

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:	112 South 7 th Street	District:	Historic District-Residential (HD-R)
Request:	Remove two chimneys		
Property Owner:	Meagan Bond and Ryan Strathmeyer 112 South 7 th Street Wilmington, NC 28401		



112 South 7th Street | Front (East) Façade looking northwest | August/2025 (staff)

Case Overview

The applicant proposes to remove both chimney stacks from the home due to safety, structural and practical concerns. The former chimney penetrations will be infilled and roofed to match the existing asphalt shingle roof.

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 Parsley House, constructed ca. 1910, is a two-story, gable-front, side-passage house with a diamond attic vent, one-over-one sash windows, and attached porch with brackets and turned posts.

Sanborn Fire Insurance Maps

- **1898 Map.** Property was vacant.
- **1904 Map.** One-story frame dwelling constructed on parcel.
- **1910 Map.** Unchanged.
- **1915 Map.** Outbuilding added to rear of parcel.
- **1951 Map.** Outbuilding no longer there, one-car garage added behind house.
- **1955 Map.** Unchanged.

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 on the west side of South 7th Street, approximately mid-block between its intersections with Dock Street and Orange Street.
3. The following facades are subject to review: All.
4. The following recent Certificates of Appropriateness have been issued for the property:
 - a. March 25, 2025 (MJW-23-2403): Construction of an accessory structure.

Scope of Work

5. The applicant proposes to remove both chimney stacks from the house due to safety, structural, and practical concerns.
 - a. Neither chimney is functional, and both have been found to have substantial deterioration, so the chimneys cannot be restored to be safe and operable.
 - b. Because of the substantial deterioration of the chimneys, active water intrusion is occurring resulting in interior damage and problematic mold issues.
 - c. The existing chimney stacks will be removed, the roof penetrations infilled, and then Owens Corning Estate Grey shingles, matching the existing roof, will be installed to properly seal the roof against further water intrusion.
 - d. The interior portions of the chimney will be retained.

Staff Observations

- 6. Staff notes the following:
 - a. The chimney on the south slope of the roof is more visible than the chimney at the rear of the house from the public right-of-way.
 - b. The more prominent chimney features a corbelled crown with a raised flat chimney cover, while the rear chimney is a simple rectangular chimney with a stucco finish and flat metal chimney cap.
 - c. Both of the existing chimneys are noticeably deteriorated

Applicable Design Standards

- 7. 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.	
3.1	General Building-Roofs, Roof Features and Chimneys-Roof Standards	
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).	
3.1	General Building-Roofs, Roof Features and Chimneys-Chimney Standards	
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.	

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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.
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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.
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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.
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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. All materials removed from the house shall be disposed of properly.
2. The former chimney penetrations shall be properly infilled and sheathed in Owens Corning Estate Grey shingles to match the existing roof.
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. Tax Map and Materials (Received 7/9/2025)
6. Photos (Received 7/9/2025)



112 South 7th Street | Southeast corner looking northwest | ca. 1969 (City Archive)



112 South 7th Street | Southeast corner looking northwest | Undated (City Archive)



112 South 7th Street | Front (East) Façade looking west | August/2025 (Staff)



112 South 7th Street | Detail of chimneys to be removed looking northwest | 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
August 14, 2025	7/9/2025
September 11, 2025	8/5/2025
October 9, 2025	9/2/2025
November 13, 2025	10/7/2025
December 11, 2025	11/4/2025

Application Fees

Check one:	Estimated Project Cost	Application Fee
<input type="checkbox"/>	Up to \$ 17,999	None
<input type="checkbox"/>	\$ 18,000 - \$ 24,999	\$ 20
<input type="checkbox"/>	\$ 25,000 - \$ 49,999	\$ 25
<input type="checkbox"/>	\$ 50,000 - \$ 99,000	\$ 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: 112 S 7th Street Wilmington NC 28401

Tax Parcel Number: R05405-006-013-000

RECEIVED
By Ben Riggle at 11:31 am, Jul 09, 2025

Property Owner Information

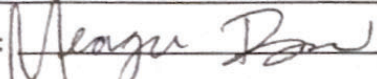
If the applicant is not the property owner, an agent form (below) is required to be signed by the property owner and submitted with an application. Application must be signed by all legal property owners.

Owner name(s): Meagan Bond and Ryan Strathmeyer

Mailing Address: 112 S 7th St Wilmington NC 28401

Phone: 202-257-4764

Email address: meagan.bond@gmail.com

Signature: 

Date: July 8, 2025

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): Meagan Bond and Ryan Strathmeyer

Owner(s) signature: _____ Date: _____

Designated agent name: _____ Designated agent phone: _____

Designated agent email: _____

Designated agent mailing address: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

MAJOR WORK

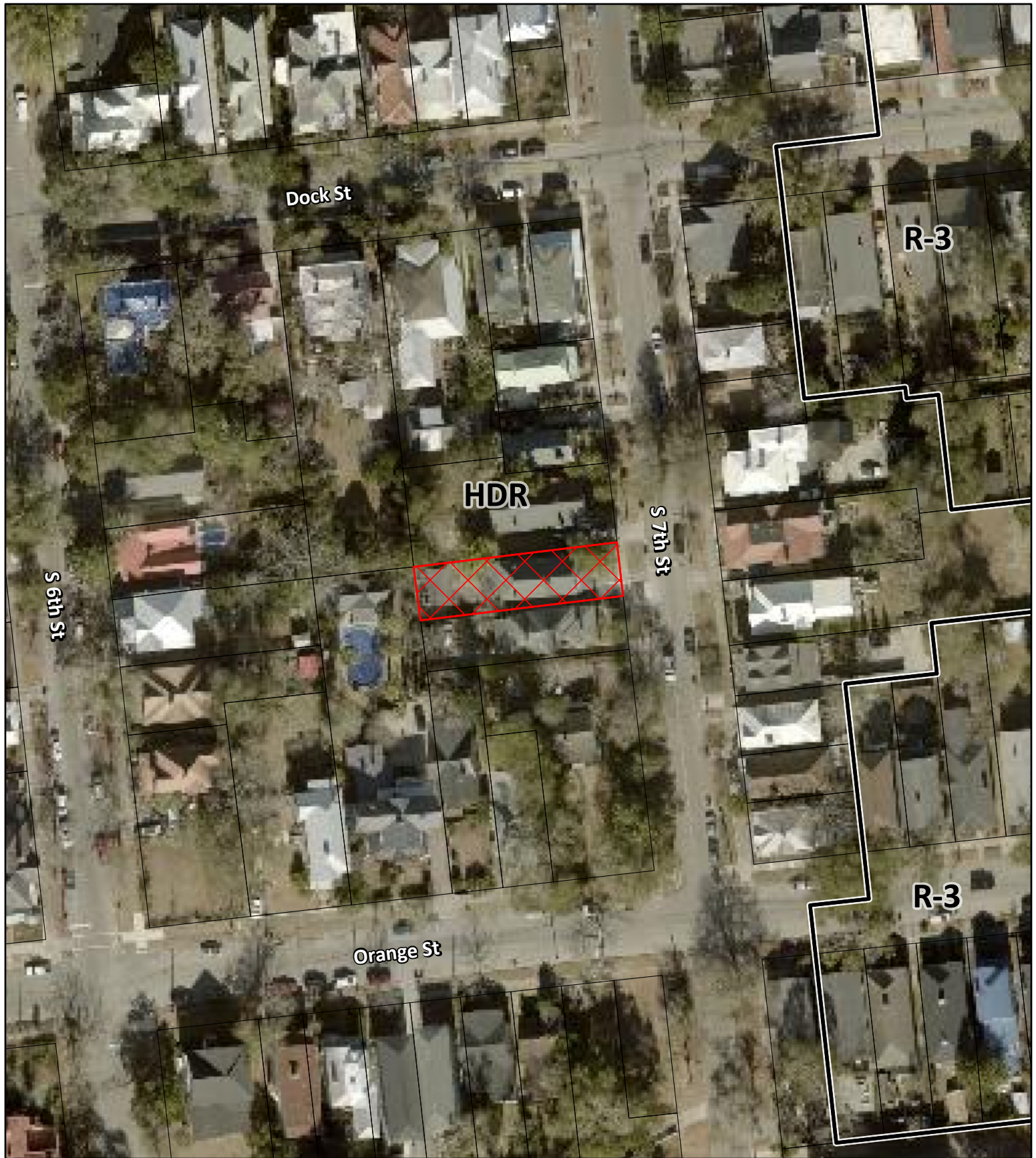
SUBMITTAL CHECKLIST

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.**



 Site
 Zoning



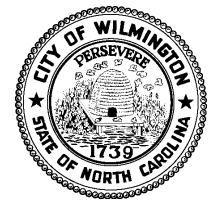
0 50 100
Feet

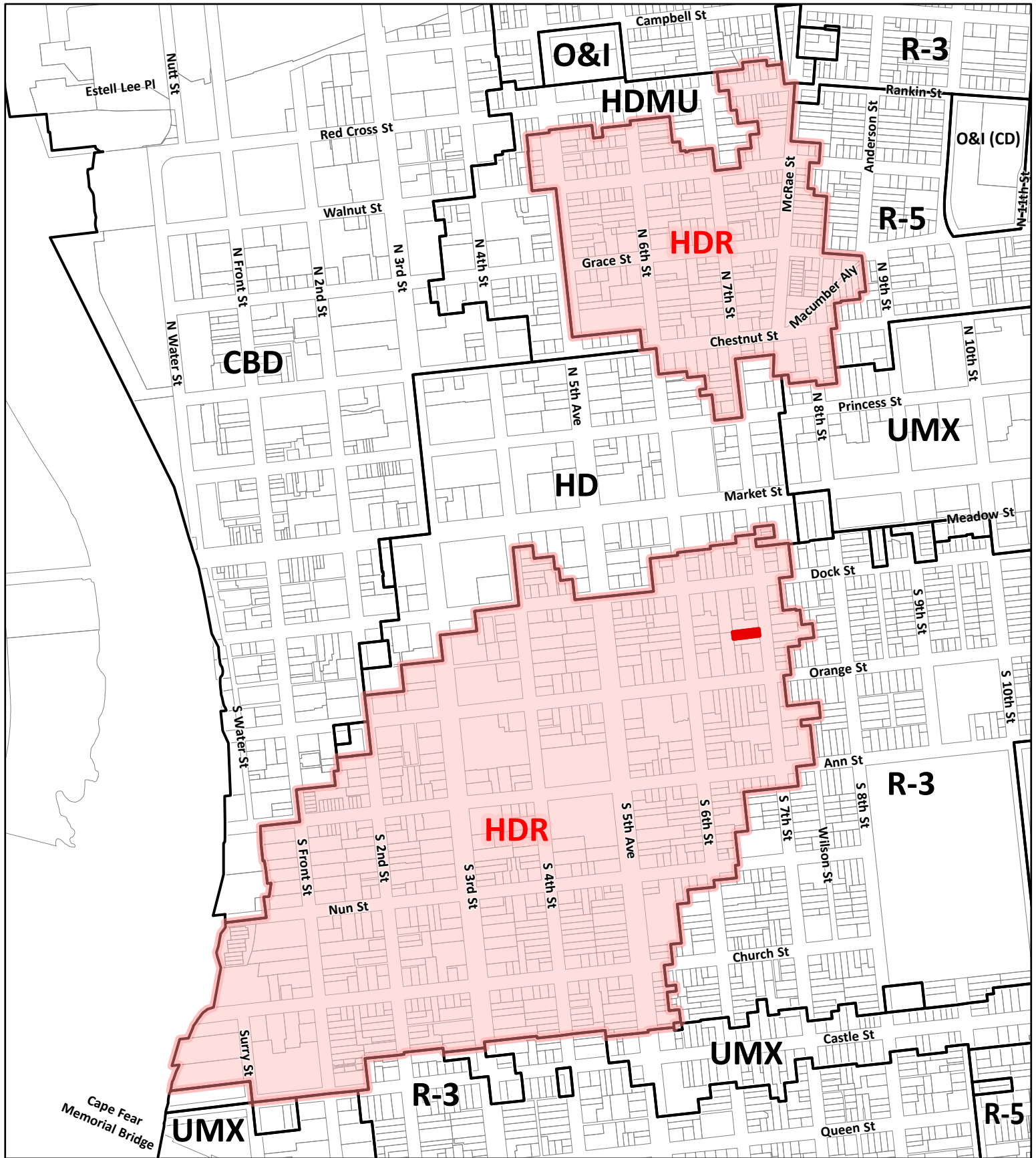
Historic Preservation Commission

MJW-10-2609 Attachment 2 — Case Map

112 S 7th St

7/11/2025





■ Site
■ Historic District or Overlay
□ Zoning

0 250 500
Feet

N

Historic Preservation Commission

MJW-10-2609 Attachment 3 — District Map

112 S 7th St

7/11/2025

112 S 7th Street Major Works Application

Project Narrative – Chimney Removal Request

We are requesting approval to remove both chimney stacks from our home due to safety, structural, and practical concerns. Neither chimney is currently functional, nor can they be restored to safe or operable condition in the future. One is connected to decorative (non-working) fireplaces; the other was previously used for a kitchen cookstove and is now fully enclosed behind drywall.

After professional interior and exterior inspection, both chimneys were found to have significant deterioration and are actively contributing to water intrusion in the house. This has led to interior damage and increased risk of mold - particularly concerning in our baby daughter's nursery and other affected rooms. Patriot Roofing evaluated both chimneys and advised that removing the deteriorated stacks and patching the roof would be the most cost-effective and reliable solution, at \$450 per chimney. In contrast, fully rebuilding both chimneys - despite their permanent inoperability - would require major structural work at a cost of \$5,000–\$6,000 per chimney (approximately \$12,000 total).

As homeowners, we care deeply about the historic and aesthetic integrity of our home, and we know the Historic Committee shares this value. That's why we want to be thoughtful in how we allocate resources toward preserving and enhancing what is most visible and defining about the house. In this case, neither chimney is easily seen from the street due to the steep pitch of the roof and the shape of the house. They are only partially visible from limited, angled viewpoints directly across from the property.

We understand and respect the committee's guidelines for chimney preservation, especially where original masonry and design elements like corbelling, chimney pots, or historic brickwork are present. In our case, the chimneys do not meet those criteria. The rear chimney is entirely concrete or has been fully parged over, with no visible original masonry. The front chimney has a small section of exposed brick near the top, but the majority of the structure is concrete or has been heavily altered. Neither chimney includes original design features such as decorative brick detailing or clay pots, and both appear to have undergone significant modification in prior decades. Based on inspection and visible condition, we believe neither chimney qualifies as a character-defining architectural feature under the committee's preservation standards.

Our house, built in 1900, is a National Folk-style shotgun home - a style known for its simplicity and emphasis on functional form rather than ornate architectural elements. In homes of this type, chimneys were modest and utilitarian rather than decorative, and often placed at the rear or side of the structure. Given that both of our chimneys are no longer functional, are deteriorating, and are minimally visible due to the shape and pitch of the roof, we believe their removal would not compromise the historic character of the home.

Instead, we hope to invest these resources in restoring more defining elements - such as the front porch and façade - that contribute far more directly to the home's presence in the historic streetscape. We also plan to update the decorative elements of the interior fireplaces, which were previously altered with modern, period-inappropriate tile, to reflect more historically accurate materials and design. This approach will not only enhance the authenticity of the interior but also preserve the home's character for future owners in a way that is both highly visible and meaningful. None of these historically sensitive improvements would be financially viable if the same resources had to be diverted toward preserving non-functional and minimally visible chimneys.

We are grateful for the committee's consideration and remain committed to continuing our stewardship of the home in a way that is both respectful of its history and responsible to its long-term preservation.

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)	

Tax Map

Subject property outlined in purple. Adjacent properties encompassed in red.



Materials

Shingle Material: Owens Corning Estate Grey. *This is an exact match for the existing roof*



Photos

Views of the house coming from Dock Street - neither chimney visible at all from either side of the street:



Views from directly in front of the house - back chimney entirely invisible and front chimney almost entirely obstructed from both sides of the street



Views coming from Orange St - back chimney entirely invisible, front chimney largely obstructed



There are only two very small parts of the street from which both chimneys and/or the front chimney in its entirety can be seen from the street - when standing either in our driveway or across the street at a very precise angle:



Closer view of the chimneys to show their state of disrepair. The back chimney is not original to the house (was added at some point during an addition; front chimney is primarily made of deteriorating concrete at this point and does not show any defining features or brickwork).



Back Chimney:

