

Historic Preservation Commission
Certificate of Appropriateness (COA) Application

July 11, 2024

Address	111 North 7 th Street
District	Historic District - Residential (HD-R)
Request	New Residential In-Fill Construction
Property owner	Cove Neck Holdings, Owner Libby Beccarino, Agent 5908 Chester Street Wilmington, NC 28405
Staff	Megan Bacik, 910-772-4165, megan.bacik@wilmingtonnc.gov



111 North 7th Street, Front (east) Façade, June/2024

Case Overview

The applicant proposes to construct a new two-story dwelling.

Details as shown on the drawings, plans, photographs, submittals, and narrative statement contained in the application, and supplemental materials and statements made at the July 11, 2024, meeting are a part of this request unless otherwise noted.

Property Description

The subject lot is approximately 3,597 square-feet (0.08 acres) in size and is currently vacant. The subject lot is located approximately 134 feet south of the corner of Chestnut Street and North 7th Street on the western side of North 7th Street.

Sanborn Fire Insurance Maps

- **1893 Map.** The subject lot first appears developed with a one-and-a-half-story dwelling that features a full-width front porch. To the rear of the dwelling is a one-story accessory structure with a full-width south side porch that extends out to connect with the center of the dwelling's rear façade.
- **1898 Map.** The dwelling and accessory structure are demolished. Constructed on the south side of the lot is a two-story dwelling, addressed as 109 North 7th Street, with a wrap-around front porch, a recessed porch at the northwest corner, and a bay window on the south side facade. Constructed on the north half of the lot is a one-story dwelling, addressed as 111 North 7th Street, that features a full-width, front porch and a recessed porch at the southwest corner. Located to the rear of the dwellings are two one-story accessory structures.
- **1915 Map.** The 111 North 7th Street dwelling and accessory structure are demolished. The 109 North 7th Street dwelling front façade is modified to include a bay window and an addition is added to the rear. A small accessory structure is constructed at the northwest corner of the property.
- **1951 Map.** A one-story auto garage is constructed at the center of the lot.

Current Conditions

- Post 1955 the auto garage and accessory structures were demolished, and the lot was subdivided into the two lots, 109 and 111 North Street, as they exist today.
- The subject lot is a noncontributing resource to the Historic District - Residential (HD-R).
- This property was originally zoned Historic District (HD), which was established on June 13, 1962, and then rezoned to Historic District – Residential (HD-R) on March 28, 1989.

Proposed Findings of Fact

1. The subject property is a noncontributing resource in the Historic District – Residential (HD-R). Revisions to all facades of a building and the site are subject to design review in this district.
2. The subject property is located on the west side of North 7th Street between Chestnut and Princess Streets.
3. The applicant proposes to construct a new, two-story dwelling:
 - a. The proposed dwelling will be 22'-0" wide and 55'-0" deep (including the front and rear porches).
 - b. The area of the lot is 3,597 sq. feet. The proposed dwelling will have a building footprint of approximately 1,210 sq. feet, 33.6% of the lot.
 - c. The overall height of the dwelling will be approx. 27'-1 ½" H.
 - d. The proposed setbacks would be as follows:
 - i. Front façade (east): 7'-0" from front porch; 14'-0" from dwelling
 - ii. Side (south): 9'-6"
 - iii. Side (north): 1'- 6"
 - iv. Rear façade (south): 47'-0" from rear porch; 51'-0" from dwelling
 - e. The proposed dwelling will have the following overall:
 - i. The foundation will be CMU with a smooth parge coat and will not exceed 28" in height above grade.
 - ii. The proposed dwelling will be clad in smooth Hardie Board plank 7-¼" W siding with a 6" reveal.

- iii. The proposed exterior trim will be 6" Hardie Board trim.
 - iv. All proposed fascias will be Hardie Board, 8".
 - v. All proposed soffits will be Hardie Board, 12".
 - vi. All proposed corbels will be PVC, 8" D x 16" H x 3 ¼ W, unless otherwise stated, unless stated otherwise.
 - vii. All proposed Hardie Board frieze will be 16" W. The frieze will have flat panels and 2" dentil molding between each corbel.
 - viii. All windows, unless noted otherwise, will be JELD-WEN V-2500 vinyl, single-hung, two-over-one sash, double pane glazing with a half screen, 2'-8" W x 5'-0" H.
 - ix. The proposed main body roof will have a 12 over 3 slope and be clad in Certainteed Landmark architectural asphalt singles in the Moire Black.
 - x. All gutters shall be 4" aluminum K-style in the color white.
 - 1. The applicant did not provide the locations and manufacture specification worksheet for this item.
 - xi. All steps on the front and rear facades will be brick.
 - 1. Brick will be General Shale, Buckingham Tudor, 2¾ " H x 3½ " W x 7 5/8" L.
- f. The proposed front (east) façade features the following:
- i. The proposed façade features a two-story, hipped roof porch.
 - 1. The proposed porch roof will be clad in an InnoviTPO 45-millimeter Single-Ply membrane in the color white.
 - 2. The proposed porch is supported by three wood 6" x 6" posts with chamfered edges, 1" x 4" caps and 1" x 6" bases on each story.
 - 3. The proposed porch will have a balustrade with turned balusters, and simple top and bottom rails.
 - 4. The proposed porch foundation will be CMU with brick veneer.
 - a. See note 3.e.xi.1 for brick specifications.
 - 5. The proposed front brick steps will be 6'-4" wide.
 - 6. The proposed porch floor will be concrete with a rowlock brick course.
 - a. See note 3.e.xi.1 for brick specifications.
 - 7. The proposed porch ceiling will be clad in 1" x 6" tongue and groove pine.
 - 8. The proposed porch will have PVC corbels, 12" D x 3 ¼" W x 6" H, with 2" dentil molding in between.
 - ii. The proposed first story façade will have two windows and a single door entry.
 - 1. The two westernmost windows will be JELD-WEN V-2500 vinyl, single-hung, two-over-one sash, double pane glazing with a half screen, 2'-8" x 6'-0".
 - 2. The proposed door will be Therma Tru Shaker Fiberglass Craftsman Left-Hand In-Swing Ready to Paint Prehung Front Door with Brickmould Insulation Core, with a vertical two-lite pattern, 36" W x 80" H.
 - iii. The second story façade will have two windows and one door.
 - 1. See note 3.e.viii for window specifications.
 - 2. The proposed door will be MMI Right-Hand Inswing Full-Lite Clear Low-E Primed Fiberglass Smooth Prehung door, 36" W x 80"H.
- g. The proposed side (south) façade features the following:
- i. The proposed first story façade will have six windows.

1. The two westernmost windows will be JELD-WEN V-2500 vinyl, single-hung, two-over-one sash, double pane glazing with a half screen, 2'-0" x 4'-0".
2. The two easternmost and two central windows will be JELD-WEN V-2500 vinyl, single-hung, two-over-one sash, double pane glazing with a half screen, 2'-8" x 6'-0".
- ii. The proposed second-story façade will have four windows.
 1. See note 3.e.viii for window specifications for three windows.
 2. The centrally located window will be JELD-WEN V-2500 vinyl, single-hung, two-over-one sash, double pane glazing with a half screen, 2'-0" x 3'-6".
- h. The proposed side (north) façade features the following:
 - i. The proposed first and second story façades will each have four faux 24" W x 54" H window openings infilled with two pressure treated wood louvered shutters on each story.
 1. The proposed shutters will be wood, 12" W x 54" H.
 2. The front, rear and side (north) elevations do not propose to include shutters.
 - i. The proposed rear (west) façade features the following:
 - i. The proposed façade features a one-story, hipped roof portico.
 1. See note 3.f.i.1 for portico roof cladding specifications.
 2. See note 3.f.i.2 for portico posts specifications.
 3. See note 3.f.i.3 for railing specifications.
 4. The proposed portico will have 4'-8" W stairs facing north.
 5. The proposed portico floor will be concrete with a rowlock brick course.
 - a. See note 3.e.xi.1 for brick specifications.
 6. See note 3.f.i.7 for portico ceiling specifications.
 7. See note 3.f.i.8 for portico corbel and dentil molding specifications.
 - ii. The proposed first story façade will have a window and door.
 1. The proposed door will be Therma-Tru Benchmark Fiberglass Half Lite Right-Hand Inswing Front Door, with a half-light glazing and two vertical panels, 36" W x 80" H.
 2. The proposed window will be JELD-WEN V-2500 vinyl, single-hung, two-over-one sash, double pane glazing with a half screen,
 - iii. The proposed second story façade will have two windows.
 1. See note 3.e.viii for the window specifications.
4. The applicant proposes the following site alterations:
 - a. Remove the Laurel Oak tree from along the side (north) property line.
 - i. The tree is located on both the 111 North 7th Street and 113 North 7th Street properties.
 - b. Install brick pathway, 6'-4" W x 6'-0" L, between sidewalk and front porch steps.
 - i. See note 3.e.xi.1 for brick specifications.
 - c. Liriope to be planted around proposed front porch.
 - d. Install brick patio, 23'-6" W x 14'-0" L, to the rear (west) side of the proposed dwelling.
 - e. Install gravel parking pad, 23'-6" W x 18'-0" L, in the rear yard.
 - f. Sod to be installed on either side of the proposed gravel parking pad, and in the front (east) yard.
 - i. In the rear yard the proposed gravel parking pad and sod will be separated by 4" x 6" landscape timbers.
 - ii. Install blue stone steppingstone path between proposed rear brick patio and gravel parking pad.

- g. Brown mulch to be installed in the side (north) yard.
5. The applicant proposes to install a 6'-0" tall, board on board style, wood fence with a curved top:
 - a. The proposed fence to attach to the corners of the rear façade and enclose a 14'-0" by 23'-6" portion of the rear yard.
 - b. The proposed fence along the northern property line will tie into an existing fence.
 - c. One 3'-0" W gate will be located west facing fence line.
 - d. Wood fences are currently installed along the side (south and north) and rear (west) property lines.
 6. **Certificates of Appropriateness.** No major works certificates of appropriateness have been issued for the subject property.
 7. **Similar Requests.** Staff found the following recent approvals of similar requests in the Historic District – Residential (HD-R).
 - a. 509 Dock Street (MJW-21-50): Construct a two-story, single-family dwelling on a 35-foot wide by 164-foot-deep vacant lot containing 0.13 of an acre. The proposed dwelling is approximately 26 feet, 6 inches wide by 77 feet, 10 inches deep, including a covered front porch and a screened-in rear porch. A 20-foot wide by 26-foot-deep accessory garage is proposed, as well as a spa and freestanding brick fireplace in the rear yard of the property. The fence is approved for height limited to 4 feet for a depth of 19 feet from the front property line. From a depth of 19 feet to the rear property line, fence height shall be limited to 6 feet. Non-Contributing
 - b. 112 North 8th Street (MJW-2303-31): Construct two-story, single-family dwelling, brick and gravel driveway and a 6'-0" tall wood fence on a vacant lot. The proposed dwelling will feature Hardie Plank siding, vinyl windows, and architectural asphalt shingles. Approved conditions include new curbing material shall match the height, materials, and placement as the existing curbing along North 8th Street and any tree removal shall be submitted and through the bypass application process, existing trees to be protected. Non-Contributing
 - c. 508 Ann Street (MJW-14-2412): Construct a two-story, single-family dwelling and a concrete runner driveway, install a wood stockade fence and a concrete landing between the front façade and sidewalk, and remove two trees. The proposed dwelling will feature Hardie Plank siding, vinyl windows, and architectural asphalt shingles. Approved conditions include house height shall not exceed 31 feet, 8 inches as measured from the average grade to the roof peak, siding and trim to be smooth side out, foundation height of the house shall not exceed 30 inches, lighting, landscaping and mechanical equipment and utilities shall be approved by administrative bypass. Non-Contributing
 - d. 311 McRae Street (MJW-34-2406). Construct a two-story, single-family dwelling and a concrete runner driveway, install a wood stockade fence, and a concrete sidewalk and landing between the front façade and sidewalk. The proposed dwelling will feature Hardie Plank siding, vinyl windows, wood corbels, faux window openings infilled with wood louver shutters, and a hip roof with architectural asphalt shingles. Approved conditions include siding and trim to be smooth side out, foundation height of the house shall not exceed 28 inches, lighting, gutters, landscaping and mechanical equipment and utilities shall be approved by administrative bypass. Non-Contributing
 8. **Denial Precedent.** Staff has found no recent precedent for denial of similar projects in the Historic District – Residential (HD-R).
 9. **Staff Observations.** Staff notes the following:
 - a. The surrounding Local Historic District contributing properties on the 100 block of North 7th Street are single-dwelling and commercial structures that range in scale from one and two stories tall and feature full-width, half-width and stoop style porches.

- b. Neighboring front façade setbacks are varied. Most along the western side of North 7th Street are between 4'-0" and 11'-0", and between 4'-0" and 20'-0" along the eastern side of North 7th Street.
 - c. The Historic District- Residential (HD-R) is made up of individual blocks of the finest of Wilmington's high-style and vernacular residential architecture.
 - d. Staff notes the siting of existing dwellings along McRae are parallel to North 7th Street.
 - e. The 100 block of North 7th Street currently is made up of three vacant lots, four lots with contributing structures, and two lots with noncontributing structures.
 - f. The use of shutters to create blind openings is done in response to current North Carolina and New Hanover County Building Safety regulations.
10. **Applicable Design Standards.** The following Wilmington Design Standards for Historic Districts and Landmarks are applicable to this request:

1.6 Secretary of the Interior's Standards Pages 47-49

- **Standard 1:** A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- **Standard 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- **Standard 3:** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- **Standard 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- **Standard 5:** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- **Standard 8:** Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- **Standard 9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- **Standard 10:** New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

2.1 District Setting – Landscaping Pages 52-55

- **Standard 1:** Maintain the topography of the site to the extent possible. Do not alter topography with grading, filling, or excavating unless it is part of the approved construction of a building addition or a new structure. Site grading should not adversely affect drainage or soil stability on adjoining properties. Site and roof drainage should assure that water does not splash against building or foundation walls nor drain toward the building. It is inappropriate to use landscape timbers or railroad ties to create retaining walls or raised planting beds in locations visible from a street.
- **Standard 2:** Retain and maintain landscaping that contributes to the character-defining elements of the historic districts, including large trees, hedges, foundation plantings, grassy lawns, ground cover, trellises, patios, terraces, fountains, and gardens. Exceptions include trees and other landscaping that is diseased, dying, considered to be an undesirable or invasive species, a threat to the safety of property and/or people, or is

causing structural damage to a historic structure. If desirable landscaping is removed, it should be replaced with identical or similar species.

- **Standard 3:** Themes in landscape design should be consistent with the character of the historic districts. For example, oriental gardens or a southwestern desert landscape are inappropriate.
- **Standard 5:** When landscaping new construction or an addition, incorporate existing significant landscaping. Establish a tree protection zone around mature trees, including installing protective fencing around a tree's dripline to avoid heavy equipment from compacting the soil and causing the tree's eventual death.
- **Standard 6:** Mature, healthy trees should remain intact and undisturbed on a site unless they are causing the structural deterioration of a building. A mature tree is defined as being fifteen (15) inches or larger in diameter as measured four (4) feet above the ground. Removed trees should be replaced with a similar type tree, except where the replacement would cause structural damage to the building. Diseased trees should be examined by the City Arborist to determine if removal or treatment is required. When a tree is removed, the tree stump should be ground and the soil should be leveled and seeded.
- **Standard 7:** Do not remove a tree because it disrupts an adjacent sidewalk. Also, do not cut the tree roots, which will jeopardize the tree's health. Instead, repair or replace the sidewalk to accommodate the roots. The least expensive method is to lift the sidewalk slab, shave it from the underside to accommodate the root, and reinstall it. Other techniques include:
Excavating below the root to give it space to shift downward; away from the roots and outside the root plate (the distance from the tree that is three times the tree trunk's diameter).
Replacing the sidewalk slabs with thicker concrete slabs connected by rebar or wire mesh to avoid the future lifting of a slab; or If space allows, meandering the sidewalk

2.2 District Setting – Public Right-of-Way Pages 56-57

- **Standard 1:** Preserve and maintain the patterns, features, materials, and size of streets, sidewalks, and street plantings that contribute to the character of the historic districts. Paving, ground cover, street lights, benches, traffic signs, transit stops and utility lines also contribute to the character of the public right-of-way.
- **Standard 3:** If construction work in the ROW is necessary, protect and retain historic streetscape features such as brick streets, street furniture, fountains, granite curbing, and street plantings. Repair or replace sidewalks, curbs, and paving where needed to match adjacent materials. If new bricks are needed for street or sidewalk repair, they should match the original in size, dimension and color. **Standard 4:** Introduce new plantings in the public right-of-way that are compatible with the character of the historic districts.

2.3 District Setting – Fences and Walls Pages 58-61

- **Standard 1:** Retain and preserve original and or historically appropriate fences and walls, and all architectural features that are character-defining elements of original fences and walls, including gates, decorative pickets, and rails that contribute to the character of the districts.
- **Standard 2:** Only replace materials when that is the only option. If replacement of the entire fence or wall is necessary and original material is unavailable, match the historic material in composition, size, shape, color, pattern, and texture. If only part of the fence is severely deteriorated, replace only that part. Decayed pickets or boards should be replaced with decay-resistant or pressure-treated wood. The latter should be properly seasoned so that it can hold paint.

- **Standard 3:** If a historic fence or wall must be replaced, it should match the original in size, design, materials, color, pattern, texture, and detail. Fences in the front or front side yards should be constructed of wood picket, brick, stone, or cast iron. Pickets should be stained or painted and cast iron should be painted.
- **Standard 4:** Construct new fences or walls to follow property lines, unless they will negatively impact the neighbor's property by obscuring a view or preventing repair and maintenance of the property. Fences and walls should be installed a minimum of three (3) feet from an adjacent structure to provide space for adequate maintenance.
- **Standard 5:** New fences or walls should be constructed of traditional materials and design, and only in locations that are characteristic of the district. Walls should not be constructed of cinder block or cement block unless it is stuccoed or veneered with brick. Walls constructed of artificial siding that seek to resemble brick veneer, stone veneer, or wood veneer are not appropriate. Walls should not feature plastic panels, corrugated metal or any similar material.
- **Standard 6:** Avoid constructing retaining walls in front yards where none existed historically. When approved, they should be constructed of stone, brick, or textured block with a historic character. Poured concrete and wood timbers are not appropriate.
- **Standard 7:** Front yard fences should feature a degree of transparency by allowing visibility between vertical members. The space between the pickets of wooden fences located in yards adjacent to streets should be a minimum of one and one-half (1½) inches up to a maximum to two (2) inches. Opaque fences, including privacy fences, should only be allowed in rear yards.
- **Standard 8:** Front yard fences must be lower than the maximum allowed for rear yard fences. New fences and walls should not exceed a height greater than four (4) feet. Supporting posts may project up to six (6) inches above that height. Rear yard fences and walls should not exceed six (6) feet. On corner lots, a fence may exceed 4 feet in height at the side yard if it is placed at or behind the midpoint of the side of the house. The height of the fence or wall should be constant and follow the contour of the land.
- **Standard 9:** Design fences and walls to be compatible with the era of the associated building and the immediate area. Wooden picket fences should be limited to historic residential areas. Vinyl, opaque, stockade and chain link fencing are inappropriate in the historic districts. Other incompatible fence types include split rail and basket weave fences.
- **Standard 10:** The structural members of wooden privacy fences should face the property of the individual erecting the fence. An alternative is double-siding the fence so that structural members are not visible from either side.
- **Standard 11:** Fences or walls may be used to screen parking areas, garbage areas, and mechanical systems, but should not exceed six (6) feet in height. Dumpsters should not be visible from a street. If visible otherwise, they should be screened from view by fencing, walls and/or evergreen vegetation. Fencing and walls for dumpster areas may exceed the six (6) foot limit, but should be no taller than necessary for screening purposes. The material and character of fencing or walls for screening should relate to the building's design.

2.4 District Setting – Walkways, Driveways and Off-Street Parking Pages 62-3

- **Standard 1:** Retain and preserve the patterns, features and materials of existing walkways, driveways, and off-street parking areas that contribute to the character of the historic district. That includes brick and stone pavers, and poured concrete features predating roughly 1950.
- **Standard 2:** Replace only the deteriorated sections of historic walkways and driveways, and match to the original with respect to materials, design, color., and texture.
- **Standard 3:** For driveways, use paving bricks manufactured specifically for driveways, as opposed to bricks made for other purposes.

- **Standard 4:** Design new walkways and driveways to be compatible with the dimensions, materials and color of existing paths and driveways. Use of pervious paving materials is encouraged.
- **Standard 5:** Preserve significant site features, including topography and mature trees, when constructing new driveways, walkways and parking lots. See standards in the Landscaping section for protecting trees and other important features..
- **Standard 6:** Do not use precast paving slabs or decorative coatings for paths or walkways in the residential areas of the historic districts.
- **Standard 7:** Follow the Standards for lighting when lighting walkways, driveways, and off-street parking areas within Wilmington’s historic districts.
- **Standard 8:** New driveways should not be constructed where they did not exist historically. If a new driveway is permitted, it should only provide access to a parking area at the lot’s rear. If a new driveway is planned next to an existing driveway on an adjacent lot, a planting strip should be left to avoid a wide expanse of pavement.
- **Standard 10:** Minimize the width of driveways to the extent possible. Consider features such as landscaped central strips and permeable paving to minimize the amount of permeable surface.
- **Standard 11:** Handrails on steps along a walkway should be compatible in materials, design and style with the associated building and its era
- **Standard 12:** Design off-street parking to be unobtrusively located in the rear or side yard and visually screened from the street with appropriate fencing, walls and/or landscaping. Parking areas placed directly in front of primary buildings are inappropriate.

2.9 District Setting – Archaeology Pages 72-73

Note: These standards apply within any designated archaeological districts.

- **Standard 1:** Retain and preserve known archaeological sites and resources, as well as areas suspected of having such resources, particularly before and during construction projects.
- **Standard 2:** Investigate the potential for archaeological resources prior to undertaking a project that affects the grounds of a historic property. Undertake necessary investigations using professional archaeologists and contemporary methods when it is not possible to preserve archaeological materials in place.
- **Standard 3:** Minimize disturbance of the terrain in the historic district to reduce the possibility of destroying unknown archaeological materials and habitation levels.
- **Standard 4:** Do not introduce heavy machinery or equipment on sites where their presence might disturb archaeological materials. Silt fencing might be used to delineate such areas.

3.1 General Building – Roofs, Roof Feature and Chimneys – Roof Standards Pages 76-77

- **Standard 3:** Most metals associated with roofing should have protective coatings. Consider flexible coating systems to maintain existing metal roofs. Gutters and downspouts should be painted for protection from rust, with the exception of copper.
- **Standard 5:** Tar or asphalt products should not be used to patch slate or metal roofing. They are not visually compatible and are typically only a short-term solution.

3.1 General Building – Roofs, Roof Feature and Chimneys – Roof Feature Standards Pages 78-79

- **Standard 2:** It is not appropriate to introduce new roof features, such as dormers, vents, and skylights, if they are out of character with the design of the roof and or are visible from the public right-of-way. Avoid new street-facing features.
- **Standard 3:** Replace missing roof features with features that are identical to the original in size, scale, texture, detail, craftsmanship, material, and color. If no evidence exists

regarding the characteristics of the missing roof feature, it should be compatible with the historic building and surrounding historic area.

- **Standard 4:** New dormers should not be added to an existing historic roof when visible from a street unless historic evidence exists that such dormers existed historically. When new dormers are added, the proportions should be compatible with the roof scale and shape. Often, new dormers are too large or poorly proportioned to the roof. Historic evidence of original dormers should be investigated, and comparable historic buildings might be modeled for the correct design.
- **Standard 5:** Encourage the removal or replacement of inappropriate dormers and other later features. Dormers were sometimes added to a roof long after the building's era of significance and they can often be incompatible with the balance of the building's design. In such cases, they should be removed or replaced by more compatible dormers.

3.2 General Building – Exterior Walls Page 82-85

- **Standard 1:** Retain and preserve original and/or historic exterior wall cladding (wood siding, masonry, stucco, etc.), trim, and decorative elements such as cornices, brackets, and window architraves.
- **Standard 2:** Do not obscure original facades with replacement or covering materials, such as metal “slipcovers” hiding historic commercial buildings or vinyl siding on a house's exterior.
- **Standard 3:** Remove obsolete and non-historic building elements such as synthetic siding, unused mounting brackets and anchors, junction boxes, cables and conduits, and other such features.
- **Standard 4:** Replace only the damaged portion of a historic wall if it is deteriorated beyond repair and such deterioration is clearly documented. Materials identical to the original should be used. Match the original in dimension, shape, scale, proportion, detail, and texture and material.
- **Standard 5:** It is inappropriate to add decorative features incompatible with the building's architectural style or to create a false sense of history.
- **Standard 6:** Plywood is a prohibited material for exterior wall cladding. Also, wood shakes or shingles which are incongruous with the design of the building should not be used.

3.3 General Building– Doors and Windows Pages 86-93

- **Standard 1:** Retain and preserve original windows and doors, including sashes, frames, glass, lintels, sills, stools, trim, shutters and hardware. Examples of character-defining features to be preserved include transoms and sidelights. Repair, rather than replace, original windows and doors.
- **Standard 2:** Glazing surrounding doors and windows should not be covered, painted or otherwise altered.
- **Standard 3:** Historic door and window materials should only be removed when an accurate restoration necessitates its removal. Examples of such materials include conventional glass, stained glass, textured glass, leaded glass, beveled glass, glass block, and tracery.
- **Standard 6:** Double-pane glass may be used as a repair or replacement material in an existing sash under certain conditions. It should be generally compatible with the reflective quality of the existing glazing elsewhere on the building, and the muntin must be deep enough to accommodate insulated glazing. However, because insulated glazing will fail at some point as the sealer (gasket) deteriorates, the installation of a single-glazed window with a storm sash is preferable.
- **Standard 7:** It is inappropriate to replace original clear glass with colored or stained glass unless it reflects the style of the building. Tinted, frosted, reflective or opaque glass is inappropriate.

- **Standard 8:** It is inappropriate to install snap-in muntins in either existing or new windows. New windows should utilize true divided lights or simulated divided lights with spacer bars.
- **Standard 9:** Windows and doors should utilize traditional materials. For example, salvaged doors and windows should be sought before new materials are introduced. Substitute materials may only be considered when historic materials are no longer available.
- **Standard 10:** Do not alter the opening size and shape of historic windows and doors to accommodate new doors or windows. Likewise, the historic framing and detailing surrounding the opening should be preserved.
- **Standard 11:** Encourage the replacement of later non-historic windows and doors and those that are missing with new windows and doors that are based on historic doors from the building or documentary evidence. Replacement material should match the historic material in size, shape, design, texture, scale, color, and (where possible) material.
- **Standard 12:** New entrance doors or windows should be compatible to the era and style of the building and the district. Doors and window that create a false historic appearance or the appearance of an earlier era are inappropriate. Jalousie windows and sliding windows are not appropriate in the historic districts.
- **Standard 13:** Relate wooden replacement blinds or shutters to the dimension of the window opening and equip them with historically accurate hardware (hinges and holdbacks) and nail affixed to the wall. They should be attached to the window casing and not siding. Blinds and shutters should be made of wood unless it can be proven that a composite material will hold its appearance over time.
- **Standard 14:** The use of louvered blinds versus solid shutters should be based upon the age and style of the building. Most historic buildings in Wilmington used blinds, but shutters are appropriate for the earliest buildings (18th century) and Revival forms of such buildings, such as Colonial Revival.

3.4 General Building– Foundations Pages 94-97

- **Standard 1:** Maintain and preserve foundations, their underpinnings, infill materials, and their details that contribute to the significance of the building. These include wall materials such as brick, masonry, and stucco, as well as historic latticework existing between piers.
- **Standard 2:** Keep ventilation openings in the foundation clear and avoid filling. If the ventilation cover (“grill”) contributes to the architectural character of the building, such as decorative cast iron grills, maintain the original design. If missing, replace such covers with identical designs.
- **Standard 3:** Conduct regular inspections and maintenance of historic foundations, as described previously in the section on Maintenance. Occasional repointing of mortar joints may be necessary.
- **Standard 4:** Historic foundations and their features should not be visually obscured by the installation of modern substitute materials, such as a stucco parge coat. To the extent that a building’s foundation materials or design contribute significantly to the character of the building, foundation landscaping should be minimized to avoid completely hiding the foundations unless there is historic precedent for such landscaping.
- **Standard 5:** Painting and/or waterproofing the exposed parts of foundations is not allowed. Non-porous coatings trap moisture which, upon freezing, accelerates deterioration and sometimes causes interior damage.
- **Standard 6:** Trees and other large vegetation should not be planted near a foundation because the roots hold moisture and can crack the foundation.

- **Standard 7:** Avoid cladding, parging, or otherwise covering historically exposed foundation materials. Such treatments negatively alter a building's character and can trap moisture that leads to damage.
- **Standard 8:** Recess underpinning or infill materials behind the front of the historic piers.
- Openings between brick piers may be filled in with matching masonry materials or lattice work. Masonry should be recessed at least three (3) inches in depth.
- **Standard 9:** When a foundation must be repaired or rebuilt, the original bricks or stones should be used or replaced by bricks or stones that are similar in size, color, and surface texture to the original. For recycled bricks, the weathered side should face the outside.
- **Standard 10:** Repointing should match the design and color of the original mortar joints. See the section of these Design Standards on masonry materials for more information on proper repointing practices.
- **Standard 11:** When rebuilding a foundation, the existing bond patterns and mortar joints should be duplicated. Bandboards, brick header rows, and other visible horizontal design elements should match and align with the existing elements.
- **Standard 12:** Replace only the damaged portion of a historic foundation if it is deteriorated beyond repair. Materials and methods identical to the original should be used.
- **Standard 13:** Foundation components that must be replaced should be identical to the original in size, scale, texture, detail, craftsmanship, material, and color range. If a new design is necessary, the design should be compatible with the historic building based on documented evidence.
- **Standard 14:** Substitute materials may be considered when the material cannot be repaired or when the material is no longer available. Exposed concrete blocks and framed concrete should not be used.
- **Standard 15:** Venting of a foundation is necessary. When designed based upon historic precedents, they should feature wooden framing that is painted to match the building's trim. Another option is decorative painted cast iron if appropriate to the building's age and style. If intended to not be visible, vents should be painted a color that blends with the existing foundation color.

3.5 General Building– Porches and Entrances Pages 98-101

- **Standard 1:** Retain and preserve original and/or historic porches and entrances, as well as their functional and decorative features that contribute to the significance of the building and the area.
- **Standard 2:** Prioritize repair over replacement. Repair deteriorated entrances and porches and their features with identical material. Retain as much of the original materials as possible.
- **Standard 3:** If replacement is necessary, match the original in size, shape, pattern, material, and composition. Replacement materials should have the appearance of original materials if visible from a street. For example, metal supports should not be used as substitutes for wood columns, plywood should not be a substitute for beaded board ceilings, and concrete should not be a substitute for tongue-and-groove wood flooring.
- **Standard 4:** Use substitute replacement materials only if using the original material is not possible. Fiberglass and composite units are the most appropriate alternatives for elements such as columns and balustrades on front facade and side porches. Metal replacement columns and posts may be acceptable for the rear facade, but vinyl is prohibited for all façades.
- **Standard 6:** Replace original floors only as a last resort. Replacement floors should be visually compatible with the original. Composite flooring and cementitious floor boards imitating wood are acceptable.

- **Standard 7:** When historic steps must be replaced, use closed risers (no open back between treads), and maintain a scale and materials appropriate to the porch. Replacing wood steps with masonry, such as bricks, is inappropriate. Similarly, poured concrete steps are inappropriate unless there is evidence that they were historically present.
- **Standard 8:** A false sense of history should not be created by the introduction of inappropriate features and details to a porch or entrance area.
- **Standard 9:** It is inappropriate to screen or enclose front porches because of their significance as a design element and the possibility of losing or damaging original materials. Rear or side porches may sometimes be screened if the frame is constructed behind the columns or posts and is removable without adversely affecting the historic integrity of the structure. When permitted, screening should use the minimum number of vertical and horizontal framing members necessary, and they should be aligned with existing porch elements to minimize their visual impact. The reopening of porches that were previously enclosed is highly encouraged.

3.6 General Building – Materials - Wood Pages 102-104

- **Standard 1:** Retain and preserve original and/or historic wood materials, including wood siding, trim and decorative elements, such as cornices, brackets, and window architraves. The preservation of wood materials should include its original dimensions, texture and details, such as beading on boards.
- **Standard 2:** Repair historic wood using traditional preservation techniques, including patching, splicing and reinforcing, as needed. Utilize wood consolidants as a last resort to total replacement to stabilize damaged or deteriorated wood.
- **Standard 3:** Repair may include a limited amount of replacement in-kind where some has deteriorated. Replace historic deteriorated or damaged wood only as a last resort. Match the substitute material to be original in shape, scale, proportion, detail, texture and material. When possible, limit replacement to the deteriorated or missing section only, as opposed to the entire feature.
- **Standard 4:** Do not add wood features that have no historical basis, thereby conveying a false sense of history.

3.6 General Building – Materials - Masonry Pages 105-107

- **Standard 1:** Retain and preserve all original and/or historic masonry features, including walls, foundations, chimneys, arches, quoins, cornices, pediments and similar architectural elements.
- **Standard 2:** Eliminate any forms of vegetation that may cause structural damage or prevent surface drainage.
- **Standard 5:** Do not apply paint or other coatings to unpainted masonry elements that were never painted. Removal of paint from masonry surfaces is only permitted if the surface was not historically painted. Undertake removal only with a chemical paint remover specifically formulated for masonry. Always test the remover on an inconspicuous area or a test panel first.
- **Standard 6:** If replacement of deteriorated masonry material is necessary, match the new materials to the original materials in composition, size, shape, color, pattern and texture. It is inappropriate to use new masonry materials that were unavailable when the building was constructed. Limit replacement to the deteriorated section only, rather than the entire feature.
- **Standard 7:** Do not add masonry features that have no historical basis, thereby conveying a false sense of history.

3.6 General Building – Materials – Artificial Materials Pages 110-112

- **Standard 1:** Remove existing artificial siding when the opportunity presents itself, such as the removal of vinyl or aluminum siding. Historic materials beneath such artificial siding should then be repaired or replaced in kind if necessary.
- **Standard 2:** Artificial siding may be considered when the historic siding is missing or too deteriorated to be repaired. Applicants must document the extent of deterioration that necessitates replacement, and they must also prove that a like material is unavailable. The longevity and appearance of artificial materials over time must be considered. For example, oil-based copper naphthenate should be used on all exposed wood surfaces prior to priming to extend the life of the replacement material.
- **Standard 3:** Do not cover historic wooden siding with artificial materials such as vinyl or aluminum, as doing so can trap condensation and cause long-term damage to historic materials, conceal damage that needs to be repaired, and accelerate deterioration of the historic materials.
- **Standard 4:** Synthetic stucco or exterior insulation and finish systems (EIFS) can be an acceptable replacement material if the replacement material matches the historic material in size, texture, appearance, design, and other visual qualities. However, EIFS is more susceptible to damage, so it should be avoided near doors and lower parts of facades. It is also more appropriate in locations not visible from a street.
- **Standard 5:** Roofing materials are often among the most compatible artificial materials because the height and angle of their location, as seen from the ground, makes them less visible. Examples of artificial roofing materials that are often very convincing looking include slate, clay tiles and wood shakes. However, as noted previously, the materials must be identical to that of original materials in size, shape, design thickness, texture and other visual qualities.
- **Standard 6:** Cementitious (fiber cement) siding may be used in some situations. It should not be used on a facade visible from a street that already features wood siding. In some cases, it might be used on a full facade that is not very visible from a street. It can also be used on rear additions and non-historic outbuildings. When permitted, the exposure width of clapboards must match that of the original structure and grain patterns should be avoided.

4.2 Residential Building – New Buildings – Lots and Building Siting Pages 138-142

- **Standard 1:** The lot dimensions should be relatively consistent with those of the block face, particularly with respect to the lot width. Exceptions would include a historically large lot that has never been subdivided into multiple smaller lots.
- **Standard 2:** The lot orientation should be consistent with those of the block face. The lot orientation is based upon whether the long axis of the lot is parallel or perpendicular to the street.
- **Standard 3:** Buildings should be sited to blend in with the surrounding area. Design new buildings to be compatible with the contributing buildings in terms of lot coverage, setbacks, spacing, and orientation to the street.
- **Standard 4:** New buildings should not compromise the topography and site features. Preserve significant mature vegetation and important vistas. Excessive grading should not occur so that an entire new structure is unnecessarily at a single elevation on a steeply sloped site. Building segments should be stepped at different elevations to work with the topography.
- **Standard 5:** Retain and protect mature trees during construction. Use silt fencing or similar means to mirror the tree's dripline to protect the root system so that heavy equipment does not impact them.
- **Standard 6:** Protect any potential archaeological resources from damage during construction. Survey the site in advance to minimize the possibility of disturbing unknown archaeological resources.

- **Standard 7:** Buildings should not be sited at unusual angles to the street or with side walls facing the street unless it is a corner lot and the side wall fronts the subordinate street.

4.2 Residential Building – New Buildings – Design Pages 138-142

- **Standard 1:** Comply with accessibility, health and safety code requirements in such a manner that the character defining features of historic sites and buildings are preserved.
- **Standard 2:** Fire exits, stairs, landings, and ramps should be compatible with the scale, materials, and details of the historic building.
- **Standard 3:** Install removable or portable access ramps rather than permanent ones to provide barrier-free access.
- **Standard 4:** If a code-required stairway or elevator cannot be accommodated within the historic building, it should be inconspicuously located at the rear or side and have some relationship in size, material and proportion.

Conditions

If the commission elects to issue a certificate of appropriateness for this request, staff recommends the following conditions be applied:

1. Tree removal and mitigation shall be submitted and approved through administrative bypass prior to issuance of the COA.
2. All mechanical equipment and utilities shall be submitted and approved through administrative bypass application.
3. Gutters and downspouts shall be submitted and approved through administrative bypass application.
4. Any broken sidewalk panels or damage to adjacent sidewalks shall be repaired or replaced in accordance with the city's Technical Standards and Specifications Manual prior to the issuance of a certificate of occupancy for the dwelling.
5. The Historic Preservation Planner shall consult with the city engineer to approve any site grading.
6. All window and door glazing shall be clear, low-e with no tint.
7. Any fence posts within three feet of the foundations shall be sand set.
8. All fencing shall be installed entirely within the property with the finished side facing out.
9. All siding and trim shall have smooth side facing out.
10. All construction shall comply with the regulations and requirements imposed by the Land Development Code and other applicable federal, state, or local law, ordinance, or regulation, including the North Carolina Building Code. All required permits shall be obtained.
11. Changes to the project from that described in the application and submittals, shall be reviewed by the Historic Preservation Commission, or if minor in nature as specified in the *Wilmington Design Standards for Historic Districts and Landmarks*, by staff through the administrative bypass process.

Neighborhood Contact

<i>Verification of Sign Posted</i>	6/26/2024	<i>Advertisement Date(s)</i>	7/5/2024
<i>Property Owner Letters</i>	6/26/2024	<i>Other – Contact(s)</i>	None

Attachments

- 1) Application (dated received 6/4/2024)
- 2) Case map (dated 6/25/2024)
- 3) District map (dated 6/25/2024)
- 4) Project narrative (dated received 6/4/2024)
- 5) Materials (dated received 6/4/2024)
- 6) Building plans (dated received 6/4/2024)
- 7) Landscape plan (dated received 6/4/2024)
- 8) Photos of site submitted by applicant (dated received 6/4/2024)