

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: | 1419 Market Street | District: | Carolina Heights/Winoca Terrace-Historic District Overlay (R7-HDO) |
| Request: | Relocate dryer vent and install exterior drainpipe | | |
| Property Owner: | Erica Schierholz and Dustin Murray 1419 Market Street Wilmington, NC 28401 | | |



1419 Market Street | Front (South) Façade and Side (East), looking northwest | August/2025 (staff)

Case Overview

The applicant proposes to relocate a dryer vent on the second floor and install an exterior drainpipe on the side (east) elevation.

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 Carolina Heights Historic District National Register of Historic Places Report, dated 1999.

The Holloway-Hunt House, constructed ca. 1905, features a Colonial Revival style with Queen Anne massing. The house is clad in narrow weatherboard siding with simple corner borders and has a pyramidal roof with cornice frieze. A two-story bay has a hipped roof with a hipped-roof dormer. The dwelling is three bays in width with a side-hall entrance with a paneled door and transom. A cross-gable wrap-around porch supported by doric columns adorns the front (south) elevation. A low retaining wall wraps around the street level of the property.

Sanborn Fire Insurance Maps

- **1915 Map.** Two-story frame dwelling with three small outbuildings at rear of parcel.
- **1951 Map.** Only two outbuildings, house unchanged.
- **1955 Map.** Only one outbuilding remained, house unchanged.

Current Conditions

- The subject house is a contributing resource to the Carolina Heights/Winoca Terrace Historic District Overlay (R7-HDO).
- The property is zoned Carolina Heights/Winoca Terrace Historic District Overlay (R7-HDO). The HDO was established on August 23, 1977.

Proposed Findings of Fact

Property Information

1. The subject house is a contributing resource to the Carolina Heights/Winoca Terrace Historic District Overlay (R7-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 northwest corner of the intersection of Market Street and North 15th Street.
3. The following facades are subject to review: Because of its corner location, only the northwest corner of the house cannot be seen from public right-of-way.
4. The following recent Certificates of Appropriateness have been issued for the property:
 - a. July 18, 2022 (MW-23-11): Install cable box.
 - b. October 1, 2019 (MJW-20-1): Exterior alterations including removal of rear porch stairs.
 - c. October 7, 2019 (MJW-20-59): Roof replacement.

Scope of Work

5. The applicant proposes to install a metal dryer vent in the second story of the northeast corner of the house.
 - a. Two potential locations for the proposed dryer vent have been identified, the first would be on the side (east) elevation under the fixed window, while the second would be on the rear (north) elevation under the second story of the two-story porch at the rear of the house. The

applicant prefers the option of the rear (north) elevation to provide easy access to the vent from the existing porch and to have it face away from the street.

6. The applicant proposes to install a 3" PVC drain line on the northeast corner of the side (east) elevation.
 - a. Two potential locations for the drainpipe have been identified, the first would be along the corner of the projecting bay on the side (east) elevation, while the second would be along the rear trim corner adjacent to the two-story rear porch. The applicant would prefer the location along the corner of the projecting bay.

Staff Observations

7. Staff notes the following:
 - a. The proposed project will result in two new penetrations of the building's exterior envelope.
 - b. Staff agrees with the applicant's preferred location of the proposed dryer vent on the rear (north) elevation.
 - c. Although not prominently located, the proposed drainpipe represents a new architectural feature easily visible from North 15th Street, and staff wanted to confirm that this would be an appropriate treatment for the house and surrounding historic district overlay.
 - d. While the preferred drainpipe location along the corner of the project bay is nonobtrusive, the secondary location along the white trim at the edge of the two-story porch would mirror the existing downspout along the northeast corner of the porch

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. | 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. | |

3.2 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.
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.

3.6 General Building-Materials-Artificial Materials

3. Do not cover historic wooden siding with artificial materials such as vinyl or aluminum, as doing so can trap condensation and cause long-term damage to historic materials, conceal damage that needs to be repaired, and accelerate deterioration of the historic materials.

3.8 General Building-Utilities and Energy

3. Install new mechanical systems with the least amount of alterations to the building, particularly as viewed from streets. When possible, roof-top features should not front onto streets and ground-mounted features should be in rear yards.
7. Locate new mechanical equipment and utilities in inconspicuous locations. Such features include heating and air-conditioning units, gas and water meters, and fuel tanks. Where possible screen them with plantings and/or fencing or walls.

Recommended Conditions

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

1. The drainpipe and dryer vent shall be the only additional exterior penetrations with no other alterations to the house as a result of this project.
2. 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.
3. 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 Photo (Received 7/9/2025)
6. Materials (Received 7/9/2025)



1419 Market Street | Southeast corner looking northwest | August/2025 (Staff)



1419 Market Street | Detail of drainpipe and dryer vent location looking southwest | August/2025 (Staff)



1419 Market Street | Proposed drainpipe and dryer vent location looking west | 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 10:50 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): _____

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:

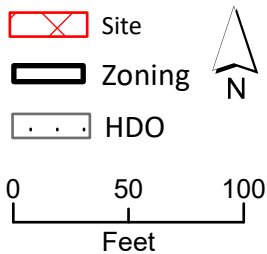
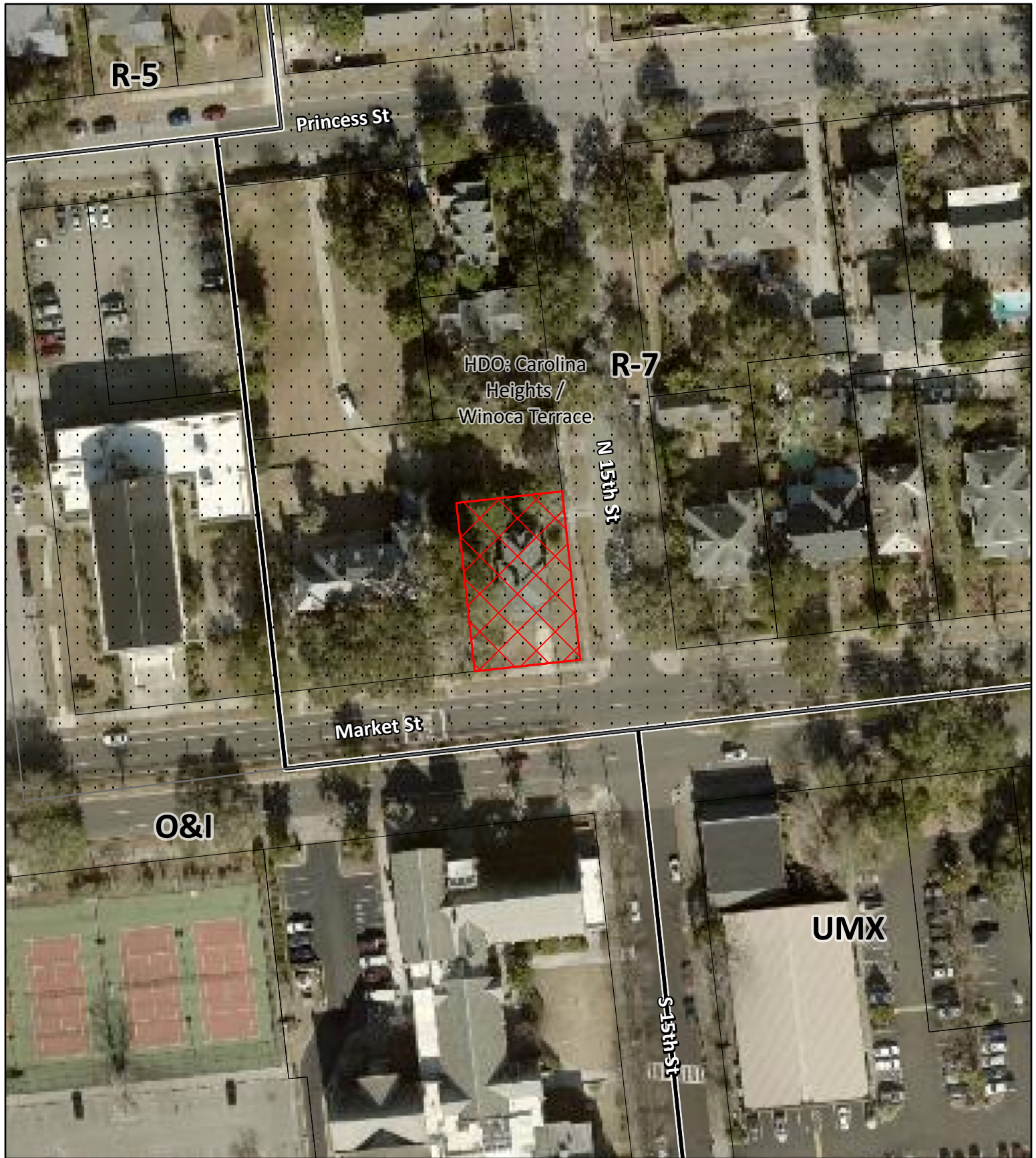
- ☐ **Signed Application Form / Agent Form** (as needed)
- ☐ **Project Narrative**
 - Brief detailed description of the project, including a description of how the proposed changes are consistent with the Wilmington Design Standards for Historic Districts
- ☐ **Tax Map**
 - This can be found online at 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.**

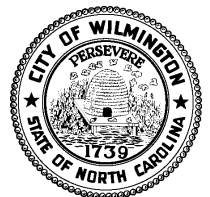


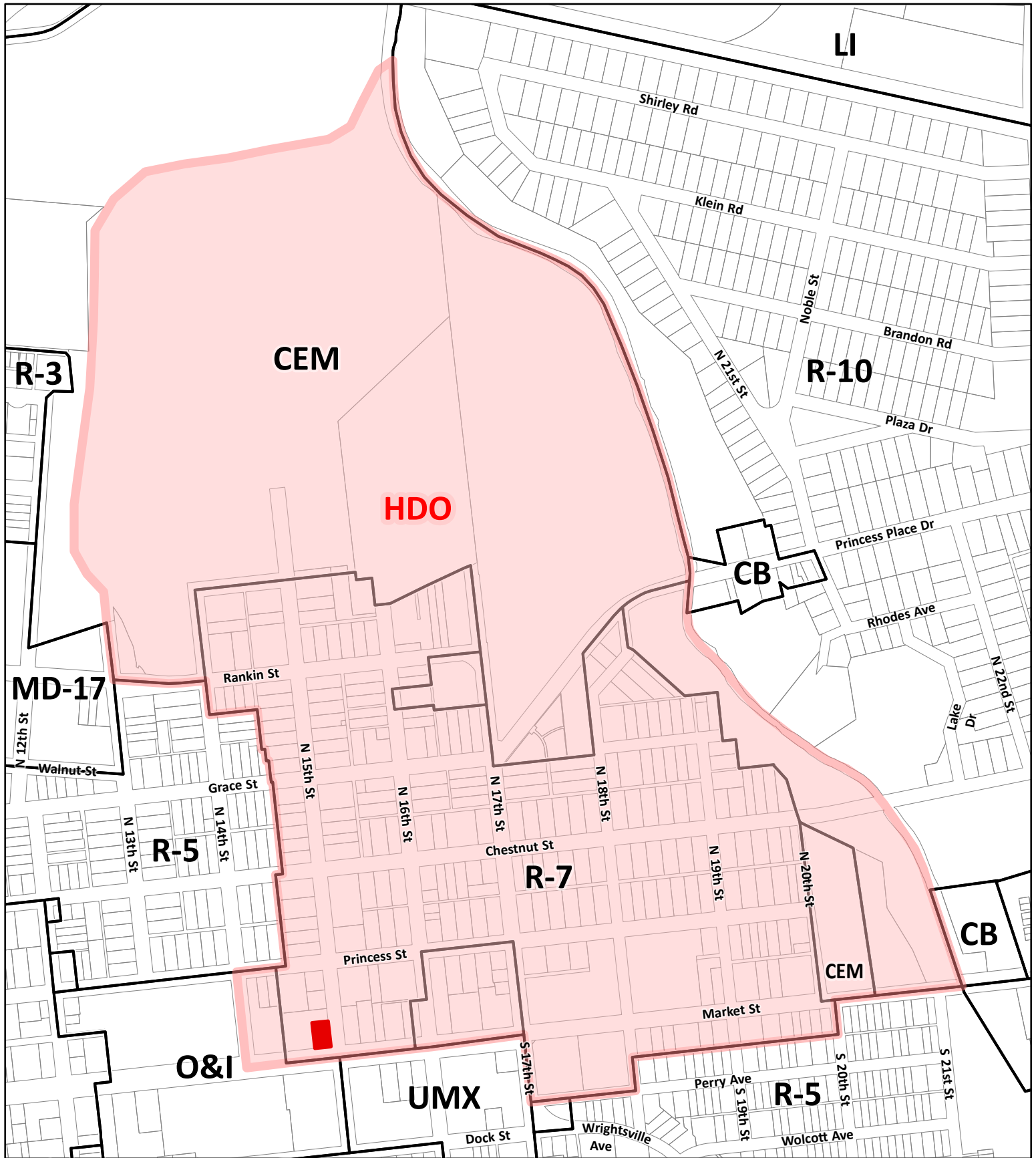
Historic Preservation Commission




MJW-09-2609 Attachment 2 — Case Map

1419 Market St


7/11/2025






 Site
 Historic District or Overlay
 Zoning

0 250 500
 Feet

 N

| | |
|--|--|
| <h2 style="text-align: center;">Historic Preservation Commission</h2> | |
| <h3 style="text-align: center;">MJW-09-2609 Attachment 3 — District Map</h3> | |
| <h2 style="text-align: center;">1419 Market St</h2> | |

7/11/2025



HPC - COA Application

Narrative of proposed project for 1419 Market Street

This project is to add a dryer vent and exterior drain pipe from a second story space for a laundry unit.

Dryer Vent

The dryer vent suggested by Dryer Vent Wizzard was to be metal instead of plastic. This allows for two items that follow the Wilmington Design Standard for Historic District. The first, is that since the placement would be on the east side, which gets direct sunlight, the plastic vent would warp. The metal vent allows for a sustainable solution. The second is that the metal vent allows for color match. The vent would match the exterior of the house, yellow, to avoid interruption in the historic design. The placement of the vent can be on the side, below the window, exact placement is dependent upon location of the studs (Option A in the image) or on the adjacent North wall connecting to the second story porch (Option B in the image). It is our preference to have on the North wall for ease of cleaning and not facing the street, we would take advice from the Board on best approach.

Exterior Drain Pipe

The drainage needed requires an addition of a 3" PVC drain line. Due to the interior layout, this was suggested by DiMone Parlier Plumbing, to run an exposed drain line down the exterior of the home and tie into the main sewer. The placement can be in the corner (Option1 on the image) or along the white trim corner (Option 2 on the image). Due to the nature of a PVC pipe it would be our preference to run along the corner with the white trim so as to blend in with the historical design of the exterior finishes, however we would take advice from the Board on best approach.

These two changes allow for us to move the laundry unit out of the kitchen, to the upstairs of the home without damaging the well preserved interior features. These two changes follow the guidelines set forth by the Wilmington Design Standard for Historic District.

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

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| | |
|---|--|
| 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 | |
| | |

