



SWANSBORO HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

Application # COA-2026-02

I Hereby apply to the Swansboro Historic Preservation Commission for a Certificate of Appropriateness (COA) for the structure, project, or proposed restoration, modification or change one the following property located within the Historic District:

NAME: Jonathan L. McDaniel

MAILING ADDRESS: 114 Elm Street, Swansboro NC 28584

ADDRESS OF AFFECTED PROPERTY: Same

PHONE NUMBERS: (Home) 252-725-3723 (Work) 252-393-6101

Indicate if you need a pre-application review: Yes No
(Note: A pre-application review is required for all projects exceeding a cost of \$10,000 and/or involving new construction projects with a minimum square footage of 1,000 sq. ft. or addition of 500 sq. ft.)

INSTRUCTIONS: (Please initial that you read and understood these instructions)

1) Each application must include a written property description. In the space provided or on additional sheets, describe the nature and extent of the proposed work to include a listing of materials and dimensions. Physical material samples will be required as part of the application package. Provide sufficient detail to allow the Swansboro Historic Preservation Commission (SHPC) to make an informed decision regarding appropriateness. Initial here: JLM

2) For each specific type of activity, attach the following materials: (check the applicable category)

EXTERIOR ALTERATION: Photograph(s) and sketch(es) showing existing conditions and proposed changes for each effected area. Initial here: JLM

NEW CONSTRUCTION/ADDITIONS: a) Plot plan showing all new construction on proposed site; b) preliminary or final drawings showing proposed design of new construction or new addition (elevations required); c) descriptions, samples, and specifications indicating materials and textures used on exterior construction; d) statement by owner of how proposed new construction meets the intent of the SHPC design guidelines for projects involving new buildings with more than 1,000 sq. ft. or addition of 500 sq. ft.; and e) deed of property; f) Massing Study sealed by engineer or architect (find details in Appendix III Section 11 New Construction of the Town Unified Development Ordinance). Initial here: JLM

MOVING / DEMOLITION: a) Photographs of building to be moved or demolished (including photos of all elevations and a streetscape); b) written description of reason for move or demolition; and c) for moving requests, a photograph of proposed site for relocated building and a plot plan showing exact building location with pertinent dimensions. Initial here: JLM

ALL SKETCHES, DRAWINGS, COLOR CHIPS, ETC. MUST BE SUBMITTED IN MULTIPLES OF TWO (2) and "8 1/2 x 11" SIZE PAPER IS PREFERRED.

PROJECT DESCRIPTION (Attach additional sheets if necessary):

See attached narrative and photos.

The applicant(s) and/or his/her representative(s) are required to appear before the Swansboro Historic Preservation Commission to present, discuss and clarify the application the night of the meeting. If the applicant is not the owner of the property a written statement by the owner is required prior to the meeting for the applicant to pursue the COA. Initial here: JMM

Any applicant(s) requiring a "CAMA" permit, must submit the approved CAMA application with CAMA official(s) signature(s), prior to the review of the COA by the Swansboro Historic Preservation Commission. Initial here: N/A JMM

All applications become the property of the Swansboro Historic Preservation Commission for the Town of Swansboro. This application shall be completed and returned to the Planning Department at least seventeen (17) days before the Swansboro Historic Preservation Commission meeting at which the application may be considered. Initial here: JMM

Decisions made regarding the COA application by the Swansboro Historic Preservation Commission must be followed. Any changes to the project that are not outlined in the application must go through the COA amendment process. Failure to follow the order of the COA will result in code enforcement as outlined in § 152.487 COMPLIANCE AND ENFORCEMENT. Initial here: JMM

It is the policy of the Swansboro Historic Preservation Commission that the board shall act as one body. Accordingly, individual members should not give personal opinions on applications submitted to the Swansboro Historic Preservation Commission, and no such individual opinion shall bind the Swansboro Historic Preservation Commission in any way. Initial here: JMM

Jerry L. N. [Signature] 4-1-26
Signature of Applicant Date

STAFF USE ONLY

Application received by: [Signature] Date: 4-1-26
Application reviewed with applicant by: [Signature] Date: 4/1/26
How: In person [] email [] By Phone []
Fee Paid: \$200 Receipt Number
Comments:

114 Elm Street – Jonathan Green, Jr. House
2026 Certificate of Appropriateness Narrative

This COA request is for exterior alteration to the roof at the Jonathan Green, Jr. house, and to remove the standing seam metal roof and replace with cedar shake shingles. The existing standing seam metal roof is approximately 100 years old, and in need of major repair or total replacement. The porch roof suffered major damage during hurricane Florence and tore “perpendicular” to the standing seams (see 2018 photo). Though the roof was patched, the perimeter edge of the entire roof has deteriorated and overall integrity is suspect.

During the repair of the porch roof in 2018, it was discovered the main roof below the porch roof tie-in still retained original cedar shake shingles from the home’s original colonial era construction (see group of 4 photos). This COA request will replace the 1920s era standing seam metal roof with authentic cedar shake shingles, and recreate the original colonial look of the house. A computer generated rendition of the proposed cedar shake roof is enclosed. Cedar shake shingles were the dominate roofing material prior to the modern era, and especially during colonial times as wood was plentiful and cedar resistant to rot and corrosion. Many homes in the historic district of Swansboro had cedar shake roofs, and are visible in photos from Jack Dudley’s book on historic Swansboro.

The new roof work will include removal of the standing seam metal roof for the entire house and two dormers. The main roof retains original 1” thick sheathing boards ranging from 11” to 13” wide. The sheathing has various gaps and a few places are compromised with holes. To help preserve the main structure of the house, new wood decking (7/16 OSB) will be installed on top of the sheathing boards prior to doing cedar shakes. The porch roof will not have OSB decking installed, and will instead have the new cedar shakes installed directly on top of the original porch sheathing boards. The intent with the porch is in case the beaded ceiling boards are ever removed, the view underneath would display an authentic colonial style roof. Supposedly the beaded ceiling boards are from the 1906 George Ward house that was demolished and formerly next door on the corner lot of Elm and Main Streets. The proposed cedar shake shingles will be Premium Grade and Bureau certified, and installed with 316 stainless steel nails. Where the roof ties to the dormers and at the breaking pitch are all to have copper wall flashing. The roof work will be done by Teddy Johnson of Home Improvement Services, Inc. who is a native of Johnston County and a 3rd generation cedar shake roofer. His team has done many cedar shake roofs across eastern NC and on historic homes.



Porch roof damage from hurricane Florence 2018



View of Top of Porch Roof Sheathing with original cedar shake shingles underneath on portion of main roof



View under porch roof's tie to main roof with original framing and original cedar shake shingles



View under porch roof's tie to main roof (looking to side facing Main Street) with original framing and original cedar shake shingles



Zoom in view under porch roof's tie to main roof with original framing and original cedar shake shingles

