



Historic Preservation Commission Meeting Agenda Item Submittal

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

Board Meeting Date: **January 20, 2026**

Prepared By: **Rebecca Brehmer, CFM, CZO- Town Planner**

Overview: The owner of 209 Main Street or the “Ringware House” has requested a Certificate of Appropriateness for alterations to the accessory structures and property. This home is contributing to the Swansboro Historic District and is zoned R-6SF.

As outlined in more detail in the application, the request consists of the addition of a deck/seating area on the brick foundation of the current shed. Additionally, the removal of a tree and large bush causing harm and nuisance to the foundation of the garage and exterior of the house has been requested. Lastly, the applicant has asked to conduct repairs to the garage by replacing the roof in kind (grey standing seam metal roof), repair rotten wooden siding and paint same color (white), replace broken window glass in kind, replace broken garage door in kind, and add exterior lighting to door area and right side of the garage. Please see relevant design standards below, these requests seem consistent to these standards.

Please note that after many applications to the SHPC and meetings with John Wood from the SHPO in attempt to coordinate moving/restoration of the shed, the demolition of the shed was approved in August of 2022 with a 365 delay in an effort to once more potentially save/restore the shed. It appears the shed is not structurally sound and would not be able to be moved or saved and the owner has opted for demolition.

Background Attachment(s):

1. COA-2026-01 Application
2. Historic Property Survey Summary
3. Aerial Location Map
4. Section 13 Decks
5. Section 16 Exterior Lighting

Recommended Action:

1. Hold a public hearing
2. Motion to approve or deny COA-2026-01 for alterations to accessory structures and property at 209 Main Street based on the standards provided.

Action: _____
