



SWANSBORO HISTORIC PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS

Application # _____

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: Future Homes - Vinnie Day for Beryl Jones

MAILING ADDRESS: 212 S Walnut St. Swanboro, NC 28584

ADDRESS OF AFFECTED PROPERTY: 212 S Walnut St.

PHONE NUMBERS: (Home) 910-333-6206 (Work) 910-577-6400

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:

- 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. Provide sufficient detail to allow the Swansboro Historic Preservation Commission (SHPC) to make an informed decision regarding appropriateness.
- 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.

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).

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.

ALL SKETCHES, DRAWINGS, COLOR CHIPS, ETC. MUST BE SUBMITTED IN MULTIPLES OF TWELVE (12) and "8 ½ x 11" SIZE PAPER IS PREFERRED.

PROJECT DESCRIPTION (Attach additional sheets if necessary):

(1) 48' x 13' 9" (660 sq. ft.) 1 BR/1 BA Addition with an 8' x 13' 9" Screened Front Porch and an 8' x 12' All Wood Gable Roof Side Porch, Attached to the existing home, which will have a 10' x 16' Screend Gable Back Porch and 10' x 10' Deck built in place of the existing back deck. A 6' x 8' Covered and Screened Breezeway will connect the addition to the existing home/new porch We will demo the existing back deck. Please see attached product brochures.

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.

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.

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 Code Enforcement Department at least seventeen (17) days before the Swansboro Historic Preservation Commission meeting at which the application may be considered.

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 SHPC in any way.

Beryl H. Jones
Signature of Applicant

Vinie J

1/30/2024
Date

STAFF USE ONLY

Application received by: _____ Date: _____

Application reviewed with applicant by: _____ Date: _____

How: In person _____ By Phone _____

Fee Paid: _____ Receipt Number _____

Comments: _____



JNS-24003
212 Walnut Street Swansboro, NC
House Addition

Certificate of Appropriateness Application: New Construction/Addition:

Section 11 New Construction:

Massing Study:

1. See attached resources, proposed materials, and narrative below.

Site Placement:

2. The majority of the adjacent properties sit approximately 10 feet from the front property line. For smaller lots on Walnut street, the existing houses are approximately centered within the side property lines, with the larger properties having the houses situated to one side of the property, typically around 10' from the property line.

212 Walnut street is one of the larger/wider properties on the street with approximately 20' feet to northeast property line and 34' to the southwest property line. This provides space for the addition to be added to the northeast side as shown on the survey map and fall within the typical placement of the surrounding houses in relationship to their property lines, see attached GIS map for reference.

3. The proposed addition will sit at the rear of the house with a screened front porch facing the street under the main roof line. This orientation follows the pattern of front porches and street facing entries found throughout Walnut Street.
4. The proposed addition maintains a similar footprint and spacing found with surrounding properties. The addition is placed close enough to the existing structure to create a breezeway and covered porches to maintain the proportions of later additions without being fully attached to the existing house and creating one large footprint.
5. The proposed addition will be at the rear of the house approximately 90' from the street/public way. The existing garage building on the property sits approximately 75' from the street, putting the new addition further from the street than the existing structures, and allowing the main house to be the prominent structure on the property.

The adjacent property at 214 Walnut street has a detached structure located beyond the placement of the proposed addition at 212 Walnut Street. Residences located at 215 and 218 Walnut street have detached structures approximately the same distance from the street as property 212 and properties 219 and 223 on Walnut street have detached structures closer to the street than property 212.

6. With the connection to the main house, there will be limited landscaping, ground cover, and paving needed to access the addition.
7. Care will be taken during the construction phase to limit unnecessary damage to the surrounding ground.

Building Height/Scale:

8. The proposed addition will be approximately 15'-6" high, keeping with the single story height of the main house and existing garage structure. The one-story addition keeps with the surrounding properties where three residences on Walnut street are one story in height and five additional residences are two stories with one-story porches.
9. Although the adjacent properties at 210 and 214 Walnut Street contain two story residences, both residences have porches to maintain the pedestrian scale, and the 210 property contains a one-story porch similar to the proposed addition. Many of the larger two-story residences on the street contain later one-story additions where the proposed 212 addition would be compatible.
10. The addition is proposed to be 13'-9" wide by 15'-6" high. Many of the surrounding residences have similar proportions where the front and side gables appear to be between 10' and 15' in width.
11. Windows are proposed to be 6/6 vinyl windows by YKK AP America with insulated glass and grills between the glass to match the windows on the existing house. The 6/6 window pattern can also be found on residences at 202, 204, 206, and 210 Walnut Street. Both single and paired windows are used to match the window patterns of surrounding houses. Taller windows are used on the front back and sides to match the surrounding window proportions with two shorter windows in the kitchen and bathroom on the side elevations (not visible from the public way).

Materials:

12. / 13. / 14. Proposed building materials are selected to match the existing house. The brick foundation is to match the existing house foundation and is similar to the surrounding buildings. Vinyl siding is proposed for the addition in keeping with the existing house material. Although wood siding is the preferred material, and used on many of the surrounding houses, the 212 Walnut Street house is a later infill structure compared to the early 1900s houses and was resided with vinyl previously. Vinyl siding keeps with the horizontal nature of the original wood siding found on the adjacent properties while matching the modern material on existing house. Using wood siding on the proposed addition would draw more attention to the material than maintaining consistency among the property.

Details/Texture:

15. - 19. The existing property has minimal details with simple 4x4 porch post and dimensional lumber for the railings. Details on the proposed addition will follow the same ideas with minimal detailing and the use of dimensional lumber for the porches and railings. Minimal texture is used on the existing structure with vinyl siding used to replicate the feel of traditional weatherboard siding with minimal trim. Exterior materials are used in a traditional manner to be compatible with the surrounding houses and matching the existing house.

Color:

20. A light gray color, matching the existing house, will be used for the vinyl siding with white trim. The majority of the houses in the surrounding area use neutral gray and blue tones with white trim. Houses that do not include a gray or blue color follow the traditional white siding with white trim.

Form and Rhythm:

21. – 24. Through a visual survey of the surrounding properties and their architectural details and forms, the proposed addition has been designed to reflect the typical setbacks, spacing between buildings, and lot coverage found on Walnut street. The height, scale, and fenestration patterns of the addition is proposed based on similar features found throughout Walnut street, allowing the addition to contribute, but not take away from, the existing rhythm found along the street.

Although the proposed addition has a 5/12 pitch front gable roof, slightly lower than the average 7/12 roofs found in the historic district, the roof pitch matches the existing house and would not distract from the surrounding houses with front and side gables with only slightly steeper roofs. It is not the intent of the proposed addition to exactly replicate the adjacent historic properties, but rather match the character and feel of the existing house structure, while blending with the much earlier historic structures found along Walnut street.

Massing Study Graphic Analysis

Surrounding Structures on Walnut Street



202 Walnut Street

Ca. 1901 I-House
Two-tier porch with
wood siding and
metal roof



204 Walnut Street

Ca. 1901 One-story
Front porch with
wood siding and
metal roof



206 Walnut Street

Ca. 1901 I-House
Two-tier porch with
brackets, wood
siding and metal roof



210 Walnut Street

Ca. 1908 Two Story
"L" House with wrap
around one-story
porch, wood siding
and metal roof





214 Walnut Street

Ca. 1905 I-House
Two-tier porch with
brackets, wood
siding and metal roof



214 Walnut Street
(Out building)

One story, wood
siding with asphalt
shingle roof



218 Walnut Street

Ca. 1906 I-House
Two-tier porch with
wood siding and
metal roof



218 Walnut Street
(Garage)

One-story with wood
siding and metal roof



220 Walnut Street

Ca. 1920 Four
Square with one-
story wrap around
porch, wood siding
and metal roof



307 W Church Street

Ca. 1910 Front gable
with one-story porch,
aluminum siding and
asphalt shingle roof



205 Walnut Street

(Demolished)



211 Walnut Street

Ca. 1950 One-story
with aluminum siding
and asphalt shingles



213 Walnut Street

Ca. 1906 Front gable
with one-story porch,
wood siding and
metal roof





215 Walnut Street

1908 & 1910 I-House
Two-tier porch with
wood siding and
asphalt shingle roof



215 Walnut Street
(Garage)

One-story with wood
siding and asphalt
shingle roof



217 Walnut Street

Ca. 1906 One-story
Front porch with
board & batton siding
and metal roof



219 Walnut Street

House - Infill
construction



219 Walnut Street

(Garage)



223 Walnut Street

Duplex - Infill
construction



Existing 212 Walnut Street Structures:



212 Walnut Street
Ca. 1950

Photo 1: Northeast
corner



Photo 2: Front
Elevation



Photo 3: Southwest
corner and detached
garage.



Photo 4: Rear elevation



Photo 5: Northwest corner

Photo Log



I, JOHNNY J. WILLIAMS, PROFESSIONAL LAND SURVEYOR, CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION COMPLETED ON 11/02/2023 FROM REFERENCES AS SHOWN HEREON; THAT BOUNDARIES NOT SURVEYED ARE NOTED AS SUCH AND PLOTTED FROM REFERENCES AS SHOWN HEREON.

THE GPS PORTION OF THIS SURVEY WAS PERFORMED AS FOLLOWS:
 CLASS OF SURVEY - A; DATES OF SURVEY - 11/02/23;
 POSITIONAL ACCURACY - 0.09'; TYPE OF GPS FIELD PROCEDURE - RTK; DATUM/EPOCH - NAD83(2011); PUBLISHED/FIXED CONTROL USE - N.C. VRS NETWORK; GEOID MODEL - 2018; UNITS - US SURVEY FEET; COMBINED GRID FACTOR - 0.99991917

THE CONVENTIONAL PORTION OF THIS SURVEY HAS A RATIO OF PRECISION IN EXCESS OF 1:10,000 AND IS ALSO PERFORMED TO A CLASS A SURVEY AS DEFINED BY TITLE 21, CHAPTER 56, SECTION .1603 OF THE N.C. ADMINISTRATIVE CODE;

ALL TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS CREATED FROM A GROUND SURVEY PERFORMED TO CLASS B SPECIFICATIONS AS DEFINED BY TITLE 21, CHAPTER 56, SECTION .1606 (c1B) OF THE N.C. ADMINISTRATIVE CODE.

JOHNNY J. WILLIAMS, P.L.S., L-3170

THIS MAP IS PRELIMINARY AND/OR NOT FROM AN ACTUAL SURVEY. THIS MAP SHOULD NOT BE USED FOR RECORDATION, CONVEYANCES, OR SALES.

GRID TIES AND COORDINATES:

EXISTING NO. 201 - NORTH = 346,641.343
 NAIL EAST = 2,564,558.140

RICHARD C. WELTON
 DEED BOOK 5338, PAGE 492

EMN NO. 100 - NORTH = 346,397.218
 EAST = 2,564,254.140

NOTES:

- 1) THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP NO. 3720536400L DATED JUNE 19, 2020.
- 2) ALL UTILITY LINES SHOWN HEREON MAY HAVE EASEMENTS AND RIGHTS OF ENTRANCE AND MAINTENANCE ASSOCIATED WITH THEM.
- 3) ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
- 4) THIS PROPERTY IS ZONED R6SF AND WILL BE SUBJECT TO ALL RESTRICTIONS IN THE TOWN OF SWANSBORO LAND USE ORDINANCES. THE TOWN OF SWANSBORO SHOULD BE CONTACTED FOR DETAILS ON RESTRICTIONS PRIOR TO LOT IMPROVEMENTS. THESE RESTRICTIONS MAY INCLUDE, BUT NOT BE LIMITED TO, SETBACKS, HEIGHT RESTRICTIONS, IMPERVIOUS SURFACE REQUIREMENTS, ETC. ADDITIONAL RESTRICTIONS MAY APPLY IF THERE ARE RESTRICTIVE COVENANTS ASSOCIATED WITH THIS PROPERTY. SURVEYOR HAS NOT PERFORMED RESEARCH TO DETERMINE IF RESTRICTIVE COVENANTS APPLY.
- 5) THE LOCATION OF ALL UNDERGROUND FEATURES SHOWN ON THIS MAP ARE APPROXIMATE BASED OFF OF ABOVE GROUND FEATURES SUCH AS VALVES, MARKERS, ETC. ANY UNDERGROUND UTILITIES OBTAINED FROM RECORD PLANS ARE NOTED HEREON. THE ACTUAL FIELD LOCATION OF EITHER OF THESE LOCATIONS OF UNDERGROUND UTILITIES SHOULD BE VERIFIED PRIOR TO LAND DISTURBANCE. OTHER UNDERGROUND UTILITIES MAY EXIST THAT WE WERE NOT ABLE TO FIND ABOVE GROUND INDICATORS FOR. UTILITY MARKING COMPANIES WERE NOT CALLED TO LOCATE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN.
- 6) ALL ELEVATIONS SHOWN HEREON ARE BASED ON MEAN SEA LEVEL (NAVD 1988)

LEGEND:

- EIP = EXISTING IRON PIPE
- EMN = EXISTING MAG NAIL
- NP = NONMONUMENTED POINT
- SC = SUBSURFACE CORNER
- AG = TOP ABOVE GROUND SURFACE
- BG = TOP BELOW GROUND SURFACE
- R/W = RIGHT-OF-WAY
- ℄ = CENTERLINE
- ℄ = PROPERTY LINE
- NCGS = NORTH CAROLINA GEODETIC SURVEY
- = LINE NOT SURVEYED
- - - - = OVERHEAD UTILITY LINE
- ⊕ = UTILITY POLE
- ⊕ = WATER METER
- ⊕ = MANHOLE
- ⊕ = SHRUBS
- ⊕ = DECIDUOUS TREE
- [0.00] = EXISTING SPOT ELEVATION

REFERENCES:

- DEED BOOK 645, PAGE 650
- ESTATE FILE 19E 814
- TAX PARCEL NO. 010431

C-PROJECT: JONES, BERYL - 1023 - WALNUT
 FILE NAME: JONBER1023
 CRD FILE: JONBER1023

SURFACE CALCULATIONS:

TOTAL LOT AREA = 18,857 SQ. FEET
 AREA OF COVERED HOUSE FOOTPRINT = 1,797 SQ. FEET (9.5% IMPERVIOUS)
 AREA OF CONCRETE AND BRICK AREAS = 1,782 SQ. FEET (9.4% IMPERVIOUS)
 AREA OF COVERED PORCH = 126 SQ. FEET (0.7% IMPERVIOUS)
 AREA OF GARAGE = 389 SQ. FEET (2.1% IMPERVIOUS)
 AREA OF PROPOSED HOUSE FOOTPRINT = 788 SQ. FEET (4.2% IMPERVIOUS)
 AREA OF PROPOSED PORCHES/BREEZEWAY = 304 SQ. FEET (1.6% IMPERVIOUS)
 TOTAL IMPERVIOUS AREA = 5,186 SQ. FEET (27.5%)

APPROX. AREA OF ROOF OVERHANGS OUTSIDE OF HOUSE/GARAGE FOOTPRINTS = 304 SQ. FEET

AREA OF DECKS, STEPS, ETC. = 247 SQ. FEET

APPROX. PROPOSED AREA OF ROOF OVERHANGS OUTSIDE OF HOUSE/PORCH/BREEZEWAY FOOTPRINTS = 200 SQ. FEET

AREA OF PROPOSED DECKS, STEPS, ETC. = 209 SQ. FEET

GERALD SEDDON
 DEED BOOK 5965, PAGE 53

LOT 7, BLOCK 6
 MAP BOOK 1, PAGE 28

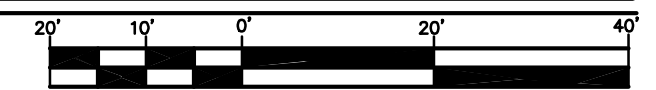
BOUNDARY SURVEY AND PRELIMINARY PLOT PLAN FOR:

BERYL JONES

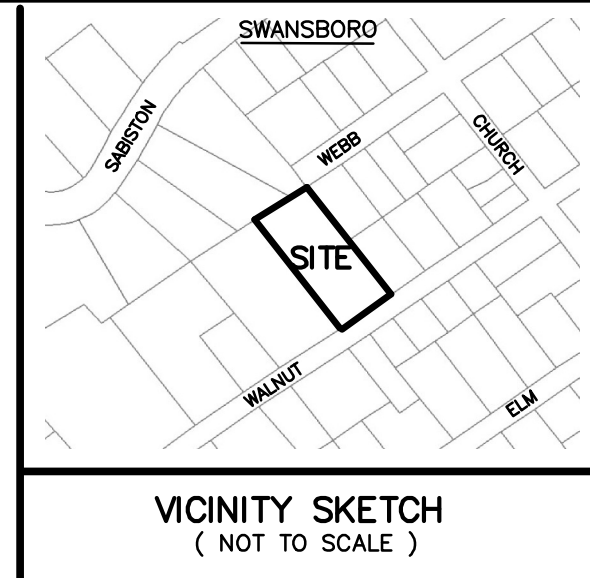
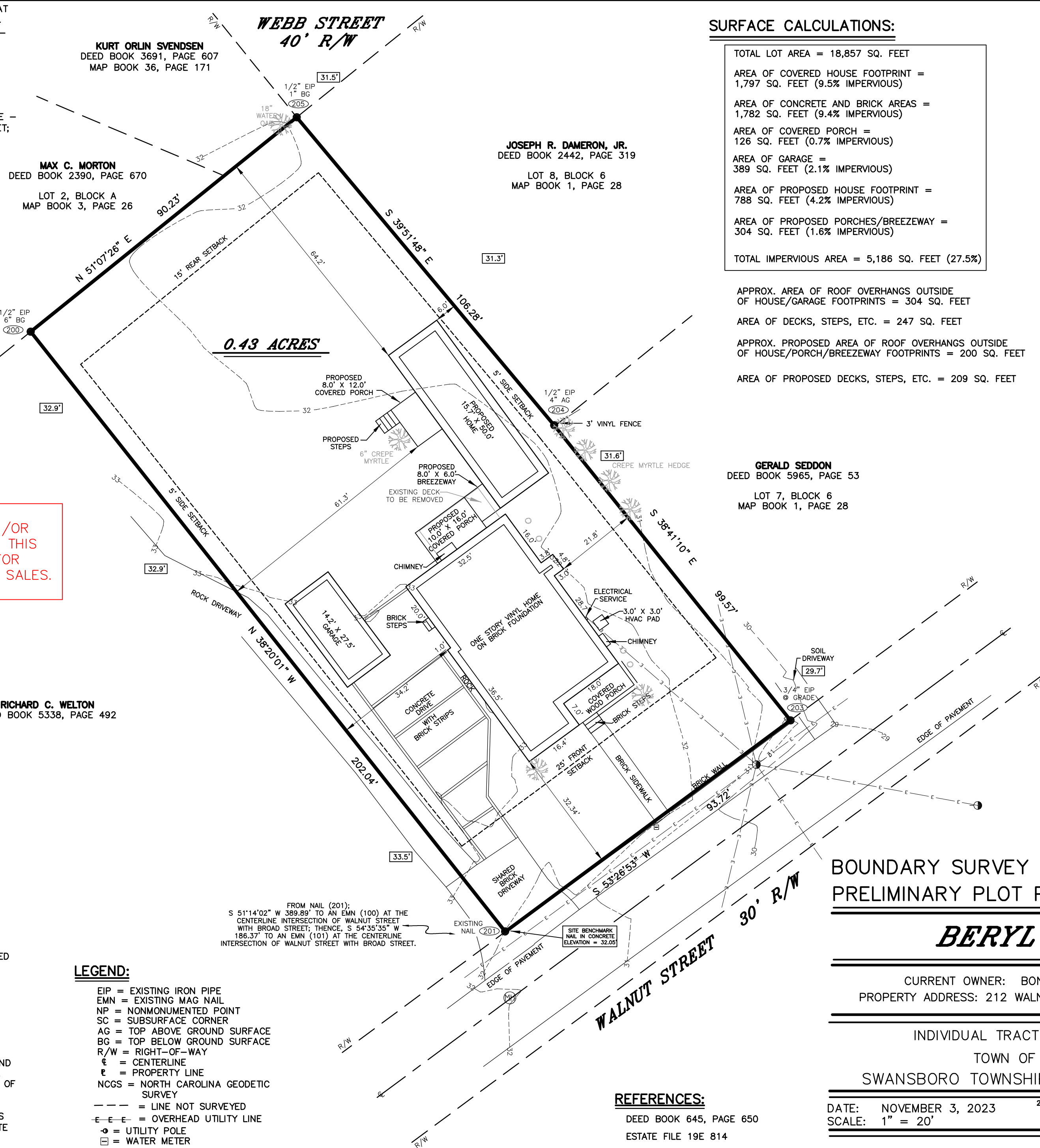
CURRENT OWNER: BONNIE G. HATSELL LIFE ESTATE
 PROPERTY ADDRESS: 212 WALNUT STREET, SWANSBORO, NC 28584

INDIVIDUAL TRACT ON WALNUT STREET
 TOWN OF SWANSBORO
 SWANSBORO TOWNSHIP, ONSLOW COUNTY, N.C.

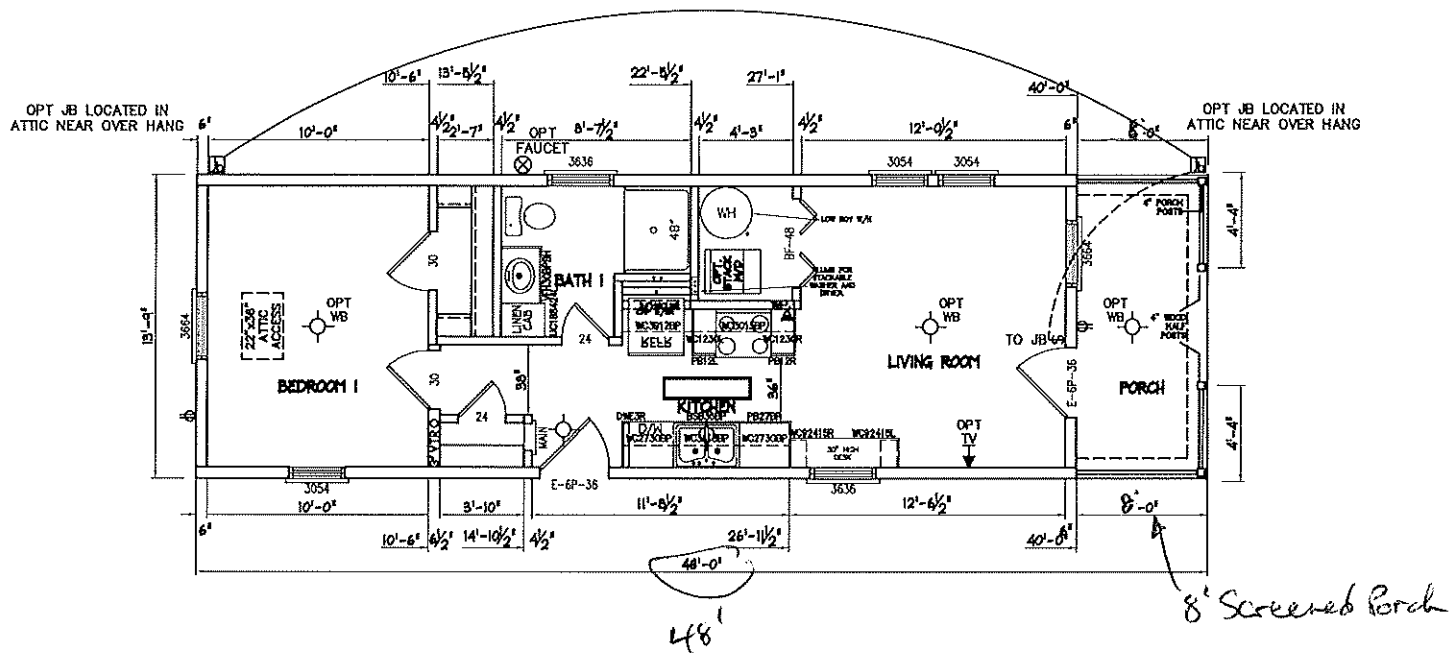
DATE: NOVEMBER 3, 2023
 SCALE: 1" = 20'



JOHNNY J. WILLIAMS LAND SURVEYING, P.C.
 P.O. BOX 778, BEULAVILLE, N.C. 28518
 PHONE: 910-298-8272 FAX: 910-298-2310
 EMAIL: JWILLIAMS@JWSURVEY.COM FIRM NO. C-2532



N.C. GRID NORTH NAD 1983 (2011 ADJUSTMENT)



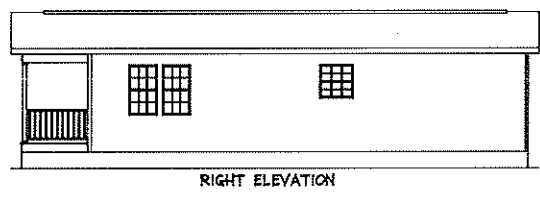
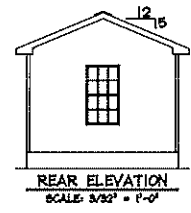
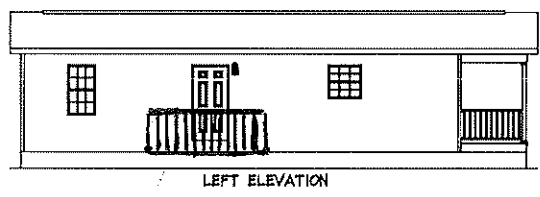
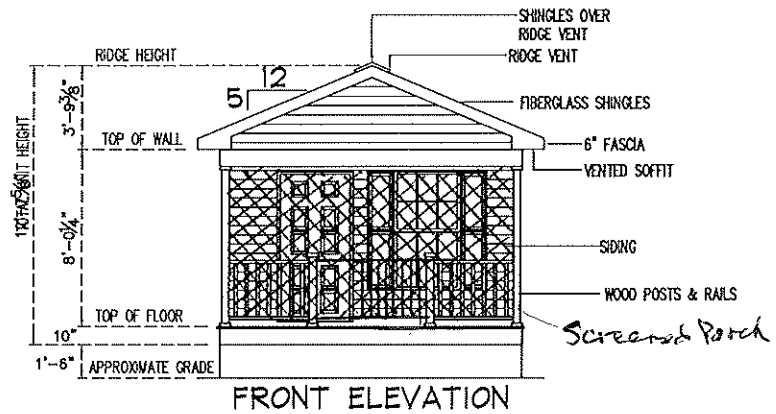
ALL APPLIANCES ARE SHOWN FOR REPRESENTATION ONLY. INSTALLATION AND/OR SHIPPING OF APPLIANCES DEPENDS ON SALES ORDER.

NOTE:
RETURN AIR PROVIDED ON SITE BY OTHERS

8' FLAT CEILING

PLAN IS FLIPPED TOP TO BOTTOM

Future Homes		201
48'-0" x 19'-4"		
CP-SW-48' CORE 1 CHVERS		
1st FLOOR ORDER		
DATE	GLH	DATE
SCALE	3/16"=1'-0"	



Maris & Crestline Custom Builders 5880 Crestline Road Lumburg, NC 28852 www.mariscustombuilders.com Phone: 800-772-0155		TRACER GLH	DATE 4/17/18	Future Homes / Chivers 48'-0" x 13'-9"
		REV. 3/16" = 1'-0"	SCALE	CP-SW-46 CORE 1 CHIVERS





