



Historic Preservation Commission Agenda

Town of Swansboro

Tuesday, February 18, 2025

I. Call to Order

II. Approval of Minutes

- a. September 17, 2024, Regular Meeting Minutes
- b. October 15, 2024, Regular Meeting Minutes
- c. November 19, 2024, Regular Meeting Minutes

III. Public Hearing

- a. **Certificate of Appropriateness/218 Elm Street**
Presenter: Rebecca Brehmer, CFM, CZO – Town Planner

The owners of 218 Elm Street or the “Moore-Pritchard House” have requested a Certificate of Appropriateness for exterior alterations of the home. This home is contributing to the Swansboro Historic District and is zoned R6SF.

Recommended Action:

1. Hold a public hearing
2. Approve COA-2025-01 for exterior alterations at 218 Elm Street based on the standards provided.

IV. Business

- a. **Minor Work/Staff Approval Application Report: January-February**
Presenter: Rebecca Brehmer, CFM, CZO –Town Planner

V. Chairman/Board Thoughts/Staff Comments

VI. Public Comments

VII. Adjournment

**TOWN OF SWANSBORO
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 17, 2024**

Call to Order

The meeting of Swansboro Historic Preservation Commission was called to order at 5:30 pm. Commission members in attendance were Jonathan McDaniel, Kim Kingrey, Elaine Justice, Christina Ramsey, Lauren Brown, and alternate member Jerry Seddon. An alternate seat was vacant.

Approval of Minutes

On a motion by Mrs. Ramsey, seconded by Mrs. Kingrey, the March 19, 2024, regular meeting minutes were unanimously approved.

Public Hearings

Certificate of Appropriateness/205 S. Walnut Street (Lot 47)

The following individuals were sworn in and/or addressed the board.

Rebecca Brehmer
Norman B. Phillips

Planner Brehmer reviewed that the owners of 205 S. Walnut Street, Lot 47, requested a Certificate of Appropriateness for construction of a new home on the empty lot. The lot was zoned R6SF.

The Public Hearing was opened at 5:31 pm.

Planner Brehmer shared that 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 requested to build a new home on Lot 47. As required by the UDO in Section 11 New Construction, the application included a massing study completed by Dunn & Dalton Architects that met all criteria. The proposed home was a 2-story structure with a gable roof and front porch. It would be constructed like other houses on Walnut Street.

Planner Brehmer shared with the commission that an exception was granted to allow for a 12.5 foot setback line for 205 S. Walnut Street by using an average of all houses currently built on Walnut Street.

Mr. McDaniel shared the lot line conflicts were the surveyor's responsibility. Land Surveying in a Historic District was challenging.

Norman B. Phillips, owner of 204 S. Walnut Street, discussed that he was disappointed that he had to demolish the home of 205 S. Walnut Street, but was excited to begin the new construction.

The Public Hearing was closed at 5:39 pm.

On a motion by Mrs. Kingrey, seconded by Mrs. Ramsey, the COA-2024-07 was unanimously approved for the new construction of a home at 205 S. Walnut Street, Lot 47, based on the standards of the Town UDO Appendix III Historic District Design Standards, Section 11: New Construction; Massing Study Site Placement, 1-7, Building Height to Scale 8-11, Materials 12-

14, Details/Texture 15-19, Color 20; Form and Rhythm 21-24, and Section 12, Additions and Contributing Buildings 1-9.

Certificate of Appropriateness/204 S. Walnut Street

The following individuals were sworn in and/or addressed the board.

- Rebecca Brehmer
- Norman B. Phillips
- Susan Teachey
- Mary Neal
- Amelia Dees-Killette
- Charles Teachey

Planner Brehmer reviewed that the owners of 204 S. Walnut Street had also requested a Certificate of Appropriateness for the demolition of the existing block shed located in the backyard as well as construction of a new accessory structure in its place. The property was zoned R6SF, and the home was contributing to the Historic District, but the existing block shed was not.

The Public Hearing was opened at 5:41 pm.

As required by the Town UDO in Section 11 New Construction, the application included a massing study completed by Dunn & Dalton Architects and met all criteria. The reason for the requested demolishing of the existing block shed was that it was non-conforming with setbacks and right on the property line and it also limited the site location of the new accessory structure. The proposed accessory structure was a 2-story structure with an office on top and an open carport below.

Susan Teachey of 218 Yaupon Drive, in Cape Carteret, and owner of 403 Church Street shared that stormwater runoff has already been a problem, causing flooding during storms and hurricanes, which led her to install a sump pump. She worried that adding more buildings, especially with paved or concrete surfaces, could make the flooding worse. She was also concerned that the building’s height could create too much shade, affecting the grass in nearby yards. She urged the commission to keep these issues in mind when making their decision.

In response to concerns raised and inquiries from the commission and public Norman B. Phillips explained the project’s careful planning to improve drainage. The old block building causing runoff issues would be removed, and the new building would have gutters and downspouts to direct water away. No concrete would be used—only pervious materials to absorb water. Mr. Phillips emphasized their commitment to responsible water management and minimizing the impact on neighbors.

Mary Neal of 401 Church Street, shared that she was opposed to the proposed two-story building and felt that it was too big and did not fit the historic area. She was concerned that, since her home was downhill, the project would increase water runoff, worsening existing flooding issues. Despite her efforts to find solutions, she has had no success and asks the commission to consider the impact on lower homes and historic properties.

In response to an inquiry from the board, Planner Brehmer clarified that the Historic and Town Code of Ordinances did not address stormwater runoff or drainage issues. The only thing the Town had control over was the Town streets and some stormwater easements.

Charles Teachey of 403 Church Street shared that he has spent nights pumping water from his yard, where flooding reaches shin-deep during heavy rain. He agreed with the other comments that the runoff flows downhill, affecting nearby properties, and that the new project would make the problem worse.

Amelia Dees-Killette of 510 Broad Street, urged the commission to consider how the new two-story addition, at 20 feet high, would affect the look of the street, especially since it would stand next to one of the last small one-story houses. She noted that past projects have not always fit the area's character and expressed concern that this one might do the same. After reviewing the plans, she found nothing reassuring about how well it would blend in and asked the commission to ensure it maintained the district's integrity.

Planner Brehmer shared that was given a letter by a neighbor and promised that her that she would read it. Before reading the letter, she reminded the commission that it could not be used as evidence in the public hearing or the quasi-judicial process. State statute clearly says that the person must be here in person to be sworn in and to make the statement so. A letter from Helen Solterer of 202 Walnut Street was read to the board.

Mrs. Kingrey reminded the commission that they did not have legal authority to table or deny the COA over stormwater concerns since there were no ordinances that addressed stormwater. She emphasized that decisions must be based on existing regulations, not personal opinions or external pressures. Delaying the project without a valid reason would be unfair to the applicants.

Mr. Phillips addressed the commission again and emphasized that the proposed structure followed historic district guidelines and was designed to enhance, not detract from, the community. He clarified that the new building was an accessory structure, not an addition, and was positioned to minimize runoff impact, with efforts made to divert water responsibly. He stressed his commitment to being a good neighbor, preserving the historic character of the area, and complying with all required regulations.

Board members shared their appreciation for the applicant's effort to manage water properly, keeping it on their property and preventing any issues for neighbors and highlighted the need for new buildings to fit in with older ones.

The Public Hearing was closed at 6:23 pm.

Board members acknowledged that stormwater issues were in all areas of downtown and understood the concerns, but the issues were at the Town level outside of the COA. The commission had to follow the rules and be strict with the UDO.

Planner Brehmer stated that the accessory structure would not be a dwelling, because accessory structures were not allowed to have habitable space. The proposed building was going to only be an office space for the owners.

On a motion by Mrs. Kingrey, seconded by Ms. Brown, COA-2024-08 to demolish the existing block shed located in the backyard of 204 S. Walnut Street was unanimously approved based on

UDO Appendix III Historic District Design Standards, Section 22 Demolition and Section 11 New Construction.

Review of Staff Approvals

Planner Brehmer reviewed the following Staff Approvals:

- 222 Elm Street – Replaced HVAC unit in kind.
- 224 Water Street – Replaced HVAC unit in kind.
- 125 Front Street – Replaced main electric panel in kind.
- 119 Water Street – Installed backflow preventor at the waterfront lot with cover.
-

Chairman/Board Thoughts/Staff Comments

Discussion was held regarding the need to clarify the difference between Pickett and Stockade fencing in the design standards with clearer description and example photos as a future agenda item. The landmark status process was also discussed, noting that while a subcommittee identified eligible properties, progress has stalled due to resources and time constraints. Completing the necessary reports would require volunteer effort or hiring a consultant. The commission reviewed the application process and confirmed that property owners could apply independently. Lastly, they discussed quorum rules for subcommittees, ensuring that meetings comply with the open meetings law.

Public Comments

Citizens were offered an opportunity to address the board. No comments were offered.

Adjournment

The meeting adjourned at 6:34 pm.

**TOWN OF SWANSBORO
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING MINUTES
OCTOBER 15, 2024**

Call to Order

The meeting of Swansboro Historic Preservation Commission was called to order at 5:30 PM. Those in attendance were Jonathan McDaniel, Elaine Justice, Christina Ramsey, Lauren Brown. Kim Kingrey and ALT member Jerry Seddon were not present. An alternate seat was vacant.

Approval of Minutes

On a motion by Mrs. Ramsey, and seconded by Ms. Brown, the April 16, 2024, and May 21, 2024, regular meeting minutes were unanimously approved.

Business

Text Amendment to Section 14 Fences and Walls

Planner Rebecca Brehmer reviewed that at its September 17, 2024, Swansboro Historic Preservation meeting, staff were directed to draft a text amendment for Section 14 Fences and Walls found in the Historic District Design Standards to make clarifications on fence guidelines. To keep the historic integrity of our district, new fences visible to the public needed to be picket in style, not just wood in material as previously required. The following amendment was proposed.

Appendix III

HISTORIC DISTRICT DESIGN STANDARDS

SECTION 14 Fences and Walls

14.1 Fences and Walls – Standards

4) Design new fences that are compatible with the associated building, site, and streetscape in height, proportion, scale, color, texture, material, and design. **New fences that are within the public view must be wooden picket in style and meet height requirements (see figure 14.1.1 below).** Synthetic fence materials, such as vinyl, are not appropriate in the historic district.

Figure Appendix III Section 14.1.1 depicts an example of an appropriate wooden picket fence



Figure 14.1.1

In response to inquiries from the Board Planner Brehmer clarified the following:

- Section 14 Fences and Wall, bullet 4 was recommended to add: New fences that were within the public view must be wooden picket in style and meet height requirements with sample photo.
- Wrought iron fences were not necessarily prohibited. Other materials were allowed, but synthetic materials such as vinyl were not allowed. Entire fence details were provided in other sections of the UDO.
- Lattice was addressed in the UDO as not allowed when as a privacy screen.

The Board recommended that the word “wooden” be added to the amendment, and reflect as: “New wooden fences that are within the public view must be picket in style and meet height requirements”.

On a motion by Ms. Brown, seconded by Mrs. Ramsey, the text amendment for Section 4: Fences and Walls was unanimously approved with the above recommended change.

Chairman/Board Thoughts/Staff Comments

A brief update was provided on the possibility of moving overhead power lines underground on Main Street. Initial conversations with Duke Energy have started, and further discussions would be scheduled. While the project is still in its early stages, there may be opportunities for grant funding to support the effort. The commission also discussed the potential for involvement in selecting utility poles and infrastructure that align with the town’s historic character.

Public Comments

Mrs. Amelia Dees-Killette from the Swansboro Historical Association shared that she supported the underground power line project, noting its potential to improve the town’s historic character and address climate concerns.

Adjournment

The meeting adjourned at 5:40 pm.

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

Call to Order

The meeting of Swansboro Historic Preservation Commission was called to order at 5:33 PM. Commission members in attendance were Jonathan McDaniel, Kim Kingrey, Elaine Justice, Christina Ramsey, and alternate member Jerry Seddon. Lauren Brown was not present. An alternate seat was vacant.

Approval of Minutes

On a motion by Ms. Brown, seconded by Mrs. Kingrey, June 18, 2024, regular meeting minutes were unanimously approved.

On a motion by Mrs. Ramsey, seconded by Mrs. Kingrey, July 16, 2024, regular meeting minutes were unanimously approved.

Business

Historic Resilience Project Update

Planner Brehmer reviewed that the after two Swansboro Historic Preservation Commission members and staff attended the Historic Resilience Workshop held by the NC School of Government in December of 2023, using “A Handbook for Historic Resilience Community Planning”, Step 1 of Identifying Flood-Hazard Areas in the Community had been completed.

Mrs. Brown shared that she had attended the Historic Resiliency class on October 30, 2024, on the Battleship in Wilmington, NC and reviewed that historic districts used grant money to build templates and ordinance language to augment not replace the standards. Comparisons could be used to provide what changes or additions were needed for the standards.

Planner Brehmer shared the next step would be to identify historic resources that were in the flood areas. Step 2 would have required resources at the county level. Ms. Brown and Planner Brehmer would work together to reach out to Onslow County GIS for assistance.

Additionally, Planner Brehmer shared that she had been in contact with a representative from the Eastern Carolina Council, which assists local governments with various projects. They have a state-funded grant specialist who helps communities obtain grants at no cost and there may be an opportunity to secure grants for adding resiliency measures to historic district homes.

Review of Staff Approvals

Planner Brehmer reviewed the following Staff Approvals:

- 106 Walnut Street – Installed an exterior water heater on the side of the house.
- 220 Walnut Street – Constructed a hen house and enclosure in rear yard.

Chairman/Board Thoughts/Staff Comments

The following information was clarified by Planner Brehmer or discussed by the commission.

- There is a section in the ordinance allowing chickens but not roosters. Owners can have up to six hens with specific space requirements per hen. Detailed regulations exist regarding enclosure construction.
- Flyers were distributed for an archaeology workshop at Emerton School. The event is scheduled for November 20th and was open to anyone interested.
- The library was seeking presenters for informational or educational programs in March, April, or May. The commission discussed potential topics and resources available. The contact person for coordination is Stephanie Edwards (for library-related events). Friends of the Library typically handle programs, requiring clarification on hosting authority.
- An open invitation was extended for members and the public to attend a meeting at 3:30 PM at the Heritage Center. There is a need for more participation and collaboration on joint events.
- The text amendment related to fences would be reviewed by the planning board at their December 3rd meeting.
- 209 Water Street: A flood variance was granted, the state preservation office approved the completed work, the project is now closed, and the house is in good condition.
- Front Street AC Unit: An issue was reported regarding unit placement. The homeowner and tenant are working to relocate it with proper permits.
- Concerns were raised over a neglected house downtown. The ordinance outlines a process for adding properties to the list: complaints must be filed, an investigation and status report issued within 14 days, a notice of violation sent, followed by a 30-day response period, and structural reports and compliance plans required. The commission discussed how to handle other properties in similar conditions and the financial constraints homeowners face in completing necessary repairs. Alternative approaches were considered, and a research plan was proposed to compare approaches in Little Washington, Beaufort, Wilmington, and New Bern, along with consulting the town attorney on legal and financial implications.

Public Comments

Citizens were offered an opportunity to address the commission. No comments were offered.

Adjournment

The meeting adjourned at 6:08 pm.



Historic Preservation Commission Meeting Agenda Item Submittal

Item To Be Considered: **Certificate of Appropriateness/218 Elm Street**

Board Meeting Date: **February 18, 2025**

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

Overview: The owners of 218 Elm Street or the “Moore-Pritchard House” have requested a Certificate of Appropriateness for exterior alterations of the home. This home is contributing to the Swansboro Historic District and is zoned R6SF.

The applicants have recently bought the home and are looking to have some exterior alterations/repairs done. First, they are looking to install operable wood shutters with appropriate hardware to every window and paint either navy blue or black. They would like to paint the existing vinyl siding light yellow or white, the porch railings and posts white, and the porch ceiling and decking light blue. As far as repairs go, they plan to restore the original wood front door and paint it the same color as the shutters as well as restore/repair the wood windows so that they are operable. As for landscaping, they would like to install a white picket fence and replace the pavers in front of the home. The applicants have selected all colors from the approved color palette and all requests seem consistent with the historic design standards referenced below.

Background Attachment(s):

1. COA-2025-01 Application
2. National Register Description
3. Aerial Location Map
4. Section 5 Windows and Doors
5. Section 10 Paint and Exterior Colors
6. Section 14 Fences and Walls

Recommended Action:

1. Hold a public hearing
2. Approve COA-2025-01 for exterior alterations at 218 Elm Street based on the standards provided.

Action: _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet Swansboro Historic District, Onslow County

Section number 7 Page 14

ON 855	C 88.	#224a	ca.1900	1	Board-and-batten-sided combination smokehouse (with brick hearth) and storage room.
(ON 904)	N 89.	#222	1907	2	<u>Carl Sanders Ward House</u> ; side-hall plan house with one-story side addition, major modern alterations including new two-tier front porch, belvedere.
ON 800	C 90.	#220	ca.1907	2	✓ <u>Kay Bloodgood House</u> ; three-bay I-house with one-story front porch and rear wing, asbestos siding.
ON 896	C 91.	#218	ca.1910	2	<u>Moore-Pitchard House</u> ; three-bay center-hall plan house with hipped roof, two-tier front porch, two-story rear wing.
ON 845	C 92.	#214	ca.1920	1	Aluminum-sided gable-fronted bungalow with front porch.
ON 864	C 93.	#212	ca.1920	1½	✓ Aluminum-sided house with shed-roofed front porch, dormer with clipped gable.
ON 864	C 94.	#212a	ca.1920	1	Vertical-board sided garage.
ON 852	C 95.	#208	ca.1840	2	<u>Hawkins House</u> ; three-bay double pile center-hall plan house, engaged two-tier front porch, two-story rear additions, some ca.1900 remodeling. Bazel Hawkins probably built the house - his heir Catherine Hawkins owned it in 1850. Methodist minister John F. Mattocks owned the house during the early 1860s.
ON 901	C 96.	#206	ca.1906	2	✓ <u>Clyde S. Pittman House</u> ; three-bay I-house with two-room plan, decorative two-tier front porch, formerly semi-detached one-story rear kitchen. Pittman was a Swansboro merchant and mayor.
ON 901	C 96a.	(kitchen)			
ON 870	C 97.	#204	ca.1910	2	✓ <u>Andrew Mason House</u> ; three-bay I-house with one-story front porch and ell.
ON 904	C 98.	#116	1912	2	✓ <u>William R. Privett House</u> ; three-bay I-house with two-room plan, with one-story front porch and ell. Privett worked with the Coast Guard.



SWANSBORO HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS

Application # COA-2025-01

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: John DeBenedetto

MAILING ADDRESS: 206 Brentwood Cir 28546 Jacksonville NC

ADDRESS OF AFFECTED PROPERTY: 218 S Du St, Swansboro, NC 28546

PHONE NUMBERS: (Home) 917 808 8176 (Work) Family Goods Yupp@gmail.com

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:** JD

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:** JD

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:** JD

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:** JD

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):

ADD Black or NARY Blue wood shutters. Paint the Vinyl siding pale yellow or white. Repair windows. Restore front door. Paint SAME color as shutters. Replace the pavers in front of the house. Paint porch fence & beams white & paint the floor boards & ceiling pale blue/ grey blue. ADD white picket wood fence

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:** *[Signature]*

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:** *[Signature]*

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:** *[Signature]*

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:** *[Signature]*

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:** *[Signature]*

[Handwritten Signature]

Signature of Applicant

2/4/25

Date

STAFF USE ONLY

Application received by: _____ Date: *2/4/25*
Application reviewed with applicant by: *Rebecca Bush* Date: _____
How: In person By Phone _____
Fee Paid: *\$200* Receipt Number *200014580*
Comments: _____

Colors - 218 Elm St

Item III - a.

- Shutters + front door
 - pantone black 7 or pantone 262/
pantone 2380 (navy blue)
- Siding
 - pantone 000 (white) or pantone
7499 (light yellow)
- Porch railings + beams
 - pantone 000 (white)
- Porch ceiling + floor boards
 - pantone 5645 (grey-blue) or SW 6227
(light blue)









Item III - a.



Item III - a.







TOWN OF SWANSBORO
 601 W. CORBETT AVE
 SWANSBORO, NC 28584

Receipt Number:

R00014580

Cashier Name:

Item III - a.

Terminal Number:

1

Receipt Date: 2/4/2025 12:09:04 PM

John DeBenedetto
 206 Brentcreek Cir
 Jacksonville, NC 28546

Trans Code: Miscellaneous	Name: John DeBenedetto	\$200.00
Product: Planning & Zoning Fees	Amount: 200.00	
COA for 218 S Elm St		
Trans Code: Miscellaneous	Name: John DeBenedetto	\$5.00
Product: Convenience Fee	Amount: 5.00	
218 S Elm St		
	Total Balance Due:	\$205.00
Payment Method: Credit Card	Payor: John DeBenedetto	Reference: -
	Amount:	\$205.00
	Total Payment Received:	\$205.00
	Change:	\$0.00

Owner:
DEBENEDETTO DONNA & JOHN D

Mailing Address:
2035 E 33RD ST
BROOKLYN NY 11234-4918

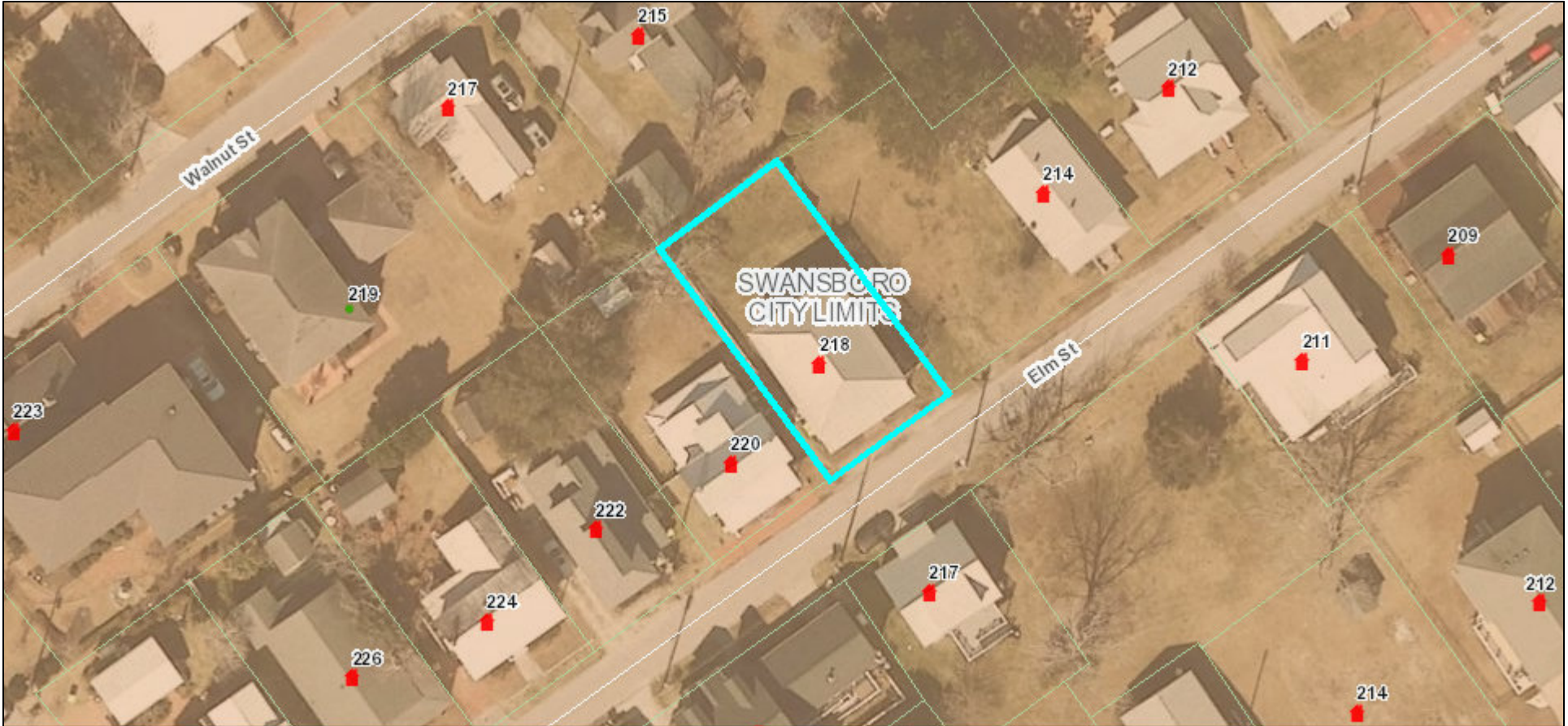
February 25, 2025

Item III - a.

NC PIN:
536410465495

Map Number:
1405-16

Parcel ID:
019464



General Information

Physical Address: 218 S ELM ST

Total Acres: 0.11
Land Value: \$ 0
Bldg Value: \$ 0
Market Val: \$ 0
Heated Sqft: 2756
of Bedrooms: 6
Year Built: 1997
Nbhd Code: 4353
Improv Code: R
Township: SWANSBORO
City Limit:
Fire District: SWANSBORO
Subdivision: NO SUBDIVISION RECORDED
Property Desc: ELM ST
Plat Book: 00NO-SUBDIV

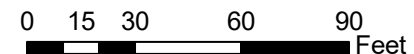
WARNING: THIS IS NOT A SURVEY
This map was prepared for the inventory of real property found within jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary sources should be consulted for 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: 6292 / 695
Sale Price: \$ 0
Sale Date: 24-JAN-25



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



Retain historic roof-top features such as ornamental eaves, cornices, rake-boards, gables, chimneys, finials, cresting, steeples, belfries, cupolas, and railings. These elements all add much to the overall architectural character of a structure. All such original and significant later features **should shall** be preserved and restored, rather than removed **or covered**.

6) 7) Contemporary or non-historic roof features **should shall** be installed on areas of the roof not seen from the public view or on other secondary roofs. Included are skylights, roof-mounted vents, dormers, chimneys, **and** antennas. **and solar collectors**. In certain instances, new dormers may be permitted on side or rear elevations if their design is compatible with the building **style and era** and the roofline.

7) 8) Install new gutters without damaging or obscuring architectural features. Gutters of all materials except copper shall have a painted finish. Half-round gutters are appropriate for most contributing properties. Gutters are usually reviewed as a "minor works" item. If installed on a contributing building, the SHPC must review application at SHPC meeting.

8) 9) **Ridge vents, where needed, should will be of the low profile type, not to exceed width and 1.5" in height. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. In the event that they must be visible, they should be installed to respect the architectural details and character of the subject building. Ridge vent for metal roofs must be hidden and vented through Z trim under ridge cap and should not diminish the original design of the roof or destroy any character-defining architectural details.**

10) Accessory structures may be shingle or metal but must meet the color standards of this section.

Appendix III

HISTORIC DISTRICT DESIGN STANDARDS

SECTION 5: Windows and Doors

5.1 Windows and Doors - Standards

(Text highlighted in yellow are amendments that need to be added to the Unified Development Ordinance.)

- 1) Retain and preserve historic windows and doors, including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, and moldings.
- 2) Repair existing historic windows and doors **where possible**, rather than replacing entire window or door units. Use techniques such as wood epoxies and wood patches to repair and strengthen deteriorated wood elements. Replace only those elements that cannot be repaired. **If replacement is needed and authorized by following § 152.479 CERTIFICATE OF APPROPRIATENESS LIST, appropriate materials can be sourced from architectural salvage companies. Existing original frames should be retained and reused with the addition of new siding tracks to hold the replacement sashes.**
- 3) Use replacement windows and doors that match the existing historic elements as closely as possible. If replacement windows or doors are required, consider first replacing only the

deteriorated element, such as a single sash or door, rather than the entire frame or unit. Any new replacements shall match the original in all dimensions and detailing as closely as possible.

4) Use storm windows to improve energy efficiency where needed. New storm units should have a baked-on paint finish compatible with the color of the house. Unpainted aluminum is not appropriate. Storm windows for double-hung sashes shall have horizontal dividers that are in alignment with the horizontal meeting rails or the original upper and lower sashes. **Storm windows are usually a "minor works" item. Interior storm windows are also available.**

5) Replacement of historic windows and doors for the sole purpose of improved thermal performance is not appropriate. Storm windows and doors should be used.

6) Tinted glass is not appropriate in the historic district in any area visible from the public view. Energy-saving or "low-E" glass may be used only if it is not tinted.

7) **False muntins or snap-in grilles are not appropriate for windows visible from public view. New thermal-pane windows must match the original windows in overall size and opening area. New windows should have either true divided lights or three-dimensional grilles on both the interior and exterior of the window. Standard thermal-pane windows will be permitted on the rear or other areas not visible from the public view. Existing original frames should be retained and reused with the addition of new siding tracks to hold the replacement sashes (this sentence was moved to bullet 2).**

Replacement windows shall be wooden, or wood clad on historic non-contributing structures (75 years and older) and contributing structures.

8) Use storm doors to improve energy efficiency where needed. New storm doors should be compatible with the original exterior doors and with the style and period of the structure. Wood storm doors of the full-view or large single-pane type are most appropriate because they do not obscure the original door. Louvered wood doors are also appropriate. Metal storm doors should be the full-view type and have a baked-on enamel paint finish in a color that is compatible with the colors of the structure. Standard or non-historic storm doors are appropriate only on the rear or other areas not visible from public view. Screen doors **should shall** be appropriate for the period and style of the structure.

9) Preserve and repair original or historic shutters or replace them in-kind. It is appropriate to add louvered shutters to a historic structure if there is evidence that it once had **blinds shutters**. All new shutters shall be of wood, and installed so that they will fit the window frame opening when closed and shall be of the correct proportions for each window. New **blinds shutters** shall be provided with operable hardware, consisting of hinges, pintles, and holdbacks located in the appropriate position. Shutters made of synthetic or substitute materials, such as vinyl, are not appropriate.

10) Original or historic windows or doors and their related frames and trim shall not be altered or removed on the main facades visible from the public view unless this action is part of a documented restoration to an earlier appearance.

11) New windows and doors should not be added to the primary facades or front elevation and are usually not appropriate on any other area seen from the public view. New window and door openings shall not alter the historic character of the building nor cause damage to historic

materials or other significant architectural features. They must be detailed and sized to be compatible with the existing structure.

12) If new doors are necessary, source from architectural salvage company or have one built in-kind.

13) For projects involving painting doors, please reference the approved color palette.

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, April 23, 2024.

Attest:

Alissa Fender
Alissa Fender, Town Clerk



John Davis
John Davis, Mayor

SECTION 10 PAINT AND EXTERIOR COLORS.

Item III - a.

10.1 *Paint and Exterior Colors*

- 1) Use paint colors that are appropriate for the style and period of the subject property and that accentuate the building's architectural features.
- 2) Select colors that harmonize with the palette of colors found on other houses of the same period in the district or on the surrounding block.
- 3) Masonry surfaces that have been previously unpainted, such as brick, stucco, or stone, should not be painted if those surfaces are in good condition and if the painting is proposed for the purpose of color change only. The painting of certain masonry surfaces may be appropriate if the surfaces have been patched or marred by damage over time, and if the visual integrity of the surface has been compromised. Paint colors should reflect the base material where possible (for example, damaged or patched brickwork should be painted a brick red color). This is also applicable to non-contributing buildings.
- 4) New or replacement gutters and downspouts should have a baked-on enamel finish in a color that is appropriate for the structure, or should be painted after installation.
- 5) Old paint should not be removed by sand blasting or other abrasive or destructive methods.

(Ord. 2005-O3, passed 3-15-2005)

ORDINANCE 2025-02

WHEREAS North Carolina General Statute 160D-605 and 160D-701 requires that zoning regulations shall be made in accordance with a Comprehensive Plan; and

WHEREAS the Board of Commissioners finds that the proposed text amendment to the Unified Development Ordinance regarding a revision to Section 14: Fences and Walls to be consistent with the Town of Swansboro CAMA LAND USE Plan updated January 22, 2019, and amended August 28, 2023.

NOW BE IT ORDAINED by the Town of Swansboro Board of Commissioners that the Town Unified Development Ordinance be amended.

Appendix III
HISTORIC DISTRICT DESIGN STANDARDS
SECTION 14 Fences and Walls
14.1 Fences and Walls – Standards

4) Design new fences that are compatible with the associated building, site, and streetscape in height, proportion, scale, color, texture, material, and design. **New wooden fences that are within the public view must be picket in style and meet height requirements (see Figure 14.1.1).** Synthetic fence materials, such as vinyl, are not appropriate in the historic district.

Figure 14.1.1 depicts an example of an appropriate wooden picket fence



Figure 14.1.1

This Ordinance shall be effective upon adoption.

Adopted by the Board of Commissioners in regular session, January 14, 2025.

Attest:

Alissa Fender
Alissa Fender, Town Clerk



William Justice
William Justice, Mayor Pro Tem



Historic Preservation Commission Meeting Agenda Item Submittal

Item To Be Considered: **Minor Work/Staff Approval Application Report: January-February**

Board Meeting Date: **February 18, 2025**

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

Overview: APPROVALS REPORT FOR LOCAL HISTORIC DISTRICT

Staff Approval

Date: January 30, 2025

Applicant: Samantha Bryant

Address: 122 N Front Street

Action: Install sign for “Brickhouse Boutique” on existing signpost.

Status: Approved



122 N Front Street

Action: _____

Date: February 4, 2025

Applicant: Matthew Isnec

Address: 206 Elm Street

Action: Install flower bed boarder using boarder blocks double stacked with decorative rocks around plants.

Status: Approved

Item IV - a.



206 Elm Street

Minor Work

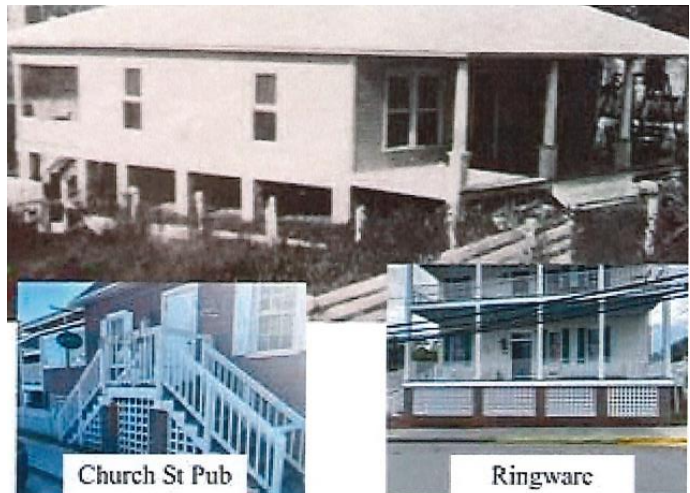
Date: January 14, 2025

Applicant: Eric Young

Address: 116 Water Street

Action: Remove newer brick between foundational pillars and replace with handmade white lattice with black wall behind the lattice to keep animals out.

Status: Approved



116 Water Street

Date: January 24, 2025

Applicant: Jay and Cathy Kennedy

Address: 219 Walnut Street

Action: Install manual hurricane shutters on back elevation of home.

Status: Approved

Item IV - a.



219 Walnut Street