



# Historic Preservation Commission Agenda

**Town of Swansboro**

Tuesday, February 20, 2024

## I. Call to Order

## II. Approval of Minutes

- [a.](#) August 15, 2023 Regular Meeting Minutes
- [b.](#) September 19, 2023 Regular Meeting Minutes

## III. New Business

### a. Election of Chair, Vice-Chair, and Historic Commission Representative (Planning Board)

### [b.](#) Certificate of Appropriateness/ 209 Water Street

**Presenter: Rebecca Brehmer, Projects/Planning Coordinator, CFM, CZO**

The owner of 209 Water Street, also known as the Jesse Moore house, has requested the construction of a 5'x 104.6' wooden pier with a hog slat walkway, a 9' x 20.5' platform, as well as set pilings for a future boat lift. The house is zoned R6SF and is a noncontributing structure to the Historic District. The request appears to be consistent with Section 24 Docks, Piers, and Boardwalks.

*Recommended Action:*

1. Hold a public hearing
2. Approve COA-2024-01 for construction of pier at 209 Water Street and make a motion based on the standards provided.

### [c.](#) Certificate of Appropriateness/ 224 Water Street

**Presenter: Rebecca Brehmer, Projects/Planning Coordinator, CFM, CZO**

The owners of 224 Water Street, also known as the Bell House, have requested exterior alterations of the home. The house is zoned R6SF and is a contributing structure to the Historic District.

*Recommended Action:*

1. Hold a public hearing
2. Approve a COA-2024-02 for exterior updates/alterations at 224 Water Street and make a motion based on the standards provided.

### [d.](#) Certificate of Appropriateness/ 212 Walnut Street

**Presenter: Rebecca Brehmer, Projects/Planning Coordinator, CFM, CZO**

The owner of 212 Walnut Street has requested a major addition to the rear of the home. The house is zoned R6SF and is not a contributing structure to the Historic District.

*Recommended Action:*

1. Hold a public hearing
2. Approve COA-2024-03 for addition to home at 212 Walnut Street and make a motion based on the standards provided.

**e. Roof and Window Design Standards Discussion**

***Presenter: Rebecca Brehmer, Projects/Planning Coordinator, CFM, CZO***

At the December 19th SHPC meeting, a motion was made to bring back the roof and window standards from our UDO, Appendix III Historic District Design Standards, for discussion on text amendments. In the past, it has been brought up to discuss including “terne roofs” and “clad windows” to our Historic District Design Standards.

*Recommended Action: Hold a discussion on what is wanted in these standards, and if ready, make a formal motion to bring back a text amendment for Section 3: Roofs and Section 5: Windows and Doors.*

**f. SHPC Funding Request Discussion**

***Presenter: Rebecca Brehmer, Projects/Planning Coordinator, CFM, CZO***

At the December 19th meeting, a motion was made to bring back an agenda item on what budget options are available. It is important to note that any funding requests need to have specific details outlined. The SHPC will need to determine their specific funding request that would then be reviewed by town staff to verify legal conformity and/or avenues for the funding. This would need to be received soon to be included in the upcoming budget beginning on July 1, 2024.

*Recommended Action: Hold a discussion on funding requests and make a detailed outline to submit to staff.*

**g. Minor Work/Staff Approval Application Report: Dec.-Feb. 2024**

***Presenter: Rebecca Brehmer, Projects/Planning Coordinator, CFM, CZO***

**IV. Chairman/Board Thoughts/Staff Comments**

**V. Public Comments**

**VI. Adjournment**

**TOWN OF SWANSBORO  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
August 15, 2023**

**Call to Order**

The meeting of Swansboro Historic Preservation Commission was called to order at 5:33PM. Those in attendance were Kim Kingrey, Edward Binanay, Elaine Justice, and ALT members Gregg Casper and Eric Young. Jonathan McDaniel arrived at 5:35PM. Christina Ramsey was absent.

**Business**

Projects Coordinator Rebecca Brehmer shared the opening statement and Mrs. Kingrey read the opening statement aloud:

*Swansboro Historic Preservation Commission Opening Statement: 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 requests must be in keeping with the special character of the historic district and decisions must be based on the review criteria, contained in §152.482 of the Town Unified Development Ordinance.*

***Review of Minor Work Approvals***

Projects Coordinator Brehmer reviewed the approved Minor Work for 108 S Walnut Street to install an 8'x10' tool shed in backyard.

***Review of Staff Approvals***

Projects Coordinator Brehmer reviewed the following approvals:

- 108 S Walnut Street: Added a grade deck 7'11"x12'6" off the back door of the home.
- 106 Front Street (Swansboro Food and Beverage): Added vents to exterior walls for replacement water heater.
- 129 Front Street, Unit 2 (Red Elephant): Temporarily removed and replaced section of siding for repairs and repainted white.
- 129 Front Street, Unit 1 (Bogue Banks Realty): Repainted front of storefront white.

***Discussion of Local Landmark Status***

Planner Correll shared the purpose of the discussion was to review North Carolina General Statutes relating to designation of a landmark in a national register historic district.

In NCGS §160D.945 the purpose of the law was to lay out the requirements for designation as a landmark. NCGS §160D.946 followed up and worked with the amendments to designate property landmarks. Kristi Brantley, the certified local government official at NC Historic Dept, provided a spreadsheet and checklist. John Wood was invited to the September or October meeting to discuss the properties in the district which would be appropriate for consideration and why. When a historic home was submitted for a landmark or an addition to the district, the state had to agree on the nomination. The process could not be started due to the questions on the state level about examples of federal style architecture and what the standards are. The board requested the help of

Mr. Wood to discuss the list of the houses which would be eligible under the state's approval. NCGS §105.270A gave a 50% deferment on a house when it was designated, therefore the board requested Mr. Wood's assistance.

### ***Discussion of Local Landscape Standards***

Planner Correll shared the purpose of the discussion was to review the landscape resources provided.

Planner Correll felt the issue in the district was there were not enough shade trees. The live oaks had always been the strongest trees in a hurricane and the biggest shade trees. Planner Correll suggested the board and staff do their homework for when the representative from Sea Grant joined the meeting.

Planner Correll shared with the board that there were not any current landscape guidelines for owners. The board needed to look at preserving the historic property and not allow any evasive landscape species. The staff would provide a draft of the planting palette after more input from experts. It was important for the board to have guidelines in place, it gave the board and staff more authority.

### ***Discussion of Color Palette***

Planner Correll shared the purpose of the discussion was to review the color palette and recommended changes for staff to be brought back at a later meeting.

Planner Correll reviewed the following specifics about the color palette

- Established around 2016 or 2017 and amended twice.
- Other historic towns did not have color palettes and she felt the colors were temporary
- The Swansboro Historic District had a lot of different eras of architecture, but had one district and one group of standards.
- Mr. Wood with the state could be consulted if necessary.
- The board was required to treat everyone in the district the same legally.

In response to an inquiry from the board Planner Correll shared that staff would relinquish the color approvals to the board like Beaufort's if the board chose, but she did not want that process to delay the property owners. The board needed to review the regulations, marked areas they wanted to review, and direct the staff on the color palette.

The board shared the following:

- The board wanted to move in a direction which gave guidelines according to the period type of house seemed practical.
- Engage Mr. Wood to provide guidelines.
- Property owners needed to know the original color of their house before they made changes.
- Beaufort expected you to research the history of the house.

After discussion, Mr. Binanay made a motion to continue discussion on the matter at future meetings. The motion was seconded by Mrs. Kingrey with unanimous approval.



***Chairman/Board Thoughts/Staff Comments***

In response to inquiries from the board, Planner Correll clarified the following:

- A contest every spring for the yard of the month would create a little spirit in the district. The board could provide a sign which reads "I planted a new tree" and moved the sign from house to house.
- The National Register would have to approve the change for a historical home from non-contributing to contributing.
- A discussion with John Wood would be warranted to guide the district with the homes which are noncontributing which should have been contributing to add integrity to the district.
- If enough owners conform to contributing, then the district could reapply for the National Register.

Mrs. Kingrey shared that if anyone was interested there was a docent and volunteer program for the Historic Association which met on Thursday mornings at 10:00 am.

**Public Comments**

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

**Adjournment**

The meeting adjourned at 6:16 pm.

**TOWN OF SWANSBORO  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING AGENDA  
September 19, 2023**

Item II - b.

**Call to Order**

The meeting of Swansboro Historic Preservation Commission was called to order at 5:30 PM. Those in attendance were Jonathan McDaniel, Kim Kingrey, Elaine Justice, and ALT members Gregg Casper and Eric Young. Christina Ramsey and Edward Binanay were not present.

**Business**

The board made a motion to approve the agenda, all were in favor.

The board read the opening statement aloud:

“Swansboro Historic Preservation Commission Opening Statement: 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 requests must be in keeping with the special character of the historic district and decisions must be based on the review criteria, contained in §152.482 of the Town Unified Development Ordinance.”

***Review of Minor Work Approvals***

Projects Coordinator Brehmer reviewed the following approved items.

- 209 S Water Stret: Addition of operable white wooden shutters, replacement of windows to double hung wood windows and paint to match home.
- 108 S Walnut Street: Replaced current vinyl windows with exterior medallion vinyl windows and replaced current vinyl siding with new replacement hardy plank siding in the same white color.

***Review of Staff Approvals***

Projects Coordinator Brehmer reviewed the following approved items.

- 101 S Walnut Street: Repaired/replacement of rotten deck boards with no change in design.
- 101 S Church Street: Removed of old “Port of Swansboro” sign, installed new Giovanni’s Brooklyn Bagels business sign, and cleaned up the landscape in front of building by removal of shrubs, trimming trees, and put sod down.
- 204 S Walnut Street: Exterior replaced rotten wood siding same as existing and replaced existing fence with white picket fence 4ft along the side of the property and 6ft along the rear of the property.
- 101 S Church Street: Installed channel letter business sign above doors and vinyl stickers on windows and doors.
- 106 S Walnut Street: Painted and repaired garage (front sides only) same green color as house with white trim and same garage doors.
- 137 Front Street: Replaced wooden sign painted white with black letters for “Fish House Dock”.

***Discussion of “NC Coastal Landscaping” prepared by NC Sea Grant***

Projects Coordinator Brehmer introduced Gloria Putnam, Coastal Resources and Communities Specialist, from NC Sea Grant. The goal was to educate the board and staff on implementing an appropriate native landscape guide in our ordinance for our Historic District.

Mrs. Putnam provided three brochures to the board.

1. NC Coastal Landscaping Designs
2. Coastal North Carolina Plant This Instead
3. NC Coastal Landscaping

She shared that the NC Sea Grant is an interinstitutional organization with UNC School system based out of Raleigh. NC Sea Grant did flood research on important coastal and marine related issues, as well as education and outreach. NC Sea Grant had been working on the coastal landscaping initiative since 2017. The idea was to promote more sustainable landscaping in coastal NC. As development grew, it was important for vegetation, pathological and natural heritage, as well as our cultural heritage to be considered. One of the important components of sustainable landscaping was native plants and what they provided to us. The plants on the coast needed to be tough to deal with sun, sandy soil, salt, and occasional flooding. The Coastal Landscapes Initiative brought together experts to develop the materials. NC did not have many documents which targeted educational materials for property owners to adopt sustainable landscaping practices for plants which did well, aesthetically pleasing, provided stormwater treatment, and multitude of other components. The first document was the brochure with thirty-four different plants that were available in the trades, NC Coastal Landscaping. The NC Coastal Landscaping designs were used for people to have simple designs which enabled them to plant them in their yard to be aesthetically pleasing. Plant This Instead identified invasive plants in NC. Plants which were identified by the NC Evasive Plant Council, NC Native Plant Society, and expert teams for plants tended to cause harm to our landscape. The plants were identified to discourage people from using them.

In response to inquiries from the board, Mrs. Putnam clarified the following:

- There are other towns with an adopted native plant ordinance. Bald Head Island had an extensive native plant list and believed Oak Island as well.
- She offered to help prepare the list of native plants to help discourage the planting of non-native plants. The pamphlets were great and suggested the board use them.
- The pamphlets are a great reference, and we had an extensive group of Coastal Landscapes Initiative partners and conservation horticulturalists who knew more about what would do well under certain situations. The board needed to identify what the goals were and develop the plan to be exclusive for the Historic District.
- She responded we had a list of nurseries who carried the plants in the pamphlets for Eastern North Carolina and we would be happy to share the list with the staff. We needed to see more native plants within the nursery trade. This provided a challenge for planting native plants. A small grant had been placed to help get more native plants in the trade.
- She referred to a question from the board about palm trees and if there was a list of vegetation not native in this area, the list in Plant This Instead was vetted widely with our extension staff and partners which showed what is not appropriate. The plants which were evasive are not recommended. The evasive plants would displace native plants.

A motion by Mrs. Justice, seconded by Ms. Casper, with unanimous approval, the staff was directed to draft a text amendment for landscape standards.

***Certificate of Appropriateness/204 S Walnut Street***

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

Rebecca Brehmer

Brad Phillips

Projects/Planning Coordinator Brehmer presented with the owner's request for exterior alternations. The home, also known as the Abram Bell House, was zoned R6SF and was a contributing structure to the Historic District. The new owners have applied for exterior alterations that included a 6' x 6' addition to the house for a bathroom that would be off the rear west side of the home on a portion of the existing deck. The roof and siding used would be the same found on the rest of the house. Additionally, they had applied for a 12' x 12' screened porch framed with pressure treated lumber and painted white. It would also be built on the rear deck of the home with matching roof line and metal roof material. Both requests seemed to be compliant with Section 12: Additions to Contributing Buildings. Mr. Phillips was there for any questions.

Public Hearing was opened at 5:52 pm.

Projects/Planning Coordinator Brehmer further stated Mr. Phillips was present for questions.

In response to the board's inquiry, Mr. Phillips stated that the bathroom would be placed over the cinder block portion of the house and not the historic portion of the house. The addition would not be visible from S. Walnut Street and placed on top of the existing deck. The deck was an "L" shape.

Public hearing was closed at 5:55 pm

On a motion made by Mrs. Justice, seconded by Ms. Casper, the COA 2023-07 was unanimously approved based on the criteria from the UDO Section 12: Additions to Contributing Buildings.

**Public Comments**

Mr. Doug Rogers of 406 Elm St discussed his interest in plants, trees, and native species while he had owned property for 23 years. There had been about 10 live oaks planted over the years. In the past there have been quite a few trees which were taken out by the storms and would like to help formally with the planting of live oak trees.

In response to inquiries from the board, Mr. Rogers clarified the following:

- He always requested residents to contact 811 and he confirmed the trees were being planted on the owner's property. Another consideration that was used was the view to be respectful of others.

- He had planted a live oak about 12 years ago and it was 30 feet tall and 25 feet wide. They would have a sizable impact.
- The nursery he used was in Burgaw. He would pick up the live oaks and helped plant them.

Planner Correll shared that the Tideland News could be asked to incorporate an article in the paper to educate the public on the importance of planting live oaks.

### **Chairman/Board Thoughts/Staff Comments**

During Board Comments, Projects/Planning Coordinator Brehmer and Planner Correll replied to the board inquiries:

- The Rocket Fizz sign for the Historic District was presented with a rendering of what the sign was going to look like. The ordinance did not have anything specific, and it did not recommend historical material. Mostly staff looked at size and the specifics stated in the ordinance. The specific sign was made of plastic, metal and not a lighted sign. Planner Correll stated Rocket Fizz was a franchise. The franchise could be muted, but they could not be legally required to do away with their franchise design.
- Projects/Planning Coordinator Brehmer replied to the board's concerns about the sign ordinance that the board could ask for the Staff to amend the historic sign ordinance in compliance with the board's recommendations. The Town sign ordinance included height, size, type, and color. The board requested recommendations to discuss the sign ordinance in the future.
- Projects/Planning Coordinator Brehmer responded to the board's inquiry about historic districts with landmarks with tax deductions as incentives for having fixed up the house. There are typically only one or two landmarks in a district which were an exceptional old house which had mostly original features. She had not heard of 25 designated houses in one district, and it was something which could be researched with John Wood. The informal list would be provided to staff and staff would help create a formal list to be reviewed by the state.

On a motion from Mrs. Justice, seconded by Ms. Casper, with unanimous approval directive was given to staff to create a draft flow chart to choose and designate properties as Landmarks. The staff were guided to research Greenville, and other towns.

Projects/Planning Coordinator Brehmer recommended creating a subcommittee for the color palette revisions for the ordinance to meet twice a month.

On a motion from Mrs. Casper and seconded by Mrs. Justice, with unanimous approval, the board appointed Mrs. Casper and Mrs. Kingrey to a subcommittee for the color palette revisions.

### **Adjournment**

The meeting adjourned at 6:15 pm.



# Historic Preservation Commission Meeting Agenda Item Submittal

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Item To Be Considered: **Certificate of Appropriateness/ 209 Water Street**

Board Meeting Date: **February 20, 2024**

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

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**Overview:** The owner of 209 Water Street, also known as the Jesse Moore house, has requested the construction of a 5'x 104.6' wooden pier with a hog slat walkway, a 9' x 20.5' platform, as well as set pilings for a future boat lift. The house is zoned R6SF and is a noncontributing structure to the Historic District. The request appears to be consistent with Section 24 Docks, Piers, and Boardwalks.

**Background Attachment(s):**

1. COA-2024-01 Application
2. Section 24 Docks, Piers, and Boardwalks
3. Aerial location map

**Recommended Action:**

1. Hold a public hearing
2. Approve COA-2024-01 for construction of pier at 209 Water Street and make a motion based on the standards provided.

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**Action:** \_\_\_\_\_

\_\_\_\_\_

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## SWANSBORO HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS

Application # \_\_\_\_\_

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: Harber Marine INC

MAILING ADDRESS: PO Box 4562 Emerald Isle NC 28594

ADDRESS OF AFFECTED PROPERTY: 209 S Waters Sreet

PHONE NUMBERS: (Home) \_\_\_\_\_ (Work) 252-424-0100

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/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).

       **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):

Install a walkway that is 104.6 x 5 and a platform that is 20.6 x 9 set pilings for a future boatlift

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.

*Teresa K Brewer*

Signature of Applicant



1/23/2024

Date

**STAFF USE ONLY**

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

Application reviewed with applicant by: \_\_\_\_\_ Date: \_\_\_\_\_

How: In person \_\_\_\_\_ By Phone \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Receipt Number: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



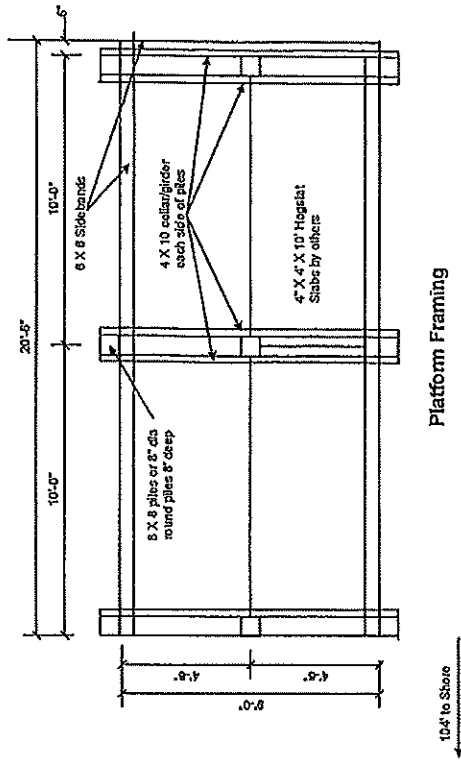








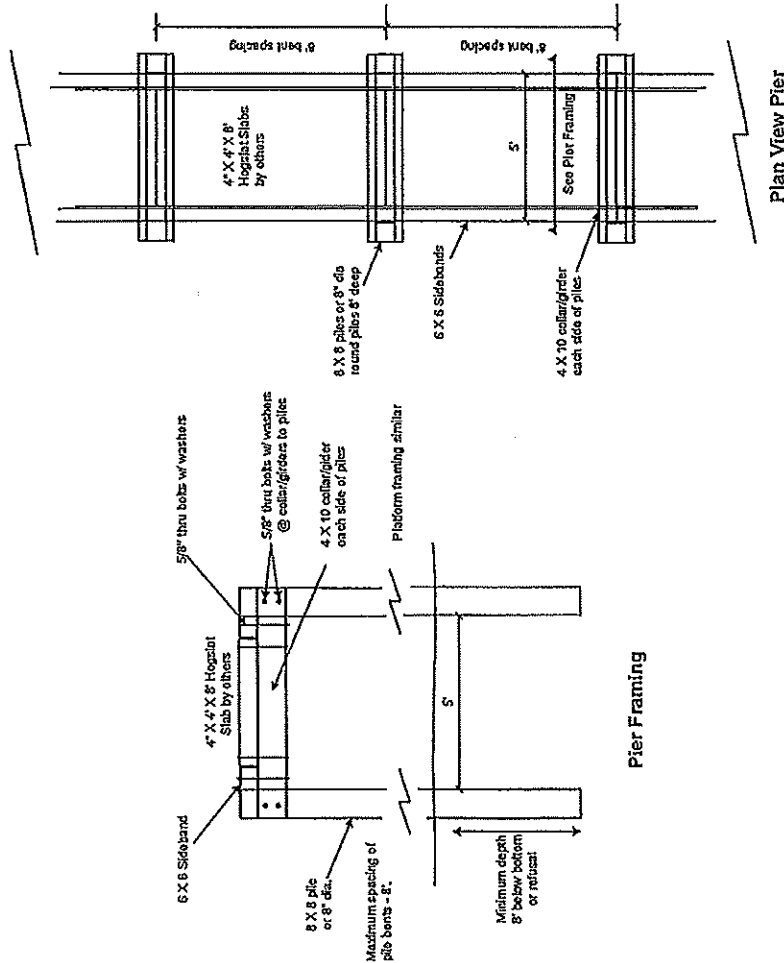
209 South Water Street  
Swansboro, NC  
Pier / Platform  
Structural Framing



Ken Lacy, P.E. PLLC P-0344  
Cape Carter, NC 28584  
252-725-2405

File #2024-0125  
Sheet 1 of 1  
Not to Scale

- Pier/Platform Notes:**
1. All timber piles shall be marine grade southern pine preservative treated to AWPA standards C-2 and C-18 (2.5 treated). Remaining framing treated to CCA 0.80.
  2. All fasteners shall be hot dipped galvanized per ASTM A-153 (20oz psf) or bitumastic coated or 300 series stainless steel.
  3. Provide 3" X 12" notches/splices for sidebands with (2) 5/8" thru bolts (if applicable).
  4. Refer to pier and platform layout by Harbor Contracting. Pier approximately 104' from shore to platform. Dimensions are approximate and may be adjusted to fit dimensions of hog slab.
  5. Engineer's seal on documents applies only to structural components on the documents. Seal does not include permits, construction means, methods, techniques, procedures, sequencing, finishing, water-proofing, geotechnical, or safety precautions. Any deviations or discrepancies on plans are to be brought to the immediate attention to Engineer. Failure to do so will void Engineer's liability. Seal is valid for projects permitted one year from date of seal.



# SPECIAL FLOOD HAZARD AREA/COASTAL HIGH HAZARD AREA

## PIER/ DOCK ANALYSIS CERTIFICATION

This Pier/ Dock Analysis Certification form may or may not be accepted by the governing agency responsible for floodplain management. This is to be completed and sealed by a licensed North Carolina Engineer qualified to complete the necessary analysis for construction of a dock/ pier in a coastal high hazard area (V-Zone) and/or Coastal A Zone. This form also does not replace any other authorizations from any State or Federal Agencies. This dock/ pier must comply with all dock/ pier requirements in the current North Carolina Building Code.

### SECTION 1-PROPERTY INFORMATION

Property Owner: Jordan Proctor

Address: 209 South Water Street City: Swansboro State: NC Zip Code: 28584

Parcel ID#: \_\_\_\_\_

### SECTION 1-FLOOD INSURANCE RATE MAP INFORMATION (FIRM)

Community Name: Swansboro Community ID #: 370179

County Name: Onslow State: NC

Map/Panel #: 5364 Suffix: L FIRM Index Date: 6/19/20 FIRM Panel Effective/Revised Date: 6/19/20

Flood Zone: ☐ AE Zone (Non-Floodway) ☐ Coastal A Zone ☒ VE Zone VE-13

\*\* (All development in an AE Floodway requires a No-Rise Study and cannot utilize this form in lieu of the completion of the required study)\*\*

Base Flood Elevation (NAVD1988): X Community Design Flood Elevation (RFPE) (NAVD1988): \_\_\_\_\_

### SECTION 1-CONSTRUCTION INFORMATION

Construction of (Mark all that apply): ☐ Fixed Dock ☐ Floating Dock ☒ Pier

Piling Construction: ☒ Wood ☐ Concrete Embedment Depth: 8' min

☐ Pier Width: 5 Length: 104 ☐ platform with 9' x 20.5' Decking Designed to Breakaway: Yes ☒ No

☐ Fixed Dock Width: \_\_\_\_\_ Length: \_\_\_\_\_ Decking Designed to Breakaway: ☐ Yes ☐ No

Covered: ☐ Yes ☐ No Covered Square Footage: \_\_\_\_\_ Electrical: ☐ Yes ☐ No

☐ Floating Dock Width: \_\_\_\_\_ Length: \_\_\_\_\_ Decking Designed to Breakaway: ☐ Yes ☐ No

Covered: ☐ Yes ☐ No Covered Square Footage: \_\_\_\_\_ Electrical: ☐ Yes ☐ No

## SECTION 6-ENGINEERS CERTIFICATION

I, Ken Lacy, certify that I have developed or reviewed the design plans for the pier/ fixed dock/ floating dock to be constructed under the above referenced project and that the design and methods for construction specified to be used are in accordance with accepted standards for construction in a coastal high hazard area (V-Zone) and/ or Coastal A Zone as referenced in FEMA Technical Bulletin 5 (Free-Of-Obstruction-Requirements) and the Community Flood Damage Prevention Ordinance.

I, Ken Lacy, certify the pier/ fixed dock/ floating dock as designed will not cause any harmful diversion of floodwaters, wave run-up, and wave deflection that would increase the risk of damage to adjacent buildings or structures.

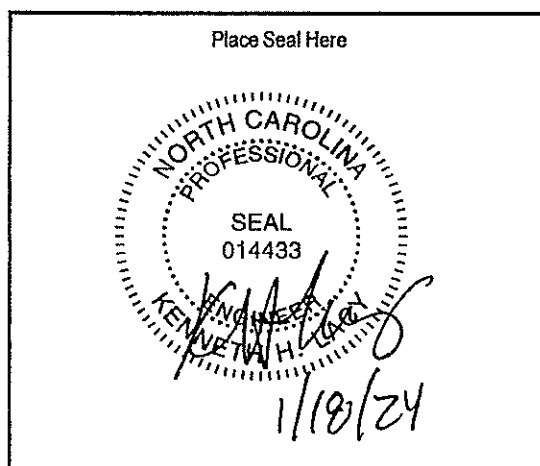
Additional Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Certifiers Name: Ken Lacy License #: 014433  
 Title: Professional Engineer Phone: 252-725-2405  
 Company Name: Ken Lacy, PE, PLLC P-0344  
 Address: 307 Holly Lane City: Cape Carteret State: NC Zip Code: 28584

Date Completed: 1/19/24

Signature

*Ken Lacy*



**24.1 Docks, Piers, and Boardwalks - Guidelines**

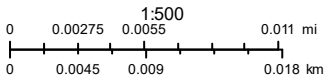
- 1) Locate and construct docks, piers, and boardwalks to be compatible with the historic district in terms of design, materials, size, scale, and details. Must meet best engineering practices and blend with the overall waterfront plan.
- 2) Use a design that is simple, functional, and utilitarian. Traditional 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.

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





February 13, 2024



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





# Historic Preservation Commission Meeting Agenda Item Submittal

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

Board Meeting Date: **February 20, 2024**

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

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**Overview:** The owners of 224 Water Street, also known as the Bell House, have requested exterior alterations of the home. The house is zoned R6SF and is a contributing structure to the Historic District.

The applicants request to amend the color palette to add the exterior color “white truffle”, remove rotten porch pickets, rails, and steps and construct new with similar style wooden pickets and rails and brick steps to code. Lastly, the applicants request to add an overhang over the side door on the left side of the home with same material as the roof. This is to provide protection from the weather as well as to protect the home and deck from further water damage. All requests seem to be consistent with Section 6 Porches and Entrances and Section 10 Paint and Exterior Colors.

**Background Attachment(s):**

1. COA-2024-02 Application
2. Section 6 Porches and Entrances
3. Section 10 Paint and Exterior Colors
4. Aerial Location Map
5. National register description of the home

**Recommended Action:**

1. Hold a public hearing
2. Approve a COA-2024-02 for exterior updates/alterations at 224 Water Street and make a motion based on the standards provided.

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**Action:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## SWANSBORO HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS

Application # COA-2024-02

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: Marty and Harriette ProctorMAILING ADDRESS: P.O. Box 481 Swansboro NCADDRESS OF AFFECTED PROPERTY: 224 Water St. SwansboroPHONE NUMBERS: (cell) 910-358-2518 (cell) 910-358-3453Indicate 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/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).

☐ **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.



COA

224 Water St.

Exterior Color: Amend color palette to add White Truffle HGSW6029

Porch Pickets/Rails: All existing are not to code and several are missing. Proposed salt treated wood pickets and rails, 36"H, 2x4 top and bottom rails, pickets have similar style to pickets on current home of Bob and Anne Schuller also as shown on Ringware House ca. 1778. They will be painted with approved historic colors.

Porch Pickets/Rails for Steps:

Existing is Rotten and Hazardous. Style and color will be the same as the porch pickets and rails. They will be wood and measurements will be to meet code requirements.

Perch Steps: Existing are hazardous and there are missing/rotten boards. Proposed will consist of Block and Brick with an old/antique brick look. They will be 6' wide and tread will be to code.



Overhang at Side door : The overhang

will be placed  
over the side door  
on the left side of  
the house. It will be  
a continuation of the  
roof with the same  
shingles and supported  
with solid wood posts -  
5½" in diameter (thickness)  
This is to prevent  
further damage.

COA



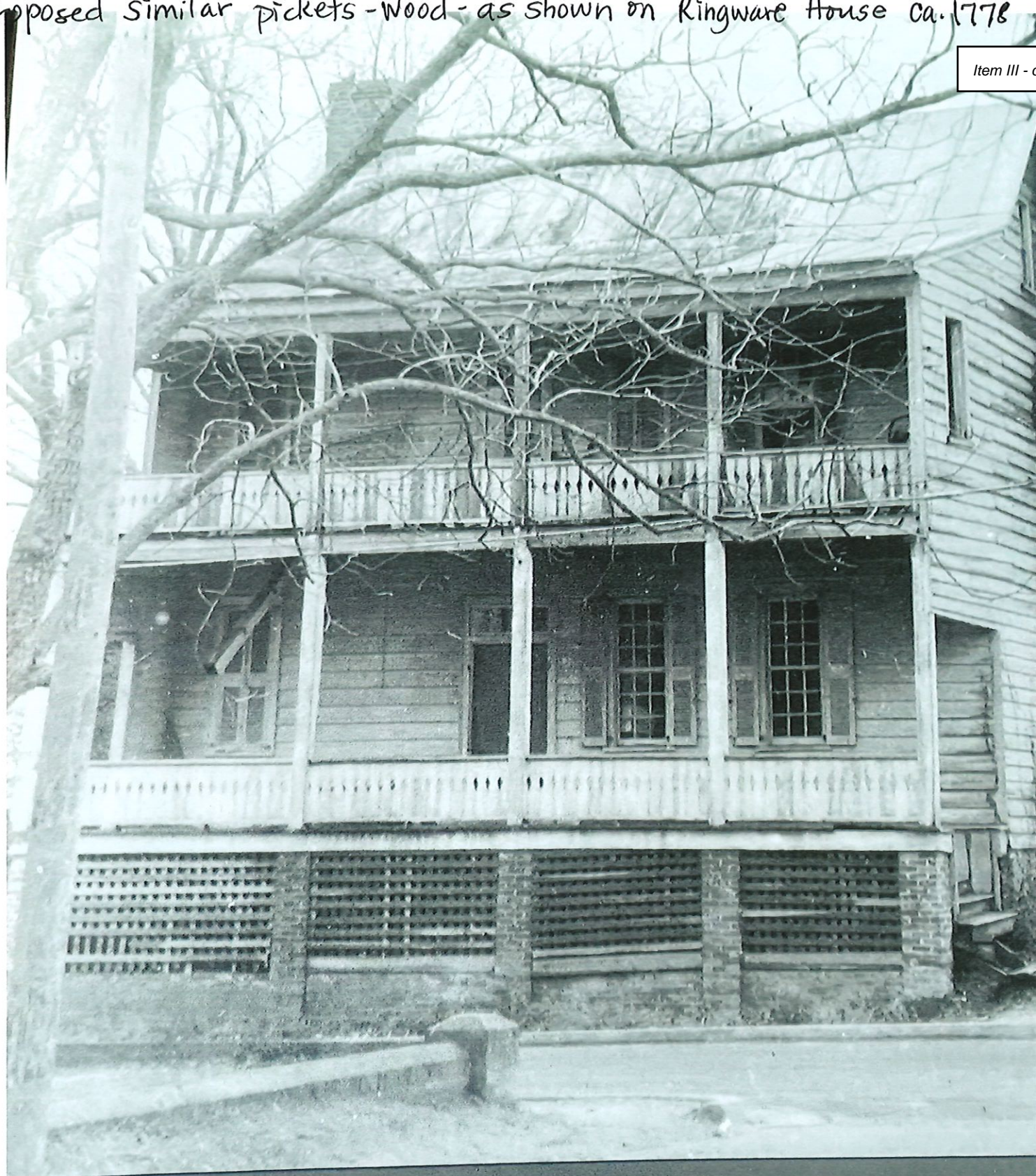
Existing Home 224 Water St.





Proposed similar pickets - Wood - as shown on Ringware House ca. 1778

Item III - c.



**The Capt. Peter Ringware House (ca. 1778) at 209 Main Street  
of handhewn beams. Ringware was of French descent and was**

Proposed Brick Veneer on existing pillars; wooden lattice between  
pillars duplicating pillars & lattice on Ringware House ca. 1778





Proposed Block and Brick  
Steps and similar pickets

Shown on current  
home of Bob & Anne  
Schuller - Front



Item III - c.

HGSW6029

ETRUFFLE

MP02

imperial bricks  
and brick

2000/1/1 - 1000/1/1  
houses of brick  
shown on ground

**6.1 Porches and Entrances - Standards**

- 1) Retain and preserve historic porches, entrances, and doorways including related features such as railings, posts or columns, ceilings, steps, lattice, flooring, piers, ornamental trim, and other character-defining elements.
- 2) Repair, rather than replace, historic porch and entrance elements wherever feasible. Use repair techniques which preserve historic materials, including patching, epoxy repair, reinforcing, or splicing-in of new wood in place of deteriorated sections. Replacement elements should match the original in size, shape, pattern, material, color, and texture. Modern stock millwork is usually not appropriate.
- 3) Use appropriate materials in the repair and restoration of historic porches. Woods that are naturally rot-resistant or treated will provide the greatest durability for exposed elements such as railings, steps, flooring, and floor framing. The use of pressure-treated wood is appropriate when painted within six months.
- 4) The enclosure or other alteration of original or historic front porches is not appropriate in the historic district. Avoid enclosing porches at sides or other secondary areas that are visible from the public view. The enclosure of porches at the rear, or other areas not seen from the public view, is appropriate if the enclosure is designed and constructed in a manner that preserves the historic character and features of the porch.
- 5) Use architectural details and ornamentation that are compatible with the style, period, and detailing of the porch and structure. The creation of a false historical appearance, such as adding Victorian ornamentation to a plain early 20th century porch, is not appropriate.
- 6) Reconstruct missing porches or porch details based on accurate documentation of such features. Such documentation may include: evidence found on the subject building, historic photographs, or compatible details found on another porch in the district of the same period and general style. The owner shall provide the SHPC with such documentation in the application for a Certificate of Appropriateness.
- 7) It is not appropriate to add new porches, entrances, or balconies to primary elevations or other areas of a building that are readily seen from the public view if none existed historically.
- 8) New handicapped access ramps and other modifications to improve access shall be designed so that the modifications are reversible and do not damage or obscure the building's architectural features or diminish its historic character.

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

## SECTION 10 PAINT AND EXTERIOR COLORS.

Item III - c.

### 10.1 Paint and Exterior Colors

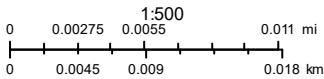
- 1) Use paint colors that are appropriate for the style and period of the subject property and that accentuate the building's architectural features.
- 2) Select colors that harmonize with the palette of colors found on other houses of the same period in the district or on the surrounding block.
- 3)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

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





February 13, 2024



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

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. #220<sup>2</sup> 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 830 C N 58. #106 ca.1960 1 ✓ Brick ranch house.
- ON 725 C 59. #202 ca.1920 1½ ✓ Gable-fronted bungalow with shed-roofed front porch.
- ON 295 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 222 C 61. #204a ca.1930 1 Shed.
- N 62. #302 ca.1960 1 ✓ House with vertical wooden siding.
- ON 900 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 242 C 64. #408 ca.1930 1 ✓ Gable-fronted bungalow with hip-roofed front porch.
- ON 222 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.



# Historic Preservation Commission Meeting Agenda Item Submittal

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Item To Be Considered: **Certificate of Appropriateness/ 212 Walnut Street**

Board Meeting Date: **February 20, 2024**

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

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**Overview:** The owner of 212 Walnut Street has requested a major addition to the rear of the home. The house is zoned R6SF and is not a contributing structure to the Historic District.

As required by our ordinance in Section 11 New Construction, the application includes a massing study completed by Dunn & Dalton Architects that meets all criteria. The proposed addition is a 48' x 13' 9" (600 sq. ft.) 1 bedroom/ 1 bathroom addition with an 8' x 13' 9" screened front porch, and an 8' x 12' all wood gable roof side porch attached to the existing home by a 6' x 8' covered and screened breezeway. The existing home's deck will be removed and a new 10' x 10' deck will be built in its place. See attachments for massing study and design details.

**Background Attachment(s):**

1. COA-2024-03 Application
2. Section 11 New Construction
3. 212 Walnut St Deed
4. Aerial Location Map
5. Design Brochures

**Recommended Action:**

1. Hold a public hearing
2. Approve COA-2024-03 for addition to home at 212 Walnut Street and make a motion based on the standards provided.

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**Action:** \_\_\_\_\_

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\_\_\_\_\_





## SWANSBORO HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS

Application # \_\_\_\_\_

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:** Future Homes - Vinnie Day for Beryl Jones

**MAILING ADDRESS:** 212 S Walnut St. Swanboro, NC 28584

**ADDRESS OF AFFECTED PROPERTY:** 212 S Walnut St.

**PHONE NUMBERS:** (Home) 910-333-6206 (Work) 910-577-6400

**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:

- 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.

  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).

       **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):

(1) 48' x 13' 9" (660 sq. ft. ) 1 BR/1 BA Addition with an 8' x 13' 9" Screened Front Porch and an 8' x 12' All Wood Gable Roof Side Porch, Attached to the existing home, which will have a 10' x 16' Screenshot Gable Back Porch and 10' x 10' Deck built in place of the existing back deck. A 6' x 8' Covered and Screened Breezeway will connect the addition to the existing home/new porch  
We will demo the existing back deck. Please see attached product brochures.

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.

Beryl H. Jones  
Signature of Applicant

Vincent

1/30/2024  
Date

**STAFF USE ONLY**

Application received by: \_\_\_\_\_ Date: \_\_\_\_\_

Application reviewed with applicant by: \_\_\_\_\_ Date: \_\_\_\_\_

How: In person \_\_\_\_\_ By Phone \_\_\_\_\_

Fee Paid: \_\_\_\_\_ Receipt Number \_\_\_\_\_

Comments: \_\_\_\_\_





**JNS-24003**  
**212 Walnut Street Swansboro, NC**  
**House Addition**

**Certificate of Appropriateness Application: New Construction/Addition:**

**Section 11 New Construction:**

**Massing Study:**

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

**Site Placement:**

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

212 Walnut street is one of the larger/wider properties on the street with approximately 20' feet to northeast property line and 34' to the southwest property line. This provides space for the addition to be added to the northeast side as shown on the survey map and fall within the typical placement of the surrounding houses in relationship to their property lines, see attached GIS map for reference.

3. The proposed addition will sit at the rear of the house with a screened front porch facing the street under the main roof line. This orientation follows the pattern of front porches and street facing entries found throughout Walnut Street.
4. The proposed addition maintains a similar footprint and spacing found with surrounding properties. The addition is placed close enough to the existing structure to create a breezeway and covered porches to maintain the proportions of later additions without being fully attached to the existing house and creating one large footprint.
5. The proposed addition will be at the rear of the house approximately 90' from the street/public way. The existing garage building on the property sits approximately 75' from the street, putting the new addition further from the street than the existing structures, and allowing the main house to be the prominent structure on the property.

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

6. With the connection to the main house, there will be limited landscaping, ground cover, and paving needed to access the addition.
7. Care will be taken during the construction phase to limit unnecessary damage to the surrounding ground.

#### **Building Height/Scale:**

8. The proposed addition will be approximately 15'-6" high, keeping with the single story height of the main house and existing garage structure. The one-story addition keeps with the surrounding properties where three residences on Walnut street are one story in height and five additional residences are two stories with one-story porches.
9. Although the adjacent properties at 210 and 214 Walnut Street contain two story residences, both residences have porches to maintain the pedestrian scale, and the 210 property contains a one-story porch similar to the proposed addition. Many of the larger two-story residences on the street contain later one-story additions where the proposed 212 addition would be compatible.
10. The addition is proposed to be 13'-9" wide by 15'-6" high. Many of the surrounding residences have similar proportions where the front and side gables appear to be between 10' and 15' in width.
11. Windows are proposed to be 6/6 vinyl windows by YKK AP America with insulated glass and grills between the glass to match the windows on the existing house. The 6/6 window pattern can also be found on residences at 202, 204, 206, and 210 Walnut Street. Both single and paired windows are used to match the window patterns of surrounding houses. Taller windows are used on the front back and sides to match the surrounding window proportions with two shorter windows in the kitchen and bathroom on the side elevations (not visible from the public way).

#### **Materials:**

12. / 13. / 14. Proposed building materials are selected to match the existing house. The brick foundation is to match the existing house foundation and is similar to the surrounding buildings. Vinyl siding is proposed for the addition in keeping with the existing house material. Although wood siding is the preferred material, and used on many of the surrounding houses, the 212 Walnut Street house is a later infill structure compared to the early 1900s houses and was resided with vinyl previously. Vinyl siding keeps with the horizontal nature of the original wood siding found on the adjacent properties while matching the modern material on existing house. Using wood siding on the proposed addition would draw more attention to the material than maintaining consistency among the property.

#### **Details/Texture:**

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

**Color:**

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

**Form and Rhythm:**

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

Although the proposed addition has a 5/12 pitch front gable roof, slightly lower than the average 7/12 roofs found in the historic district, the roof pitch matches the existing house and would not distract from the surrounding houses with front and side gables with only slightly steeper roofs. It is not the intent of the proposed addition to exactly replicate the adjacent historic properties, but rather match the character and feel of the existing house structure, while blending with the much earlier historic structures found along Walnut street.

## **Massing Study Graphic Analysis**

*Item III - d.*

### **Surrounding Structures on Walnut Street**



202 Walnut Street

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



204 Walnut Street

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



206 Walnut Street

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



210 Walnut Street

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







214 Walnut Street

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



214 Walnut Street  
(Out building)

One story, wood  
siding with asphalt  
shingle roof



218 Walnut Street

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



218 Walnut Street  
(Garage)

One-story with wood  
siding and metal roof



220 Walnut Street

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





307 W Church Street

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



205 Walnut Street

(Demolished)



211 Walnut Street

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



213 Walnut Street

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







215 Walnut Street

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



215 Walnut Street  
(Garage)

One-story with wood  
siding and asphalt  
shingle roof



217 Walnut Street

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



219 Walnut Street

House - Infill  
construction



219 Walnut Street

(Garage)





223 Walnut Street

Duplex - Infill  
construction



Existing 212 Walnut Street Structures:



212 Walnut Street  
Ca. 1950

Photo 1: Northeast  
corner



Photo 2: Front  
Elevation



Photo 3: Southwest  
corner and detached  
garage.

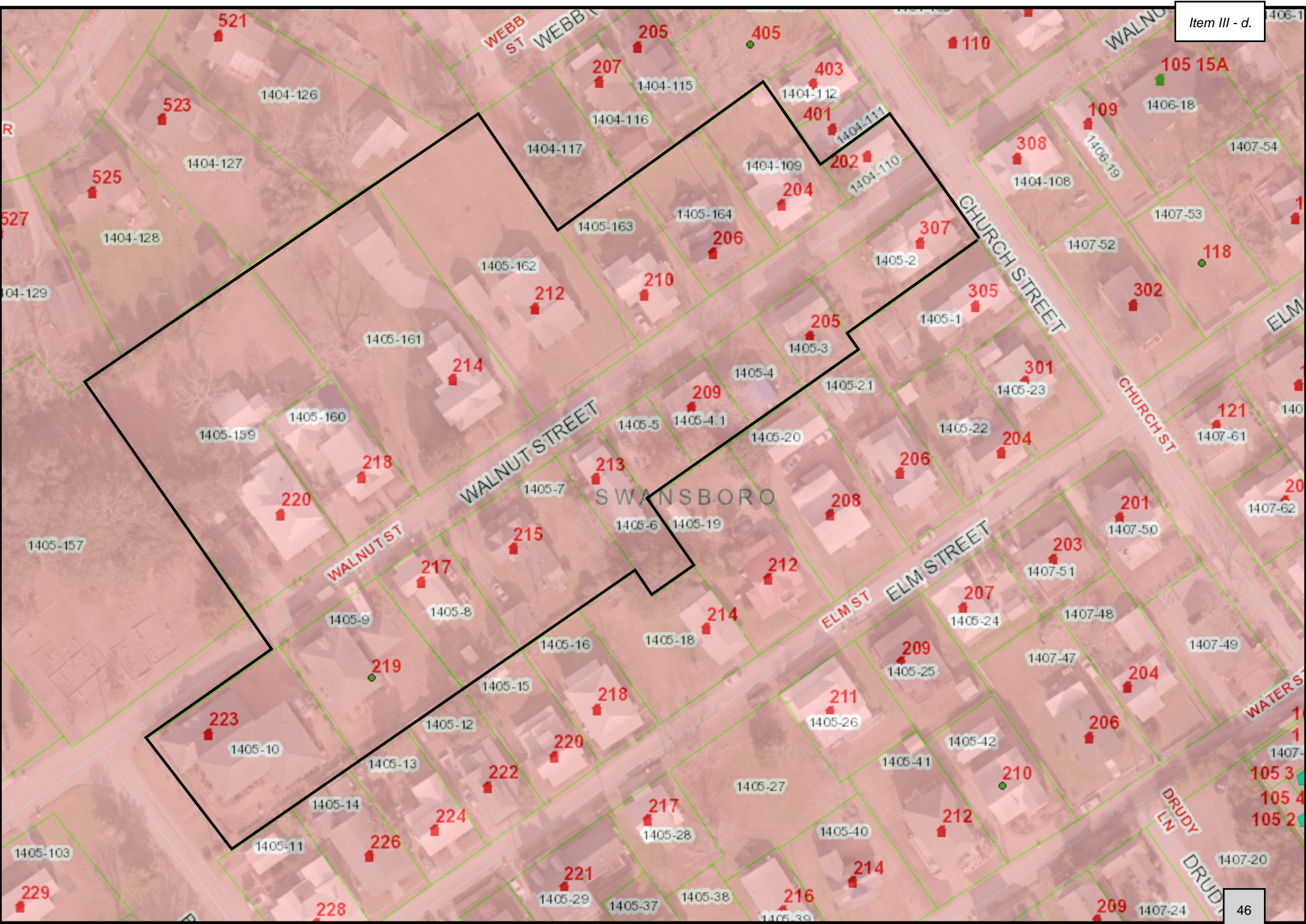




Photo 4: Rear  
elevation



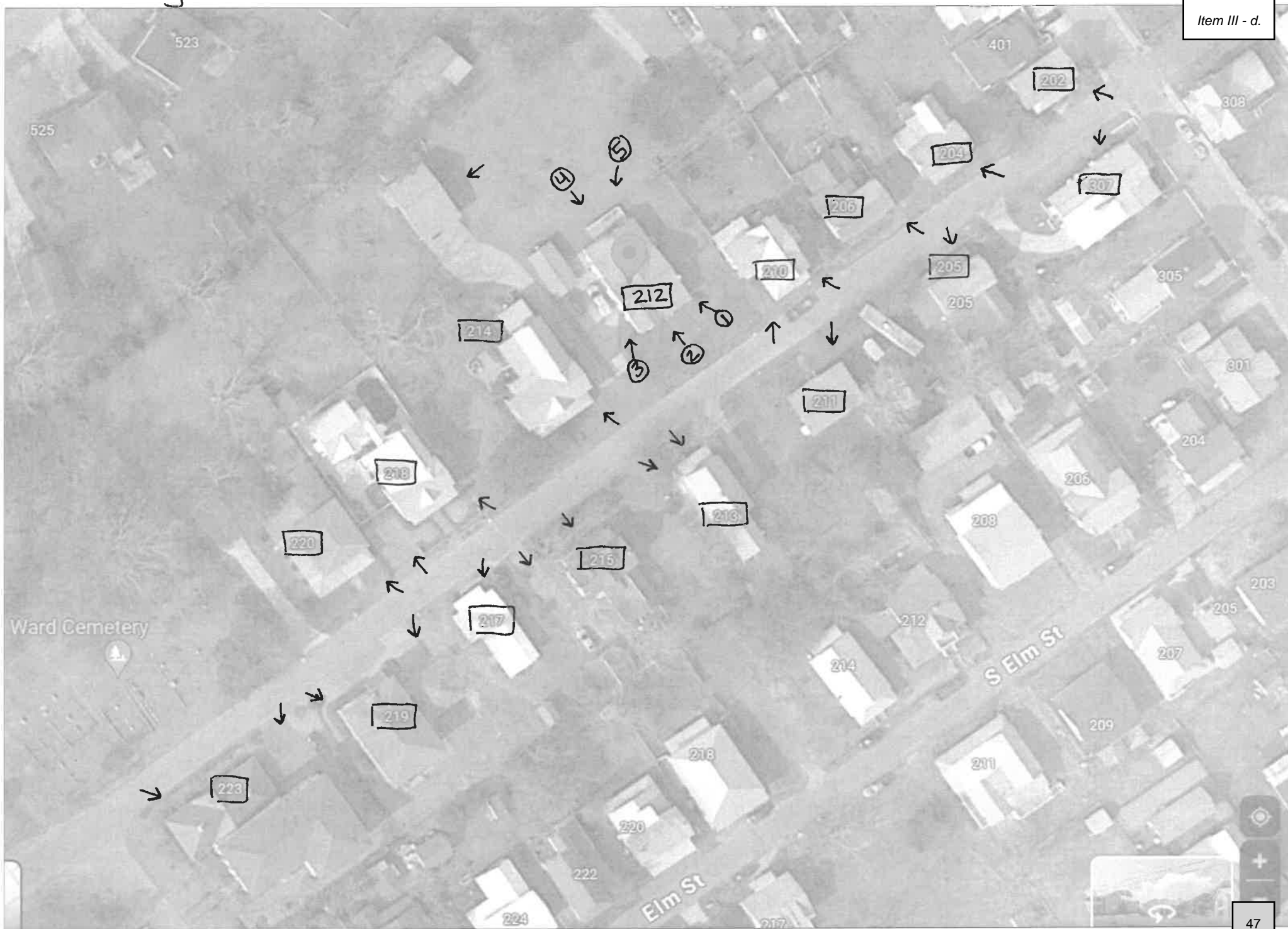
Photo 5: Northwest  
corner





# Photo Log

Item III - d.



I, JOHNNY J. WILLIAMS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION COMPLETED ON 11/02/2023 FROM REFERENCES AS SHOWN HEREON; THAT BOUNDARIES NOT SURVEYED ARE NOTED AS SUCH AND PLOTTED FROM REFERENCES AS SHOWN HEREON.

THE GPS PORTION OF THIS SURVEY WAS PERFORMED AS FOLLOWS:  
CLASS OF SURVEY - A; DATES OF SURVEY - 11/02/23;  
POSITIONAL ACCURACY - 0.09'; TYPE OF GPS FIELD PROCEDURE - RTK; DATUM/EPOCH - NAD83(2011); PUBLISHED/FIXED CONTROL USE - N.C. VRS NETWORK; GEOID MODEL - 2018; UNITS - US SURVEY FEET; COMBINED GRID FACTOR - 0.99991917

THE CONVENTIONAL PORTION OF THIS SURVEY HAS A RATIO OF PRECISION IN EXCESS OF 1:10,000 AND IS ALSO PERFORMED TO A CLASS A SURVEY AS DEFINED BY TITLE 21, CHAPTER 56, SECTION .1603 OF THE N.C. ADMINISTRATIVE CODE;

ALL TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS CREATED FROM A GROUND SURVEY PERFORMED TO CLASS B SPECIFICATIONS AS DEFINED BY TITLE 21, CHAPTER 56, SECTION .1606 (c1B) OF THE N.C. ADMINISTRATIVE CODE.

JOHNNY J. WILLIAMS, P.L.S., L-3170

THIS MAP IS PRELIMINARY AND/OR NOT FROM AN ACTUAL SURVEY. THIS MAP SHOULD NOT BE USED FOR RECORDATION, CONVEYANCES, OR SALES.

#### GRID TIES AND COORDINATES:

EXISTING NO. 201 - NORTH = 346,641.343  
NAIL EAST = 2,564,558.140

EMN NO. 100 - NORTH = 346,397.218  
EAST = 2,564,254.140

RICHARD C. WELTON  
DEED BOOK 5338, PAGE 492

#### NOTES:

- 1) THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP NO. 3720536400L DATED JUNE 19, 2020.
- 2) ALL UTILITY LINES SHOWN HEREON MAY HAVE EASEMENTS AND RIGHTS OF ENTRANCE AND MAINTENANCE ASSOCIATED WITH THEM.
- 3) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- 4) THIS PROPERTY IS ZONED R6SF AND WILL BE SUBJECT TO ALL RESTRICTIONS IN THE TOWN OF SWANSBORO LAND USE ORDINANCES. THE TOWN OF SWANSBORO SHOULD BE CONTACTED FOR DETAILS ON RESTRICTIONS PRIOR TO LOT IMPROVEMENTS. THESE RESTRICTIONS MAY INCLUDE, BUT NOT BE LIMITED TO, SETBACKS, HEIGHT RESTRICTIONS, IMPERVIOUS SURFACE REQUIREMENTS, ETC. ADDITIONAL RESTRICTIONS MAY APPLY IF THERE ARE RESTRICTIVE COVENANTS ASSOCIATED WITH THIS PROPERTY. SURVEYOR HAS NOT PERFORMED RESEARCH TO DETERMINE IF RESTRICTIVE COVENANTS APPLY.
- 5) THE LOCATION OF ALL UNDERGROUND FEATURES SHOWN ON THIS MAP ARE APPROXIMATE BASED OFF OF ABOVE GROUND FEATURES SUCH AS VALVES, MARKERS, ETC. ANY UNDERGROUND UTILITIES OBTAINED FROM RECORD PLANS ARE NOTED HEREON. THE ACTUAL FIELD LOCATION OF EITHER OF THESE LOCATIONS OF UNDERGROUND UTILITIES SHOULD BE VERIFIED PRIOR TO LAND DISTURBANCE. OTHER UNDERGROUND UTILITIES MAY EXIST THAT WE WERE NOT ABLE TO FIND ABOVE GROUND INDICATORS FOR. UTILITY MARKING COMPANIES WERE NOT CALLED TO LOCATE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN.
- 6) ALL ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL (NAVD 1988)

#### LEGEND:

EIP = EXISTING IRON PIPE  
EMN = EXISTING MAG NAIL  
NP = NONMONUMENTED POINT  
SC = SUBSURFACE CORNER  
AG = TOP ABOVE GROUND SURFACE  
BG = TOP BELOW GROUND SURFACE  
R/W = RIGHT-OF-WAY  
CL = CENTERLINE  
PL = PROPERTY LINE  
NCGS = NORTH CAROLINA GEODETIC SURVEY  
--- = LINE NOT SURVEYED  
- - - - - = OVERHEAD UTILITY LINE  
- - - - - = UTILITY POLE  
- - - - - = WATER METER  
- - - - - = MANHOLE  
- - - - - = SHRUBS  
- - - - - = DECIDUOUS TREE  
[0.00] = EXISTING SPOT ELEVATION

FROM NAIL (201):  
S 51°14'02" W 389.89' TO AN EMN (100) AT THE CENTERLINE INTERSECTION OF WALNUT STREET WITH BROAD STREET; THENCE, S 54°35'35" W 186.37' TO AN EMN (101) AT THE CENTERLINE INTERSECTION OF WALNUT STREET WITH BROAD STREET.

#### SURFACE CALCULATIONS:

TOTAL LOT AREA = 18,857 SQ. FEET  
AREA OF COVERED HOUSE FOOTPRINT = 1,797 SQ. FEET (9.5% IMPERVIOUS)  
AREA OF CONCRETE AND BRICK AREAS = 1,782 SQ. FEET (9.4% IMPERVIOUS)  
AREA OF COVERED PORCH = 126 SQ. FEET (0.7% IMPERVIOUS)  
AREA OF GARAGE = 389 SQ. FEET (2.1% IMPERVIOUS)  
AREA OF PROPOSED HOUSE FOOTPRINT = 788 SQ. FEET (4.2% IMPERVIOUS)  
AREA OF PROPOSED PORCHES/BREEZEWAY = 304 SQ. FEET (1.6% IMPERVIOUS)  
TOTAL IMPERVIOUS AREA = 5,186 SQ. FEET (27.5%)

APPROX. AREA OF ROOF OVERHANGS OUTSIDE OF HOUSE/GARAGE FOOTPRINTS = 304 SQ. FEET

AREA OF DECKS, STEPS, ETC. = 247 SQ. FEET

APPROX. PROPOSED AREA OF ROOF OVERHANGS OUTSIDE OF HOUSE/PORCH/BREEZEWAY FOOTPRINTS = 200 SQ. FEET

AREA OF PROPOSED DECKS, STEPS, ETC. = 209 SQ. FEET

GERALD SEDDON  
DEED BOOK 5965, PAGE 53

LOT 7, BLOCK 6  
MAP BOOK 1, PAGE 28

#### BOUNDARY SURVEY AND PRELIMINARY PLOT PLAN FOR:

**BERYL JONES**

CURRENT OWNER: BONNIE G. HATSELL LIFE ESTATE  
PROPERTY ADDRESS: 212 WALNUT STREET, SWANSBORO, NC 28584

INDIVIDUAL TRACT ON WALNUT STREET  
TOWN OF SWANSBORO  
SWANSBORO TOWNSHIP, ONSLOW COUNTY, N.C.

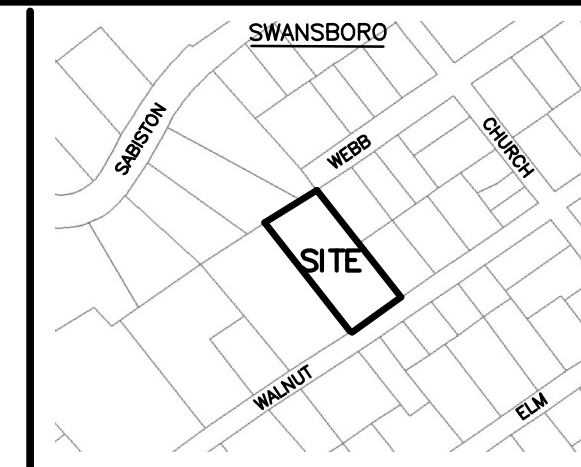
DATE: NOVEMBER 3, 2023  
SCALE: 1" = 20'

**JOHNNY J. WILLIAMS LAND SURVEYING, P.C.**  
P.O. BOX 778, BEULAVILLE, N.C. 28518  
PHONE: 910-298-8272 FAX: 910-298-2310  
EMAIL: JWILLIAMS@JWSURVEY.COM FIRM NO. C-2532

#### REFERENCES:

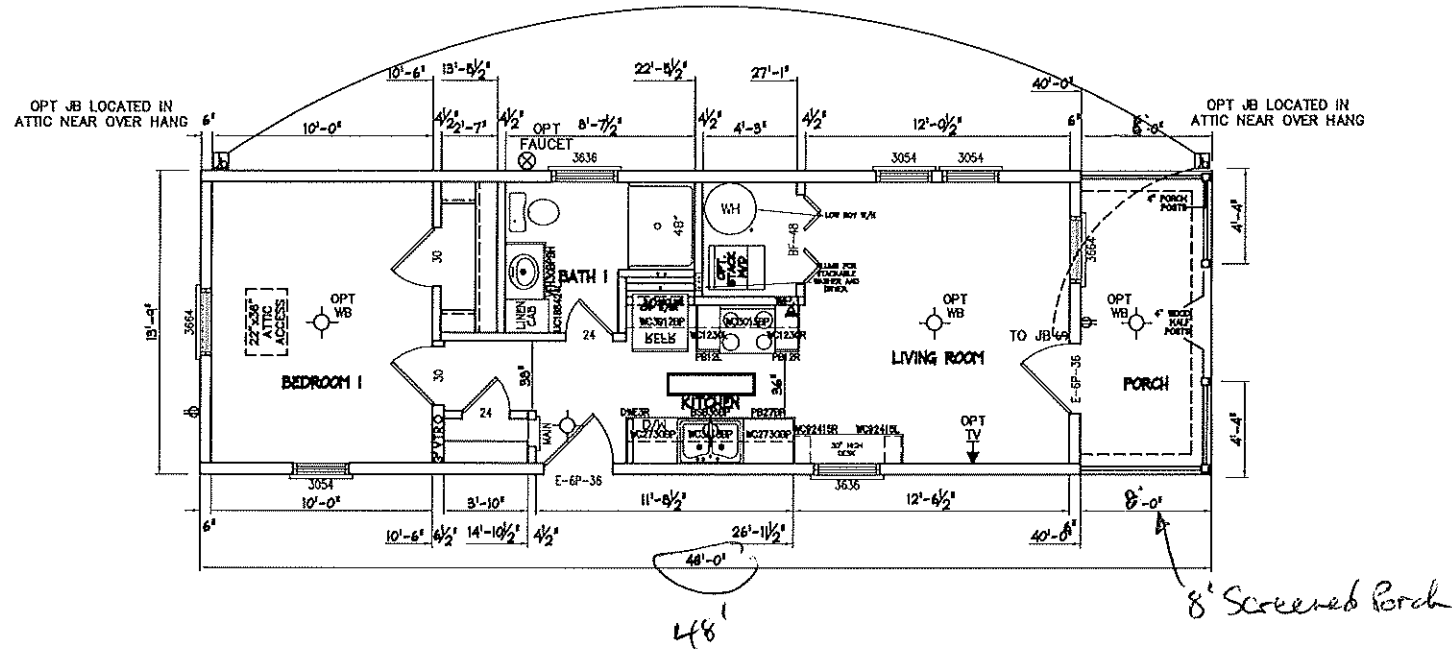
DEED BOOK 645, PAGE 650  
ESTATE FILE 19E 814  
TAX PARCEL NO. 010431

C-PROJECT: JONES, BERYL - 1023 - WALNUT  
FILE NAME: JONBER1023  
CRD FILE: JONBER1023



VICINITY SKETCH  
( NOT TO SCALE )

N.C. GRID NORTH NAD 1983 (2011 ADJUSTMENT)



ALL APPLIANCES ARE SHOWN FOR REPRESENTATION ONLY. INSTALLATION AND/OR SHIPPING OF APPLIANCES DEPENDS ON SALES ORDER.

NOTE:  
RETURN AIR PROVIDED ON  
SITE BY OTHERS

8' FLAT CEILING

PLAN IS FLIPPED TOP TO BOTTOM

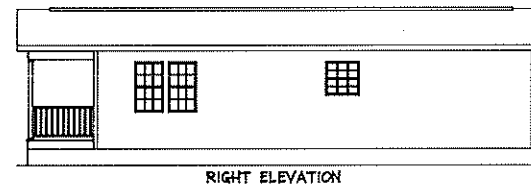
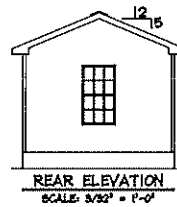
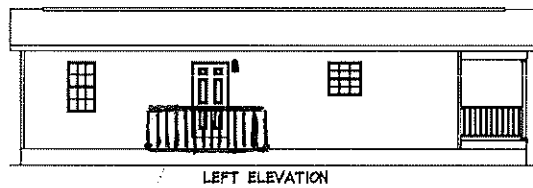
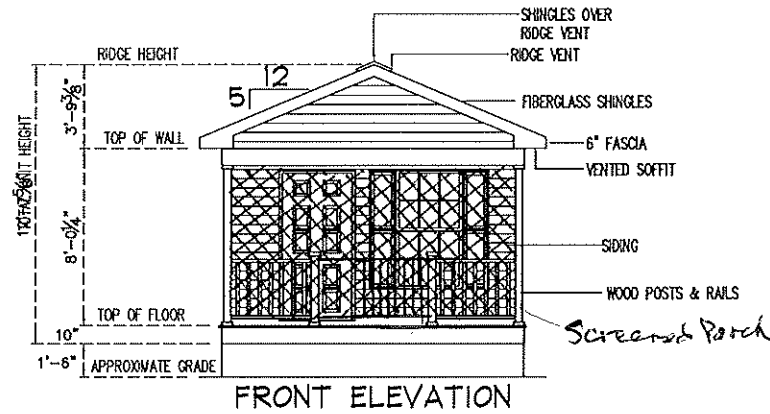
201

|                          |  |
|--------------------------|--|
| Future Homes             |  |
| 46'-0" x 13'-9"          |  |
| CP-SW-46' CORE 1 Chivers |  |

**1st FLOOR ORDER**

|        |               |      |
|--------|---------------|------|
| ISSUER | GLH           | DATE |
| REV.   |               | DATE |
| SCALE  | $3/16"=1'-0"$ |      |





SHEET 4.0

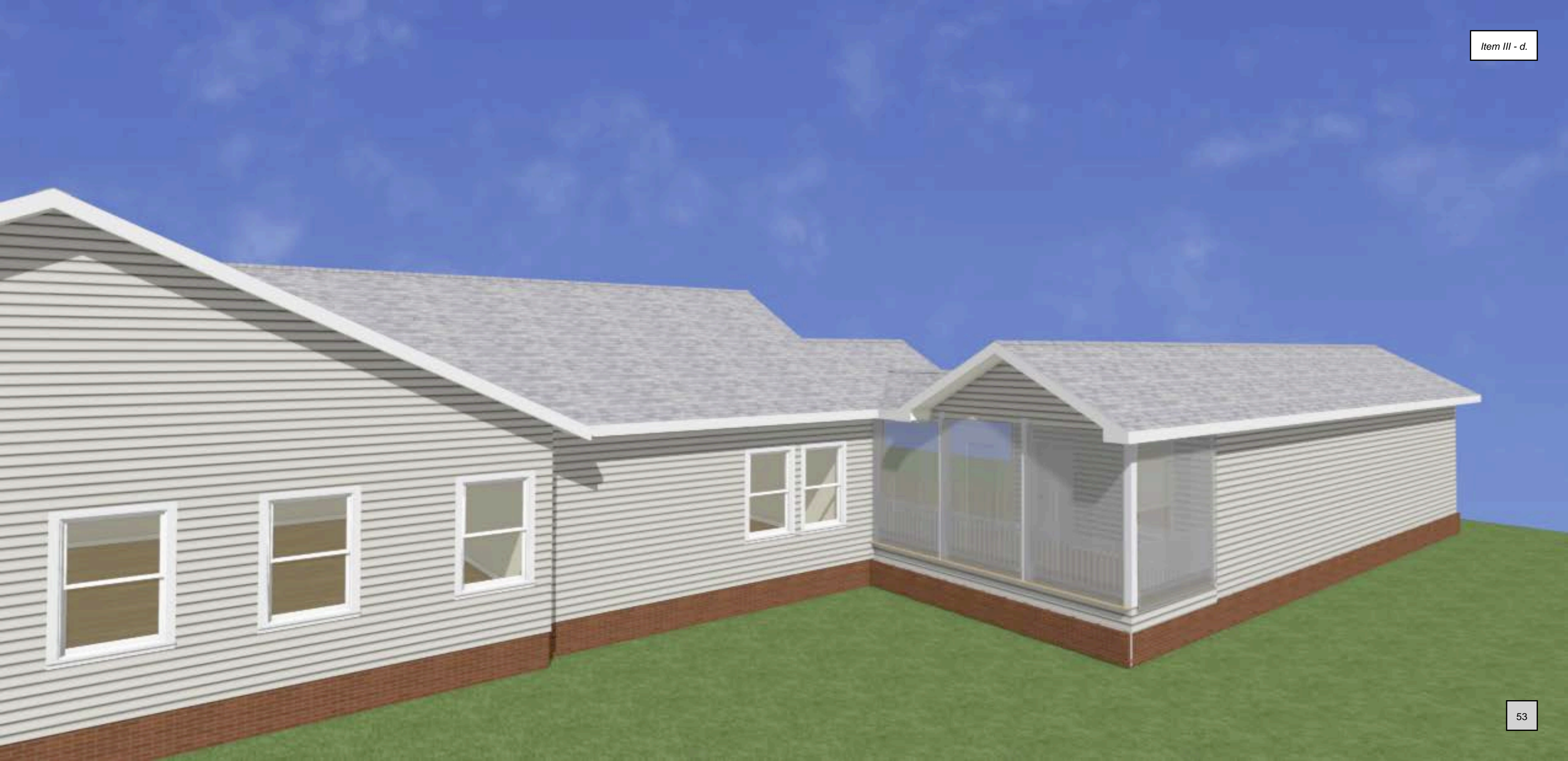
|   |  |  |  |                 |                 |                          |                        |     |
|---|--|--|--|-----------------|-----------------|--------------------------|------------------------|-----|
| <b>Marks &amp; Crestline Custom Builders</b><br>5880 Crestline Road<br>Lumburg, NC 28852<br>1-800-772-0155<br><a href="http://www.marksandcrestline.com">www.marksandcrestline.com</a><br><small>© 2018 Marks &amp; Crestline Custom Builders, Inc.</small> |  |  |  | DATE<br>4/17/18 | FRONT ELEVATION |                          | Future Homes / Chivers | 101 |
| REV.  |  |  |  | DATE            | 48'-0"x13'-9"   |                          |                        |     |
| SCALE<br>3/16" = 1'-0"  |  |  |  |                 |                 | CP-SW-46' CORE 1 Chivers |                        |     |











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

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

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

#### MASSING STUDY

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

#### SITE PLACEMENT

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

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

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

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

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

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

#### BUILDING HEIGHT/SCALE

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

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

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

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

#### MATERIALS

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

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

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

#### DETAILS

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

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

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



## TEXTURE

Item III - d.

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)

|            |        |   |           |                |               |
|------------|--------|---|-----------|----------------|---------------|
| PAR ID     |        | OWNER NAME<br>HATSELL RUFUS GLEN<br>HATSELL, BONNIE G LIFE ESTATE | DATE      | DEED BOOK PAGE |               |
| 010431     |        |   | 09-MAR-46 | 645            | Item III - d. |
| MAP        | PARCEL |   | 9/28/2019 | 19E            |               |
| 1405-162   |        |   |           |                |               |
| ORTHO      |        |   |           |                |               |
| 536410     |        |   |           |                |               |
| TOWNSHIP   |        |   |           |                |               |
| SWANSBORO  |        |   |           |                |               |
| SPLIT FROM |        |   |           |                |               |
|            |        |   |           |                |               |
|            |        |   |           |                |               |

|                  |               |
|------------------|---------------|
| PROPERTY ADDRESS | 212 WALNUT ST |
|------------------|---------------|

|                         |     |      |     |     |                 |         |       |       |      |     |
|-------------------------|-----|------|-----|-----|-----------------|---------|-------|-------|------|-----|
| ORIGINAL DEEDED ACREAGE | LOT | DATE | MB. | PG. | SUBDIVISON NAME | SECTION | PHASE | BLOCK | UNIT | LOT |
| ORIGINAL CALCULATED AC. | .41 |      |     |     |                 |         |       |       |      |     |
| 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:         |
| lasworld created |
|                  |

010431  
1405-162

| EL NUMBER        |                | OWNER'S NAME                              | DATE   | D.B. | PG.  | PLOTTE                |
|------------------|----------------|---|--------|------|------|-----------------------|
| 1405             | 162            | Hatzell, Marvin G. Adams C. (life ESTATE) | 6-9-46 | 208  | 173  | SEARCH II REQUIRED    |
| TOWNSHIP         |                | "   | 3-8-83 | 645  | 650  | FIELD RESEARCH REQD.  |
| Swansboro City   |                | Hatzell, Rufus Allen                      | 3-8-83 | 645  | 650  | OWN'SH'P. UNKNOWN     |
| PROPERTY ADDRESS |                |   |        |      |      | CONSOLIDATIONS        |
| Walnut St.       |                |   |        |      |      | MAPPED BY PLOT        |
| DEEDED AC.       | CALCULATED AC. | SUBDIVISION                               | SEC.   | UNIT | BLK. | LOT                   |
| Lot              | .41            |   |        |      |      | MAPPED BY DEED X      |
|                  |                |   |        |      |      | 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                |

| TOWNSHIP NAME                         | TWP NO.      | SPEC. DIST. | CENSUS TRACT | IMP. USE          | LAND USE | ZONING     | PHOTO NO. | MAP         | BLOCK | ROUTING NO. | CARD NO. |
|---------------------------------------|--------------|-------------|--------------|-------------------|----------|------------|-----------|-------------|-------|-------------|----------|
| SWANSBORO                             | 124          |             |              |                   |          |            |           |             | Q23   | 29          |          |
| ADDRESS OF PROPERTY                   |              |             |              |                   |          |            |           |             |       |             |          |
| 2460300                               |              |             |              |                   |          |            |           |             |       |             |          |
| SUBD. BLOCK LOT                       |              |             |              |                   |          |            |           |             |       |             |          |
| HATZELL, MARVIN                       |              |             |              |                   |          |            |           |             |       |             |          |
| BOX 43                                |              |             |              |                   |          |            |           |             |       |             |          |
| SWANSBORO, N. C. 28584                |              |             |              |                   |          |            |           |             |       |             |          |
| RECORD OF OWNERSHIP                   |              |             |              |                   |          |            |           |             |       |             |          |
| YEAR BOOK PAGE SALE PRICE OR STAMPS   |              |             |              |                   |          |            |           |             |       |             |          |
| LAND VALUE COMPUTATIONS AND SUMMARY   |              |             |              |                   |          |            |           |             |       |             |          |
| FRONTAGE                              | DEPTH        | UNIT VALUE  | DEPTH FACTOR | ADJUSTED VALUE    | DEPR.    | TRUE VALUE |           |             |       |             |          |
| 340.2                                 | 2.1          | 50          |              | 50                |          | 50         |           |             |       |             |          |
| CORNER INF./LAND IMP.                 |              |             |              |                   |          |            |           |             |       |             |          |
| CLASSIFICATION                        | NO. OF ACRES | RATE        |              |                   |          |            |           |             |       |             |          |
| BUILDING SITE                         |              |             |              |                   |          |            |           |             |       |             |          |
| TILLABLE LAND                         |              |             |              |                   |          |            |           |             |       |             |          |
| PASTURE                               |              |             |              |                   |          |            |           |             |       |             |          |
| WOODLAND                              |              |             |              |                   |          |            |           |             |       |             |          |
| WASTELAND                             |              |             |              |                   |          |            |           |             |       |             |          |
| TOTAL ACREAGE                         |              |             |              |                   |          |            |           |             |       |             |          |
| 100% TOTAL VALUE LAND (GROSS)         |              |             | 5000         |                   |          |            |           |             |       |             |          |
| 100% TOTAL VALUE IMPROVEMENT          |              |             | 20670        |                   |          |            |           |             |       |             |          |
| 100% TOTAL VALUE LAND AND IMPROVEMENT |              |             | 25670        |                   |          |            |           |             |       |             |          |
| PROPERTY FACTORS                      |              |             |              |                   |          |            |           |             |       |             |          |
| URBAN PROPERTY                        |              |             |              | RURAL PROPERTY    |          |            |           |             |       |             |          |
| TOPOGRAPHY                            |              |             |              | IMPROVEMENTS      |          |            |           | TOPOGRAPHY  |       |             |          |
| LEVEL                                 |              |             |              | WATER             |          |            |           | SOIL TYPE   |       |             |          |
| HIGH                                  |              |             |              | SEWER             |          |            |           | LOAM        |       |             |          |
| LOW                                   |              |             |              | GAS               |          |            |           | SAND        |       |             |          |
| ROLLING                               |              |             |              | ELECTRICITY       |          |            |           | CLAY        |       |             |          |
| SWAMPY                                |              |             |              | ALL UTILITIES     |          |            |           | POOR        |       |             |          |
| STREET                                |              |             |              | TREND OF DISTRICT |          |            |           | ELECTRICITY |       |             |          |
| PAVED                                 |              |             |              | IMPROVING         |          |            |           | YES         |       |             |          |
| SEMI-IMPROVED                         |              |             |              | STATIC            |          |            |           | NO          |       |             |          |
| DIRT                                  |              |             |              | DECLINING         |          |            |           | ROAD        |       |             |          |
| SIDEWALK                              |              |             |              |                   |          |            |           | PAVED       |       |             |          |
| ASSESSMENT RECORD                     |              |             |              |                   |          |            |           |             |       |             |          |
| LAND                                  |              |             |              | LAND              |          |            |           | LAND        |       |             |          |
| BLDG.                                 |              |             |              | BLDG.             |          |            |           | BLDG.       |       |             |          |
| TOTAL                                 |              |             |              | TOTAL             |          |            |           | TOTAL       |       |             |          |
| LAND                                  |              |             |              | LAND              |          |            |           | LAND        |       |             |          |
| BLDG.                                 |              |             |              | BLDG.             |          |            |           | BLDG.       |       |             |          |
| TOTAL                                 |              |             |              | TOTAL             |          |            |           | TOTAL       |       |             |          |

| REASON-FIELD RES. | DEED AC.          | LOT   |
|-------------------|-------------------|-------|
|                   | CALCULATED AC.    | .41   |
|                   | LESS & EXCEPT     |       |
|                   | HWY. R/W          |       |
|                   | R.R. R/W          |       |
|                   | WATER R/W         |       |
|                   | AC. SOLD          |       |
| SPLIT TO          | REMAINING AC.     | .41   |
|                   | D.B.              | SPLIT |
|                   | PG.               | REM.  |
|                   | D.B.              | SPLIT |
|                   | PG.               | REM.  |
|                   | D.B.              | SPLIT |
|                   | PG.               | REM.  |
| REMARKS           | M/O 5364.10-(178) |       |



# CERTIFICATION OF VITAL RECORD

Item III - d.

## STATE OF NORTH CAROLINA WAYNE COUNTY OFFICE OF REGISTER OF DEEDS

NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES  
N.C. VITAL RECORDS  
CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO. 09660 LOGAL NO. \_\_\_\_\_ COUNTY OF DEATH Wayne STATE FILE NO. \_\_\_\_\_

**DECEDENT'S LEGAL NAME**  
1a. FIRST Rufus 1b. MIDDLE Glen 1c. LAST Hatsell 1d. SUFFIX \_\_\_\_\_ 1e. LAST NAME PRIOR TO FIRST MARRIAGE \_\_\_\_\_

**SEX** 2a. M 2b. AGE-LAST BIRTHDAY (Yrs) 74 2c. UNDER 1 YEAR: Months \_\_\_\_\_ Days \_\_\_\_\_ 2d. UNDER 1 DAY: Hours \_\_\_\_\_ Minutes \_\_\_\_\_ 4. DATE OF BIRTH (Month/Day/Year) May 14, 1945 5. BIRTHPLACE (Country/State or Foreign Country) Onslow, NC 6. DATE OF DEATH (Month/Day/Year) September 28, 2019

**PLACE OF DEATH (Check only one)**  
7a. ☐ Inpatient ☐ ER/Outpatient ☐ DGA ☐ Hospice facility ☐ Nursing home/Long term care facility ☐ Decedent's home ☒ Other (Specify) 2nd Home  
7b. IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL: Facility name (if not institution, give street and number) 5410 U.S. Hwy 13 South 7c. CITY OR TOWN Mount Olive 7d. COUNTY OF DEATH Wayne

**MARITAL STATUS**  
8a. ☒ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown  
8b. SURVIVING SPOUSE (Give name prior to first marriage) Bonnie Guthrie 8c. DECEDENT'S USUAL OCCUPATION (Do not use retired) Pipe Fitter 8d. KIND OF BUSINESS/INDUSTRY U.S. Government

**RESIDENCE**  
9a. RESIDENCE-STATE OR FOREIGN COUNTRY NC 9b. CITY OR TOWN Swansboro 9c. ZIP CODE 28584

**EDUCATION**  
10a. STREET AND NUMBER 212 S. Walnut Street 10b. INSIDE CITY LIMITS ☒ Yes ☐ No 10c. ZIP CODE 28584 10d. WAS DECEDENT EVER IN U.S. ARMED FORCES? ☒ Yes ☐ No

**DECEDENT'S EDUCATION** (Check the box that best describes the highest degree or level of school completed at the time of death)  
11a. ☐ 8th grade or less ☐ 9th-12th grade, no diploma ☐ High school graduate or GED completed ☐ Some college credit, but no degree ☐ Associate degree (e.g., AA, AS) ☐ Bachelor's degree (e.g., BA, BS) ☐ Master's degree (e.g., MA, MS, MEd, MDiv, MBA) ☐ Doctorate (e.g., PhD, EdD) or Professional degree (e.g., MD, DDS, DVM, LLB, JD)

**DECEDENT'S RACE** (Check one or more races to indicate what the decedent considered himself or herself to be)  
11b. ☒ White ☐ Black or African American ☐ American Indian or Alaska Native (Name of the enrolled or principal tribe) ☐ Native Hawaiian ☐ Guamanian or Chamorro ☐ Samoan ☐ Other Pacific Islander (Specify) ☐ Asian Indian ☐ Japanese ☐ Chinese ☐ Korean ☐ Other (Specify) ☐ Filipino ☐ Vietnamese

**PARENTS**  
12a. FATHER/PARENT NAME (First, Middle, Last) (Last Name Prior to First Marriage) Marvin Glen Hatsell 12b. MOTHER/PARENT NAME (First, Middle, Last) (Last Name Prior to First Marriage) Gladys Capps

**INFORMANT**  
13a. INFORMANT'S NAME Bonnie Hatsell 13b. RELATIONSHIP TO DECEDENT Wife 13c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 212 S. Walnut Street, Swansboro, NC 28584

**DISPOSITION**  
14a. METHOD OF DISPOSITION ☒ Burial ☐ Cremation ☐ Donation ☐ Entombment ☐ Removal from State ☐ Other (Specify) \_\_\_\_\_ 14b. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) Capps Family Cemetery 14c. LOCATION (City or town and State) Mount Olive, NC

**SIGNATURE OF FUNERAL DIRECTOR**  
15a. SIGNATURE [Signature] 15b. LICENSE NUMBER 1834 15c. NAME OF EMBALMER Brian Taylor 15d. LICENSE NUMBER 1834

**NAME AND ADDRESS OF FUNERAL HOME**  
16. Seymour Funeral Home and Cremation Service, Inc., 1300 Wayne Memorial Drive, Goldsboro, NC 27534

**MEDICAL CERTIFICATION**  
17. PART I: Enter the chief of special (disease, injuries or complications) that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology on lines b, c and/or d. Enter only one cause on a line. DO NOT ABBREVIATE.  
a. COLON CANCER (Due to (or as a consequence of) \_\_\_\_\_)  
b. CONGESTIVE HEART FAILURE (Due to (or as a consequence of) \_\_\_\_\_)  
c. CHRONIC OBSTRUCTIVE PULMONARY DISEASE (Due to (or as a consequence of) \_\_\_\_\_)  
d. DIABETES MELLITUS, TYPE 2 (Due to (or as a consequence of) \_\_\_\_\_)

**PART II: Other significant conditions contributing to death but not resulting in the underlying cause given in PART I**  
18. [Blank]

**WAS AN AUTOPSY PERFORMED?** 19a. ☐ Yes ☐ No 19b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? ☐ Yes ☐ No

**MANNER OF DEATH**  
20a. ☒ Natural ☐ Homicide ☐ Accident ☐ Pending ☐ Suicide ☐ Cannot be determined 20b. WAS CASE REFERRED TO MEDICAL EXAMINER? ☐ Yes ☒ No 20c. IF YES: Declared by Medical Examiner

**TIME OF DEATH** 21. (Approximate) \_\_\_\_\_ 22. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☒ No ☐ Unknown 23. IF FEMALE: ☐ Pregnant at time of death ☐ Not pregnant within past year ☐ Not pregnant, but pregnant within 42 days of death ☐ Not pregnant, but pregnant 43 days to 1 year before death ☐ Unknown if pregnant within the past year

**DATE PRONOUNCED** 24a. DATE OF INJURY (Month/Day/Year) \_\_\_\_\_ 24b. TIME OF INJURY \_\_\_\_\_ 24c. INJURY AT WORK? ☐ Yes ☒ No 24d. PLACE OF INJURY-at home, farm, street, factory, office, building, etc. \_\_\_\_\_ 24e. IF TRANSPORTATION INJURY SPECIFY: ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify) \_\_\_\_\_

**DESCRIBE HOW INJURY OCCURRED** 25. \_\_\_\_\_ 25a. LOCATION OF INJURY (Street/Number/City/State) \_\_\_\_\_

**CERTIFIER** (Check only one)  
26. ☒ Certifying physician/nurse practitioner/physician assistant - To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated. ☐ Medical Examiner - On the basis of examination, and/or investigation, in my opinion death occurred at the time, date, and place, and due to the cause(s) and manner stated.  
27. SIGNATURE AND TITLE OF CERTIFIER K. Carmack 27a. LICENSE NUMBER NC 30306 27b. DATE SIGNED (Month/Day/Year) 10-1-2019

**NAME AND ADDRESS OF CERTIFIER** (Print legibly)  
28. K. CARMACK MD 2600 US HWY 70 W, GOLDSBORO, NC 27530 28a. DATE REGISTERED BY STATE \_\_\_\_\_

**FOR LOCAL REGISTRAR** 29. DATE OCT 02 2019

**DAYS CORRECTED** (Month/Day/Year) \_\_\_\_\_ 29a. DATE AMENDED (Month/Day/Year) \_\_\_\_\_

**ITEMS CORRECTED** \_\_\_\_\_ 29b. DATE AMENDED \_\_\_\_\_

Volume 106 Page H

This is to certify that this is a true and correct reproduction or abstract of the official record filed in this office.

Judy Harrison  
Register of Deeds  
Wayne County

Witness my hand and official seal

this the 2 day of October, 20 19

By: [Signature]  
Deputy/Assistant Register of Deeds





## STATE OF NORTH CAROLINA

File No.

19 E 814

\_\_\_\_\_  
ONSLOW CountyIn The General Court Of Justice  
Superior Court Division  
Before The Clerk

## IN THE MATTER OF THE ESTATE OF:

Name Of Decedent

RUFUS G. HATSELL aka RUFUS GLEN HATSELL

## CERTIFICATE OF PROBATE

Date Of Purported Will

04/18/2005

G.S. 28A-2A-6

Date(s) Of Codicil(s)

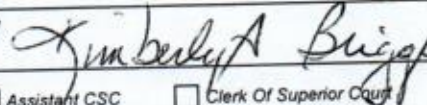
A paper-writing dated as indicated above, purporting to be the Last Will and Testament or codicil(s) thereto of the above-named decedent, has been exhibited before me. Sufficient proof of the due execution thereof has been taken in the self-proving paper-writing or as set forth in the accompanying affidavits which are incorporated and made a part hereof.

It is adjudged that the paper-writing and every part thereof is the Last Will and Testament or codicil(s) thereto of the decedent, and the same is ordered admitted to probate.

Date

10/08/2019

Signature




Assistant CSC



Clerk Of Superior Court

## STATE OF NORTH CAROLINA

File No.

19 E 814

ONslow County

In The General Court Of Justice  
Superior Court Division  
Before The Clerk

## IN THE MATTER OF THE ESTATE OF:

Name, Street Address, City, State, And Zip Code Of Decedent  
RUFUS G. HATSELL aka RUFUS GLEN HATSELL  
212 S. WALNUT STREET  
SWANSBORO, NC 28584APPLICATION FOR PROBATE  
(WITHOUT QUALIFICATION OF A  
PERSONAL REPRESENTATIVE)  
☐ AND ADDENDUM (AOC-E-309)

Social Security No. (last four digits)

County Of Domicile At Time Of Death  
ONslow

G.S. 28A-2A-1, -2, -5

Date Of Death

09/28/2019

Date Of Will And Codicil(s), If Any  
4/18/2005

Place Of Death (If Different From County Of Domicile)

WAYNE COUNTY, NC

Name, Street Address, P.O. Box, City, State, And Zip Code Of Applicant

BONNIE G. HATSELL  
212 S. WALNUT STREET  
SWANSBORO, NC 28584

Name, Street Address, P.O. Box, City, State, And Zip Code Of Co-Applicant

Telephone No.

910-330-6111

Telephone No.

Legal Residence (County, State)

ONslow COUNTY, NC

Legal Residence (County, State)

Name, Street Address, P.O. Box, City, State, And Zip Code Of Attorney

Attorney Bar No.

Telephone No.

I, the undersigned, applying for probate of the decedent's last will and testament in the above estate, being first duly sworn, say that:

- The decedent was domiciled in this county at the time of the decedent's death or left property or assets in this county.
- ☒ a. I am the executor named in the will.  
☐ b. I am a devisee named in the will, no executor has applied to have the will proved within sixty (60) days after the death of the testator, and the named executor(s) has/each have at least ten (10) days' notice of my intent to have the will proved.  
☐ c. The decedent died on or after January 1, 2012, I am a devisee named in the will, less than sixty (60) days have passed since the death of the testator, no executor has yet applied to have the will proved, the named executor(s) has/each have at least ten (10) days' notice of my intent to have the will proved, and good cause exists to now probate the will in that \_\_\_\_\_.
- ☐ d. I am a person interested in this estate, my interest is that \_\_\_\_\_, no executor has applied to have the will proved within sixty (60) days after the death of the testator, and the named executor(s) has/each have at least ten (10) days' notice of my intent to have the will proved.
- ☐ e. The decedent died on or after January 1, 2012, I am a person interested in this estate, my interest is that \_\_\_\_\_, less than sixty (60) days have passed since the death of the testator, no executor has yet applied to have the will proved, the named executor(s) has/each have at least ten (10) days' notice of my intent to have the will proved, and good cause exists to now probate the will in that \_\_\_\_\_.
- Following the execution of the will, there were no children born to or adopted by the decedent, and the decedent did not thereafter marry or obtain a divorce. (If the facts are otherwise, state them on an attachment.)
- After diligent inquiry, I have determined that the persons listed below are all the persons entitled to share in the decedent's estate. (If there is a court-appointed guardian for any such person(s), list the guardian's name and address on an attachment.)

| NAME              | AGE | RELATIONSHIP | MAILING ADDRESS                 |
|-------------------|-----|--------------|---------------------------------|
| BONNIE G. HATSELL | 73  | SPOUSE       | 212 S. WALNUT ST, SWANSBORO, NC |
|                   |     |              |                                 |
|                   |     |              |                                 |
|                   |     |              |                                 |
|                   |     |              |                                 |
|                   |     |              |                                 |

Original - File Copy - Applicant  
(Preliminary Inventory On Reverse)



NORTH CAROLINA  
ONslow COUNTY

LAST WILL AND TESTAMENT  
OF  
RUFUS G. HATSELL

I, RUFUS G. HATSELL, of Swansboro, Onslow County, North Carolina, do make, publish, and declare this to be my Last Will and Testament and I hereby revoke all Wills and Codicils heretofore made by me.

ARTICLE I

PAYMENT OF EXPENSES AND DEBTS. I direct that my funeral expenses, including the cost of a suitable grave marker, the costs of administering my estate and all legal debts allowable as claims against my estate be paid out of the general funds of my estate.

ARTICLE II

PAYMENT OF TAXES. I direct that all the estate, inheritance, succession, legacy, transfer or other taxes imposed by reason of my death upon property passing under or outside of this Will and made payable by the laws of the United States, this state or other state or country by reason of my death shall be paid out of my residuary estate, except that this provision shall not be construed as a waiver of any right which my Executor may have to claim reimbursement for any such taxes due on account of property over which I have a power of appointment or which I have given away but which, for whatever reason, is included in my taxable estate, or on account of any insurance policies payable to

beneficiaries other than my Executor which are included in my taxable estate, or any other property included in my taxable estate which is not a part of the probate estate.

*Life Estate*

### ARTICLE III

REAL ESTATE. I hereby devise and bequeath to my wife, Bonnie G. Hatsell, if she shall survive me, for her life, all the real estate I may own at the time of my death. Upon the death of my wife, I devise and bequeath all my real estate located in Wayne County, North Carolina, to my son, John Glen Hatsell, and all my real estate located in Onslow County, North Carolina, to my daughter, Jennifer H. Muston. If my son shall predecease me, I devise and bequeath all my real estate located in Wayne County, North Carolina, to his children, in shares of equal value. If my daughter shall predecease me, I devise and bequeath all my real estate located in Onslow County, North Carolina, to her children, in shares of equal value.

### ARTICLE IV

RESIDUE. All the rest, residue, and remainder of my estate, both real and personal property, of whatsoever kind and wheresoever situated, I hereby devise and bequeath unto my spouse, Bonnie G. Hatsell, if living at my death. In the event my said spouse should predecease me, I devise and bequeath all the rest, residue and remainder of my estate in shares of equal value to my children, John Glen Hatsell and Jennifer H. Muston, and to the living issue, per stirpes, of any of my children who predecease me.

### ARTICLE V

EXECUTOR. I hereby appoint my wife, Bonnie G. Hatsell, as Executor, to serve without bond, of this Will. If my wife shall predecease me or for any reason shall fail to

# STATE OF NORTH CAROLINA

## CARTERET COUNTY

### OFFICE OF REGISTER OF DEEDS

NORTH CAROLINA DEPARTMENT OF HEALTH AND HUMAN SERVICES  
STATE CENTER FOR HEALTH STATISTICS - N. C. VITAL RECORDS

#### CERTIFICATE OF DEATH

Registration District No. 016-10 Local No. \_\_\_\_\_

DECEDENT'S NAME (First, Middle, Last)

Gladys Capps Hatsell

SEX  
2. Fe

DATE OF DEATH (Month, Day, Year)  
3. June 2, 2002

SOCIAL SECURITY NUMBER

AGE—Last Birthday (Years)

UNDER 1 YEAR

UNDER 1 DAY

DATE OF BIRTH (Month, Day, Year)

BIRTHPLACE (County and State or Foreign Country)

4. [REDACTED]

5. 87

5b. \_\_\_\_\_

5c. \_\_\_\_\_

6. Mar. 7, 1915

7. Wayne Co. NC

8. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Yes or No)

a. No

9a. PLACE OF DEATH (Check only one)  
☒ HOSPITAL ☐ Inpatient ☐ ER/Outpatient ☐ DOA ☐ OTHER: ☐ Nursing Home ☐ Residence ☐ Other (Specify)

FACILITY NAME (If not institution, give street and number)

CITY, TOWN, OR LOCATION OF DEATH

INSIDE CITY LIMITS? (Yes or No)

COUNTY OF DEATH

9b. Carteret General Hospital

9c. Morehead City

9d. Yes

9e. Carteret

MARITAL STATUS—Married, Never Married, Widowed, Divorced (Specify)

10. Widowed

SURVIVING SPOUSE (If wife, give maiden name)

DECEDENT'S USUAL OCCUPATION (Give kind of work done during most of working life. Do not use retired.)

11. \_\_\_\_\_

12a. teacher

12b. Elementary School

RESIDENCE—STATE

CITY, TOWN, OR LOCATION

STREET AND NUMBER

13a. N.C.

13b. Onslow

13c. Swansboro

13d. 212 Walnut Street

INSIDE CITY LIMITS? (Yes or No)

13e. Yes

13f. 28584

14. Was Decedent of Hispanic Origin? (Specify Yes or No—If yes, specify Cuban, Mexican, Puerto Rican, etc.) ☐ Yes ☒ No (Specify)

15. RACE—American Indian, Black, White, Etc. (Specify)

16. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0-12) College (13-17+)

15. white

16. 16 years

FATHER'S NAME (First, Middle, Last)

17. William Paul Capps

MOTHER'S NAME (First, Middle, Maiden Surname)

18. Lizzie Britt

INFORMANT'S NAME (Type/Print)

19a. Rufus Hatsell(son)

MAILING ADDRESS (Street and Number or Rural Route Number, City or Town, State, Zip Code)

19b. 718 Phillips Dr. Swansboro, NC 28584

19c. Part I. Enter the diseases, injuries, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock or heart failure. If appropriate, enter tobacco, alcohol, or drug use. List only one cause on each line. (PRINT or TYPE)

IMMEDIATE CAUSE (Final disease or condition resulting in death)

a. SUDDEN CARDIAC DEATH DUE TO ARRHYTHMIA

19d. <1 hour

Sequitely list conditions if any, leading to immediate cause. Enter UNDERLYING CAUSE (Disease or injury that initiated events resulting in death) LAST.

b. PROBABLE CORONARY ARTERY DISEASE

19d. 1-2 years

c. \_\_\_\_\_

20a. \_\_\_\_\_

d. \_\_\_\_\_

PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in Part I, such as tobacco, alcohol, or drug use; diabetes, etc.

20b. AUTOPSY? (Yes or No)

21a. NO

21b. If yes, were findings considered in determining cause of death?

21c. Was case referred to Medical Examiner? (Yes or No)

21d. NO

21e. TIME OF DEATH

22. 19:15

NOTICE: STATE LAW REQUIRES THAT ALL DEATHS DUE TO TRAUMA, ACCIDENT, HOMICIDE, SUICIDE, OR UNDER SUSPICIOUS, UNUSUAL, OR UNNATURAL CIRCUMSTANCES BE REPORTED TO, AND CERTIFIED BY A MEDICAL EXAMINER ON A MEDICAL EXAMINER'S CERTIFICATE OF DEATH. ANY DEATH FALLING INTO THESE CATEGORIES IS WITHIN THE MEDICAL EXAMINER'S JURISDICTION REGARDLESS OF THE LENGTH OF SURVIVAL FOLLOWING THE UNDERLYING INJURY.

SIGNATURE AND TITLE OF CERTIFIER

23a. P. Scott Rice, M.D.

DATE SIGNED (Month, Day, Year)

23b. 06-11-02

NAME AND ADDRESS OF PERSON WHO COMPLETED CAUSE OF DEATH (ITEM 20) (Type or Print)

24. DR. SCOTT P. RICE, M.D., 500 NTH. 35TH. STREET, MOREHEAD CITY, NC 28557

METHOD OF DISPOSITION

25a. ☒ Burial ☐ Cremation ☐ Removal

PLACE OF DISPOSITION (Name of cemetery, crematory, or other place)

LOCATION—City or Town, State, Zip Code

25b. ☐ Donation ☐ Other

25c. Onslow Memorial Park

25d. Jacksonville, NC 28540

NAME AND ADDRESS OF FUNERAL HOME

NAME OF FUNERAL DIRECTOR

LICENSE NUMBER

26a. 407 Hammock Road

26b. Bert Jones

26c. 356 FS

26a. Jones F. Home, Swansboro, NC 28584

REGISTRAR'S SIGNATURE

NAME OF EMBALMER

LICENSE NUMBER

27. Dr. J. J. Gantt, E.D.

DATE FILED (Month, Day, Year)

28. 06-17-02

26d. J. Timmons Jones

26e. 1915

Volume \_\_\_\_\_ Page \_\_\_\_\_

This is to certify that this is a true and correct reproduction of the official record filed in this office.

**1127391**

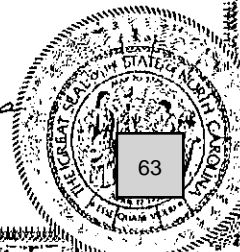
Witness my hand and official seal

this the 18 day of June 2002

Melanie Arthur  
Register of Deeds  
Carteret County  
Melanie Arthur  
Deputy/Assistant-Register of Deeds

DHHS 3914 (REVISED 11/99) NC VITAL RECORDS

Any alteration or erasure voids this certificate. Do not accept unless on security paper with Vital Records seal clearly embossed in left corner.





DATE *March 8, 1983*  
 CRANTON 1983 3 8 24

'83 MAR 8 AM 10 24

Excise Tax

Recording Time, Book and Page

Tax Lot No. .... Parcel Identifier No. ....  
 Verified by ..... County on the ..... day of ....., 19 ....  
 by .....

Mail after recording to Thomas J. Pitman, Attorney, P.O. Box 909, Jacksonville, NC 28540

This instrument was prepared by Thomas J. Pitman, Attorney, P.O. Box 909, Jacksonville, NC 28540

Brief description for the Index

## NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 4th day of March, 19 83, by and between

GRANTOR

GRANTEE

*Rufus* GLADYS C. HATSELL, Widow  
 of Onslow County, North Carolina

RUFUS GLEN HATSELL  
 of Onslow County, North Carolina

1405-162

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

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

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

Lying and being in the Town of Swansboro, North Carolina, on Walnut Street, BEGINNING at a post on Walnut Street at B.P. Davis' corner and running with Davis and Russell's line back from said Street 200 ft. to Pearl Hatsell corner; thence parallel with Walnut Street and Pearl Hatsell's line 90 ft. to a post and thence parallel with a first line herein described and Pearl Hatsell line 200 ft. to Walnut Street; thence with Walnut Street to the BEGINNING, and being the same lot devised by D.G. Ward to his daughter, Rhett Ward, and being known as the G.G. Warl home place.

Grantor expressly reserves unto herself an estate in said land for and during the term of her natural life.

*Can't find*

The grantors M.C. Trott and Blanche K. Trott hereby except from this conveyance a certain lot or parcel of land formerly conveyed by them to Doctor Humphrey his heirs and assigns.

The said M.C. Trott and wife Blanche K. Trott except and reserve from this conveyance a right of way from this land along the line of C. L. Pittman Sr. and C. L. Pittman Jr. to the public road leading from Richlands N.C. to Gregory's Fork.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereto belonging to the said C. L. Pittman, Jr. his heirs and assigns, to their only use and behoof forever.

And the said M. C. Trott and Blanche K. Trott for themselves and their heirs executors and administrators, covenant with said C. L. Pittman, Jr. his heirs and assigns, that they are seized of said premises in fee and have right to convey in fee simple; that the same are free and clear from all encumbrances, and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever, except the lot or parcel of land conveyed to —

IN TESTIMONY WHEREOF, the said M.C. Trott and Blanche K. Trott have hereunto set their hands and seals the day and year first above written.

Stamped and cancelled \$1.10  
"Rev. Stamp Affixed".

M. C. Trott (Seal)  
Blanche K. Trott (Seal)

STATE OF NORTH CAROLINA:  
ONslow COUNTY:

I, J. R. Shaw, J. P. do hereby certify that M.C. Trott and Blanche K. Trott his wife personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and Notarial seal, this 27th day of February, A.D. 1946.

J. R. Shaw, J. P. (Seal)

STATE OF NORTH CAROLINA:  
ONslow COUNTY:

The foregoing certificate of J.R. Shaw, J. P. of Onslow County, State of North Carolina, is adjudged to be correct. Let the instrument with the certificate, be registered.

Witness my hand and official seal, this 9th day of March, A.D. 1946.

Nora E. Phillips, Asst. Clerk Superior Court.

Filed for registration at 11 o'clock A. M. March 9, 1946 and duly recorded March 9, 1946.

J. B. Murrill, Register of Deeds.

#### WARRANTY DEED

RHETTA WARD CARR & HUSBAND  
TO  
MARVIN HATSELL & WIFE

NORTH CAROLINA:  
ONslow COUNTY:

THIS DEED Made this the 22nd day of February, 1946, by Rhetta Ward Carr and husband, F. L. Carr, of Wake County, North Carolina, parties of the first part, to Marvin Hatsell and wife, Gladys Hatsell of Onslow County, North Carolina, parties of the second part:

WITNESSETH, that said parties of the first part in consideration of Ten (\$10.00) Dollars and other valuable considerations to them paid by the parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do grant, bargain, sell and convey to the said parties of the second part, their heirs and assigns, a certain tract or parcel of land in Onslow County, North Carolina, and described as follows:

Lying and being in the Town of Swansboro, North Carolina, on Walnut Street, Beginning at a post on Walnut Street at B. F. Davis' corner and running with Davis and Russell's line back from said Street 200 ft. to Pearl Hatsell corner, thence parallel with Walnut Street and Pearl Hatsell's line 90 ft. to a post and thence parallel with a first line herein described and Pearl Hatsell line 200 ft. to Walnut Street; thence with Walnut Street to the beginning, and being the same lot devised

Record of Deeds

208

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by G. G. Ward to his daughter, Rhetta Ward, and being known as the G. G. Ward home place.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the said parties of the second part, their heirs and assigns, to their only use and behoof forever.

And the said parties of the first part for themselves and their heirs, executors and administrators, covenant with said parties of the second part, their heirs and assigns, that they are seised of said premises in fee, and have right to convey in fee simple; that the same are free and clear from all encumbrances and that they do hereby forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Rhetta Ward Carr and husband, F. L. Carr, have hereunto set their hands and seals, the day and year first above written.

Rhetta Ward Carr (Seal)  
F. L. Carr (Seal)

Stamped and cancelled \$1.10  
"Rev. Stamp Affixed".

NORTH CAROLINA  
WAKE COUNTY

I, W. F. Easterling, Notary Public, do hereby certify that Rhetta Ward Carr and husband, F. L. Carr, personally appeared before me this day and acknowledged the due execution of the aforesaid deed of conveyance.

Witness my hand and Notarial seal this the 28th day of February, 1946.

W. F. Easterling, Notary Public.

My Seal  
My Comm. Ex. Exp. 3, 1947.

NORTH CAROLINA  
CURTIS COUNTY

The foregoing certificate of W. F. Easterling a Notary Public of Wake County is attested to be correct and sufficient. Let the instrument together with certificates be registered.

Witness my hand and seal this the 9 day of March, 1946.

Nora E. Phillips, Asst. Clerk Sup. Court.

Filed for registration at 11 o'clock A. M. March 9, 1946 and duly recorded March 9, 1946.

J. B. Merrill, Register of Deeds.

# WARRANTY DEED

ALLISON HATCHELL  
and  
MADELINE THOMPSON

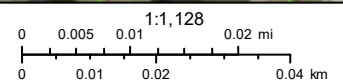
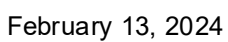
NORTH CAROLINA  
CURTIS COUNTY

THIS DEED Made this twenty fifth day of May, 1945, by Allison Hatchell, a widow, of Curfew County, North Carolina, party of the first part, to Madeline Thompson a widow, of Curfew County, North Carolina, party of the second part. WITNESSETH:

That the said parties of the first part for and in consideration of the sum of One Hundred (\$100.00) Dollars and the receipt of which is acknowledged to his hand paid by the party of the second part, the receipt of which is acknowledged to his hand bargained and sold, and by these presents does bargain, sell and convey unto the said party of the second part, his heirs and assigns, forever, all that certain lot, piece or parcel of land lying and being in the settlement known as Georgetown, a short distance in a southerly direction from New River in the Township of Jacksonville, Curfew County, North Carolina, which lot is more particularly bounded and described as follows:

Bounded by a line beginning in the westerly boundary line of the right of way of the Atlantic Coast Line Railroad Company at a forked tree (known as the Hedge Bush) level a short distance northwesterly from the main residence of Allison Hatchell; running thence about North 74 degrees West 210 feet; running thence in a somewhat northeasterly direction, exactly parallel with the said right of way line of said railroad, 41 feet; running thence about South 74 degrees east 210 feet to the line of said right of





WARNING: THIS IS NOT A SURVEY.

This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data.

Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The County and mapping company assume no legal responsibility for the information contained on this map



# LANDMARK® SERIES

Designer Roofing Shingles



Landmark, shown in Weathered Wood

CertainTeed  
A INTELCO COMPANY





*NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.*



# Trust Your Home to Landmark®

Few things in this world are as precious as the place that you call home. It is much more than just a house. It's the foundation from which you build your life. That's why having a roof that gives your home long-lasting curb appeal and protection from the elements is so important. At CertainTeed, our benchmark for success is our customers' total peace of mind. And we wouldn't have it any other way.

Our dedication to making the highest-quality roofing systems continues to earn the respect of top building professionals. And our product portfolio offers the widest variety of design and color options in the industry. It's no wonder that more than a million homeowners across North America choose CertainTeed each year.

And the job doesn't stop once the roof goes on. Every CertainTeed product is backed by our industry-leading manufacturer's warranty, allowing you to rest confidently and comfortably for years to come.

|   |   |   |   |   |   |               |
|---|---|---|---|---|---|---------------|
|  | + |  | + |  | = | PEACE OF MIND |
| High-Quality,<br>Reliable<br>Choice   |   | Industry-<br>Best<br>Warranty   |   | Century of<br>Trusted<br>Performance  |   |               |



Technology that protects  
the beauty of your roof and  
strengthens its performance.





# NAILTrak<sup>®</sup> Shingle Technology

## The bond that holds it together.

For more than a decade, NailTrak has improved shingle installation by providing a nailing area three times wider than that of a typical laminate shingle. This increases efficiency and accuracy in installation, providing homeowners greater peace of mind. Landmark<sup>®</sup> shingles also feature our specially-formulated Quadra-Bond<sup>®</sup> adhesive, providing industry-leading resistance to delamination. Together, our NailTrak and Quadra-Bond technologies deliver the strength and durability that allow your roof to stand the test of time.

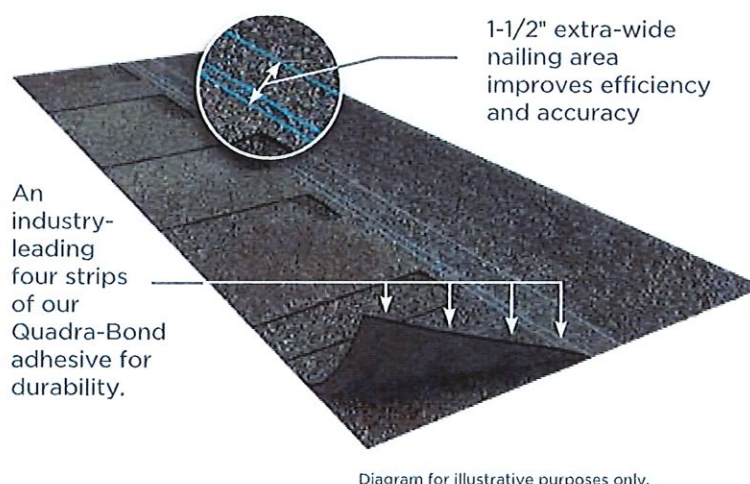


Diagram for illustrative purposes only.

# STREAKFighter<sup>®</sup> Algae-Resistant Shingle Technology

## The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

### Granule with StreakFighter Technology

Ceramic coating

Copper layer

Mineral core

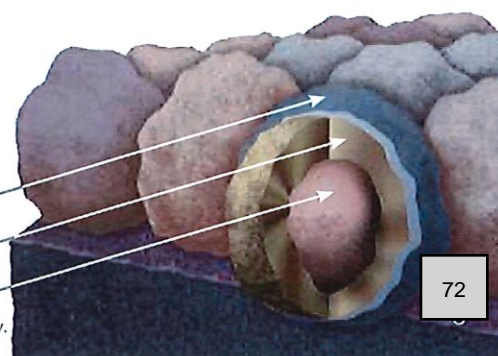


Diagram for illustrative purposes only.







# The Trusted Classic

## LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



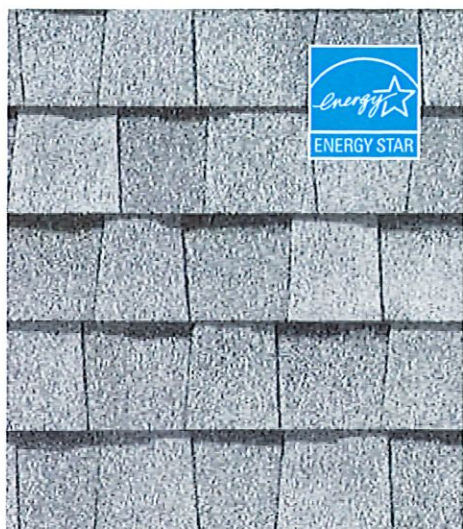
Silver Birch

Landmark, shown in Silver Birch

See next page for full color palette.



# LANDMARK® COLOR PALETTE



Silver Birch



Cobblestone Gray



Georgetown Gray



Pewter



Moire Black



Charcoal Black



Resawn Shake



Mojave Tan



Cottage Red





Colonial Slate



Weathered Wood



Driftwood



Burnt Sienna



Heather Blend



Sunrise Cedar



Hunter Green



Atlantic Blue





## 2023 New Products & Trends



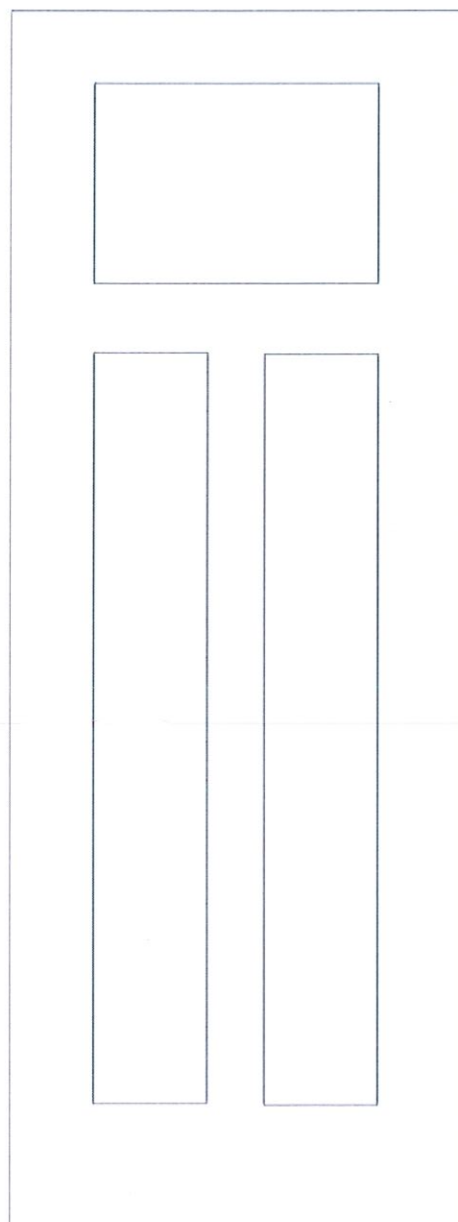
# Craftsman Shaker-Style Entry Doors



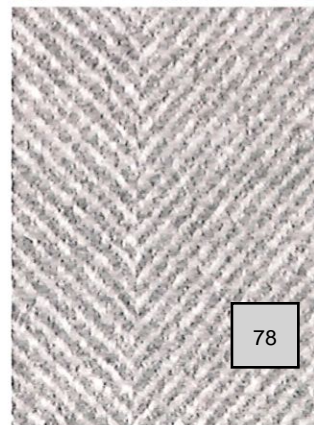
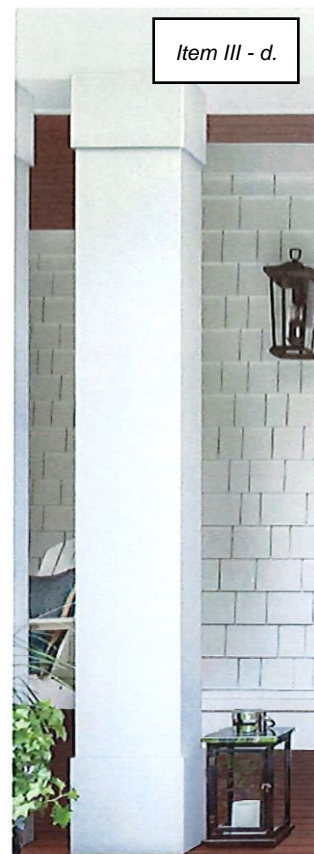
## Options for every home.

Bring the on-trend Craftsman Shaker-style look to more entries with new size options. This transitional update to the historic Shaker style features squared recessed panels that deliver a clean, casual aesthetic

Doors and sidelites now available in 6'8", 7'0" and 8'0" heights for Fiber-Classic and Smooth-Star.



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A warm welcome  
for casual homes.



# STYLEVIEW<sup>®</sup>

Windows and Doors for New Construction

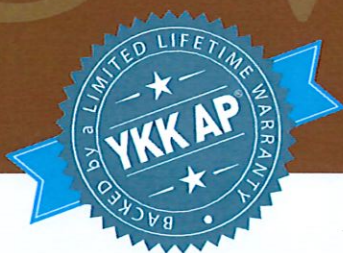


**YKK**  
**ap** | Quality  
inspires<sup>®</sup>



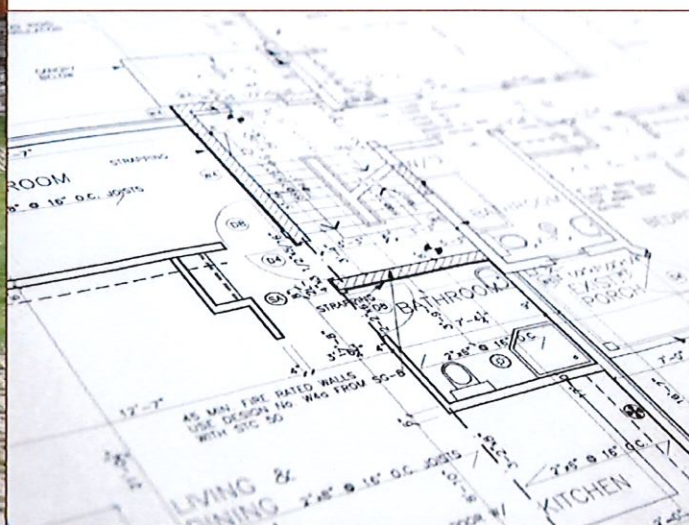
# STYLEVIEW®

Windows and Doors for New Construction

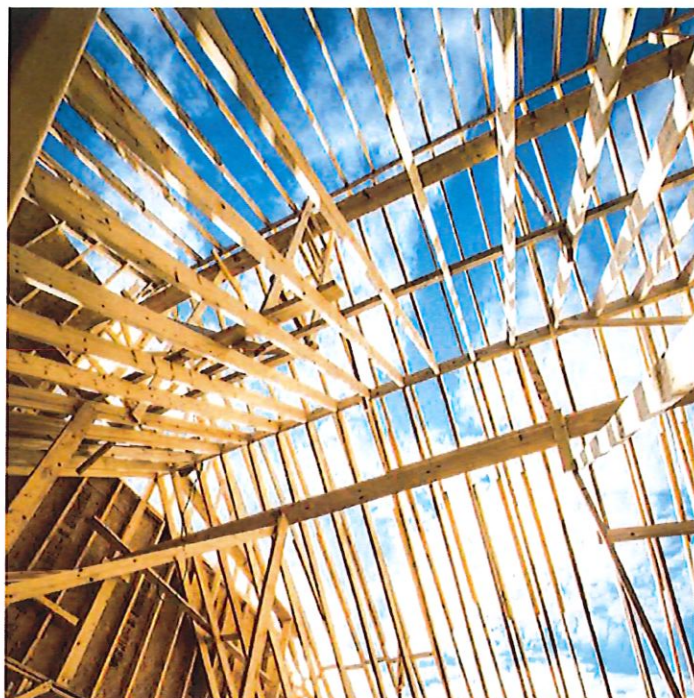


YKK AP StyleView® brand vinyl windows and sliding doors for new construction are designed for years of trouble-free use. By incorporating high performance glazing and corrosion-resistant hardware with an architecturally correct design, YKK AP offers windows and doors that deliver more value and homeowner comfort.

The YKK AP philosophy of continual investment in research and development, in testing, and in production facilities has kept us in the forefront of the industries we serve. YKK AP is a worldwide leader in architectural products, committed to producing the highest quality residential product available.







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# SV SINGLE-HUNG WINDOWS

Removable Upper Sash.

StyleView® single-hung windows are engineered to meet the demand for quality and craftsmanship while providing easy installation and enduring value. The removable upper sash gives StyleView single-hung windows a look comparable to traditional double-hungs. The windows provide a simple, safe opening for drywall pass-through and repair. Twin and triple continuous head and sill units can be provided, eliminating the need for mulling separate units together.

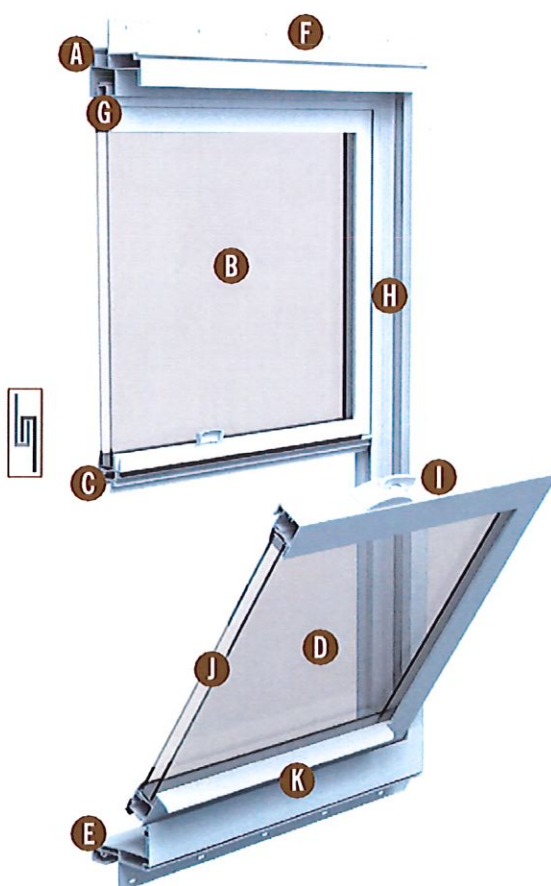
**A** **Integral 180 Brick Mould and J-Channel:**  
Produces a rich detailed appearance while reducing labor and material costs associated with J-channel applications

**B** **Removable Upper Sash:**  
Renders a real double-hung look while providing for simple economical repair and drywall pass-through

**C** **Interlocking Sash:**  
Improves structural performance and adds security

**D** **Tilt-In Bottom Sash:**  
Makes cleaning easier

**E** **Fusion-Welded Sloped Sill & Projected Sill Nose:**  
For an architecturally correct look and improved water rating



**F** **Integral 1" Nail Fin:**  
Provides easy user-friendly installation

**G** **Double Weather Stripping:**  
Optimum protection against air, water, noise, and dust infiltration

**H** **Constant-Force Teflon®-Coated Stainless Steel Balance:**  
Corrosion-resistant and never needs adjustment

**I** **Proprietary Cam Lock:**  
Provides tight weather seal and distinctive styling with concealed fasteners

**J** **3/4" Insulated Glass:**  
Low-E and low-conductance spacers are standard for optimal thermal efficiency

**K** **Integral Lift Rail:**  
Enables easy sash operation





112322-0452-DRIFTWOOD LR

NATIONWIDE  
*Home*  
**DRIFTWOOD**  
Double 5" Straight Lap





Explore what's possible, from the outside.



# Lifelong curb appeal. This is where it begins.

From the haziest of notions to a perfectly put together exterior expression: there's a simple way to get there. Our varied, deep collections of beautiful, low-maintenance siding present themselves in styles, textures and colors that elevate a wide selection of exteriors, and fit all kinds of tastes and budgets.

Use this brochure as the first step toward getting the exterior that's in your head onto your home. It starts with discovering the siding that suits you—in which every angle, section and decision falls perfectly into place.

On Cover:  
Exterior Portfolio® Board & Batten In Espresso,  
Exterior Portfolio® Vinyl Trim In Pearl

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CraneBoard® Board & Batten In Driftwood,  
CraneBoard® D7 In Clay,  
Architectural Essentials™ Trim In Bone





## Our siding is engineered to be all things to all homeowners.

### CURB APPEAL

Aesthetics take form in a diverse selection of profiles, colors, textures and accessories that match a full range of architectural styles. Our innovative Chromatix® technology color protection—featured in our siding with darker shades—helps color retain its vibrant curb appeal day after day.

### DURABILITY

Strong, fade resistant and resilient, our siding is built to remain beautiful for the life of your home. Plus, many of our siding lines are surprisingly green, rivaling cedar in overall sustainability.

### LOW MAINTENANCE

Our siding is engineered for endless admiration, and has little need for the persistent upkeep characteristic of wood.

### VALUE

This is what it means to distinguish your home for life without compromising your aesthetics or stretching your budget.

### PEACE OF MIND

Every one of our siding products carries a great warranty, and helps provide strong resale value.



Smart Styles™ Expressions

|          |              |                |            |        |       |
|----------|--------------|----------------|------------|--------|-------|
| Espresso | Regatta      | Lighthouse Red | Graphite   | Spruce | Slate |
| Carbon   | Stone Harbor | Indigo         | Peppercorn |        |       |

Smart Styles™ Premium

|         |        |           |           |           |                   |
|---------|--------|-----------|-----------|-----------|-------------------|
| Polaris | Canyon | Oceanside | Nantucket | Smoky Ash | Metropolitan Gray |
|---------|--------|-----------|-----------|-----------|-------------------|

Smart Styles™

|               |       |             |           |       |           |
|---------------|-------|-------------|-----------|-------|-----------|
| Country Belge | Wheat | Aspen White | Cypress   | Pearl | Mocha     |
| Saddle        | Clay  | Bone        | Greystone | Rye   | Driftwood |

Shake Woodland

|              |               |              |             |
|--------------|---------------|--------------|-------------|
| Black Walnut | Sedona Shadow | Mountain Ash | Rustic Gray |
|--------------|---------------|--------------|-------------|

Shake Weathered

|           |            |             |            |
|-----------|------------|-------------|------------|
| Gray Moss | Cottonwood | Aged Pewter | Stonehedge |
|-----------|------------|-------------|------------|



# WITHSTAND THE ELEMENTS BEAUTIFULLY

Market Square® Siding withstands the elements beautifully, boasting hurricane-force resistance, Chromatix™ technology applied to SmartStyles™ Premium and SmartStyles™ Expressions shades, and nail hems and lock & clip systems. In other words, the opposite of fly-by-night installation.

- **Robust .044" thick panel**
- **Partial rollover nailing hem**
- **Teardrop lock and clip system**
- **Designed to withstand hurricane-force winds up to 180 mph**
- **Chromatix featured in SmartStyles™ Premium and SmartStyles™ Expressions shades**

## UNIFIED DESIGN: IT STARTS WITH COLOR

Exterior design revolves around how we choose and combine color. What's trending is as important as what speaks to you, and we help make sense of every aspect of it. Use our color combination tool to guide and to help. Gain valuable (and fun) perspective at [royalbuildingproducts.com/color-style/exterior-portfolio-color-combinations](http://royalbuildingproducts.com/color-style/exterior-portfolio-color-combinations)

Our color collections are created to fully express themselves from day one and all the days and years after that. Whether subtly or vibrantly, Market Square siding pigments project personality while resisting fading and the elements.

- **Our proprietary Chromatix® technology color protection effortlessly maintains the look you create in a challenging outdoor environment**
- **Infrared-reflecting pigments reduce heat buildup**
- **UV formulation with mineral-based pigments keep siding colors from fading**



**chromatix®**  
PRESERVES YOUR COLOR.  
PROTECTS YOUR INVESTMENT.

Item III - d.

Play with more  
than color.

*DreamDesigner®*

To mix and match everything from siding to trim treatments on a variety of home styles (including your own), use our online design tool at [EPDreamDesigner.com](http://EPDreamDesigner.com).

LIVE A BODE™

For design inspiration and year-round trending ideas and tips, explore our online design magazine at [LiveAbode.com](http://LiveAbode.com).





# Historic Preservation Commission Meeting Agenda Item Submittal

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Item To Be Considered: **Roof and Window Design Standards Discussion**

Board Meeting Date: **February 20, 2024**

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

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**Overview:** At the December 19<sup>th</sup> SHPC meeting, a motion was made to bring back the roof and window standards from our UDO, Appendix III Historic District Design Standards, for discussion on text amendments. In the past, it has been brought up to discuss including “terne roofs” and “clad windows” to our Historic District Design Standards.

**Background Attachment(s):**

1. Section 3: Roofs
2. Section 5: Windows and Doors

**Recommended Action:** Hold a discussion on what is wanted in these standards, and if ready, make a formal motion to bring back a text amendment for Section 3: Roofs and Section 5: Windows and Doors.

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**Action:** \_\_\_\_\_

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**3.1 Roofs - Standards**

- 1) Preserve or restore original and significant later 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.
- 3) New roofing materials should be compatible with either the existing or original roofing material. The new material should match the historic material as closely as possible in color, shape, size, and texture. Asphalt or fiberglass-asphalt shingles are acceptable substitutes for standing-seam tin, wood shingles, or metal shingles, provided the new replacement shingles are of a darker solid color. Barn tin (also known as “five-vee” tin) or coated steel may be used to replace a standing-seam tin roof in new construction.
- 4) 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 should be preserved and restored, rather than removed.
- 5) Contemporary or non-historic roof features should 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, antennas, and solar collectors. In certain instances, new dormers may be permitted on side or rear elevations if their design is compatible with the building and the roofline.
- 6) 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.
- 7) Ridge vents, where needed, should be of the low profile type and should not diminish the original design of the roof or destroy any character-defining architectural details. Other vents, such as gable vents and roof-mounted vents, should be installed so as not to be visible from the public view where possible. In the event that they must be visible, they should be installed to respect the architectural details and character of the subject building.

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

**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 where possible, rather than replacing entire window or door units. Use techniques such as wood epoxies and wood patches to repair and strengthen deteriorated wood elements. Replace only those elements that cannot be repaired.
- 3) Use replacement windows and doors that match the existing historic elements as closely as possible. If replacement windows or doors are required, consider first replacing only the deteriorated element, such as a single sash or door, rather than the entire frame or unit. Any new replacements shall match the original in all dimensions and detailing as closely as possible.
- 4) Use storm windows to improve energy efficiency where needed. New storm units should have a baked-on paint finish compatible with the color of the house. Unpainted aluminum is not appropriate. Storm windows for double-hung sashes shall have horizontal dividers that are in alignment with the horizontal meeting rails or the original upper and lower sashes. Storm windows are usually a "minor works" item.
- 5) Replacement of historic windows and doors for the sole purpose of improved thermal performance is not appropriate. Storm windows and doors should be used.
- 6) Tinted glass is not appropriate in the historic district in any area visible from the public view. Energy-saving or "low-E" glass may be used only if it is not tinted.
- 7) False muntins or snap-in grilles are not appropriate for windows visible from public view. New thermal-pane windows must match the original windows in overall size and opening area. New windows should have either true divided lights or three-dimensional grilles on both the interior and exterior of the window. Standard thermal-pane windows will be permitted on the rear or other areas not visible from the public view. Existing original frames should be retained and reused with the addition of new siding tracks to hold the replacement sashes.
- 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 should 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 blinds. All new shutters shall be of wood, and installed so that they will fit the window frame opening when closed and shall be of the correct proportions for each window. New blinds 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.

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





# Historic Preservation Commission Meeting Agenda Item Submittal

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Item To Be Considered: **SHPC Funding Request Discussion**

Board Meeting Date: **February 20, 2024**

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

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**Overview:** At the December 19<sup>th</sup> meeting, a motion was made to bring back an agenda item on what budget options are available. It is important to note that any funding requests need to have specific details outlined. The SHPC will need to determine their specific funding request that would then be reviewed by town staff to verify legal conformity and/or avenues for the funding. This would need to be received soon to be included in the upcoming budget beginning on July 1, 2024.

**Recommended Action:** Hold a discussion on funding requests and make a detailed outline to submit to staff.

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**Action:** \_\_\_\_\_

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# Historic Preservation Commission Meeting Agenda Item Submittal

Item To Be Considered: **Minor Work/Staff Approval Application Report: Dec.-Feb. 2024**

Board Meeting Date: **February 20, 2024**

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

## Overview:

### APPROVALS REPORT FOR LOCAL HISTORIC DISTRICT

## Staff Approval

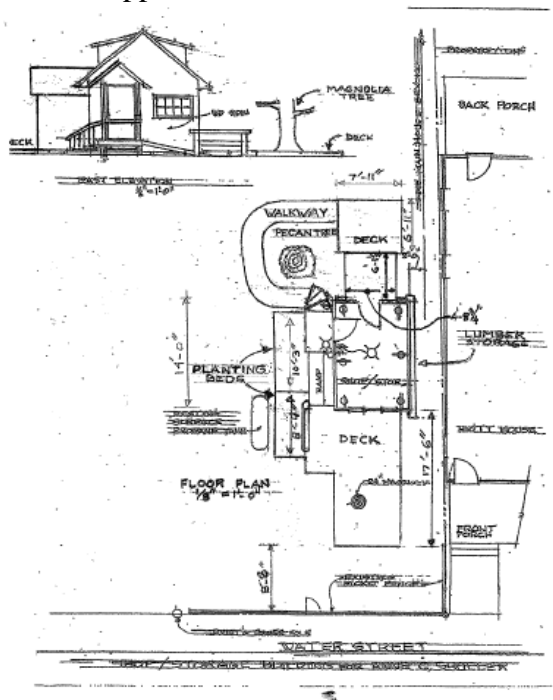
**Date:** December 19, 2023

**Applicant:** Anne Shuller

**Address:** 140 Front Street

**Action:** Installation of wood walkway to connect accessory structure to existing deck.

**Status:** Approved



140 Front Street

**Action:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Date:** January 8, 2024

**Applicant:** Melissa Anderson

**Address:** 101 Church Street

**Action:** Install new HVAC units.

**Status:** Approved

Item III - g.



101 Church Street

**Date:** January 11, 2024

**Applicant:** Jeffrey C. & Coressa R. Robinson

**Address:** 214 Walnut Street

**Action:** Install/replace above ground propane tank.

**Status:** Approved



214 Walnut Street



**Date:** January 19, 2024

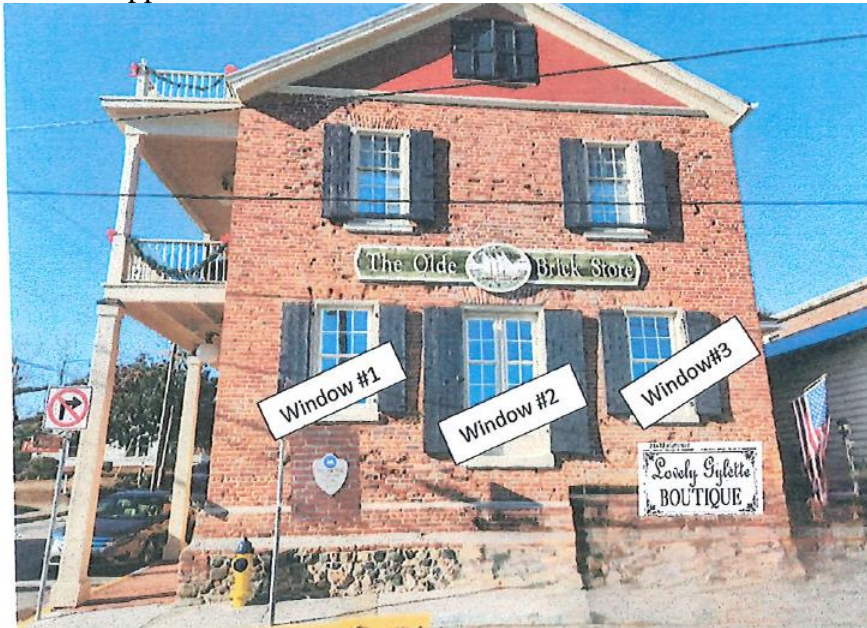
**Applicant:** Charlene Nichols

**Address:** 122-2 Front Street

**Action:** Install retail store signs to building and handrail, paint handrail black and spindles gold.

**Status:** Approved

Item III - g.



122-2 Front Street

**Date:** January 31, 2024

**Applicant:** Marty and Harriette Proctor

**Address:** 224 Water Street

**Action:** Replace roof shingles in different color, installation of picket fence, installation of brick paver patio on left side of the home, and brick paver walkway to front steps.

**Status:** Approved



224 Water Street



**Date:** February 8, 2024

**Applicant:** Jordan Proctor

**Address:** 209 Water Street

**Action:** Install picket fence and privacy fence on property.

**Status:** Approved

Item III - g.



209 Water Street

## Minor Work

**Date:** January 22, 2024

**Applicant:** Jordan Proctor

**Address:** 209 Water Street

**Action:** Replacement of rotten wood on roof and shingles in new color.

**Status:** Approved



209 Water Street

**Date:** January 31, 2024

**Applicant:** Marty and Harriette Proctor

**Address:** 224 Water Street

**Action:** Installation of brick veneer to existing pillars, new square wooden lattice under home, and replace porch ceiling with tongue and groove pattern.

**Status:** Approved

Item III - g.



224 Water Street

**Date:** January 31, 2024

**Applicant:** Jordan Proctor

**Address:** 209 Water Street

**Action:** After the fact removal of rotten original siding and replacement with milled pine siding painted white.

**Status:** Approved



209 Water Street