

**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 Steet 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 Statues 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.