

CERTIFICATE OF APPROPRIATENESS APPLICATION MAJOR WORK

PLEASE TYPE OR PRINT

Property Street Address: 514 Ann Street

Tax Parcel Number: 505405-022-025-000

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): Brian and Jennifer Morgan
Mailing Address: 516 Ann Street Wilmington, NC 28401
Phone: 845-220-6731 Email address: REDACTED
Signature: Brian F Morgan Jr Date: 11-25-25

AGENT FORM (This section is required if the applicant is anyone other than the property owner)

I Brian & Jennifer Morgan the undersigned owner, do hereby appoint
Libby Beccarino 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): Brian and Jennifer Morgan
Owner(s) signature: Brian F Morgan Jr Jennifer Date: 11/25/25
Designated agent name: Libby Beccarino Designated agent phone: 910-279-2938
Designated agent email: REDACTED
Designated agent mailing address: 5908 Charsten St Wilmington NC 28405

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	5/12 Pitch, Asphalt Architectural Shingles MOIRE BLACK
Front Porch / Side Porch / Rear Porch	FRONT PORCH 3/12 pitch Arch. Shingles MOIRE BLACK REAR PORCH FLAT MEMBRANE ROOFING - white
Height (avg. grade to peak of roof)	31' 2.5"
Cladding	
Body of building	M 1/4" HARDI LAP SIDING 6" REVEAL
Additional (Reveal, Finish, Mortar Color)	Decorative corbels 8" x 16" MAIN ROOF 12" x 6" AT PORCHES BRICK PORCH FRONT FOUNDATION GRAY MORTAR
Foundation	
Materials (including color and height)	BLOCK PARPE COAT with brick front porch 36" to front porch 40" to main house
Porch (Materials & Dimensions)	
Columns (capital and base)	8" pressure treated with scalloped edges 4" HARDIE CAPITAL 6" BASE
Stairs and Railing (include dimensions)	BRICK FRONT AND REAR STEPS
Decking (floorboards)	FRONT AND REAR PORCH concrete with brick ROWLOCK perimeter / Hydrotop REAR upper Deck
Balustrade / railing (top cap and bottom)	REAR porches 2x4 Top and bottom RAIL with 2x6 cap - 2x2 pickets (pressure treated)
Balustrade - individual balusters	FRONT PORCH 2x4 Top and bottom RAIL with 2x6 CAP / BALUSTERS 3.25" turned Decorative
Ceiling (material, design, dimensions)	1x6 T&E PINE AT ALL PORCH CEILINGS
Screens (only on rear)	

Application to Historic Preservation Commission

Date: December 2, 2025

Re: 514 Ann Street
New Construction- 2-Story Single Family Residence

Parcel #: RO5405-022-025-000

NARRATIVE

This project will entail the construction of a new 2-Story single family residence located at 514 Ann Street. Attached are blueprints and a site plan.

The 2-story residence will be positioned on site per attached site plan. The house will be 2576 sq.ft. heated. 28' wide x 62' deep (including Front and Rear Porches) with height of 31' 2.5" Front door is 2 panel with transom, rear doors are full lite.

The exterior of the foundation wall will have a smooth parged coat cement finish with brick front porch, brick rear and front steps and rowlock perimeter of front and rear porches.

Front porch rails have 3.25 turned decorative ballusters with 2x4 top and bottom rail and 2x6 cap, 8x8 scalloped posts with decorative top and base detail. The upper roof fascia will be trimmed with 3.25"x 8" x16 " decorative corbels - upper rear porch and front porch decorative corbels will be 3.25"x 10" x 6" both with dentil molding. All additional trim per plan.

Siding material is 7 1/4" *James Hardie* plank siding with 6" exposure. All window, corner and door trim is hardie as shown on plan.

The window sizes are per plan and will be *Jeld-Wen* vinyl single hung (2 over 1).

Roof is *Landmark-Certain-Teed* Architectural Asphalt Shingles at upper roof and front porch, the rear porch roof will be a membrane roof.

A new 6' dog ear 1x6 wood fence be constructed per site plan.

Rear yard shall contain a fire pit, hot tub and covered grilling area (see site plan)

At completion, modest Landscaping , final grading and foundation shrubs will accent the exterior décor of this house .

\$400,000 +

Profile

Sales

Residential

Commercial

Misc. Improvements

Permits

Land

Values

Agricultural

Sketch

Full Legal

Exemptions

Sub-parcel(s) Info

Original Parcel Info

Parcel Map

PARID: R05405-022-025-000
MORGAN BRIAN F JR JENNIFER

11

- enter a parcel id -



Tax Map

Date: December 2, 2025
Re: 514 Ann Street
Parcel #: RO5405-022-025-000

MATERIAL SPECIFICATIONS

The following specifications identify the standard details and levels of finishes:

**Note: See attached pages for further details*

EXTERIOR FEATURES:

Foundation: Foundation block covered (parge coat) in smooth cement finish/ Brick front and rear stairs with rowlock perimeter / Brick front porch – color TBD (see plan)

Front Door: Therma tru 2 panel with transom (see attached)

Rear Doors: Therma tru full lite (see attached)

Windows: Jeld -Wen single hung 2 over 19see attached)

Siding: Hardi plank lap 6" exposure (see attached)

Trim: See plan for all trim details (corbel pic attached)

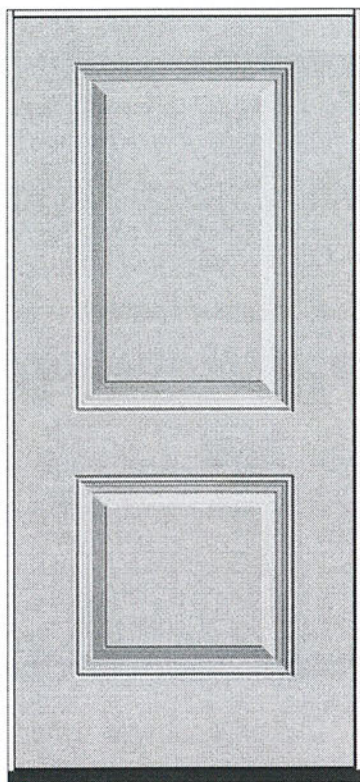
Roofing *Landmark Series-CertainTeed-Arch Asphalt Shingles Moire Black /
Membrane roofing and hydro stop*

Exterior : *Fire pit and shed (see attached) Grill Area see plans*

Fence: *6' high wood dog ear fence (see attached)*

Choose Your Options

TT ~~Steel~~ Exterior Single Prehung Entry Door



Front Door 2-PANED
Fiberglass with 16"
CLEAR TRANSOM with
stenciled 514 for
ADDRESS identification



Impact Rating

[Learn More \(https://outdoorsandsecurity.widen.net/view/pdf/iq1zjgczqp/22_TT_Impact.pdf\)](https://outdoorsandsecurity.widen.net/view/pdf/iq1zjgczqp/22_TT_Impact.pdf)

☒ None

☐ None

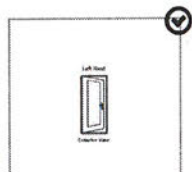
☒ HVHZ

☒ WBDR

Fire Rated?

☒ No ☐ Yes

Handing



Lite

Glass

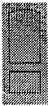
Style Shape



2 Panel
Craftsman
Flush



2 Panel
Plank
Soft
Arch
Flush



2 Panel
Soft
Arch
Flush



2 Panel
Square
Top
Flush



3 Panel
Scroll
Top
Flush



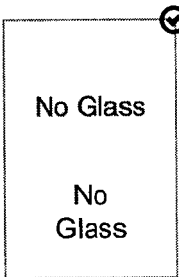
6 Panel
Flush



Flush
Panel

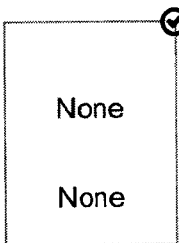
Glass Type

Not all options are Energy Star Certified.



Glass Design

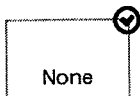
Not all options are Energy Star Certified.

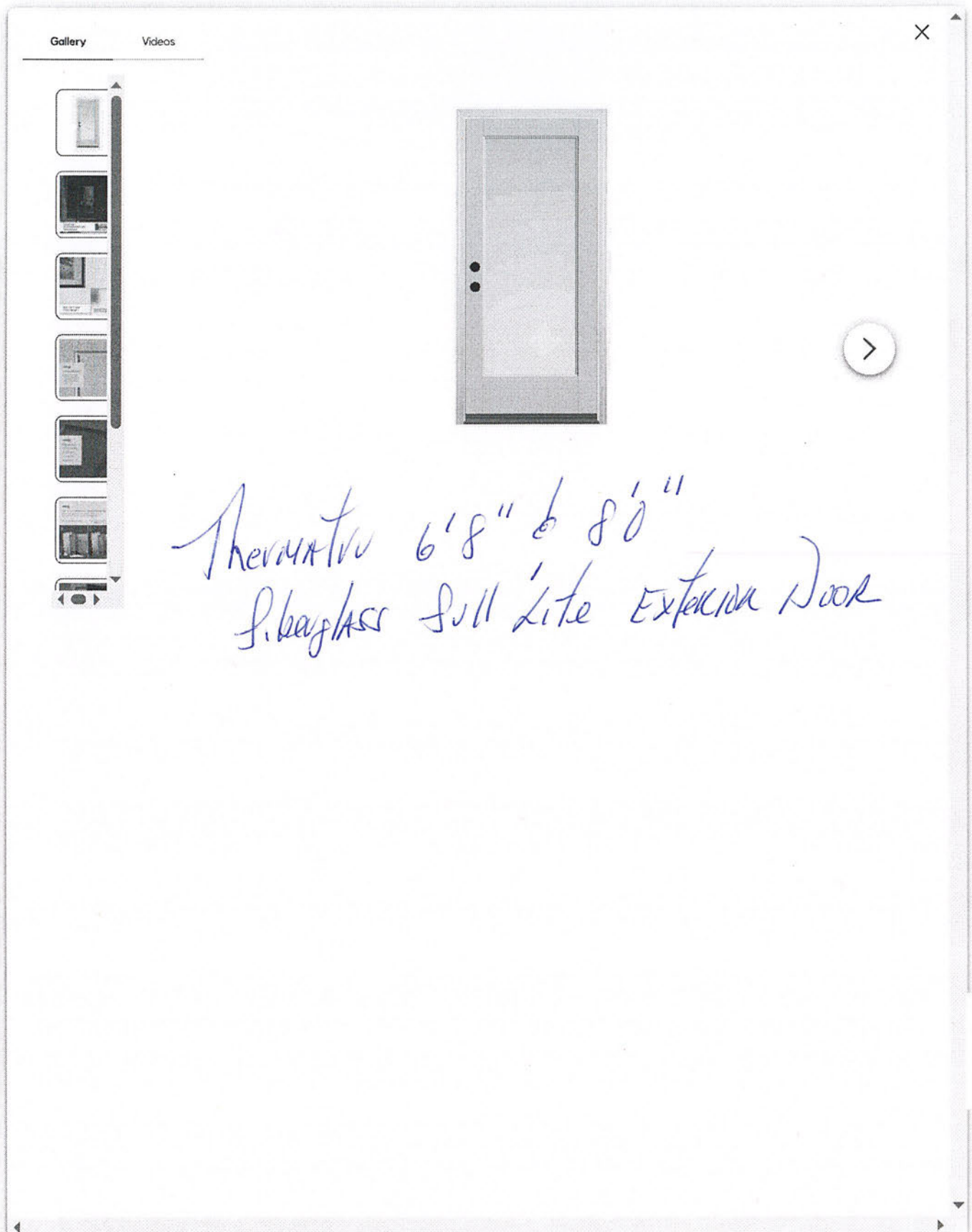


Grille Pattern

None

Grille Style







Wilmington 9PM

28403

What ca...



Wilmington 9PM

28403



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DIY

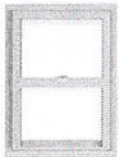


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Internet # 332753901 Model # THDJW241200009

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★★★★★ (517)

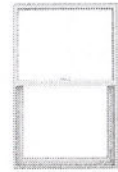
\$199⁰⁰



JELD-WEN 47.5 in. x 59.5 in. V-2500 Series White Vinyl Single Hung Window with...

★★★★★ (159)

\$550⁸⁰ Was \$648.00



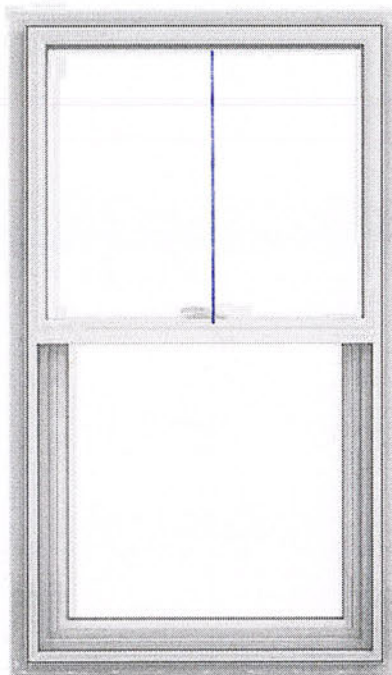
JELD-WEN Single Hung Window

★★★★★

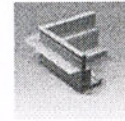
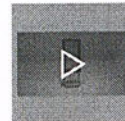
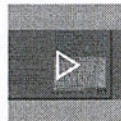
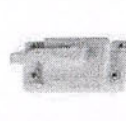
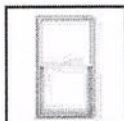
BUY

Feedback

Jeld Wen
Single Hung
2 order 1



Hover Image to Zoom



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JELD-WEN



11/29/25, 10:21 AM

James Hardie Primed HZ10 Straight Fiber Cement Smooth Lap siding Primed 7.25-in x 144-in

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Porters Neck 9 PM 28403



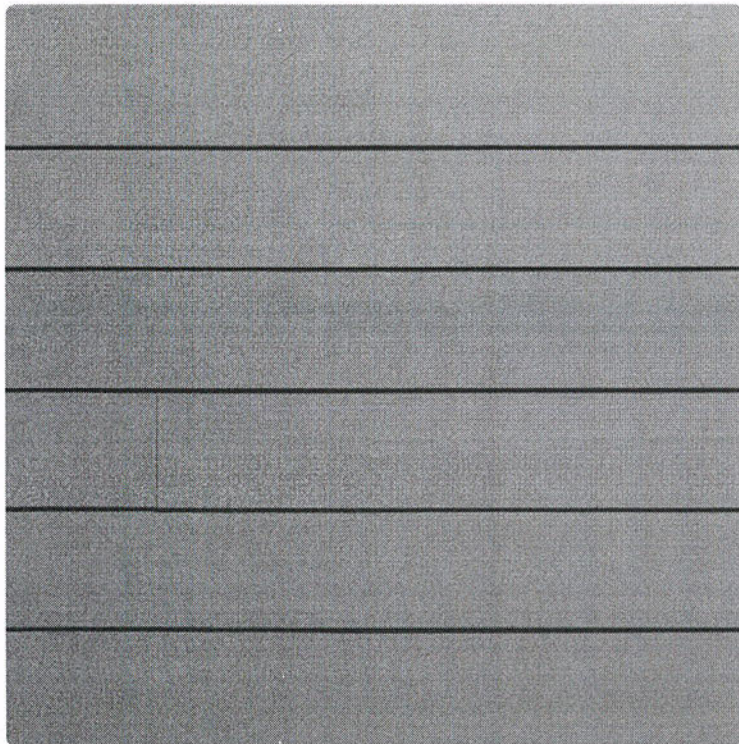
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Hardie Plank Siding 7 1/4" with 6" Exposure Smooth

Feedback

James Hardie Primed HZ10 Straight Fiber Cement Smooth Lap siding Primed 7.25-in x 144-in **\$11.28**

[Shop James Hardie](#)

★★★★★ 4.7 30



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Overview

Hardie® Plank Smooth Fiber Cement Lap Siding has no woodgrain finish making it ideal for exteriors where a modern look is desired. ASTM E136 noncombustible cladding will attract pests including termites and woodpeckers. HZ10® engineering means it is made to withstand high heat, humidity, moisture, hail, tropical storms and hurricane winds. Board is factory primed using a primer with a slight yellow hue. To finish, apply an acrylic, water-based exterior house paint to the primed board within 180 days of installation.

- Use Hardie® Fiber Cement Siding to design or remodel a home's exterior
- Hardie® Plank fiber cement siding is Engineered for Climate® allowing boards to hold up to harsh weather conditions where it is installed
- Use a 2-1/2 in siding gun or siding nailer to attach to wood, steel or masonry substrates
- Smooth, sleek siding board has no woodgrain appearance
- 5/16 in x 7/25 in x 12 ft smooth lap board installs horizontally and resists pests that can damage wood siding
- Cut outdoors using a circular saw with a fiber cement saw blade and a vacuum dust collection system
- Fiber cement siding up to 7/16 in may also be cut outdoors using an electric fiber cement cutting shear
- Board resists damage from sun, heat, humidity and strong hurricane force winds to stay strong and intact
- 30-year limited non-prorated, transferable, warranty

CA Residents: Prop 65 Warning(s)

**Warranty Guide**

PDF

**Installation Manual**

PDF

**Prop65 Warning Label**

PDF

**Use and Care Manual**

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**Product Certifications**

PDF

**Instructions/Assembly**

PDF

**HowTo Manual**

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**SDS**

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James Hardie Primed HZ10 Straight Fiber Cement Smooth Lap siding Primed 7.25-in x 144-in **\$11.28**

See James Hardie

★★★★★ 4.7 30

Specifications

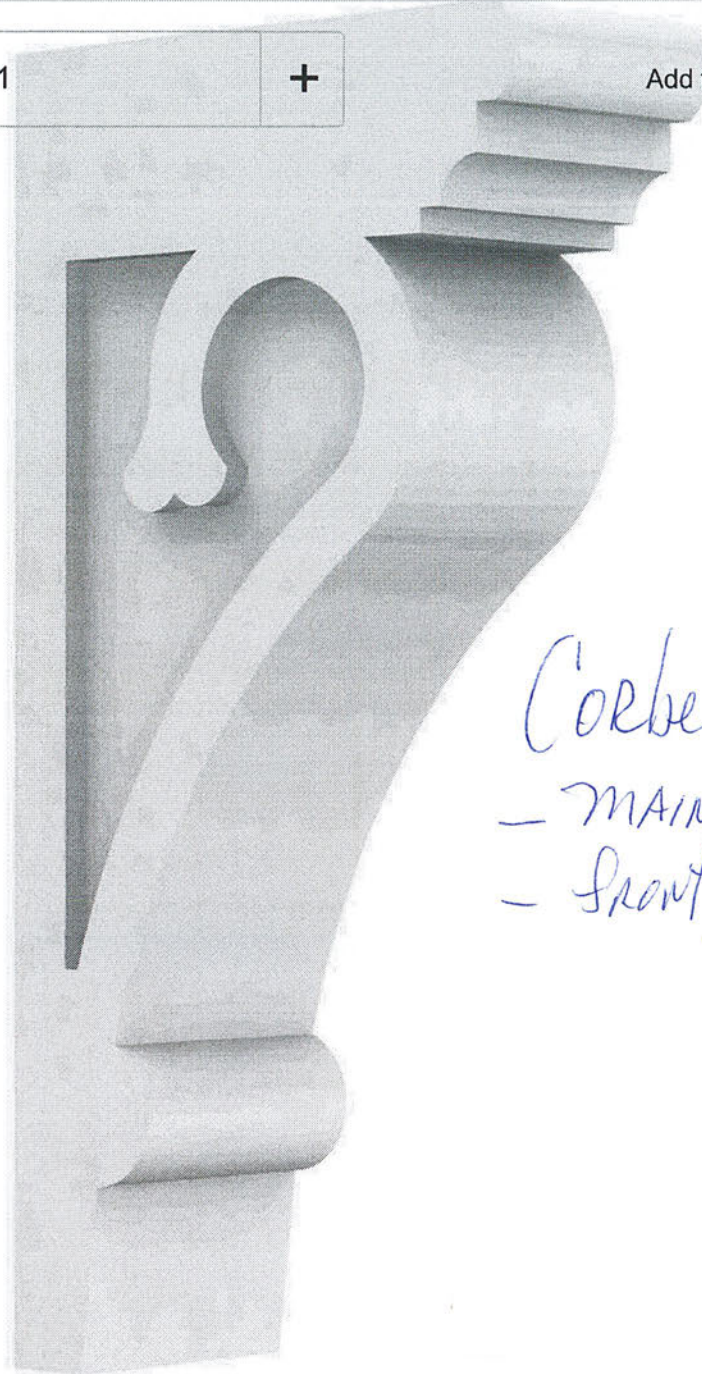
Reviews ★★★★★ 4.7 (30)

-

1

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 - FRONT / DEAR PONDÉE



3D MODEL

(/mm5/merchant.mvc? (https://cdn.architecturaldepot.com/images/1359770/images/1359770-
 (https://cdn.architecturaldepot.com/images/1359770/images/1359770-
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Inspiration Gallery

List Price: \$59.84

\$47.87

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Reviews

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ENTER POSTAL/ZIP CODE

HOME > RESIDENTIAL ROOFING > LANDMARK®

*CertainTeed Landmark Arch. Shingles
MOIRE BLACK***Landmark®**

Screen settings may not accurately depict colors. **i**

Showing product availability in **i**

All Locations


**Colors (21)**[Show less](#)


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Landmark® UL 2218 Class 3 Impact Resistant shingles provide durability and aesthetics. They feature Class A fire resistance, with a dual-layer design and the widest array of colors in the industry.

 [2025 Limited Warranty - Asphalt Shingle - Residential](#)

 [Brochure - Integrity Roof System](#)

 [Installation Guide - Landmark Series](#)

 [Warranty - SureStart](#)

 [VIEW DOCUMENTS](#)

Overview

CertainTeed's Landmark® UL 2218 Class 3 Impact Resistant shingles are a popular choice for homeowners seeking a durable and aesthetically pleasing roofing option. These shingles are engineered with a dual-layer design, featuring a tough fiberglass base and a protective outer layer, providing superior protection against the elements.

Landmark shingles come with an Underwriters Laboratories Class A fire resistance rating, ensuring that they are a safe and reliable option for homeowners looking for added protection against fire hazards. Additionally, these shingles feature StreakFighter® algae resistance, where available, protecting against unsightly black streaks caused by algae growth.

These shingles come in a variety of colors, ensuring that homeowners can find the perfect match for their home's aesthetic. Additionally, the shingles' dual-layer design provides superior protection against the weather, helping to ensure that the roof remains in good...See More

Features & Benefits

- **Performance**

Designer shingles are typically heavier than strip shingles and have improved warranty protection.

Quick Links

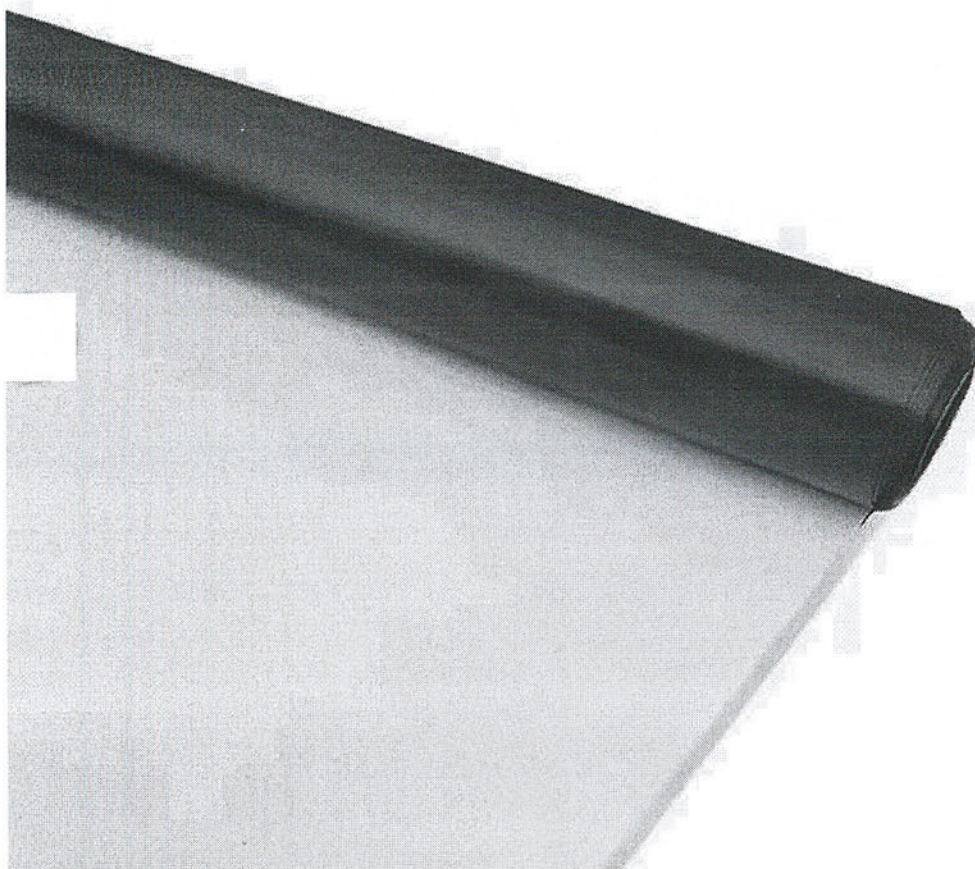
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Membrane TPO Roofing
- Rear upper porch flat roof



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EverGuard[®] TPO Extreme Smooth Membranes

Next-Generation TPO Engineered For Extreme Applications. This product contributes to green building rating systems. View product sustainability documentation in the Product

Documentation section below.

Mil Thickness

50-mil	60-mil	70-mil
80-mil		

Document Quicklinks

[Data Sheets](#) [Sustainability Documentation](#)

[Jump to
Overview](#)

EverGuard® TPO Extreme Smooth Membranes

GAF EverGuard Extreme® TPO is ideal for applications (including high-heat and solar applications) where you want the very best long term performance you can get.* Our TPO membranes offer inherent flexibility, excellent heat-sealable properties, long-term heat and UV resistance, fungal resistance,** and high reflectivity (white only). The

[Expand to read more](#) ✓

Features & benefits



Great value

Superior performance at a cost-effective price.



Proven Performance An Aged TPO Field Study

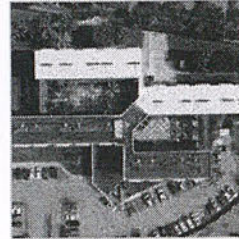
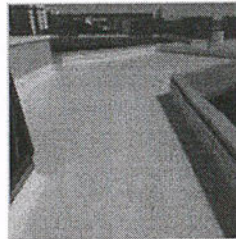
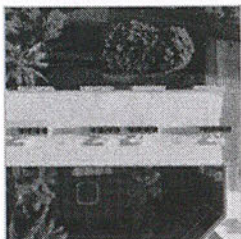
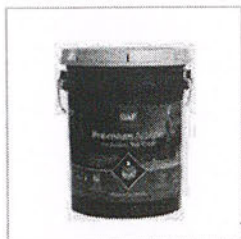
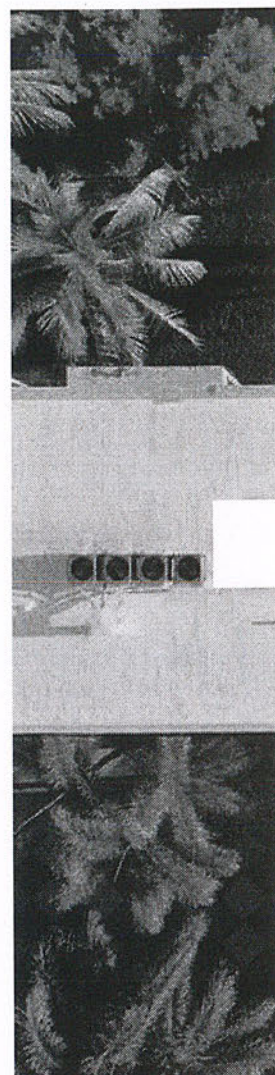
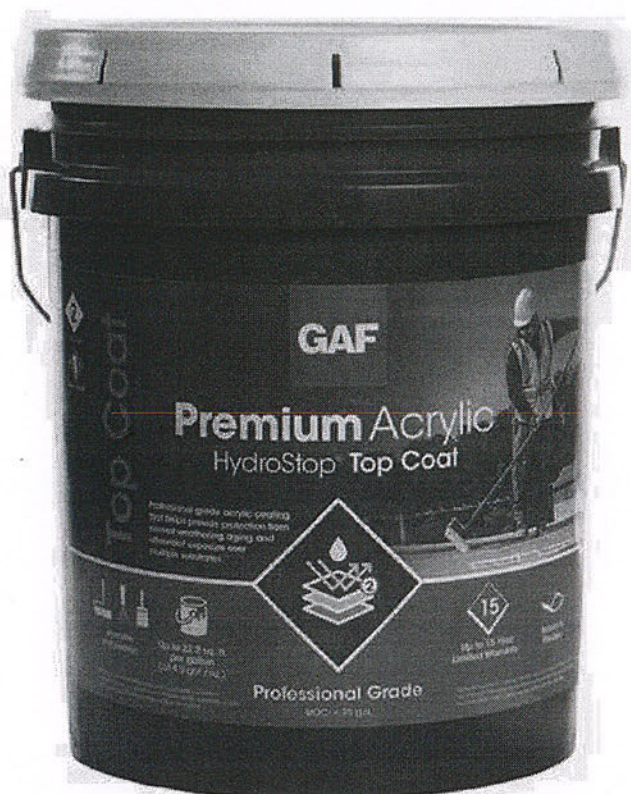
After accelerated heat aging at 275°F (135°C) for 105 days, an independent study proved EverGuard® TPO showed no cracking -while almost every one of the competitors' samples failed! Guarantees are available up to 30 years when using EverGuard® TPO Fleece-back Membrane.¹ The large welding window makes it easy to install and it is complemented by the most complete line of accessories.

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*Hydrostop Roof Product
- Upper Rear Pouch Floor*



GAF Premium Acrylic HydroStop™ Top Coat

A professional grade, water-based, acrylic elastomeric coating that is part of the GAF Premium Acrylic HydroStop™ Coating System.

[Contact Representative](#)**Size**

5-gallon pail

55-gallon drum

250-gallon tote

Document Quicklinks[Data Sheets](#) [Safety Data Sheets](#)[Jump to
Overview](#)

About GAF Premium Acrylic HydroStop™ Top Coat

GAF Premium Acrylic HydroStop® Top Coat can be used in a variety of substrates to help provide protection against damage from exposure to UV and weather elements. Used in conjunction with HydroStop® Base Coat and Premium Fabric, it creates the GAF Premium Acrylic HydroStop® System, a liquid-applied membrane for recover, reroof, and new roof applications.

[Request a roof coatings sample.](#)

Features & benefits

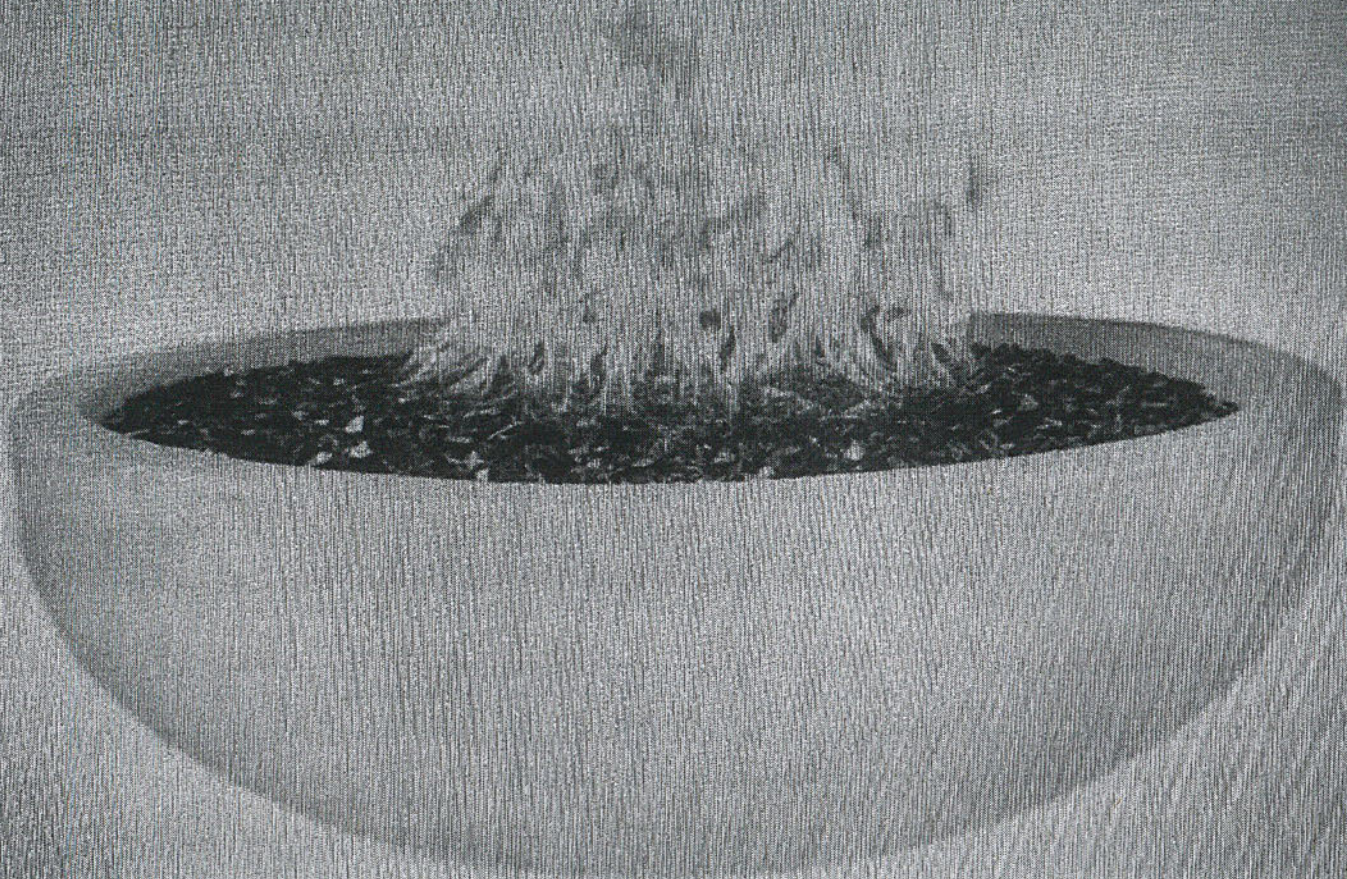


Custom fit

Monolithic, self-flashing, and conforms to any shape and size roofing substrate



48" Concrete Fire Pit
- At Rear yard



13



8x12

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Doorbuster Deal

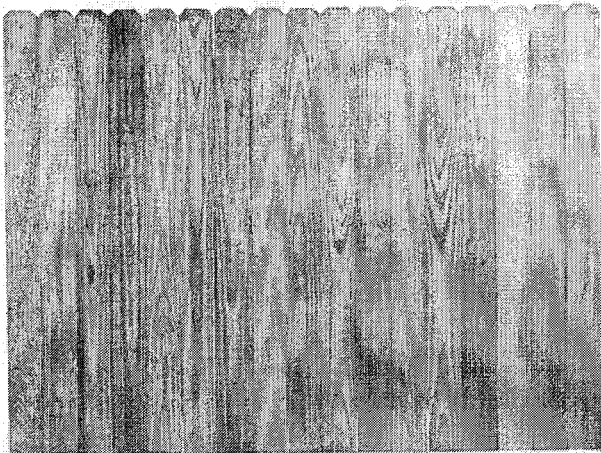
Save \$500 on an exclusive side-by-side refrigerator.

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Severe Weather 6.0-ft x 8.0-ft Pressure Treated Pine Dog ear Privacy Stockade Fence Panel **\$69.98**

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★★★★☆ 4 ▾ 400

Feedback



December 2, 2025

Re: 514 Ann Street

PARCEL#: RO5405-022-025-000

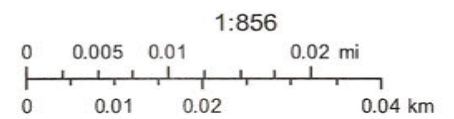
PICTURE KEY

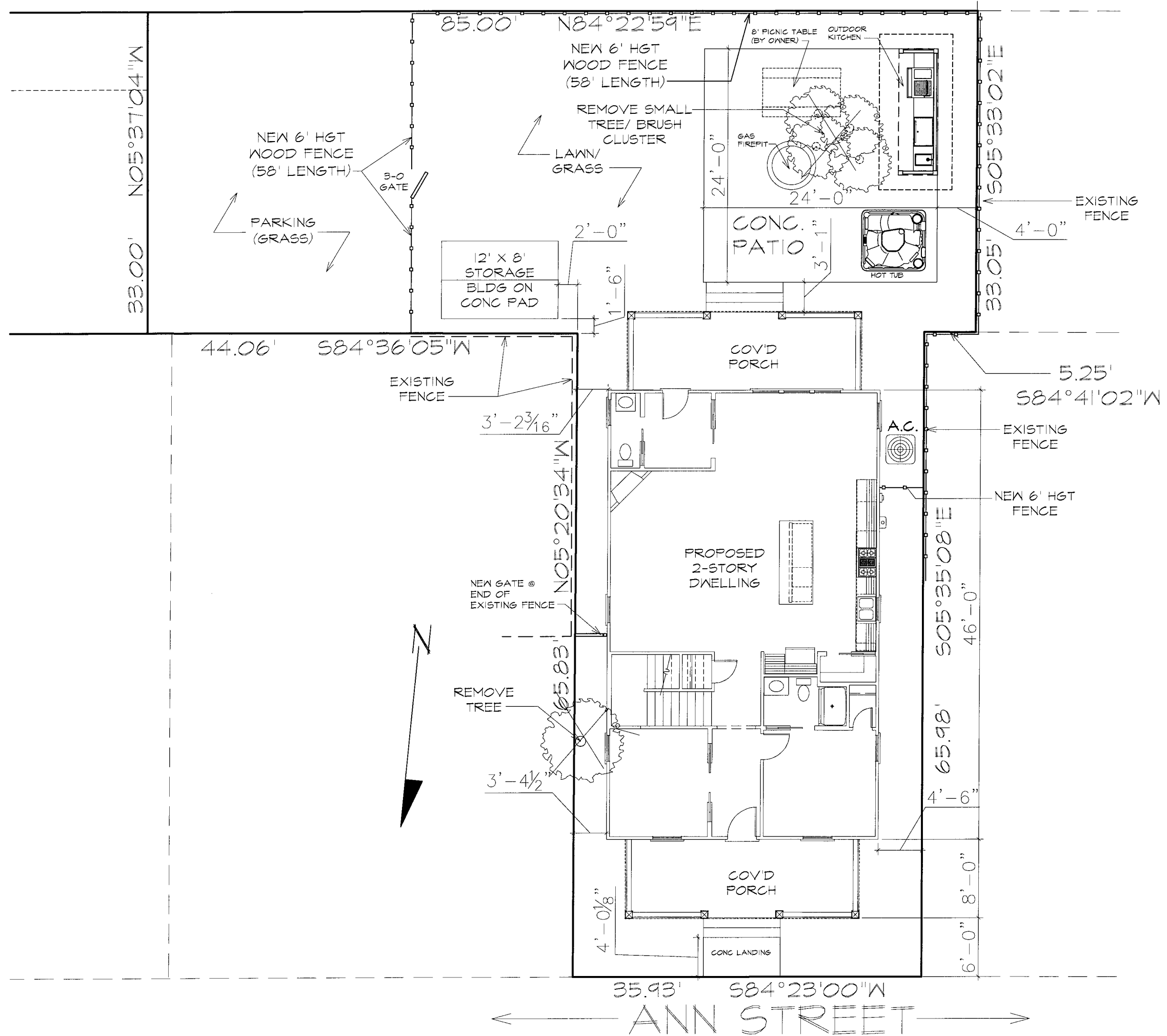
<u>PICTURE #</u>	<u>DETAIL of SUBJECT PROPERTY</u>
# 1	Ann Street facing east
# 2	Ann Street facing west
# 3	512 Ann St.
# 4	508 Ann St.
# 5	507 Ann St.
# 6	505 Ann St.
#7	509 Ann St
#8	516 Ann St.
#9	514 Ann St. (Subject Property)
#10	514 Ann St facing from 6 th st
#11	515 Ann St.

514 ANN ST. "Picture Key"



November 18, 2025







PO BOX 7675
WILMINGTON, NC
28406

(910) 512-7048
evinwarrendesign.com

- Do not scale drawings for framing purposes—

SHELTER ROCK BUILDERS

514 ANN STREET

©
2025

AWN BY
KEW

DATE
24-25

SCALE
1" = 100'

10B

W-2523-1125

SHEET

SITE-2)



Kevin Warren
CUSTOM HOME DESIGN

PO BOX 7675
WILMINGTON, NC
28406

(910) 512-7048
kevinwarrendesign.com



514 ANN STREET
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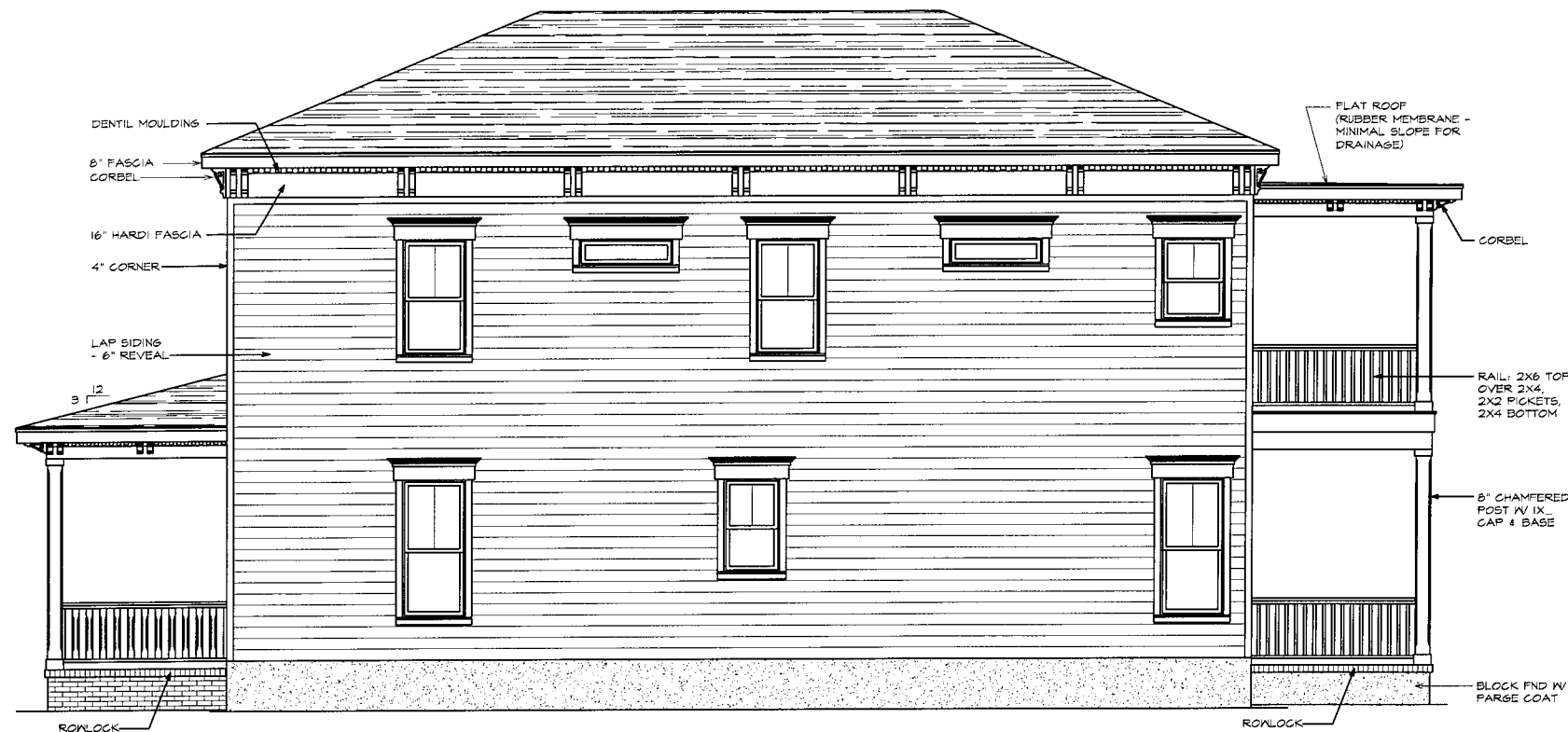
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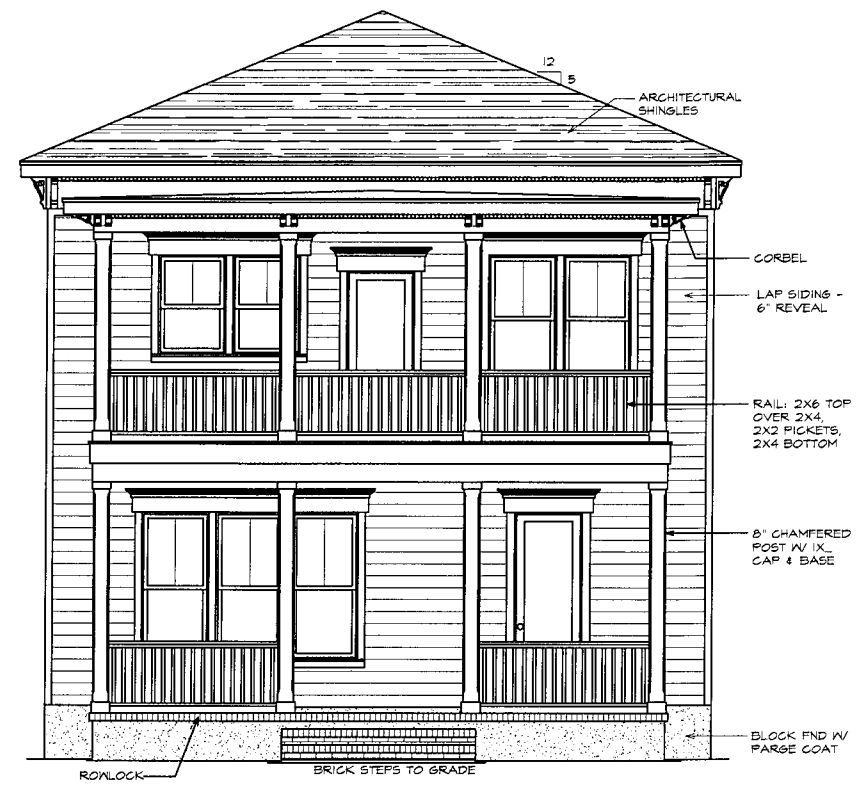
SCALE
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JOB #
KW-2523-1125

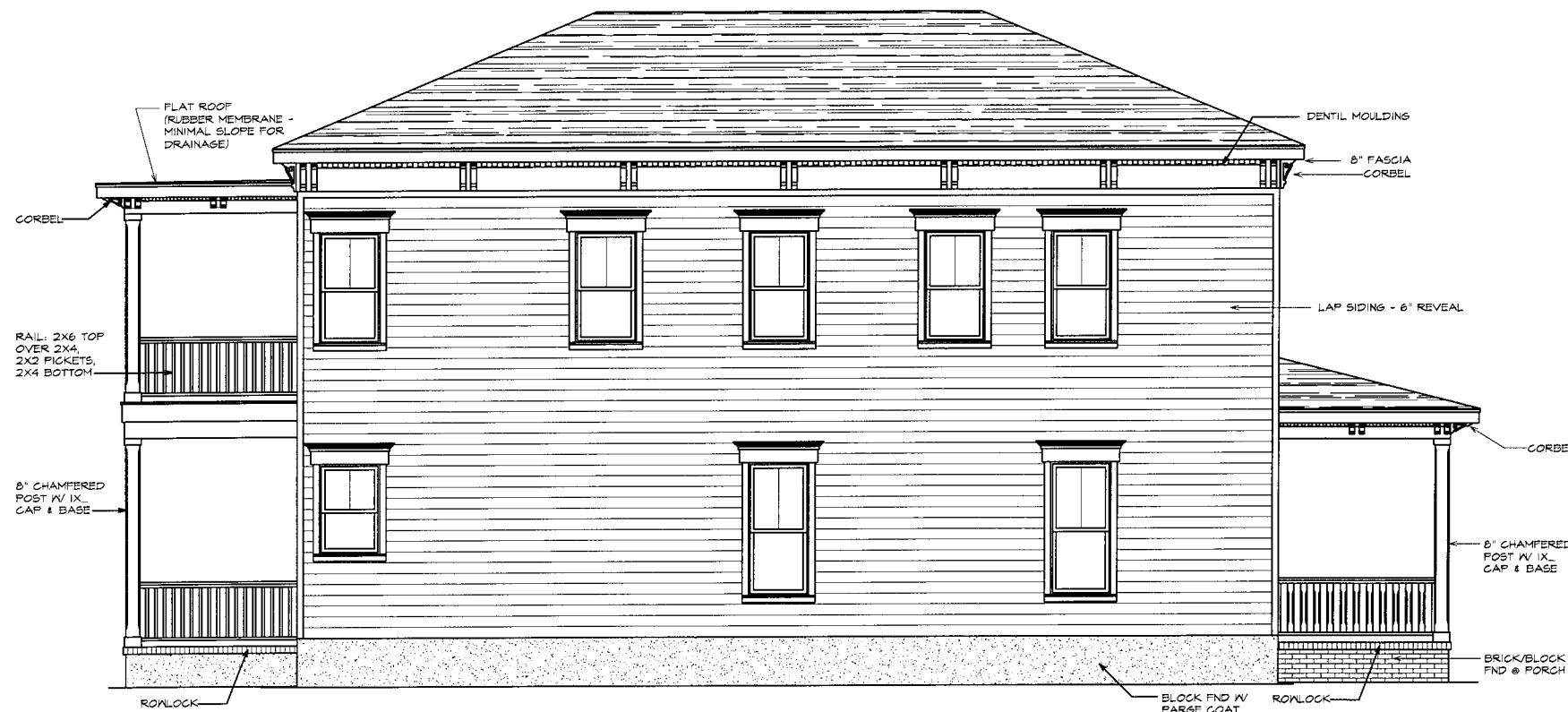
SHEET
COVER



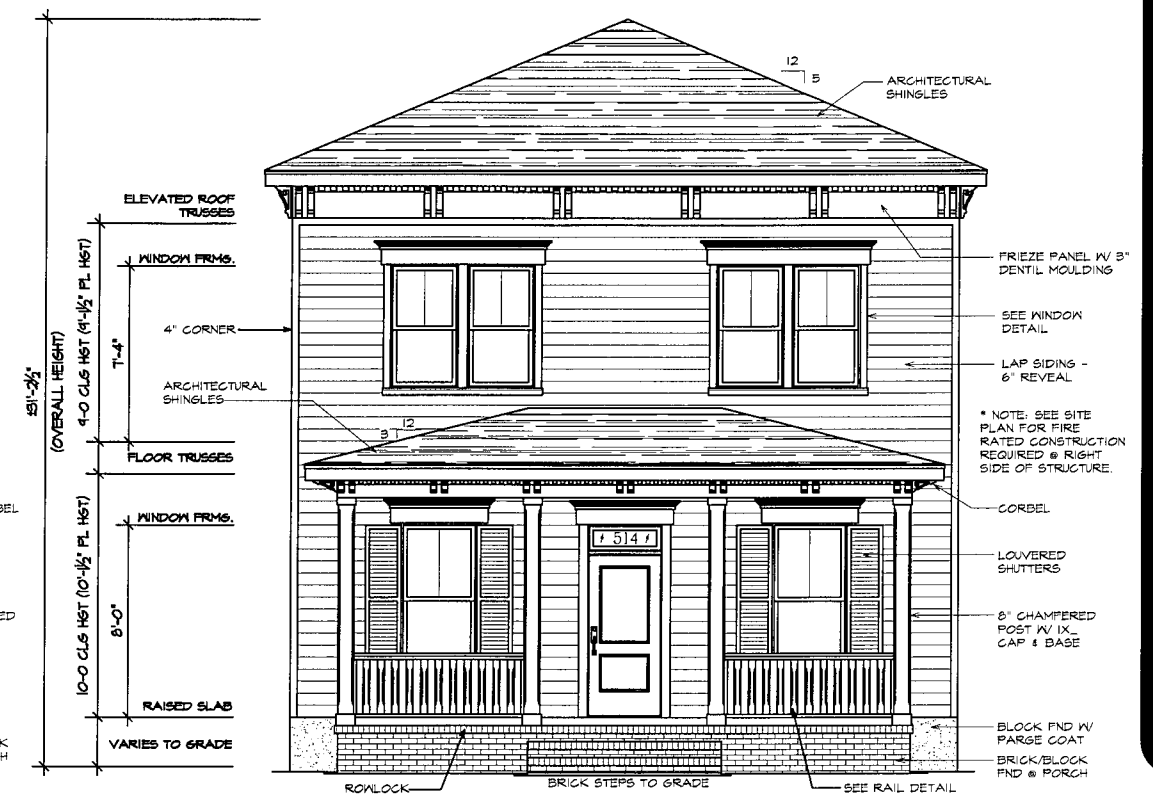
WEST ELEVATION
(RIGHT)



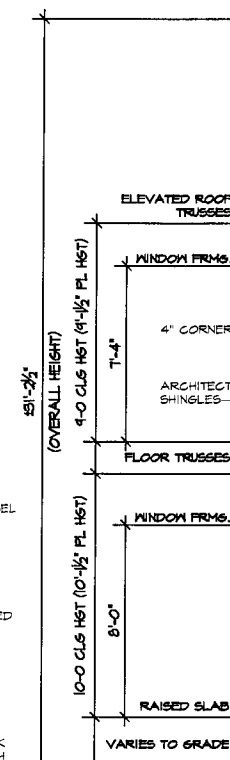
SOUTH ELEVATION
(REAR)



EAST ELEVATION
(LEFT)



NORTH ELEVATION
(FRONT)





Kevin Warren
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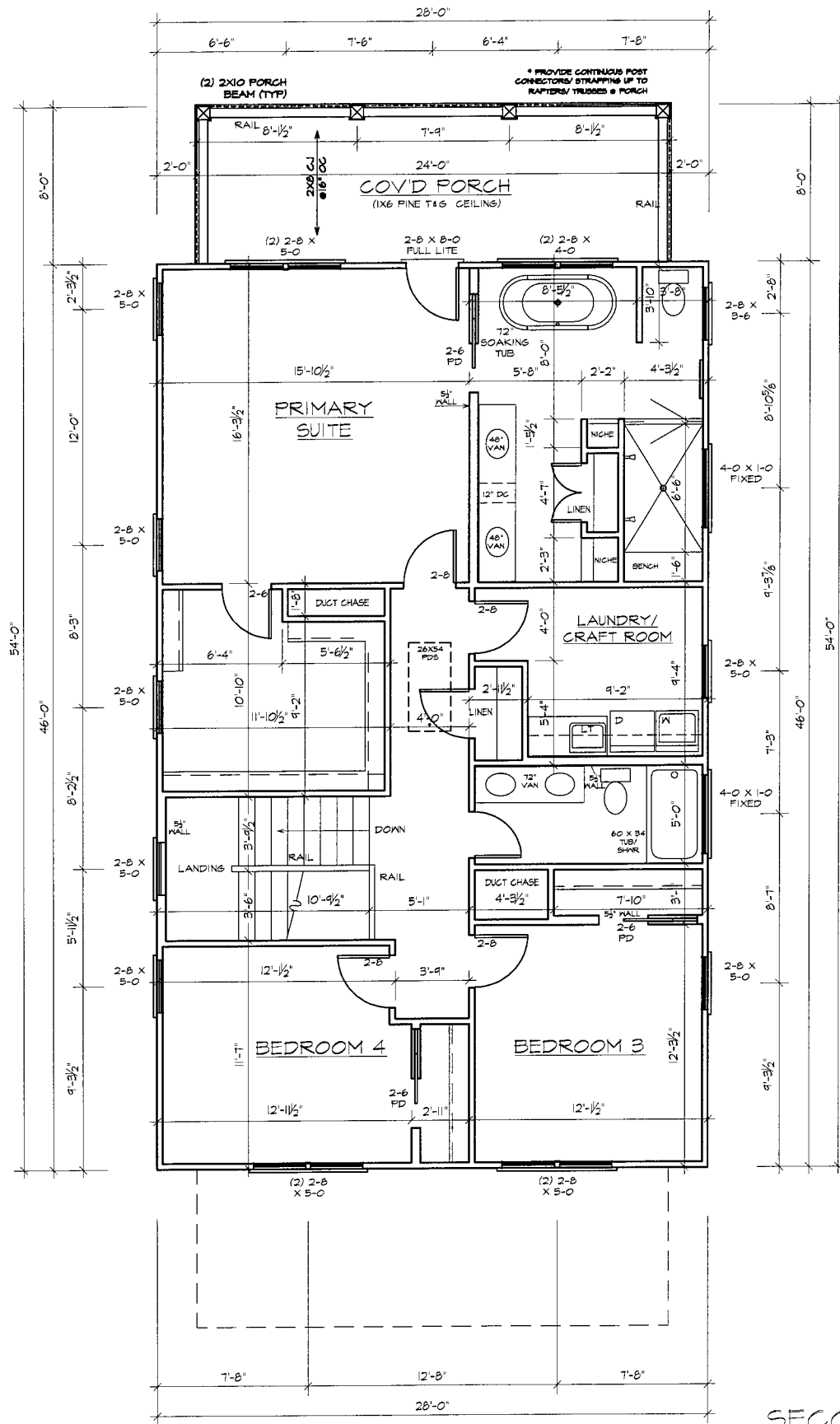
DATE
11-24-25

SCALE
1/8" = 1'-0"

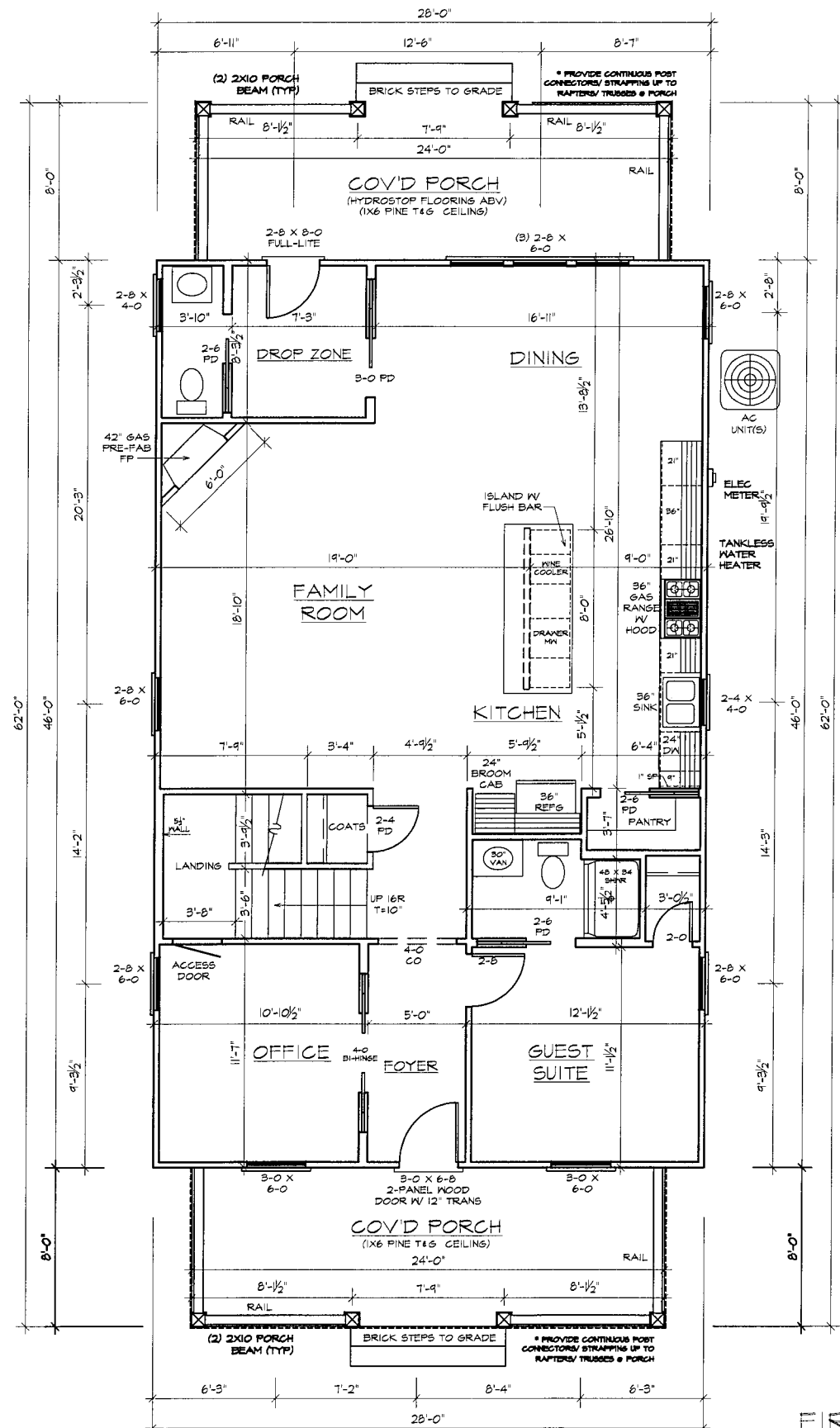
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SHEET

2



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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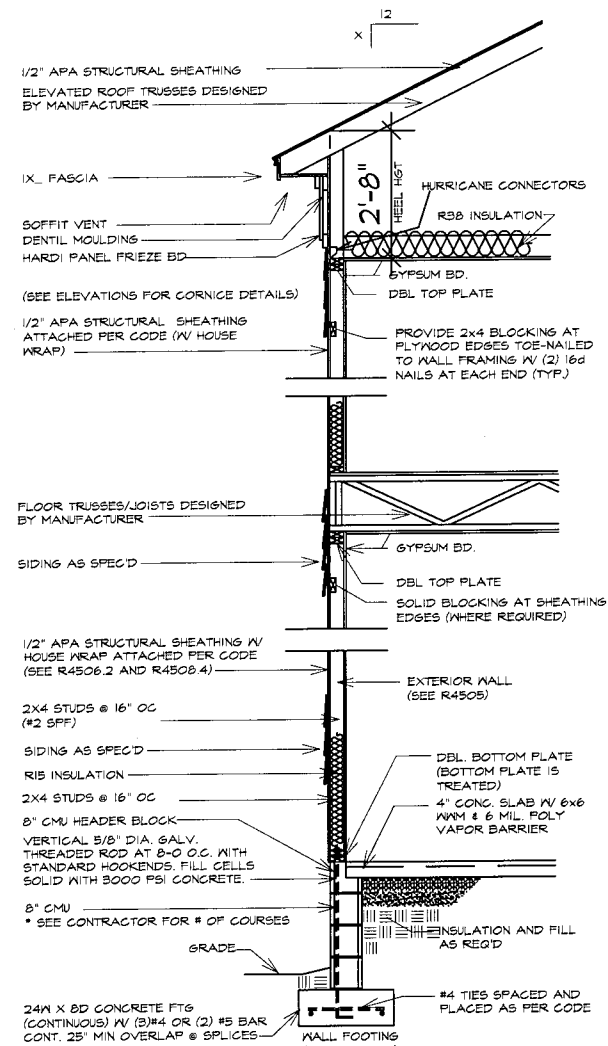
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DATE	11-24-25
SCALE	1/8" = 1'-0"
JOB #	KW-2523-1125

SHEET
3

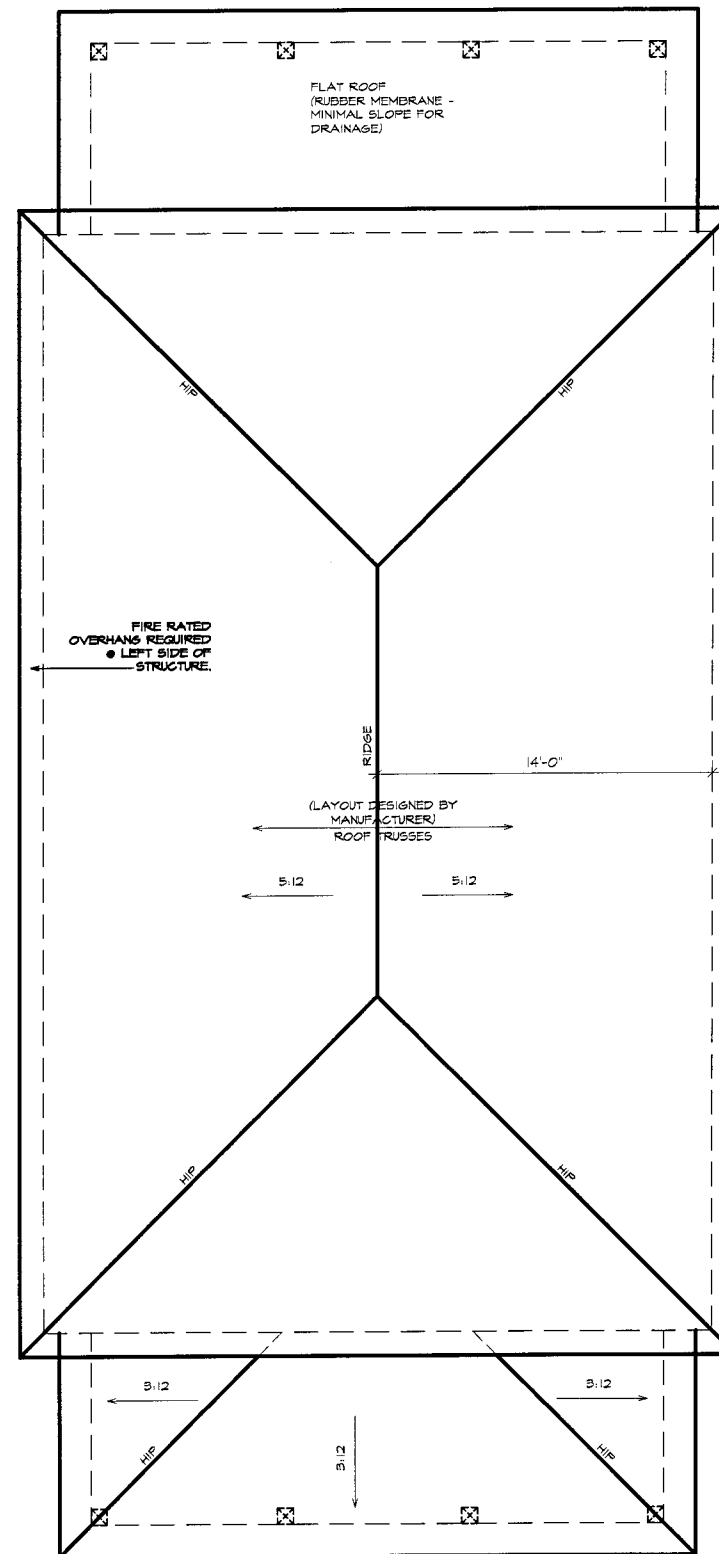


WALL SECTION

SEE CHAPTER 45 (HIGH WIND ZONES)

NOTES:

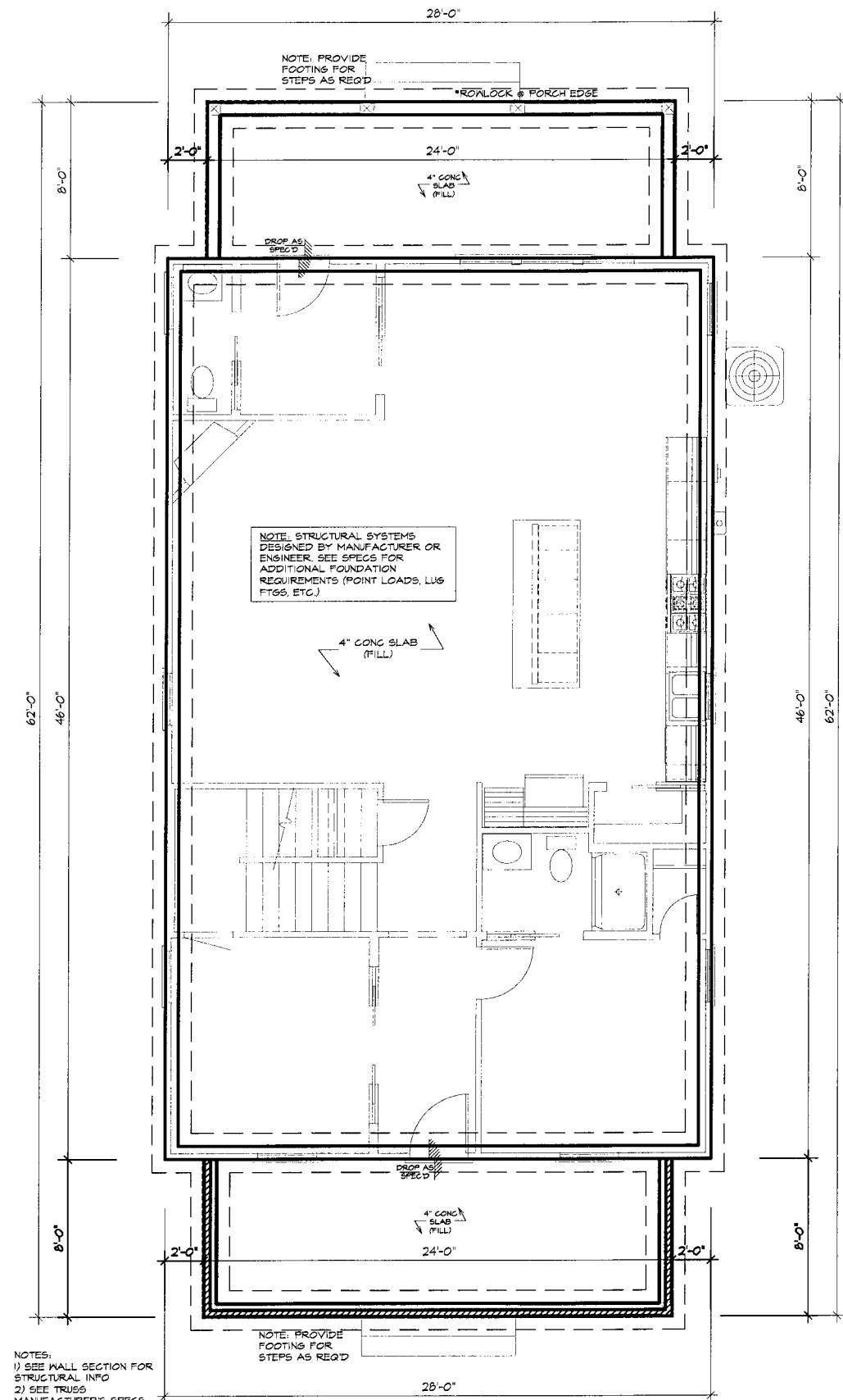
- NOTES:
1) SEE TRUSS MANUFACTURER'S SPECS FOR TRUSS LAYOUT AND ADDITIONAL FOUNDATION/ROOF NOTES.
2) ALL WORK TO BE DONE IN ACCORDANCE TO CODE.
3) VERIFY WIND ZONE



ROOF FRAMING PLAN

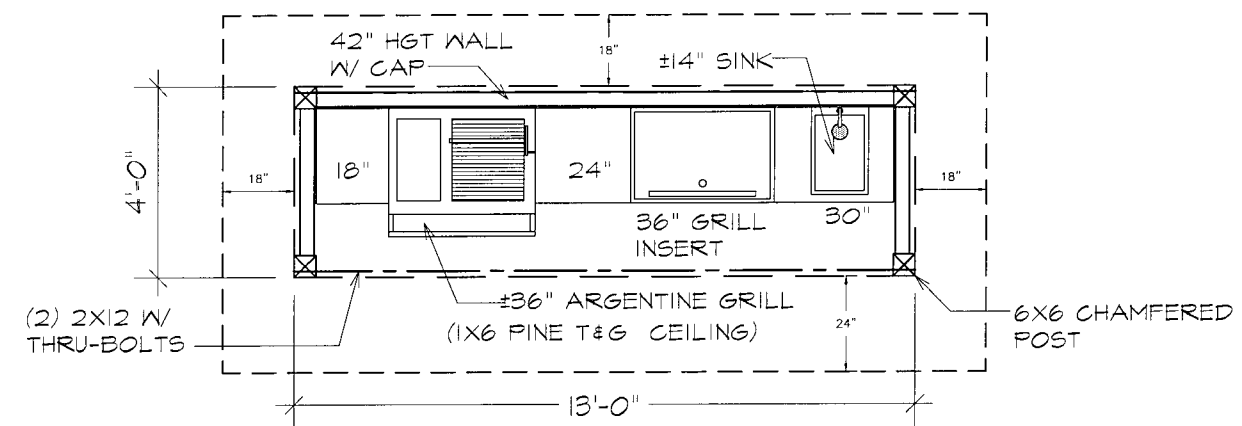
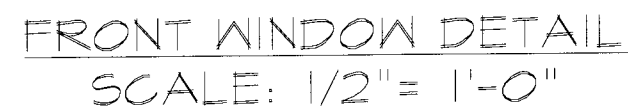
NOTES:

- NOTES:
- 1) SEE WALL SECTION FOR STRUCTURAL INFO
 - 2) 12" OVERHANG @ MAIN ROOF, 16" OVERHANG @ PORCHES.
 - 3) ROOF TRUSSES TO BE FRAMED ON DBL TOP PLATE.
 - 4) DIMS ARE FROM C/L OF RIDGE TO OUTSIDE OF FRAMING WALL.



FOUNDATION PLAN

NOTES:
1) SEE WALL SECTION FOR
STRUCTURAL INFO
2) SEE TRUSS
MANUFACTURER'S SPECS
FOR ADDITIONAL
FOUNDATION
REQUIREMENTS.

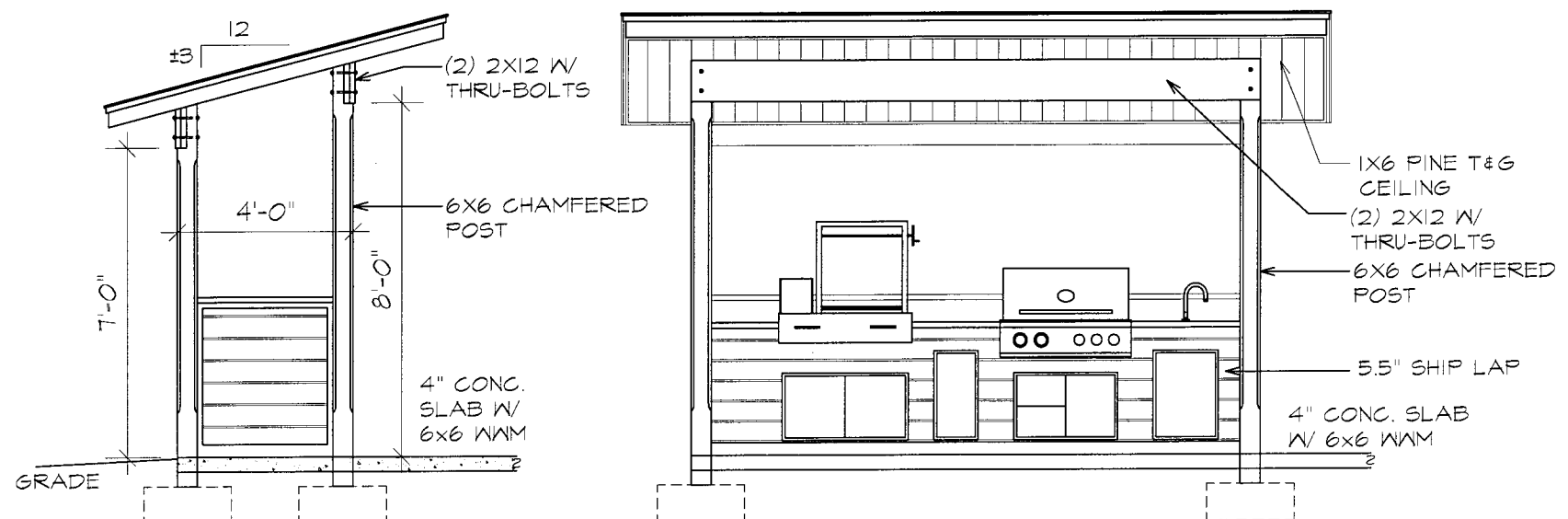
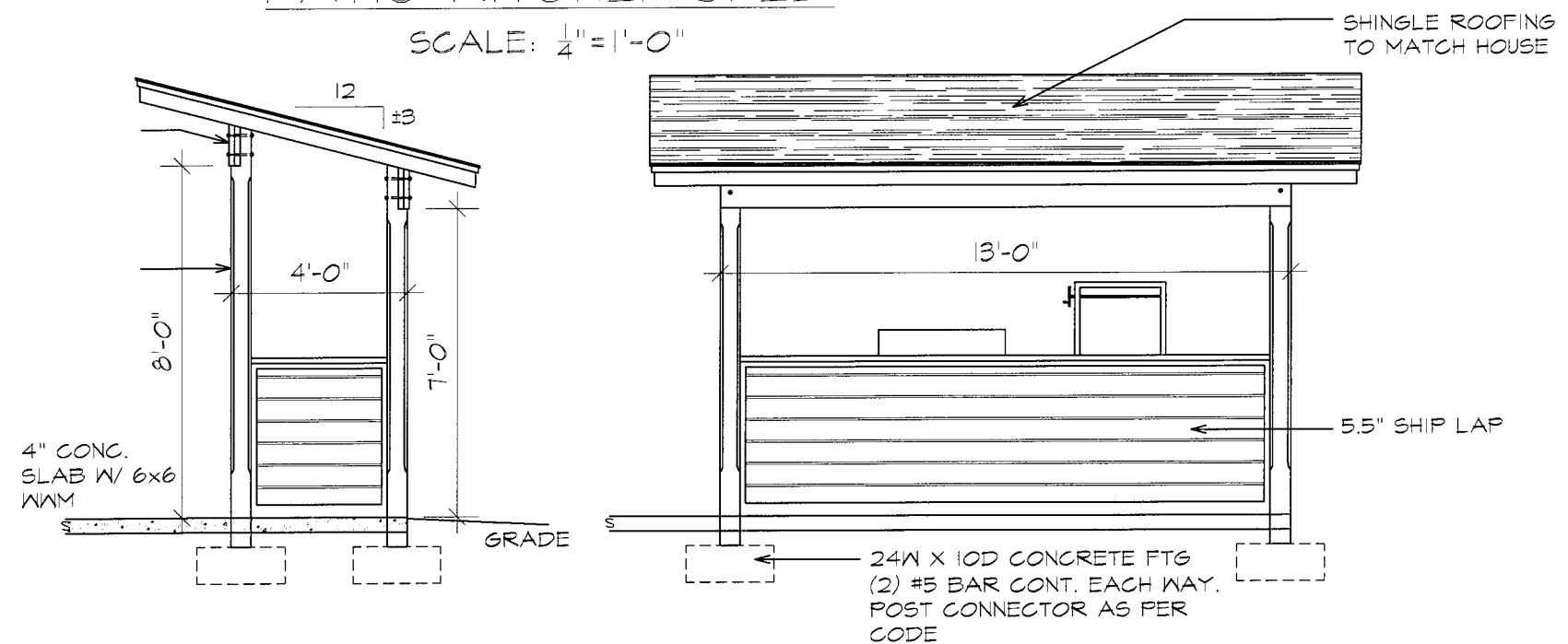


KITCHEN SHED FLOOR PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$

PATIO KITCHEN SHED

SCALE: $\frac{1}{4}'' = 1'-0''$



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4