



Historic Preservation Commission Meeting Agenda Item Submittal

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

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

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

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

Staff Report:

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

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

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

Action: _____

Background Attachment(s):

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

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