

Town of Swansboro
Historic Preservation Commission
February 18, 2025, Regular Meeting Minutes

Call to Order

The meeting of the Swansboro Historic Preservation Commission was called to order at 5:30 pm. Commission members in attendance were Jonathan McDaniel, Kim Kingrey, Christina Ramsey, and alternate member Jerry Seddon. Lauren Brown was on leave of absence and Elaine Justice was not present. An alternate seat was vacant.

Approval of Minutes

On a motion by Mrs. Kingrey seconded by Ms. Ramsey the September 17, 2024, Regular Meeting Minutes, October 15, 2024, Regular Meeting Minutes, and November 19, 2024, Regular Meeting Minutes were unanimously adopted.

Public Hearing

Certificate of Appropriateness/218 Elm Street

Planner Brehmer explained that the owners of 218 Elm Street, also known as the Moore-Pritchard House, had requested a Certificate of Appropriateness for exterior alterations to the property, which was in the Swansboro Historic District and zoned R6SF. She stated that the new owner intended to install operable wood shutters painted navy blue or black, repaint the existing vinyl siding in light yellow or white, and paint the porch elements white with a light blue ceiling and decking. They also planned to restore the original wood front door and wood windows, install a white picket fence, and replace the front pavers. All proposed colors were selected from the approved historic palette and the project was found to align with the district's design standards.

The public hearing was opened at 5:35 pm. The following individuals were sworn in the Town Clerk Alissa Fender.

- Planner, Rebecca Brehmer
- Property Owner, John Debenedetto
- Neighbor, Ricky Baggs 214 Elm Street

The board discussed the appropriateness of adding shutters and shared concerns about the lack of historical evidence showing that shutters were originally part of the home. It was noted that homes in Swansboro historically did not commonly include shutters, and the board emphasized the importance of consistency to preserve the town's standing on the National Register. Although the shutters would be operable and made of wood, they were still considered inappropriate without documentation. Staff offered to research further for historical photos. The rest of the proposed exterior changes, including the restoration of windows, paint colors, picket fence, and pavers, were viewed favorably and deemed consistent with historic standards.

Ricky Baggs of 214 Elm Street, a longtime resident, stated that the Moore-Pritchard House never had shutters and emphasized the importance of preserving its original wood siding. He also shared personal memories of the property, noted its past use as a multi-unit dwelling, and expressed support for the new owners improving the home.

The public hearing was closed at 5:45 pm.

In response to an inquiry from Sandy Baggs of 214 Elm Street, about the privacy fence, the property owner John Debenedetto clarified that the property would be surveyed and the fence would be installed in the back yard accordingly.

On a motion by Mrs. Kingrey, seconded by Ms. Ramsey, COA-2025-01 for exterior alterations at 218 Elm Street based on the standards provided, and excluding the shutters was unanimously approved.

The installation of the shutters would be revisited later.

Minor Work/Staff Approval Application Report: January-February

Planner Brehmer reviewed the following Staff approvals:

- 122 N Front Street – Installed sign for “Brickhouse Boutique” on existing signpost
- 206 Elm Street – Installed flower bed boarder using boarder blocks double stacked with decorative rocks around plants

Planner Brehmer reviewed the following Minor Work approvals:

- 116 Water Street – Removed newer brick between foundational pillars and replaced with handmade white lattice with black wall behind the lattice to keep animals out
- 219 Walnut Street – Installed manual hurricane shutters on back elevation of home

Public Comment

Citizens were offered an opportunity to address the Board. No comments were made.

Adjournment

On a motion by Mrs. Kingrey, seconded by Ms. Ramsey, the meeting adjourned at 5:53 pm.