



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

RECEIVED

By Ben Riggle at 4:13 pm, Jul 07, 2025

Property Street Address: 1705 Chestnut St

Tax Parcel Number: R04819-001-002-000

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): Erik Hemingway

Mailing Address: 1705 Chestnut St

Phone: 910-431-3855

Email address: erik@nomadcapital.us

Signature: _____

Date: _____

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

I Erik Hemingway

the undersigned owner, do hereby appoint

David Lisle

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): Erik Hemingway

Owner(s) signature: [Signature]

Date: 7/7/25

Designated agent name: David Lisle

Designated agent phone: 910-763-6053

Designated agent email: DavidL@LisleArchitecture.com

Designated agent mailing address: 614 Market St. Wilmington, NC 28401

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 | |
| Windows (Materials, Style, Dimensions) | |
| Front | |
| Sides | |
| Rear | |
| Gutters and Downspouts | |
| | |
| Driveway | |
| Dimensions | |
| Curb, Apron and Runner Materials | |
| Any Additional Materials | |
| | |



MAP BOOK 11 PAGE 11



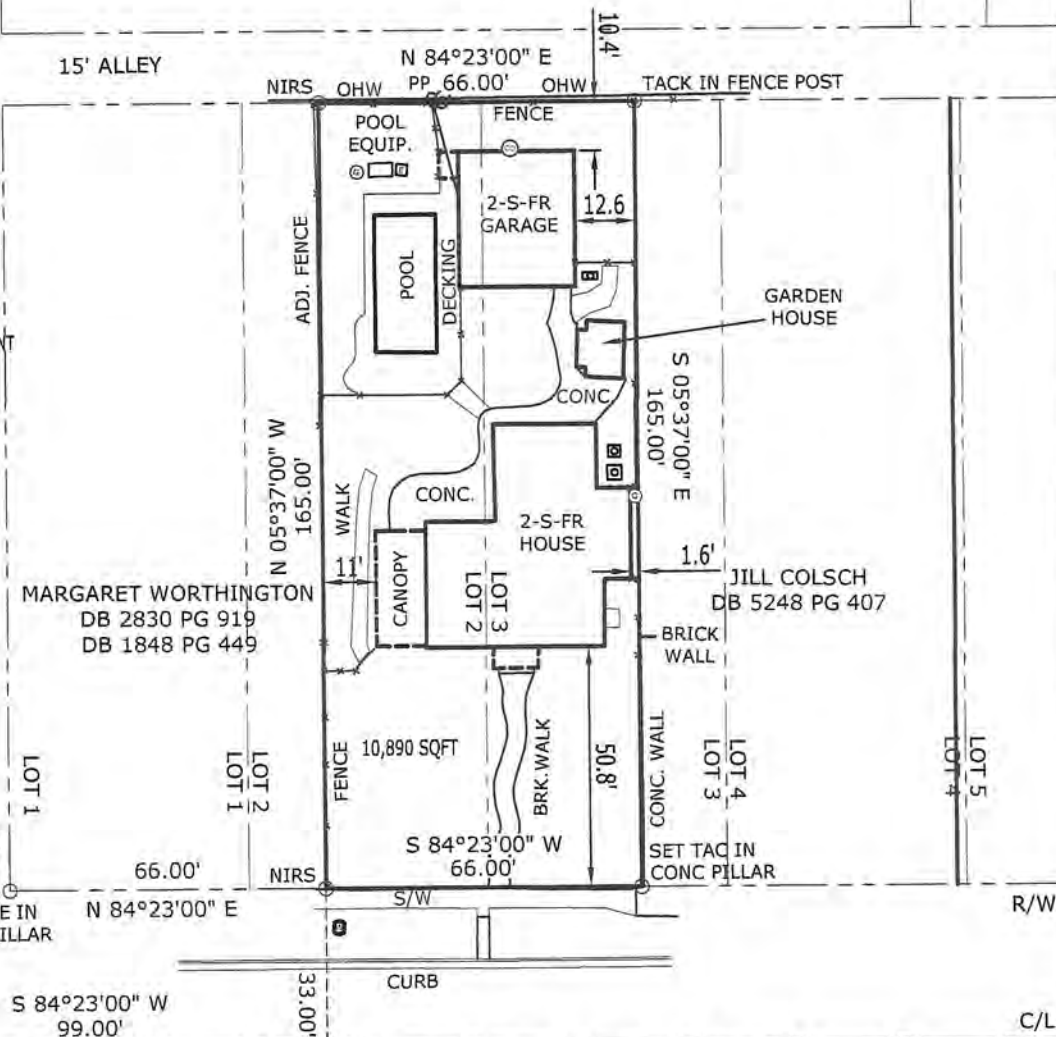
I, STEVEN L. BUIE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION - SEE TITLE REFERENCES); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 7th DAY OF JULY, 2025.

Steve L. Buie
PROFESSIONAL LAND SURVEYOR L - 3402.

LEGEND

| | |
|--|----------------------------|
| | PROPERTY LINE |
| | ADJOINERS LINE |
| | CENTER LINE |
| | RIGHT OF WAY |
| | EASEMENT |
| | LOT CORNER |
| | CLEANOUT |
| | DRAINAGE INLET |
| | EXISTING CONCRETE MONUMENT |
| | ELECTRIC BOX |
| | EXISTING IRON PIPE |
| | EXISTING IRON PIPE PINCHED |
| | EXISTING IRON ROD |
| | GAS SERVICE |
| | MAP BOOK, PAGE |
| | NEW IRON ROD SET |
| | OVERHEAD WIRE(S) |
| | POWER POLE |
| | WATER METER |

15' ALLEY



CHESTNUT STREET

66' PUBLIC RIGHT-OF-WAY



PORT CITY
LAND SURVEYING, PLLC

FIRM LICENSE No. P-1493

1144 SHIPYARD BOULEVARD
WILMINGTON, NORTH CAROLINA 28412
(910) 791-0080

MAP OF SURVEY

FOR
ERIK HEMMINGWAY

1705 CHESTNUT STREET
MAP BOOK 11 PAGE 11
WILMINGTON TOWNSHIP
NEW HANOVER COUNTY, NORTH CAROLINA 28405
SCALE: 1" = 40' DATE: JULY 7, 2025

CAD: SLB

PROJECT: 25-0209

TITLE REFERENCE:
D.B. 6067, PG. 181,
M.B. 11 PG. 11,
M.B. 57, PG. 84,
NEW HANOVER COUNTY REGISTRY.

THE PREMISES SURVEYED IS NOT WITHIN A FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA (COMMUNITY PANEL No. 370171 3127 K, REVISED AUGUST 28, 2018).

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina

RECEIVED
By Ben Riggle at 4:13 pm, Jul 07, 2025



Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina

Project summary

Scope: Phase One

- Renovation of existing exterior
 - Lift house on new foundation to create an accessible crawl space
 - Removal of all windows and doors


Demolition:
Removal remove an existing stucco chimney

- New:
- Exterior windows and doors
 - Patios and porch floor structures
 - Paint house and trim

- Restore:
- Existing siding and trim
 - Damaged railings and brackets

PROJECT NO. 22005
RELEASE: Existing Conditions 02/01/21

NO. REV./DATE
DATE



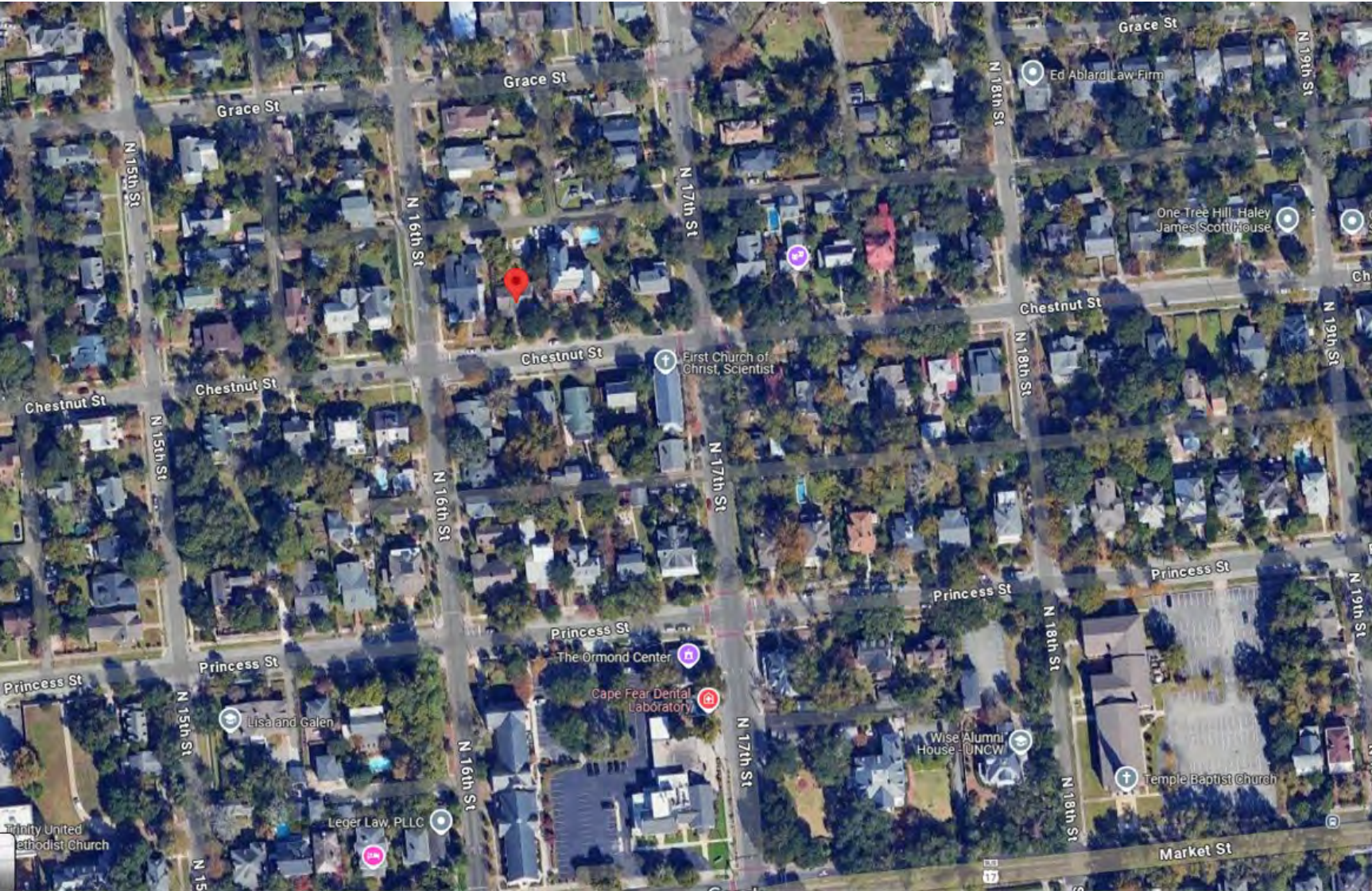
Lisle Architecture & Design, Inc.
4714 Chestnut Street
Wilmington, NC 28403
Tel: 910.343.1111
www.lislearch.com

SHEET TITLE - NUMBER

A-02

Hemingway Residence
Renovation
1705 Chestnut St.
Wilmington, North Carolina

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina

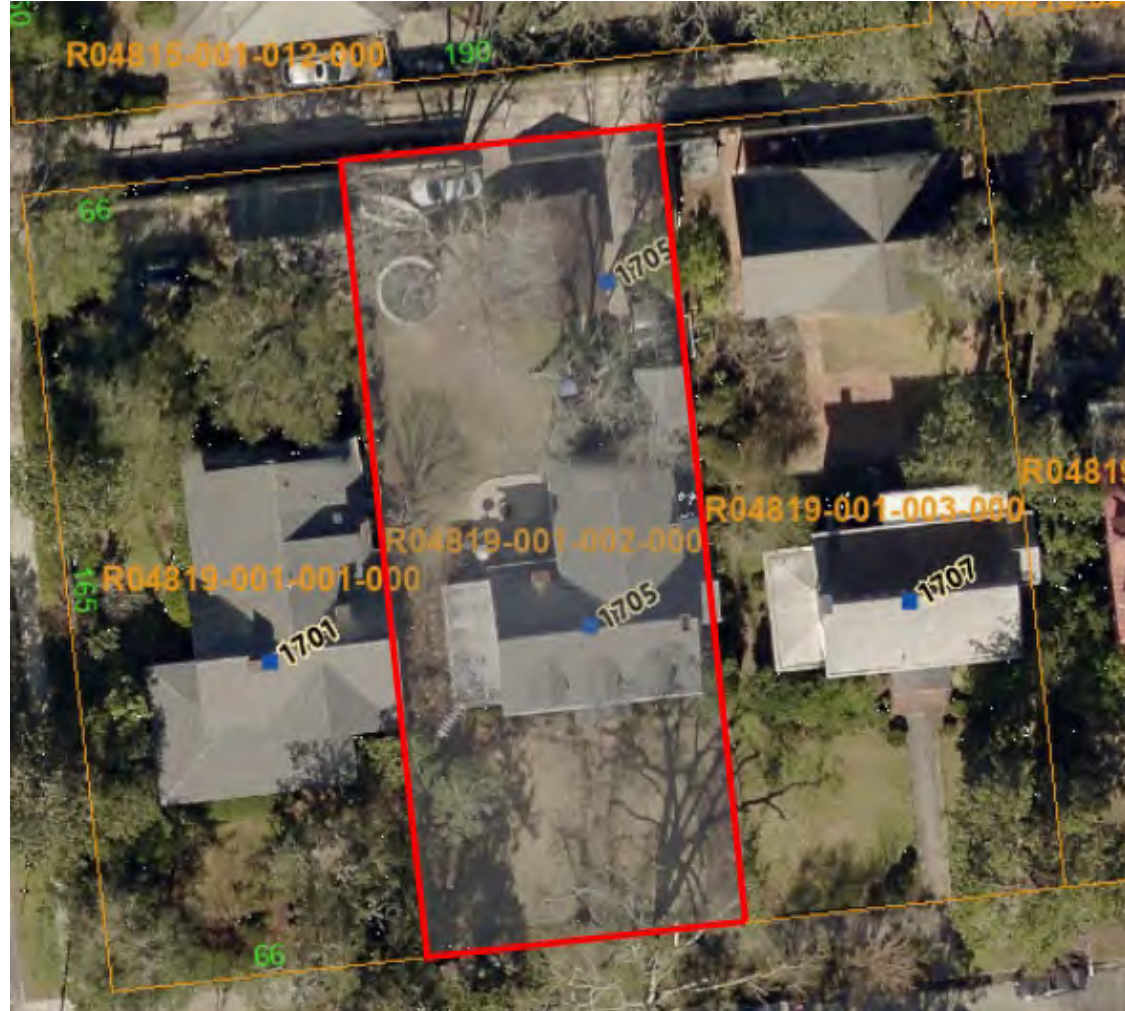


Site Location

Hemingway Residence

Renovation

1705 Chestnut St. Wilmington, North Carolina



Site Parcel



1705 Chestnut St. Wilmington, North Carolina



Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



Site
Photos



Hemingway Residence

Renovation

1705 Chestnut St. Wilmington, North Carolina



Site
Photo - A



Site
Photo - B

Hemingway Residence

Renovation

1705 Chestnut St. Wilmington, North Carolina



Site
Photo - C



Site
Photo - D

Hemingway Residence

Renovation

1705 Chestnut St. Wilmington, North Carolina

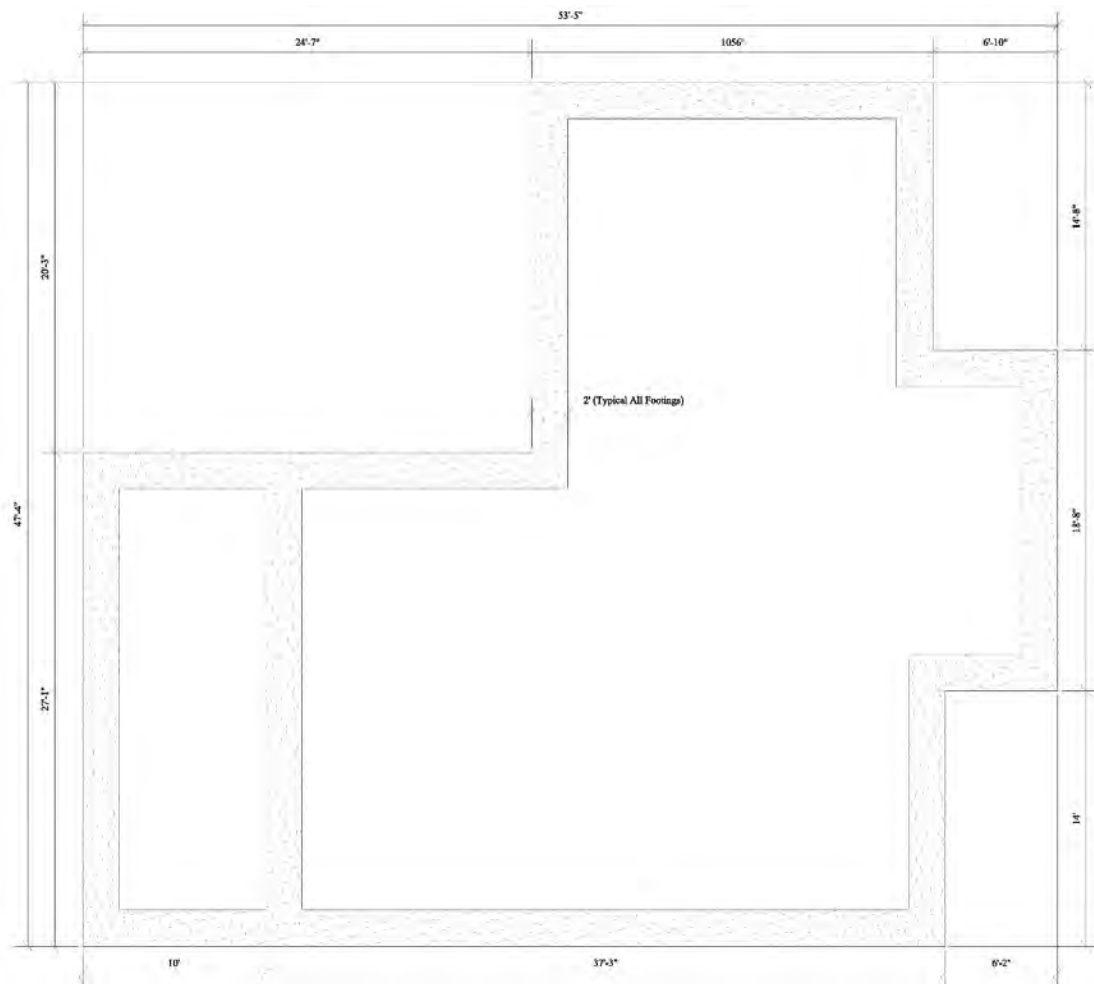


Site
Photo - E

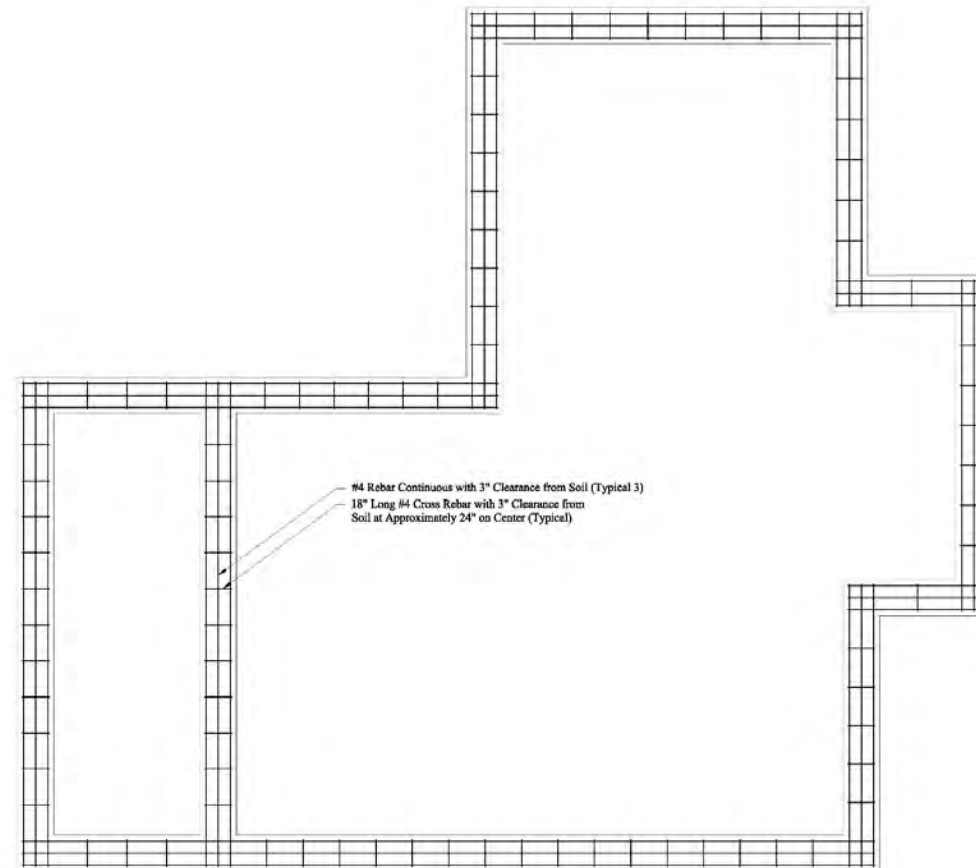


Site
Photo - F

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



1 FOOTING LAYOUT PLAN
S-1 1/4" = 1'-0"

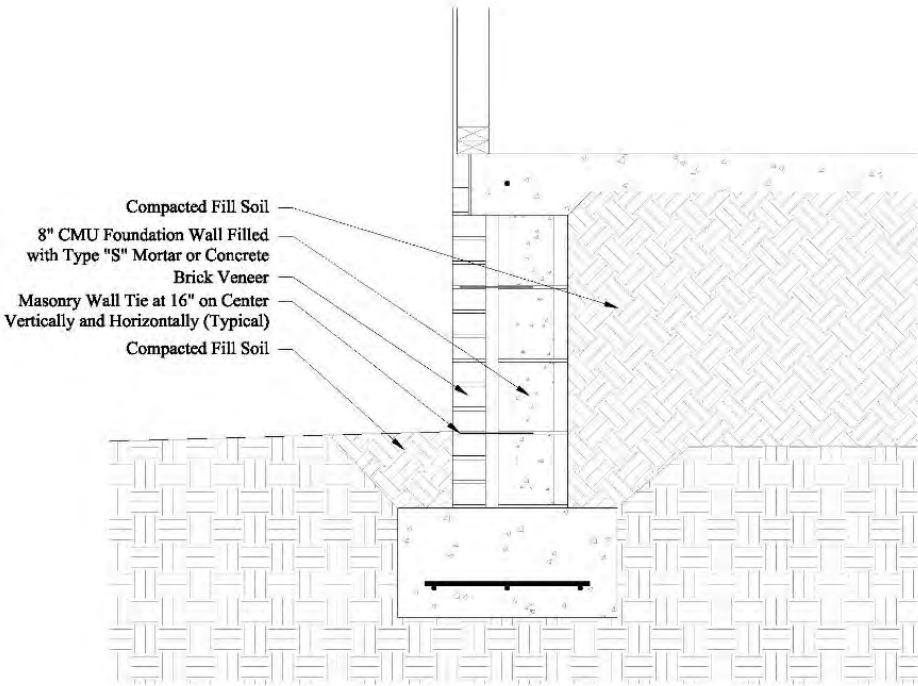


2 FOOTING REINFORCEMENT PLAN
S-1 1/4" = 1'-0"

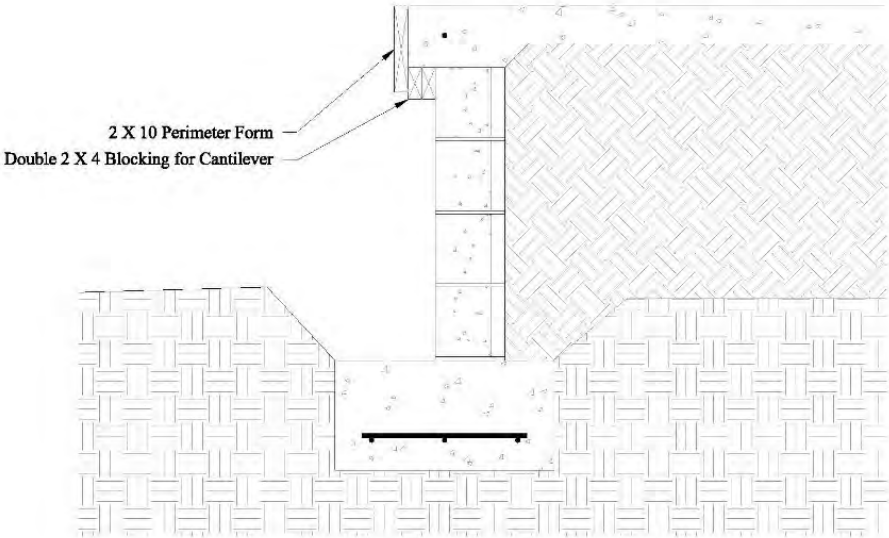
Hemingway Residence

Renovation

1705 Chestnut St. Wilmington, North Carolina



3 SECTION OF FOUNDATION PERIMETER
S-1 1" = 1'-0"

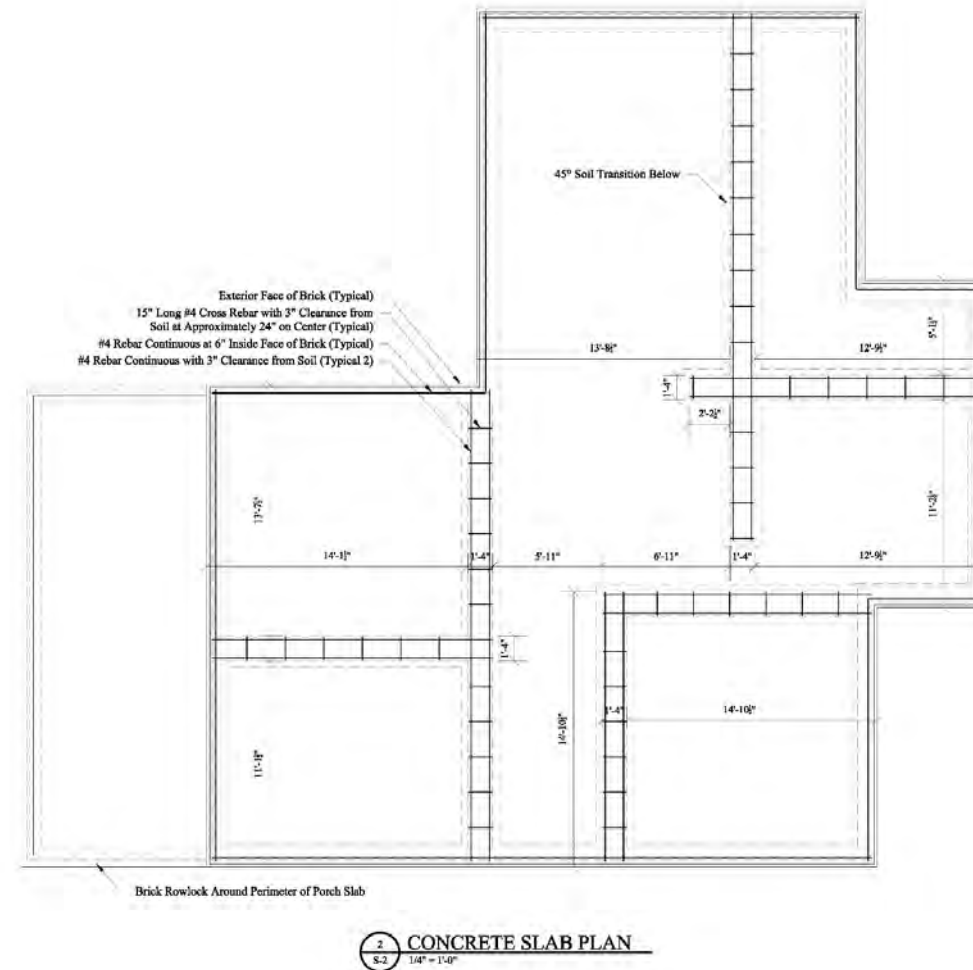
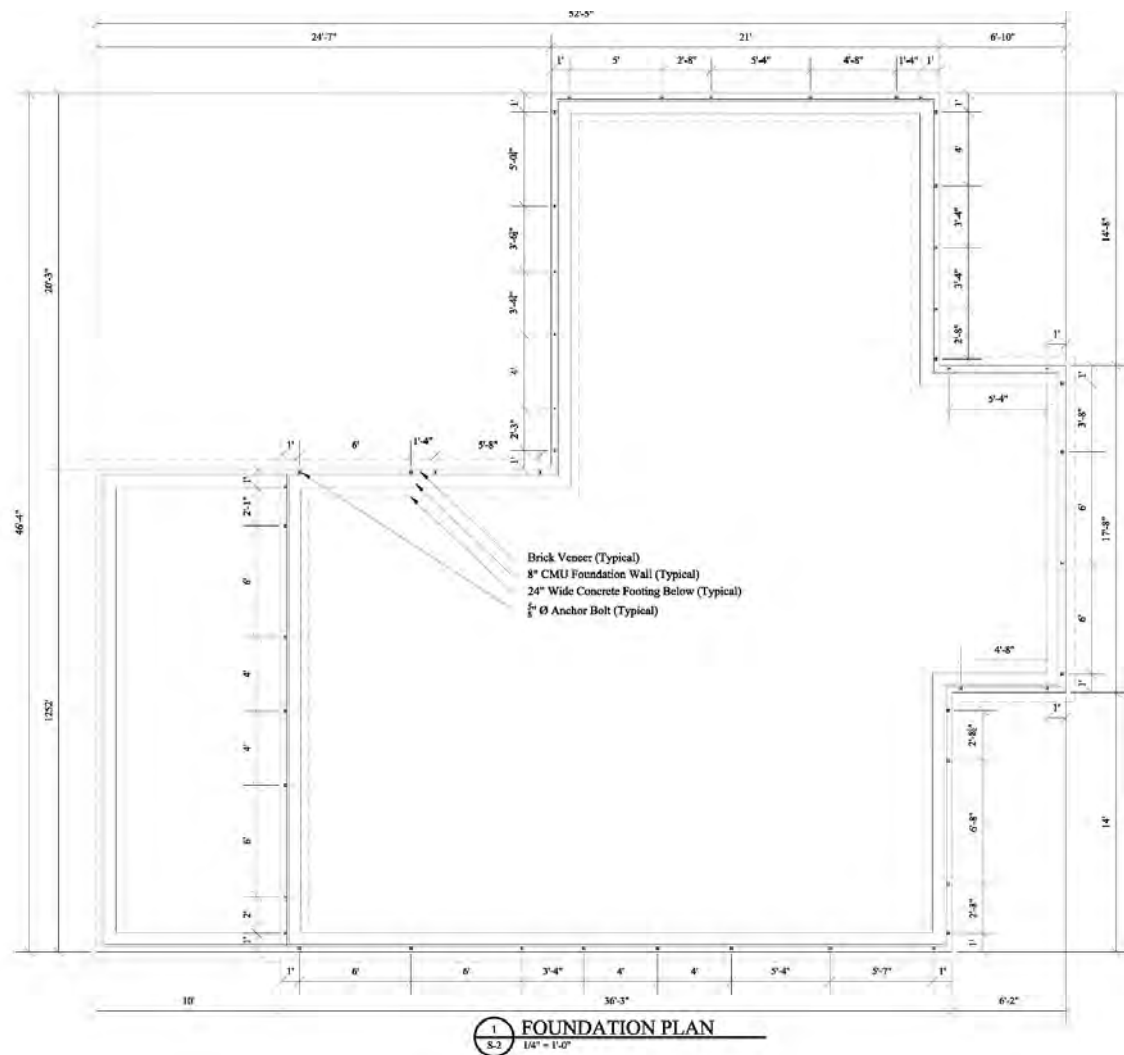


4 SECTION OF PERIMETER RECOMMENDED FORM
S-1 1" = 1'-0"

Hemingway Residence

Renovation

1705 Chestnut St. Wilmington, North Carolina



PROJECT NO. 2005
RELEASE: Existing Conditions 02/01/21
NO. REV./DATE

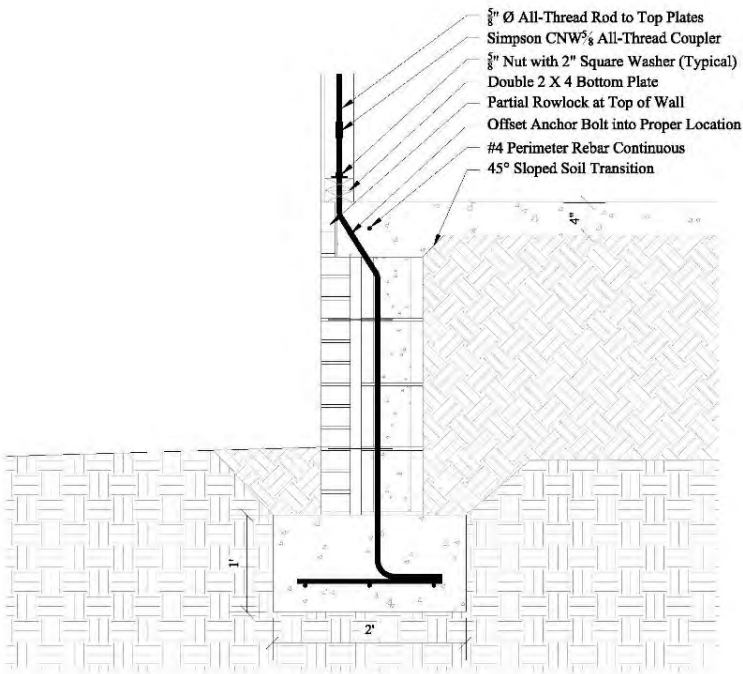
TIM HINES, PE
PROFESSIONAL ENGINEER
200 BALEY ROAD, SUITE 100
WILMINGTON, NC 28401
MOBILE: 910.348.5740
tim@hines-family.com

Lisle Architecture & Design, Inc.
4114 Delaware Street
Wilmington, NC 28401
910.348.5740
www.lislearch.com

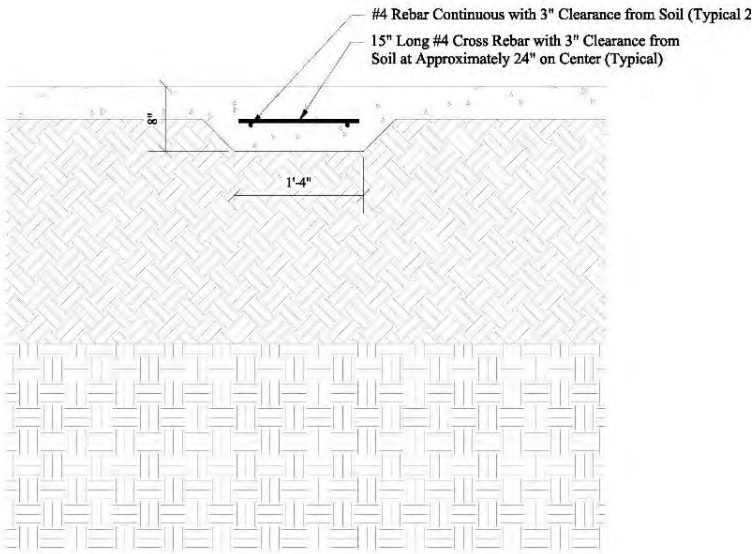
Hemingway Residence
Renovation
1705 Chestnut St.
Wilmington, North Carolina

A-08

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



3 SECTION AT ANCHOR BOLTS
S-2 1" = 1'-0"



5 SECTION OF LOAD BEARING LUG IN SLAB
S-1 1" = 1'-0"

| | |
|---------------------------------------|---------------|
| PROJECT NO. 22005 | DATE |
| RELEASE: Existing Conditions 02/01/21 | NO. REV./DATE |

TIM HINES, PE
PROFESSIONAL
ENGINEER
250 BASSETT ROAD, SUITE 200
WILMINGTON, NC 28403
MODIFIED: 01/03/2021
tim@hines-family.com

Hemingway Residence
Renovation
1705 Chestnut St.
Wilmington, North Carolina

Lisle Architecture & Design, Inc.
4115 Shiloh Road
Wilmington, NC 28403
Tel: 910.348.5740
lislearch.com



Hemingway Residence

Renovation

1705 Chestnut St. Wilmington, North Carolina



Manuf: Natural /Pine Wood Siding

Product: 1x6 flat edge
(5" exposure) siding
Replace only damaged Material

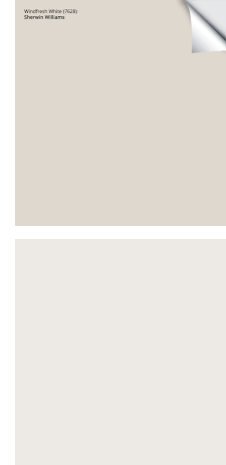
Note: Existing to be scraped/primed
and painted



Manuf: Belden Brick

Product: Berwick Blend

Note: Mortar to Match



Manuf: Sherwin Williams

Windfresh White— Body

Snow Bound - Trim

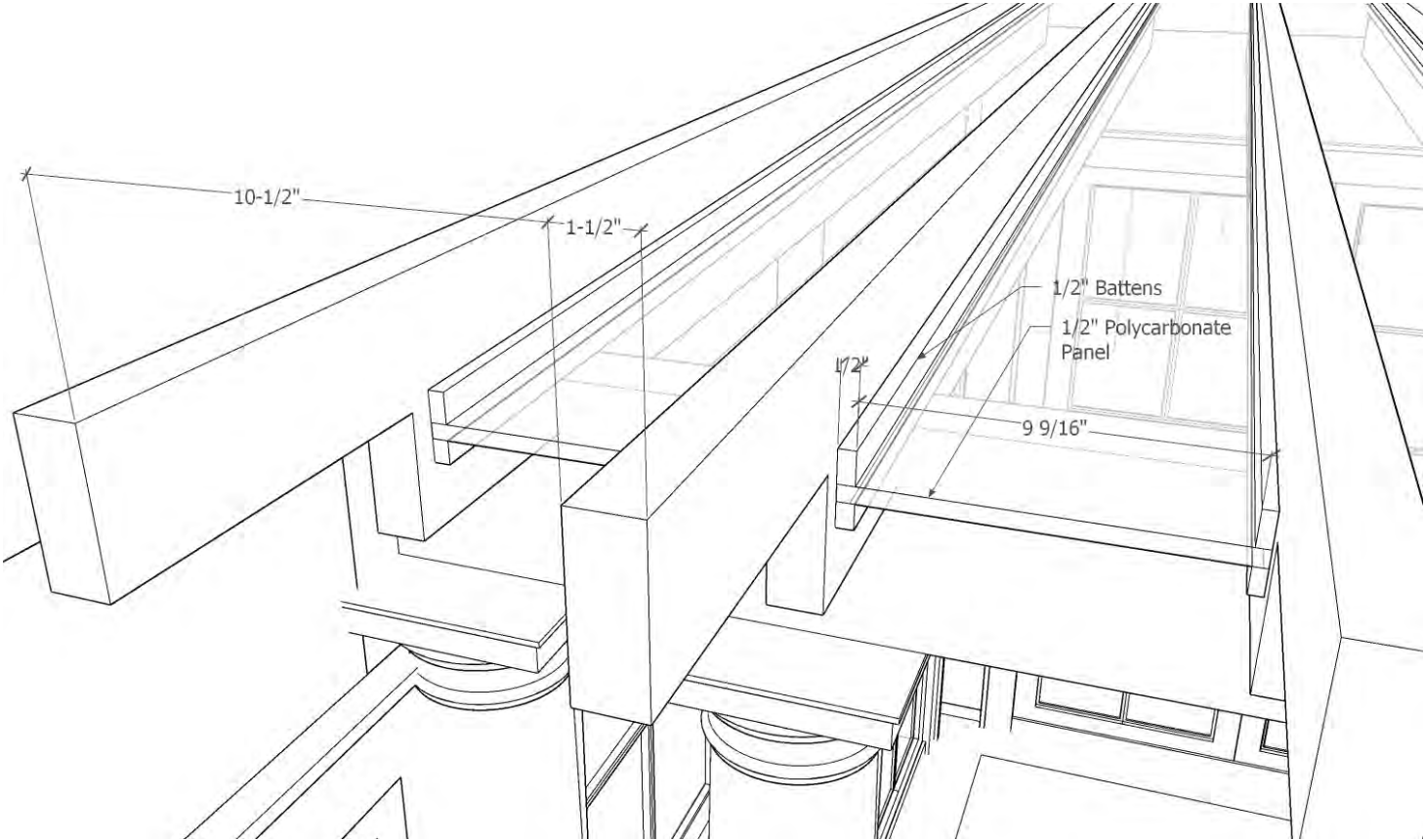


Manuf: Marvin - Elevate

Product: Wood insulated
windows

Note: Exterior to be painted to
match trim
Operable portion to be painted
Paint "D"

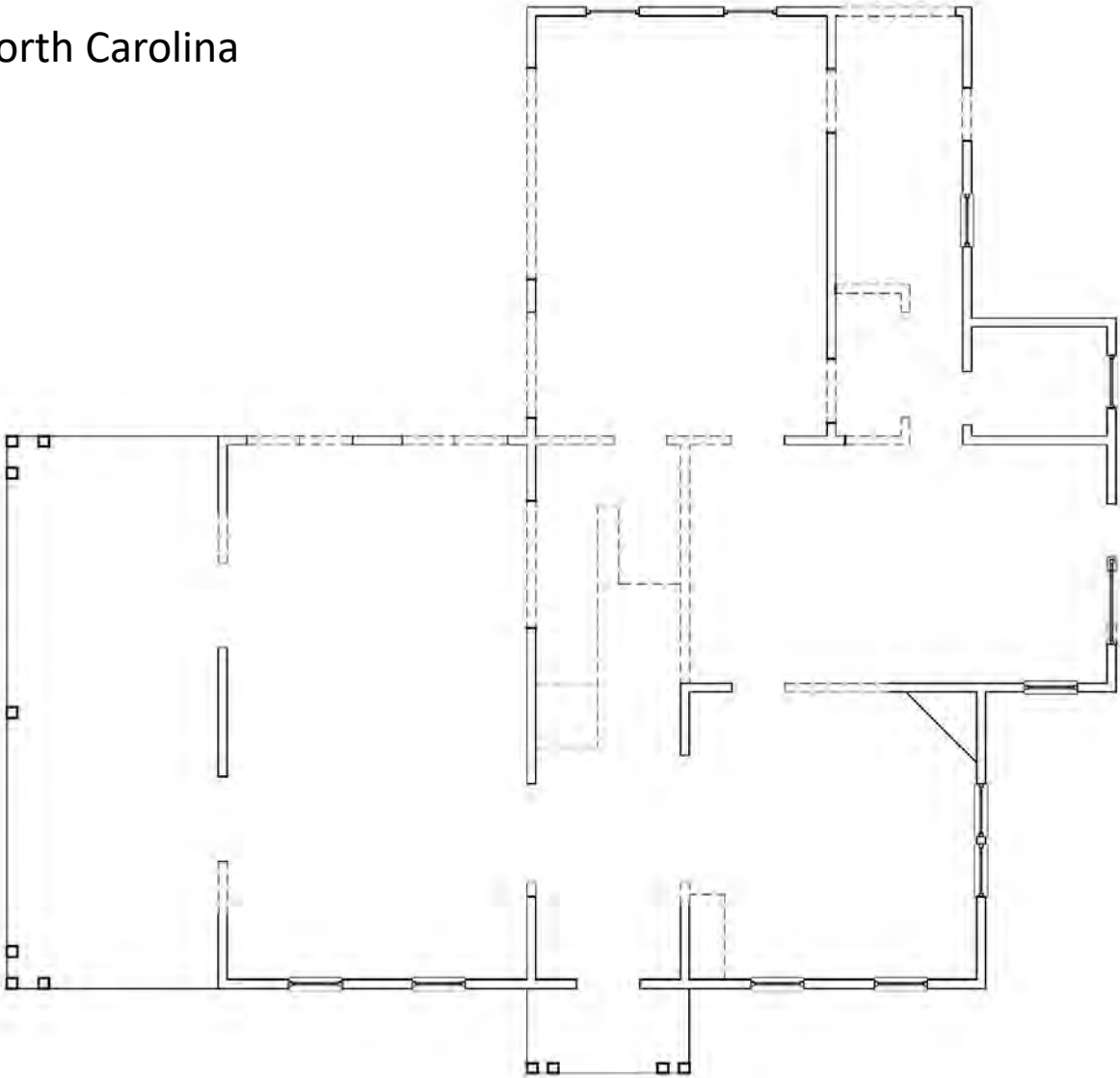
Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



Treated 2x12 Arbor
Painted White
Infill Clear panels sloped to drain

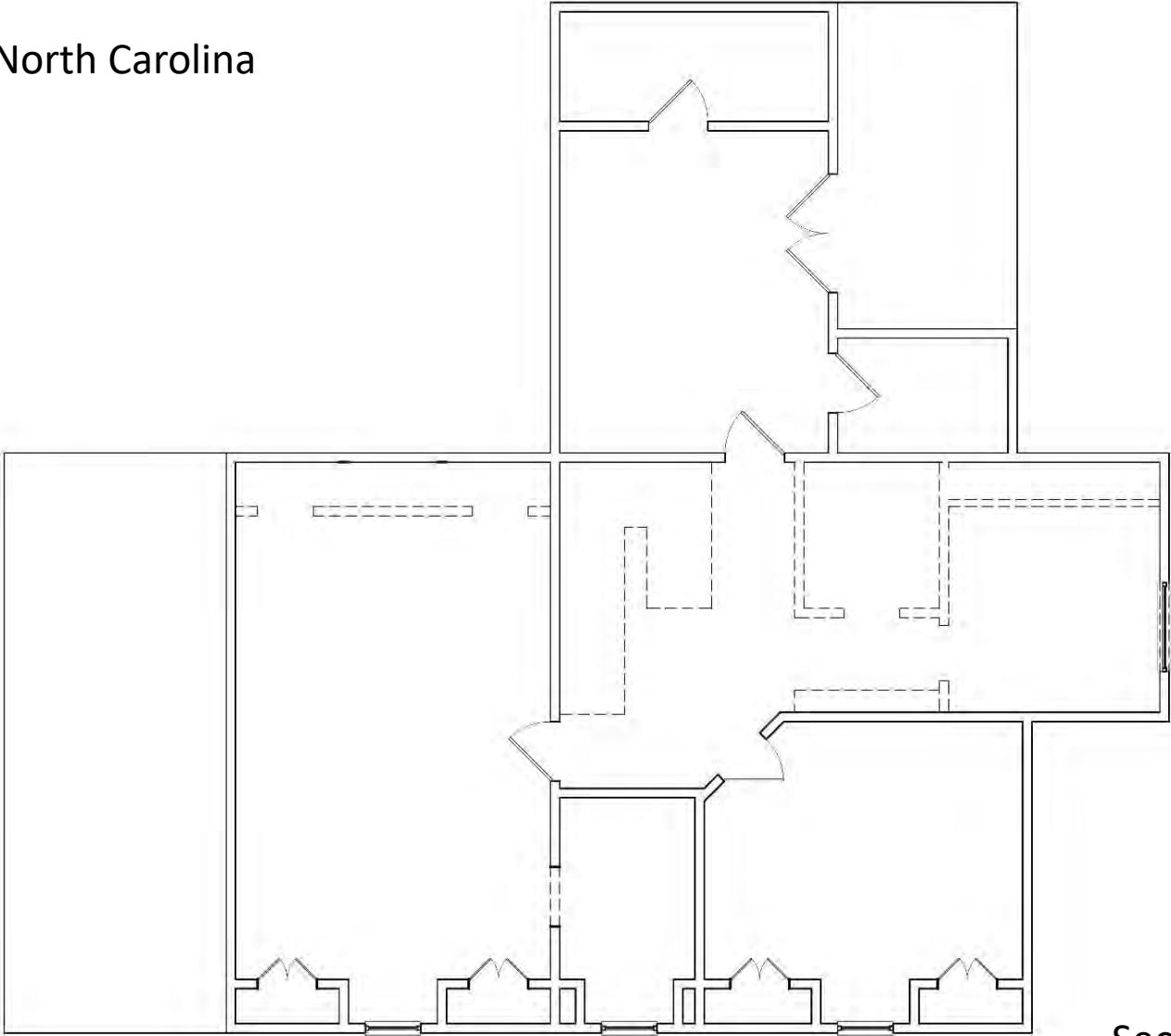
Arbor Detail

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



Ground Floor
Demolition

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



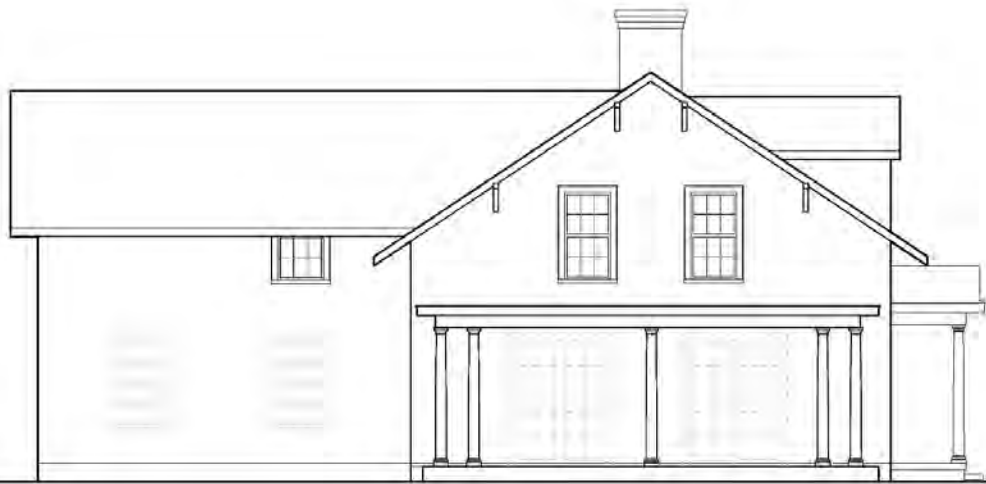
Second Floor
Demolition



Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



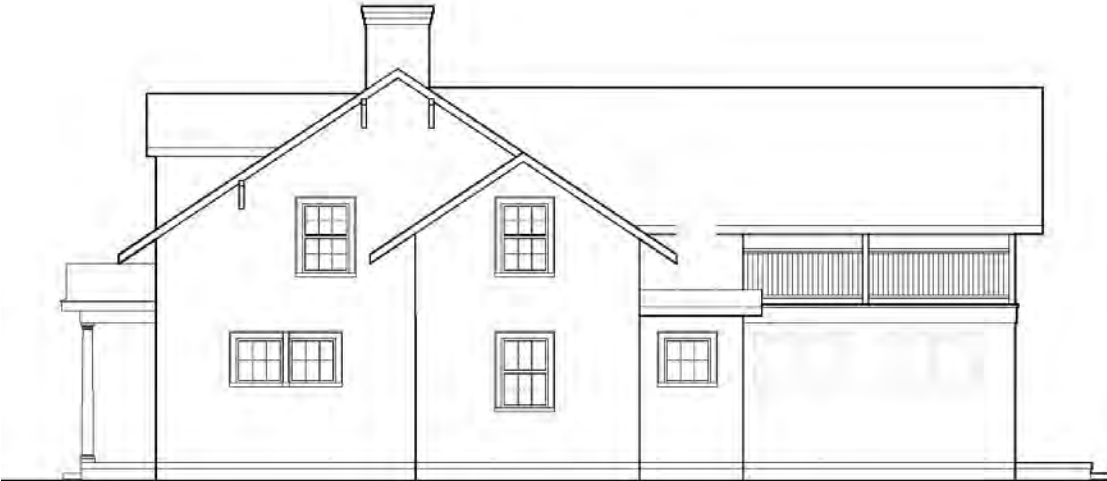
South Elevation



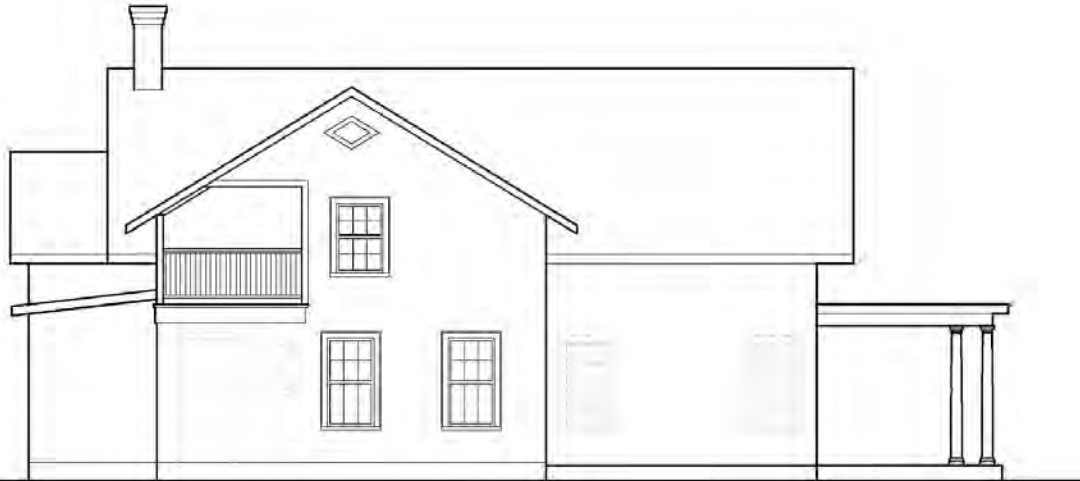
West Elevation

Elevation
Demolition

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



East Elevation



North Elevation

Elevation
Demolition

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



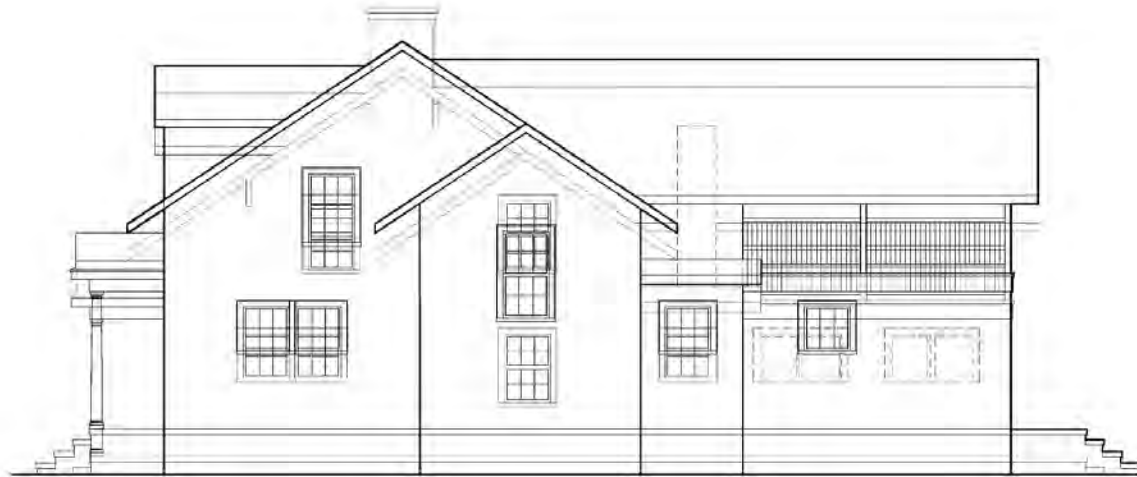
South Elevation



West Elevation

Elevation Change Overlay

Hemingway Residence Renovation 1705 Chestnut St. Wilmington, North Carolina



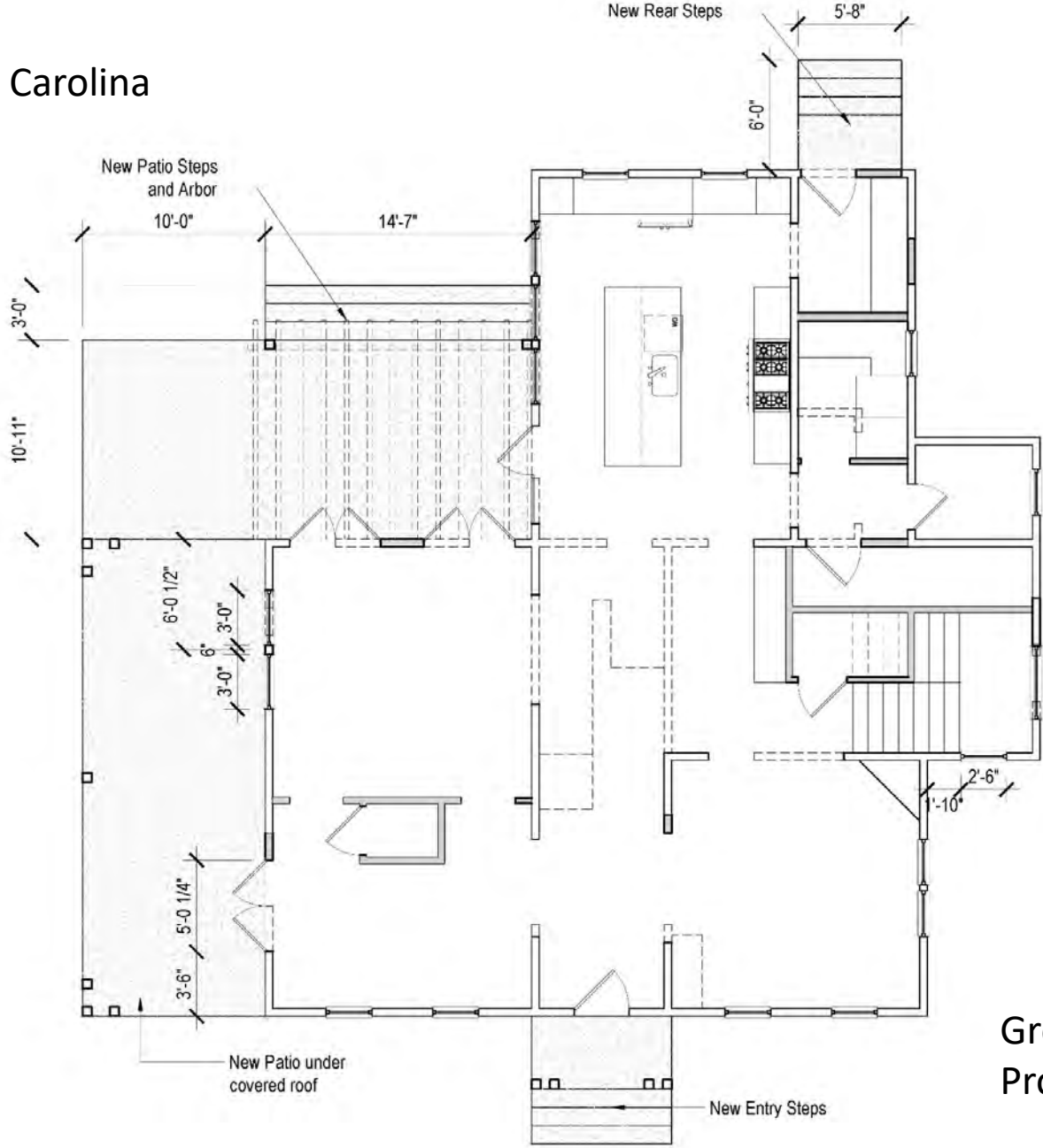
South Elevation



West Elevation

Elevation Change Overlay

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina

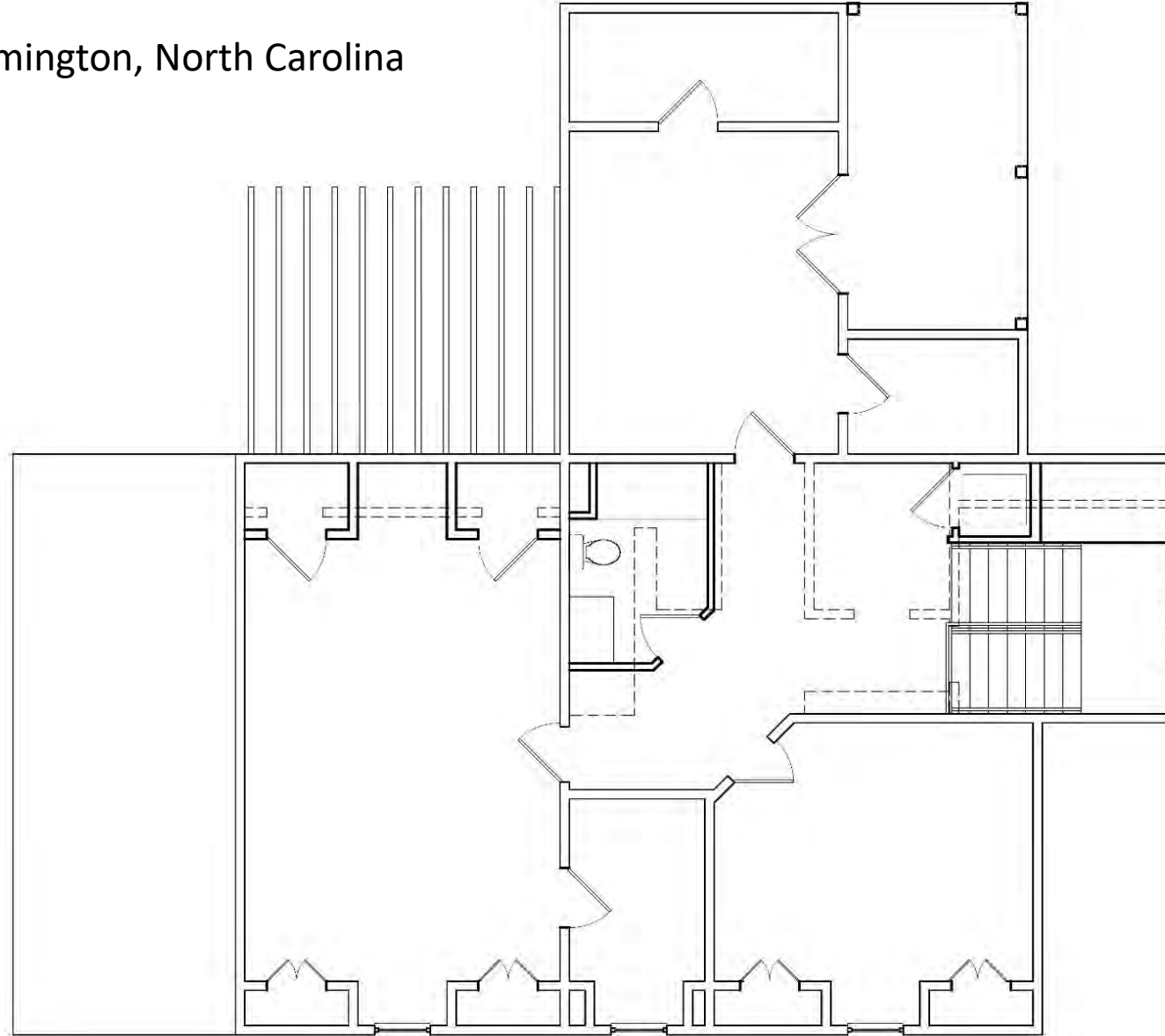


Ground Floor
Proposed

Hemingway Residence

Renovation

1705 Chestnut St. Wilmington, North Carolina



Ground Floor
Proposed



Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



South Elevation



West Elevation

Proposed Elevation

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



South Elevation



West Elevation

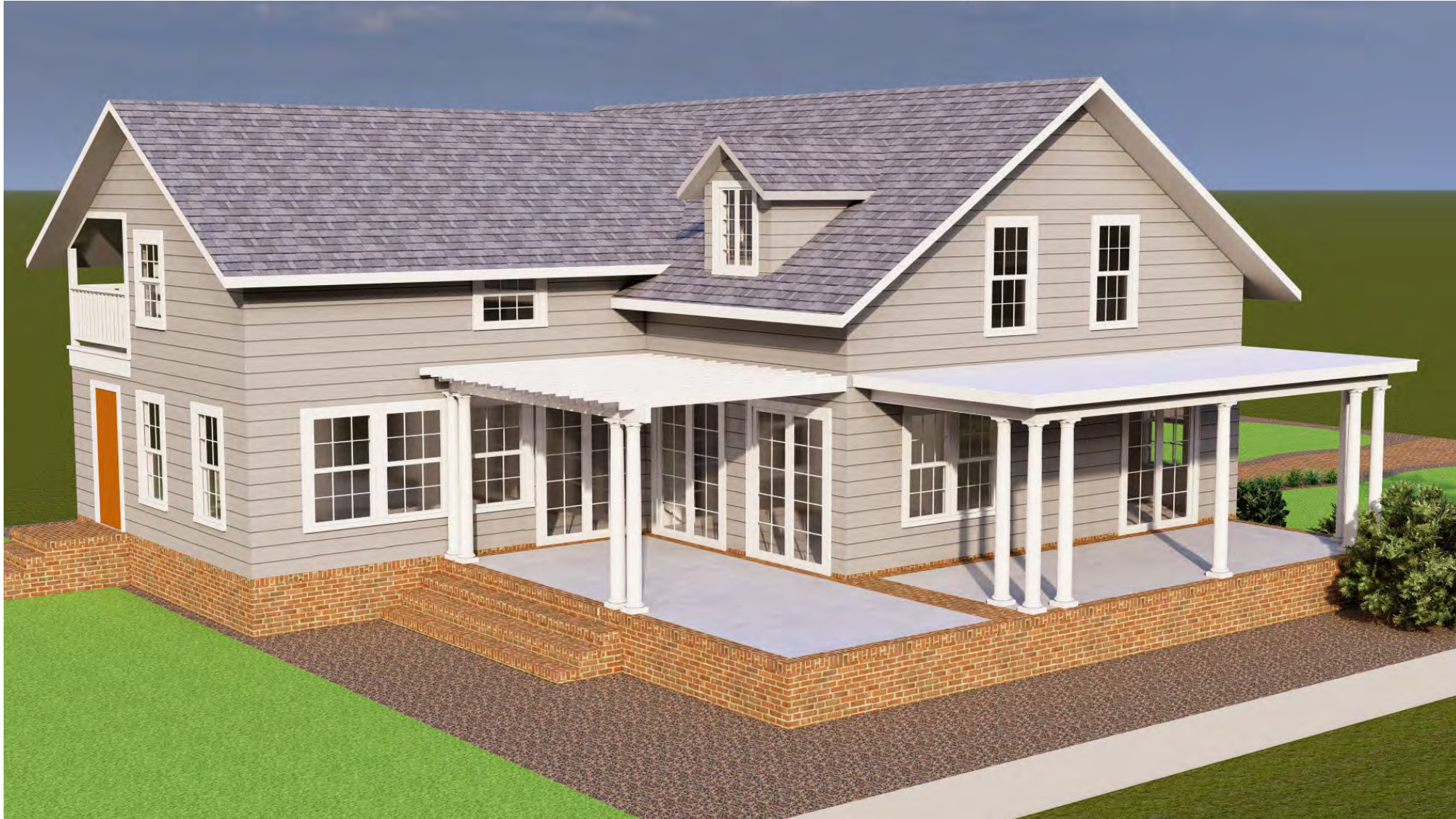
Proposed Elevation

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



| NO. REV./DATE | DATE |
|---------------|------|
| | |

Hemingway Residence
Renovation
1705 Chestnut St. Wilmington, North Carolina



Hemingway Residence

Renovation

1705 Chestnut St. Wilmington, North Carolina



Hemingway Residence
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