

**TOWN OF SWANSBORO  
HISTORIC PRESERVATION COMMISSION  
REGULAR MEETING MINUTES  
APRIL 18, 2023**

**Call to Order**

The meeting of Swansboro Historic Preservation Commission was called to order at 5:30 PM. Those in attendance were Kim Kingrey, Christina Ramsey, Elaine Justice, Jonathan McDaniel, Ed Binanay and alternate members Eric Young and Gregg Casper.

**Amendment to Agenda**

On a motion by Ed Binanay, seconded by Christina Ramsey to amend the agenda to elect a chairperson.

On a motion by Elaine Justice, seconded by Ed Binanay, Jonathan McDaniel was nominated for chairperson. The motion was approved unanimously.

**Approval of Minutes**

On a motion by Christina Ramsey, seconded by Ed Binanay the March 21, 2023, regular meeting minutes were unanimously approved.

**Old Business**

*A. Certificate of Appropriateness/205 Walnut Street*

The public hearing was opened at 5:34 PM, and the following individuals were sworn in and/or addressed the board.

Andrea Correll  
Rebecca Brehmer  
Brad Phillips

Rebecca Brehmer presented the board with the projects that Mr. and Mrs. Phillips plan to complete on the house.

- Repair/replace the foundation with brick.
- Replace the entire roof with a grey standing seam metal roof; add gutters and downspouts to divert rainwater.
- Concrete slabs of the front porch and carport need to be removed due to structural issues that caused damage during hurricane Florence and replaced with a wooden L shaped porch.
- Windows will be replaced with larger and more historically accurate white fiberglass/wood clad windows.
- Front and back doors will be custom made steel doors.
- Siding will be replaced with fiber cement lap siding in shade solar white from the approved color palette.
- The adjoining shed on the property is proposed to be renovated into a front-loading garage with the same roof and siding as the house.
- As far as landscaping, the removal of two diseased Bradford pear trees is needed and the applicants would like to install a black aluminum fence with brick columns 4 feet in height.

Public Hearing was closed at 5:48 PM.

The board thanked Mr. and Mrs. Phillips for saving the historic house. An inquiry was made concerning trees that would be planted.

Mr. Phillips informed the board that the construction would take approximately twelve to eighteen months and he was not sure when the project would begin. During this time, they would be working on a landscape plan, therefore he doesn't know what trees he may plant at this time.

On a motion by Christina Ramsey and seconded by Kim Kingrey COA 2023-03 was unanimously approved based on the criteria from the UDO Section 3.1 roofs, Section 5.1 Windows and Doors, 6.1 Porches and Entrances, 7.1 Brickwork and Masonry, 8.1 Foundations, 10.1 Paint and Exterior Colors, and 14.1 Fences and Walls.

*B. Certificate of Appropriateness /103 Moore Street*

The public hearing was opened at 5:49 PM, and the following individuals were sworn in and/or addressed the board.

Andrea Correll

Randy Swanson

Planner, Andrea Correll stated the Historic Preservation Commission approved the Certificate of Appropriateness request for an exterior alteration on January 19, 2021. The request allowed for the construction of a temporary structure which could remain until June 30, 2021. The state permit extension law applied (SL2020-97 extending the permit until October 30, 2021. During that timeframe there was also staff turnover. Multi layered regulations (CAMA, FEMA, and Flood Appeals Board) and different staff interpretations of those regulations were also a result in the delay, ultimately causing the re-construction cost for the Ice House to escalate from \$1.8 million to \$3.4 million; an amount Mr. Swanson could not absorb at the time.

Randy Swanson apologized for the delay in removal of the temporary structure and his disappointment that the final interpretation prevented the re-construction of the Ice House. He added that he didn't want to be a contributing factor toward a negative result for the Town with Flood Insurance, but rather wanted to be an asset to the town and waterfront.

Public Hearing was closed at 5:59

On a motion by Ed Binanay and seconded by Kim Kingrey COA 2021-01 was unanimously approved based on the criteria from the UDO Section 22.1 Demolition of Building Standards sections 4 and 6.

**Review of Staff Approvals**

Rebecca Brehmer reviewed the following staff approvals.

- 106 S. Walnut Street removed existing concrete slab in driveway and replaced with red clay brick.
- 119 Elm Street replaced the fence line on the left side of the property with a picket fence.

- 109 Front Street replaced a section of a metal roof due to a leak with similar material and color.
- 224 Elm Street installed temporary 2x4 handicap rail along the side of house.

**Chairman/Board Thoughts/Staff Comments:**

Andrea Correll reminded the board of the John Wood workshop scheduled for April 22, 2023, from 10:00 AM. – 2.00 PM, concerning window restoration.

**Public Comments**

None

**Adjournment**

The meeting adjourned at 6:05 PM.