

CASE SUMMARY • CERTIFICATE OF APPROPRIATENESS (COA)

Historic Preservation Commission Evidentiary Hearing • August 14, 2025

Project Planner | Benjamin Riggle | 910.341.3251 | ben.riggle@wilmingtonnc.gov

Address:	23 North Front Street	District:	Commercial Business District-Historic District Overlay (CBD-HDO)
Request:	Replace storefront		
Property Owner:	James Goodnight, Harpoon Properties, LLC 2108 Clark Avenue Raleigh, NC 27605	Agent:	Laurie Jackson 2117 Wrightsville Ave Wilmington, NC 28401



23 North Front Street | Front (East) Façade looking northwest | August/2025 (staff)

Case Overview

The applicant proposes to replace the existing non-original storefront on the front (east) elevation. The proposed work to the rear of the building has been withdrawn by the applicant and will be resubmitted at a later time.

Details as shown on the drawings, plans, photographs, submittals, and narrative statement contained in the application, and supplemental materials and statements made at the August 14, 2025 meeting are a part of this request unless otherwise noted.

Property Information

Property Description

The following property description is adapted from the Wilmington Historic District Boundary Expansion and Additional Documentation report, dated 2003 (originally listed 1974).

The MacRae Building, constructed in 1878, is a three-story commercial building featuring a cast iron and press metal façade. The building is also known as the Iron Front Building because of its cast iron façade. The first floor has a recessed storefront behind iron pilasters, while the second and third stories have two-over-two sash windows separated by columned pilasters and surmounted by bracketed cornice.

Sanborn Fire Insurance Maps

- **1884 Map.** The building at 23 North Front Street, along with 25 North Front Street, was a clothing store.
- **1889 Map.** Building labeled "Iron Front," unchanged.
- **1893 Map.** Store was labeled "Clothing and Notions," unchanged.
- **1898 Map.** Store was "Gents Furnishings" with "Chamber of Commerce Club" on the 2nd floor, and the "K. of P. Hall" on the 3rd floor.
- **1904 Map.** Building labeled bank.
- **1910 Map.** Building was labeled as the "Tidewater Power Co. Office."
- **1915 Map.** Building was labeled as "Moving Picture Theatre" with an iron front.
- **1951 Map.** Building was air conditioned and rear addition constructed.
- **1955 Map.** Unchanged.

Current Conditions

- The subject building is a contributing resource to the Central Business District Historic District Overlay (CBD-HDO).
- The property is zoned Central Business District-Historic District Overlay (CBD-HDO). The CBD-HDO was established on April 24, 1979.

Proposed Findings of Fact

Property Information

1. The subject building is a contributing resource to the Central Business District Historic District Overlay (CBD-HDO). Only that which can be seen from the public right-of-way, excluding alleys, is subject to design review.
2. The subject property is located on the west side of North Front Street, the third building south of its intersection with Princess Street.
3. The following facades are subject to review: Front (East) and Rear (West) elevations.
4. The following Certificates of Appropriateness have been issued for the property:
 - a. July 17, 1980 (No number): Add floor, wall, and roof to existing walls at the rear of the property and clear plate glass for the wall.

- b. March 17, 1980 (No number): Replacement of the missing pilaster, demi-pilaster and columns with exact reproductions of wood or cast iron and replacement of second floor cornice with an exact wood reproduction.
- c. November 19, 1985 (No number): Replace tin roof with asphalt shingle.
- d. July 25, 1997 (No number): Replace shingle roof with single ply rubber roofing system.
- e. August 11, 1997 (No number): Remove, reglaze, and reinstall windows and repaint front of the building.

Scope of Work

- 5. The applicant proposes the following demolitions:
 - a. Remove the non-original storefront and entry doors on the first floor of the front (east) elevation.
 - b. Remove the existing storefront glazing on the first floor of the rear addition.
 - c. Remove the French doors at the basement level of the rear addition.
 - d. Remove the masonry infill from the two openings on the side (south) elevation
- 6. The applicant proposes to reconstruct a new storefront with transom between the existing pilasters on the front (east) elevation, similar to an earlier storefront configuration shown in a historic photograph from the archives of the New Hanover County Library.
 - a. The same general dimensions and datum lines will be used the transom and glazing.
 - b. On the south end of the front (east) elevation, a new recessed entry will be constructed for first floor tenant access.
 - c. The recessed entry for the basement, second, and third floor tenants will be through a new recessed entry on the north side of the front (east) elevation.
 - d. To meet code requirements, the new entries will have a single door approximately 3'-6" x 10' in size with a full height sidelight. The doors will be wood with $\frac{3}{4}$ lite and panel below. The new doors will be approximately the same height as shown in the historic photograph.
- 7. The applicant proposes to install a new storefront glazing system.
 - a. The storefront glazing system will be the Cortizo Alu-Steel system in the classic profile with clear glazing and will include transom windows.
 - b. A new framed bulkhead with wood panel will be installed below the new storefront glazing between each existing pilaster.
- 8. The applicant has withdrawn the rear portion of the proposed project that was included in the submitted materials and will resubmit that portion at a later time.

Staff Observations

- 9. Staff notes the following:
 - a. Historic photographs and renderings show that double doors between each pilaster originally provided entry to the store on the first floor of the building.
 - b. The building has been used for numerous businesses over the years, and the first-floor façade has been altered a number of times. However, most of the original cast iron pilasters have remained, though at least one may have been replaced in 1980.
 - c. As currently oriented, the inset storefront with the outset iron pilasters creates an area attractive to vagrants.
 - d. The rear portion of the building is visible from Princess Street, although landscaping and modern fencing obscures the view.

Applicable Design Standards

10. The following Wilmington Design Standards for Historic Districts and Landmarks are applicable to this request:

Section	Description	Standards
1.6	Secretary of the Interior’s Standards	
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	
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.	
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.	
4.	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	
5.	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	
6.	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	
7.	Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	
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.	
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.	
3.2	General Building-Exterior Walls	
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.	
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.	
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.	

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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.
 5. It is inappropriate to add decorative features incompatible with the building's architectural style or to create a false sense of history.
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3.3 General Building-Doors and Windows

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.
 2. Glazing surrounding doors and windows should not be covered, painted or otherwise altered.
 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.
 4. If historic doors or windows of a masonry building must be eliminated/enclosed, infill material should be recessed to maintain the outline of the original opening. Also, such alterations should be limited to secondary or rear elevations.
 5. Replace only the deteriorated part if a portion of an original window or door needs replacement. It should match the original in size, scale, proportion, material and detail.
 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.
 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.
 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.
 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.
 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.
 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.
 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.
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3.6 General Building-Materials-Metal

1. Retain and preserve original and/or historic metal features, including its original dimensions, texture and details. Examples include cast iron facades, steps, fences, sheet metal cornices, roof cresting, finials, metal doors, hardware, and other architectural metal features and surfaces.
2. Repair architectural metal features rather than replacing it whenever possible. Repairs can be made by patching, splicing or reinforcing, using accepted preservation standards rather than substitute materials.
3. Replace only parts of architectural metal features that are too deteriorated to repair. The replaced portions should match the original in terms of material, style, detail, shape, and form.
4. Utilize only those architectural metals with decorative elements that are in keeping with the character and style of the building and that do not create the illusion of an earlier era.
5. Substitute materials may be considered when the metal material cannot be repaired or when it is no longer available. Examples of potential substitute materials include fiberglass, aluminum or wood detail. When painted, the substitute material should have an identical appearance to painted metal, and it should be able to withstand weathering over time.

5.2 Non-Residential Building-Storefronts, Canopies, & Awnings-Storefronts

1. Retain and preserve storefronts and their functional and decorative features, including their entrances, display windows, transoms, bulkhead, pilasters, columns, signs, and awnings. Preserve replacement materials that have since become significant, such as Carrara glass. The exposure of covered or painted transoms should be encouraged.
2. Preserve the historic openings and arrangement of storefronts. Enlarging or infilling openings should be avoided unless evidence shows that the storefront historically had a different configuration consistent with the proposed alteration.
3. Repair rather than replacing any original deteriorated storefront features. Match the original or existing historically-appropriate storefront in size, scale, proportion, material, texture and detail. Only consider substitute materials if the original materials are unavailable. It is inappropriate to use faux masonry and synthetic materials such as vinyl on historic storefronts.
4. Consider design compatibility with the material and design of the upper floors of the facade when rehabilitating street-level commercial storefronts.
5. Replace only the damaged portion of a historic storefront if it is deteriorated beyond repair. Replacement portions of a historic storefront should match the historic portions in size, texture, design, color, and material. Unpainted wood surfaces and bright metallic finishes are inappropriate unless historically present or consistent with the visual character and age of the building.
6. Do not introduce new architectural details or features to a historic storefront without documentary evidence that it is appropriate. Such details or features should not be used to create a false sense of history.
7. If replacement of the entire storefront is necessary, base the new design on accurate documentation of the original or create a new design compatible with the original in size, scale, proportion, material, texture and detail with the building and the district.

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8. If recent modifications conceal the original storefront materials, consider their removal. Display windows should not be reduced in size. It is inappropriate to use snap-in muntins.
 9. Clear glass should be used when repairing or replacing damaged glazing. Frosted, tinted, reflective, opaque and other types of decorative glass are not appropriate unless it can be documented that they were historically present.
 10. Color schemes for historic storefronts should complement the balance of the building and other buildings on the block. Care should be taken to unify the upper and lower portions of the façade.
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Recommended Conditions

If the commission elects to issue a Certificate of Appropriateness for this request, staff recommends the following conditions be applied.

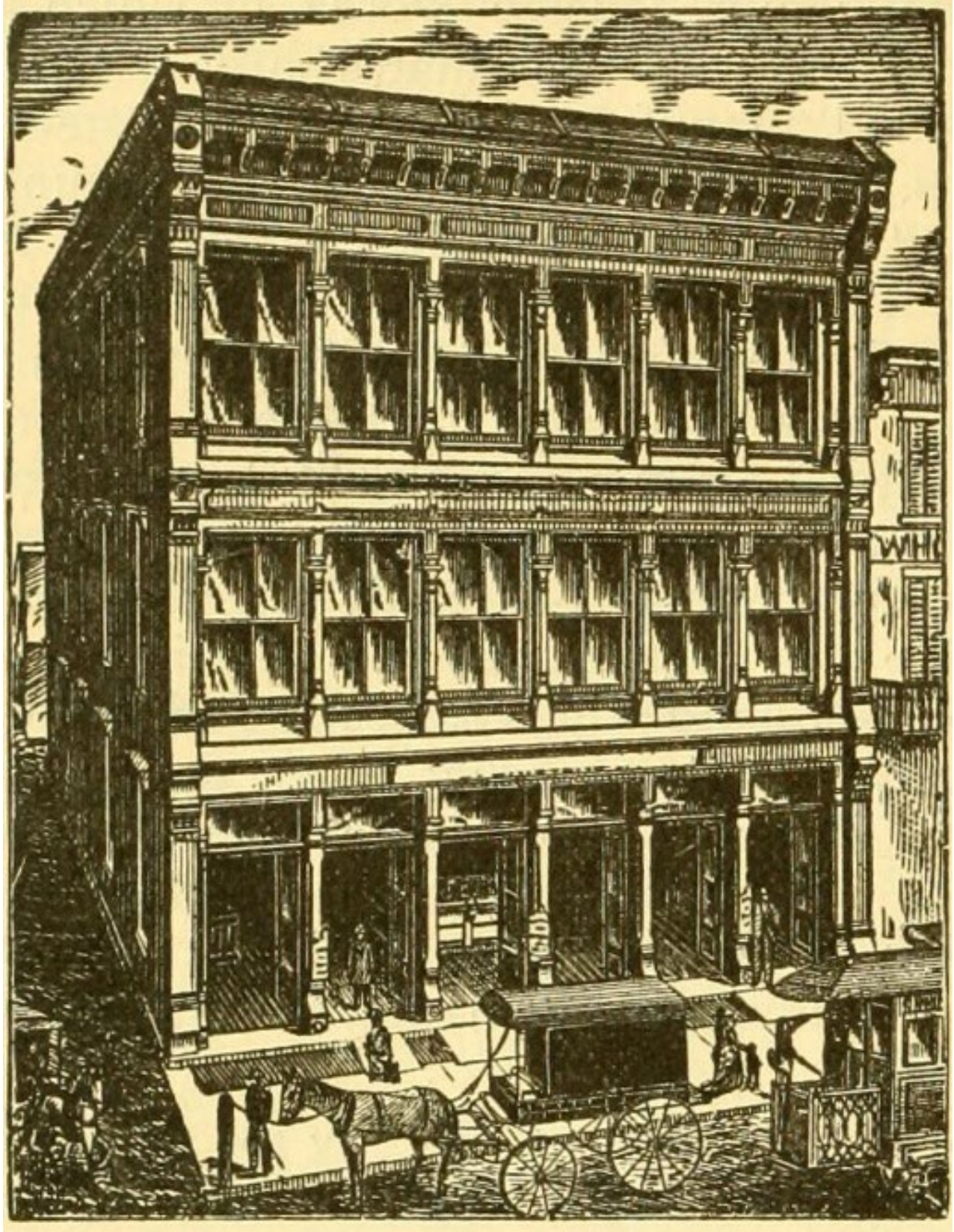
1. The proposed replacement windows will be clear with no tint.
2. The new storefront system shall be installed in a manner that will result in no damage to the existing iron pilasters.
3. All construction shall comply with the regulations and requirements imposed by the Land Development Code and other applicable federal, state, or local law, ordinance, or regulation, including the North Carolina Building Code. All required permits shall be obtained.
4. 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.

Public Hearing Notice

Notification Type	Date
<i>Signs posted</i>	7/31/2025
<i>Notice mailed to adjacent property owners</i>	7/31/2025
<i>Newspaper advertisement date</i>	8/8/2025

Attachments

1. Application (Received 7/9/2025)
2. Case Map (Dated 7/11/2025)
3. District Map (Dated 7/11/2025)
4. Narrative (Received 7/9/2025)
5. Site Plan (Received 7/9/2025)
6. Tax Map (Received 7/9/2025)
7. Elevation and Floor Plan (Received 7/9/2025)
8. Materials (Received 7/9/2025)
9. Photos (Received 7/9/2025)



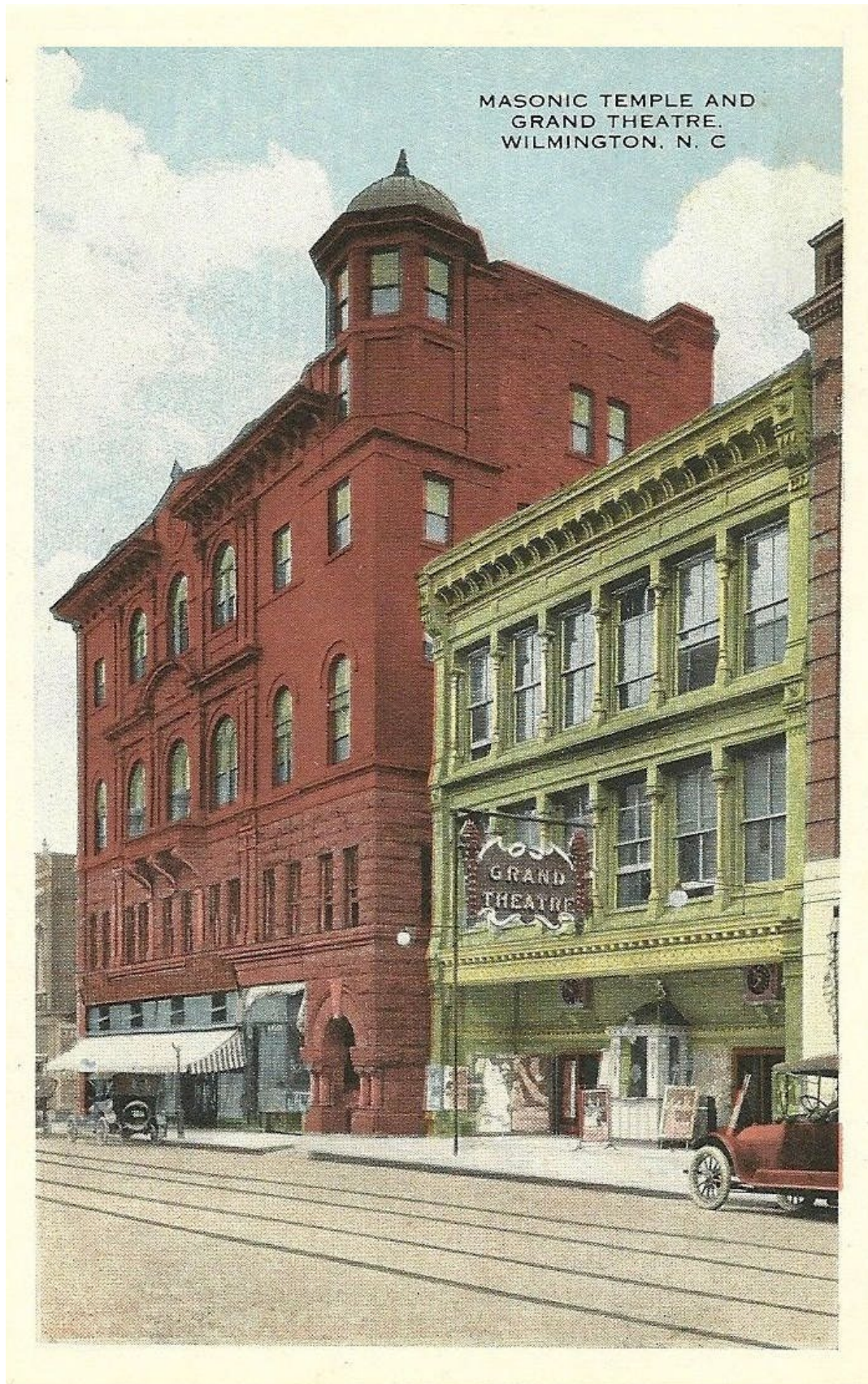
23 North Front Street | Front (east) Façade, looking northwest | ca. 1884 (Wilmington, Past, Present, and Future)



23 North Front Street | Detail of front (east) façade, looking west | ca. 1895 (New Hanover County Public Library)



23 North Front Street | Front (east) Façade, looking southwest | Early 20th Century (City Archive)



23 North Front Street | Front (east) Façade, looking northwest | Early 20th Century (City Archive)



23 North Front Street | Front (east) Façade, looking northwest | Ca. 1971 (City Archive)



23 North Front Street | Front (east) Façade, looking northwest | Ca. 1974 (City Archive)



23 North Front Street | Front (east) Façade, looking northwest | Ca. 1991 (City Archive)



23 North Front Street | Front (east) Façade looking west | August/2025 (Staff)



23 North Front Street | Detail of first story of front (east) façade looking northwest | August/2025 (Staff)



23 North Front Street | Detail of first story of front (east) façade looking southwest | August/2025 (Staff)



23 North Front Street | Rear addition storefront to be replaced looking south | August/2025 (Staff)



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
March 13, 2025	2/4/2025
April 10, 2025	3/4/2025
May 8, 2025	4/1/2025
June 12, 2025	5/6/2025
July 10, 2025	6/3/2025

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 - \$ 99,000	\$ 35
<input type="checkbox"/>	\$ 100,000 - \$ 499,000	\$ 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, 1st 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: _____

Tax Parcel Number: _____

RECEIVED

By Ben Riggle at 2:42 pm, Jul 09, 2025

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): _____

Mailing Address: _____

Phone: _____ Email address: _____

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 appropriate-

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 off the items below if 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/844/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.

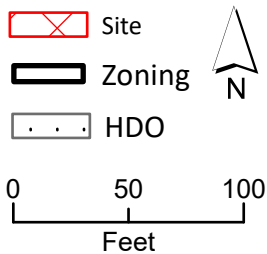
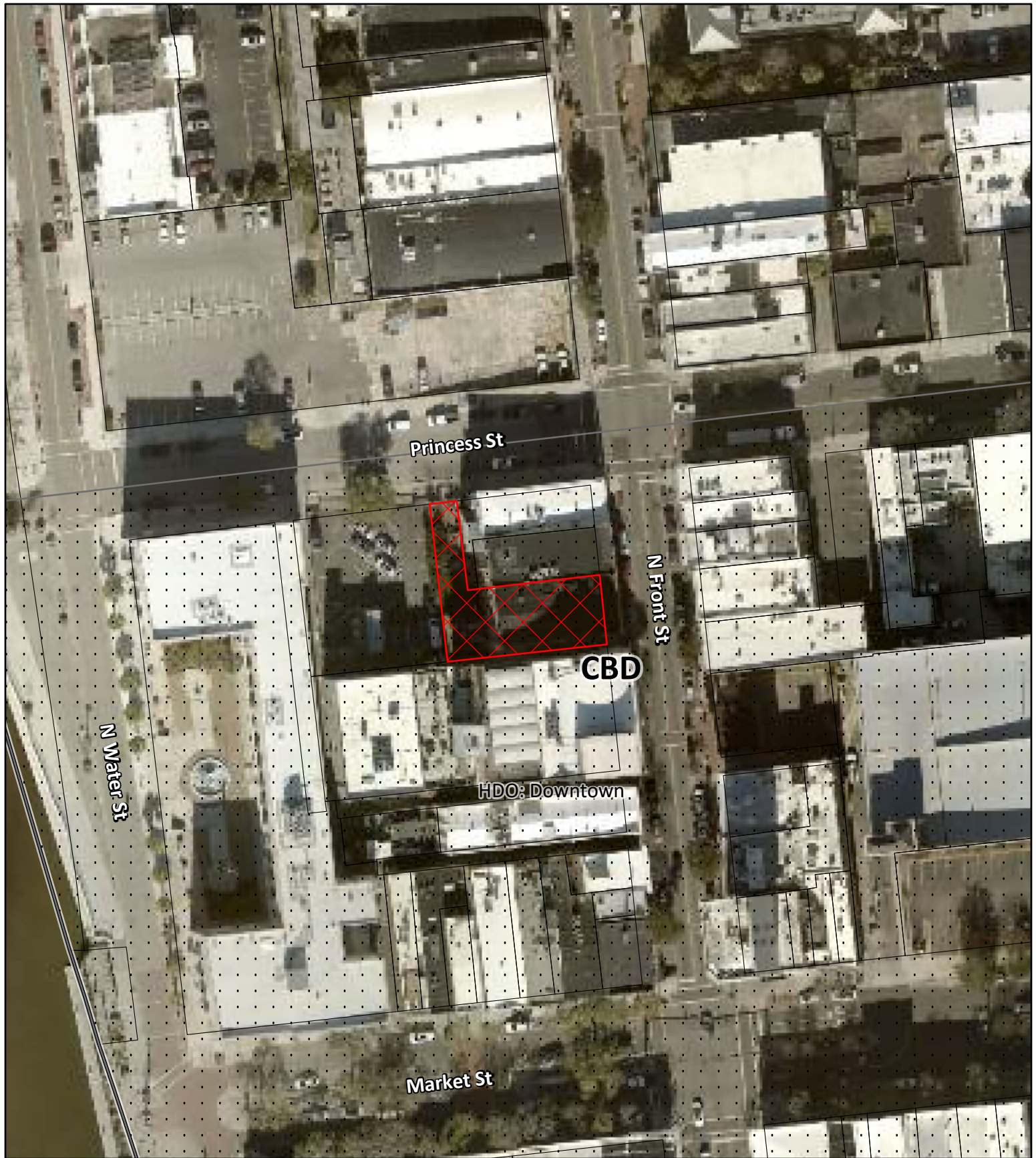
These scopes will require additional information including but not limited to the following:

☐ **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.**

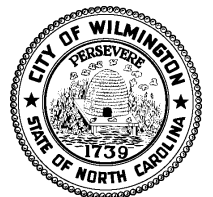


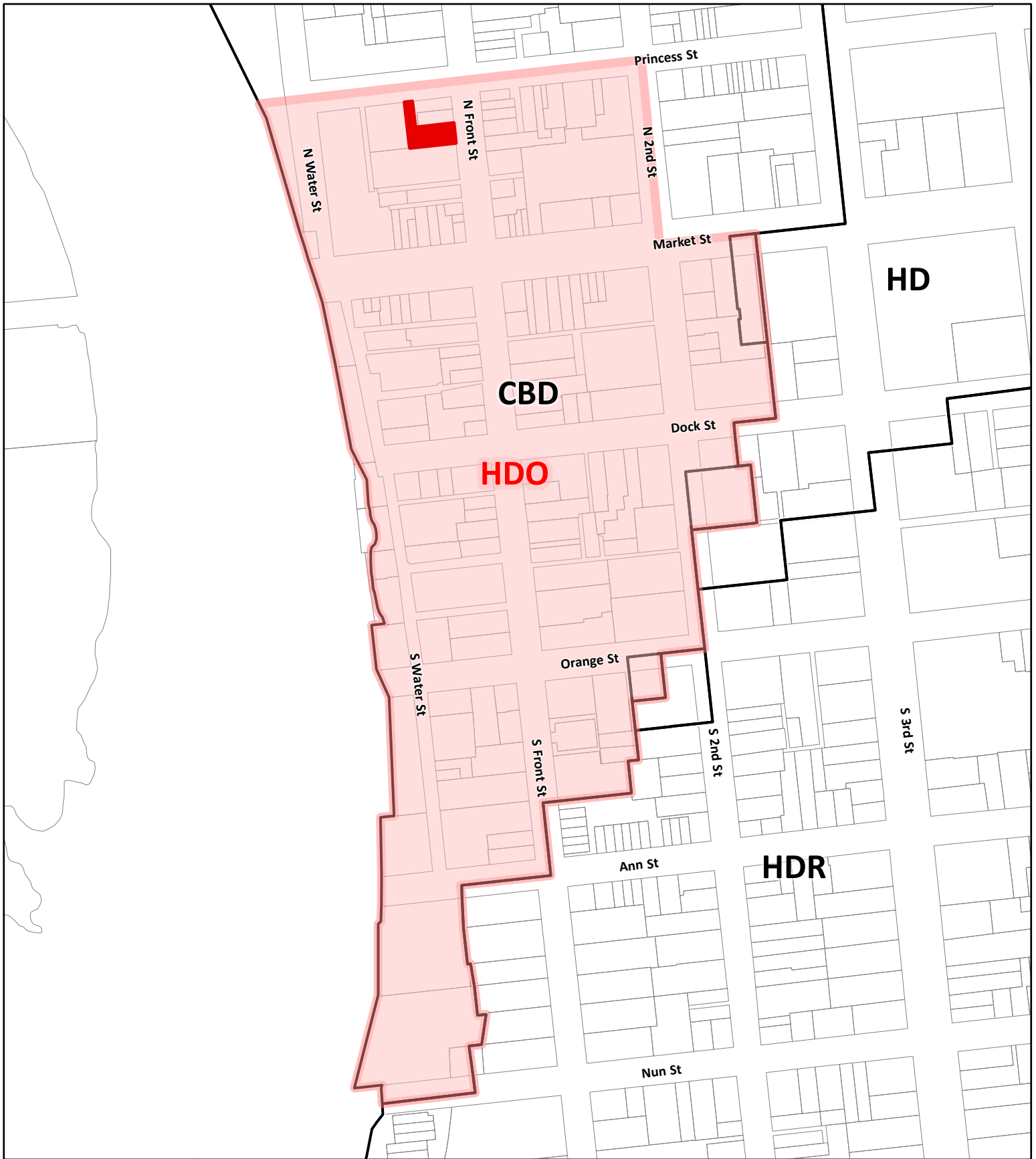
Historic Preservation Commission


MJW-12-2609 Attachment 2 — Case Map


23 N Front St


7/11/2025





 Site

 Historic District or Overlay

 Zoning

0 100 200
Feet

N

Historic Preservation Commission

MJW-12-2609 Attachment 3 — District Map

23 N Front St

7/11/2025





July 9, 2025

23 N. Front St. Wilmington NC
Major Works Certificate of Appropriateness Application
Project Narrative

As described by the NR nomination, the building at 23 N. Front St. is a *"Three-story cast iron & pressed metal store built by Col. MacRae & occupied by men's wear store. Lower level has recessed storefront behind pilasters. Second and third levels have two over two sash separated by columns & surmounted by bracketed cornice"*. It appears that the second and third floors of the primary (east) facade along N. Front have remained largely intact. The first floor storefront has been modified with the ca. 1980s-1990s construction of an aluminum storefront system with two separate entry doors accommodating building tenant access. At the west or rear elevation, there is a small addition (ca. 1980s-1990s) that is accessible from the rear courtyard, basement and first floor level of the building. A reference site plan is provided with the application materials.

A historic photograph of the first floor elevation dated 1890-1900 is provided on the following page. As originally constructed, a storefront with transom above runs between the pilasters. Large wood doors with $\frac{3}{4}$ lites and a wood panel below can be seen at either side of the building. Design for the new entrances and storefront with transom is based on the historic photograph. There are also two infilled masonry openings on the south elevation of the first floor, along Ewing's Alley. This alley has been abandoned by the City and half of it now belongs to the building owner.

Demolition

It is proposed to remove the non-original storefront and entry doors at the first floor of the east elevation along N. Front St. It is also proposed to remove existing storefront glazing at the first floor level of the rear addition. At the basement level of the rear addition, existing French doors are to be removed. The masonry in the two infilled openings at the south elevation will be removed.

New Work

It is proposed to rebuild the new storefront with transom above in the same location as documented in the historic photo, between the existing pilasters. The same general dimensions and datum lines will be used the transom and glazing. A new recessed entry for the first floor tenant will be located at the south end of the elevation. The new recessed entry for basement, second and third floor tenant access will be located on the north end. Building Code requires the new exit doors to be at least 36" wide and to swing out towards N. Front St. Based on these requirements and the existing conditions, a single door (+/- 3'-6" x 10') with full height sidelight is proposed for the new entries. The height of the new doors will be similar to the height of the original doors as documented in the historic photo. The doors will be wood with a $\frac{3}{4}$ lite and panel below.



The new storefront glazing system is to be Cortizo Alu-Steel system in the classic profile (specifications included in the application materials) with clear glazing. The new transom windows above will also be Cortizo Alu-Steel in the classic profile. A specification sheet showing details is provided. There will be a new framed bulkhead below the storefront glazing. The bulkhead will have a wood panel detail between each existing pilaster, as shown on drawings provided.

New fixed wood windows will be installed on the south elevation in the existing masonry openings. The existing window opening is approximately 4'-0" wide by 9'-2" tall with an arch top.

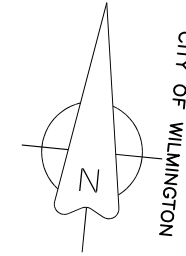


Fishblates, 1890-1900

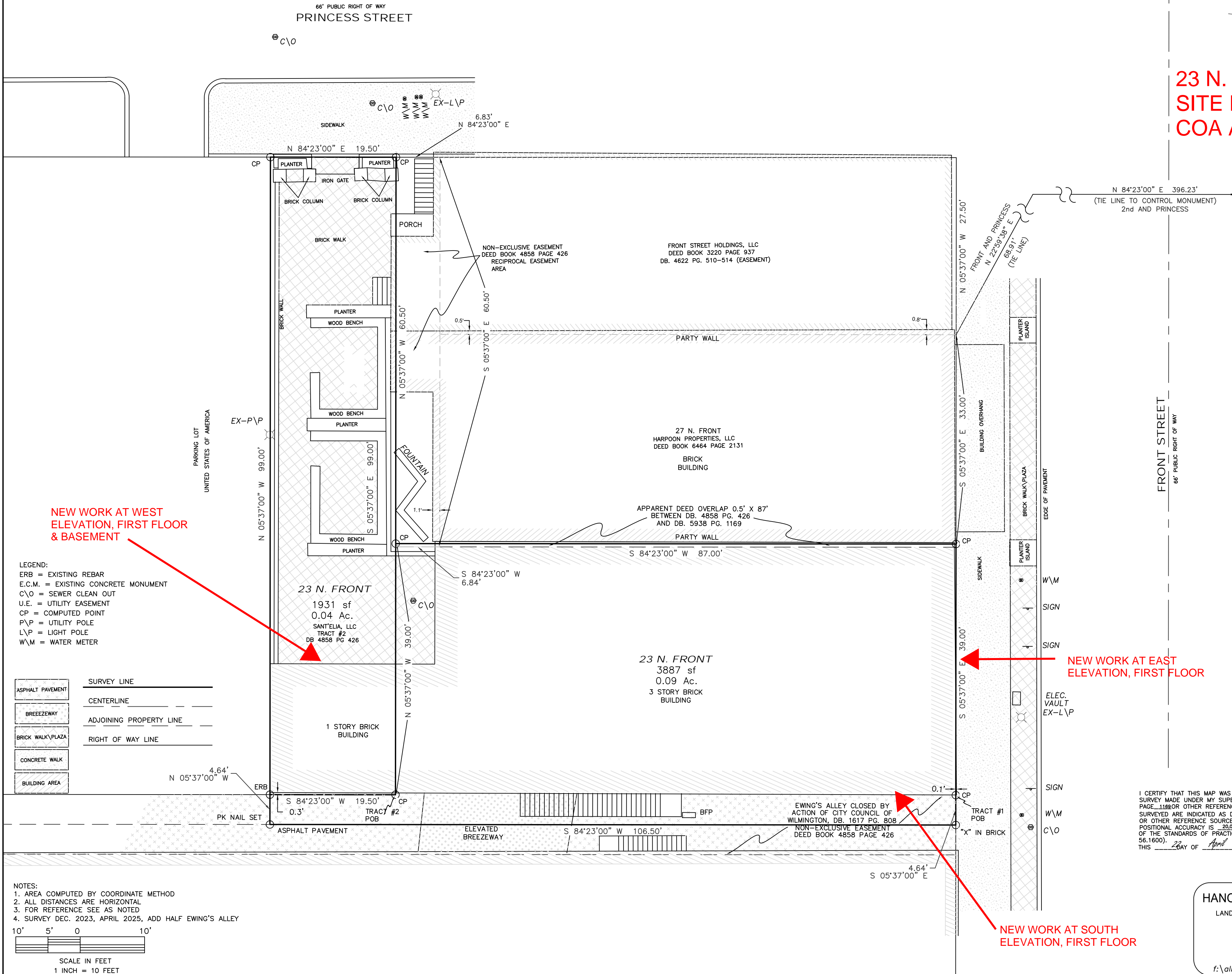
CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA
DATE: DECEMBER 2023
UPDATE: APRIL 22, 2025 (ADD 1/2 EWING'S ALLEY)
SITE ADDRESS: _____

23 FRONT ST N
WILMINGTON, NC 28401
Deed Book 4858 Page 426
Deed Book 1617 Page 852 (EWING'S ALLEY)

The map shows a grid of streets. 'FRONT STREET' runs vertically on the left. '2ND STREET' runs vertically to its right. 'PRINCESS STREET' runs horizontally at the top. 'MARKET STREET' runs horizontally at the bottom. A 'SITE' is indicated by a small square at the intersection of Front Street and 2nd Street.



23 N. FRONT ST. SITE MAP/NEW WORK COA APPLICATION



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 998 PAGE 1188 OR OTHER REFERENCE SOURCE N/A); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 998 PAGE 11 OR OTHER REFERENCE SOURCE N/A; THAT THE RATIO OR PRECISION OF POSITIONAL ACCURACY IS 20.000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21NCA 56.1600).

THIS 26 DAY OF April, 2025. Michael J. Lawrence
MICHAEL J. LAWRENCE PLS 3830

THIS MAP IS NOT FOR RECORDATION

HANOVER DESIGN SERVICES, P.A.

LAND SURVEYORS ENGINEERS & LAND PLANNERS

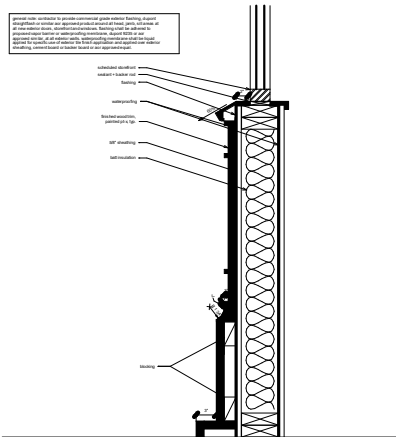
1123 FLORAL PARKWAY
WILMINGTON, N.C. 28403
PHONE: (910) 343-8002
FAX: (910) 343-9941
FIRM CERTIFICATE C-0597



f:\all\mike\acaddwg\ 16453-23north front



23 N. FRONT ST. TAX MAP



2

SCALE: 1/2" = 1'-0"



1

SCALE: 1/8" = 1'-0"



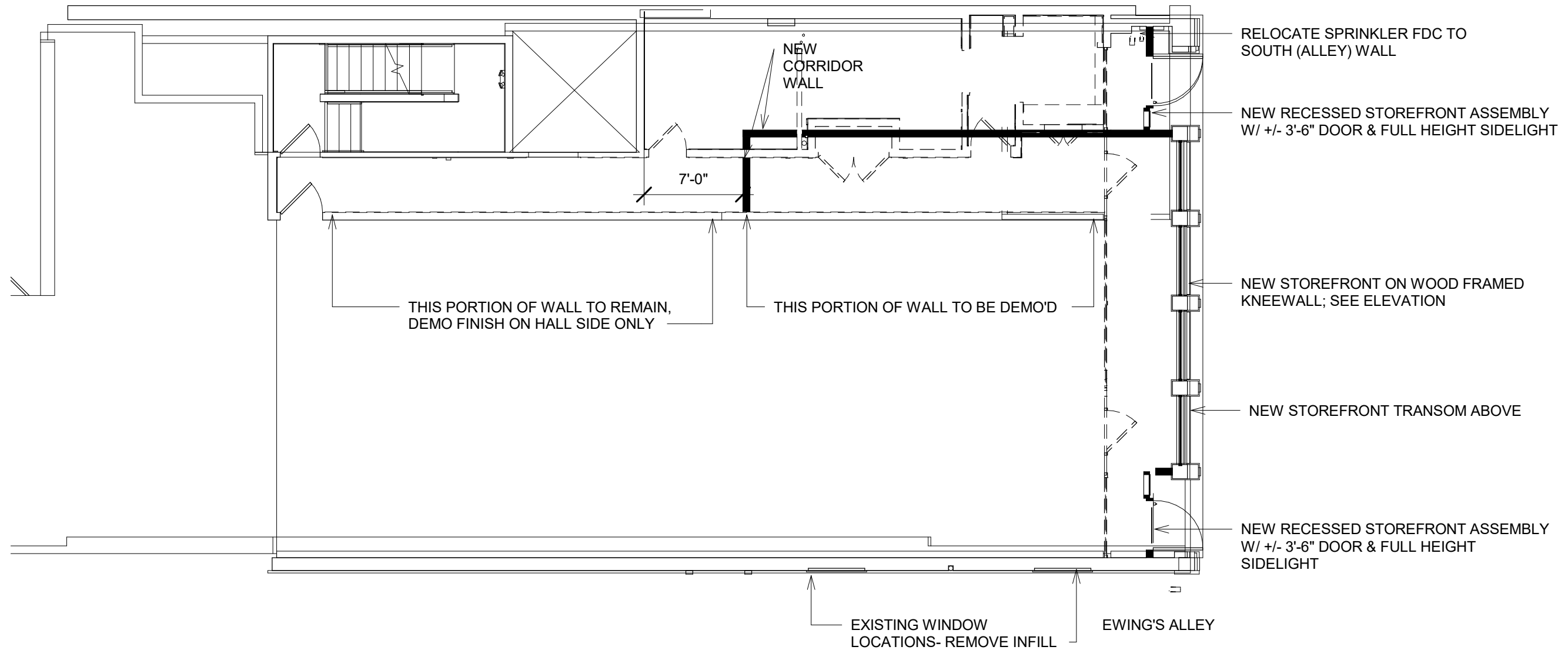
23 N. FRONT ST.
PROPOSED NEW WORK

PROPOSED NEW WORK

07/09/25

SK-1

As indicated



1 PARTIAL FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

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	
Sides (specify location)	
Rear	
Windows (Materials, Style, Dimensions)	
Front	
Sides	
Rear	
Gutters and Downspouts	
Driveway	
Dimensions	
Curb, Apron and Runner Materials	
Any Additional Materials	

Elev. 002, Quantity: 1

Left Side - Single Door - HLSO

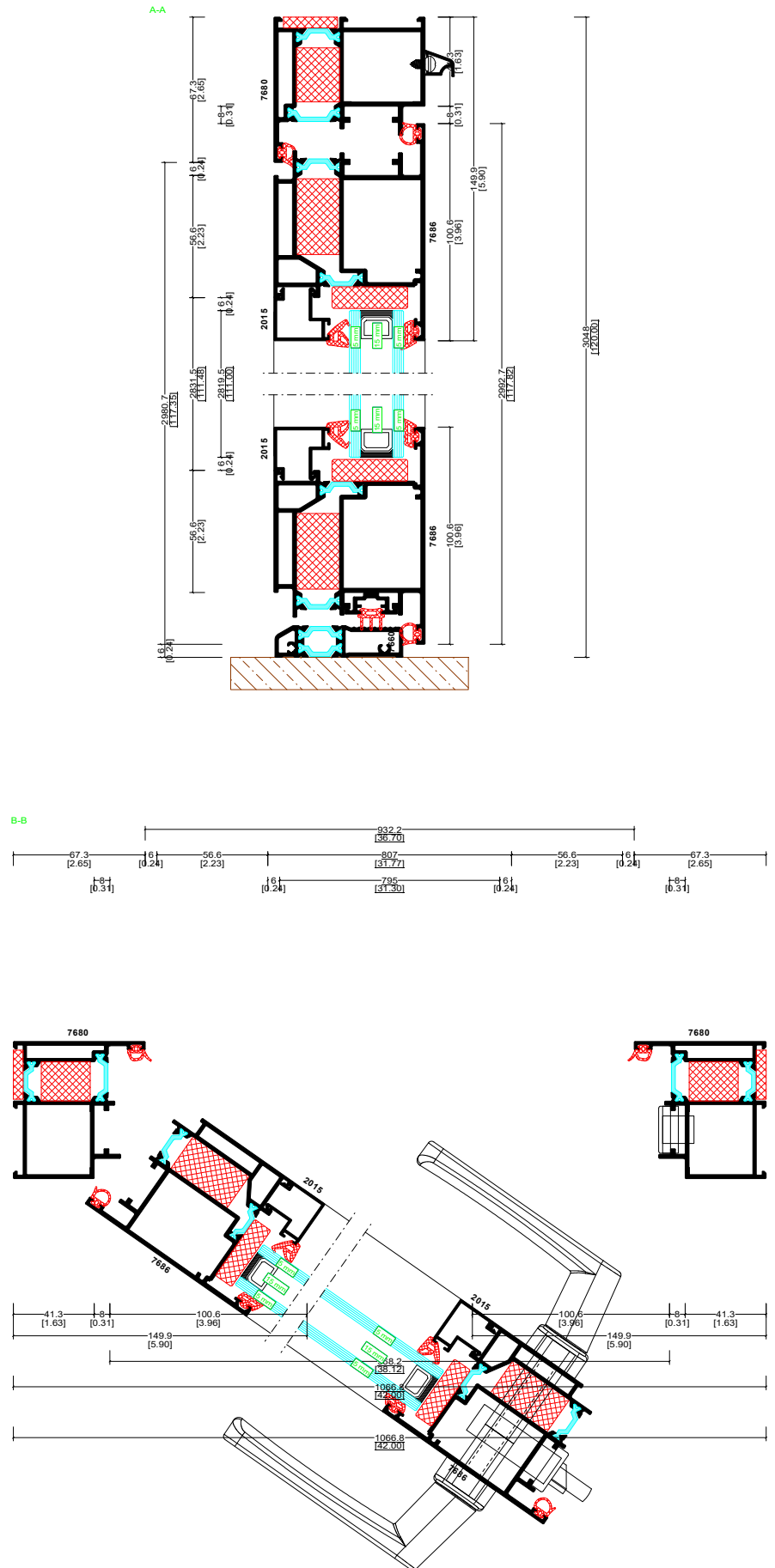
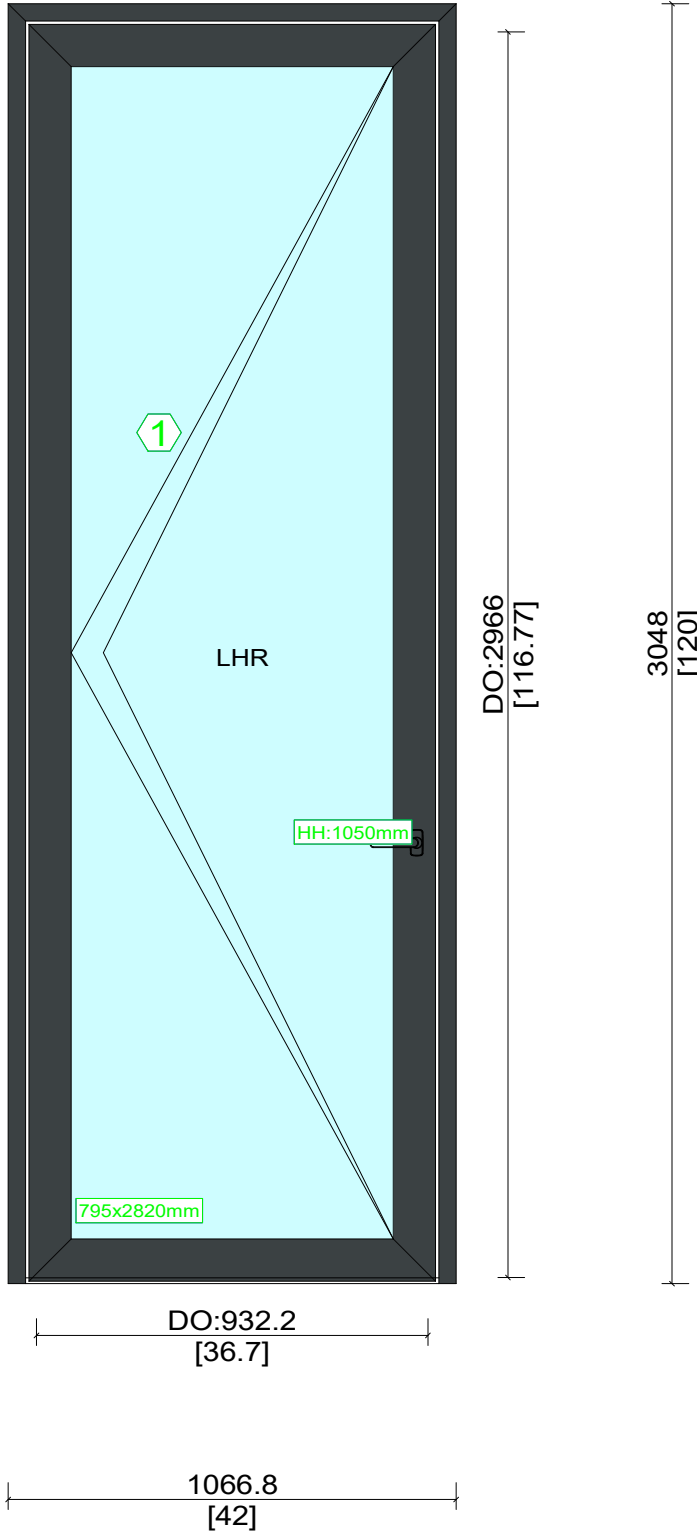
Finish: Special 7 Powder Coating DF361TX

Job: 23 N Front Street

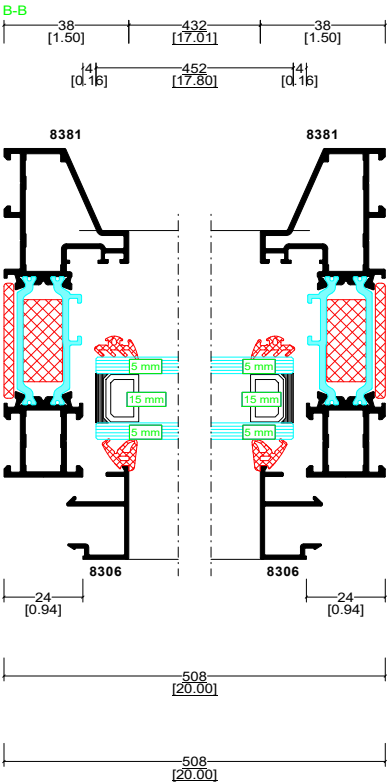
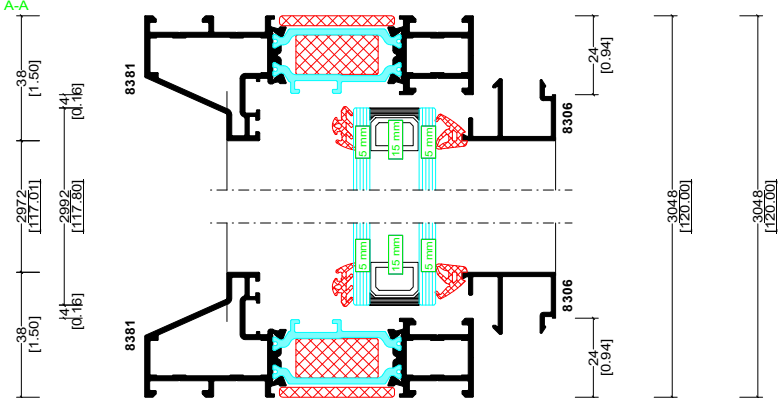
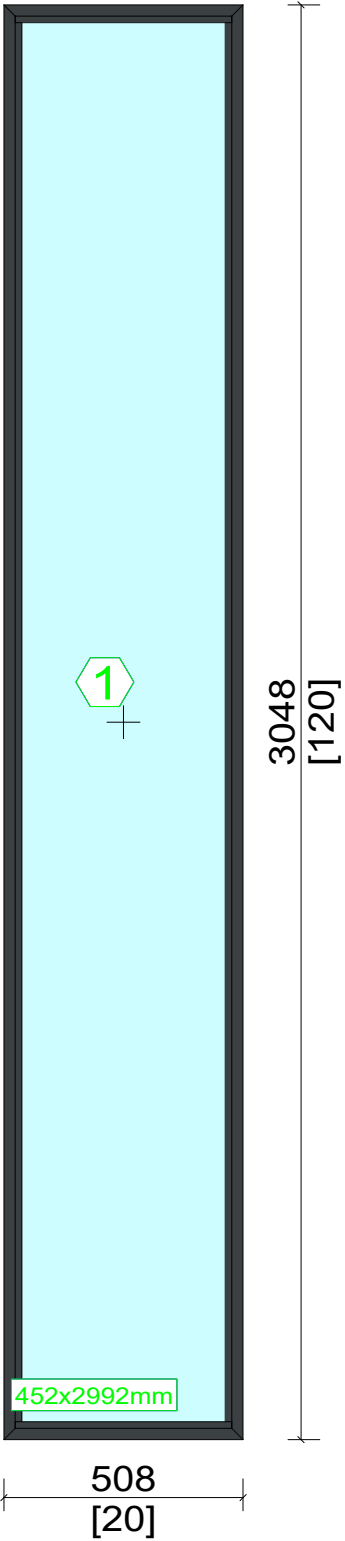
Job number:22468

System: Cortizo Millennium Plus 70 Door HI Gasket Outside, 4,6mm

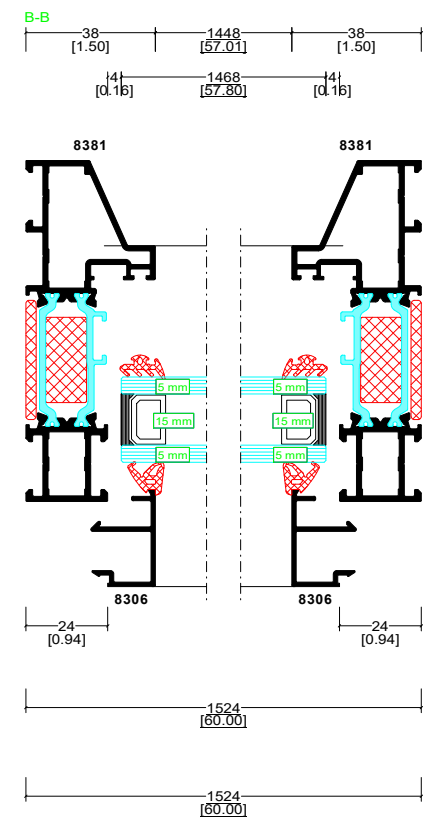
Exterior View



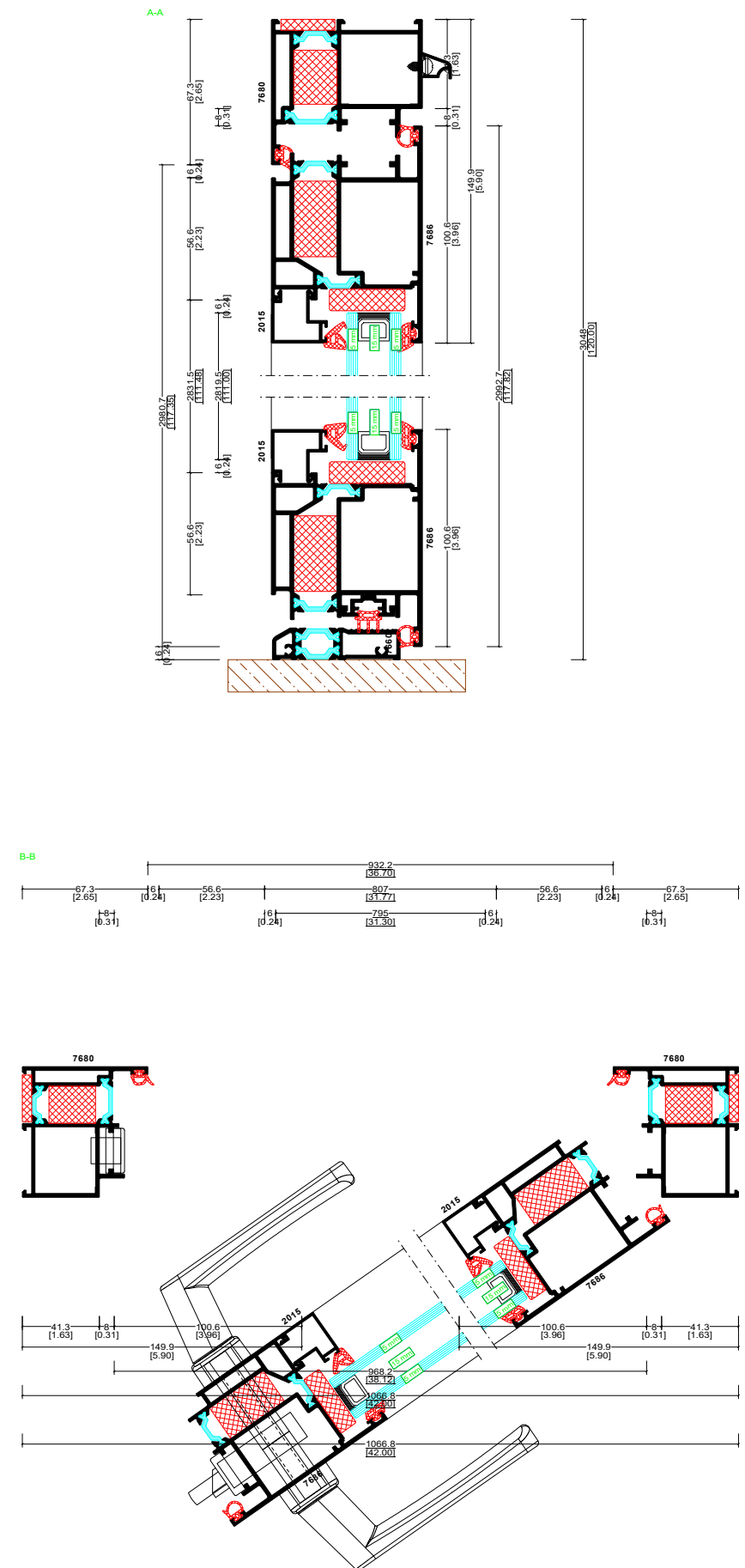
Elev. 003, Quantity: 2
Left Side Door Sidelites
Finish: Special 7 Powder Coating DF361TX
Job: 23 N Front Street
Job number:22468
System: Cortizo ALU-STEEL Classic HI Gasket Outside
Exterior View



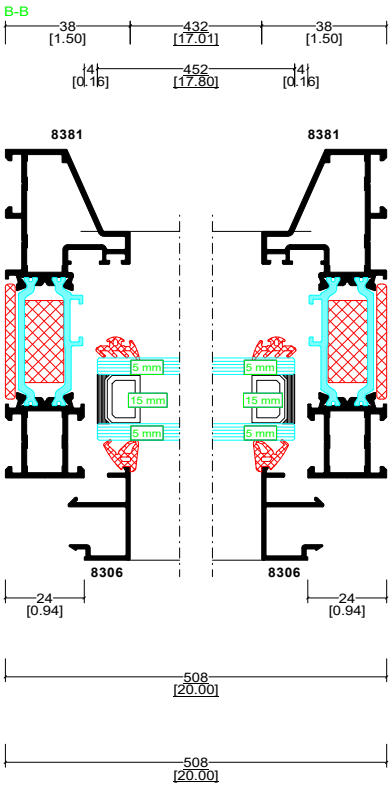
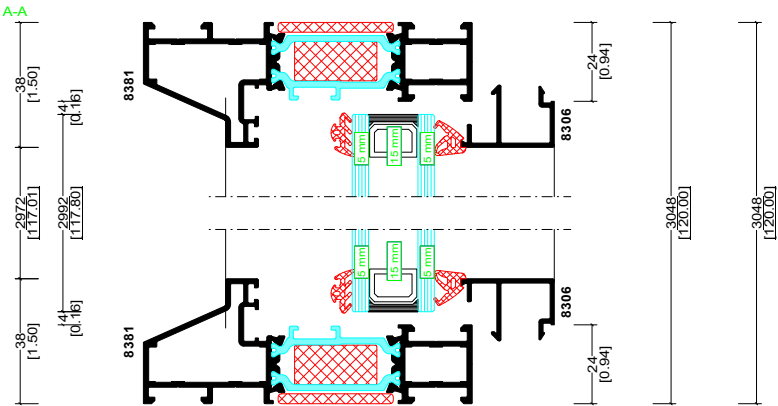
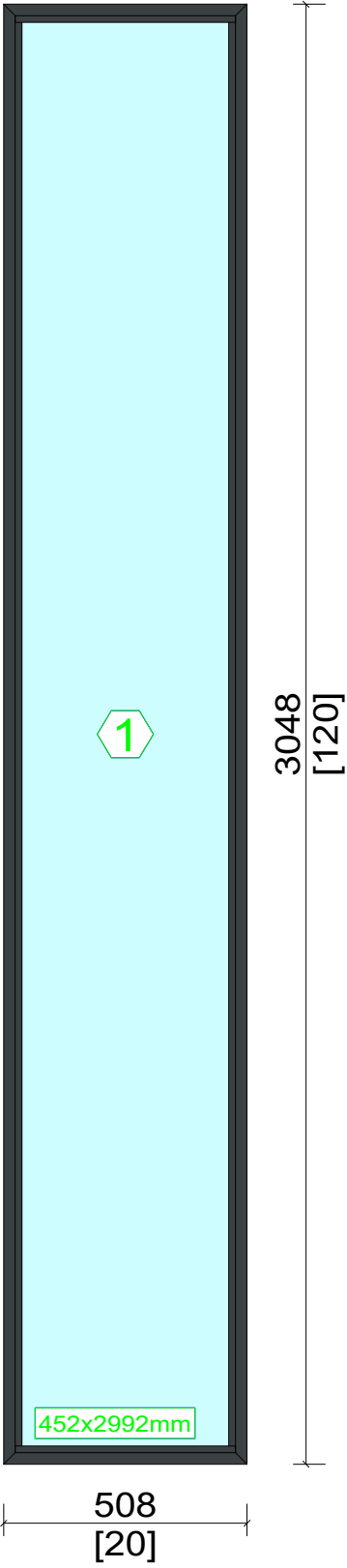
Exterior View



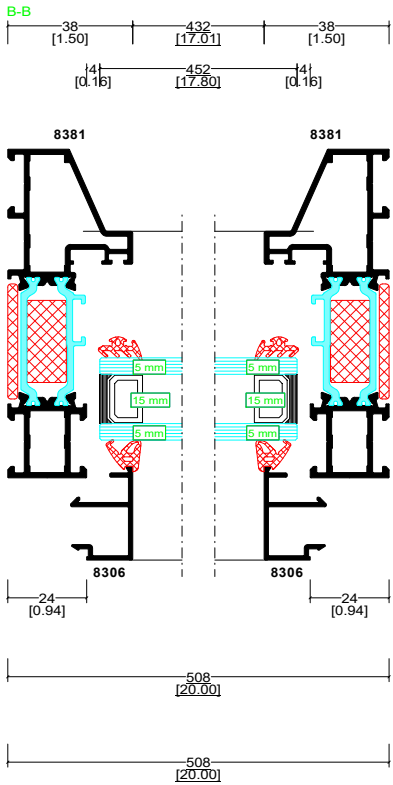
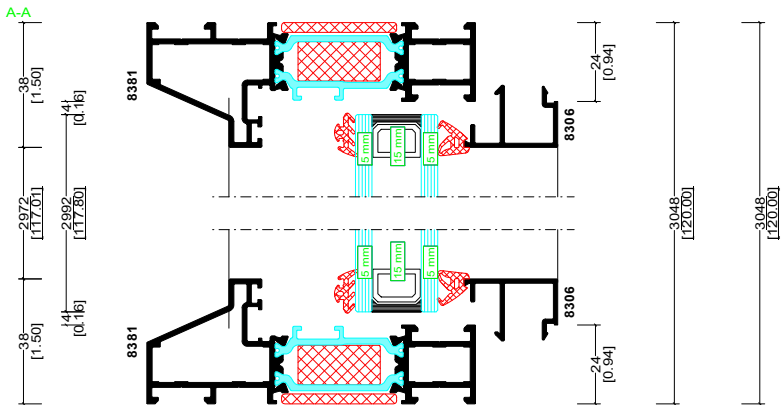
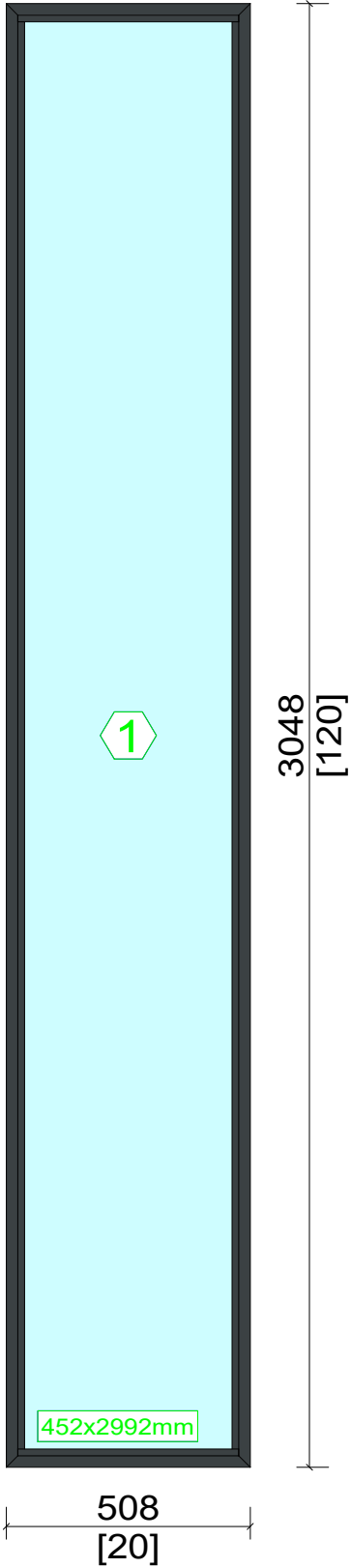
Exterior View



Elev. 006, Quantity: 2
Right Side Door Sidelites
Finish: Special 7 Powder Coating DF361TX
Job: 23 N Front Street
Job number:22468
System: Cortizo ALU-STEEL Classic HI Gasket Outside
Exterior View



Elev. 003 - Copy, Quantity: 2
Return Wall Glass Panel by Door
Finish: Special 7 Powder Coating DF361TX
Job: 23 N Front Street
Job number:22468
System: Cortizo ALU-STEEL Classic HI Gasket Outside
Exterior View



23 N FRONT ST
COA PHOTO DOCUMENTATION
WILMINGTON NC



01 - Existing east elevation along N. Front St.



02 - Existing east elevation pilaster detail

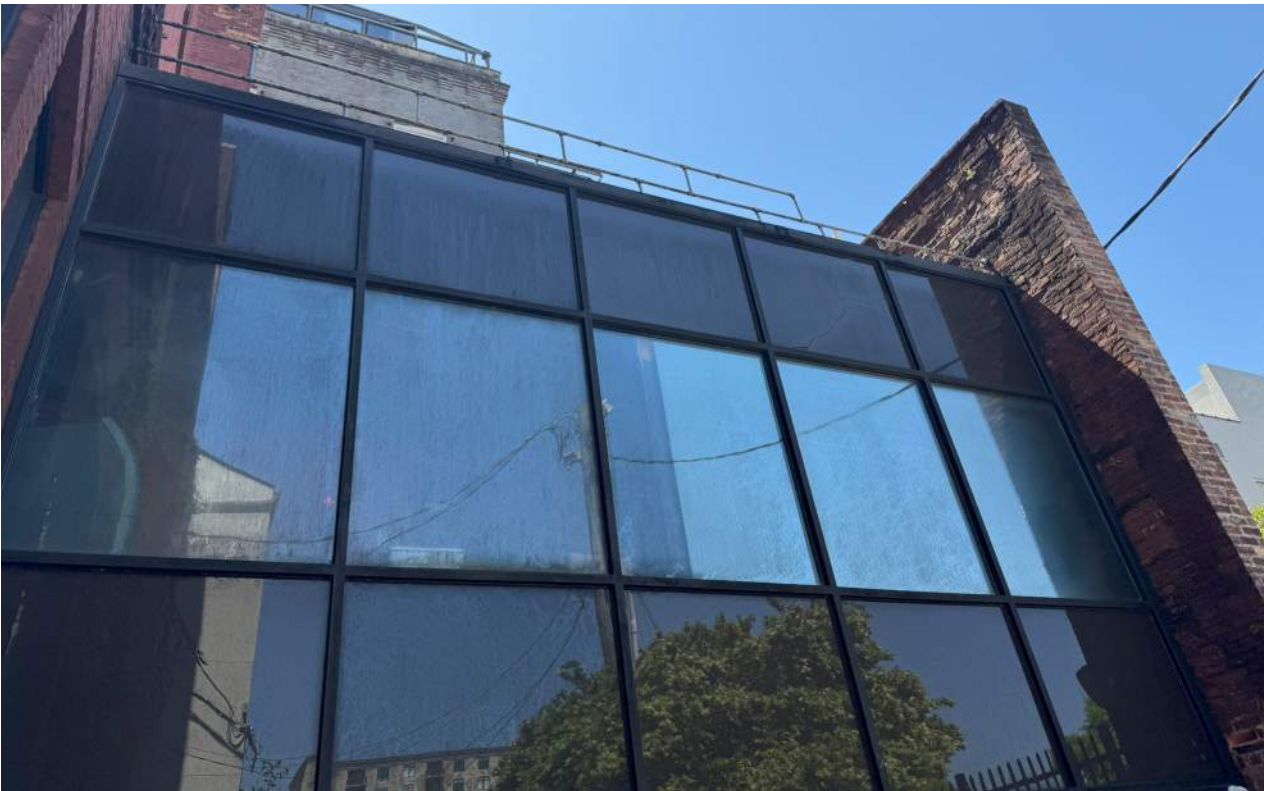


03 - Existing east elevation pilaster detail

23 N FRONT ST
COA PHOTO DOCUMENTATION
WILMINGTON NC



04 - Existing storefront detail



05 - Rear addition storefront to be replaced