3.1 Roofs - Standards

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

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

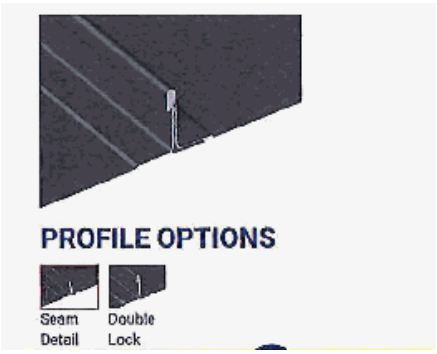
Figure 3.1.1 depicts example of original terne roof that could be repaired by available mastic product.



Figure 3.1.1 Original Terne Roof

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

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



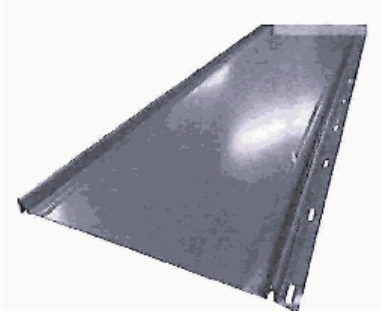


Figure 3.1.2 Accurate Double Lock Profile

Figure 3.1.3 Accurate Snap Lock Profile





Figure 3.1.4 Inaccurate Metal Roof Example

Figure 3.1.5 Inaccurate Metal Roof Example

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

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

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

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

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

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

9) Ridge vent for metal roofs must be hidden and vented through Z trim under ridge cap and should not diminish the original design of the roof or destroy any character-defining architectural details.

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

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

SECTION 5: WINDOWS AND DOORS.

5.1 Windows and Doors - Standards

1) Retain and preserve historic windows and doors, including all significant related elements such as frames, sashes, shutters, hardware, old glass, sills, and moldings.

2) Repair existing historic windows and doors, rather than replacing entire window or door units. Use techniques such as wood epoxies and wood patches to repair and strengthen deteriorated wood elements. Replace only those elements that cannot be repaired. If replacement is needed and authorized by following § 152.479, appropriate materials can be sourced from architectural salvage companies. Existing original frames should be retained and reused with the addition of new siding tracks to hold the replacement sashes.

3) Use replacement windows and doors that match the existing historic elements as closely as possible. If replacement windows or doors are required, consider first replacing only the deteriorated element, such as a single sash or door, rather than the entire frame or unit. Any new replacements shall match the original in all dimensions and detailing as closely as possible.

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

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

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

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

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

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

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

11) New windows and doors should not be added to the primary facades or front elevation, and are usually not appropriate on any other area seen from the public view. New window and door openings shall not alter the historic character of the building nor cause damage to historic materials or other significant architectural features. They must be detailed and sized to be compatible with the existing structure .

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

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

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

SECTION 11 NEW CONSTRUCTION.

It is the intent of these regulations to assure that new construction , including additions to existing improvements, is congruous with the special character of the district. In considering new construction , the Commission and/or the Planner shall direct design that it is harmonious with the character of the district. If a small outbuilding is 150 square feet or less or an addition of a home is a 250 square feet or less a massing study is not required.

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

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

MASSING STUDY

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

SITE PLACEMENT

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

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

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

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

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

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

BUILDING HEIGHT/SCALE

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

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

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

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

MATERIALS

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

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

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

DETAILS

15) Use architectural details on the building that complement the architectural details of contributing structures on the

block and/or side of the street.

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

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

TEXTURE

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

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

COLOR

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

FORM AND RHYTHM

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

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

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

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

(Ord. 2005-O3, passed 3-15-2005; Am. Ord. 2021-O3, passed 5-24-2021; Am. Ord. 2023-O2, passed 1-23-2023; Am. Ord. 2024-O4, passed 3-12-2024)

SECTION 13 DECKS IN THE HISTORIC DISTRICT.

13.1 Decks on Contributing Buildings - Standards

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

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

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

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

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

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

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

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

SECTION 23 ACCESSIBILITY AND LIFE SAFETY.

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

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

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

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

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

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

23.1 Accessibility and Life Safety - Standards

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

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

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

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

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

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