

CASE SUMMARY • CERTIFICATE OF APPROPRIATENESS (COA)

Historic Preservation Commission Evidentiary Hearing • June 12, 2025

Project Planner | Monica T. Davis | 910.772.4165 | monica.davis@wilmingtonnc.gov

Address:	501 South 5 th Avenue	District:	Historic District-Residential (HD-R)
Request:	Exterior Alterations; chimney removal and replacement, exterior door removal on rear façade and replacement with window, side exit door removal and relocation		
Property Owner:	Logan Cavanaugh 204 Richlands Loop Road Richlands, NC 28574		



501 South 5th Avenue | Front (West) Façade | May 29, 2025 (staff)

Case Overview

The applicant proposes to remove both existing chimneys and replace them with faux chimneys, remove the existing rear (east) façade door and replace with a double hung wood window, and remove and relocate the existing side (north) door.

Details as shown on the drawings, plans, photographs, submittals, and narrative statement contained in the application, and supplemental materials and statements made at the June 12, 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 Hall House, constructed circa 1904, is a hip roof, two-story side passage house with projecting, pedimented bay. The hipped roof wrap-around porch is supported by Tuscan columns. Mr. Hall was a clerk with W.E. Springer hardware.

Sanborn Fire Insurance Maps

- **1910 Map.** The current dwelling first appears on the 1910 Sanborn Fire Map. A two-story structure, with a wrap-around porch, and one single front door opening.
- **1915 Map.** No change.
- **1951 Map.** No change.
- **1955 Map.** No change.

Current Conditions

- The subject house is a contributing resource to the Historic District-Residential (HD-R).
- The property is zoned Historic District-Residential (HD-R). The property was originally zoned Historic District (HD), which was established on June 13, 1962, and subsequently rezoned to Historic District-Residential (HD-R) on March 28, 1989.

Proposed Findings of Fact

Property Information

1. The subject house is a contributing resource to 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 at the northwest corner of the intersection of South 5th Avenue and Church Street.
3. The following Certificates of Appropriateness have been issued for the property:
 - a. September 11, 2024 (MW-25-26): Exterior Repairs: Replacement of deteriorated siding and restoration of existing wood windows.
 - b. December 19, 2024 (MJW-33-2512): Removal of existing two single doors and install double entry door.

Scope of Work

4. The applicant proposes to remove the existing two chimneys and replace them with custom built faux chimneys with the exact material and appearance of the original chimneys. The proposed faux chimneys will be located in the same location above the roof line.
5. The applicant proposes to remove the existing rear (east) façade door and install new double hung wood window measuring 24" x 48". The proposed window will be clear glass with no tint.
6. The applicant proposes to remove the existing side (north) door and install wood siding that matches the existing siding of the property. A new door opening will be relocated to the rear (east) façade. The new proposed door will be solid wood in the Craftsman style.

Staff Observations

- 7. Staff notes the following:
 - a. The two existing exterior doors located on the rear (east) façade and side (north) elevation are not original to the house.
 - b. The existing chimneys appear to be in good condition.

Applicable Design Standards

- 8. 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	1-5, 9, 10
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.	
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.	
3.1	General Building-Roofs, Roof Features and Chimneys-Roof Standards	1-4
1.	Retain and preserve original and character-defining roof configurations and roofing materials that contribute to the historic character of the building. Substitute materials may be considered when the material cannot be repaired or when it is no longer available.	
2.	Retain roof features such as dormers, chimneys, turrets, cupolas, cresting, finials, and decorative roof patterns and colors (typically associated with slate, wood and metal shingles).	
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.	

4. If part of a roof needs replacement, remove only the deteriorated part and replace with material to match the original or historically-appropriate feature in design, pattern, color and scale. Where such materials are deteriorated on front facades, consolidate intact materials from the rear to maintain the appearance as viewed from the street. Do not use coatings that can hold in moisture and accelerate deterioration. For example, the application of tar to metal roofs is not appropriate, as tar contains sulphur that can pit the metal.

3.1**General Building-Roofs, Roof Features and Chimneys-Roof Feature Standards****1-5**

1. Replace gutters and downspouts that are beyond repair with materials and designs that match the original. They should not damage or conceal architectural features. Replacements (except copper) should be painted or have a baked enamel finish appropriate to the color of the house. It is inappropriate to eliminate built-in gutters. They may be roofed over if the procedure is reversible and if run-off can be provided. Concealed, built-in gutter systems that are historic should not be replaced by modern exposed gutters.
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.
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.
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.
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.

3.1**General Building-Roofs, Roof Features and Chimneys-Chimney Standards****1-6**

1. Preserve the original design of chimney masonry. Brick corbelling, clay chimney pots, or other original features should be preserved and repaired rather than removed.
2. Preserve the original design of chimney masonry. Brick corbelling, clay chimney pots, or other original features should be preserved and repaired rather than removed.
3. Repair or rebuild original chimneys visible from a street rather than removing or shortening them when they become deteriorated. Special care should be taken to ensure that repairs blend in color, composition, and texture. Parging (covering with cement) is prohibited as an alternative to repointing deteriorated chimney masonry.
4. Metal chimney caps are acceptable if they are unobtrusive and do not alter the design of the chimney. The design of the chimney cap should be chosen in context to the architecture of the building and the materials of the chimney.
5. Unpainted masonry chimneys should not be painted to retain the original appearance and to avoid the risk of trapping moisture that can lead to deterioration.

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6. New chimneys should utilize traditional materials and designs. Wooden boxed chimneys are inappropriate in the historic districts. Chimneys made of materials that simulate brick or stone are not acceptable as alternatives to the authentic materials.

3.2 General Building-Exterior Walls

1-2, 5-6

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

1-12

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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.
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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.
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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.
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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-Wood	1-5
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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.
 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.
 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.
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3.6	General Building-Materials-Masonry	6-7
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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.
 7. Do not add masonry features that have no historical basis, thereby conveying a false sense of history.
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3.6	General Building-Materials-Metal	1-4
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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.
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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. Window glass shall be clear with no tint.
- 2. Wood siding shall match the exact dimensions and material of existing wood siding.
- 3. New chimneys shall be located in the same location as the existing chimneys above the roof line.
- 4. 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.
- 5. 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>	5/27/2025
<i>Notice mailed to adjacent property owners</i>	5/27/2025
<i>Newspaper advertisement date</i>	6/2/2025

Attachments

- 1. Application (Received 5/6/2025)
- 2. Case Map (Dated 5/22/2025)
- 3. District Map (Dated 5/22/2025)
- 4. Narrative (Received 5/6/2025)
- 5. Site Plan (Received 5/6/2025)
- 6. Survey (Received 5/6/2025)
- 7. Elevations (Received 5/6/2025)
- 8. Materials (Received 5/6/2025)
- 9. Photos (Received 5/6/2025)



501 South 5th Avenue | Side (North) Façade | May 29, 2025 (Staff)



501 South 5th Avenue | Rear (East) Façade | May 29, 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.

RECEIVED

By Monica T. Davis at 5:33 pm, May 06, 2025

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 checked="" 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: 501 s 5th ave Wilmington NC

Tax Parcel Number: R05405-036-011-000

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): _____

Mailing Address: 204 Richlands Loop Rd Richlands NC 28574

Phone: (910) 330-0049 Email address: logan@agcorp.org

Signature:  Date: 4/15/25

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.**

CERTIFICATE OF APPROPRIATENESS APPLICATION

MAJOR WORK

NEW CONSTRUCTION INFORMATION

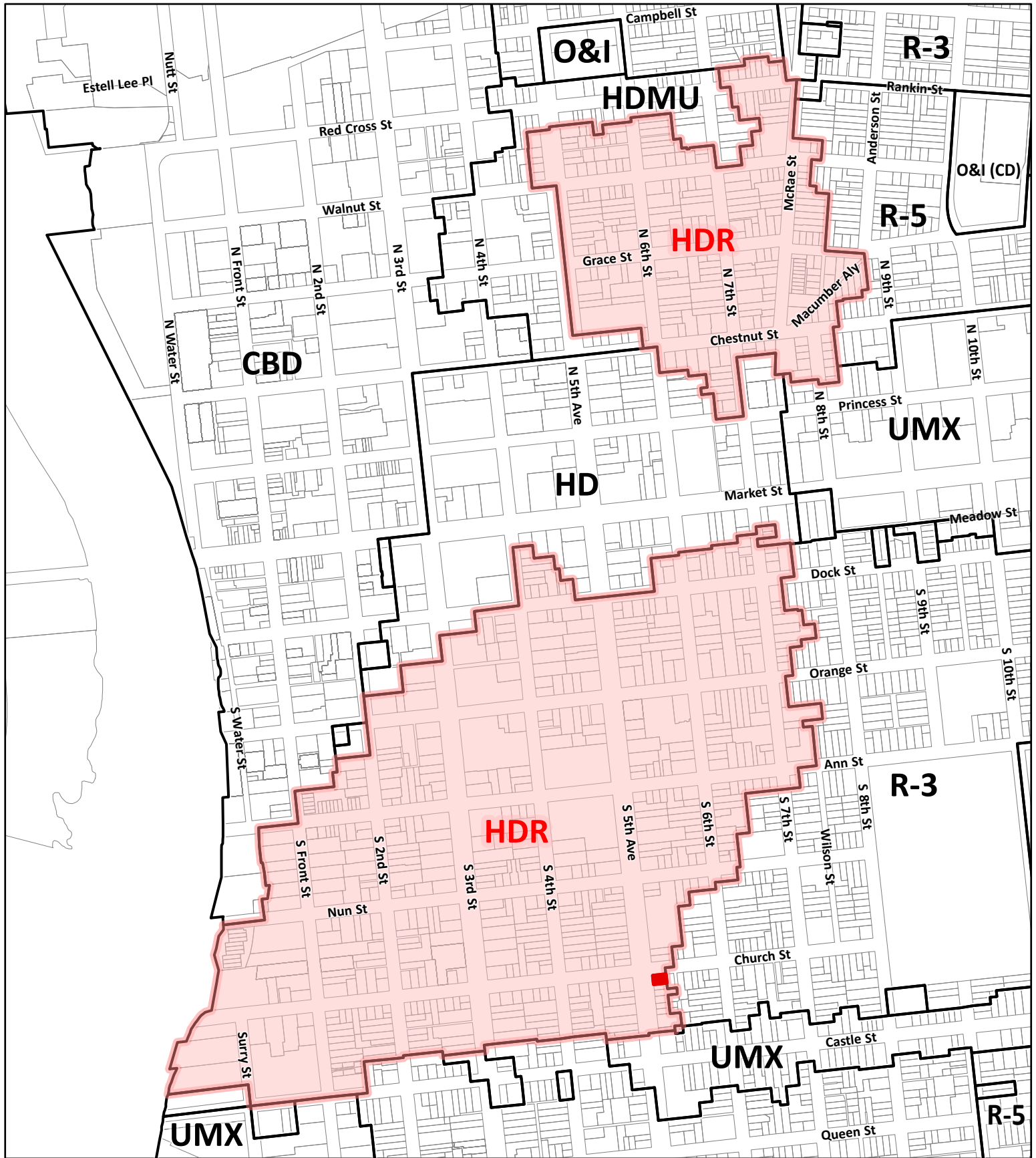
Complete one sheet for each new building or structure in order to address all of the project components. Please use continuation sheets if necessary.

Building Element	Proposed Materials, Dimensions, Color
Roof (Roof Pitch / Material / Color)	
Main	
Front Porch / Side Porch / Rear Porch	
Height (avg. grade to peak of roof)	
Cladding	
Body of building	
Additional (Reveal, Finish, Mortar Color)	
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	
Sides (specify location)	
Rear	Removal of upstairs rear door
Windows (Materials, Style, Dimensions)	
Front	
Sides	
Rear	
Gutters and Downspouts	
Driveway	
Dimensions	
Curb, Apron and Runner Materials	
Any Additional Materials	
Chimney	Removal of existing chimney and replace with a false chimney



■ Site
■ Historic District or Overlay
□ Zoning

0 250 500
Feet


N

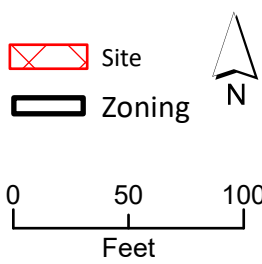
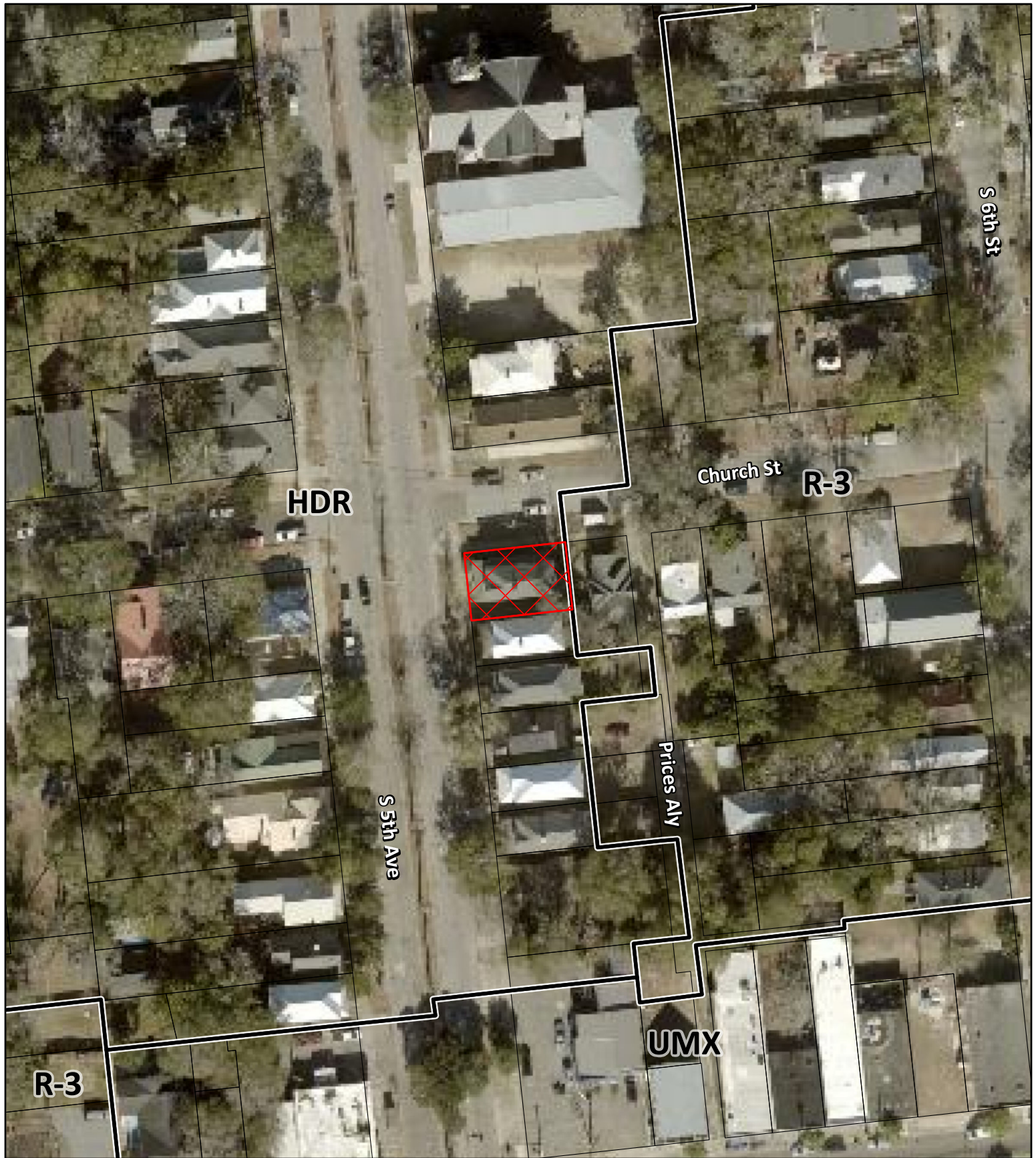
Historic Preservation Commission

MJW-57-2506 Attachment 3 — District Map

501 S 5th Ave

5/21/2025

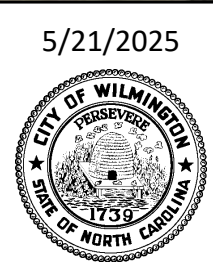




Historic Preservation Commission

MJW-57-2506 Attachment 2 — Case Map

501 S 5th Ave



Scope of Work - Major COA Application

1. Chimney Removals and Replacements

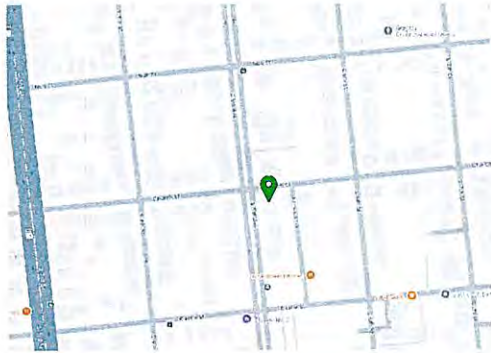
Removal of both existing chimneys and replacement with faux chimneys that are custom-built to match the exact material and appearance of the originals. This change is intended to ensure the structural integrity of the home and allow for a more open floor plan. My structural engineer has advised me that the existing chimneys are possibly compromising the structural integrity of the home.

2. Rear Upstairs Door Removal

Removal of the existing upstairs rear door. At some point, an unauthorized upstairs deck was installed and later removed, leaving the door in place without access or function. The door now opens to a significant drop with no landing or protection, making it unsafe. Its removal will restore appropriate design integrity to the rear elevation and eliminate a safety hazard.

3. Side Exit Door Relocation

Removal of the existing side exit door, which currently opens into what will become the primary bedroom. The door will be relocated to the rear of the home to better suit the revised interior layout, preserve privacy, and provide a properly located, accessible rear exit. The new door will be a solid wood, Craftsman or Bungalow-style door designed to align with the City of Wilmington's Historic District Design Standards, as outlined in Section 3 - Windows and Doors (specifically, Section 3.3 on page 86).



VICINITY MAP

No Scale



AERIAL PHOTO

No Scale



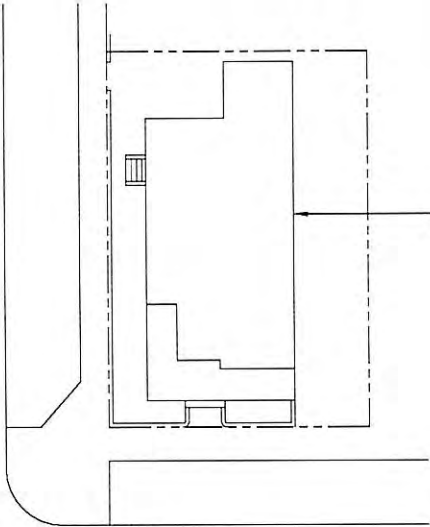
PROJECT PHOTO

No Scale

AREA CALCULATIONS	
FIRST FLOOR HEATED	1,192 S F
SECOND FLOOR HEATED	862 S F
TOTAL HEATED	2,054 S F
FRONT PORCH UN-HEATED	215 S F

PROPERTY OWNER'S NAME :	LOGAN CAVANAUGH
PROJECT ADDRESS :	501 SOUTH 5th STREET WILMINGTON, NC 28401
PROPERTY ZONING :	HD-R
PROPERTY ID :	R05405-036-011-000
PROPERTY DESCRIPTION :	NW END LOT 1, BLK 91 CITY OF WILMINGTON
	DEED BOOK 662, PAGE 0266

CHURCH STREET



EXISTING RESIDENCE
(NO IMPROVEMENTS TO FOOTPRINT)

SOUTH 5TH AVENUE

SITE PLAN
1" = 10'-0"

SITE PLAN

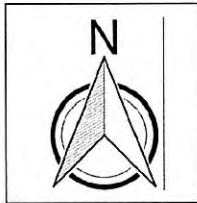
501 S 5th Avenue

Wilmington, NC 28402

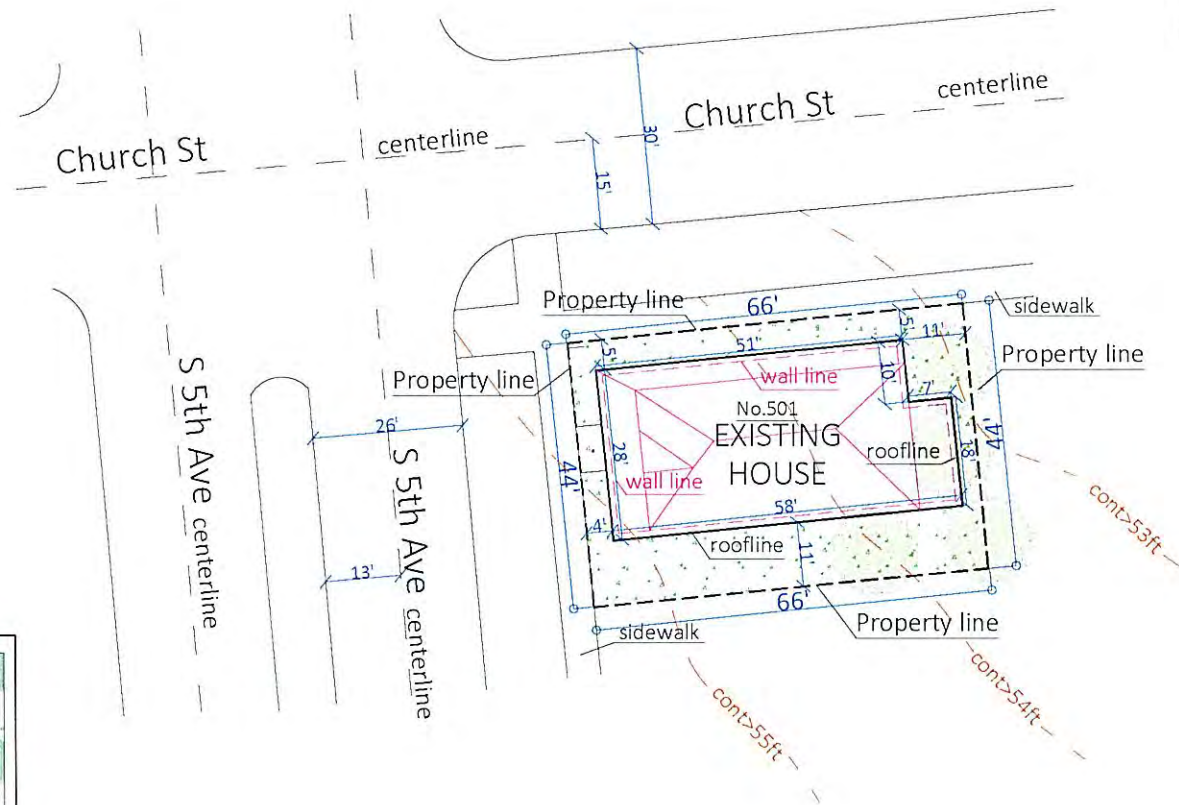
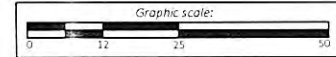
Parcel ID: R05405-036-011-000

Lot area: 0.07 Acres

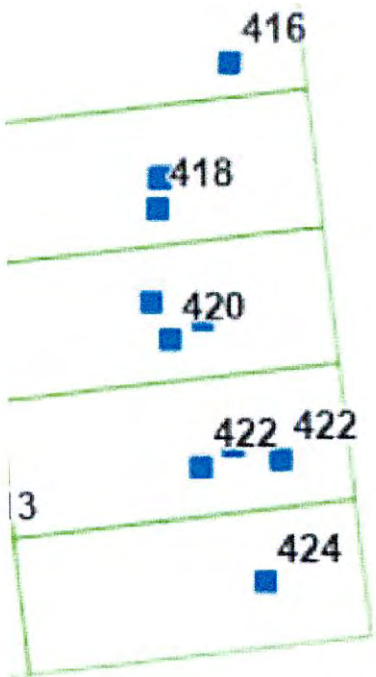
Paper Size: 11"x17"



scale 1"=20'



VICINITY MAP



5TH AVE SOUTH

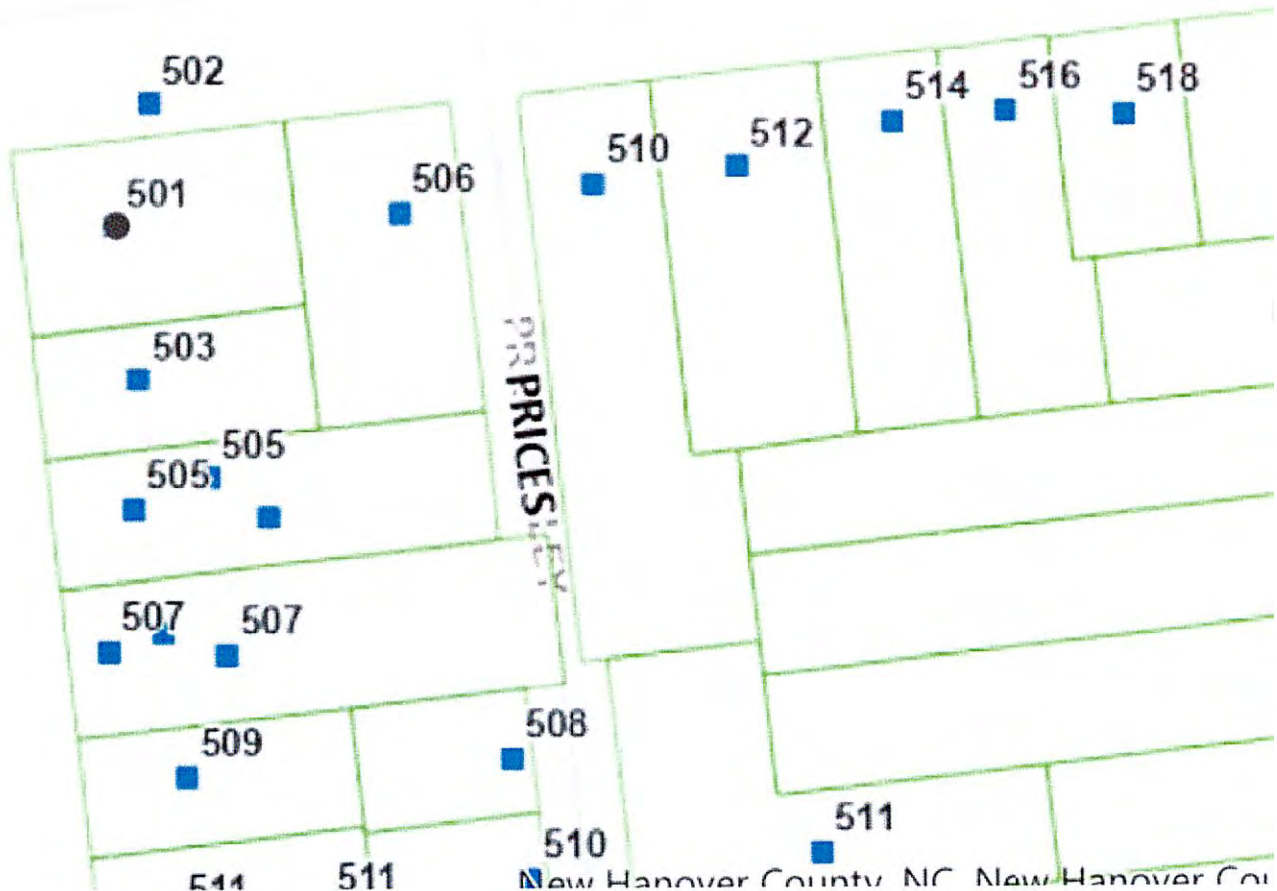
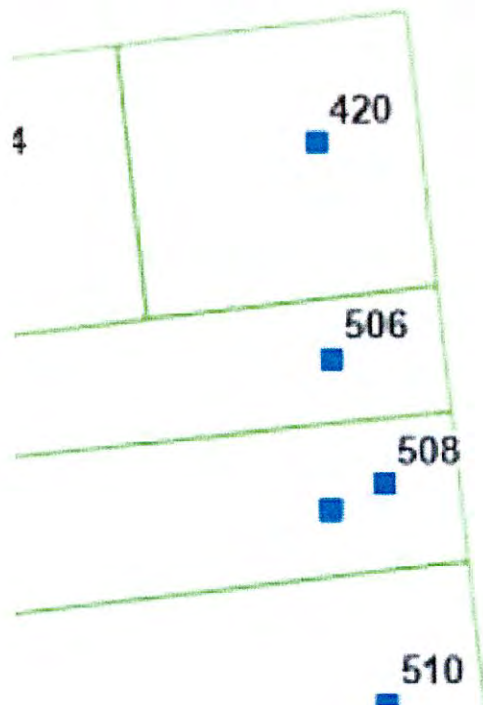


5TH AVE SOUTH

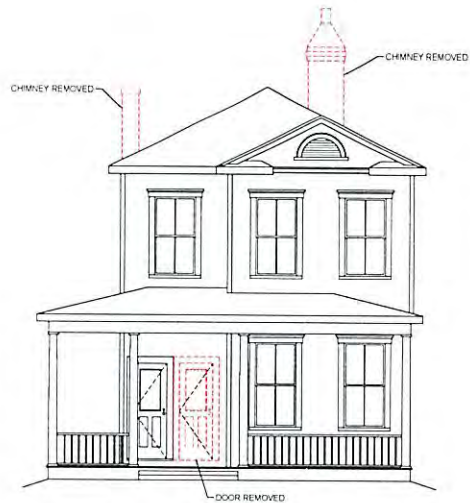
CHURCH STREET

WM

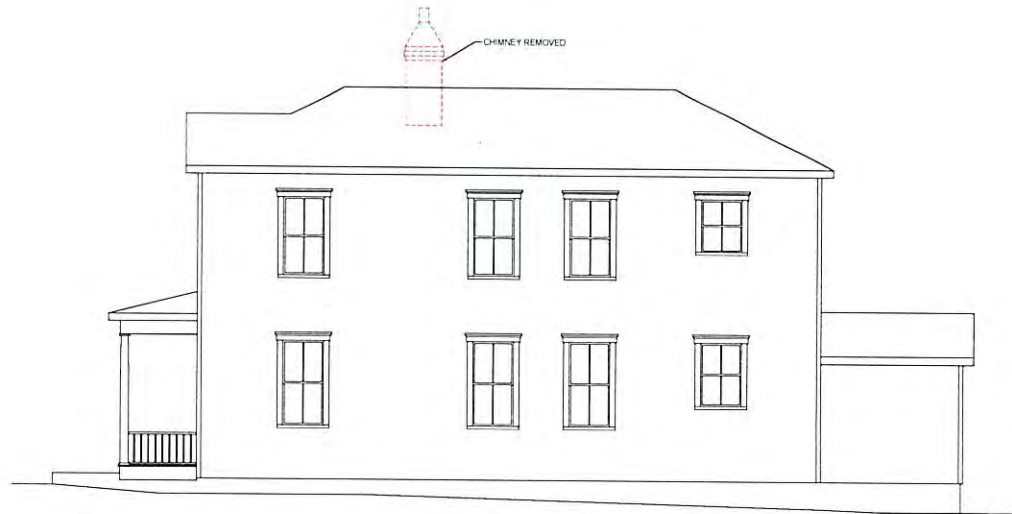
CHURCH STREET



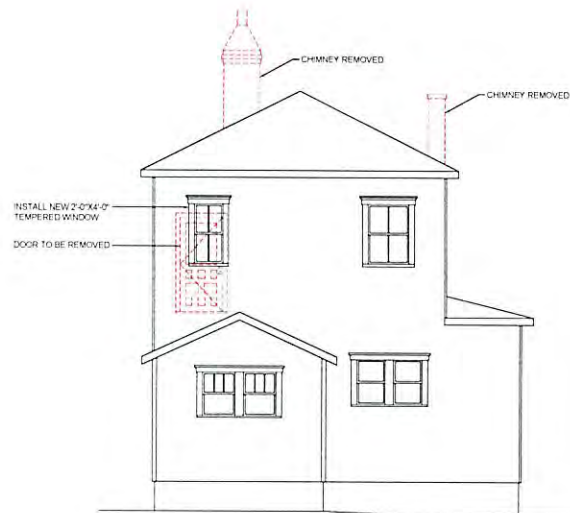
CHURCH STREET



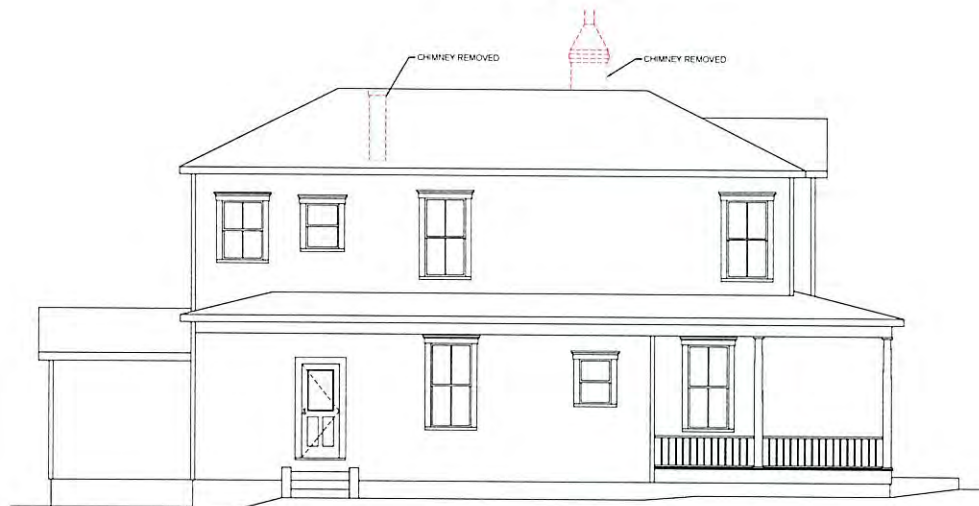
PROPOSED
FRONT ELEVATION
1/4" = 1'-0"



PROPOSED
RIGHT ELEVATION
1/4" = 1'-0"



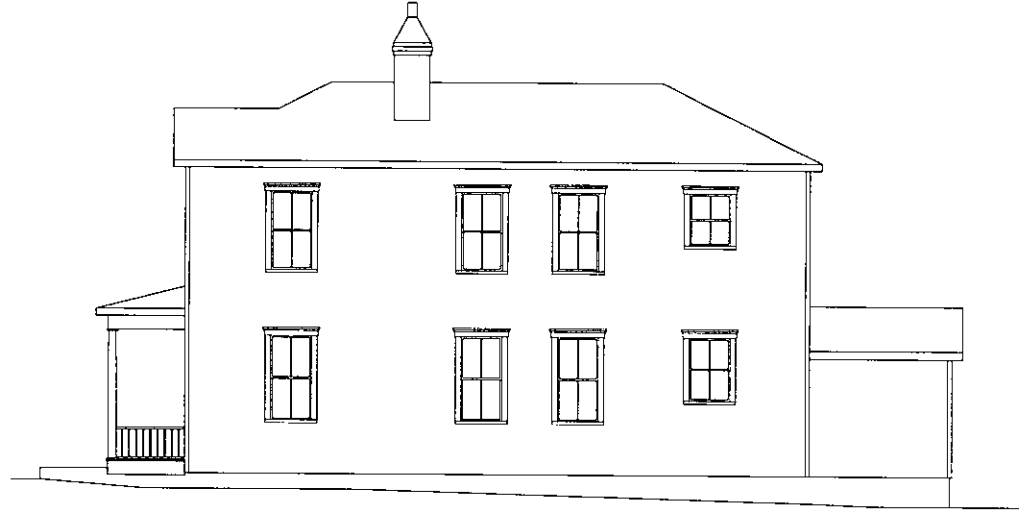
PROPOSED
REAR ELEVATION
1/4" = 1'-0"



PROPOSED
LEFT ELEVATION
1/4" = 1'-0"



EXISTING
FRONT ELEVATION
1/4" = 1'-0"



EXISTING
RIGHT ELEVATION
1/4" = 1'-0"



EXISTING
REAR ELEVATION
1/4" = 1'-0"



EXISTING
LEFT ELEVATION
1/4" = 1'-0"



Logan Cavanaugh
Agcorp
(910) 330-0049

On May 5, 2025, at 10:55 AM, Monica T. Davis <Monica.Davis@wilmingtonnc.gov> wrote:

Dear Mr. Cavanaugh,

Happy Monday! I hope this message finds you well and in good spirits.

If the windows are being replaced in-kind—wood for wood with the same configuration—this would qualify as a minor Certificate of Appropriateness (COA) application. I look forward to receiving the additional information shortly.

Thank you, and please don't hesitate to reach out if you have any questions.

Respectfully,

Monica T. Davis , M.F.A., M.P.S. | Historic Preservation Planner II

monica.davis@wilmingtonnc.gov | o: 910.772.4165

City of Wilmington Planning & Development

929 N. Front Street | PO Box 1810

Wilmington, NC 28402-1810

www.wilmingtonnc.gov

The Planning & Development Department is now located on the 1st floor at 929 N. Front Street.

"Creating a better city every day!"

<image001.png>

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[@cityofwilm](https://twitter.com/cityofwilm)

E-mail correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: Logan Cavanaugh <logan@agcorp.org>

Sent: Monday, May 5, 2025 10:33 AM

To: Monica T. Davis <Monica.Davis@wilmingtonnc.gov>

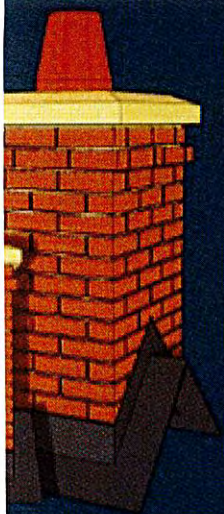
Subject: Re: 501 South 5th Avenue -Major Works Application Submittal

Hello!

My apologies for the delay, I will have it sent over shortly. In addition I wanted to see if I was able to add replacement windows to the application, as after the repair company has gotten deeper into the repair process they advised that it would be extremely expensive and extensive to fully repair all 22 windows. Also, as we've gotten farther into the siding repair process we feel comfortable that it will not exceed more than 50% and again my apologies for the delay I just wanted to make sure I had everything that might be needed in order.

Thanks,
Logan Cavanaugh
Agcorp
(910) 330-0049

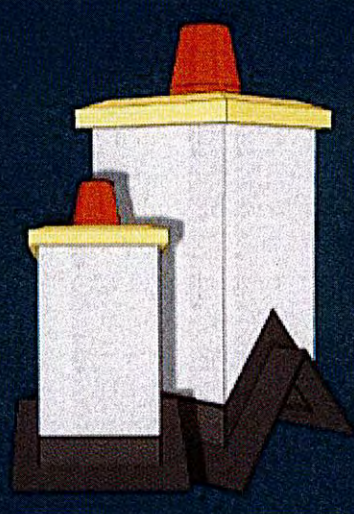




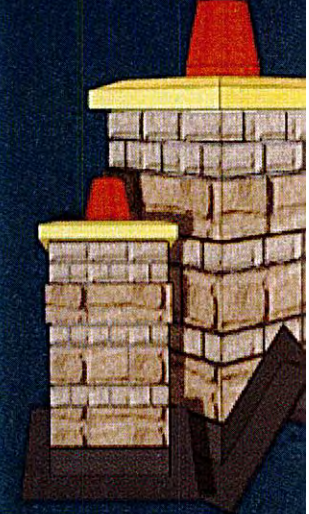
BRICK CLAD



BESPOKE



RENDER



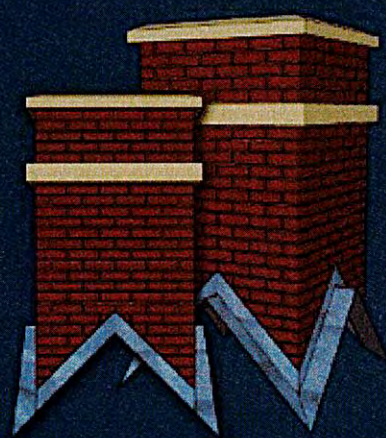
STONE CLAD



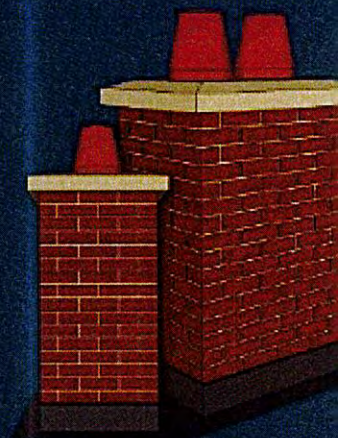
GABLED PITCH



TRI-RIDGE



QUAD-RIDGE



FLAT ROOF



- Offered in brick, stone and render finishes, using exactly the same material being supplied to the property
- Finished with traditional style caps and pots or bespoke detailing when required
- Suitable for Class 1 and Class 2 twin wall flue systems
- Constructed in factory conditions to be pointed on-site and lifted into position on the rafter trusses

Elevate the aesthetic and security of your home or office with our Ritz 1-Lite Craftsman Mahogany Door. Featuring dual clear tempered glass and a solid mahogany core, this door embodies timeless Craftsman design while offering exceptional durability. It's an ideal choice for enhancing entryways, front doors, back doors, patio doors, garage side doors, or any other exterior application. Perfectly suited for Craftsman-style homes, bungalows, modern residences, and commercial properties. Whether you're updating your front entryway, upgrading a side entrance, or adding character to a back patio door, this mahogany door delivers lasting performance. The engineered construction of our mahogany exterior doors utilizes a solid mahogany core with a 3mm thick clear face veneer for superior appearance and strength. This solid mahogany core door construction offers greater protection against warping, cracking and splitting. Solid mahogany core exterior door construction provides for a much quieter environment. Our unique integral panel design will not shrink or split and there is no possibility of stile and rail separation.

Free Samples: Request a Free Craftsman Exterior Mahogany Door Corner Sample to See the ETO Quality Difference.

PRO Discounts: Pro discount program trade pricing available for contractors, architects, and designers on all our Exterior Craftsman Mahogany doors.

Lowest Prices Nationwide: At ETO Doors, we leverage our mass production to manufacture these high-quality solid core Exterior Mahogany Craftsman doors at the lowest prices in the country, passing significant savings directly to you.

Versatile Usage: Our Entry Craftsman doors are perfect for residential and commercial settings, including new construction and remodeling projects. Our Exterior Mahogany doors are installed in places with high traffic volumes such as multifamily homes, office buildings, and hotels.

Customization Available: We understand that every project is unique. Our craftsman wood doors can be customized to fit your specific size and design requirements, ensuring a perfect fit and look for any application.

Optional Features (at an additional cost)

Low-E Glass: Dual tempered low-e glass combined with our exterior mahogany doors reduces noise, air conditioning and heating bills.

Pre-hanging: Our solid core mahogany Exterior Mahogany doors can be pre-hung for interior or exterior applications with matching engineered mahogany jambs or finger joint white primed jambs as pre-hung single doors or pre-hung double doors units. Side-lites are also available.

Impact Hurricane Certification: Our Exterior Mahogany Craftsman doors are available with a Miami Dade hurricane impact wood door approval in both in-swing and out-swing configurations. Our wood Exterior Mahogany storm doors certifications are equivalent to a "Miami-Dade NOA" the highest hurricane approval standard for wood doors in the country. Each of our mahogany Exterior Mahogany doors can be assembled with the appropriate components to be Florida Building Code Compliant.



Manufacturer Custom Window Specifications

Product Series: Solid Pine Single Hung Window

1. General Description

This solid pine single hung window is engineered for performance and aesthetics. Constructed using high-quality pine wood and finished with multi-layer protective white coatings, this window provides exceptional thermal insulation, acoustic performance, and durability in a variety of climates.

2. Frame & Material Construction

- Frame Species: Solid Pine
- Grain & Finish: Natural pine grain with exterior-grade white primer and topcoat
- Color: White
- Sizes: 34" x 71" and 34" x 51"
- Sealing: Wrap-around compression seal for air and water tightness

3. Glass Composition

- Glass Structure: 5mm + 12A + 5mm double tempered glass with optional grille insert
- Glass Options: Clear
- Glazing Type: Coastal application window glazing
- Thermal Breaks: Integrated spacers for minimized thermal bridging

4. Hardware & Operation

- Opening Mechanism: Non-tilt single hung (bottom sash operable upward)
- Hardware Brand: ROTO
- Locking System: Integrated sash lock for anti-theft security
- Screening: Inward-opening mesh insect screen included

5. Performance Ratings

- Sound Insulation: Rated at 36 dB (lab-tested)
- Water Tightness: 450 Pa resistance
- Wind Resistance: 4500 Pa certified
- Thermal Performance (U-Value): 1.1-1.8 W/m²-K depending on configuration
- Durability: Suitable for high humidity and coastal applications

