application received by: [Signature] Date: 9/3/24

Application reviewed with applicant by: [Signature] Date: _____

How: In person By Phone _____

Fee Paid: \$200 Receipt Number R00011676

Comments: _____



JNS-24003
204 Walnut Street Swansboro, NC
Car Port Addition

Certificate of Appropriateness Application: New Construction/Addition:

Section 11 New Construction:

Massing Study:

1. See attached resources, proposed materials, and narrative below.

Site Placement:

2. The majority of the adjacent properties sit approximately 10 feet from the front property line. For smaller lots on Walnut street, the existing houses are approximately centered within the side property lines, with the larger properties having the houses situated to one side of the property, typically around 10' from the property line.

The house at 204 Walnut street is situated to one side of the property, leaving approximately 30' to the north east property line. This provides space for the addition to be added to the northeast side as shown on the survey map and fall within the typical placement of the surrounding houses in relationship to their property lines, see attached GIS map for reference.

3. The proposed addition will sit at the rear of the house with a gable end facing the street and an open carport entrance below.
4. The proposed addition maintains a similar footprint and spacing found with surrounding properties. The addition is placed close enough to the existing structure to create a breezeway with an existing rear deck as their connecting feature. The proposed addition would be similar in size and site context to the additions at 220 and 218
5. The proposed addition will be at the rear of the house approximately 60' from the street/public way. This places the addition beyond the existing house, in the rear yard, avoiding obscuring any prominent features of the existing structure

The properties at 212 and 214 Walnut street have detached structures located beyond the placement of the proposed addition at 204 Walnut Street. Residences located at 215 and 218 Walnut street have detached structures approximately the same distance from the street as property 204 and properties 219 and 223 on Walnut street have detached structures closer to the street than property 212.

- 6. Existing driveway paving will extend into the open car port, along with a staircase framed off of the existing deck there will be little impact to any existing landscaping and all changes will be compatible with the existing features.
- 7. Care will be taken during the construction phase to limit unnecessary damage to the surrounding ground.

Building Height/Scale:

- 8. The proposed 2 story addition will be approximately 20'-0" high. This height is approximately equal to the height of the existing 1 story building. Much thought and care were put into limiting the height of the new addition, while making both the 1st story car port and 2nd story office functional. The overall height is significantly lower than other full 2 story structures. A similar case study on this block of walnut st would be the addition at 218. The 2-story structure here has a 1st story garage below a conditioned space with the overall height of the building approximately equal to the contributing structure on that lot.
- 9. Although the adjacent properties at 202 and 206 Walnut Street contain two story residences, the residence on this lot is a one-story structure. The proposed addition kept lower eave heights and minimized the overall height of the building to closer replicate the overall size and visual impact of the existing historic structure on this lot. Additionally features such as the open carport, the second floor landing and door and the windows within the open gables all relate the size of the building back down to a human scale.
- 10. The addition is proposed to be 22' wide by 20' high. Many of the surrounding residences have similar proportions, the existing residence on this lot included, with a wider front façade than height.
- 11. Windows are proposed to be 6/6 double hung wood/fiberglass windows to match the windows on the existing house. The 6/6 window pattern can also be found on residences at 202, 204, 206, and 210 Walnut Street. Both single and paired windows are used to match the window patterns of surrounding houses. Taller windows are used on the front and back to match the surrounding window proportions with shorter windows on the side to proportionally match the shorter wall, similar to the north side wall of the existing residence.

Materials:

- 12. / 13. / 14. Proposed building materials are selected to match the existing house. The brick base and drive is to match the existing features of the home and driveway. The fiber cement siding was chosen to represent a similar look to the historical portion of the existing building with wooden lapboard. A blue and white trim will be used in a similar manner to the existing structure.

Details/Texture:

- 15. - 19. The existing property has minimal details with simple posts and dimensional lumber for the railings and trim. Details on the proposed addition will follow the same ideas with minimal detailing. Minimal texture is used on the existing structure with fiber cement siding used to replicate the feel of traditional weatherboard siding with minimal trim. Exterior materials are used in a traditional manner to be compatible with the surrounding houses and matching the existing house.

Color:

20. A light gray color, matching the existing house, will be used for the fiber cement siding with white or blue trim. The majority of the houses in the surrounding area use neutral gray and blue tones with white trim. Houses that do not include a gray or blue color follow the traditional white siding with white trim.

Form and Rhythm:

21. – 24. Through a visual survey of the surrounding properties and their architectural details and forms, the proposed addition has been designed to reflect the typical setbacks, spacing between buildings, and lot coverage found on Walnut street. The height, scale, and fenestration patterns of the proposed addition is based on similar features found throughout Walnut street, allowing the addition to contribute, but not take away from, the existing rhythm found along the street.

Although the proposed addition has at 10/12 front gable roof pitch, slightly higher than the average 7/12 roofs found in the historic district, the roof pitch appears to match the main gable of the existing structure. It is not the intent of the proposed addition to exactly replicate the adjacent historic properties, but rather match the character and feel of the existing house structure, while blending with the much earlier historic structures found along Walnut street.

Section 12: Additions to Contributing Buildings

1. The location for the addition is to the rear of the existing historic structure, there will be no impact by the addition to any elevation.
2. The addition will have similar proportions to the existing building. While the addition is of a similar height to the existing building, this was done to provide a functional car port on the ground floor with a functional office space above. It was not done for an aesthetic reason and care was taken to minimize the overall height as much as possible.
3. Design elements of the proposed addition such as the materials, and gable roof forms
4. The proposed addition would be a free standing structure disconnected from both existing structures on the lot. There will be no damage to the significant features of the existing residence.
5. Materials used were chosen to be compatible with the existing residence. While fiber cement siding in lieu of the traditional wooden lapboard may not be preferred, the existing building has already received a number of alterations, including the adjacent portion of the residence which has an alternative synthetic siding. Trim, base and roof materials were selected to match to existing structure as well as the later additions.
6. The gable and shed roofs on the proposed addition are a similar feature to the roofs on surrounding structures, as well as the existing structure on this lot. The front facing gable is at the same 10/12 roof pitch as the main gable roof of the existing structure, and they are both of a similar overall height. The shed to gable roof shape is a feature found on the L shaped portion of the existing structure as well.
7. The foundation will have a brick façade to match the material of the existing building, the height of the base brick will also match the existing building

- 8. The proposed addition will be placed at the rear of the building, at the end of an existing driveway front of an existing shed. It will not impact the significance of the existing house on this lot nor any other important features on Walnut Street. Additionally, one of the goals for this project was to improve usability of the available open space and outbuildings on the site by creating outdoor kitchen and gathering spaces.

- 9. The proposed addition does not impact any portion of the existing building, therefore the original portion of the contributing building, as well as all the later additions will be preserved.

Massing Study Graphic Analysis

Surrounding Structures on Walnut Street



202 Walnut Street
Ca. 1901 I-House
Two-tier porch with wood siding and metal roof



212 Walnut Street
Ca. 1950 One-story
Front porch with wood siding and metal roof



206 Walnut Street
Ca. 1901 I-House
Two-tier porch with brackets, wood siding and metal roof



210 Walnut Street
Ca. 1908 Two Story
"L" House with wrap around one-story porch, wood siding and metal roof





214 Walnut Street
Ca. 1905 I-House
Two-tier porch with brackets, wood siding and metal roof



214 Walnut Street
(Out building)
One story, wood siding with asphalt shingle roof



218 Walnut Street
Ca. 1906 I-House
Two-tier porch with wood siding and metal roof



218 Walnut Street
(Garage)
One-story with wood siding and metal roof



220 Walnut Street
Ca. 1920 Four Square with one-story wrap around porch, wood siding and metal roof



307 W Church Street
Ca. 1910 Front gable
with one-story porch,
aluminum siding and
asphalt shingle roof



205 Walnut Street
(Demolished)



211 Walnut Street
Ca. 1950 One-story
with aluminum siding
and asphalt shingles



213 Walnut Street
Ca. 1906 Front gable
with one-story porch,
wood siding and
metal roof





215 Walnut Street
1908 & 1910 I-House
Two-tier porch with
wood siding and
asphalt shingle roof



215 Walnut Street
(Garage)
One-story with wood
siding and asphalt
shingle roof



217 Walnut Street
Ca. 1906 One-story
Front porch with
board & batton siding
and metal roof



219 Walnut Street
House - Infill
construction



219 Walnut Street
(Garage)

223 Walnut Street
Duplex - Infill
construction



Existing 204 Walnut Street Structures:

204 Walnut Street
Ca. 1901
Photo 1: Southeast
corner



Front elevation and
drive





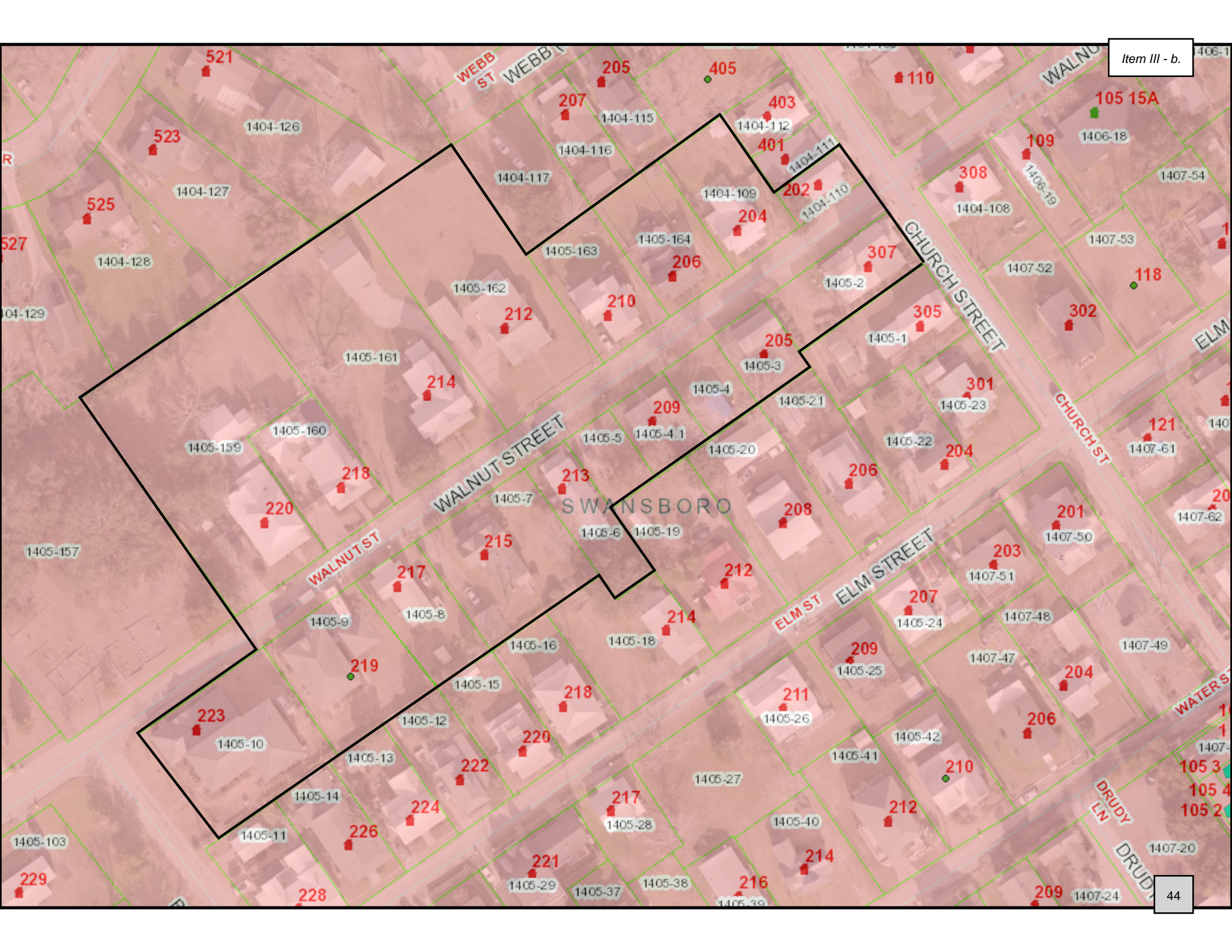
Photo 3: Northeast corner



Photo 4: Rear elevation

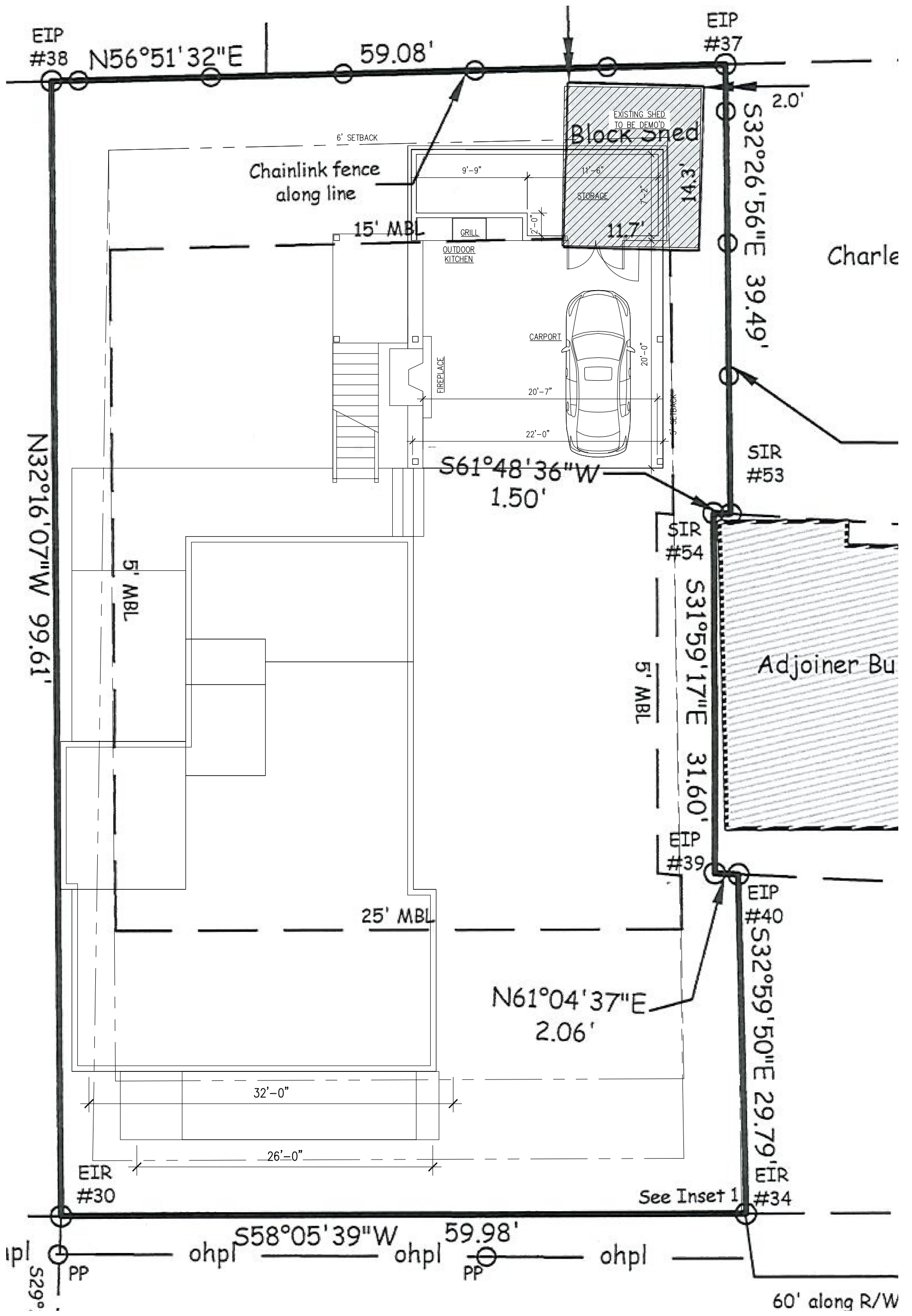


Photo 5: West Elevation



Item III - b.





SITE PLAN: 1/8" = 1'-0"

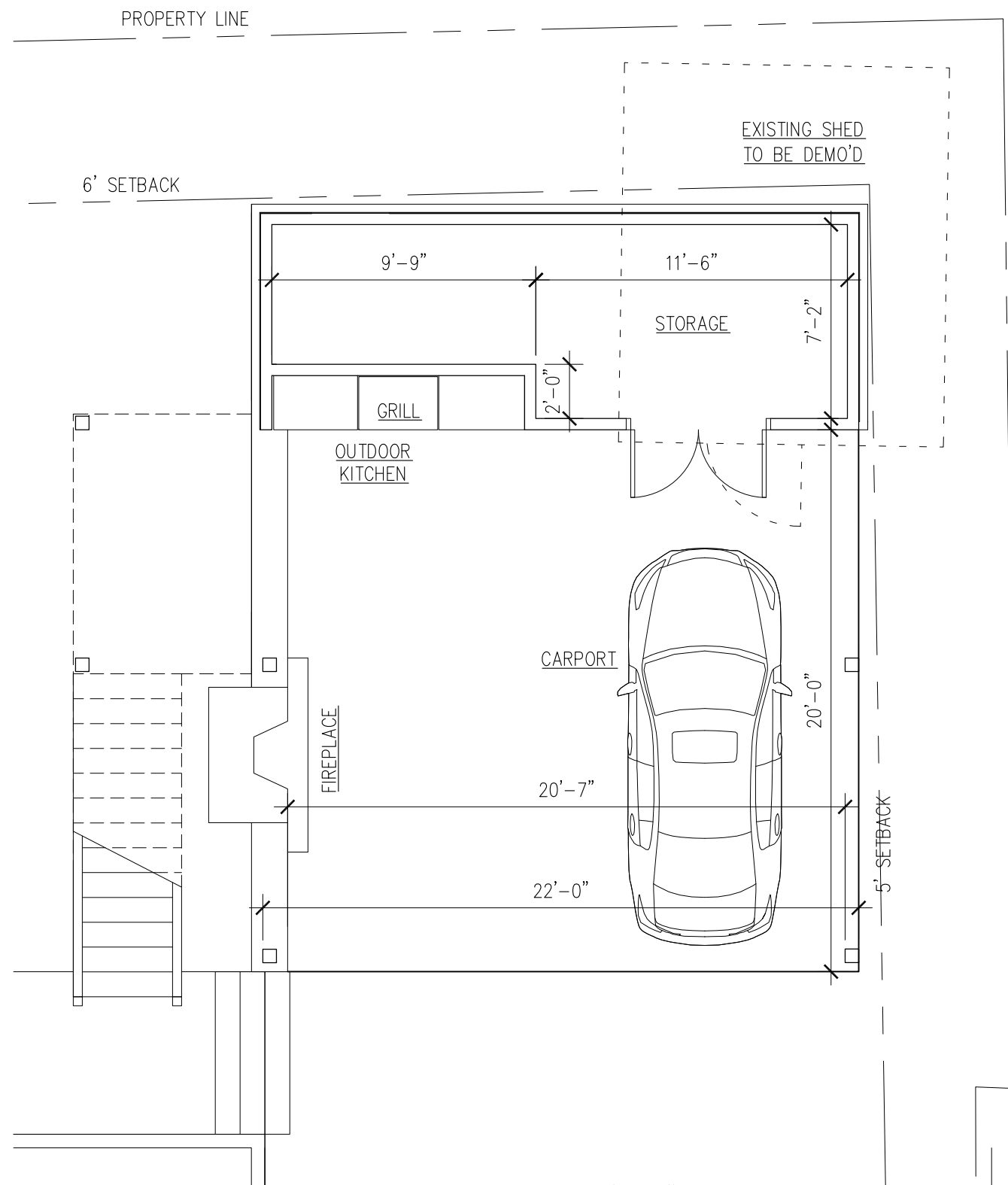
Project Number:

DUNN & DALTON
ARCHITECTS

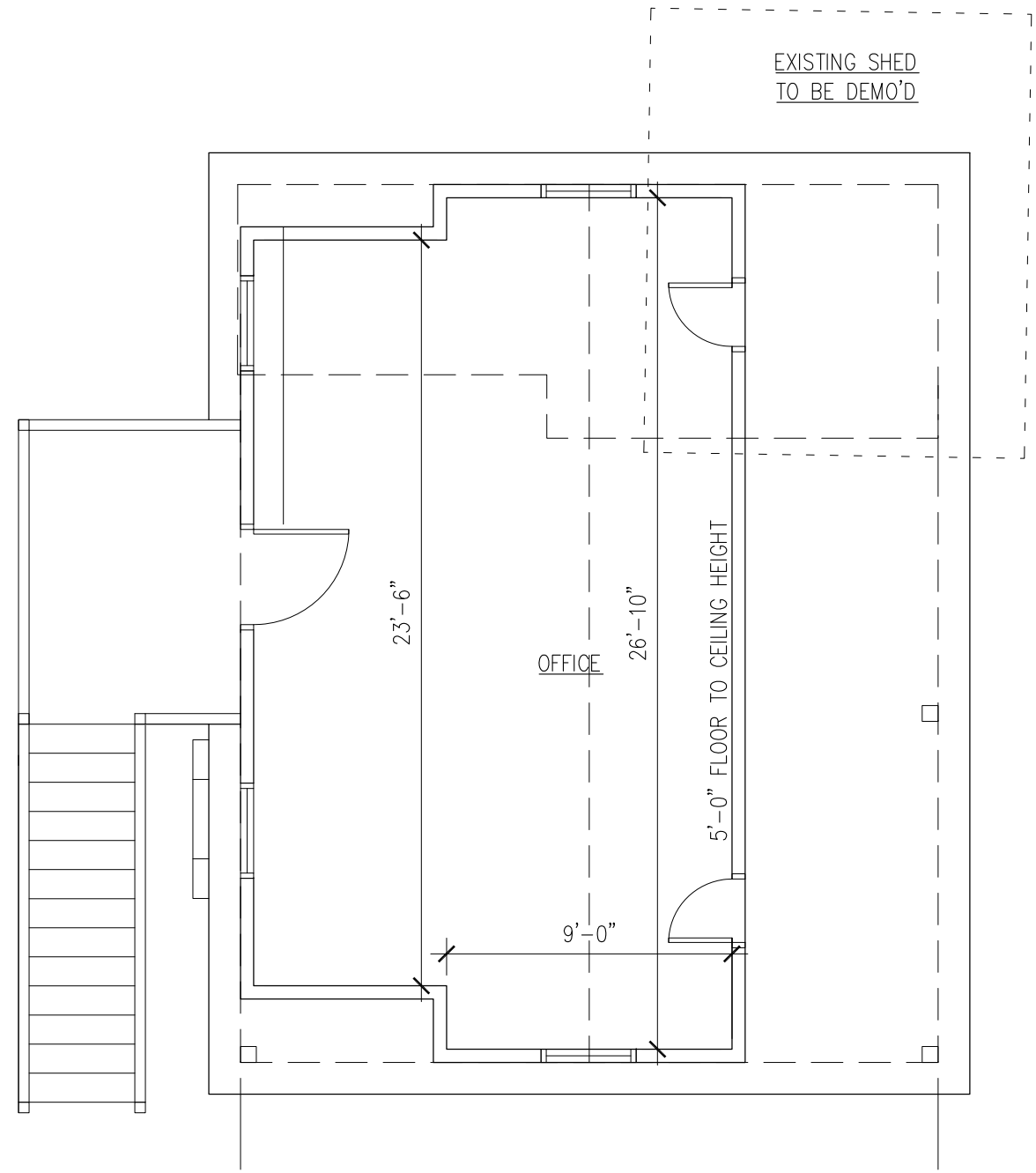
401 North Heritage Street
Kinston, North Carolina 28501

phone: 252-527-1523
web: dunndalton.com

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION



1ST FLOOR PLAN



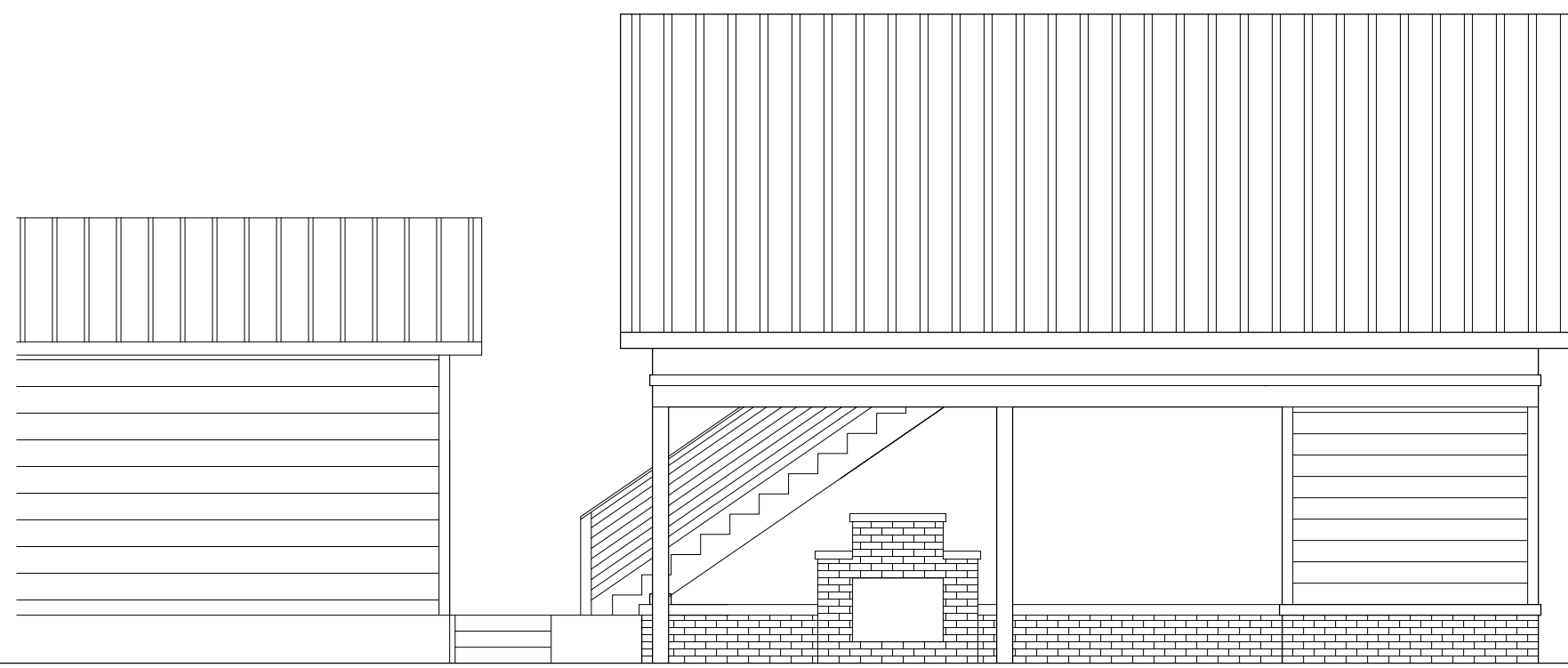
2ND FLOOR PLAN



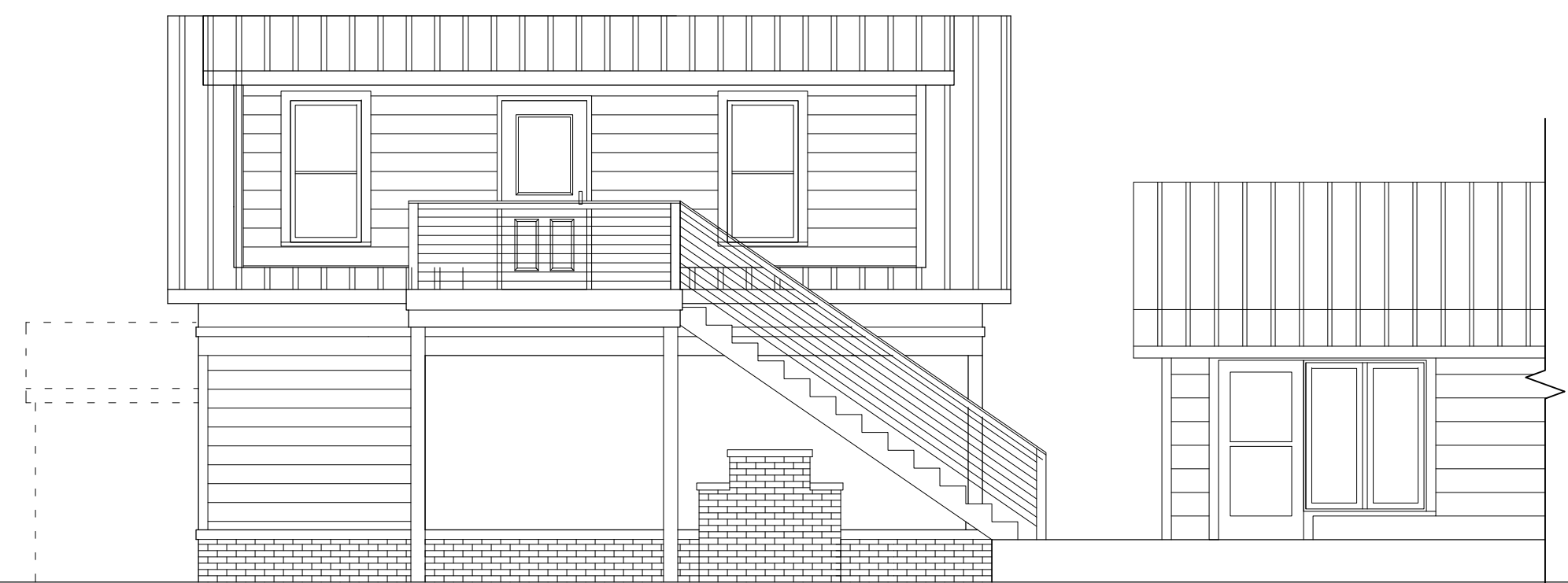
NORTH ELEVATION (FACING BACK OF PROPERTY)



SOUTH ELEVATION (FACING WALNUT ST.)



EAST ELEVATION (FACING LOT 202 AND 401)



WEST ELEVATION (FACING YARD)

204 S Walnut St. Swansboro Photos - Siding

Old Siding - Asbestos



**New Siding – Fiber Cement –
New Carport**



204 S Walnut St. Swansboro Photos Siding




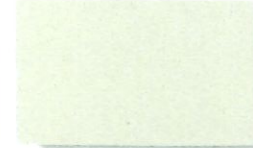
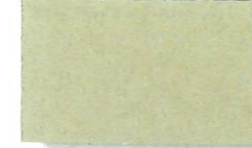



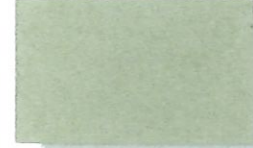




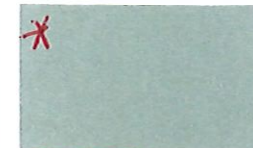


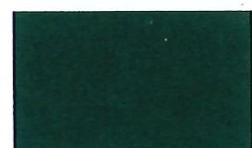


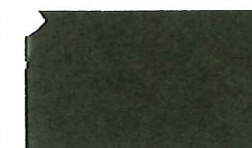

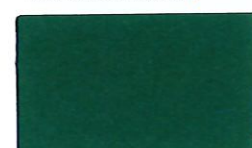



Existing German Wooden Lapboard



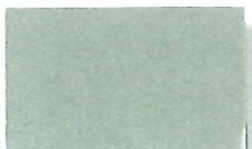
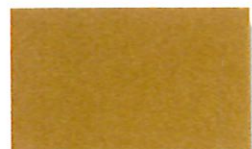

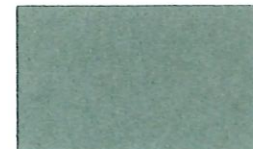
**New Fiber Cement Siding for
Carport to match Original Siding**



Environmentally Smart Colors—Designed Energy Efficient

| | | | | |
|---|---|---|--|---|
|  |  |  |  |  |
| TERRA COTTA | AGED COPPER | SOLAR WHITE + | SANDSTONE + | SURREY BEIGE |
|  |  |  |  |  |
| COLONIAL RED + | PATINA GREEN | REGAL WHITE + | ASH GRAY + | SIERRA TAN + |
|  |  |  |  |  |
| REGAL RED * | HEMLOCK GREEN * | STONE WHITE | DOVE GRAY | MEDIUM BRONZE + |
|  |  |  |  |  |
| BURGUNDY * | HARTFORD GREEN * + | SLATE BLUE | SLATE GRAY + | MANSARD BROWN + |
|  |  |  |  |  |
| MATTE BLACK + | EVERGREEN + | REGAL BLUE * + | CHARCOAL GRAY + | DARK BRONZE + |

Metallic Colors

| | | | |
|---|---|---|--|
|  |  |  |  |
| SILVER * | COPPER * | CHAMPAGNE * | PRE-WEATHERED * GALVALUME [®] |

Non-Painted

| |
|---|
|  |
| ACRYLIC COATED GALVALUME [®] |

Weathered Colors

| | | | |
|---|---|---|---|
|  |  |  |  |
| GALV-TEN [™] RAW * | COPPER-TEN [™] RAW * | CORT-TEN AZP [®] RAW * | VINTAGE [®] |

* Available at a slight price premium.

+ Available in 26ga SMP

* Also available in Robust.

Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar 500[®] or Hylar 5000[®], which provide superior color retention and allow Sheffield Metals to offer non-prorated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Champagne, Silver, and Pre-Weathered Galvalume. Steelscape's Vintage carries a 20 year Finish Warranty. Please contact your representative for more information.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/23/2023 11:06:27 AM
Fee Amt: \$26.00 Page 1 of 4
Onslow County, NC
Omega K. Jarman Reg. of Deeds

BK 6022 PG 1 - 4

CORRECTIVE NOTICE AFFIDAVIT

Giving notice of nonmaterial typographical or other minor error pursuant to NCGS 47-36.1

Title of Original Instrument: GENERAL WARRANTY DEED

Date of Recording: 8/17/2023

Recording Book and Page: Book 6019 Page 358

Original Parties to the Instrument:

Grantor(s): Jason Myers and wife, Rachel S. Myers (F/K/A Rachel Sholar)

Grantee(s): Norman Bradford Phillips and wife, Kenna S. Phillips

Now comes the undersigned as (**Correcting excise tax**), being first duly sworn and does say the following:

- Through mutual mistake, inadvertence or mistake of the draftsmen the Instrument referenced above, contained the following nonmaterial typographical or other minor error:
Excise Tax reflected as \$4500.00
- It was the intent of the parties to the Instrument that the erroneous information in the Instrument referenced above, as corrected, should read as follows:
Excise Tax should have been \$750.00

Signature of Affiant: [Handwritten Signature]

Print Name: R. Seth Sholar

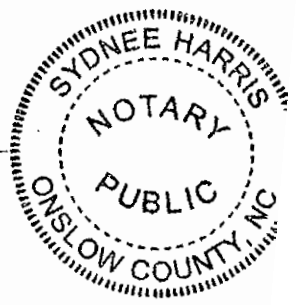
State of NC County of ONSIOW

Sworn to and subscribed before me this 23rd day of AUGUST, 2023

Notary Public: [Handwritten Signature]

My commission expires: 01/21/2025

Notary Seal



Submitted electronically by "Sholar Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/17/2023 4:27:42 PM
Fee Amt: \$4,526.00 Page 1 of 4
Revenue Tax: \$4,500.00
Onslow County, NC
Omega K. Jarman Reg. of Deeds

BK 6019 PG 358 - 361

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,500.00

Parcel Identifier No. 007342 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

This instrument was prepared by: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

Brief description for the Index: LOT 3. CT RUSSELL

THIS DEED made this 9th day of August, 2023, by and between

GRANTOR

GRANTEE

Jason Myers and wife, Rachel S Myers
Formerly known as Rachel Sholar

Norman Bradford Phillips and wife, Kenna S Phillips
204 S Walnut Street
NC, 28584

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Swansboro, Onslow County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5215 page 373-375.

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 01 page 028.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Jason Myers (SEAL)
Print/Type Name: Jason Myers

Rachel S. Myers (SEAL)
Print/Type Name: Rachel S Myers

State of North Carolina - County of Onslow

I, the undersigned Notary Public of the County and State aforesaid, certify that Jason Myers and Rachel S Myers personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of August, 2023

My Commission Expires: 4/30/28

John Hudson Jr
John Hudson Jr . Notary Public

JOHN HUDSON JR
NOTARY PUBLIC
ONSLow County
North Carolina
My Commission Expires APRIL 30, 2028

EXHIBIT "A"

BEGINNING AT A STAKE AT THE CORNER OF THE LOT FORMERLY BELONGING TO LINA SMITH, WHICH POINT IS THIRTY FEET FROM THE LINE FENCE THAT DIVIDES THE HARGETT LOT FROM THE RUSSELL LAND; THENCE RUNNING A NORTHWARDLY DIRECTION WITH THE LINE OF THE LOT FORMERLY BELONGING TO LINA SMITH 100 FEET TO A STAKE; THENCE A WESTWARDLY DIRECTION 60 FEET TO A STAKE AT LAWRENCE KIRKMAN'S CORNER; THENCE A SOUTHWARDLY DIRECTION WITH LAWRENCE KIRMAN'S LINE 100 FEET TO A STAKE AT THE STREET; THENCE AN EASTWARDLY DIRECTION 60 FEET TO THE BEGINNING; CONTAINING SIX THOUSAND SQUARE FEET. AND BEING THE IDENTICAL PROPERTY CONVEYED TO D.G. PRIVETT AND WIFE, BY DEED DATED NOVEMBER 20TH, 1944 AND RECORDED IN BOOK 265, PAGE 106 ONSLOW COUNTY REGISTRY, AND BEING KNOWN AS 204 WALNUT ST.

FURTHER REFERENCE IS HEREBY HAD TO A DEED FROM H. RUSSELL AND OTHERS TO ABRAMM BELL, RECORDED IN BOOK 72, AT PAGE 30 ET SEZ., OFFICE TO THE REGISTER OF DEEDS OF ONSLOW COUNTY.

SUBJECT TO BOUNDARY LINE DEED & AGREEMENT RECORDED ON 03/24/1987 IN BOOK 825, PAGE 66, ONSLOW COUNTY REGISTRY.

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/17/2023 4:27:42 PM
Fee Amt: \$4,526.00 Page 1 of 4
Revenue Tax: \$4,500.00
Onslow County, NC
Omega K. Jarman Reg. of Deeds

BK 6019 PG 358 - 361

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,500.00

Parcel Identifier No. 007342 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

This instrument was prepared by: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

Brief description for the Index: LOT 3, C T RUSSELL

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Formerly known as Rachel Sholar

GRANTEE

Norman Bradford Phillips and wife, Kenna S Phillips
204 S Walnut Street
NC, 28584

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of Swansboro, Onslow County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5215 page 373-375.

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 01 page 028.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$4,500.00

Parcel Identifier No. 007342 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

This instrument was prepared by: Sholar Law, PLLC, 824 Gum Branch Rd, Ste. Q, Jacksonville, NC 28540

Brief description for the Index: LOT 6, BLOCK U, NORTHWOODS

THIS DEED made this 8th day of August, 2023, by and between

| GRANTOR | GRANTEE |
|---|--|
| Jason Myers and wife, Rachel S Myers Formerly known as Rachel Sholar | Norman Bradford Phillips and wife, Kenna S Phillips 204 S Walnut Street NC |

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, _____ County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5215 page 373-375.

All or a portion of the property herein conveyed _____ includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 01 page 028.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Jason Myers (SEAL)
 Print/Type Name: Jason Myers

Rachel S. Myers (SEAL)
 Print/Type Name: Rachel S Myers

State of North Carolina - County of Onslow

I, the undersigned Notary Public of the County and State aforesaid, certify that Jason Myers and Rachel S Myers personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 8 day of August, 2023.

My Commission Expires: 4/30/28

John Hudson Jr
John Hudson Jr, Notary Public

JOHN HUDSON JR
 NOTARY PUBLIC
 ONSLOW County
 North Carolina
 My Commission Expires APRIL 30, 2028

EXHIBIT "A"

BEGINNING AT A STAKE AT THE CORNER OF THE LOT FORMERLY BELONGING TO LINA SMITH, WHICH POINT IS THIRTY FEET FROM THE LINE FENCE THAT DIVIDES THE HARGETT LOT FROM THE RUSSELL LAND; THENCE RUNNING A NORTHWARDLY DIRECTION WITH THE LINE OF THE LOT FORMERLY BELONGING TO LINA SMITH 100 FEET TO A STAKE; THENCE A WESTWARDLY DIRECTION 60 FEET TO A STAKE AT LAWRENCE KIRKMAN'S CORNER; THENCE A SOUTHWARDLY DIRECTION WITH LAWRENCE KIRKMAN'S LINE 100 FEET TO A STAKE AT THE STREET; THENCE AN EASTWARDLY DIRECTION 60 FEET TO THE BEGINNING; CONTAINING SIX THOUSAND SQUARE FEET. AND BEING THE IDENTICAL PROPERTY CONVEYED TO D.G. PRIVETT AND WIFE, BY DEED DATED NOVEMBER 20TH, 1944 AND RECORDED IN BOOK 265, PAGE 106 ONSLOW COUNTY REGISTRY, AND BEING KNOWN AS 204 WALNUT ST.

FURTHER REFERENCE IS HEREBY HAD TO A DEED FROM H. RUSSELL AND OTHERS TO ABRAMM BELL, RECORDED IN BOOK 72, AT PAGE 30 ET SEZ., OFFICE TO THE REGISTER OF DEEDS OF ONSLOW COUNTY.

SUBJECT TO BOUNDARY LINE DEED & AGREEMENT RECORDED ON 03/24/1987 IN BOOK 825, PAGE 66, ONSLOW COUNTY REGISTRY.

It is the intent of these regulations to assure that new construction, including additions to existing improvements, is congruous with the special character of the district. In considering new construction, the Commission and/or the Planner shall direct design that it is harmonious with the character of the district.

Consultation with the Swansboro Historic Preservation Commission in the early stages of a new construction project to become familiar with its procedures and aspects of design is recommended.

Massing studies enable graphic analysis of the shape, form, size and building envelope of proposed new construction. The massing study provides the applicant with a way to document the proposed building height and scale, and other elements of the proposed construction as they relate to nearby existing buildings, especially in the block.

MASSING STUDY

1) Engage a state-licensed architect or engineer to prepare a massing study. This massing study shall include an existing conditions plan (including, but not limited to, showing topography, any significant trees, and utilities,) and a proposed condition site plan. Plans shall be prepared with a scale of 1 inch = 20 feet or of a size easily reviewed by staff and the Swansboro Historic Commission.

SITE PLACEMENT

2) Maintain a similar front, side, and rear yard setback to other contributing and non- contributing buildings on the block and/or side of the street.

3) Orient the building's front entrance similar to other contributing and non-contributing structures on the block and/or side of the street. Use architectural elements such as porches to define new entrances.

4) Maintain the pattern of building separation and lot coverage that is found on the block and/or side of the street.

5) Place outbuildings and accessory structures in rear yards. Avoid locations that obscure the principal building's prominent architectural features or significant site features.

6) Make the proposed landscaping, groundcover, and any pavement treatment for the site compatible with surrounding properties on the block and in the historic district.

7) Minimize ground disturbance during new construction to avoid unnecessary damage to unknown archaeological resources.

BUILDING HEIGHT/SCALE

8) Maintain a building height that is consistent with the height of contributing buildings found on the block or side of the street. Residential buildings traditionally range from one to two and one-half stories in height, while commercial buildings range in height from one to four stories.

9) Make the scale (the relationship of a building's mass and details to a human being) of the proposed building compatible with the scale of other contributing structures in the historic district. This relationship to building mass should include nearby buildings in the block and adjoining open space.

10) Design the proportion (the ratio of height to width) of the proposed new building and its architectural elements to be consistent with the proportion of contributing buildings and their associated architectural elements in the historic district.

11) Use windows and doors in new construction that are compatible in proportion, shape, location, pattern, and size with windows and doors of contributing buildings in the historic district.

MATERIALS

12) Keep the siding and trim material of the proposed building consistent with materials traditionally used on the immediate block and in the historic district. This includes the physical elements of the building, such as stone or wood walls, brick, fencing, landscaping mass, building facades and other elements, or combinations thereof.

13) The use of synthetic products such as vinyl siding and other modern day products marketed to imitate traditional building materials are permitted but not encouraged.

14) Use materials in traditional ways. New materials should appear as if they were applied in a traditional manner so as to convey the same visual appearance as historically used and applied building materials.

DETAILS

15) Use architectural details on the building that complement the architectural details of contributing structures on the block and/or side of the street.

16) Avoid exact replications of historic buildings and their architectural elements. Such efforts may provide a false sense of history by confusing the age of a "new" building.

17) Provide a date brick or other exterior date identification marker on all new construction to assist future generations in the dating of buildings.

TEXTURE

Item III - b.

18) Create in new construction a similar degree of texture that is found in contributing buildings in the historic district. However, concentrate on the ability to blend rather than duplication. Texture is the relief on a building surface that is achieved through the use and interaction of a variety of building materials and shapes. Materials such as weatherboard siding, decorative fish-scale shingles, and beaded board porch ceilings are examples of wooden architectural elements that have different physical and visual qualities and contribute to the “texture” of a building surface.

19) Use traditional building materials in traditional locations to achieve texture.

COLOR

20) Choose exterior colors for new construction that will blend and work with the surrounding buildings and area.

FORM AND RHYTHM

21) Design new construction that reflects the basic shapes and forms found on the block and in the historic district.

22) Maintain a consistency in roof shape between new construction and the contributing structures found on the block and/or side of the street. Roof forms commonly found in the historic district include gable varieties with an average pitch of 7/12 or greater, hipped roofs in the residential areas, and flat roofed buildings in the late 19th and early 20th century commercial downtown with storefront facades.

23) Maintain similar percentages and patterns of window and door openings. Openings which vary considerably from the established patterns found on the block in which the new construction is placed will tend to have a disruptive effect on the desired harmony of the streetscape.

24) Create form and rhythm in new construction through the use of architectural elements and details. Study neighboring historic structures on the block to see if a consistent treatment of elements exists and emulate this pattern in the new construction. However, limit the amount in which one new building emulates a contributing building unless the building is a reproduction of an existing contributing building from the Town’s Historic District. In which case, a key stone should be imbedded in the foundation to identify when the new building was built.

(Ord. 2005-O3, passed 3-15-2005; Am. Ord. 2021-O3, passed 5-24-2021; Am. Ord. 2023-O2, passed 1-23-2023)

Demolition of a contributing building in the Swansboro historic district is strongly discouraged. This irreversible action results in the permanent loss of the resource and may have an adverse effect on surrounding contributing properties and the character of the historic district as a whole. Property owners contemplating demolition of a building are encouraged to explore alternatives which allow the property to remain intact and meet current needs. Early consultation with the SHPC is strongly recommended in order to adequately explore options.

In reviewing requests for demolition, both the property owner and the SHPC should carefully consider the following questions:

- 1) Does the contributing building retain integrity and contribute to the special character of the Swansboro Historic District because of its age, architecture, or association with events or individuals who are important to the history of the town?
- 2) Does the contributing building possess structural integrity so rehabilitation is feasible?
- 3) Can the contributing building be creatively adapted to meet the owner's needs? If so, can this be accomplished at a price that is less than or comparable to new construction costs? Remember to factor in demolition costs and landfill tipping fees when developing cost estimates.
- 4) Are there alternative sites on which no contributing buildings are extant that might be available to accomplish the project? If so, are there possible buyers for the contributing building in question?
- 5) What will be the impact of the contributing building's demolition on surrounding properties and the historic district as a whole?
- 6) If all other possible options are exhausted, can the contributing building be moved to another location in the historic district?
- 7) If the building is non-contributing, 1-6 does not apply.

22.1 Demolition of Buildings - Standards

- 1) Work with the Swansboro Historic Preservation Commission to identify alternatives to demolition.
- 2) Make a permanent record of the contributing building before demolition. Documentation should include black and white photographs of the property - views of principal elevations, notable architectural details, and significant site features such as outbuildings, fencing, and mature vegetation. Measured drawings of the building may be required by the SHPC if the structure is of particular significance. These determinations shall be made on a case-by-case basis by the SHPC.
- 3) Salvage architectural features and building materials for reuse or study. Contact antique dealers and used building supply establishments to arrange for removal. Consider donations of items to interested non-profit organizations or museums or the NC-SHOO.
- 4) Minimize ground-disturbing activities during demolition to avoid damage to potential unknown archaeological resources.
- 5) Retain mature vegetation on site, if possible or relocate. Prior to any tree more than 20 feet in height or 20 feet spread or mature being cut down, SHPC shall give approval under Major Work.
- 6) Clean the site thoroughly of all building debris and leave the lot properly graded and seeded.

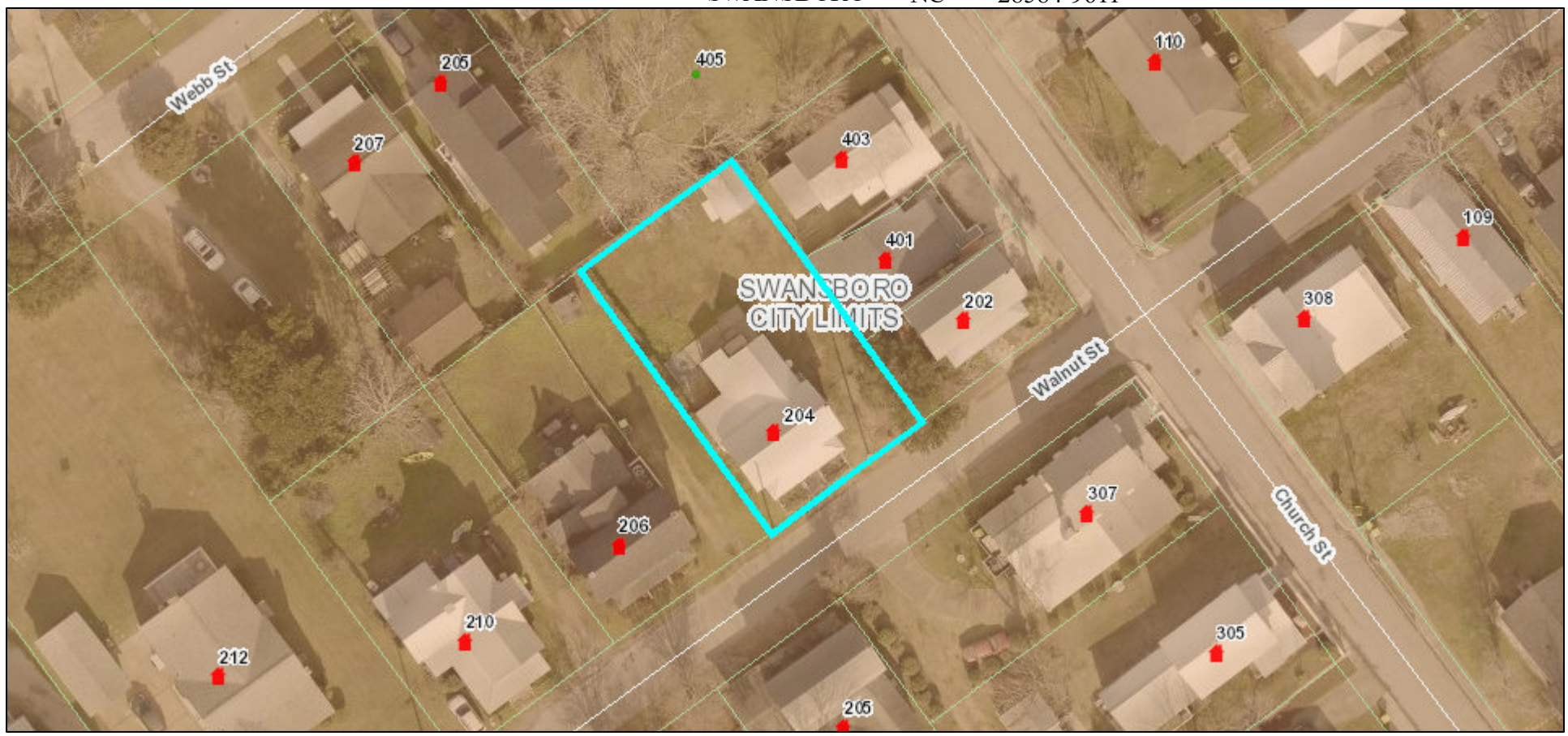
(Ord. 2005-03, passed 3-15-2005; Am. Ord. 2021-03, passed 5-24-2021)

Owner:
PHILLIPS NORMAN BRADFORD & KENNA S

Mailing Address:
204 S WALNUT ST
SWANSBORO NC 28584-9611

September 2024
Item III - b.

NC PIN: 536410467822
Map Number: 1404-109
Parcel ID: 007342



General Information

Physical Address: 204 WALNUT ST

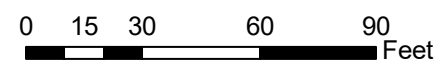
Total Acres: 0.14
Land Value: \$ 132250
Bldg Value: \$ 142603
Market Val: \$ 274853
Heated Sqft: 1291
of Bedrooms: 2
Year Built: 1992
Nbhd Code: 4353
Improv Code: D
Township: SWANSBORO
City Limit: SWANSBORO
Fire District: SWANSBORO
Subdivision: RUSSELL C T
Property Desc: L3 C T RUSSELL
Plat Book: 1-28

WARNING: THIS IS NOT A SURVEY
This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map.

Last Sale Info:
Deed Ref: 6019 / 358
Sale Price: \$ 2250000
Sale Date: 17-AUG-23



Onslow County
Geographical Information Services
234 NW Corridor Blvd
Jacksonville, NC 28540
(910) 937-1190
gis@onslowcountync.gov





Historic Preservation Commission Meeting Agenda Item Submittal

Item To Be Considered: **Staff Approval/Minor Work Application Report: July- September 2024**

Board Meeting Date: **September 17, 2024**

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

Overview: APPROVALS REPORT FOR LOCAL HISTORIC DISTRICT

Staff Approval

Date: July 15, 2024

Applicant: Cynthia Binanay

Address: 222 Elm Street

Action: Replace HVAC unit in kind

Status: Approved



222 Elm Street

Date: July 16, 2024

Applicant: Marty and Harriette Proctor

Address: 224 Water Street

Action: Replace HVAC unit in kind

Status: Approved



224 Water Street

Action: _____

Date: July 18, 2024

Applicant: Georgianna Maness

Address: 125 Front Street

Action: Replace main electric panel in kind

Status: Approved



125 Front Street

Date: September 10, 2024

Applicant: Melissa Anderson

Address: 119 Water Street

Action: Install backflow preventor at the waterfront lot with cover.

Status: Approved



119 Water Street