Historic Preservation Commission Meeting
Agenda Item Submittal

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

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

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

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

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

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

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

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

Action: _____