

STAFF REPORT
RHDC Certificate of Appropriateness Committee: COA Application

Case Number: COA-0036-2026

Property Address: 205 S WILMINGTON ST

PIN: 1703783278

Zoning: DX-7-SH w/ HOD-G

HOD/Raleigh Historic Landmark: MOORE SQUARE HISTORIC DISTRICT

Property Owner: QUIXOTIC EMPIRE LLC

Applicant: QUIXOTIC EMPIRE LLC

Project Contact: DAVE NICOLAY

Received: 03/11/2026

Complete date + 180 days: 09/23/2026

Meeting Date(s): 1) 04/23/2026 2) 3)

Staff Contact: Erin Morton Pugh, erin.morton.pugh@raleighnc.gov

Staff Notes

- The demolition of a structure cannot be denied but can be delayed for a period of up to 365-days in an effort to find a means of preserving the building. If the Commission finds that the building has no particular significance or value toward maintaining the character of the Historic Overlay District, it shall waive all or part of such period.

Certificate of Appropriateness Request

Demolish noncontributing building.

Application Attachments

- COA application form
- Written description
- Current site photographs
- Contextual streetscape photographs
- Existing site plan drawing

Property Description

0.03 acres; **Noncontributing**...”207: Dixie Loan, Retail, Post WWII, 1 story commercial façade completely altered; 205: Jet Fashion, Retail, Post WWII.” See: “[Moore Square National Register of Historic Places Inventory](#)” (adopted as historic district report), page 11.

Standard of Review

The COA Committee shall not refuse to issue a certificate of appropriateness except for the purpose of preventing the construction, reconstruction, alteration, restoration, moving or demolition of buildings, structures, appurtenant features, outdoor advertising signs or other significant features in the -HOD-G, -HOD-S or for Historic Landmarks, which would be incongruous with the special character of the district or Landmark. See: N.C. Gen. Stat. [§ 160D-947\(a\)](#) and UDO [10.2.15.D.4E](#).

Applicable Guidelines

Sections	Applicable Guidelines	Description of Work
4.2	4.1.1, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8	Demolish noncontributing building

See: [Design Guidelines for Raleigh Historic Districts and Landmarks](#) (2017)

Congruity Analysis

Per the Applicable Standards & Submittal Requirements:

1. A noncontributing primary structure in the Moore Square Historic Overlay District (HOD-G) is proposed to be demolished. (*Guideline 4.2.1*)
2. Constructed in 1969, the structure is a 1-story painted CMU building with two commercial storefronts (addressed as 205-207 S Wilmington St). Existing site photos and contextual streetscape photos were provided. (*Guideline 4.2.2*)
3. The subject building abuts a contributing 2-story masonry building to the north that is also a part of the 205 S Wilmington St parcel (addressed as 201 S Wilmington St). The application states this building will remain and any necessary repairs or reinforcement to adjacent structures will meet the Secretary of Interior's Standards. Site photos demonstrating that the two buildings appear to maintain separated wall and roof systems was provided. (*Guideline 4.2.5*)
4. The subject building also abuts other structures proposed to remain. The application states that means and methods for demolition will be designed by a structural engineer to ensure the integrity of the adjacent buildings. Existing parapet photos and a scaled existing site plan showing the structure's relationship to the adjacent structures and parcels were provided. (*Guideline 4.2.2 & 4.2.5*)
5. The applicant states that the subject building is in disrepair. Interior and exterior photos, as well as partial views to the rooftop, documenting the deteriorated existing conditions were provided. (*Guideline 4.2.1 & 4.2.2*)
6. State law allows that an up to 365-day demolition delay may be imposed. The delay is typically not applied if the Commission finds that the building has no particular significance or value toward maintaining the character of the Historic Overlay District. (*Guideline 4.2.1*)
7. Demolition recordation drawings and/or providing architectural salvage opportunities prior to demolition are also typically not required for noncontributing buildings in the district. (*Guideline 4.2.2 & 4.2.3*)

Staff Concerns

Per the Applicable Standards & Submittal Requirements:

1. A visual tree protection plan prepared by an ISA-certified arborist or landscape architect to protect adjacent street trees were provided. (*Guideline 4.2.5 & 4.2.6*)
2. The application states that an 8'-0" tall construction fence will be placed at the property line to facilitate the construction of a new building. The application does not provide a site plan illustrating the proposed site development or interim planting while future plans are prepared and filed. No information was provided about the timeline to submit a new COA for such future new development. (*Guideline 4.2.4, 4.2.7, & 4.2.8*)

Potential Conditions

Based on the congruity analysis, staff concerns, and previous similar applications, the following conditions are suggested for consideration by the Committee, should the Committee choose to approve the application:

1. That a tree protection plan be implemented and remain in place for the duration of construction. (*Guideline 4.2.5 & 4.2.6*)
2. That vacated lots be promptly cleared, seeded, and planted with grass following demolition until such time that replacement features are approved and work begins (*Guideline 4.2.4, 4.2.7, & 4.2.8*)
3. That the following materials and specifications be submitted to and approved by staff prior to issuance of the blue placard:
 - a. Visual tree protection plan;
 - b. Proposed site plan.