



Historic Preservation Commission Agenda

Town of Swansboro

Tuesday, March 21, 2023

I. Call to Order

II. Approval of Minutes

- [a.](#) February 21, 2023 Regular Meeting Minutes

III. Business

- [a.](#) **Certificate of Appropriateness/ 224 Water Street**
Rebecca Brehmer, Projects/Planning Coordinator

Carol Lanier has requested to move/demolish the home at 224 Water Street. The house is a contributing structure in the Historic District and zoned R6SF. The applicant states the reason for the request is due to extensive wood rot and mold in the building.

Recommended Action: 1. Hold a public hearing 2. Approve COA 2023-02 to move/demolish the home at 224 Water Street after 365 days.

- [b.](#) **Staff Report on Minor Work and Staff Approval Applications**
Rebecca Brehmer, Projects/Planning Coordinator

This month, we received four Staff Approval applications and three Minor Work applications, all of which were approved.

- [c.](#) **Staff Comments on Historic Event**
Rebecca Brehmer, Projects/Planning Coordinator

Presentation by John Wood from NC State Preservation Office on preserving historic windows and doors followed by hands-on workshop on April 22nd starting at 10am.

IV. Chairman/Board Thoughts/Staff Comments

V. Public Comments

VI. Adjournment

**TOWN OF SWANSBORO
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING AGENDA**

Item II - a.

Call to Order

The meeting of Swansboro Historic Preservation Commission was called to order at 5:34PM. Those in attendance were Patrick Larkin, Christina Ramsey, Kim Kingrey, Ed Binanay, Jonathan McDaniel and ALT members Gregg Casper and Elaine Justice.

Election of Chair and Vice Chair

On a motion by Ed Binanay, seconded by Christina Ramsey a nomination was made for Patrick Larkin to remain as chair. All members were in favor.

On a motion by Ed Binanay, seconded by Christina Ramsey a nomination was made for vice- Kim Kingrey to remain as vice-chair. All members were in favor.

Approval of Minutes

On a motion by Kim Kingrey, seconded by Ed Binanay, the December 20, 2022, regular meeting minutes were unanimously approved.

Public Hearing

Dock Walk Extension and Public Day Docks

Planner, Andrea Correll reviewed that the Town of Swansboro had proposed to extend the existing Bicentennial Park public boardwalk, replace a deteriorated bulkhead with riprap per North Carolina Department of Transportation (NCDOT) requirements, and construct seven public day docks to serve visitors traveling by small boat to the historic downtown waterfront.

The Town had received a North Carolina Public Beach and Coastal Waterfront Access grant for financial assistance for construction of the boardwalk extension and public day docks. NCDOT has agreed to provide some financial assistance for replacement of the deteriorating bulkhead with stone riprap.

The project will be built in the riparian corridors of the Town-owned southern section of Bicentennial Park, the Mattocks House property owned by Swansboro Bridge Basin, LLC (107 Front Street), and Town-owned street-end at Moore Street. Work will also occur in the riparian corridor of the NCDOT right-of-way associated with the NC Highway 24 White Oak River Bridge under a recently issued encroachment agreement between the Town and NCDOT.

The public hearing was opened. With no comments from the public, the hearing was closed.

In response to inquiries from the board, Mrs. Correll and Town Manager Paula Webb clarified the following:

- Mrs. Webb confirmed that the grant was for \$142,350.00 and with the Town contribution of \$16,000.00 this brings the total to \$158,350.00. She also stated grant deadline was December 2024.
- Mrs. Correll shared that it was important to note there would be railings present along the boardwalk, gangway, and other places as necessary for handicap accessibility and public safety.
- Staff would reach out to the public works department about lighting under the walkway.

On a motion by Christina Ramsey and seconded by Kim Kingrey, COA 2023-01 was approved unanimously based on the following criteria from Appendix III Section 24. 1 Docks, Piers, and Boardwalks. All members were in favor.

Appendix III Historic District Guidelines

SECTION 24 DOCKS, PIERS, AND BOARDWALKS.

24.1 Docks, Piers, and Boardwalks-Guideline

1. Locate and construct docks, piers, and boardwalks to be compatible with the historic district in terms of design, materials, size, scale, and details. Must meet best engineering practices and blend with the overall waterfront plan.
 2. Use a design that is simple, functional, and utilitarian. Traditional docks were built of post-and-lintel construction, using wood pilings, cross- members, and decking. Avoid the use of railings or other non-historic features that extend above the deck floor line, unless required by law for safety reasons.
 3. Use unpainted treated wood for docks, piers, and boardwalks.
 4. Built-in features such as benches or roofed structures such as pavilions, gazebos, or screened rooms, or other types of roofed structures such as boat sheds are not appropriate.
 5. The design for any related bulkhead or other construction shall be submitted to the SHPC for review with the application for a Certificate of Appropriateness for a dock, pier, or boardwalk.
-

Review of Staff Approvals

Mrs. Correll reviewed the following staff approval items.

- 107 Front Street: installed commercial grade clear plastic roll downs at the pavilion.
- 119 S. Elm Street: repair and replaced existing front and rear deck and steps.
- 116 Front Street: installed standing seam metal roof to match existing, no aesthetic changes.

Staff Comments

Mrs. Correll requested for another board member to take Kim Kingrey's place on the minor work committee for work Mrs. Kingrey was requesting for her property in the historic district. Mrs. Kingrey had a requested for two trees to be removed from her property located at 212 Elm Street. Therefore, she nee to recuse herself from the committee. Jonathan McDaniel agreed to volunteer. The committee would be reviewing the request on site.

An invitation was extended to the board members to attend John Wood's workshop scheduled on April 22, 2023, from 10:00 – 2:00, concerning window restoration.

Board Comments

Kim Kingrey recommended that the process to be recognized on the State Historic register be initiated for the Jonathan Green house located at 114 Elm Street and the Ringware house located

at 208 W. Main Street. Mrs. Correll stated she would consult with John Wood and present the findings to the board concerning National Register of Historic Places for the two properties.

The board discussed concerns related traffic and speeding in downtown and suggested the concept speed bumps and possibly speed limit changes be looked into. Manager Webb shared that the concept of speed bumps or larger humps have been discussed in the past and they were not recommended due to them causing issues for the Fire Truck and emergency vehicles that could need to get downtown quickly at any time. Staff would share the concern with the police department on traffic and speeding in the downtown area.

Public Comments

None

Adjournment

The meeting adjourned at 6:14pm.



Historic Preservation Commission Meeting Agenda Item Submittal

Item To Be Considered: **Certificate of Appropriateness/ 224 Water Street**

Board Meeting Date: **March 21, 2023**

Prepared By: **Rebecca Brehmer, Projects/Planning Coordinator**

Overview: Carol Lanier has requested to move/demolish the home at 224 Water Street. The house is a contributing structure in the Historic District and zoned R6SF. The applicant states the reason for the request is due to extensive wood rot and mold in the building.

Staff Report:

The owner of the property has been very corporative with the town staff's efforts to move the Bell House to another lot in the Swansboro historic district. On a few occasions, both by John Wood at the NC State Preservation Office and a private home mover have measured and documented what moving options are available. It was concluded that the Bell House would not be able to be moved to interested buyers on Walnut Street due to existing homes front porches protruding too close to the street.

In 2000 historic preservationist Janet K. Seapker architectural historian and historic preservation consultant was hired to re-inventory the structures in the historic district utilizing a CAMA grant. On October 3, 2000, she evaluated the Bell house. The following narrative was supplied along with documentation of the architectural features of the home in the inventory report which is attached as Exhibit 5. *"The one-story George E. Bell House is among the earliest surviving houses associated with the economic revival of Swansboro in the late nineteenth century. Fisherman and boatman George E. Bell (b. 1856) built the house circa 1880, and it was occupied by his widow Molly Bell for many years after his death into the early nineteen-teens. The house has several curious decorative features, such as curving peaked molding over the doors, and window lintels and heavy stepped molding capping the corner boards. The porch has turned posts, an exposed ceiling structure, and widely spaced turned balusters. The house has a high hipped roof and frieze boards. Across the back of the house is a shed room; a brick flue with brick and ballast stone foundation rises in the interior. The house's interior has vertical and horizontal beaded tongue and groove walls, beaded tongue, and grove ceilings and four panel doors."*

The last resort for this home would be demolition. Staff will work diligently with Mrs. Lanier for the next 365 days to assure moving over demolition. If no other options become available in the district, the goal is to keep the home in either Swansboro or Onslow County.

Action: _____

Background Attachment(s):

- 1: COA applications from 2018 and 2023
- 2: Section 152.484 and Appendix III Section 21 and 22
- 3: Aerial location map
- 4: National register description of the home
- 5: Property photographs and description and historic preservationist report from 2022

Recommended Action: 1. Hold a public hearing 2. Approve COA 2023-02 to move/demolish the home at 224 Water Street after 365 days.



SWANSBORO HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS

Application # COA-2023-02

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: Carol P LanierMAILING ADDRESS: 219 S. Water St. Swansboro NC 28584ADDRESS OF AFFECTED PROPERTY: 224 S. Water St.PHONE NUMBERS: (Home) 910 389 8898 (Work) N/AIndicate 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:

- 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. Provide sufficient detail to allow the Swansboro Historic Preservation Commission (SHPC) to make an informed decision regarding appropriateness.
- 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.

☐ **NEW CONSTRUCTION:** 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.

☒ **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.

ALL SKETCHES, DRAWINGS, COLOR CHIPS, ETC. MUST BE SUBMITTED IN MULTIPLES OF TWELVE (12) and "8 ½ x 11" SIZE PAPER IS PREFERRED.

PROJECT DESCRIPTION (Attach additional sheets if necessary):

mold extensive rotten areas

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.

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.

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 Code Enforcement Department at least seventeen (17) days before the Swansboro Historic Preservation Commission meeting at which the application may be considered.

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 SHPC in any way.

Carol P. Lauer
Signature of Applicant

Jan 9, 2023
Date

STAFF USE ONLY

Application received by: _____ Date: 1/4/23

Application reviewed with applicant by: Ardena Lauer Date: _____

How: In person _____ By Phone _____

Fee Paid: \$200 Receipt Number R00003373

Comments: _____



SWANSBORO HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS

Application # COA-2018-08

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

NAME: Charles & Carol Lanier

MAILING ADDRESS: 219 S. WATER STREET, Swansboro, NC 28584

ADDRESS OF AFFECTED PROPERTY: 224 S. WATER STREET, Swansboro, NC

PHONE NUMBERS: (Home) 910-389-3466 (Work) 910-435-4175

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:

- 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. Provide sufficient detail to allow the Swansboro Historic Preservation Commission (SHPC) to make an informed decision regarding appropriateness.
- 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.

 NEW CONSTRUCTION: 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.

 X **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.

ALL SKETCHES, DRAWINGS, COLOR CHIPS, ETC. MUST BE SUBMITTED IN MULTIPLES OF TWELVE (12) and "8 1/2 x 11" SIZE PAPER IS PREFERRED.

PROJECT DESCRIPTION (Attach additional sheets if necessary):

Due to extensive rot, repairs & mold building.
(900 sq ft) to be demolished & replaced by historic
looking & small home of approximately
1700 sq. feet. SEE LAST PHOTOGRAPH
for intended replacement once approved

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.

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.

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 Code Enforcement Department at least fourteen (14) day before the Swansboro Historic Preservation Commission meeting at which the application may be considered.

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 SHPC in any way.

Charles J. Linder

Signature of Applicant

10-12-18

Date

STAFF USE ONLY

Application received by: *Andrea L. Linder*

Date: *10/18/18*

Application reviewed with applicant by: _____

Date: _____

How: In person _____

By Phone _____

Fee Paid: *N/A*

Receipt Number _____

Comments: *Post disaster no charge*

§ 152.484 DEMOLITION.

(A) An application for a certificate of appropriateness authorizing the relocation, demolition, or destruction of a designated landmark or a building, structure, or site within the district may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 365 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period the Swansboro Historic Preservation Commission may negotiate with the owner and with other parties in an effort to find means of preserving the building. If the Swansboro Historic Preservation Commission finds that the building has no particular significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition or removal.

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

(C) If the Historic Preservation Commission or Planning Board has voted to recommend designation of a property as a landmark or designation of an area as a district, and final designation has not been made by the Board of Commissioners, the demolition or destruction of any building, site, or structure located on the property of the proposed landmark or in the proposed district may be delayed by the Commission or Planning Board for a period of up to 180 days or until the Board of Commissioners takes final action on the designation, whichever occurs first.

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

SECTION 21 RELOCATION OF BUILDINGS.

Requests to move buildings, particularly contributing structures, are carefully evaluated by the Swansboro Historic Preservation Commission. Such requests should be considered only if demolition of the resource is eminent. Moving an historic building destroys the original setting of the structure and inevitably distorts the story of the town's historic development. A property included in the National Register of Historic Places may be delisted if it is moved. Moving a building also often results in the loss of historic building material. Structures frequently must be partially disassembled to economically accomplish the move or to avoid obstructions such as utility wires, trees, and other buildings along the moving route.

If relocation is warranted, every effort should be made to move the building intact as a single unit. Careful planning should be undertaken to relocate the structure to a lot that has similar characteristics to the original site. Vacant lots in the historic district are the preferred location for newly moved historic resources. The SHPC will use its new

construction standards when reviewing requests to move structures to lots within the historic district.

Applications for a Certificate of Appropriateness for building relocation should include:

- 1) a detailed description of the preparation work that will be necessary to move the structure;
- 2) detailed photographs of the structure and building site, including significant vegetation;
- 3) a site plan of the original site indicating the footprint of the structure and location of significant vegetation;
- 4) the proposed route of the move;
- 5) a map indicating trees along the route that will be affected by the move and how they will be impacted;
- 6) agreements with the utility companies; and
- 7) arrangements of notification with the Swansboro Police Department.

Additionally, the mover should file two acceptable letters of recommendation and post a bond, letter of credit, or other reasonable performance guarantee in an amount required by the Town of Swansboro to cover the costs of any damages to public property resulting from the move.

21.1 Relocation of Buildings - Guidelines

- 1) Choose relocation only as a last resort to demolition.
- 2) Document the original site thoroughly with drawings and black and white photographs prior to relocation.
- 3) Hire reputable movers who have experience with historic properties.
- 4) Move the building as a single unit in lieu of partial or complete disassembly, if possible.
- 5) Plan the relocation route carefully. Choose a route that requires minimal tree and utility disturbance.
- 6) Secure all necessary permits and approvals prior to beginning the move.
- 7) Secure the building to be moved to minimize damage during the move and to prevent vandalism.
- 8) Choose a site for the relocated structure that is similar to the original site, if possible. The site should correspond proportionally to the size of the structure. A site in the historic district is preferred.

9) Position the building on the new site so it relates to adjacent buildings and the overall streetscape. Refer to New Construction guidelines for further information on placement.

10) Maintain any existing mature vegetation on the new site, if possible. This will help create an established building site context for the new structure.

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

SECTION 22 DEMOLITION OF BUILDINGS.

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

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

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

22.1 Demolition of Buildings - Standards

- 1) Work with the Swansboro Historic Preservation Commission to identify alternatives to demolition.

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

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



Exhibit 3

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

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

1. Name of Property

historic name Swansboro Historic District
other names/site number _____

2. Location

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

3. Classification

Ownership of Property

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing	Noncontributing	
<u>76</u>	<u>45</u>	buildings
<u>1</u>	<u>1</u>	sites
<u>1</u>	<u>1</u>	structures
<u>1</u>	<u>1</u>	objects
<u>77</u>	<u>46</u>	Total

Name of related multiple property listing:
Historic and Architectural Resources
of Onslow County, NC

Number of contributing resources previously
listed in the National Register 2

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this
☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the
National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.
In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

William S. King
Signature of certifying official

2-5-90
Date

State or Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the National
Register. ☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Signature of the Keeper

Date of Action

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 11

- ON 890 C 55. #220² ca.1891 2 ✓ Thomas Merritt Sr. House; unusual four-bay I house with a two-tier front porch and two-room plan. This house may have been one-story in height originally.
- ON 819 C 56. #224 ca.1881 1 ✓ George E. Bell House; hip-roofed double pile house with front porch, decorative lintels over windows and doors, ballast stone chimney base. Bell was a fisherman and sailor.
57. Number Not Assigned
- Church Street
(east side)
- ON 890 C 58. #106 ca.1960 1 ✓ Brick ranch house.
- ON 890 C 59. #202 ca.1920 1½ ✓ Gable-fronted bungalow with shed-roofed front porch.
- ON 890 C 60. #204 1890s 1 ✓ Calvin W. Buckmaster House; three-bay two-room plan house with shed-roofed front porch, ell with side porch. Buckmaster was a painter.
- ON 890 C 61. #204a ca.1930 1 Shed.
- N 62. #302 ca.1960 1 ✓ House with vertical wooden siding.
- ON 890 C 63. #308 1901 2 ✓ Augustus Ward Pittman House; triple A I house with three-bay center-hall plan, one-story front porch and ell. Pittman served in the Coast Guard.
- ON 842 C 64. #408 ca.1930 1 ✓ Gable-fronted bungalow with hip-roofed front porch.
- ON 842 C 65. #502 1928 1 ✓ Emmerton School; brick building in the form of a "U" with decorative brickwork, belfry, auditorium, and added front porches. Established by the Unitarians in the early 1920s, Emmerton School replaced an earlier frame schoolhouse. The building served as the Methodist Church in the 1930s and the auditorium served as the town's first cinema. Currently the building serves as the town hall.

North Carolina State Historic Preservation Office

Historic Property Survey SummaryCounty: **Onslow**SSN: **ON0819**

Blockface#:

Quad: Swansboro
 PIN: 536410465199
 X: -77.1217 Y: 34.68656
 DOT Project #:
 OSA#:

Update Mo: 03 Yr: 2022

☒ No Alt ☐ Alt ☐ Det ☐ Imprv
☐ Removed ☐ Outbldg Loss
☐ No Acc. ☐ Not Fnd ☐ FileMsg
☐ Newly ID'd ☐ Needs Resch.

Property Name: **George E. Bell House**Street or 911 Address: **224 Water Street North side**

Location Description:

Town/vicinity: **Swansboro**District: **Swansboro Historic District (NR District) Contributing Building**District Dates: NRdate: **3/16/1990** SLdate: **7/21/1988** DOEdate:Local District: **Swansboro Local Historic District - ON0992**

☐ Recommended for SL ☐ StudyList SLdate: ☐ NR NRDate: NR # **None**
☐ DOE DOEdate:
 DOE Type: Local Status: **None** Ownership: **Private**

Principal Resource Material Integrity: **High** Condition: **Fair** Location Integrity: **Original**

Architectural Data: Date: **ca. 1881** Major Style Group: **Traditional/Vernacular**
 Construction: **Light Frame**
 Ext. Material: **Weatherboard plain** Later Covering: **None**
 Height: **1-story** Roof: **Hip** Plan: **Center passage** Form/Type (Domestic): **Double pile**
 Arch., Builder, or Design Source: **Not specified**

Major Theme **Architecture** Sec Theme:
 Group Association: Religious Affiliation:
 Historic Function: **Domestic - single dwelling**

Narrative Summary:

1991 description: The George E Bell house, c1888, is a one-story 3-bay presumably 2-room-plan house with one-story porch, rear addition, curious detailing. One of earliest houses associated with swansboro's late 19th century economic rebirth.

[1990 National Register nomination] George E. Bell House; hip-roofed double pile house with front porch, decorative lintels over windows and doors, ballast stone chimney base. Bell was a fisheerman and sailor.

[2022 Survey Update] The George E. Bell house retains its form and features from the previous survey. The one-story dwelling has a rectangular footprint with an asphalt shingle-clad hipped roof. The house rests on a concrete block pier foundation that is covered by wood lattice. The walls are sheathed in weatherboard, and the cornerboards have three-stage caps and terminate at the frieze band below the boxed cornice. Facing southeast on the northwest side of Water Street, the George E. Bell House is situated near the back of the lot with a deep front yard that extends to the edge-of-pavement. No walkway or other hardscape exists in the front yard. The façade is sheltered by a three-bay-wide porch that spans nearly the full width of the house. Turned posts support the shed roof of the porch. The central entrance door has four vertical window panes above three horizontal wood panels and is flanked by two-over-two wood sash windows. Two two-over-two wood sash windows are located on the west elevation and the east elevation has one two-over-two window and paired one-over-one windows. A one-story, one-bay-deep, shed-roofed extension spans the full width of the rear, or northwest, elevation. It may be a porch that was later enclosed. Presently, this section of the house is partially covered in board-and-batten siding with a double-hung, one-over-one wood window on the

Wednesday, August 24, 2022

northeast elevation. The southwest elevation is sheathed in weatherboard and features a single-leaf, fifteen-light door and a two-light sliding window on the west elevation. All of the double-hung windows and the front door have wood surrounds with decorative lintels that have an ogee profile.

The c. 2000 prefabricated shed is located to the west of the house, near the rear of the parcel.

Outbuildings/Features

FeatureType	Construction	CircaDate	Condition	Contrib
Shed	Light Frame	2000	Good	
Prefabricated shed with side-gable metal roof vertical wood siding, a concrete pier foundation, double-leaf doors and a four-over-four vinyl sash window.				

Actions

Year	Month	Surveyor	Action/Report
2022	03	Turco, Ellen (RGA)	Swansboro NRHD update

Wednesday, August 24, 2022

ON0819 (George E. Bell House, 224 Water Street, Swansboro, Onslow County)
03/2022 - Annie McDonald, photographer, page 1 of 2



ON0819_224WaterSt_03-2022_AM-01.jpg



ON0819_224WaterSt_03-2022_AM-02.jpg



ON0819_224WaterSt_03-2022_AM-03.jpg



ON0819_224WaterSt_03-2022_AM-04.jpg



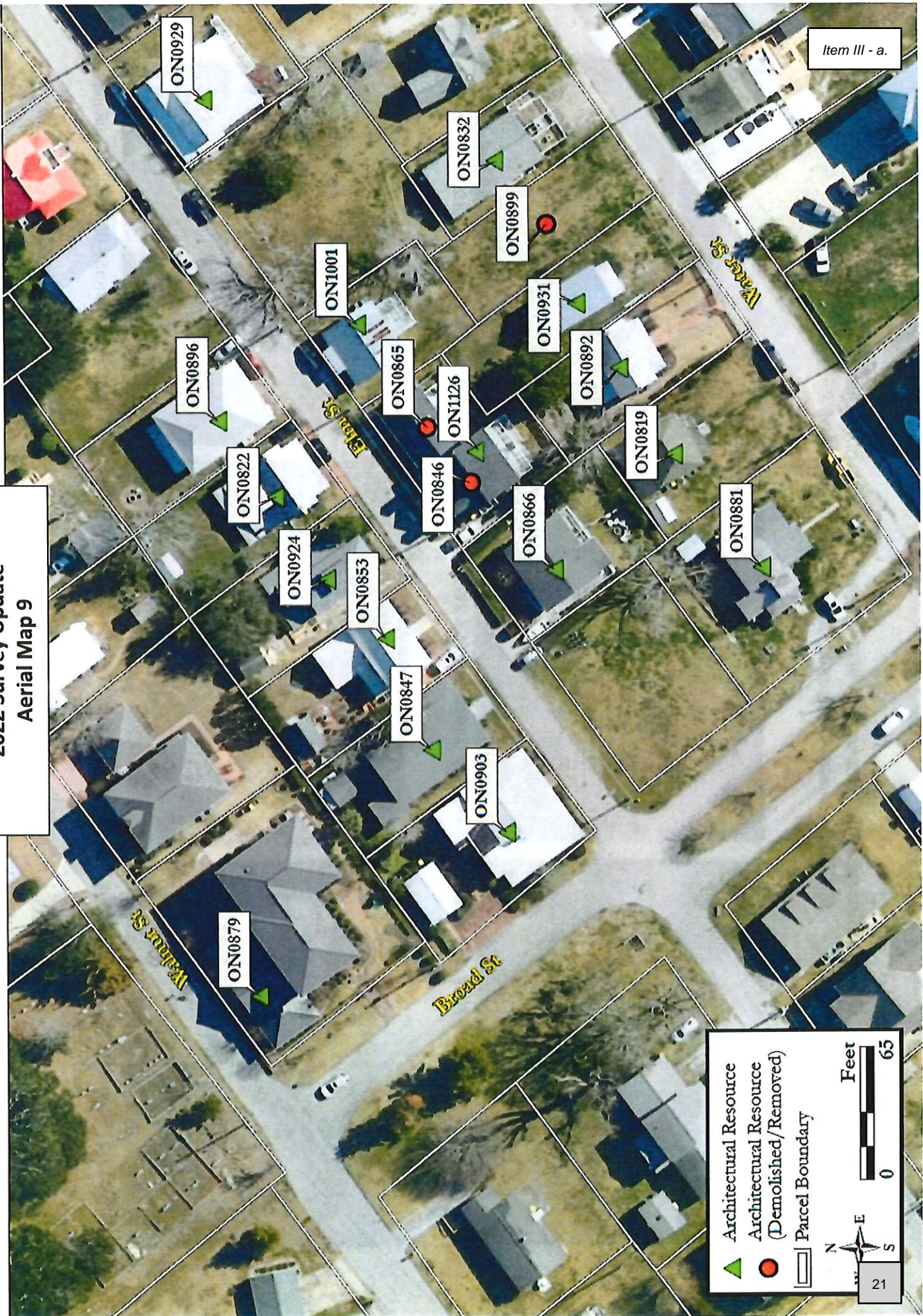
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ON0819_224WaterSt_03-2022_AM-06.jpg

Swansboro, Onslow County
2022 Survey Update
Aerial Map 9

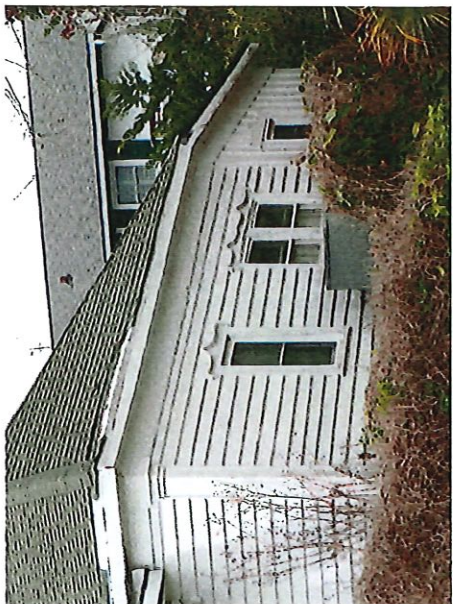
Item III - a.



ON0819 (George E. Bell House, 224 Water Street, Swansboro, Onslow County)
03/2022 - Annie McDonald, photographer, page 2 of 2



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ON0819_224WaterSt_03-2022_AM-08.jpg



Historic Preservation Commission Meeting Agenda Item Submittal

Item To Be Considered: **Staff Report on Minor Work and Staff Approval Applications**

Board Meeting Date: **March 21, 2023**

Prepared By: **Rebecca Brehmer, Projects/Planning Coordinator**

Overview: This month, we received four Staff Approval applications and three Minor Work applications, all of which were approved.

Background Attachment(s): Staff Report on Minor Work and Staff Approval Applications

Action: _____



TO: Swansboro Historic Preservation Commission

FROM: Rebecca Brehmer, Projects/Planning Coordinator

MEETING DATE: March 21 ,2023

SUBJECT: Minor Work and Staff Approval applications

APPROVALS REPORT FOR LOCAL HISTORIC DISTRICT

Minor Work

Date: 02/21/23

Applicant: Kim Kingrey

Address: 212 S. Elm Street

Action: Remove diseased tree and overgrown holly bush beside house from backyard.

Status: Approved



212 S. Elm Street

Date: 02/27/23

Applicant: Randy Swanson

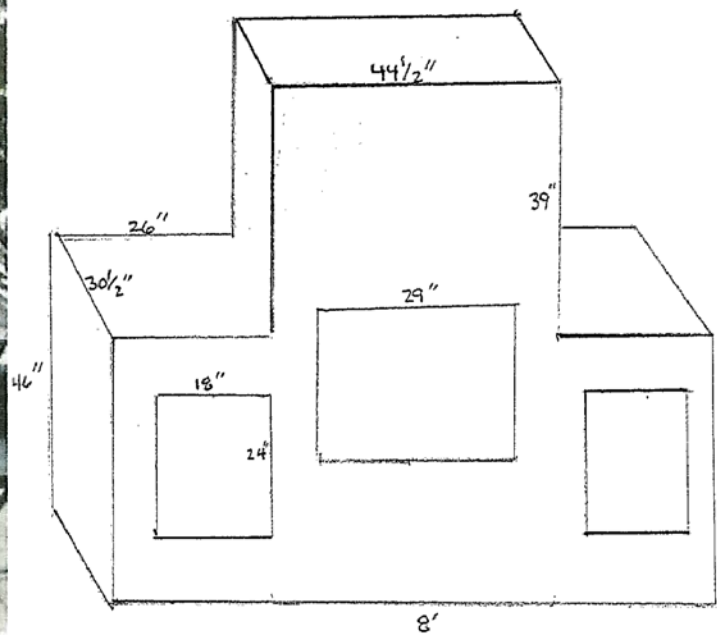
Address: 109 Front Street

Action: Construct outdoor fireplace using cinder block and stucco in outdoor seating area. Stucco in color simplify beige will be similar to paint color of the restaurant.

Status: Approved



109 Front Street



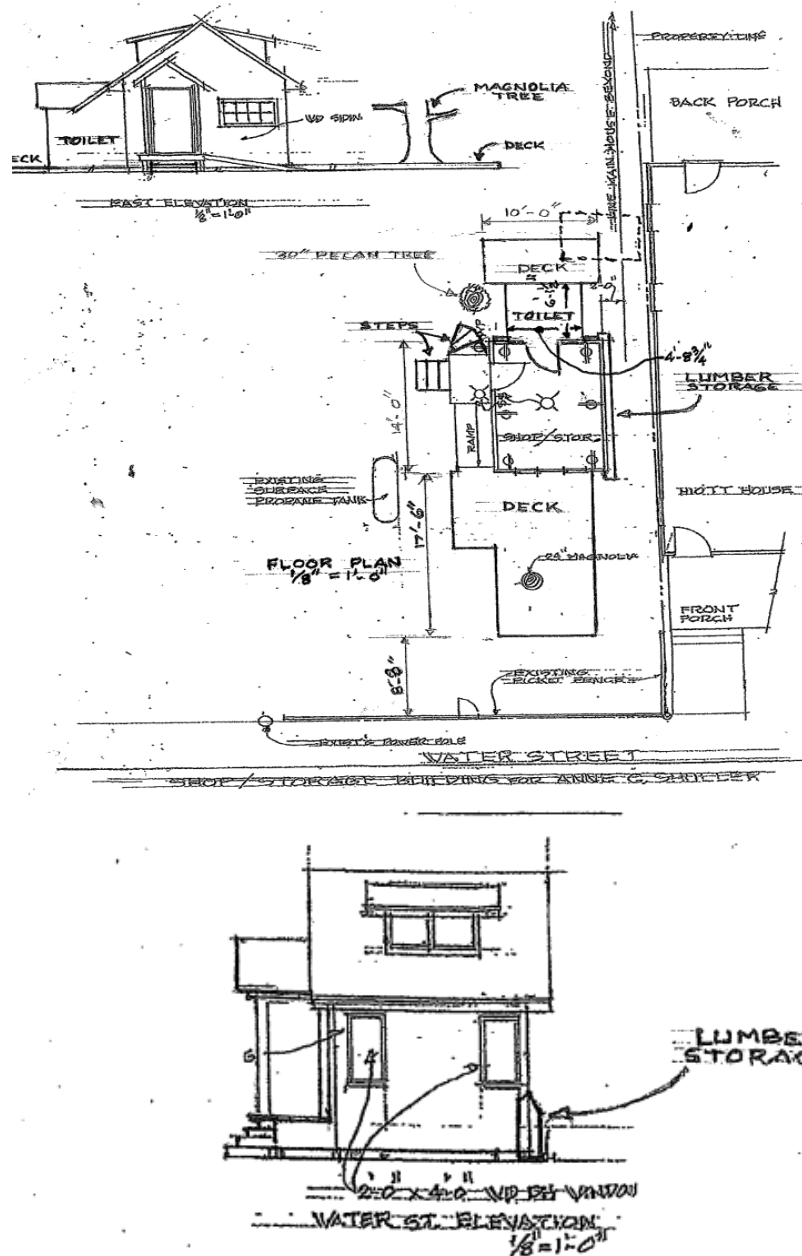
Date: 02/28/23

Applicant: Anne and Bob Shuller

Address: 140 Front Street

Action: Amended application from 2020 to add two decks to the pre-existing shed in their backyard as well as add lumber storage and a new window to the shed.

Status: Approved



140 Front Street

Staff Approvals

Date: 02/17/23

Applicant: Steve Barbour and Rachel Teachey

Address: 106 S. Walnut Street

Action: Add new gate in the side yard to enclose fenced backyard. Will be painted white.

Status: Approved



106 S. Walnut Street

Date: 02/23/23

Applicant: Greg Russell

Address: 118 N Front Street

Action: Replace upstairs HVAC with new unit in same location as old one.

Status: Approved

No attachments submitted

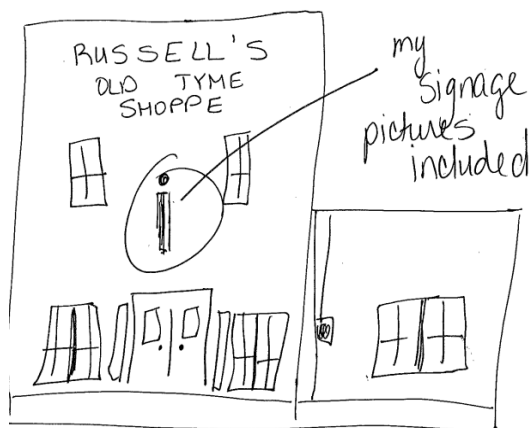
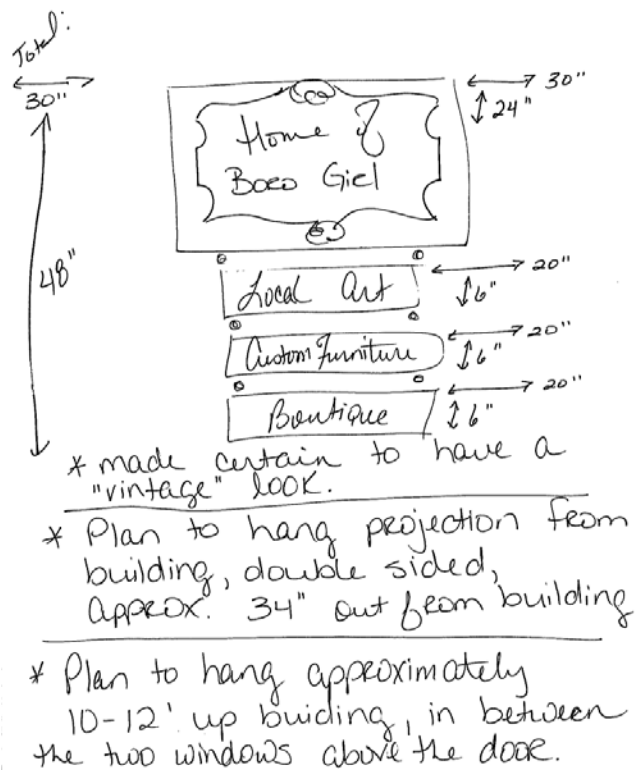
Date: 02/27/23

Applicant: Crystal R. Foy

Address: 116 N. Front Street

Action: Install 30" x 48" projecting sign with hanging attachments above door of the storefront building.

Status: Approved



116 N. Front Street

Date: 02/27/23

Applicant: Cynthia LaCorte

Address: 220 S. Elm Street

Action: Replace any broken front porch floorboards and put a dark stain on front and back porch and steps.

Status: Approved



220 S. Elm Street



Historic Preservation Commission Meeting Agenda Item Submittal

Item To Be Considered: **Staff Comments on Historic Event**

Board Meeting Date: **March 21, 2023**

Prepared By: **Rebecca Brehmer, Projects/Planning Coordinator**

Overview: Presentation by John Wood from NC State Preservation Office on preserving historic windows and doors followed by hands-on workshop on April 22nd starting at 10am.

Background Attachment(s): Event Flyer

Action: _____

HISTORIC WINDOW REPAIR WORKSHOP

WHEN

**Saturday, April 22nd from
10am-3pm**

WHERE

**Swansboro, NC at the
Historic Emmerton School
· 502 Church Street ·**

PRESENTER

**John Wood from the State Historic
Preservation Office**

QUESTIONS

**Please contact Swansboro Planner
Andrea Correll at:
acorrell@ci.swansboro.nc.us**

FREE EVENT!

**ALL ARE
WELCOME!**

**LUNCH NOT
PROVIDED:
WE WILL BREAK FOR
1 1/2-2 HOURS AND
ENCOURAGE EATING
LOCALLY!**

**IF ABLE, PLEASE
BRING SAFETY
GLASSES AND
GLOVES!**

**PRESENTATION
ON
PRESERVING
HISTORIC
WINDOWS
AND DOORS
FOLLOWED BY
HANDS-ON
WORKSHOP!**