



CERTIFICATE OF APPROPRIATENESS APPLICATION

MAJOR WORK

PLEASE TYPE OR PRINT

RECEIVED

By Ben Riggle at 10:04 am, Jul 09, 2025

Property Street Address: 304 N 15th St

Tax Parcel Number: R04814-020-006-000

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): Alyssa Thompson

Mailing Address: 304 N 15TH ST, Wilmington, NC 28401

Phone: (513)238-7865

Email address: alyssa.lynn.thompson@gmail.com

Signature: Signed by:
Alyssa Thompson
49B9EBD9B34E4DE...

Date: 07/02/25

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

I Alyssa Thompson the undersigned owner, do hereby appoint

RTC Restorations (Oscar Rodriguez) 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): Alyssa Thompson

Owner(s) signature: Signed by:
Alyssa Thompson
49B9EBD9B34E4DE...

Date: 07/02/2025

Designated agent name: RTC Restorations (Oscar Rodriguez) Designated agent phone: (910) 504 3075

Designated agent email: oscar@rtcrestorations.com

Designated agent mailing address: 5041 New Centre Dr Suite 200C, Wilmington, NC 28403



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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.**

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NEW CONSTRUCTION INFORMATION

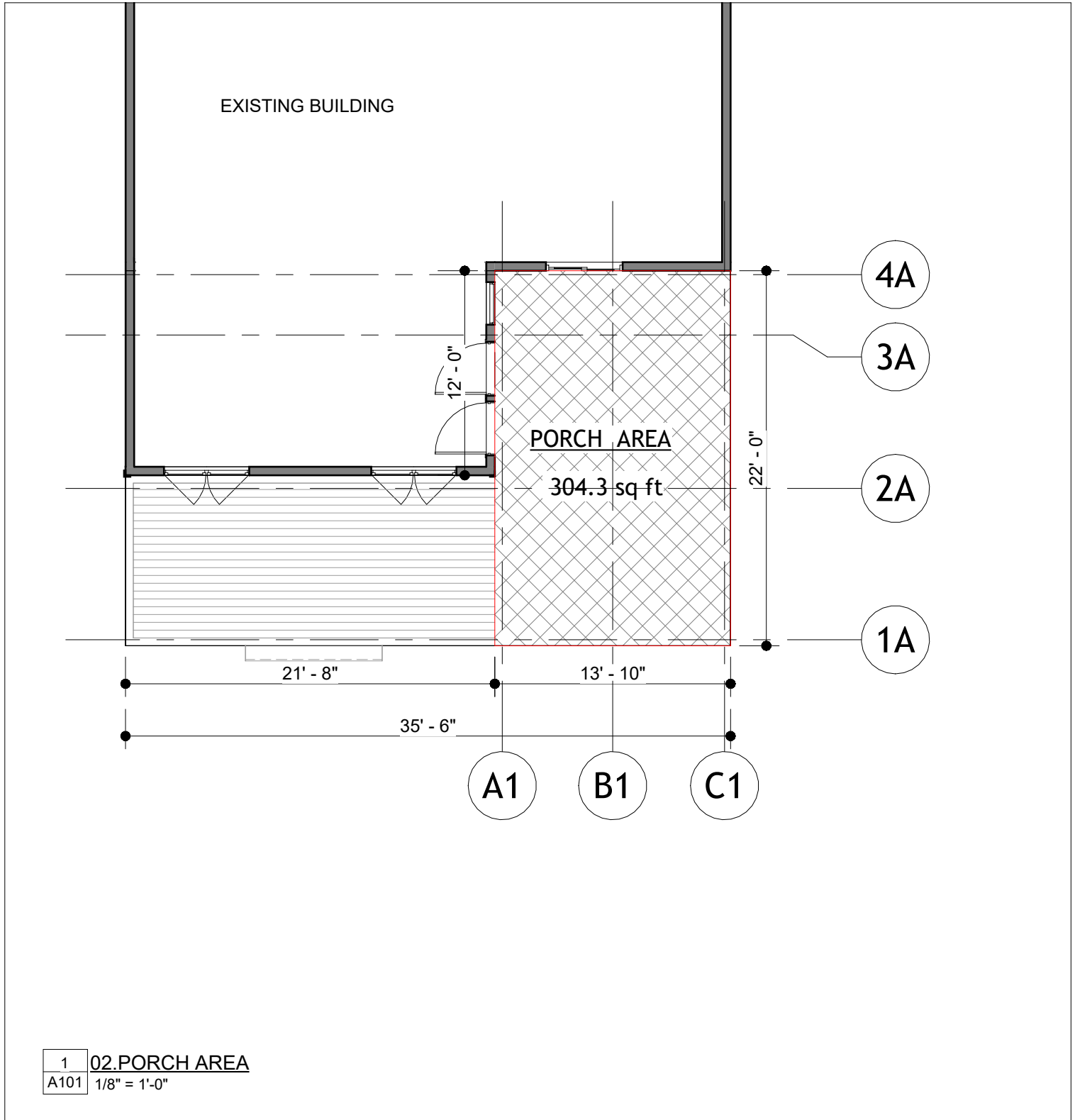
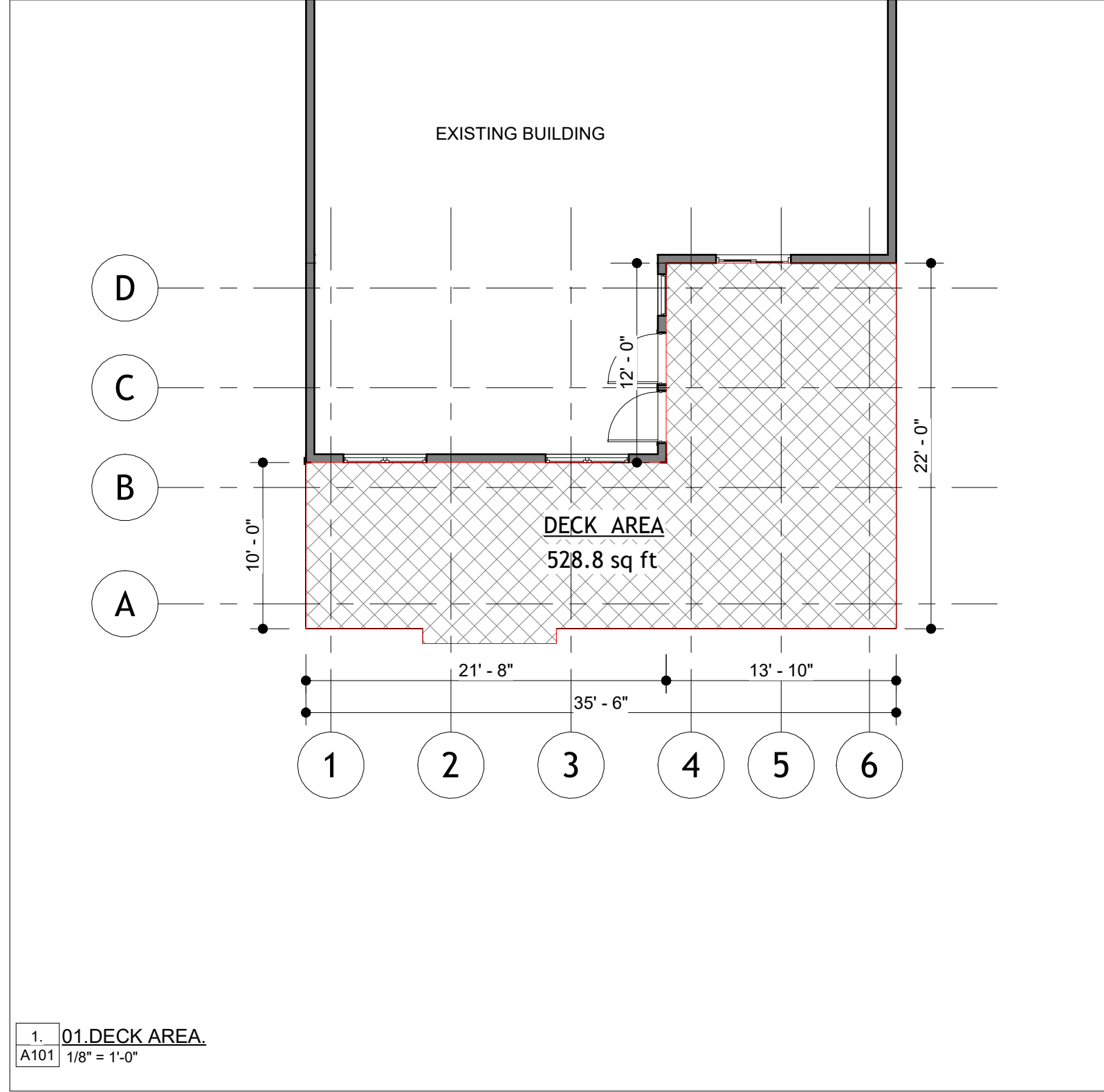
Complete one sheet for each new building or structure in order to address all of the project components. Please use continuation sheets if necessary.

Building Element	Proposed Materials, Dimensions, Color
Roof (Roof Pitch / Material / Color)	
Main	2/12 pitch screen porch, Shingles Roofing, Black.
Front Porch / Side Porch / Rear Porch	15'2" from grade to top of roof of screen porch. deck under porch to be 3/2" from grade to top of decking.
Height (avg. grade to peak of roof)	2/12 pitch. 11'5" from grade to top of roof. deck to be 1'2" from grade to top of decking.
Cladding	
Body of building	Wood SYP siding for the screen porch sides. Requesting permission to do Hardie siding/trim if permissible.
Additional (Reveal, Finish, Mortar Color)	Trim to also be SYP #2 treated painted in white. Requesting permission to do Hardie Trim painted white if permissible.
Foundation	
Materials (including color and height)	Porch will be over part of composite deck. Deck fascias to be in same composite material as decking. (Deckorators Voyage Decking in Costa Color. Meant to resemble look of real wood).
Porch (Materials & Dimensions)	
Columns (capital and base)	Exposed 6x6 wood columns to be painted white. Deck/Porch: 12'x21'10"
Stairs and Railing (include dimensions)	No railings.
Decking (floorboards)	Deckorators mineral based composite decking from Voyage collection in the Costa color.
Balustrade / railing (top cap and bottom)	No railings.
Balustrade - individual balusters	No railings.
Ceiling (material, design, dimensions)	SYP 1x6 tongue and groove planks ceiling size: 13'10"x22'.
Screens (only on rear)	Screened using screen tight system and Phifer pet screen mesh.

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Deck (Materials and Dimensions)	
Posts	6x6 pressure treated posts.
Balustrade / railing (top cap and bottom)	no railings
Balustrade - individual balusters	no railings
Foundation (height and materials)	Deck Height: 1'2" from grade to top of decking.
Entry steps and railings	1 set of 6ft wide steps to the deck.
Doors (Materials and Dimensions)	
Front entry	Screen porch door to be a wood screen door.
Sides (specify location)	n/a
Rear	n/a
Windows (Materials, Style, Dimensions)	
Front	no windows.
Sides	no windows.
Rear	no windows.
Gutters and Downspouts	
	White aluminum gutters and downspout.
Driveway	
Dimensions	no driveway
Curb, Apron and Runner Materials	n/a
Any Additional Materials	
Decking alternative:	In the event that the board does not find the composite decking to be suitable. We would like to request for the use of either premium pressure treated decking or another composite alternative approved in the same meeting. Structure is on back of the house not facing the street.



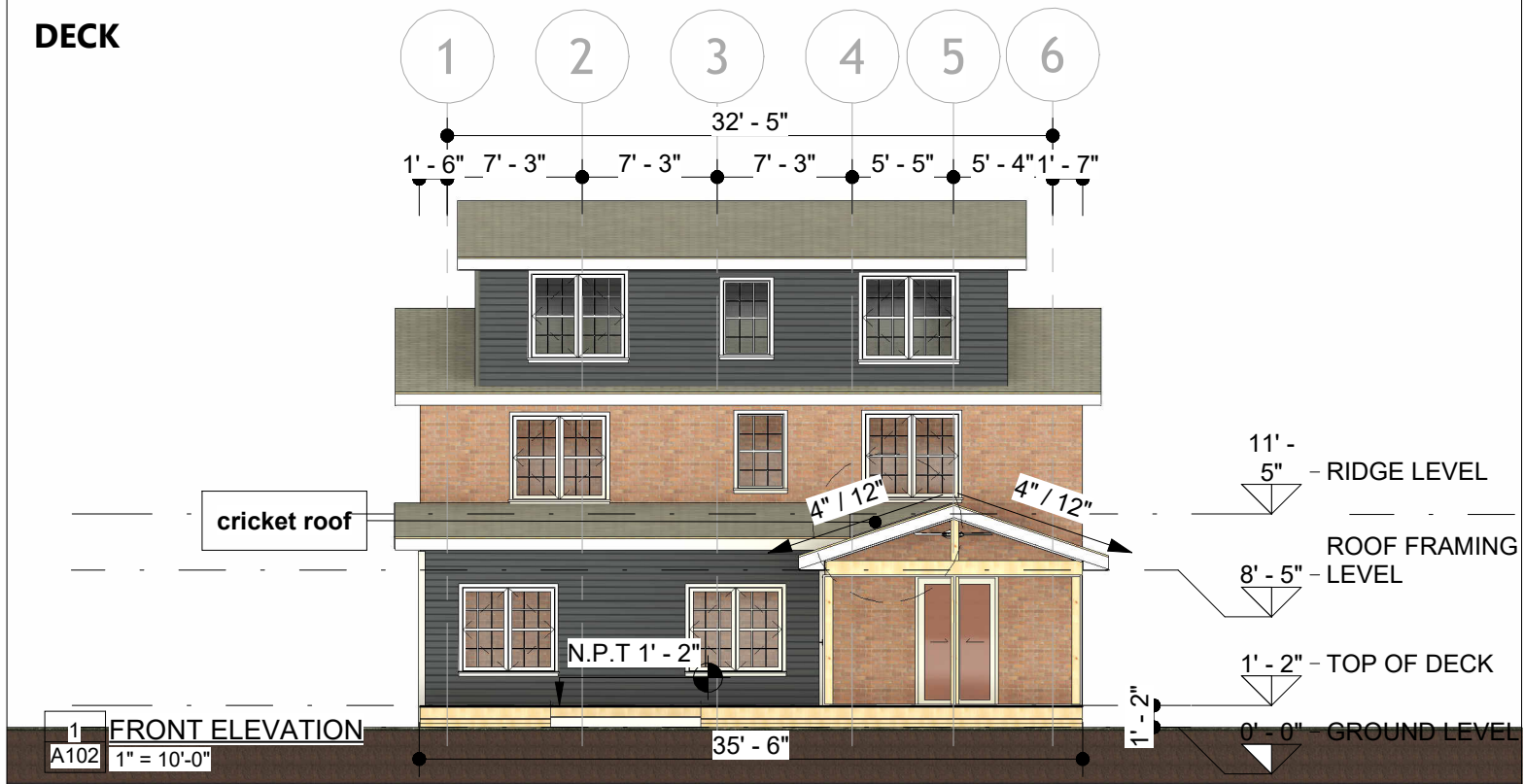
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304 N 15th St,
Wilmington, NC 28401,
Structural Plans

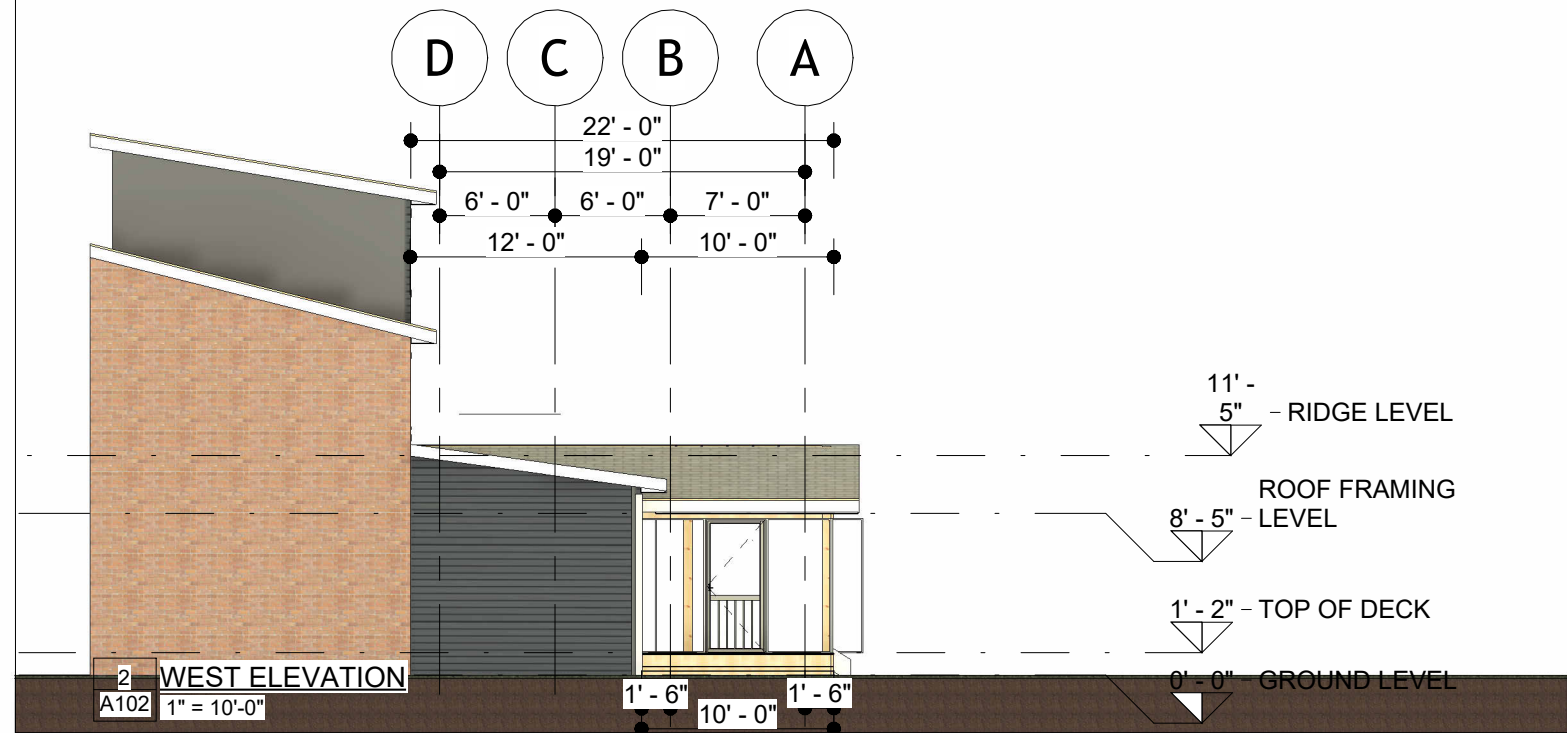
No.	Description	Date

AREAS		
Project number	0001	A101
Date	23/06/2025	
Drawn by	Autor	
Checked by	Verificador	
		Scale 1/8" = 1'-0"

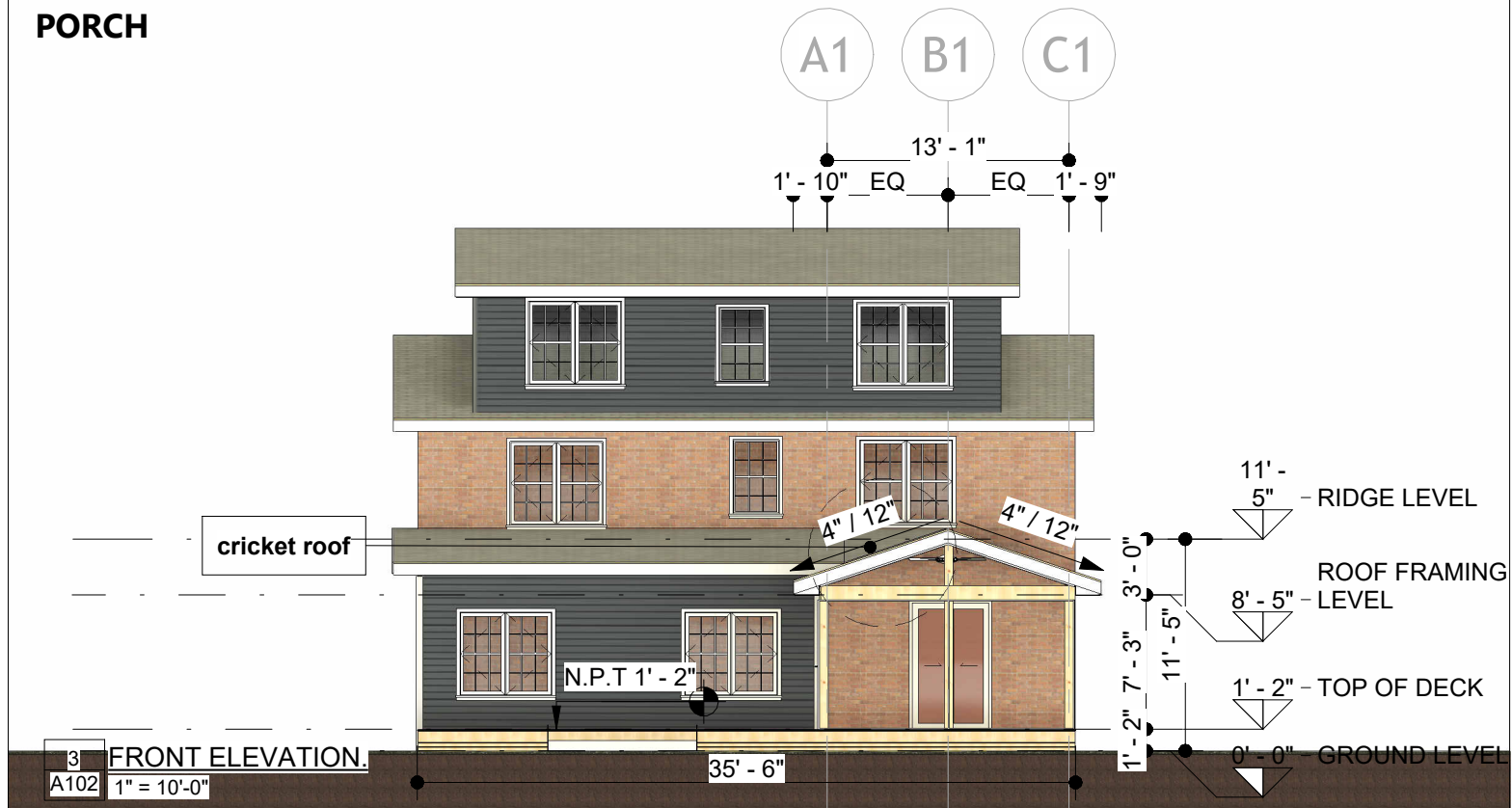
DECK



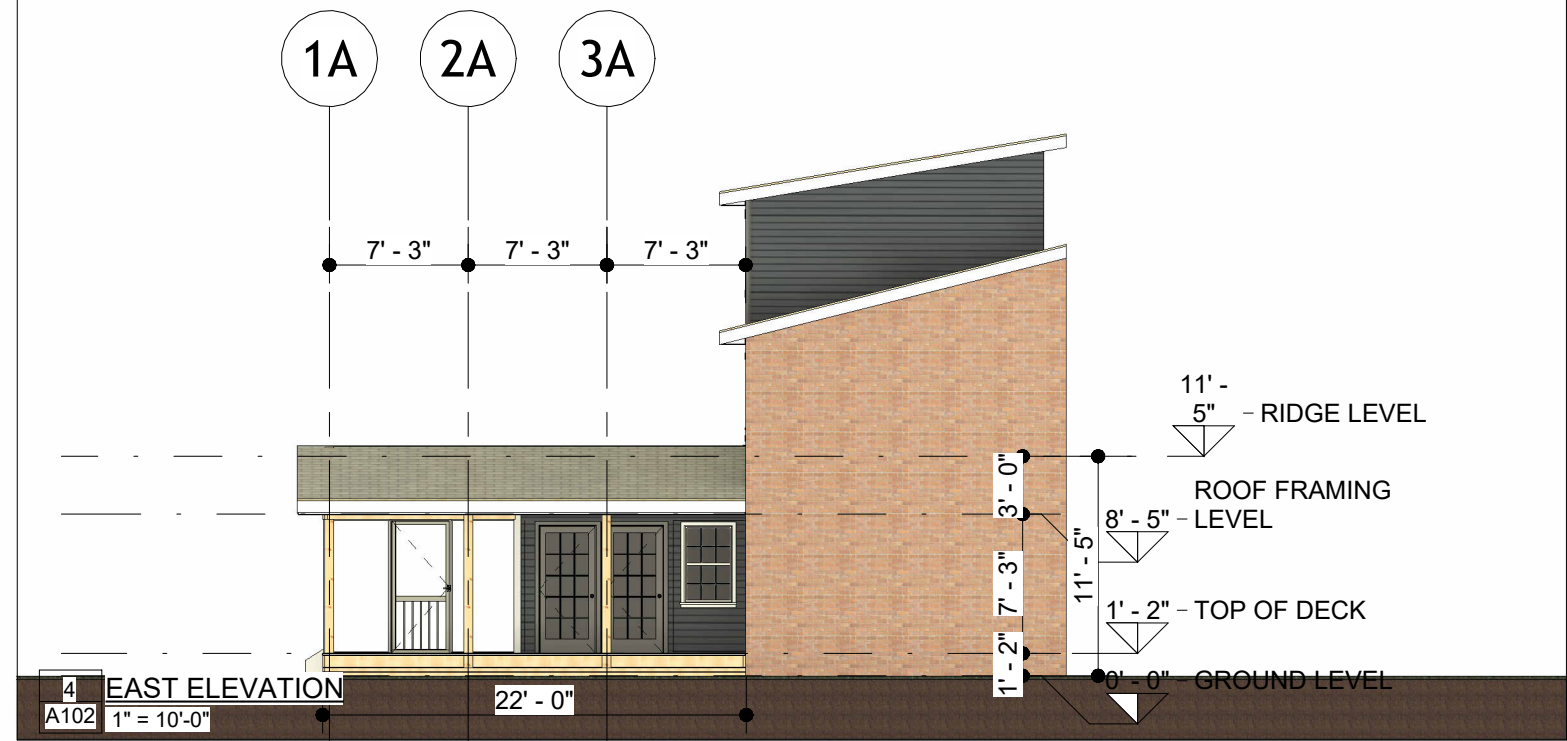
DECK



PORCH



PORCH



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Wilmington, NC 28401,
Structural Plans

No.	Description	Date

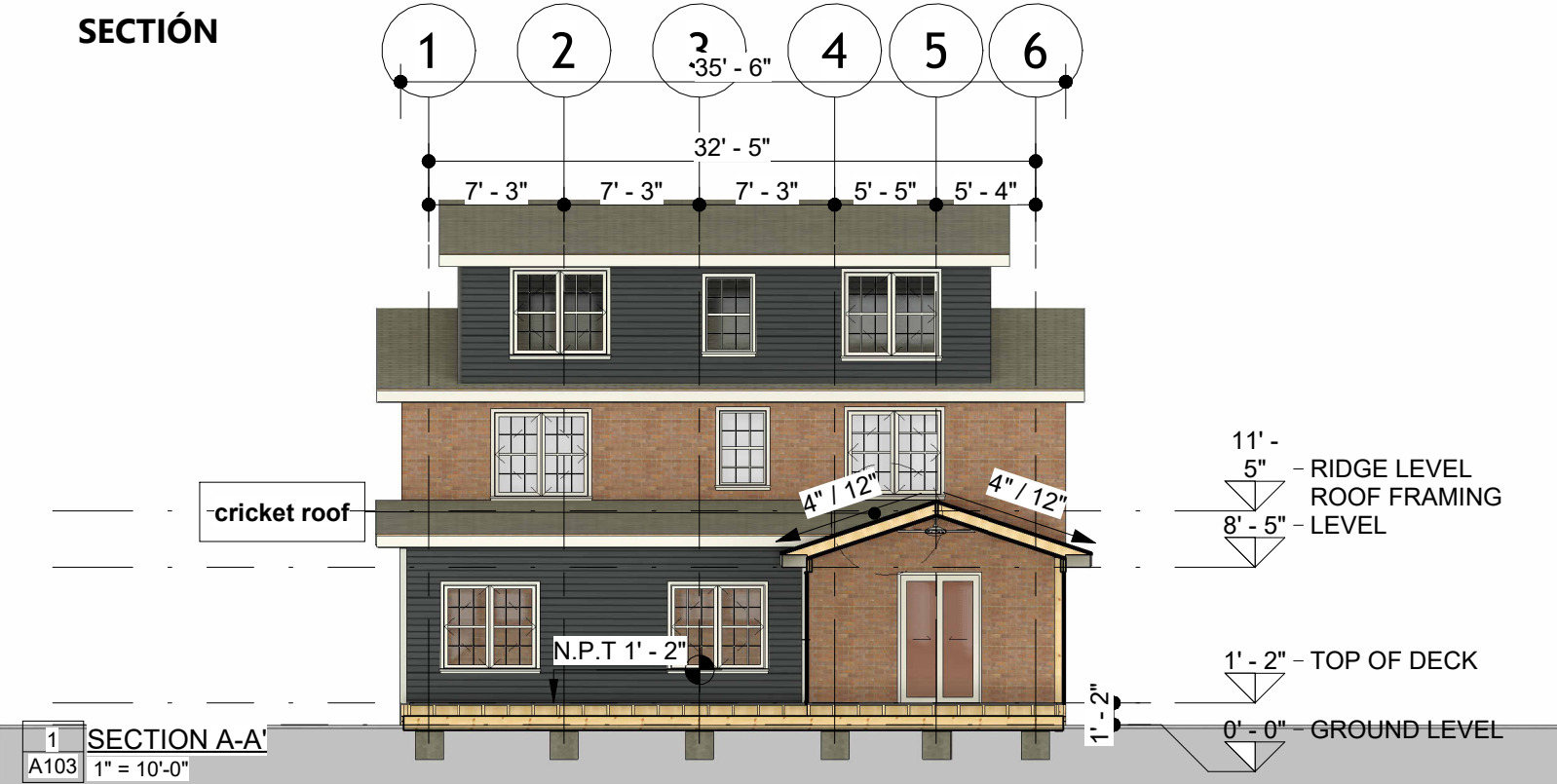
ELEVATIONS

Project number	0001
Date	23/06/2025
Drawn by	Autor
Checked by	Verificador

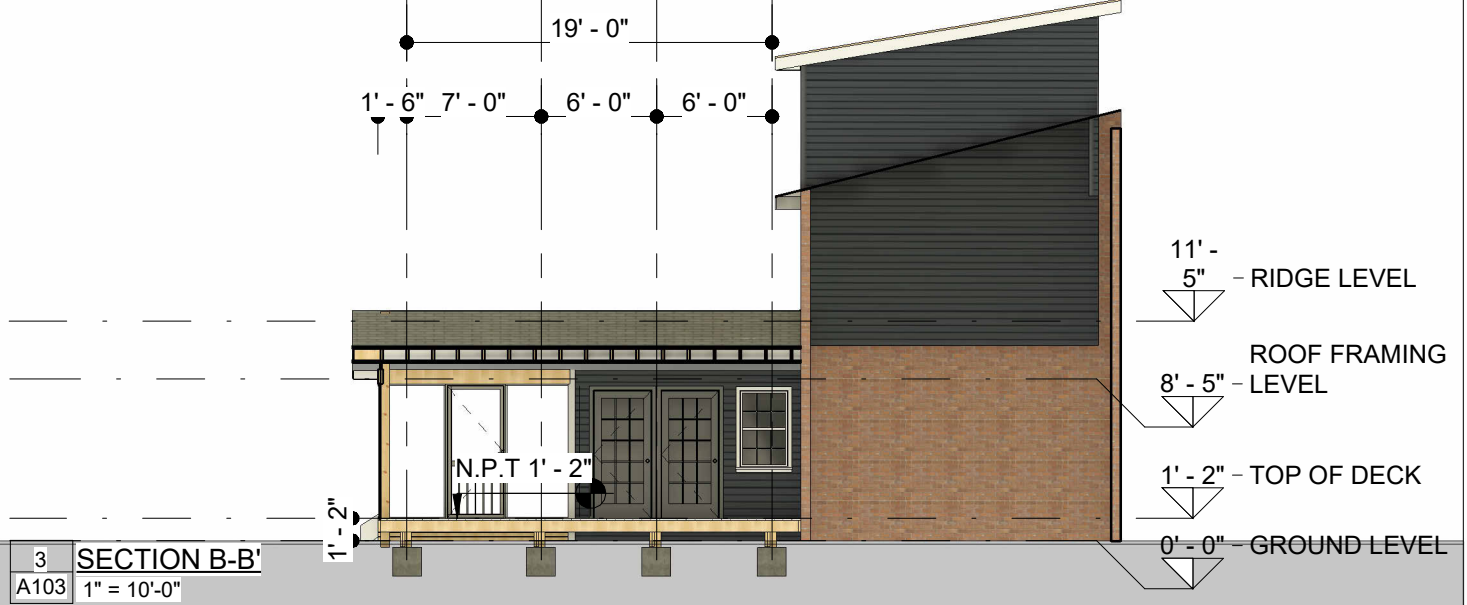
A102

Scale 1" = 10'-0"

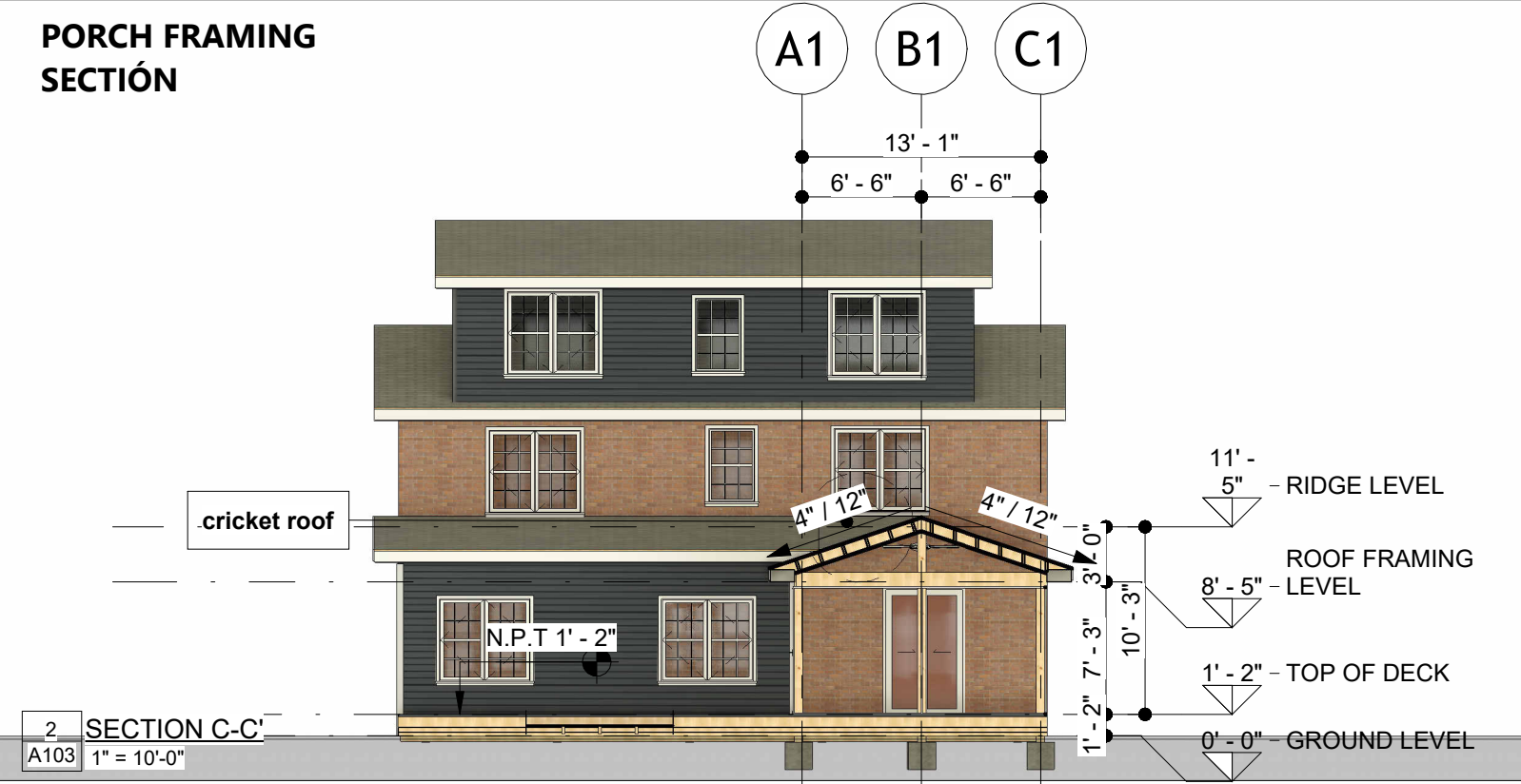
DECK FRAMING
SECCIÓN



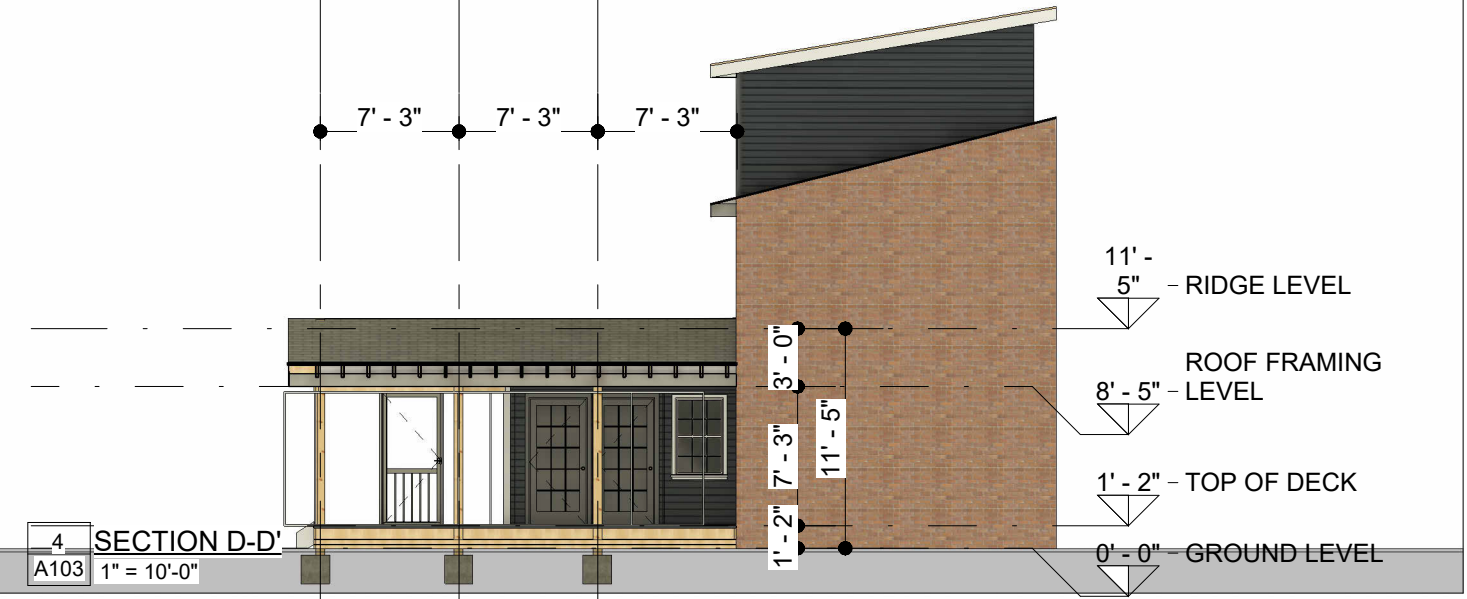
A B C D



PORCH FRAMING
SECCIÓN



1A 2A 3A



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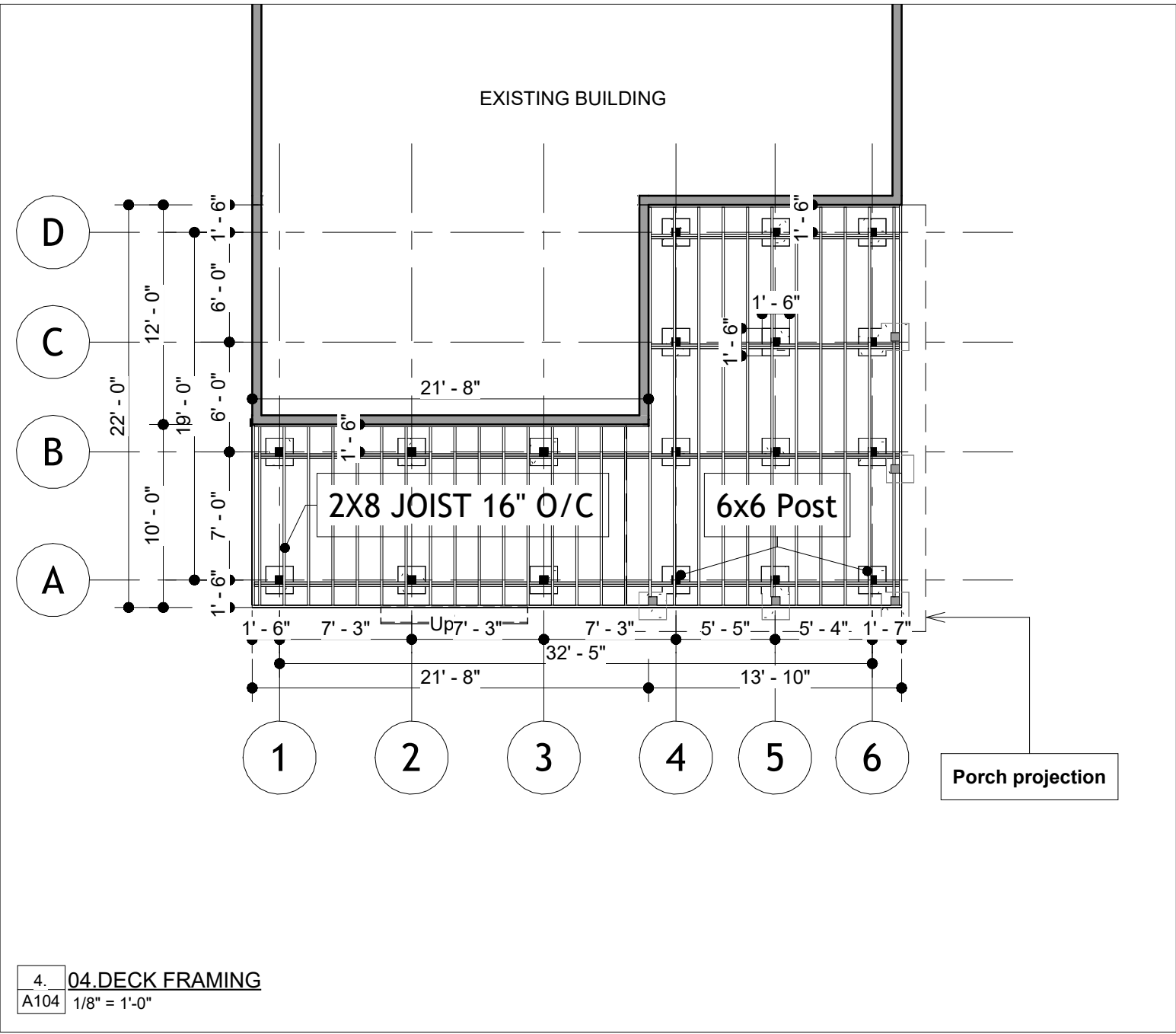
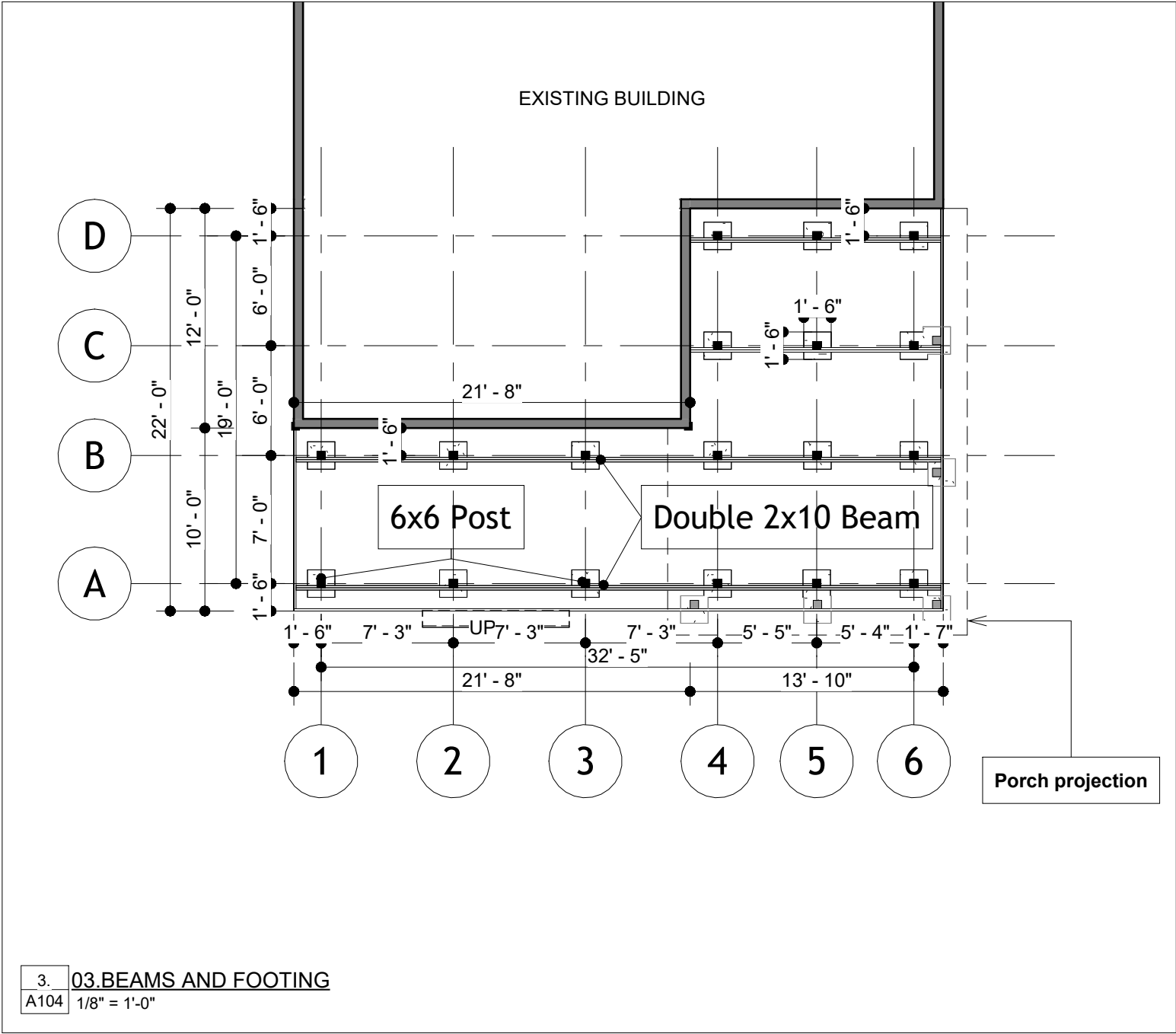
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No.	Description	Date

SECTIONS		
Project number	0001	A103
Date	23/06/2025	
Drawn by	Autor	
Checked by	Verificador	
		Scale 1" = 10'-0"

DECK FRAMING NOTES:

- 1. The new deck will be structurally detached from the house. It will have a height of 10" from grade to top of decking. Size of the deck is bigger than that of the porch.
- 2. 6x6 posts embedded in 18"x18" concrete footers will support the 2x10 dropped beams. See footings detail on page 4.
- 3. The double 2x10 dropped beams will attach to the 6x6 posts using 5/8" through bolts.
- 4. The 2x8 joists will be on a 16" O/C layout. These will attach to the dropped beams using Simpson H2.5 hurricane clips.
- 5. The stairs where needed will be box framed using 2x8 joists 12" o/c.
- 6. No guardrails will be installed as the deck is under 28" in height.
- 7. SYP pressure treated lumber rated for Ground contact use will be the framing lumber material of choice.



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No.	Description	Date

BEAM FOOTING - DECK FRAMING

Project number	0001
Date	23/06/2025
Drawn by	Autor
Checked by	Verificador

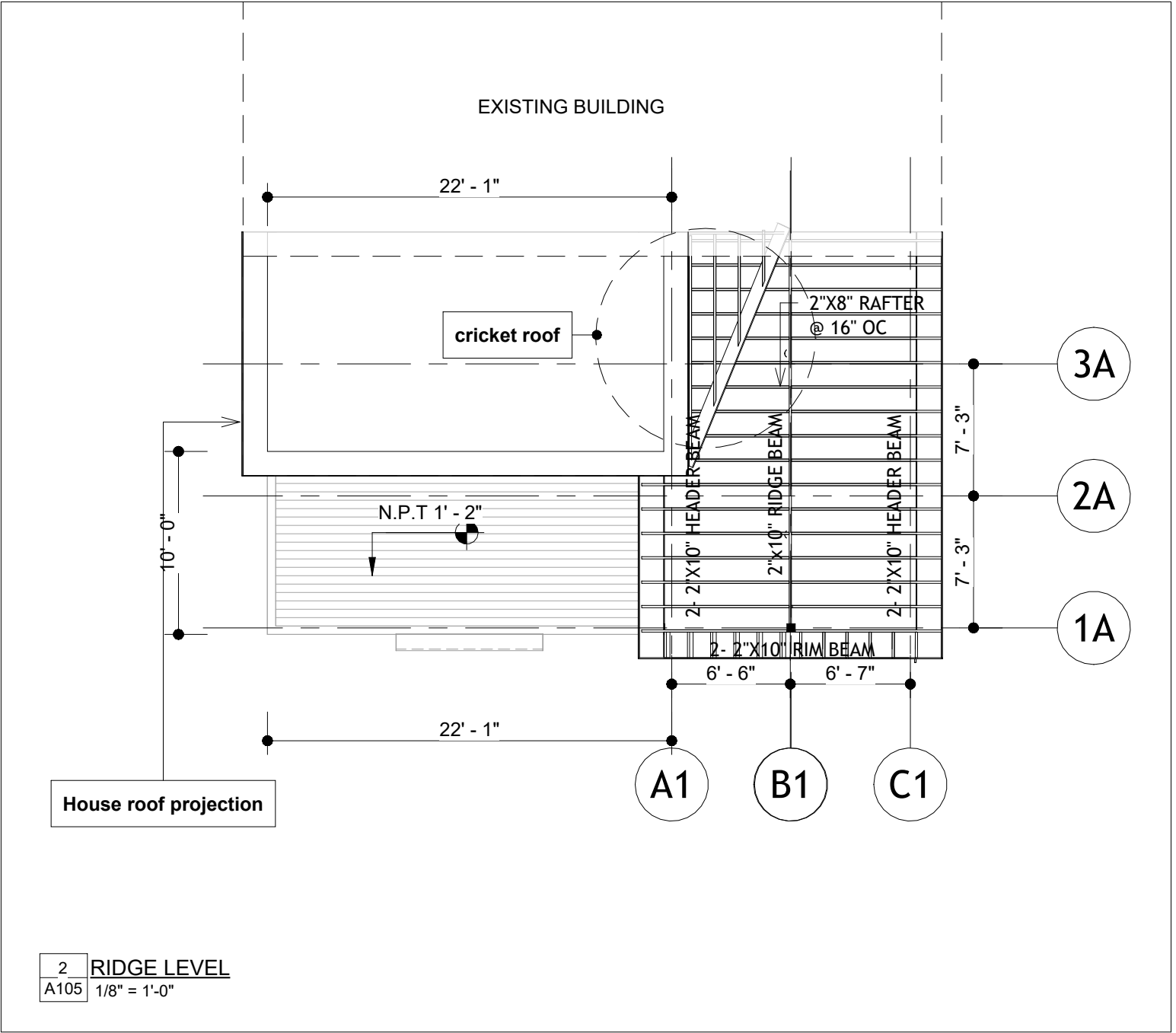
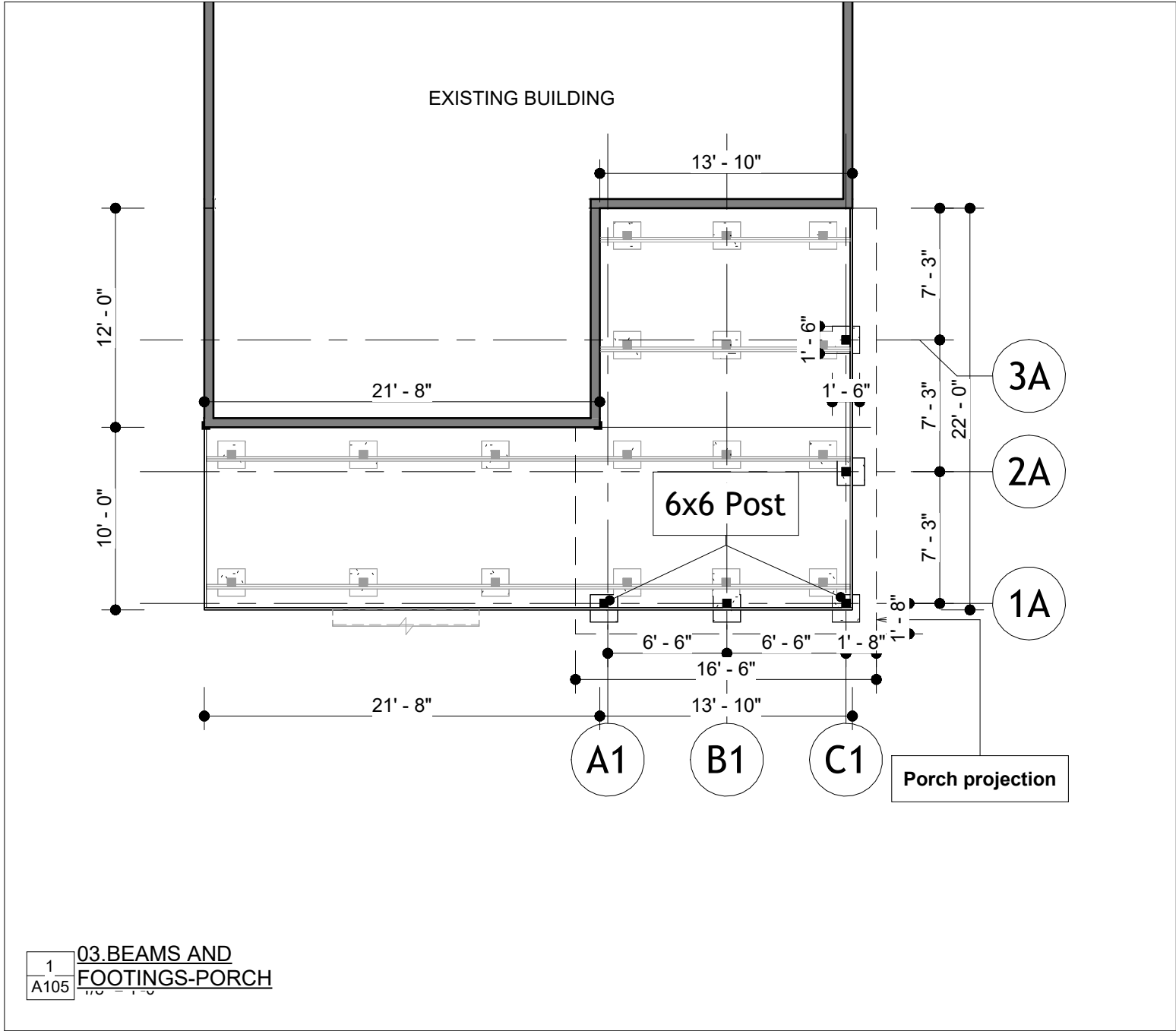
A104

Scale 1/8" = 1'-0"

SCREEN PORCH FRAMING NOTES:

- 1. A 13'10"FT x 22' "A" frame screened in porch with 12" of overhang will be erected over part of the new deck.
- 2. This structure will attach to the house and part of the existing roofline. The roof will have a 3/12 pitch.
- 3. 6x6 posts embedded in 30"x30"x30" concrete footers will support the double 2x10 headers.
- 4. 5/8" through bolts will be used to fasten the headers to the 6x6 posts.
- 5. 2x8 rafters (16" O/C) will attach to the headers using simpson h2.5 clips, 2 per connection.
- 6. Simpson LUZ hangers will be used to attach the header beams to the house.
- 7. WSWH5-EXT-5-in screws or Simpson equivalent, every 12" will be used to fasten the rafter up against the house to the house wall.
- 8. 7/16" OSB sheathing followed by #15 felt paper, and metal roofing will be installed over the 2x8 rafters.

9. Collar and rafter ties will be installed as needed per code requirement



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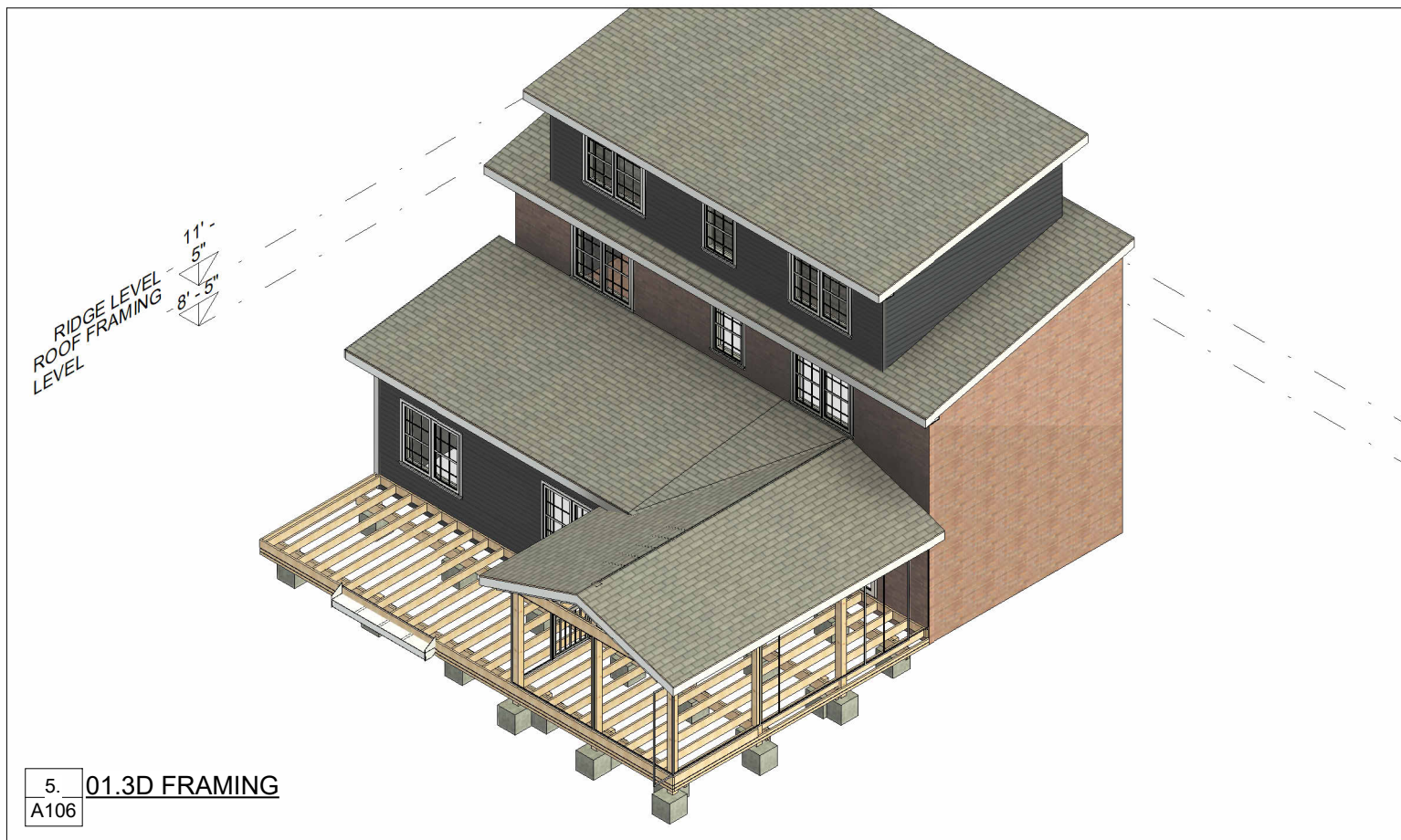
No.	Description	Date

BEAM FOOTING - PORCH FRAMING

Project number 0001
Date 23/06/2025
Drawn by Autor
Checked by Verificador

A105

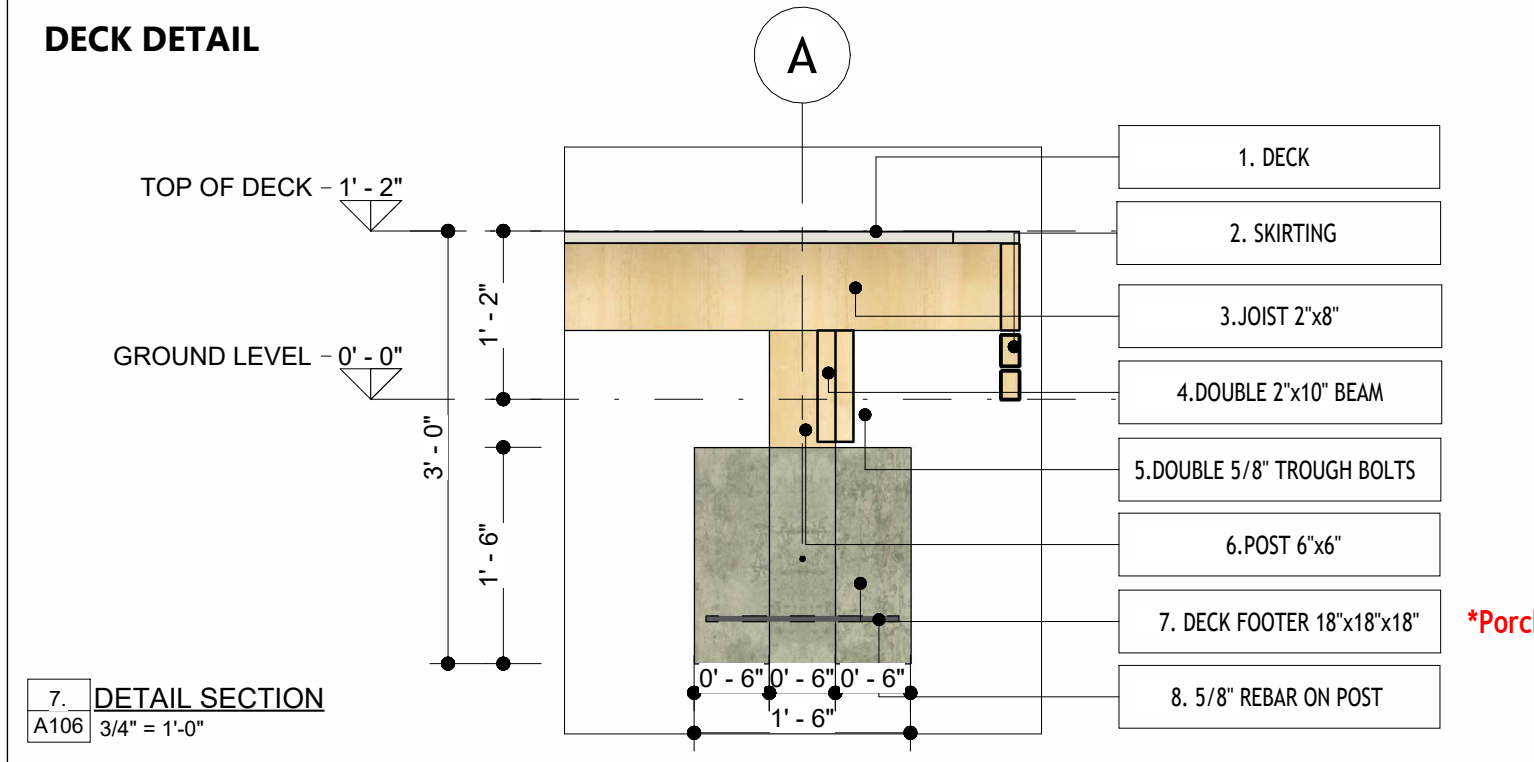
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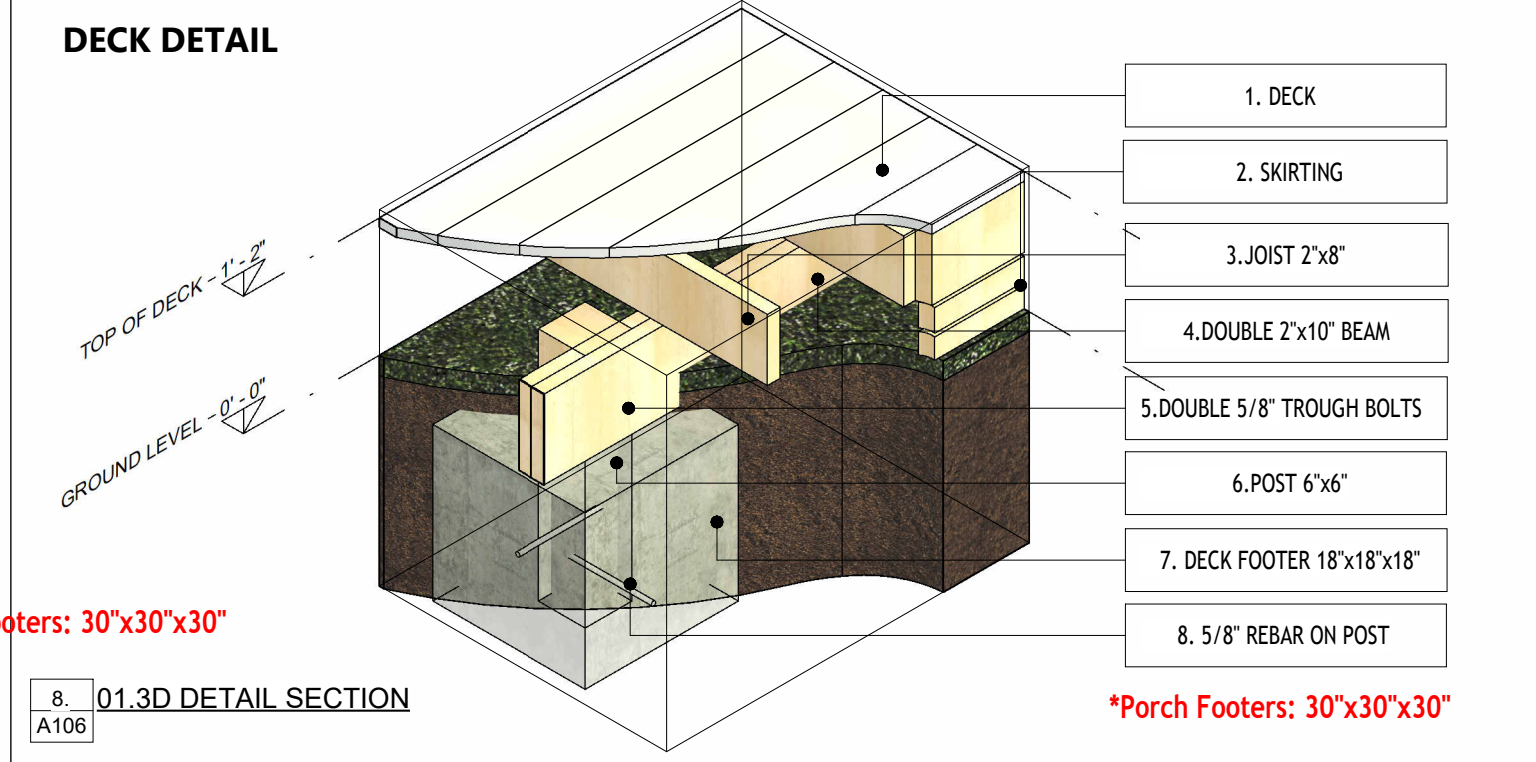
5. 01.3D FRAMING
A106



6. 02. 3D WIRE FRAMING
A106



7. DETAIL SECTION
A106 3/4" = 1'-0"



8. 01.3D DETAIL SECTION
A106



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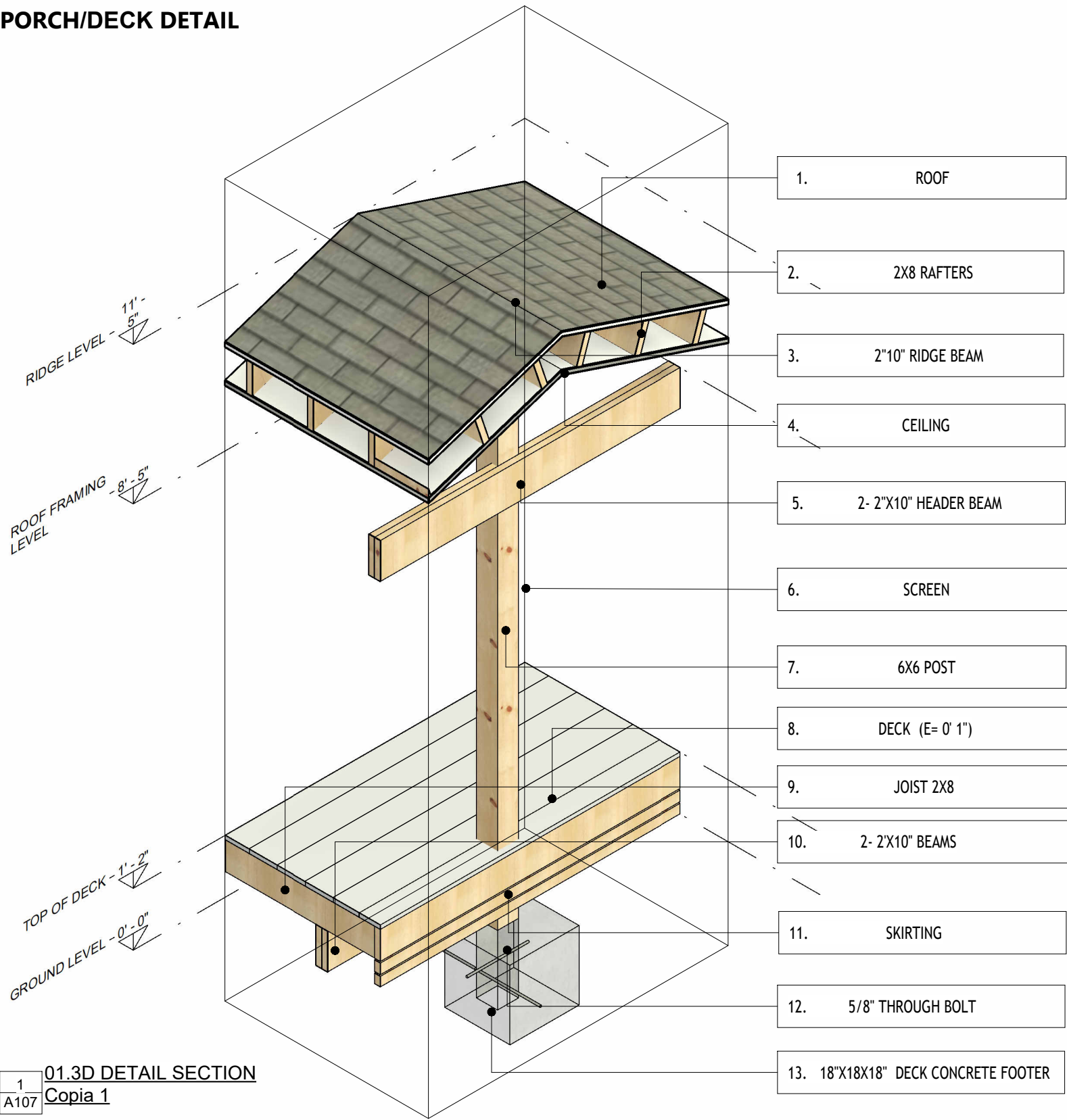
3D FRAMING -DETAIL SECTION

Project number 0001
Date 23/06/2025
Drawn by Autor
Checked by Verificador

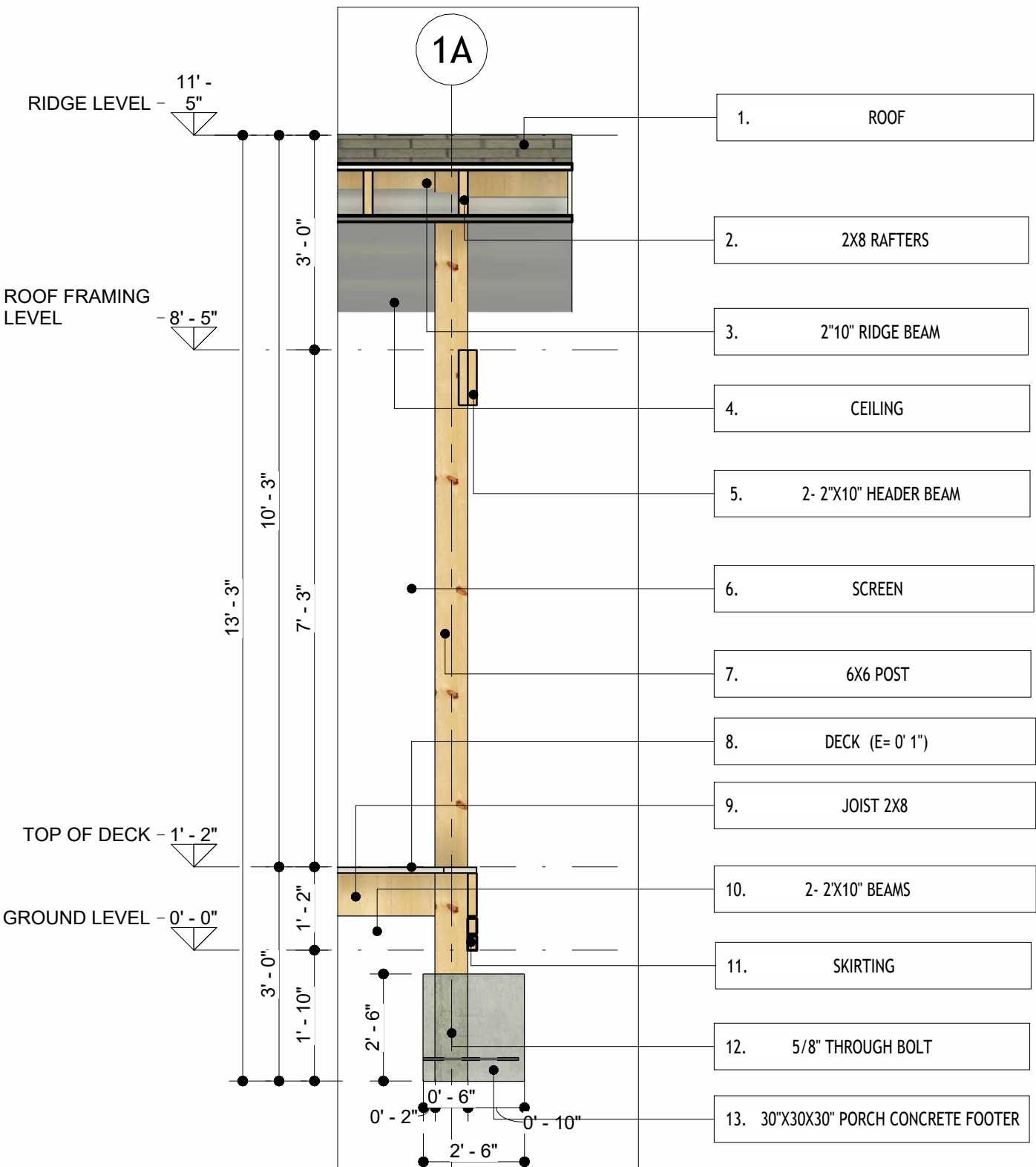
A106

Scale 3/4" = 1'-0"

PORCH/DECK DETAIL



PORCH/DECK DETAIL



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No.	Description	Date

DETAIL SECTION - PORCH

Project number	0001
Date	23/06/2025
Drawn by	Autor
Checked by	Verificador

A107

Scale 1/2" = 1'-0"