Historic Preservation Commission Agenda

Town of Swansboro

Tuesday, November 17, 2026

I. Call to Order

II. Approval of Minutes

a. October 20, 2026 Regular Meeting Minutes

III. Business

a. **Certificate of Appropriateness/ 106 Front Street**
Presenter: Michael Tata, Town Planner

The owner of 106 Front Street, also known as Preston's Corner, has requested a Certificate of Appropriateness for alterations to their property. This property is non-contributing to the Swansboro Historic District and is zoned B-2HDO.

Recommended Action:
1. Hold a public hearing
2. Motion to approve or deny COA-2026-06 the proposed additions/alterations at 106 Front Street based on the standards provided.

b. **Minor Work/Staff Approval Application Report October-November**
Presenter: Michael Tata, Town Planner

IV. Chairman/Board Thoughts/Staff Comments

V. Public Comments

VI. Adjournment

Town of Swansboro
Historic Preservation Commission
Regular Meeting Minutes
October 20, 2026

Call to Order

The meeting was called to order at 5:32pm. Commission members in attendance were Jonathan McDaniel, Kim Kingrey, Christina Ramsey, Elaine Justice, and Brad Phillips. Two alternate seats were vacant.

Approval of Minutes

On a motion by Mrs. Kingrey seconded by Mrs. Ramsey the September 15, 2026, Regular Meeting Minutes were unanimously approved.

Business

Mr. McDaniel read the opening statement aloud:

Quasi-Judicial Decisions are based on competent, substantial, material evidence properly in the record. All that wish to speak must be sworn in at the beginning of the meeting. If your testimony meets these standards, then sign up and please be sworn in to speak.

Certificate of Appropriateness 2026-05/ 211 Elm Street

The public hearing was opened at 5:34pm, and the following individuals were sworn in by Deputy Clerk Aliette M. Cuadro.

- Planner Michael Tata
- Zack Cyrus

Planner Tata reviewed that the owner of 211 Elm Street, also known as the "*Charles R. Webb House"* had requested a Certificate of Appropriateness for exterior alterations and repair to the home. This home was contributing to the Swansboro Historic District and was zoned R-6SF.

Planner Tata shared the following scope of work:

- Roof and siding: Paint the roof silver/metal; replace deteriorated wood siding and trim with matching materials; restore the rear siding by removing non-historic plexiglass; and address water erosion along the left elevation.
- Shutters and front porch: Repaint or remove existing green shutters in accordance with SHPO guidance; repaint the porch ceiling and floor; replace existing fixtures with two electric lantern-style fixtures; and modify or retain the porch railings and decorative brackets.
- Doors and windows: Paint or stain the front doors; make the proposed door and screen door modifications; repair broken glass in rear window sashes; install painted wooden storm windows; and repair or replace rear French doors and side doors, including matching screen doors and lighting fixtures.
- Rear and side porches: Repair deteriorated wood; extend the decking by three feet to connect the rear and side porches; and incorporate the proposed staircase, outdoor shower, and roofline modifications.

- Lattice skirting: Install stained, historic-style wooden lattice between the foundation piers along the house and decks.
- Landscaping and walkways: Remove overgrown front vegetation and install new plantings; replace the front paver walkways with reclaimed brick or flagstone; and construct a left-side parking area using reclaimed brick pavers.
- Electrical and trash screening: Install an exterior electrical box near the meter and screen trash receptacles with a 36-inch painted or stained historic-style lattice or picket fence.

Mr. Cyrus spoke in support of the application, explaining that the proposed color scheme was based on the original colors discovered on the house and included a color from the approved historic color palette, with guidance from staff. He explained that his goal was to restore the home to its original layout and footprint and noted that the existing porch was not historic.

Mr. Cyrus expressed appreciation to Planner Tata, staff, and Commission members for their guidance, education, and assistance throughout the preservation process. He shared that staff had challenged some of his initial assumptions and helped him reconsider certain aspects of the project. He stated that their guidance had been valuable in supporting his preservation goals and expressed his intention to contribute to the community's historic preservation efforts. He also thanked those who had answered his questions and shared information about the history of the house.

In response to the Commission's question, the applicants confirmed that they were utilizing the historic preservation tax credit program and stated that it had been very helpful. The Commission expressed appreciation to the applicants for their efforts to preserve the home and invest in the Town of Swansboro, noting that the home's future had been uncertain and commending the thoroughness and completeness of the application.

The public hearing was closed at 5:48pm.

On a motion by Mr. Phillips, seconded by Mrs. Kingrey COA 2026-05 for exterior alterations and repairs to the property at 211 Elm Street was unanimously approved.

After the Fact Fees

Planner Tata reviewed that, following direction from the Commission at its August 18, 2026, meeting, staff researched the Certificate of Appropriateness and after-the-fact fee schedules of three surrounding coastal jurisdictions:

- Beaufort
- Edenton
- New Bern

The Commission discussed the fee structure, emphasizing the importance of encouraging applicants to obtain approval before beginning work while holding them accountable for noncompliance. Members felt the existing fee structure was sufficient but supported maintaining flexibility to allow full or partial waivers of after-the-fact fees when appropriate. Planner Tata agreed to explore this option. No formal action was taken.

Minor Work/Staff Approval Application Report September-October
Planner Tata reviewed the minor work and staff approval applications for September-October.

The following applications were approved:

- 205 W Maine Street- White German Schmear to all brick (Pantone 000) Paint trim, door, railing, and awning black (pantone black 7)
- 211 S. Elm Street- Change siding color to (Pantone 566), porch floors (Pantone 2163) Porch ceiling (Pantone 2373).
- 212 S. Elm Street- Paint exterior back door farrow and ball bancha which is a green and matches color palate.

Chairman/Board Thoughts/Staff Comments
None were provided.

Public Comments
Citizens were offered an opportunity to address the Board. No comments were made.

Adjournment
On a motion by Mrs. Kingrey, seconded by Mr. Phillips, the meeting adjourned at 6:01pm

Historic Preservation Commission Meeting
Agenda Item Submittal

Item To Be Considered: **Certificate of Appropriateness/ 106 Front Street**

Board Meeting Date: **November 17, 2026**

Prepared By:**Michael Tata, Town Planner**

Overview: The owner of 106 Front Street, also known as Preston's Corner, has requested a Certificate of Appropriateness for alterations to their property. This property is non-contributing to the Swansboro Historic District and is zoned B-2HDO.

The applicant proposes a comprehensive exterior and structural modification at 106 Front Street to establish the Preston's Corner Bar and Grill rooftop concept. The scope of work features the creation of an approximately 2,500 square-foot rooftop deck and lounge over the eastern half of the building facing Highway 24, which includes a 500-square-foot public lounge space, a 500-square-foot indoor bar and kitchen area, marine-grade Type 316 stainless steel cable railings, architectural porcelain pavers on a pedestal system, and black anodized aluminum impact-rated storefront framing.

Additionally, the project involves exterior alterations to replace existing windows facing Front Street, Highway 24, and Water Street with larger impact-rated storefront windows to increase natural light and enhance views, alongside supporting stairwells for safe public access and egress.

Background Attachment(s):
1. COA-2026-05 Application & Accompanying Pictures
2. Aerial GIS Map
3. Section 3: Roofs - Addresses modifications or structures added to existing commercial roofs, which directly applies to the proposed 2,500 sqft. rooftop deck, lounge, and bar structure.
4. Section 5: Windows And Doors - Applies directly to the proposal to remove existing windows and install significantly larger, black-framed impact-rated storefront windows facing Front Street, Highway 24, and Water Street.
5. Section 11: New Construction - Relevant because the scope involves major new structural construction. In a previous SHPC meeting, a massing study was found not be required for commercial structures. However, building characteristics such as height and materials are to be considered in approval/denial.
6. Section 13: Decks In the Historic District - Directly addresses the architectural and visual standards for outdoor decking, seating areas, and associated railings.
7. Section 23: Accessibility And Life Safety - Applies to the required new means of egress and safety elements being added to accommodate public access to the rooftop space.

Recommended Action:
1. Hold a public hearing
2. Motion to approve or deny COA-2026-06 the proposed additions/alterations at 106 Front Street based on the standards provided.

Action: _____

SWANSBORO HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

Application # 2026-06

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: Preston Patterson

MAILING ADDRESS: 302 E Ivybridge Dr. Hubert, NC 28539

ADDRESS OF AFFECTED PROPERTY: 106 Front St. Swansboro, NC 28584

PHONE NUMBERS: (Home) 206-407-5998 (Work) 910-708-1305

Indicate if you need a pre-application review: X **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:** MP

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

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

   X **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:** MP

   _____ **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:** _____

ALL SKETCHES, DRAWINGS, COLOR CHIPS, ETC. MUST BE SUBMITTED IN MULTIPLES OF TWO (2) and "8 ½ x 11" SIZE PAPER IS PREFERRED.

PROJECT DESCRIPTION (Attach additional sheets if necessary):
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:** MW

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:** MW

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:** MW

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:** MW

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:** MW

[signature] 8/9/26

Signature of Applicant **Date**

STAFF USE ONLY

Application received by: [signature] Date: 10/6/26
Application reviewed with applicant by: [signature] Date: 10-6-26
How: In person ✓ By Phone
Fee Paid: $200.00 Receipt Number R00024380
Comments:

PAR ID		OWNER NAME	DATE	DEED BOO	
027166		SAK VENTURES LLC	10/26/2015	4373	
MAP	PARCEL	SOLA GROUP PROPERTIES, LLC	9/25/023	6039	84
1407-44					
ORTHO					
5364.11					
TOWNSHIP					
Swansboro					
SPLIT FROM					

PROPERTY ADDRESS	106 S FRONT ST

ORIGINAL DEEDED ACREAGE	LOT	DATE	MB.	PG.	SUBDIVISON NAME	SECTION	PHASE	BLOCK	UNIT	LOT
ORIGINAL CALCULATED AC.		3/21/1944	2	68	SWANSBORO					3 & PT 2
LESS & EXCEPT										
REMAINING AC.	LOT									

SPLITS, CONSOLIDATIONS, ACREAGE ADJUSTED		REFERENCE		ACREAGE	SPLITS, CONSOLIDATIONS, AC, ADJUSTED CONTINUED		REFERENCE		ACREAGE
	D.B.		SPLIT			D.B.		SPLIT	
	PG.		REMAINS			PG.		REMAINS	
	D.B.		SPLIT			D.B.		SPLIT	
	PG.		REMAINS			PG.		REMAINS	
	D.B.		SPLIT			D.B.		SPLIT	
	PG.		REMAINS			PG.		REMAINS	

REMARKS:

027166
1407-44

MAP	PARCEL	SUB	L NUMBER
1407	44		

TOWNSHIP: Swansboro City

PROPERTY ADDRESS: NC 24 & FRONT ST & FIRST ST & WATER ST

DEEDED AC.	CALCULATED AC.
———	300X100= .49

FRNOTAGE ON NC 24

OWNER'S NAME	DATE	D.B.	PG.
Tucker, Harry R. & Lou	3-26-69	38 #	176
~~Tucker, Harry R. & Lou & OTHERS, Gail Plot~~	3-18-81	595	793
~~Morton, Cecil C & H. Dan Southerland~~ DEE 234	2-2295	1227	650
Morton Cecil C & Mary RS Sutherland	4-1-03	DEE	234
Morton, Cecil C	11-20-09	3325	36

SUBDIVISION	SEC.	UNIT	BLK.	LOT
SWANSBORO				3 & Por 2

PLAT BK.	PAGE
2	68

PLOTTED	
SEARCH II REQUIRED	
FIELD RESEARCH REQ'D	
OWN'SH'P. UNKNOWN	
CONSOLIDATIONS	
MAPPED BY PLOT	
MAPPED BY DEED	✓
MAPPED BY FIELD R'CH.	
MAPPED BY OCCUPATION	
MAPPED BY PLAT	
MAPPED BY ADJOINER	
PT. OUT OF COUNTY	
DOUBLE ASSESSED	
PART INTEREST	
COULDN'T FIND DEED	
DEED AC. DIDN'T SCALE	
DEED DIDN'T CLOSE	
POSTED	

Q3-361

PARCEL ID#	OWNER'S NAME	DATE	DEED BOOK	PAGE
1407-44	Ades	11-20-09	3325	38
	Sak Ventures LLC	6-2-15	4309	88

REASON-FIELD RES.	DEED AC.	———
Others ~~Dan Southerland~~ Cecil Morton	CALCULATED AC.	.49
	LESS & EXCEPT	
	HWY. R/W	
	R.R. R/W	
	WATER R/W	
	AC. SOLD	
SPLIT TO	REMAINING AC.	.49
Consolidated Parcel 1407-45 & 46 Per	D.B. 595 SPLIT	———
	PG. 793 REM.	
	D.B. SPLIT	
	PG. REM.	
	D.B. SPLIT	
	PG. REM.	

REMARKS: Consolidation of Parcels 1407-45 & 46 into this Parcel (See Rec
M/O 5364.11 – (38)

Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/25/2023 9:43:35 AM
Fee Amt: $3,226.00 Page 1 of 4
Revenue Tax: $3,200.00
Onslow County, NC
Omega K. Jarman Reg. of Deeds

BK 6039 PG 84 - 87

1407-44

GENERAL WARRANTY DEED

Excise Tax: $3,200.00 NO TITLE CERTIFICATION REQUESTED OR RENDERED

Tax Parcel ID No. 027166

Mail/Box to: Sola Group Properties, LLC, P. O. Box 837, Swansboro, NC 28584

This instrument was prepared by: TISDALE, McCONNELL & BARDILL, LLP, ATTORNEYS AT LAW

Brief description for the Index: Tracts on Front Street

THIS DEED, made this the 24th day of August, 2023, by and between

GRANTOR: SAK VENTURES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
whose mailing address is P. O. Box 715, Swansboro, NC 28584
(herein referred to collectively as **Grantor**)

GRANTEE: SOLA GROUP PROPERTIES, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY
whose mailing address is P. O. Box 837, Swansboro, NC 28584
(herein referred to collectively as **Grantee**)

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the Town of Swansboro, Township of Swansboro, County of Onslow, State of North Carolina, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY HEREIN SET OUT.

Said property having been previously conveyed to Grantor by instrument recorded in Book 4373, Pages 927-930, Onslow County Registry.

The property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Revised December 17, 2009
Submitted electronically by "Cook Legal, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Onslow County Register of Deeds.

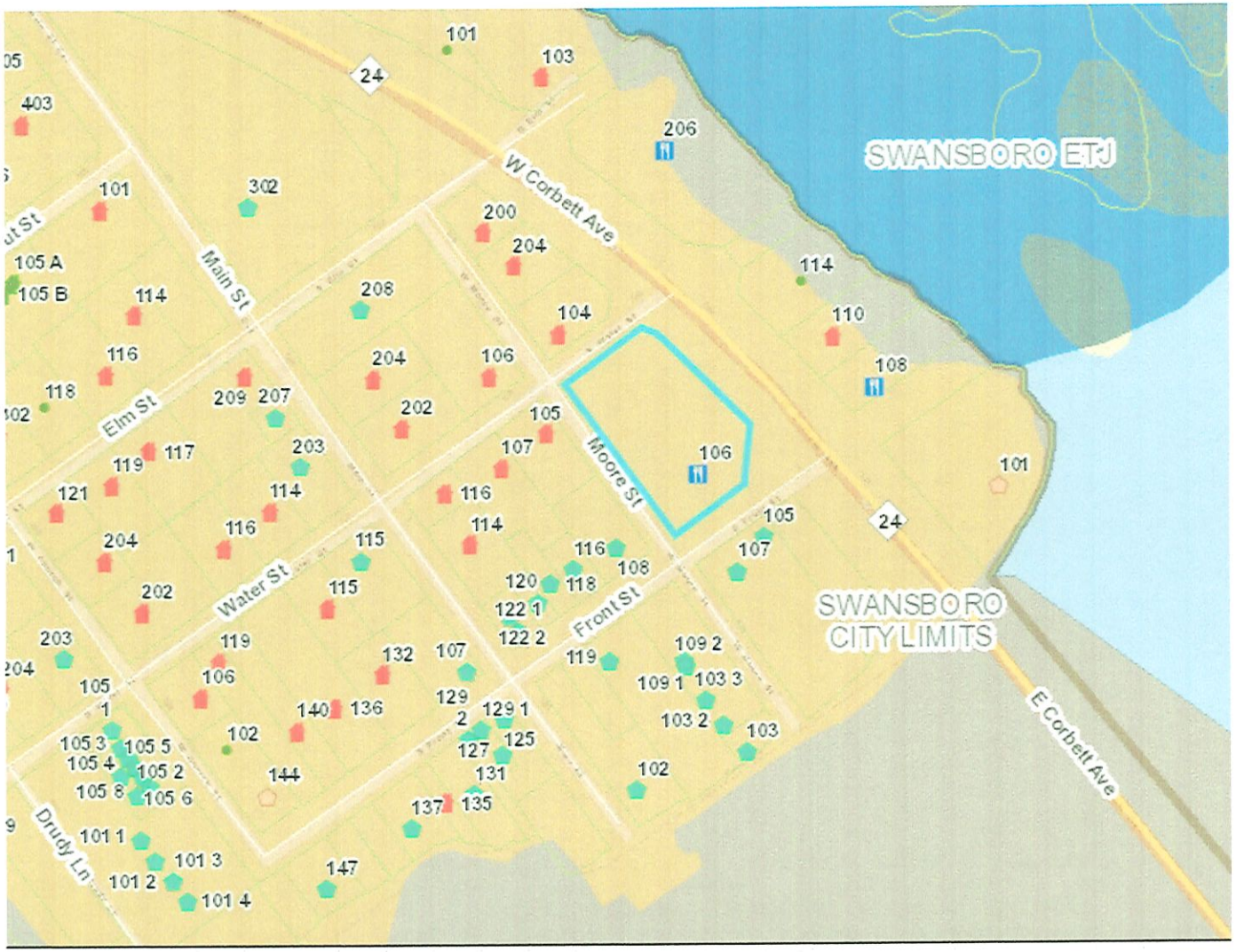
EXHIBIT "A"

Tract I: Lying and being in the Town of Swansboro, Swansboro Township, Onslow County, North Carolina, and Beginning at the northwest corner of the intersection of First or Hotel Street and Second Front Street, runs thence north 60° 30' east, with the northern line of Second Front Street, 100 feet to the State Highway; thence in a southeasterly direction along said Highway, 151 feet to an iron stake in the western line of said Highway, said stake being 50 feet northwest from the northern line of Front or Water Street; thence south 60° 30' west 102 feet to a stake in the northeast line of Hotel or First Street; thence in a northwesterly direction along the eastern line of Hotel or First Street 150.5 feet to the beginning.
Also, that other lot or parcel of land described as follows: BEGINNING at J.W. Kirkman's southeast corner in the line of Second Front Street, and runs with Kirkman's line in a northwesterly direction 66 feet to a corner of Kirkman, located 13 feet 4 inches, off and west of the highway; thence in an easterly direction 13 feet, 4 inches, to a point in said highway; thence along said highway 66 feet; thence 16 feet to the beginning.

TRACT II: BEGINNING at the Northeast intersection of Front or Water Street and Hotel Street, an iron pipe in the margin of said intersection, and runs thence with the Eastern margin of Hotel Street 50 feet to an iron pipe, the hotel corner; thence North 60° 30' East 56 feet to an iron pipe at the corner of Z.A. Gurganus's line Southwestwardly to his corner on Front or Water Street; thence South 60° 30' West 58 feet to the beginning.

TRACT III: LYING and being in the Town of Swansboro, Onslow County, North Carolina, and being at the intersection of Front Street and North Carolina Highway #24 in the Town of Swansboro, and BEGINNING at an iron stake on the northwestern edge of Front Street, said beginning point being the corner of the John Wetherington Land on which is presently located Capt. Charlie's Restaurant; thence with the Wetherington line in a northwestwardly direction and parallel with North Carolina Highway #24, 50 feet to an iron stake in the Payne (Hotel) line; thence with the said Payne or Hotel line in a northeastwardly direction 60 feet to the right of way line of North Carolina Highway #24 as it existed in 1935; thence with said highway right of way line in a southeastwardly direction 50 feet to Front Street; thence with Front Street in a southwestwardly direction 60 feet to the beginning, and being all of that certain tract or parcel of land conveyed by T.S. Littleton and wife, Violet Littleton, to L.A. Gurganus by deed dated July 17, 1937, and recorded in Book 158, page 313, Onslow County Registry, SUBJECT only to such easements for highway purposes taken or used by the State Highway and Public Works Commission since December 12, 1935; it being understood that the depth of the said lot along Front Street has been decreased by the widening of North Carolina Highway #24.

Revised December 17, 2009


SWANSBORO ETJ
SWANSBORO CITY LIMITS
W Corbett Ave
E Corbett Ave
Main St
Elm St
Water St
Front St
Moore St
Drudy Ln
24
101
103
206
302
200
204
208
104
106
105 A
105 B
114
116
118
209
207
202
203
119
117
121
107
105
110
108
115
120
118
122 1
122 2
109 2
109 1
103 3
103 2
103
132
129
129 1
125
127
131
135
137
140
136
144
147
102
105 3
105 5
105 4
105 2
105 8
105 6
101 1
101 3
101 2
101 4

PARCEL: 027166
SOLA GROUP PROPERTIES LLC
PO BOX 837
SWANSBORO, NC 28584-0837
ACCOUNT NUMBER: 497377000

Onslow County, North Carolina

Tax Districts
ONSLOW COUNTY, SWANSBORO

Routing Numbe
Apprai
Tax Year: 2027 Reval Year: 2026
Visited By: SE on 10/29/2024
Information Source: 5 - ESTIMATE

PARCEL INFORMATION	
ADDRESS:	106 FRONT ST SWANSBORO NC 28584-1405
NBHD:	4276-CORBETT AVE COMMERCIAL
TOWNSHIP:	113 - SWANSBORO
MAP #:	1407-44
PIN #:	536411566783

PROPERTY DESCRIPTION
PT L2 & L3 SWANSBORO
0.4900 Acres

Subd: 2/68 TOWN OF SWANSBORO

VALUE SUMMARY (COST APPROACH)	
LAND VALUE:	400,200
BUILDING VALUE:	614,540
OBXF VALUE:	43,570
APPRAISED VALUE:	1,058,310
DEFERRED VALUE:	0
ASSESSED VALUE:	1,058,310

NOTES

PERMIT INFORMATION

Date	Status	Amount	CO Date

SALES INFORMATION

Date	Price	V/I	S	Book/Page	Valid Code
9/25/2023	1,600,000	I		6039/0084	Y
10/26/2015	0	I		4373/0927	N
6/2/2015	1,000,000	I		4309/0818	Y
11/20/2009	0	V		3325/0038	N

Ratio: 66%

LAND DATA - MARKET VALUE

L#	CODE	DESCRIPTION	SIZE	TYPE	BASE RATE	ADJ	ADJUSTMENT CODE	ADJUSTED UNIT PRICE	VALUE
1	97	COMMERCIAL	0.49000	SF	12.5	50	2-Location	18.75	400,200
		Total Market Land	0.49000						400,200

OUTBUILDING DATA

CODE	DESC	AYB	EYB	GRADE	UNITS	LENGTH	WIDTH	AREA	RATE	% GOOD	% CMPLT	VALUE
12	BLACK TOP	1925	1925	D	1	118	125	14750	6.0000	30%		42,880
13	CONCRETE	1925	1925	C	1	6	15	90	9.0000	30%		390
13	CONCRETE	1925	1925	C	1	4	17	68	8.9700	30%		300
	Total OBXF Value											4

Parcel: **027166**
SOLA GROUP PROPERTIES LLC

Onslow County, North Carolina

Tax
Reva

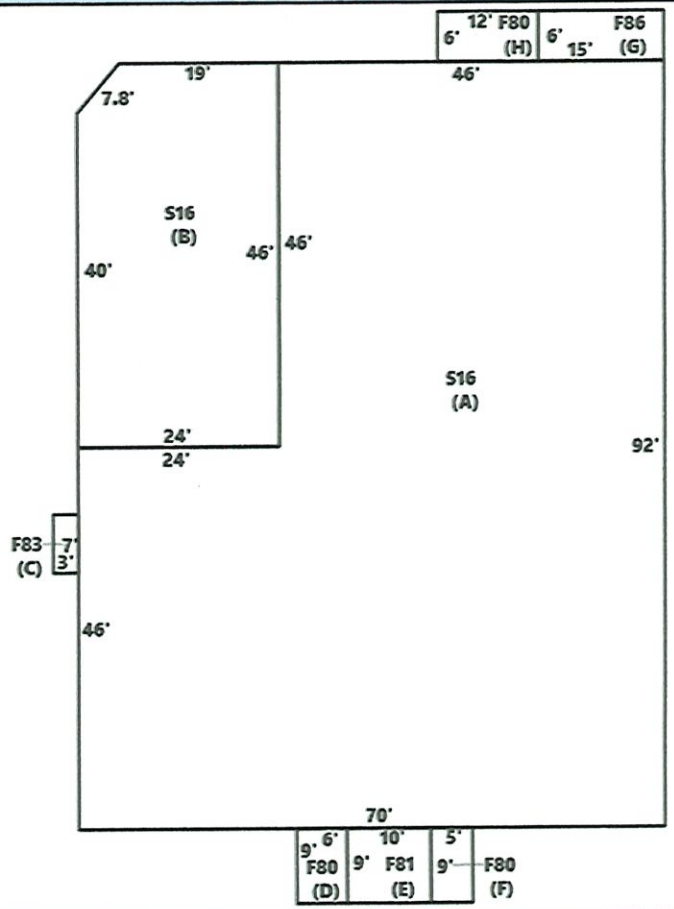
BUILDING DESCRIPTION BUILDING 1 of 1

MODEL:	C Commercial
CLASS:	C16 - RESTAURANT/LOUNGE
ACTUAL YR BLT:	1925
EFFECTIVE YR BLT:	1995
GRADE:	D

BUILDING COMPUTATION

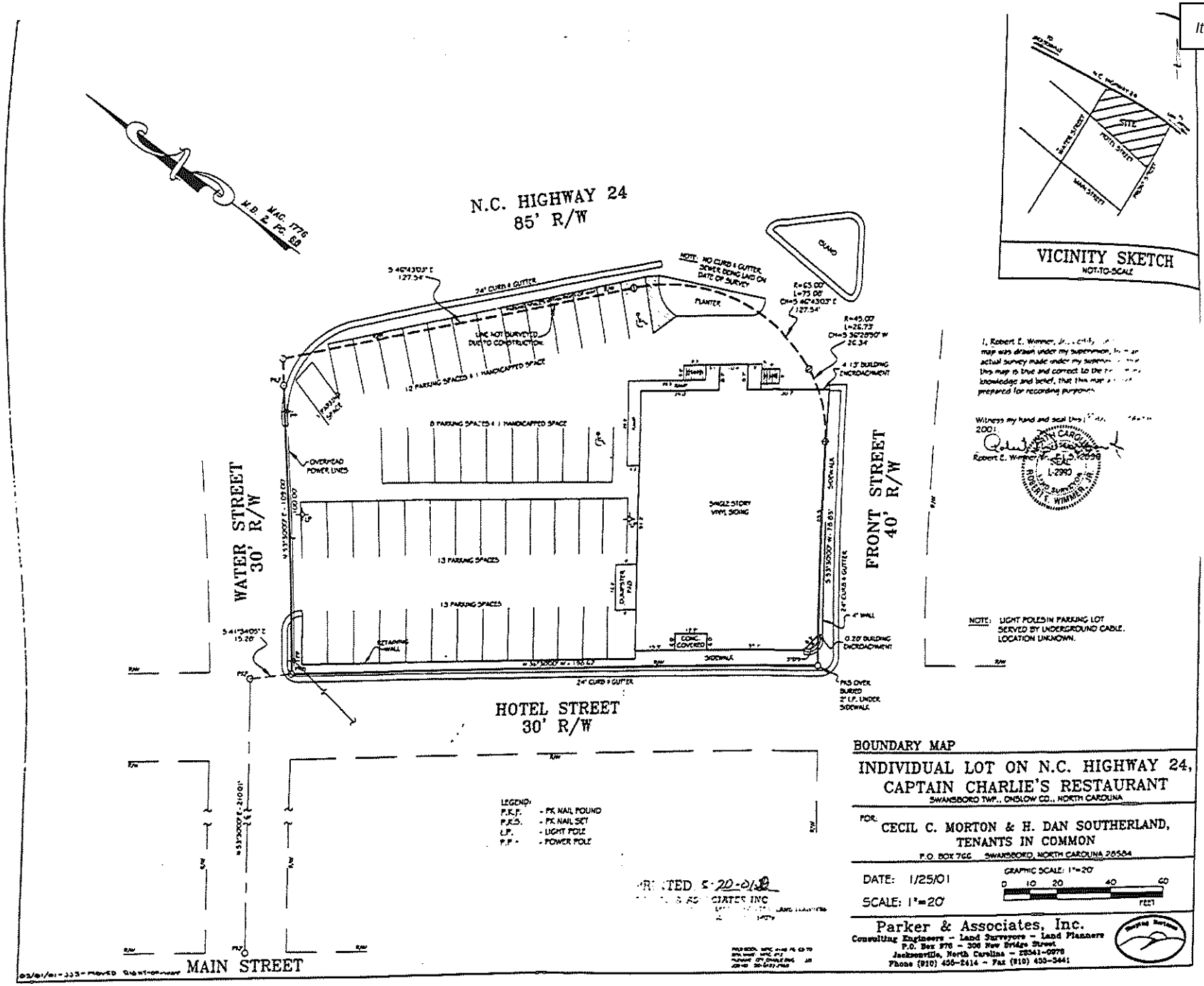
NEIGHBORHOOD FACTOR:	1.61500
REPLACEMENT COST NEW:	1,229,031
PHYSICAL DEPRECIATION:	50%
REPLACEMENT COST NEW LESS DEPR:	614,540
PERCENT COMPLETE:	100%
FUNCTIONAL OBSOLESCENCE:	
HEATED AREA:	7,514
TOTAL AREA:	7,910
VALUE PER SQUARE FOOT HEATED:	81.79
VALUE PER SQUARE FOOT TOTAL:	77.69

BUILDING SKETCH



BUILDING SECTIONS

L#	CODE	DESCRIPTION	FLRS	UNITS	AYB	EYB	PHYS COND	PCTC	HEAT/AC	WALL HGT	EXTERIOR WALL	ECON/ FNCT	AREA	% GOOD	RCN	VALUE
A	S16	RESTRNT/LOUNGE	1 to 1	1	1925	1995			3-HEAT & A/C	18	01-FRAME SIDIN		5,336	50%	872,859	436,438
B	S16	RESTRNT/LOUNGE	1 to 1	1	1925	1995			3-HEAT & A/C	10	01-FRAME SIDIN		1,089	50%	181,397	90,698
C	F83	CANOPY	1 to 1	1	1925	1995							21	50%	339	178
D	F80	PORCH	1 to 1	1	1925	1995							54	50%	2,067	1,034
E	F81	ENCLOSED PORCH	1 to 1	1	1925	1995							90	50%	6,137	3,069
F	F80	PORCH	1 to 1	1	1925	1995							45	50%	1,712	856
G	F86	UTILITY ROOM	1 to 1	1	1925	1995							90	50%	5,556	2,778
H	F80	PORCH	1 to 1	1	1925	1995							72	50%	2,746	1,373
*	S16	RESTRNT/LOUNGE	2 to 2	1	1925	1995			3-HEAT & A/C	10	01-FRAME SIDIN		1,089	50%	154,733	77,375
*	F86	UTILITY ROOM	1 to 1	1	1925	1995							24	50%	1,486	743


N.C. HIGHWAY 24
85' R/W
M.B. 2, PG. 69
MAC. 1776
WATER STREET
30' R/W
FRONT STREET
40' R/W
HOTEL STREET
30' R/W
MAIN STREET
24' CURB & GUTTER
NOTE: NO CURB & GUTTER, SEWER BEING LAID ON DATE OF SURVEY
LINE NOT SURVEYED DUE TO CONSTRUCTION
PLANTER
ISLAND
12 PARKING SPACES & 1 HANDICAPPED SPACE
8 PARKING SPACES & 1 HANDICAPPED SPACE
13 PARKING SPACES
13 PARKING SPACES
OVERHEAD POWER LINES
SINGLE STORY VINYL SIDING
DUMPSTER PAD
CONC. COVERED
RETAINING WALL
SIDEWALK
4' WALL
0.29' BUILDING ENCROACHMENT
4.13' BUILDING ENCROACHMENT
PKS OVER BURIED 2" I.P. UNDER SIDEWALK
S 40°43'03" E 127.54'
R=63.00' L=73.00' CH=S 66°43'03" E 127.54'
R=45.00' L=26.73' CH=S 36°32'30" W 26.34'
S 41°34'05" E 15.26'
S 53°30'00" W 78.65'
N 53°30'00" E 210.01'
N 53°30'00" W 190.62'
VICINITY SKETCH
NOT-TO-SCALE
SITE
NORTH STREET
WATER STREET
MAIN STREET
I, Robert E. Wimmer, Jr., ... map was drawn under my supervision, ... actual survey made under my supervision ... this map is true and correct to the ... knowledge and belief, that this map ... prepared for recording purposes.
Witness my hand and seal this ... 2001.
NORTH CAROLINA
L-2990
ROBERT E. WIMMER, JR.
NOTE: LIGHT POLES IN PARKING LOT SERVED BY UNDERGROUND CABLE. LOCATION UNKNOWN.
LEGEND:
P.K.F. - PK NAIL FOUND
P.K.S. - PK NAIL SET
L.P. - LIGHT POLE
P.P. - POWER POLE
BOUNDARY MAP
INDIVIDUAL LOT ON N.C. HIGHWAY 24,
CAPTAIN CHARLIE'S RESTAURANT
SWANSBORO TWP., ONSLOW CO., NORTH CAROLINA
FOR:
CECIL C. MORTON & H. DAN SOUTHERLAND, TENANTS IN COMMON
P.O. BOX 766 SWANSBORO, NORTH CAROLINA 28584
DATE: 1/25/01
SCALE: 1"=20'
GRAPHIC SCALE: 1"=20'
0 10 20 40 60
FEET
Parker & Associates, Inc.
Consulting Engineers - Land Surveyors - Land Planners
P.O. Box 870 - 506 New Bridge Street
Jacksonville, North Carolina - 28541-0870
Phone (910) 455-2414 - Fax (910) 455-3441

To the Members of the SHPC,

We believe this COA application meets the intent of the SHPC design guidelines. This application is for new construction at 106 Front St, downtown Swansboro of the Preston's Corner Bar and Grill restaurant. We are requesting to build a rooftop concept over the eastern half of the restaurant facing HWY 24. We have submitted architect drafted AI renderings of the concept we are trying to create with open cable railings and a lounge overlooking the white oak river. The total square footage estimate for the rooftop would be about 2500 sq ft. We are planning to utilize the existing second story of the building which would have roughly 500 sq ft of public space and 500 sq ft for an indoor bar/kitchen equipment. With thoughtful materials and use of indoor space, it will be much less susceptible to damage from the elements. As required there will be two means of egress: we plan to have an entrance on the exterior of the building facing the parking lot with a stairwell up and an exit onto Front St with a stairwell down (same location as one of the pre-existing entrances to the building).

Our goal is to create something unique and memorable. There are very few rooftop concepts in the region and we want to attract more people to Swansboro. Located where we are, the rooftop will have little effect on the congruence of the historic district from street view. We are hoping to make Swansboro more of a main attraction and bring the tourists over from the island during peak season.

We are also requesting an exterior alteration to the windows facing Front St., HWY 24 and Water St. We are told time and time again what beautiful water-facing views we have. By adding larger windows, it will bring more light to our guests and a better overall ambiance to the experience. We are hoping this is approved as this part of the building is an addition to the original historic structure.

Thank you for your time and consideration,
Preston Patterson

MEMORANDUM OF MATERIALS SPECIFICATION

DATE: May 20, 2026

PROJECT: Preston's Rooftop (Redesign and Addition)

SUBJECT: Exterior Materials Specification and Coastal Code Compliance

1. Purpose

This document outlines the proposed exterior architectural materials and finishes for the rooftop level redesign of the Preston's building. The selection is based on a minimalist and functional design approach, ensuring structural integrity and resistance to salt corrosion and wind loads as required by North Carolina coastal building codes.

2. Technical Specifications Table

Element	Proposed Material	Technical Justification / Compliance	Manufacturer
Flooring Surfaces	Architectural non-slip porcelain pavers on a pedestal system.	Facilitates direct storm drainage. Resistant to moisture absorption and UV rays.	Belgard Commercial or Mirage
Railing Systems	Marine-grade stainless steel (Type 316) with cable infill.	High resistance to salt corrosion. Maintains visual transparency without compromising structural safety.	Feeney or Atlantis Rail Systems
			James Hardie and

Cladding & Siding	Fiber cement "Lap Siding" and high-durability synthetic shakes.	Superior fire resistance and protection against hurricane-force winds. Traditional coastal aesthetic.	Brava
Glazing & Frames	Black anodized aluminum frames with Impact-Rated Storefront.	Complies with wind-borne debris protection codes for NC coastal regions.	Trifab 451T with impact Res. Glz.
Stage Area	High-density composite decking.	Low maintenance. Does not splinter or rot under constant exposure to marine moisture.	TimberTech or Trex
Bar Area	Marine-grade composite wood cladding (fascia) with a Sintered Stone countertop.	Sintered stone provides zero porosity and absolute UV stability, avoiding the resin degradation typical of quartz outdoors. Composite fascia prevents salt-air rot while maintaining the desired wood aesthetic.	Cosentino or Lapitec. NewTechWood (bar base)

3. Safety Considerations

- **Wind Load:** All fixed elements have been selected to withstand the calculated wind pressures for the NC coastal region.

- **Maintenance:** The specification of non-ferrous or treated metals ensures a prolonged lifespan with minimal oxidation.
- **Accessibility:** The level flooring design meets all requirements for safe transit and accessibility.

4. Manufacturers Details

1. **Flooring Surfaces (Porcelain Pavers): Belgard Commercial** or **Mirage**. Both offer high-load architectural porcelain pavers specifically designed for pedestal systems and commercial rooftop drainage.
2. **Railing Systems: Feeney** (specifically their CableRail line) or **Atlantis Rail Systems**. Both manufacture structural, marine-grade Type 316 stainless steel cable assemblies designed to prevent coastal oxidation.
3. **Cladding & Siding: James Hardie** (HardiePlank) is the standard for high-wind fiber cement lap siding. For the synthetic shakes, **Brava** handle regional impact requirements.
4. **Glazing & Frames:** Trifab 451T storefront with impact-resistant glazing. The Trifab 451T thermal framing system is a flagship product manufactured by Kawneer, which is an industry standard for commercial impact-rated storefronts. It provide commercial-grade, impact-rated black aluminum systems that meet strict coastal wind-borne debris codes.
5. **Stage Area (Composite Decking): TimberTech** (specifically their Advanced PVC line) or **Trex** (Transcend Lineage). Capped PVC or high-density composite is critical here to prevent the swelling and splintering common with traditional wood in humid marine environments.
6. **Bar Area (Countertop & Cladding): Cosentino (Dekton)** or **Lapitec** for the sintered stone countertop, as both are 100% mineral and UV-immune. For the wood-look composite cladding on the bar base, **NewTechWood** (Ultrashield) provides highly durable, fade-resistant exterior composite wall profiles.


PRESTON'S
WE ARE OPEN


204
104
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W Corbett Ave
24
106
Moore St
Front St
105
107

3.1 Roofs - Standards

1) Preserve or restore original and significant terne or double lock roof forms, shapes, and major roof architectural elements such as dormers, gables, chimneys, and eave overhangs. It is not appropriate to make alterations to the front or other primary portions of the roof of a contributing structure if that roof slope can be seen from the public view.

2) Preserve, maintain, and repair historic roofing details and materials such as slate, standing-seam metal, and tile wherever possible. Replace in-kind only if necessary due to deterioration or damage. Rust and holes that can be repaired are not an appropriate reason for replacement, please schedule consultation with town staff or SHPC to review preservation methods.

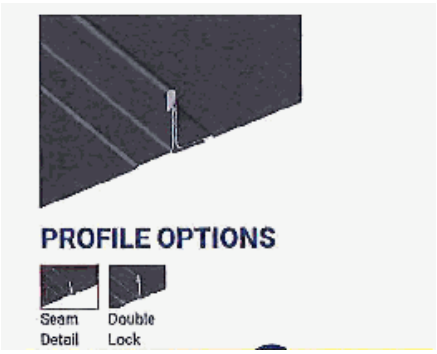
Figure 3.1.1 depicts example of original terne roof that could be repaired by available mastic product.



Figure 3.1.1 Original Terne Roof

3) New metal or aluminum roofing materials should be compatible with original roofing material. The new material must match the historic material as closely as possible in color, shape, size, and texture. Appropriate colors are shades of white, gray, or silver. Appropriate panel width is 16 inches with max of 20 inches and rib or seam must be 1.5 inches or under. The material between the seams must be flat. Please see examples in color palette of appropriate colors. Barn tin (also known as “five-vee” tin) or coated steel may be used to replace a standing-seam tin roof in new construction .

Figures 3.1.2, 3.1.3 , 3.1.4, and 3.1.5 depicts accurate and inaccurate examples of new terne or double lock roofs.



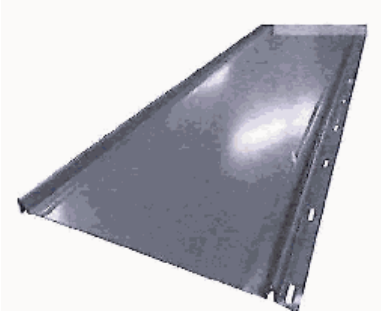


Figure 3.1.2 Accurate Double Lock Profile

Figure 3.1.3 Accurate Snap Lock Profile





Figure 3.1.4 Inaccurate Metal Roof Example

Figure 3.1.5 Inaccurate Metal Roof Example

4) Unpainted or unstained cedar shake shingles are an appropriate roofing material if there is documentation that it was the original material or of the era of the home.

5) Asphalt or fiberglass asphalt shingles are acceptable for new construction or replacement of asphalt shingles alread present. New construction or total replacement shingles must be a variation of black or grey to keep in character of what’

found in the district. Please see examples of appropriate colors in the color palette. Shingle repair under 25% of to square footage can be replaced in kind.

6) Retain historic roof-top features such as ornamental eaves, cornices, rake-boards, dormers, 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 shall be preserved and restored, rather than removed or covered.

7) Contemporary or non-historic roof features 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 . 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.

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.

9) 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.

(Ord. 2005-O3, passed 3-15-2005; Am. Ord. 2021-O3, passed 5-24-2021; Am. Ord. 2024-O9, passed 4-23- 2024)

SECTION 5: WINDOWS AND DOORS.

5.1 Windows and Doors - Standards

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

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 area not visible from public view. Screen doors shall be appropriate for the period and style of the structure.

9) Preserve and repair original or historic shutters, or replace in-kind. It is appropriate to add louvered shutters to a historic structure if there is evidence that it once had 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 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.

(Ord. 2005-O3, passed 3-15-2005; Am. Ord. 2021-O3, passed 5-24-2021; Am. Ord. 2024-O9, passed 4-23- 2024)

SECTION 11 NEW CONSTRUCTION.

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. If a small outbuilding is 150 square feet or less or an addition of a home is a 250 square feet or less a massing study is not required.

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

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; Am. Ord. 2024-O4, passed 3-12-2024)

SECTION 13 DECKS IN THE HISTORIC DISTRICT.

13.1 Decks on Contributing Buildings - Standards

1) Locate decks at the rear or other area where they are not visible from public view.

2) Design decks to avoid physical or visual damage to significant historic architectural features.

3) Decks should be compatible with the subject structure in materials, scale, style, and details including railings and foundation screening.

4) The sides and railings of decks should be inset or recessed from the rear corners of the structure to reduce visual impact when viewed from the front or side of the structure.

5) Decks should be attached to contributing buildings so that they may be removed without significant damage.

6) Provide proper flashing and other details to reduce or eliminate moisture damage to the historic structure.

7) Built-in deck features such as benches, large trellises, pergolas, or other elements are not appropriate when visible from street facing building.

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

SECTION 23 ACCESSIBILITY AND LIFE SAFETY.

Meeting contemporary accessibility and life safety standards at historic properties is one of the greatest design challenges facing owners of these properties. Extreme care must be taken to provide the desired level of safety and accessibility without compromising or destroying features that contribute to the building’s significance.

Substantial rehabilitations and adaptive reuse of historic properties result in requirements to bring the structures into compliance with applicable building codes governing life safety and accessibility. In 1994, the North Carolina State Building Code Council adopted provisions pertaining to existing buildings aimed at providing greater flexibility in the administration

code requirements on older buildings. Under Volume IX of the North Carolina State Building Code, commercial str will essentially be evaluated based on the building code that was in place at the time of the building's construction provisions, in most cases, should help to make historic buildings more adaptable to new uses and eliminate the necessity of compromising architectural features and significant building spaces in the name of code compliance. It should be noted that Volume IX is optional. The SHPC recommends consulting with the town's Administrator to determine if these code provisions best meet the project needs.

The federal American with Disabilities Act (ADA), signed into law in 1990, also impacts historic properties. This important piece of civil rights legislation is separate from the building code, yet includes provisions to eliminate physical barriers to "places of public accommodation for the disabled." Religious organizations, private clubs, and private residences are not included in the legislation. Compliance deadlines are in place for state and local government-owned buildings and for newly constructed public and commercial buildings. Alterations to existing buildings must also be undertaken in a manner that ensures accessibility. Physical barriers in existing places of public accommodation must be removed when it is "readily achievable" to do so.

Compliance evaluations will be undertaken by the U.S. Justice Department when complaints arise.

The Swansboro Historic Preservation Commission bases its review of proposed accessibility and life safety alterations on the impact these changes will have on the architectural and historic character of the resource. Design solutions that achieve the least impact on the historic resource are encouraged. Efforts should be made to site wheelchair ramps, chair lifts, fire stairs, fire doors, and other alterations in the least visually obtrusive location. Such alterations should also be viewed as reversible and be constructed in such a manner that they could easily be removed from the resource without causing permanent or irreversible damage.

23.1 Accessibility and Life Safety - Standards

1) Choose uses for contributing buildings that allow for feasible compliance with applicable building code and accessibility requirements to ensure the protection of the building's historic and architectural character.

2) Review proposed new uses for existing contributing buildings to determine the impact accessibility and life safety code requirements on the historic resource. Explore a variety of design alternatives to achieve compliance and choose the one that requires the least amount of alteration to the historic resource and site.

3) Locate fire exits, stairs, landings, ramps, and chair lifts in side and rear yard areas, if possible.

4) Design new exits, stairs, landings, and ramps so that they are compatible with the character of the building or site. For example, wheelchair ramps may replicate a railing detail on a building or be of a simple design that allows it to blend discreetly with its surroundings. Such elements should be painted to tie in with the surrounding structure.

5) Construct wheelchair ramps and chair lifts that are portable or temporary and do not permanently damage, obscure, or require the removal of character-defining architectural features. Such alterations should be reversible in nature to maintain the integrity of the historic resource.

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

Historic Preservation Commission Meeting
Agenda Item Submittal

Item To Be Considered: **Minor Work/Staff Approval Application Report October-November**

Board Meeting Date: **November 17, 2026**

Prepared By: **Michael Tata, Town Planner**

Overview: APPROVALS REPORT FOR LOCAL HISTORIC DISTRICT
Staff Approval

Date: 207 W Main St
Applicant: Charlotte Yenney
Address: 207 W Main Street
Action: Paint awning pantone 000 and pantone SW7035
Status: Approved





Action: _____