

CHAPTER 3
An Ordinance Creating
THE MANTEO HISTORIC DISTRICT
AND
THE MANTEO HISTORIC PRESERVATION AND ARCHITECTURAL
REVIEW COMMITTEE

Sec. 3-1. Purpose.

The purpose of this chapter is to promote the public health, safety and welfare by preserving and protecting the historic structures and historic neighborhoods in the Town of Manteo in furtherance of the Town's stated goal of protecting a small-town atmosphere, and consistent with the Town's major industries of tourism and heritage tourism.

The purpose of the District is to preserve that designated area of the Town which embodies important elements of the Town's historical, cultural, and architectural assets. Structures located within the boundaries of the District, when taken individually or as a whole, possess integrity of design, setting, materials, feeling and association that must be preserved to maintain the overall historic character of the Town. Conservation of the District is intended to provide for the education, pleasure and enrichment of residents of the Town and the State of North Carolina. Designation of the District reflects the Town Board's desire to safeguard Manteo's heritage, protect its small-town atmosphere, promote its main industry of tourism, and enhance the environmental quality of neighborhoods while improving property values and fostering economic development

The purpose of the Committee is to act in an advisory capacity to the Planning and Zoning Board. All recommendations of the Committee shall be referred to the Planning Board for its review, comment and appropriate action. The Committee or a subcommittee of the Committee shall be available to meet with persons involved in planned or pending applications in order to advise them informally at an early stage in the development process. Advice or opinions given by the Committee, a subcommittee or any member of the Committee shall not be considered official

or binding since the work of the Committee is advisory to the Planning and Zoning Board.

Another purpose of the Committee is to provide advisory architectural review for any and all proposed buildings within the planning jurisdiction that are required to be reviewed for compliance with The Manteo Way of Building by other ordinances or documents of the Comprehensive Development Codes of the Town of Manteo.

If Historic Preservation Review or Architectural Review for compliance with the Manteo Way of Building is required, but action by the Planning and Zoning Board is not required, the advisory recommendations of the Committee shall be made to the Town Planner prior to the issuance of any Town permit.

Sec. 3-2. The Manteo Historic District.

The Manteo Historic District is hereby created, bound by the original 1899 corporate limits of the Town, together with all lots fronting on Sir Walter Raleigh Street west of Highway 64 up to and including Cartwright Memorial Park and Collins Park.

Sec. 3-3. Committee Membership and Terms.

The Committee shall consist of at least three members and not more than five members appointed by the Town of Manteo Planning and Zoning Board. In addition the Chair of the Planning Board, or designee chosen from the membership of the Planning Board, shall sit ex-officio on the Committee. And the Chair of Manteo Preservation Trust, or designee chosen from its membership, shall sit ex-officio on the Committee. All members appointed by the Planning Board shall reside within the Zoning jurisdiction of the Town. A majority of the members of the Committee shall have demonstrated special interest, experience, or education in history, architecture, preservation, or related fields. Members of the Committee shall serve terms of four years. Terms shall be staggered. Members of the

Committee shall select a Chair from among its membership annually during their January meeting.

The Town Manager shall assign Town staff to be present at meetings of the Committee whose responsibility it shall be to keep official records, prepare minutes of the meetings and provide notification of meetings.

The Committee shall meet at least quarterly and as often as necessary to insure that its recommendations are available to the Planning Board prior to the meeting in which the applicant is placed on the agenda.

Sec. 3-4. Advisory Responsibilities of the Committee.

The Committee has the responsibility to:

1. Undertake an inventory of properties of historical, architectural or cultural significance.
2. Maintain and keep on file with the Town Clerk the list of historic structures designated by the Town Board of Commissioners.
3. Recommend to the Manteo Board of Commissioners areas to be designated by ordinance as Historic Districts.
4. Recommend to the Manteo Board of Commissioners areas within the Historic District that should be removed for cause.
5. Review and make recommendations to the Planning and Zoning Board, or, when Planning Board action is not required, review and make recommendations to the Town Planner, for structural additions, alterations, demolition, reconstruction, restoration or new construction within the Historic District. The recommendations of the Committee shall be made to the Planning Board or to the Town Planner prior to the issuance of any permit by the Town for any structure within the District.
6. Recommend to the Board of Commissioners buildings within the Town's Zoning jurisdiction that should be designated and listed as historic structure.
7. Recommend to the Board of Commissioners buildings on the list of historic structures that should be removed for cause.

Sec. 3-5. Review Criteria.

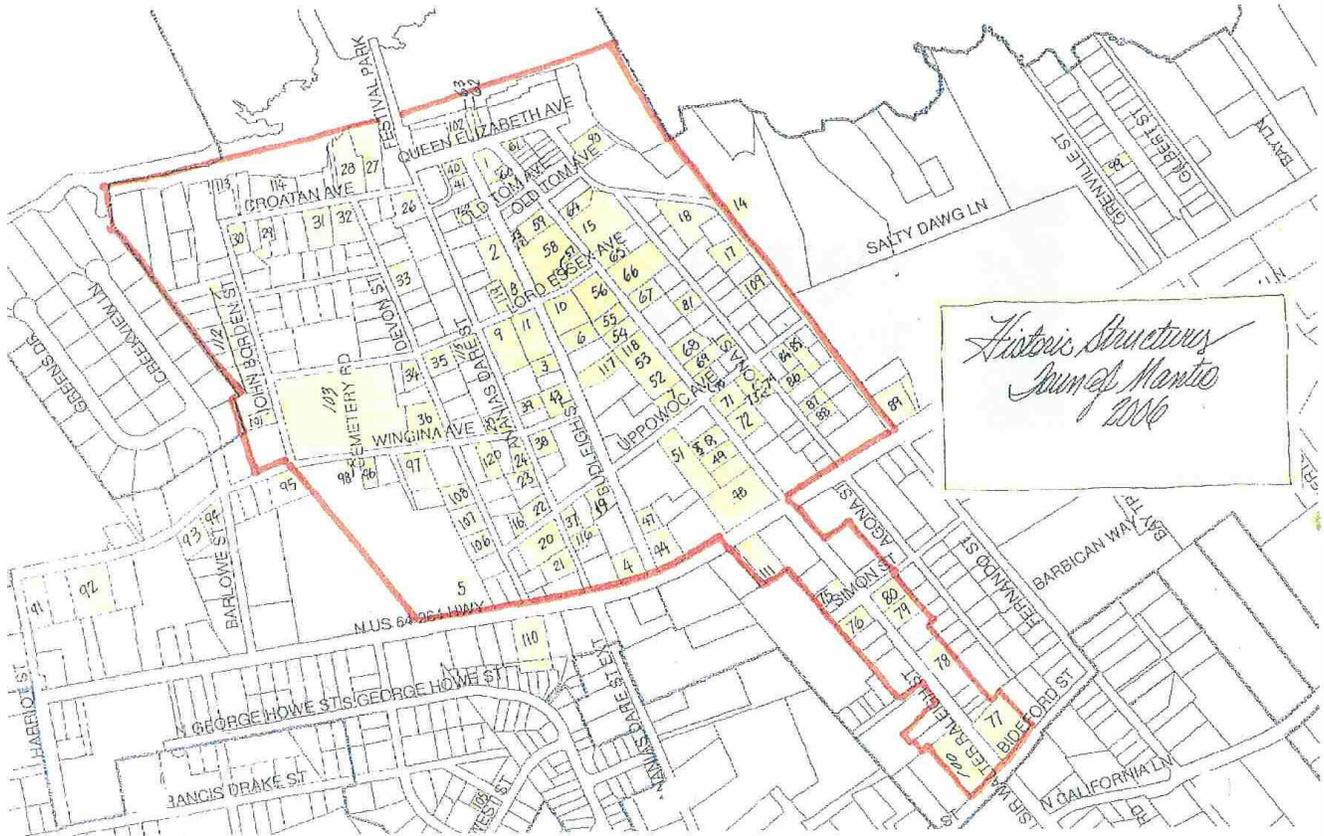
It is the intent of this ordinance to insure insofar as possible that construction, reconstruction, structural alteration, restoration, moving or demolition of buildings or other significant features in the District shall be congruous with the special historical character of the District.

Criteria for review shall be the Comprehensive Development Codes adopted by the Town Board of Commissioners together with the Secretary of Interior's "Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings" and the Secretary's Standards for Historic Preservation, copies of which are available at the Manteo Town Hall or online.

Sec. 3-6. Actions NOT Prohibited.

Nothing in this ordinance shall be construed to prevent ordinary maintenance or repair of any exterior architectural feature in the Historic District that does not involve a structural change.

— proposed
Historic
District



1. Historic Dare County Court House
2. Fort Raleigh Hotel (Dare County Admin Offices)
3. RIFD, built by WPA
4. The Community Building, built by WPA
5. Manteo School Gym, built by WPA
6. George Washington Creef House, National Register
7. Theodore and Rose Meekins House, White Doe Inn, National Register
8. Edna Evans Bell House,
9. Mt. Olivet Methodist Church
10. Herbert & Ann Creef House (mansard) Cameron House Inn
11. Herbert A. Creef Sr. House (prairie) (A. Lublin, architect)
12. Eber & Naomi Wescott Cobbler Shop with residence upstairs.
13. Eber Wescott's garage original name)
14. William T. and Luvinia Baum Brinkley House, aka HulCam Dairy Farm House
15. John Wesley and Rosa Brinkley Evans House
16. Flossie Price House
17. Captain Martin Johnson House

18. Asa W. and Martha Creef Jones House, The Roanoke Island Inn
19. Forbes-Nixon House (Old Baptist Parsonage)
20. Alpheus Drinkwater House
21. Lennon/Midgett House
22. Maness and Sabrina Gray House
23. Everett and Ret Gray House
24. John Peterson House
25. Etheridge Midgett House
26. Tarkington House
27. Clyde and Carolla Hassell House
28. Nathaniel Gould House
29. Edward and Alvania Etheridge House
30. Lloyd Wescott House
31. Daniel and Humantha Etheridge House
32. John Dameron O'Neal House
33. Leon and Zilphia O'Neal kitchen, and Sheldon and Arretta O'Neal craftsman house.
34. Old Methodist Parsonage (moved)
35. Zora and Ludie Midgett House
36. Burrus/Midgett House
37. Clinton and Colinda Barnett House
38. Ebenezer and Caroline Midgette House
39. Preacher Brown House
40. Bank of Manteo
41. Fearing Building
42. Pioneer Theatre
43. Mary and Bob O'Neal House "Wigwam"
44. Creef and Ward Motor Company
45. Neva Midgett House
46. Burrus Grocery Store
47. S.W. Twiford Building
48. Planter's Bank (architecture)
49. Wise House
50. J.O. and Mabel Basnight House
51. M.K. and Grizelle Midgett Fearing House
52. Hassell/Bardin House
53. Thomas and Mollie Creef House aka Cannady Rest Over
54. Cecil and Emma Mann House
55. Alonzo and Lorena Daniels House
56. Hooper/Jones/Bonner House
57. Betsy Gates House
58. Manteo Furniture on Sir Walter Raleigh/Guy and Robert Bruce "Tull" Lennon
Ford Dealership on Budleigh
59. Leigh and Ima Hassell House
60. Lennon/Rodgers Buildings
61. Wilton Jolliff Gas Station

62. Wilton Joliff Building
63. Theodore Meekins Building
64. Old Post Office
65. John Cole Evans House
66. Carson W. Davis House
67. Moncie Lee, Sr. and Belva Midgett Daniels House
68. Moncie Lee, Jr. and Muriel Daniels Jr.
69. Nathaniel "Pole" Midgett House
70. Mace and Dorlee Willis House
71. Guthrie and Missouri Midgett House. (aka Ballowe/Aycock Brown)
72. Frank Midgett House aka Brinkley Midgett House
73. Claude Wise Store (moved)
74. Susan and Tilman Midgett House aka Mamie St. Claire Midgett House
75. Wise/Collins House
76. Maloyd and Elizabeth Scarborough (Pea Island)
77. Pea Island Cook House (moved)
78. John and Sylvia Mackey House(Pea Island)
79. Bill and Lila Simmons Tourist Home aka "Grandma Lolly's House"
80. Willie and Arnetta Simmons House
81. Cora Mae Daniels Basnight House
82. Ozella Payne and Belle Midgett House (telephone switchboard)
83. Duvall House
84. Christopher Columbus and Mollie Midgett House
85. John F., Sr. and Iowa Midgett Wilson House
86. Calsie Twiford House
87. Jim Woodhouse House aka Belove Twidford House
88. Captain Herman Smith House
89. Alvah and Tracy Ward House
90. Creef-Davis Boat House
91. Ella Green House
92. Obediah Jennings Wescott House (Cricketwood)
93. Lamm Midgett House
94. Lizzie Stowe House
95. Loran and Mary Midgett House
96. Rob and Nettie Midgett House
97. Jesse Midgett House
98. Midgett Family Cemetery
99. Dr. Weeks House (moved)
100. Cartwright Memorial AME Zion Church
101. Ulysses Midgett House
102. Fort Raleigh Gates
103. Manteo Cemetery
104. Lost Colony Ticket Booth (behind #50)
105. Summer House annex of Nathaniel Gould House #28 (moved)
106. Etta and Litchfield Peele House(Midwife)
107. Willie Midgett House

108. W.R. and Mellie Pearce House
109. Charles Midgett House
110. Midgette Apartments
111. Roanoke Utilities Building (Fearing Electric)
112. Craftsman Row
113. Wescott Fish House
114. Edward Etheridge Fish House
115. Sam Griffin House
116. Leonard and Mary Susan Quidley House
117. Roy and Grace Davis House
118. Roscoe Burrus House
119. Richard "Dick" Evans House Kitchen wing
120. Harris Midgett House