

Type or print the following:

Applicant name: Andrew Stewart

Mailing address: 133 Fayetteville St Suite 600

City: Raleigh

State: NC

Zip code: 27601

Date: 3/24/26

Daytime phone #: [REDACTED]

Email address: [REDACTED]

Applicant signature:

Andrew Stewart

- Minor work (staff review) – one copy
- Major work (COA committee review) – ten copies
 - Additions > 25% of building sq. footage
 - New buildings
 - Demolition of building or structure
 - All other
- Post approval re-review of conditions of approval

Office Use Only

Transaction #: _____

File #: COA-0036-2026

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 205 S. Wilmington St

Historic district: Moore Square

Historic property/Landmark name (if applicable):

Owner name: Quixotic Empire, LLC

Owner mailing address: 133 Fayetteville St Suite 600, Raleigh NC 27601

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address
<small>GREEN, THOMAS E III MANNING, HOWARD E SR TRUSTEE, C/O HIGHWOODS PROPERTIES INC, RALEIGH NC 27601-2956</small>	TULSI VENTURES LLC, 1052 KENNICOTT AVE, CARY NC 27513-845
209 RETAIL PARTNERS LLC, PO BOX 1030, RALEIGH NC 27602-1030	JT HOBBY & SON INC, PO BOX 18506, RALEIGH NC 27619-8506
<small>THE ACORN FOUNDATION INC, 8816 SIX FORKS RD STE 200, RALEIGH NC 27615-2983</small>	BLALOCK PARTNERS LLC, 217 S WILMINGTON ST, RALEIGH NC 27601-1433
RALEIGH CITY OF, 222 W HARGETT ST, RALEIGH NC 27601-1316	<small>FARMAH, RAM LABHAYA TRUSTEE FARMAH, SHEELA DEVI TRUSTEE, 106 BECKFORD RD, CARY NC 27516-6475</small>
MASO LLC, 8117 WINDSOR RIDGE DR, RALEIGH NC 27615-4720	
<small>FRENCH TRONE BLDG INVESTMENTS LLC, 112 E HARGETT ST STE 200, RALEIGH NC 27601-1455</small>	

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

<p>Will you be applying for rehabilitation tax credits for this project? Yes No</p> <p>Did you consult with staff prior to filing the application? Yes No</p>	<p style="text-align: center;">Office Use Only</p> <p>Type of work: _____</p> <p>_____</p>
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Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
4.2	Demolition	Demolition of 3 story building cited as Non Contributing in 1983 NPS Moore Square Historic District Nomination: "3 story brick comm. block, facade completely altered, but for triple molded brick cornice at parapet"
4.2.3	Demolition	Due to significant wood and masonry structural damage of the building, decades of adaptations, as well as wire lathe and stucco applied to the front facade of the building, there is little of significance to salvage
4.2.5	Demolition	Surrounding properties will be protected during demolition. Any masonry repairs and shoring, should they be necessary, will be performed to meet The Secretary of the Interior's Standards and will be designed by a structural engineer

<p>Minor Work Approval (office use only)</p> <p>Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____.</p> <p>Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.</p> <p>Signature (City of Raleigh) _____ Date _____</p>
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205 S Wilmington St.

COA for Demolition

(COA-0036-2026)

History:

Single story, noncontributing, CMU structure built in 1969, once part of Dixie Loan Company and most recently TAZ's C- Store.

Scope of Work:

We are requesting a Certificate of Appropriateness for the demolition of the building at 205 S Wilmington St. The building, a single story 1969 CMU structure is non-contributing and in disrepair. As stated in the application, the surrounding properties will be protected during demolition. 201 S Wilmington, the two-story masonry building north of 205 and on the same parcel, will remain. Any repairs or reinforcements to adjacent structures, should they be necessary, will be performed to meet The Secretary of the Interior's Standards. Means and methods for demolition will be designed by a structural engineer to ensure the integrity of the adjacent buildings. An 8' tall construction fence will be placed at the property line to facilitate the construction of a new building.

205 S Wilmington St.

COA for Demolition (COA-0036-2026)

Photo Spread



Photo 1: 205 S. Wilmington St. Raleigh, NC (03/09/206) Front Façade



Photo 2: 205 S. Wilmington Raleigh, NC (03/19/2026): Interior Facing East



Photo 3: 205 S Wilmington Raleigh, NC (03/19/2026) Interior Facing North toward 201 S. Wilmington St.



Photo 4: 205 S Wilmington Raleigh, NC (03/19/2026) Interior Facing West toward Wilmington St.



Photo 5: 205 S. Wilmington Raleigh, NC (03/19/2026) Interior, back of coolers, facing South toward rear alley of 209. No access.



Photo 6: 205 S. Wilmington Raleigh, NC (03/19/2026) : Interior Facing South (looking into 209 S Wilmington)



Photo 7: 205 S. Wilmington St Raleigh, NC (03/19/2026) Wall of 201 S. Wilmington independent of 205



Photo 8: 205 S. Wilmington St Raleigh, NC (03/19/2026) 209 S. Wilmington structure and cladding appear to be independent of 205.



Photo 9: 205 S. Wilmington Raleigh, NC (03/19/2026) : Parapet of 205 shows independent from 209 S Wilmington



Photo 10: 205 S. Wilmington Raleigh, NC (03/19/2026) : Rear Parapet of 205 shows independent from 110 E Hargett St.



205 S.
Wilmington St.

201 S. Wilmington St.

106 E. Hargett St

Parapet

Photo 11: 205 S Wilmington St Raleigh, NC (Est.2025) South wall independent from 210 S. Wilmington St. and 106 E. Hargett St.

