

CASE SUMMARY • CERTIFICATE OF APPROPRIATENESS (COA)

Historic Preservation Commission Evidentiary Hearing • October 9, 2025

Project Planner | Hillary Taylor, LEED-AP | 910.765.0862 | hillary.taylor@wilmingonnc.gov

Address:	106 North 6 th Street	District:	Historic District Residential (HD-R)
Request:	Garage renovation		
Property Owner:	Curt and Ada Alterac 106 North 6 th Street Wilmington, NC 28401		



106 North 6th Street | Front (West) Façade | 9/2025 (staff)

Case Overview

The applicant is requesting to replace the existing garage roof with asphalt shingles, the existing garage siding with fiber-cement siding, and the existing garage doors with standard 16-panel steel doors.

Details as shown on the drawings, plans, photographs, submittals, and narrative statement contained in the application, and supplemental materials and statements made at the October 9, 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 two-story, gable-front house at 106 South 6th Street was constructed circa 1900. The house features a full-width front porch, a second-story balcony, a polygonal bay, transoms over windows, and decorative shingles in the gable end.

Sanborn Fire Insurance Maps

- **1910 Map.** The subject structure, addressed as 106 N. 6th Street, first appears on the 1910 Sanborn Map as a 2-story dwelling with a 1-story accessory structure at the rear of the house. It shares the parcel with a 1-story accessory unit to the southeast of the main house addressed as 104 N. 6th Street, as well as another 2-story dwelling addressed as 102 N. 6th Street.
- **1915 Map.** The parcel had been subdivided and the subject structure now shares the parcel with a smaller 1-story accessory unit at the northeast corner of the lot. The accessory structure at the rear of the house depicted in the 1910 Sanborn Map is now located within the neighboring parcel and is addressed as an auto garage.
- **1951 Map.** Unchanged.
- **1955 Map.** Unchanged.

Current Conditions

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 North 6th Street between Chestnut Street and Princess Street.

Proposed Findings of Fact

Property Information

3. The subject property 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.
4. The following Certificates of Appropriateness have been issued for the property:
 - a. May 20, 2021: Installation of fences at the side and rear of the property.

Scope of Work

5. The applicant proposes to replace the existing deteriorating garage roof, siding, and door.
 - a. The existing metal roof will be replaced with Owens Corning Oakridge architectural asphalt shingles in the color Onyx Black.
 - b. The existing Masonite siding will be replaced with James Hardie fiber-cement siding and trim painted to match the color of the house.
 - c. The existing garage doors will be replaced with standard 16-panel steel doors in white.

Staff Observations

6. Staff notes the following:
 - a. The applicant has noted that the existing metal roof is deteriorating and leaking.

- b. The applicant notes that the existing Masonite siding is showing signs of deterioration such as swelling, delamination, and water damage. Photographs submitted by the applicant provide evidence that the siding material is deteriorating.
- c. The applicant also notes that the existing garage doors are worn and in need of replacement. Photographs submitted by the applicant depict notable evidence of deterioration on the existing doors.

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	1-5, 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.	
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.	
2.5	District Setting-Accessory Structures	
1.	Retain and preserve garages, carriage houses and other accessory structures and their character defining materials, features and details that contribute to the character of the building site and surrounding historic district. Outbuildings that are less than fifty (50) years old are typically not considered significant.	
2.	The same basic standards that apply to the preservation and rehabilitation of a property's primary structure should generally apply equally to outbuildings.	
7.	The style of an accessory structure may reflect the character of the main building or have a historically compatible, utilitarian appearance. Features and details that create a false sense of history should not be part of new structures.	

-
9. The design of garage doors should be compatible with the area's historic character. For garages that are visible from a public street, each bay of the garage should have a separate door. For garages that are not visible from a street, a single door can serve up to two (2) parking bays. Garage doors visible from a street must appear to be constructed of wood and must be paneled. Doors that operate via hinges or sliding are encouraged, while those that roll-up or fold (accordion doors) are discouraged.

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.
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.
5. Tar or asphalt products should not be used to patch slate or metal roofing. They are not visually compatible and are typically only a short-term solution.
6. Sheet metal such as copper, galvanized metal or aluminum with a baked enamel finish should be used for all newly installed asphalt shingle or shake roofs unless historic evidence indicates otherwise. It should be used for all valley flashing and counterflashing to provide watertight joints where roof planes change or protruding features interrupt the roof surface, such as chimneys, vents and dormers.
7. Substitute roofing material should be compatible with the visual characteristics of the historic material. Select colors, textures, patterns, and finishes in light of the original materials. Dark asphalt, fiberglass and composite shingles are most appropriate in the absence of historic roofing materials. White and light-colored roofing material should be avoided with the exception of flat roofs where the intent is to reflect or otherwise reduce heat build-up.

3.2 General Building-Exterior Walls

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.
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.
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

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.
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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.
-

Recommended Conditions

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

1. The existing roofing material to be removed shall be properly disposed of and not left on the property.
2. The proposed siding and trim shall be compatible with the existing house in color, scale, proportion and design.
3. The proposed garage doors shall be 16-panel steel doors painted white to be compatible with the existing house in style and color.
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>	9/25/25
<i>Notice mailed to adjacent property owners</i>	9/25/25
<i>Newspaper advertisement date</i>	10/3/25

Attachments

1. Application (Received 8/28/2025)
2. Case Map (Dated 9/29/2025)
3. District Map (Dated 9/30/2025)
4. Narrative (Received 8/28/2025)
5. Tax Map and Site Plan (Received 8/28/2025)
6. Materials (Received 8/28/2025)
7. Photos (Dated 8/28/2025 and 9/26/2025)



106 North 6th Street | Looking east at garage from north driveway | 9/2025 (staff)



106 North 6th Street | Overview of garage looking west | 8/2025 (applicant)



106 North 6th Street | Closeup of deterioration on siding above garage door | 8/2025 (applicant)



106 North 6th Street | Closeup of deterioration on garage door and siding | 8/2025 (applicant)



106 North 6th Street | Looking north at garage siding and metal roof | 2/2022 (staff)



106 North 6th Street | Looking east at garage siding and back yard | 2/2022 (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
☒	Up to \$ 17,999	None
☐	\$ 18,000 - \$ 24,999	\$ 20
☐	\$ 25,000 - \$ 49,999	\$ 25
☐	\$ 50,000 - \$ 99,000	\$ 35
☐	\$ 100,000 - \$ 499,000	\$ 50
☐	\$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

APPROVED

By Ben Riggle at 3:38 pm, Aug 28, 2025



CERTIFICATE OF APPROPRIATENESS APPLICATION

MAJOR WORK

PLEASE TYPE OR PRINT

APPROVED

By Ben Riggle at 3:38 pm, Aug 28, 2025

Property Street Address: 106 N. 6th St.

Tax Parcel Number: R04817-021-005-000

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): Curt and Ada Altarac

Mailing Address: 106 N. 6th St. Wilmington NC 28401

Phone: (910) 352-6939 Email address: Curt@MusicMedic.com

Signature: [Signature] Date: 8/27/2025

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): _____

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.

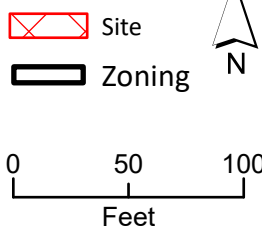
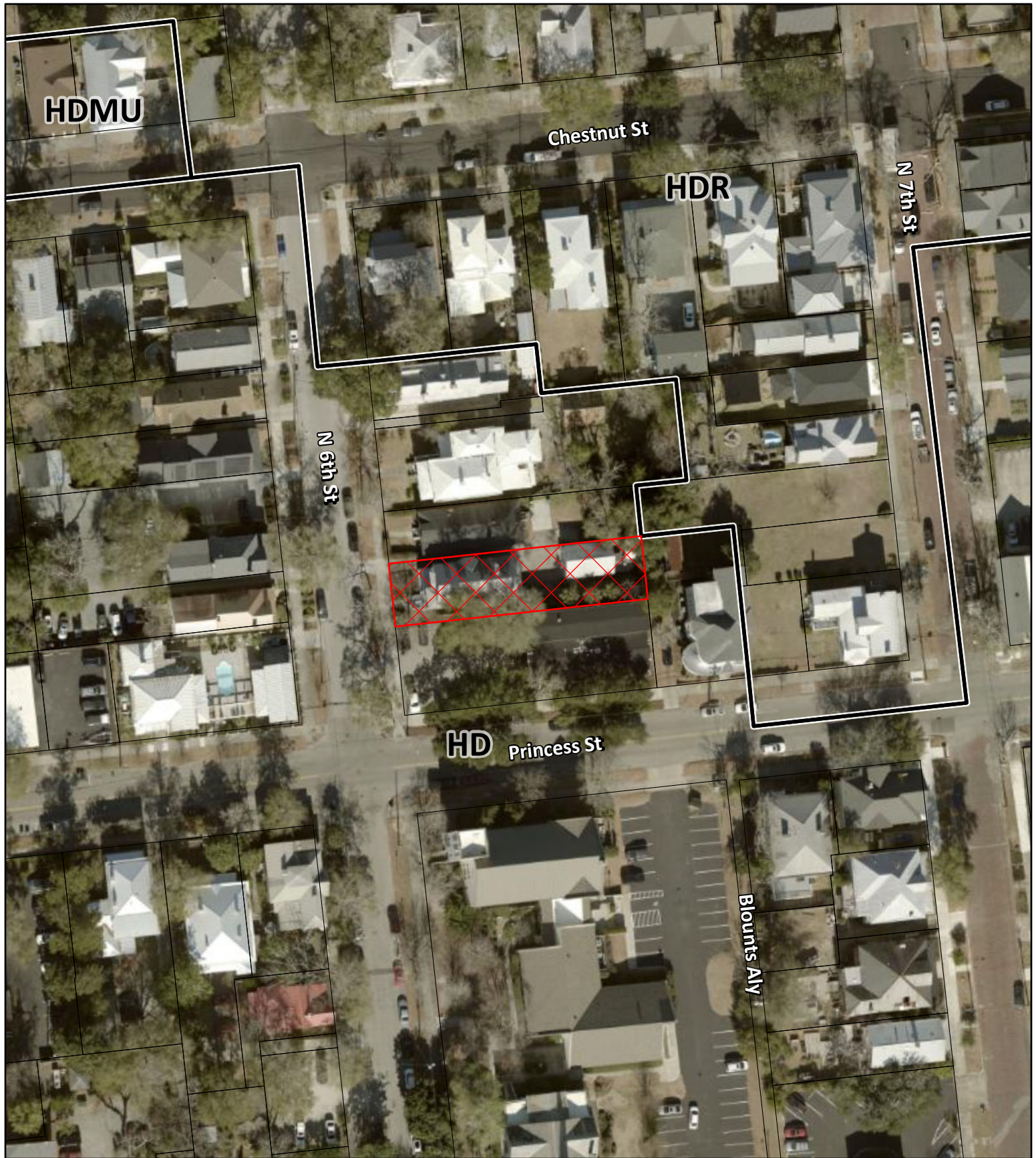
These scopes will require additional information including but not limited to the following:

☐ **New Construction, Major Alterations, Additions**

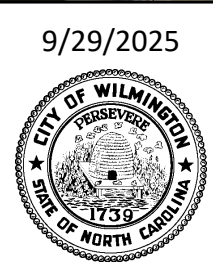
- Site plan drawn to scale with existing and proposed buildings, setbacks, parking areas, driveways, trees to be removed or preserved, fences and landscaping.
- Architectural drawings, drawn to scale including elevations and floor plans.
- Additional information that helps determine whether the project is consistent with Design Standards.
- Three dimensional models (optional)

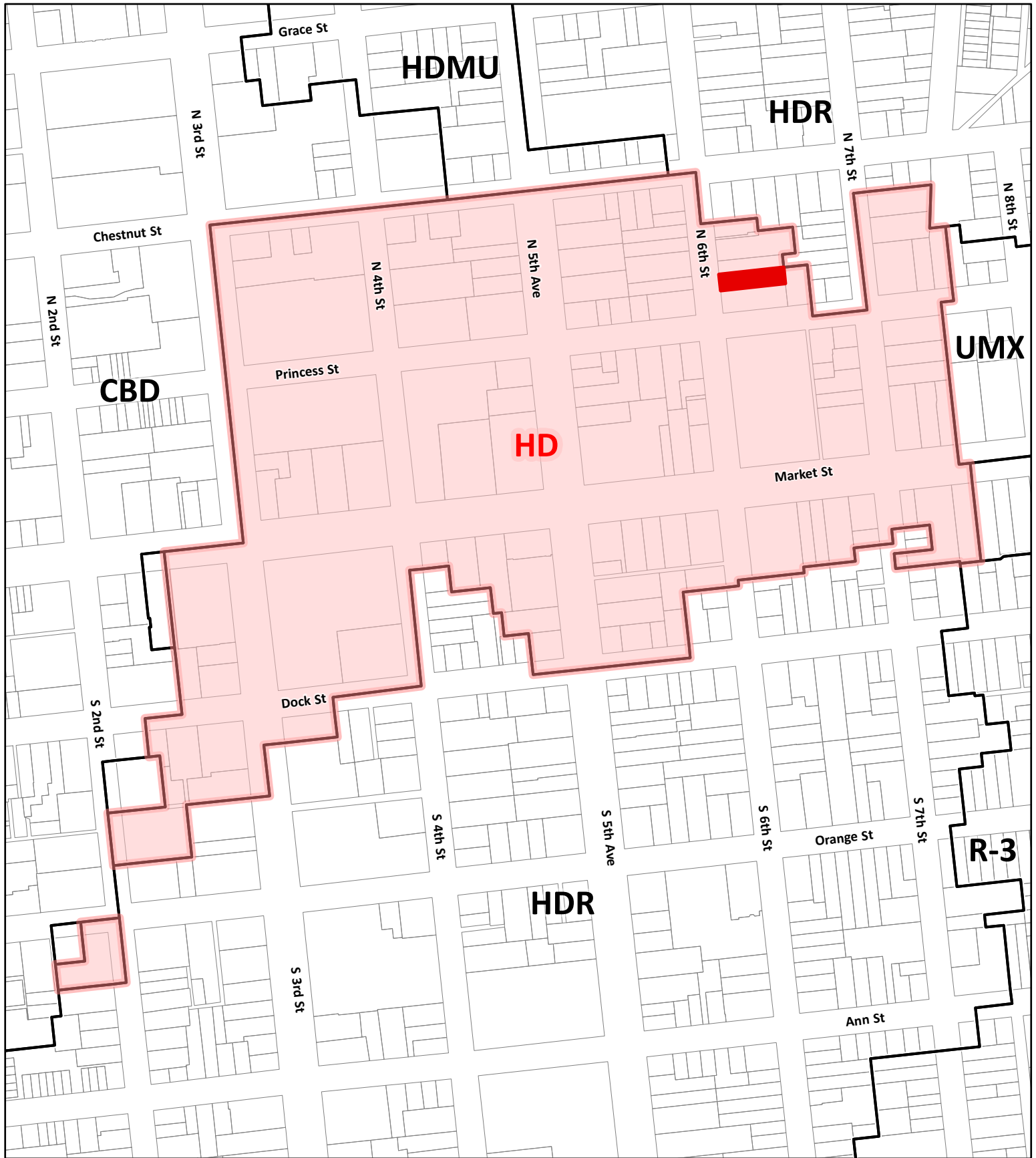
The applicant is responsible for supplying all information necessary to enable the Historic Preservation Commission (HPC) to understand the proposal and potential impacts on the historic district or overlay.

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



Historic Preservation Commission
MJW-23-2610 Attachment 2 — Case Map
106 N 6th St





 Site

 Historic District or Overlay

 Zoning

0 100 200
Feet

 N

Historic Preservation Commission

MJW-23-2610 Attachment 3 — District Map

106 N 6th St

9/30/2025



Narrative: Proposed Changes to the Garage at 106 N. 6th St.

There are three substantial changes I would like to make to the garage at **106 N. 6th Street**. It's important to note that the garage is located in the backyard and is **not visible from the street**.

First, I propose replacing the current roofing material with architectural asphalt shingles.

The existing roof is deteriorating and leaking, and the current material is no longer serviceable. After consulting with my contractor, we determined that architectural shingles are the most practical and historically appropriate option. Many homes and outbuildings in the surrounding neighborhood already use this roofing material, making it consistent with the character of the area.

Architectural shingles will also provide significantly improved durability and weather resistance compared to the failing material currently in place. **Please refer to the attached material sheet for the exact shingle specifications and color intended for use.**

Second, I propose replacing the failing 12" Masonite siding with James Hardie fiber-cement siding.

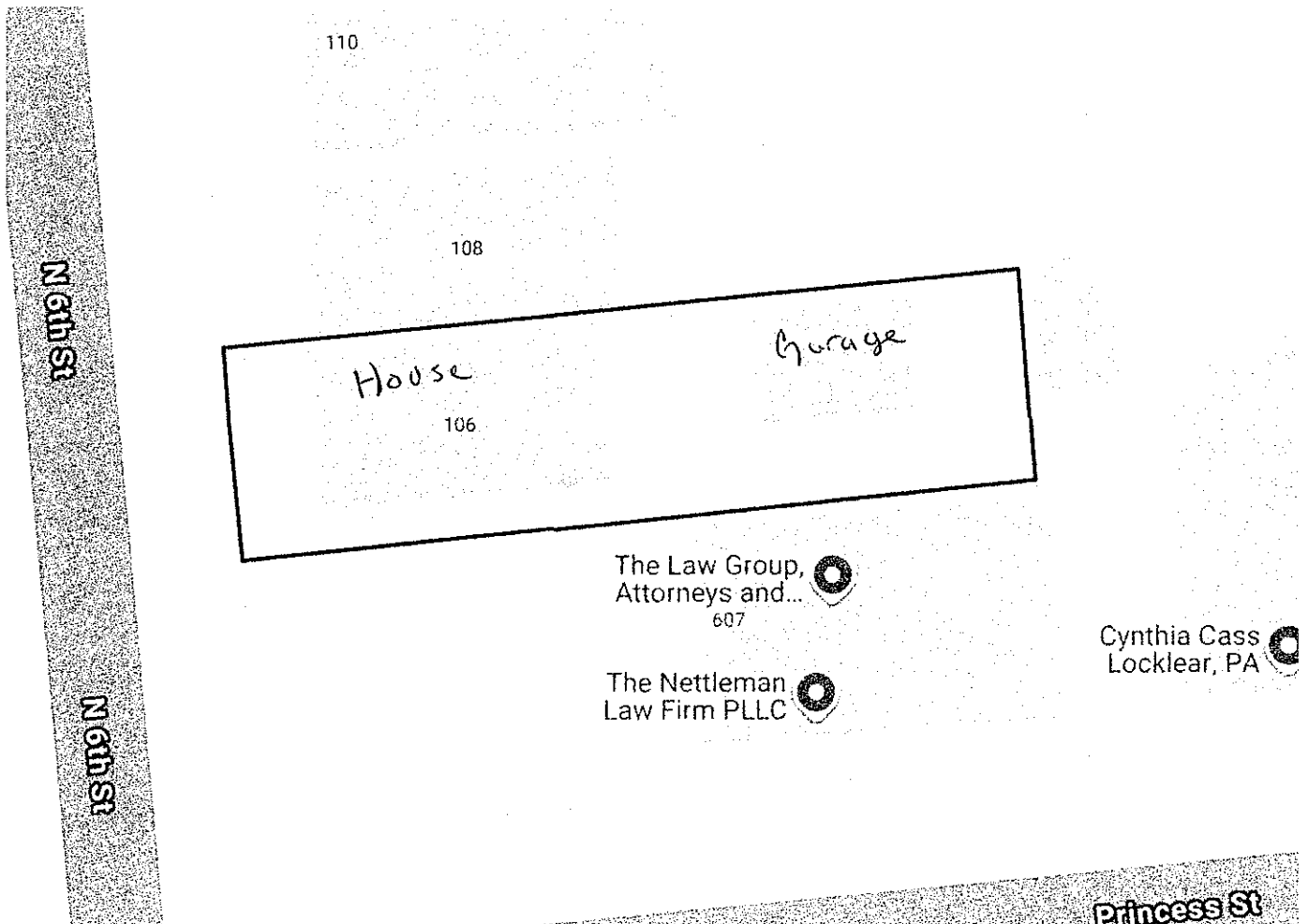
The existing Masonite siding has reached the end of its serviceable life and is showing signs of deterioration common with this material, such as swelling, delamination, and water damage. In an effort to closer match the appearance of the home while also selecting a cost-effective and longer-lasting solution, I propose installing:

Once installed, the new siding and trim will be **painted to match the color of the main house**, ensuring a cohesive and consistent look between the structures. This material offers superior durability, moisture resistance, and longevity compared to the existing Masonite. Additionally, several nearby homes have already upgraded to Hardie siding, making this change consistent with the character of the neighborhood.

Finally, I propose replacing the garage doors.

The current garage doors are worn and in need of replacement. I propose installing **standard 16-panel doors in white**, matching the current doors to maintain a consistent appearance with the home and surrounding properties.

Site Map



Tax Map



Garage

Subject Property.

Garage Materials Checklist

1. Garage Door

- **Wayne Dalton Classic Steel Model 8000**
 - Size: 9 ft × 7 ft
 - Item #: 3834028 | Model #: WD8000CW97
 - Color: White

2. Siding (Lap Boards)

- **James Hardie Primed HZ5 Straight Fiber Cement Cedarmill Lap Siding**
 - Size: 5.25 in × 144 in
 - Finish: Cedarmill (textured)
 - Item #: 656427 | Model #: 6000019

3. Trim/Battens

- **James Hardie Primed HZ10 Fiber Cement Trim**
 - Smooth finish
 - Size: 0.75 in × 2.5 in × 144 in
 - Item #: 1035756 | Model #: 9000553

4. Roofing

- **Owens Corning Oakridge AR Architectural Roof Shingles**
 - Color: Onyx Black
 - Coverage: 32.8 sq ft per bundle
 - Item #: 10086 | Model #: 671964



What can we help you find?



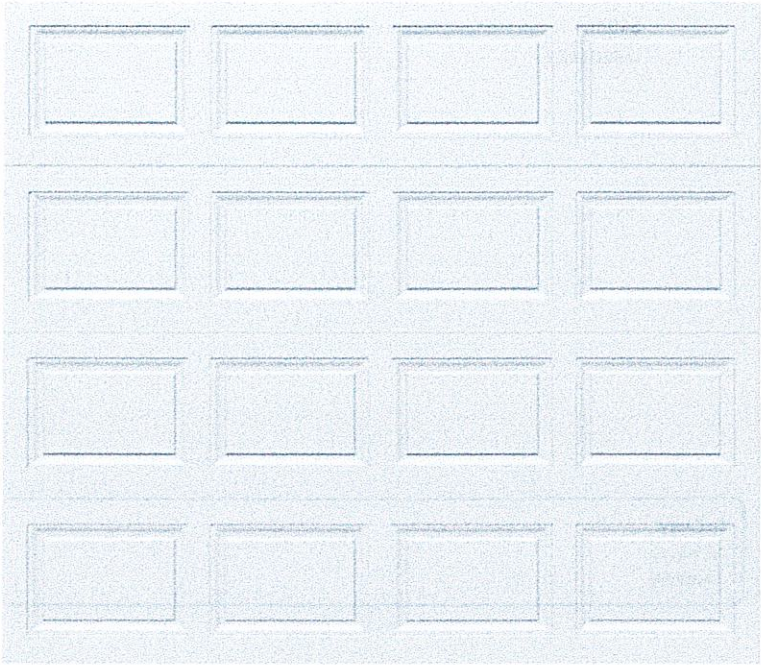
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Manufacturer Color/Finish: White



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9-ft x 7-ft

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STEP 5
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Noncombustible siding is one of several elements that in combination may help protect a home from fire damage caused by external fires. Noncombustible siding alone may not reduce the risk of fire damage. This demonstration is not intended to predict the fire resistance of any specific wall design or siding material installation on your home. Results may vary under different conditions.



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Item #1035756 | Model #9000553

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