

Winders Residence

House Addition & Garage Alteration

1619 Chestnut Street, Wilmington, NC 28401

Project Narrative

Dear Historic Preservation Review Committee,

The applicant proposes to construct a kitchen and covered porch addition off the back of their existing home and a rear yard 625 sf. detached garage.

Both the addition and garage will have finishes to match the existing primary dwelling. The existing dwelling is a Dutch colonial style home containing a mix of brick veneer and 8-inch reveal wood shake siding.

The existing kitchen of the main dwelling with a flat roof will be removed. The existing garage in the rear yard, currently in a state of disrepair, will be removed entirely. Every effort will be made to salvage the existing wood shakes from both areas of demolition.

The enclosed portion of the addition, measuring 25'-2" x 13'-6 1/2", will be clad in the salvaged wood shake siding, all to match the existing home. The enclosed portion of the addition sits atop a brick foundation with a brick rowlock watertable which is continuous with the brick around the new covered porch. The new rear covered porch measures 24'-11 1/2" x 24'-8 1/2" with brick steps off the rear facing north facade to the rear yard and will have columns trimmed to reflect the Dutch colonial style.

The entire addition will all be under a shed roof with a 3.5:12 pitch to align with the existing roof over the sunroom on the lower level. Architectural fiberglass shingles that match the existing will be used. A small portion of the addition's uppermost area of roof will be a flat roof with a white TPO finish and will not be visible from ground or street level. The roof overhangs will be 24" to match and align with the existing.

The addition will have a new double door facing north to the rear yard and a single hinged 36" W. door and 32" x 54" double hung window facing the west, all located at the new covered porch area. There are three 36" x 42" double hung windows facing north to the rear yard located off the kitchen of the addition. These new windows will have a 6 over one grille pattern to match the existing windows.

The existing windows and wood shutters of the home are to be salvaged and restored to like new condition and reinstalled. Where it is not possible to salvage either, new items with the exact same style will be used to ensure the home is restored to its historical aesthetic.

The new proposed detached 2-car garage will be located in the rear yard and set back as follows:

- i. Rear Elevation/Northern property line: 3'-2"
- ii. Left Elevation/Western property line: 3'-2"
- iii. Right Elevation/Eastern property line: 37'-10"
- iv. Front/Southern Elevation (facing the primary residence) from the rear of the existing primary residence's proposed new stairs: approx. 39'-6 1/2"

The new detached garage structure will be one story measuring 25'-0" W x 25'-0" L x approximately 15'-2 1/4" at the highest peak, and will have an area of 625 unheated square feet.

The garage will be clad in cementitious shake siding with an 8" reveal to match the primary existing dwelling. All trim on the new accessory structure, including window and door trims, corner and band boards, and fascia and face board trims, will be trimmed to match the existing dwelling.

The roof will be a gable with 5:12 pitch and have 24" overhangs and 12" rakes. The roof will have architectural fiberglass shingles to match the existing dwelling.

The garage will have one 28" x 54" double hung window and one single hinged 36" W reversed right hand door facing the primary dwelling. The new window will have the same 9 over 1 grille pattern as the primary dwelling. There will be two garage doors on the right elevation facing the existing drive.

Respectfully,



H. Blair Goodrich
Principal
Goodrich Oaks Architecture. P.A.

Major Works Application



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

APPLICATION SUBMITTAL REQUIREMENTS

- Applications are due by 1:00 PM on the submission deadline date and can be dropped off in person, submitted via email to: preservation@wilmingtonnc.gov or mailed to PO Box 1810, Wilmington, NC 28402.
- Do not drop off, email, or mail-in an application for major work prior to scheduling a pre-application meeting. Meetings may be scheduled by calling 910-254-0900.
- Application fees must be paid before the COA can be granted. Invoices for the application fee and the neighboring property owner mailing fee (\$0.85 per notice) will be provided by staff after submission and will include deadlines and payment instructions. If you wish to pay over the phone, please call 910-254-0900 to arrange credit card payments.
- All applicable items listed on the submittal checklist are required for an application to be considered complete.
- Applications will be reviewed for completeness before they are accepted. Incomplete applications will not be scheduled for HPC review.

Historic Preservation Commission Meeting Dates and Submission Deadlines

Meeting Date	Submission Deadline
August 14, 2025	7/9/2025
September 11, 2025	8/5/2025
October 9, 2025	9/2/2025
November 13, 2025	10/7/2025
December 11, 2025	11/4/2025

Application Fees

Check one:	Estimated Project Cost	Application Fee
<input type="checkbox"/>	Up to \$17,999	None
<input type="checkbox"/>	\$18,000 - \$24,999	\$ 20
<input type="checkbox"/>	\$25,000 - \$49,999	\$ 25
<input type="checkbox"/>	\$50,000 - \$99,999	\$ 35
<input checked="" type="checkbox"/>	\$100,000 - \$499,999	\$ 50
<input type="checkbox"/>	\$500,000 or more	\$ 100

Approval of after-the-fact (ATF) work (completed without a COA) requires application submittal and an ATF fee of \$100.

Is this an after-the-fact approval?
☐ Yes ☐ No

For more information:

City of Wilmington • Planning and Development Department • Historic Preservation
929 N. Front Street, 2nd Floor
PO Box 1810, Wilmington, NC 28402
preservation@wilmingtonnc.gov • 910-254-0900



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

PLEASE TYPE OR PRINT

Property Street Address: 1619 Chestnut Street

Tax Parcel Number: R04818-009-006-000

Property Owner Information

If the applicant is not the property owner, an agent form (below) is required to be signed by the property owner and submitted with an application. Application must be signed by all legal property owners.

Owner name(s): Sean & Adrienne Winders
Mailing Address: 1619 Chestnut St., Wilmington, NC 28401
Phone: 919.332.2138 Email address: REDACTED
Signature: _____ Date: _____

AGENT FORM (This section is required if the applicant is anyone other than the property owner)

I, _____, the undersigned owner, do hereby appoint _____ to act on my behalf for the purpose of petitioning the city of Wilmington Historic Preservation Commission for a certificate of appropriateness, as applicable to the property described in the attached petition.

I do hereby covenant and agree with the city of Wilmington that said person (agent) has the authority to do the following acts for or on behalf of the owner:

- Submit a property petition and require supplemental materials
- Appear at public meetings to give testimony and make commitments on behalf of the owner
- Accept conditions or recommendations made for the issuance of the certificate of appropriateness on the owner's property
- Act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition for a certificate of appropriateness

This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Owner(s) name(s): _____
Owner(s) signature: _____ Date: _____
Designated agent name: _____ Designated agent phone: _____
Designated agent email: _____
Designated agent mailing address: _____



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

SUBMITTAL CHECKLIST

If the information is not included with the application, the request cannot be scheduled for review by the Commission. Please check if the items below are completed.

- ☒ **Signed Application Form / Agent Form (as needed)**
 - ☒ **Project Narrative**
 - Brief detailed description of the project, including a description of how the proposed changes are consistent with the Wilmington Design Standards for Historic Districts
 - ☒ **Tax Map**
 - This can be found online at New Hanover County GIS Portal at <https://www.nhcgov.com/E04/GIS/Maps/Data>
 - ☒ **Proposed Building Materials**
 - Product sheets for each type of material proposed (including windows, doors, roof, siding, etc.)
 - Material Sheet Checklist if applicable
 - May include brochures or manufacturer's specification sheets
 - ☒ **Digital Photos (all photos may be emailed)**
 - A keyed site plan or lot diagram showing existing structures, features and conditions
 - A close-up of the proposed work area
- These scopes will require additional information including but not limited to the following:*
- ☒ **New Construction, Major Alterations, Additions**
 - Site plan drawn to scale with existing and proposed buildings, setbacks, parking areas, driveways, trees to be removed or preserved, fences and landscaping.
 - Architectural drawings, drawn to scale including elevations and floor plans.
 - Additional information that helps determine whether the project is consistent with *Design Standards*.
 - Three dimensional models (optional)

The applicant is responsible for supplying all information necessary to enable the Historic Preservation Commission (HPC) to understand the proposal and potential impacts on the historic district or overlay.

Without sufficient information, the Commission may continue or deny the request.

Major Works Application – House Addition

HOUSE ADDITION



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

NEW CONSTRUCTION INFORMATION

Complete one sheet for each new building or structure in order to address all of the project components. Please use continuation sheets if necessary.

Building Element	Proposed Materials, Dimensions, Color
Roof (Roof Pitch / Material / Color)	
Main: Same continuous roof over addition & rear porch	3.5:12 pitch w/ fiberglass shingles, slope & material to match & align w/ existing
Front Porch / Side Porch / Rear Porch: Same continuous roof over addition & rear porch	White TPO over flat portion of roof w/ min. 1/4" per ft. slope
Height (avg. grade to peak of roof)	Existing roof peak is 26'-11" +/- with no proposed change. The roof peak of the addition is 15'-6" +/-
Cladding	
Body of building Main body of building is existing. Only the rear addition is new	Mix of brick veneer & wood shingle shake siding, w/ 8" reveal
Additional (Reveal, Finish, Mortar Color) New additions will have the same paint finish as the existing	Wood shingle shake siding w/ 8" reveal salvaged from demo of existing garage
Foundation	
Materials (including color and height)	Brick rowlock water table over brick veneer foundation. Top of Rowlock at 2'-2" above grade.
Porch (Materials & Dimensions)	
Columns (capital and base)	Dutch colonial 10"x10" cementitious column wrap w/ decorative cap & base trim. Please see enclosed column detail drawing for capital and base profiles. Painted
Stairs and Railing (include dimensions)	25'-5" W. brick stairs w/ 4 risers @ 8.5" ea. & 3 treads @ 12" ea.
Decking (floorboards)	sealed concrete finish
Balustrade / railing (top cap and bottom) Handrail only	36"H. Handrail w/ 2x6 over 2x4 top rail, 2x4 bott. rail, all P.T. & Painted
Balustrade - individual balusters Handrail only	P.T. 2x2 wood pickets spaced @ 5 1/2" O/C max., painted
Ceiling (material, design, dimensions)	T&G V-Groove Cedar ceiling, painted
Screens (only on rear)	N/A

CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

Deck (Materials and Dimensions)	
Posts Handrail only	Painted 6x6 wood posts w/ decorative cap & base trim. See enclosed post detail
Balustrade / railing (top cap and bottom)	
Balustrade - individual balusters	
Foundation (height and materials)	Brick rowlock over brick veneer foundation. Top of Rowlock at 2'-2" above grade
Entry steps and railings	Brick steps - see abv. for railing
Doors (Materials and Dimensions)	
Front entry	N/A
Sides (specify location)	
Rear	
Windows (Materials, Style, Dimensions)	
Front	Salvage & Restore existing wood windows
Sides	
Rear	New windows to match material and grille pattern of existing
Gutters and Downspouts	
Driveway	
Dimensions	
Curb, Apron and Runner Materials	
Any Additional Materials	

Major Works Application – Detached Garage

DETACHED GARAGE



CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

NEW CONSTRUCTION INFORMATION

Complete one sheet for each new building or structure in order to address all of the project components.
Please use continuation sheets if necessary.

Building Element	Proposed Materials, Dimensions, Color
Roof (Roof Pitch / Material / Color)	
Main	gable roof, 5:12 pitch w/ F.G. architectural shingles to match primary dwelling
Front Porch / Side Porch / Rear Porch	
Height (avg. grade to peak of roof)	15'-2 1/4" +/-
Cladding	
Body of building	Cementitious shingle shake siding w/ 8" reveal to match existing home
Additional (Reveal, Finish, Mortar Color)	panited to match primary dwelling
Foundation	
Materials (including color and height)	
Porch (Materials & Dimensions)	
Columns (capital and base)	
Stairs and Railing (include dimensions)	
Decking (floorboards)	
Balustrade / railing (top cap and bottom)	
Balustrade - individual balusters	
Ceiling (material, design, dimensions)	
Screens (only on rear)	

CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

Deck (Materials and Dimensions)	
Posts	
Balustrade / railing (top cap and bottom)	
Balustrade - individual balusters	
Foundation (height and materials)	
Entry steps and railings	
Doors (Materials and Dimensions)	
Front entry	Main overhead garage doors t.b.d. by owner
Sides (specify location)	36" single hinged door facing primary dwelling
Rear	
Windows (Materials, Style, Dimensions)	
Front	
Sides	28" x 54" double hung material and grille pattern (9 over 1) to match existing
Rear	
Gutters and Downspouts	
Driveway	
Dimensions	
Curb, Apron and Runner Materials	
Any Additional Materials	Wood shutters to match primary dwelling



**Primary Dwelling
Front**

**EXISTING WINDOWS &
SHUTTERS TO BE RESTORED**

PICTURE OF WORK AREA

Primary Dwelling
Rear

**EXISTING WINDOWS &
SHUTTERS TO BE RESTORED**



**EXISTING ADDITION
TO BE REMOVED**

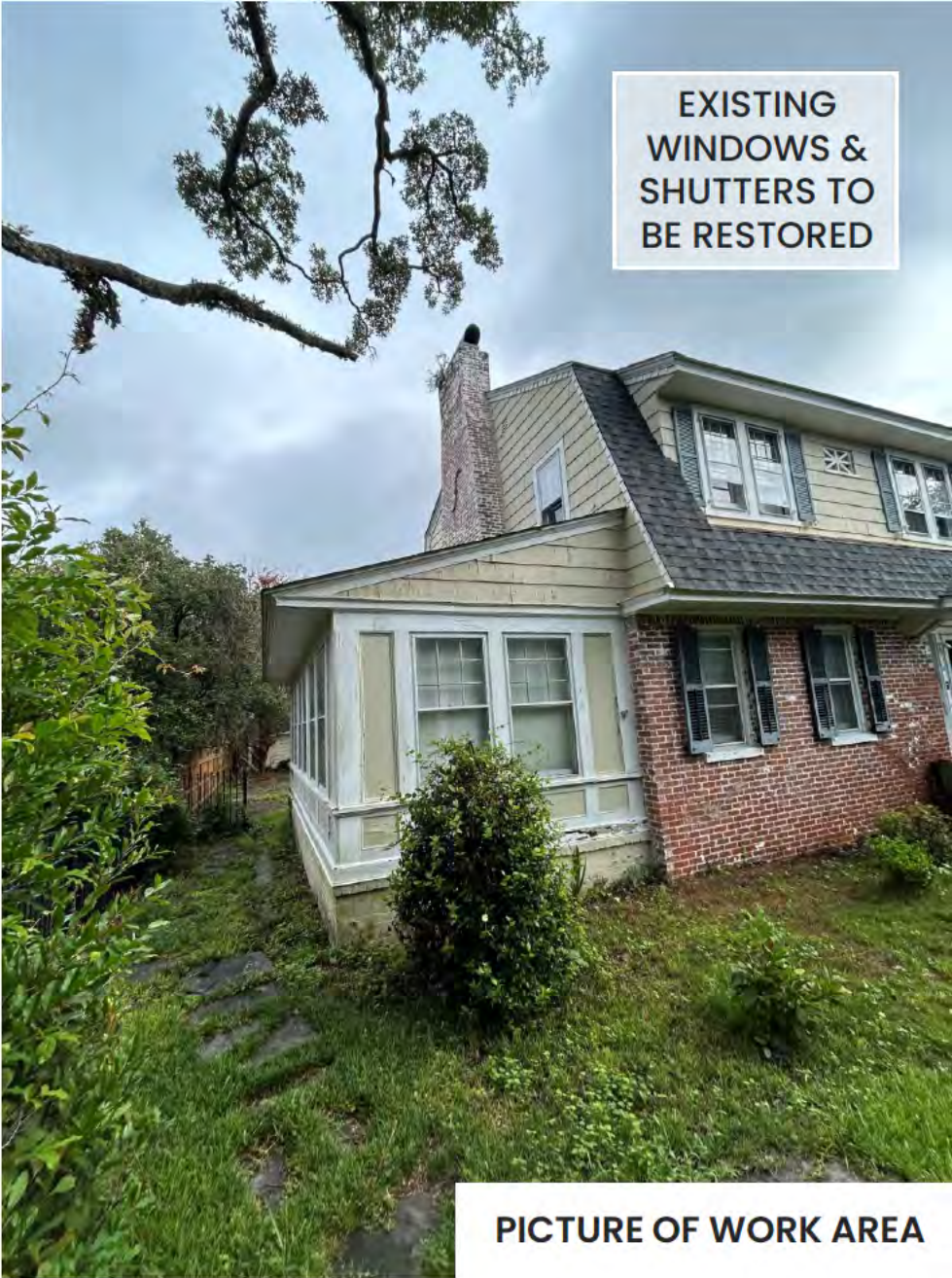
PICTURE OF WORK AREA

Primary Dwelling
Left



EXISTING
ADDITION TO
BE REMOVED

PICTURE OF WORK AREA



EXISTING
WINDOWS &
SHUTTERS TO
BE RESTORED

PICTURE OF WORK AREA

**Primary Dwelling
Right**



**EXISTING ADDITION
TO BE REMOVED**

**EXISTING WINDOWS &
SHUTTERS TO BE RESTORED**



PICTURE OF WORK AREA

**Detached Garage
Front**



PICTURE OF WORK AREA

**Detached Garage
Right**

**EXISTING DETACHED GARAGE
(BEYOND) TO BE REMOVED**



PICTURE OF WORK AREA

Detached Garage
Rear / Right



Additional Garage Damage Photos

Exterior Roof & outer Damage



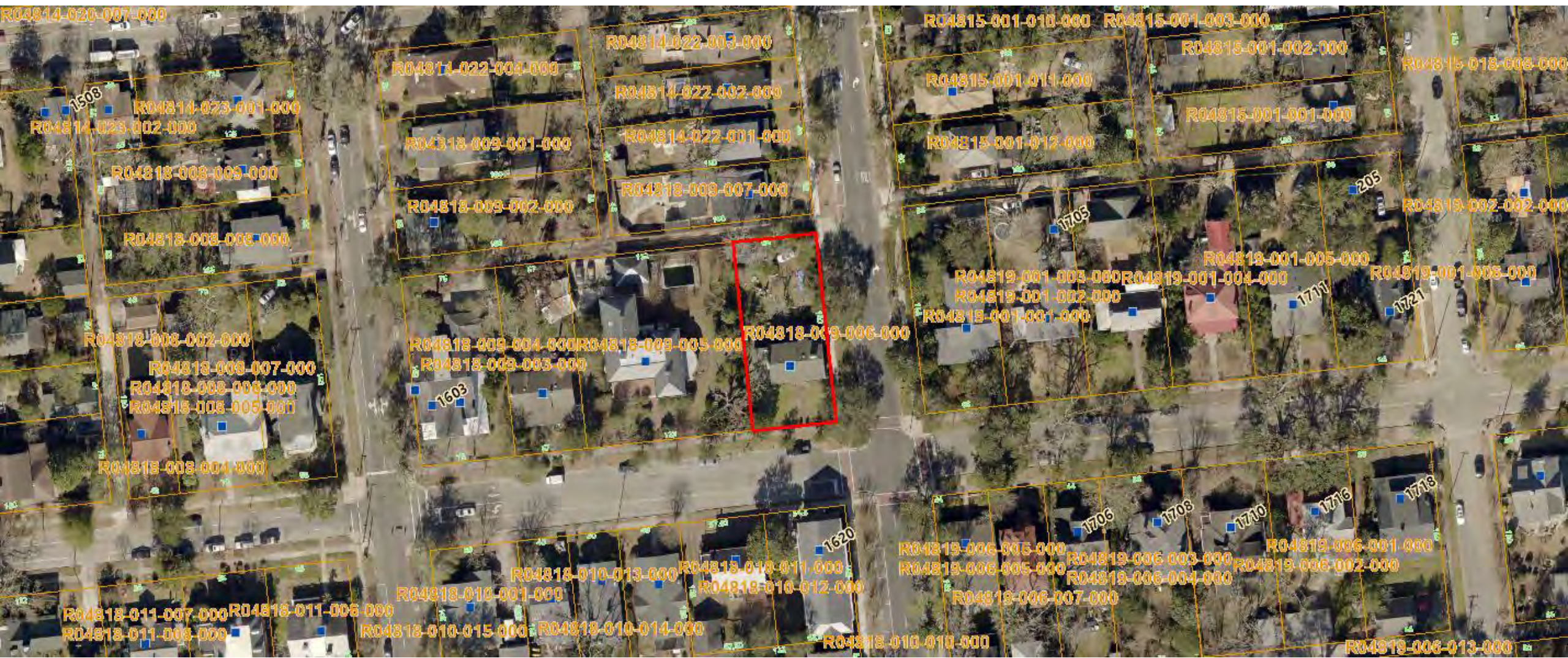
Broken Slab/garage Floor



Termite damage to interior Structure



Parcel Map

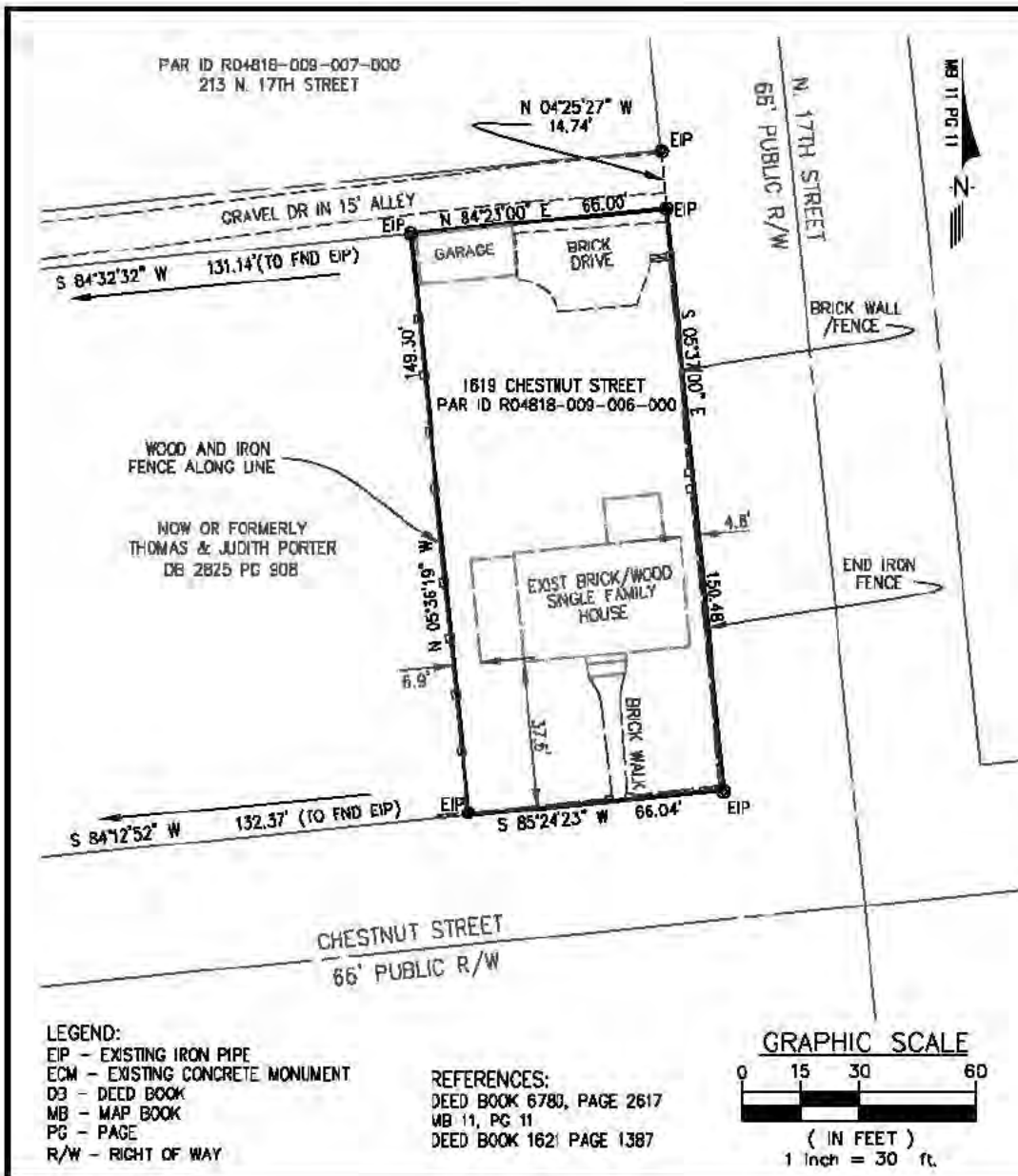


Tax Map

ArcGIS Web Map

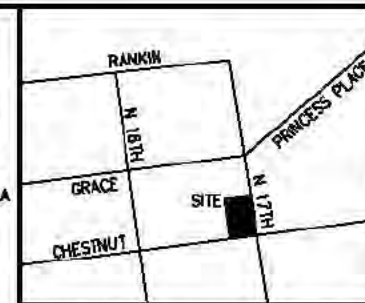


**Garage Door Specification –
Design to be finalized and will
be submitted at a later date**



SURVEY NOTES:

1. SURVEY WAS PERFORMED ON AUGUST 8, 2025.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND.
3. PARCEL SUBJECT TO ANY RESTRICTIONS OR EASEMENTS OF RECORD NOT SHOWN ON THIS SURVEY.
4. NONE OF THE SUBJECT PARCEL LIES WITHIN AN AREA OF SPECIAL FLOOD HAZARD AS SHOWN ON DFIRM MAP 3720312700K, DATED AUGUST 28, 2018.
5. NO PAIR OF NC GRID MONUMENTS FOUND WITHIN 2,000 FEET.
6. PROPERTY ALONG CHESTNUT AND PORTION OF N. 17TH BOUND BY 8" WALL WITH IRON FENCE ON TOP.



VICINITY MAP NO SCALE

SURVEYORS CERTIFICATE:

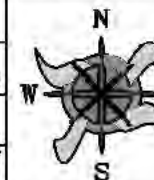
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, BEING THE SAME PROPERTY DESCRIBED ON THE FACE OF THIS PLAT, THAT THE BOUNDARIES NOT SURVEYED THAT ARE SHOWN WERE PLOTTED FROM THE REFERENCED INFORMATION, AND THAT THE UNADJUSTED RATIO OF PRECISION AS CALCULATED BY COMPUTER IS 1/10,000+; THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET; THAT THIS MAP MEETS REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800)" WITHIN MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18 DAY OF AUGUST, A.D. 2025.

REDACTED

Robert G. Sessoms
ROBERT G. SESSOMS
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4659

MAP OF SURVEY OF
1619 CHESTNUT STREET
BEING PORTION OF LOTS 3, 4 & 5
CITY OF WILMINGTON
BLOCK 477
AS SHOWN ON DB 1621 PG 1387
CITY OF WILMINGTON
NEW HANOVER COUNTY NORTH CAROLINA

SCALE 1" = 30'
DATE 08/17/2025
DRAWN BY RGS
RSA PROJECT #25.124



ROBERT G. SESSOMS, PLS

NC LICENSE L-4659
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