



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-0037-2026

Fee: \_\_\_\_\_

Amount paid: \_\_\_\_\_

Received date: \_\_\_\_\_

Received by: \_\_\_\_\_

Property street address: 209 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, CID HIGHWOODS PROPERTIES INC, RALEIGH NC 27601-2556</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 AGORN 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 27518-6475</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 27601-1456</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;"><b>Office Use Only</b></p> <p>Type of work: _____</p> <p>_____</p>
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Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
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><b>Minor Work Approval (office use only)</b></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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## 209 S Wilmington St. COA for Demolition (COA-0037-2026)

### History:

209 S. Wilmington Street (built in 1910), 3 story masonry building that once housed Dixie Loan Company, TAZ's C-Store, with the upper floors being most recently office and storage. The building was 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"

### Scope of Work:

Given the poor condition of the structure and lack defining historic features from decades of significant renovations and neglect, we are requesting a Certificate of Appropriateness for the demolition of the 3-story building at 209 S Wilmington St. The surrounding properties will be protected during demolition. 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.

## 209 S Wilmington St. COA for Demolition:

### Front Façade

The original masonry façade has been covered on the upper two stories with first a Portland based stucco and wire lath, and then with a painted metal cladding. Unfortunately, the wire lath and stucco appear to have been attached and then rendered directly to the brick, rather than on furring strips. It is likely, given the age of the brick and installation methods of the stucco, removal will damage the brick beneath beyond the point of salvage or repair. Original double hung windows are completely missing from 2<sup>nd</sup> floor and the sashes that are in place on 3<sup>rd</sup> are tacked in place, and questionable if original. The original storefront has been completely removed.



209 S Wilmington St.

COA for Demolition (COA-0037-2026)

Photo Spread



Photo 1: 209 S. Wilmington St Raleigh, NC (03/9/2026) Front Façade



Photo 2: 209 S. Wilmington St. Raleigh, NC (03/19/2026) View from Wilmington and Hargett Facing Southeast



Photo 3: 209 S. Wilmington St. Raleigh, NC (03/19/2026) View from 20 E Hargett St Rooftop



Photo 4: 209 S Wilmington Raleigh, NC (03/19/2026) 1<sup>st</sup> floor, Interior Facing East. No original ceiling material remains, all plywood clad in floor joists. Rear stairs are not original and in disrepair.



Photo 5: 209 S Wilmington Raleigh, NC (03/19/2026) 1<sup>st</sup> floor, Interior Facing West. In addition to the original storefront, much of the first-floor framing has been replaced and none of the original flooring remains.



Photo 6: 209 S Wilmington Raleigh, NC (03/19/2026) 1<sup>st</sup> floor interior facing North, looking in to 205 . The north masonry wall on the 1<sup>st</sup> floor has been removed and replaced with steel columns and beams.



Photo 7: 209 S Wilmington Raleigh, NC (03/19/2026) 1<sup>st</sup> floor Interior Facing South West. Appears to be a separate, non-party wall with adjacent 211 S Wilmington St. building.



Photo 8: 209 S Wilmington Raleigh, NC (03/19/2026) 1<sup>st</sup> floor Interior Facing South East



Photo 9: 209 S Wilmington Raleigh, NC (03/19/2026) 2<sup>nd</sup> floor Interior Facing West (Wilmington St) Wood flooring has been patched several times and is rotting. Same for T&G ceiling.



Photo 10: 209 S Wilmington Raleigh, NC (03/19/2026) 2<sup>nd</sup> floor Interior Facing East (rear alley)



Photo 11: 209 S Wilmington Raleigh, NC (03/19/2026) 2<sup>nd</sup> floor, rear bricked in window. All doorways and window openings on the rear façade are bricked up with little or no remaining millwork.



Photo 12: 209 S Wilmington Raleigh, NC (03/19/2026) 2<sup>nd</sup> floor, front window opening with wire lath and Portland based stucco rendering directly to the masonry façade. No sashes and little or no original millwork.



Photo 13: 209 S Wilmington Raleigh, NC (03/19/2026) 2<sup>nd</sup> floor, non-original stair to 3<sup>rd</sup> floor



Photo 14: 209 S Wilmington Raleigh, NC (03/19/2026) 3<sup>rd</sup> floor Interior Facing East (Wilmington St) Significant rot on hardwood flooring and severe damage to floor and roof structures as well large cracking on North and South masonry walls.



Photo 15: 209 S Wilmington Raleigh, NC (03/19/2026) 3<sup>rd</sup> floor Interior Facing West



Photo 16: 209 S Wilmington St Raleigh, NC (03/19/2026) 3<sup>rd</sup> floor rear bricked in and boarded up window openings with little remaining millwork.



Photo 17: 209 S Wilmington St Raleigh, NC (03/19/2026) : 3<sup>rd</sup> floor rear major structural damage from plumbing and roof leaks.



Photo 18: 209 S Wilmington St Raleigh, NC (03/19/2026) 3<sup>rd</sup> floor front, window sashes, tacked in place, Portland based stucco and wire lath beneath. Unknown if sashes are original.



Photo 19: 209 S. Wilmington St Raleigh, NC (03/19/2026) 209 S. Wilmington St. independent of 205 S Wilmington St. The load bearing masonry wall is separate from 205, however, much of the north masonry wall was removed at the 1<sup>st</sup> floor



Photo 20: 209 S. Wilmington Raleigh, NC (03/19/2026) Parapet of 205 S. Wilmington shows independent from 209 S. Wilmington



Photo 21: 209 S. Wilmington St Raleigh, NC (03/19/2026) 209 S. Wilmington St. and 211 S. Wilmington facades appear to be structural independent.



Photo 22: 209 S. Wilmington St Raleigh, NC (03/19/2026) Detail of 209 S. Wilmington St. wall independent of 211 S Wilmington St. Evidence of stucco direct to brick can be seen.

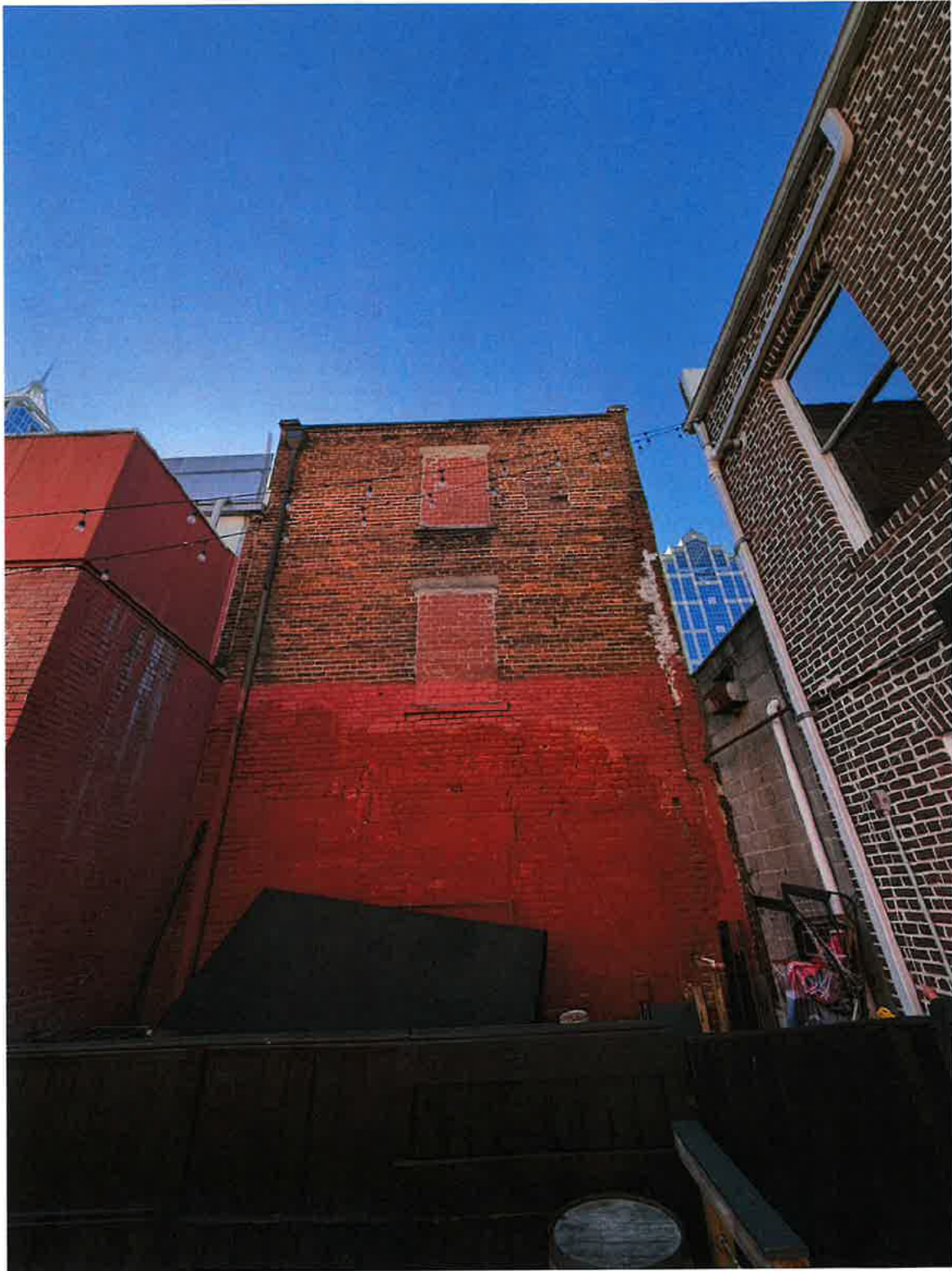


Photo 23: 209 S Wilmington St. Raleigh, NC (03/19/2026) Rear Façade with bricked in window openings.



Photo 24: 209 S Wilmington St. Raleigh, NC (03/19/2026) Rear Façade, bricked in openings

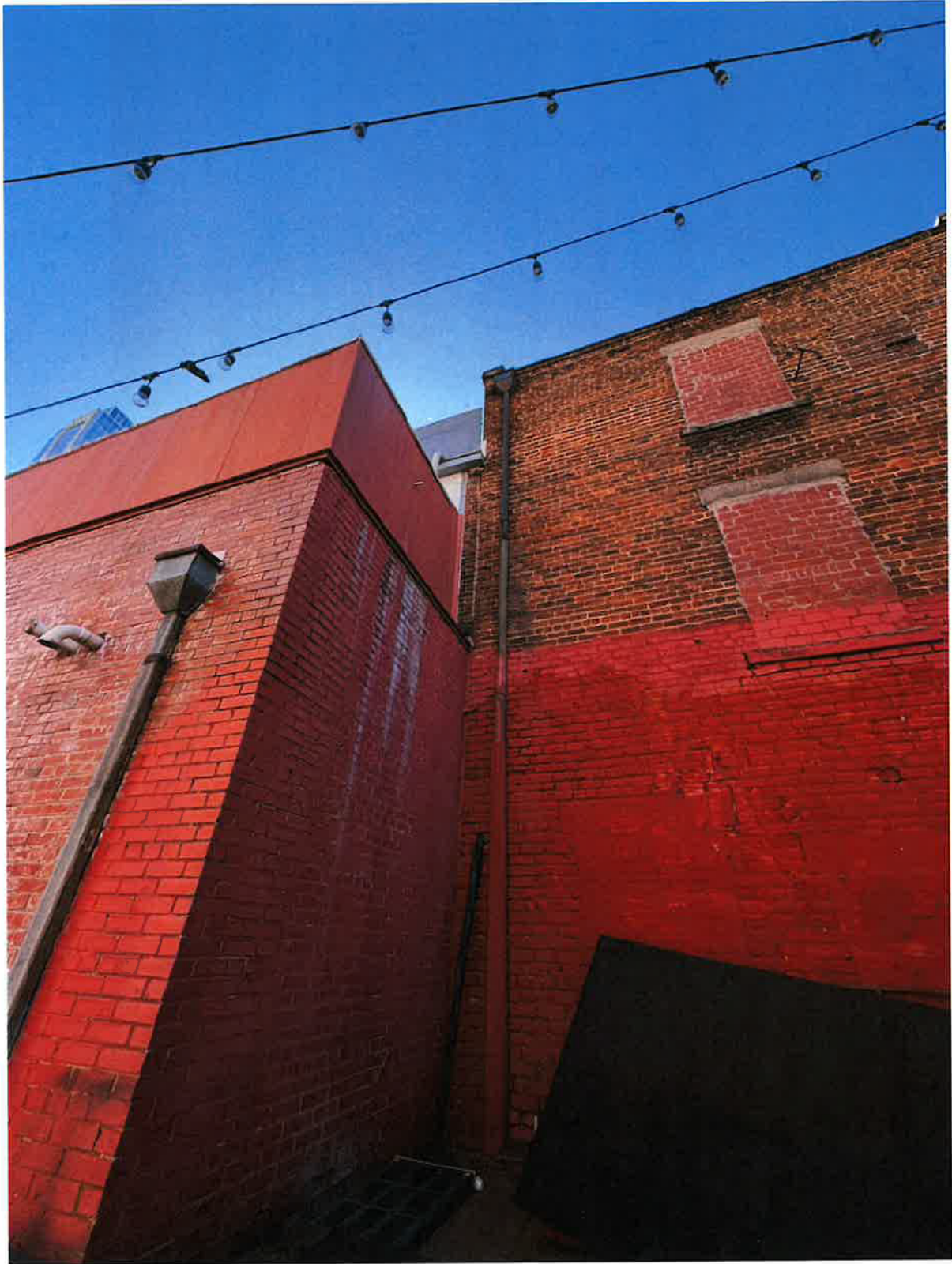
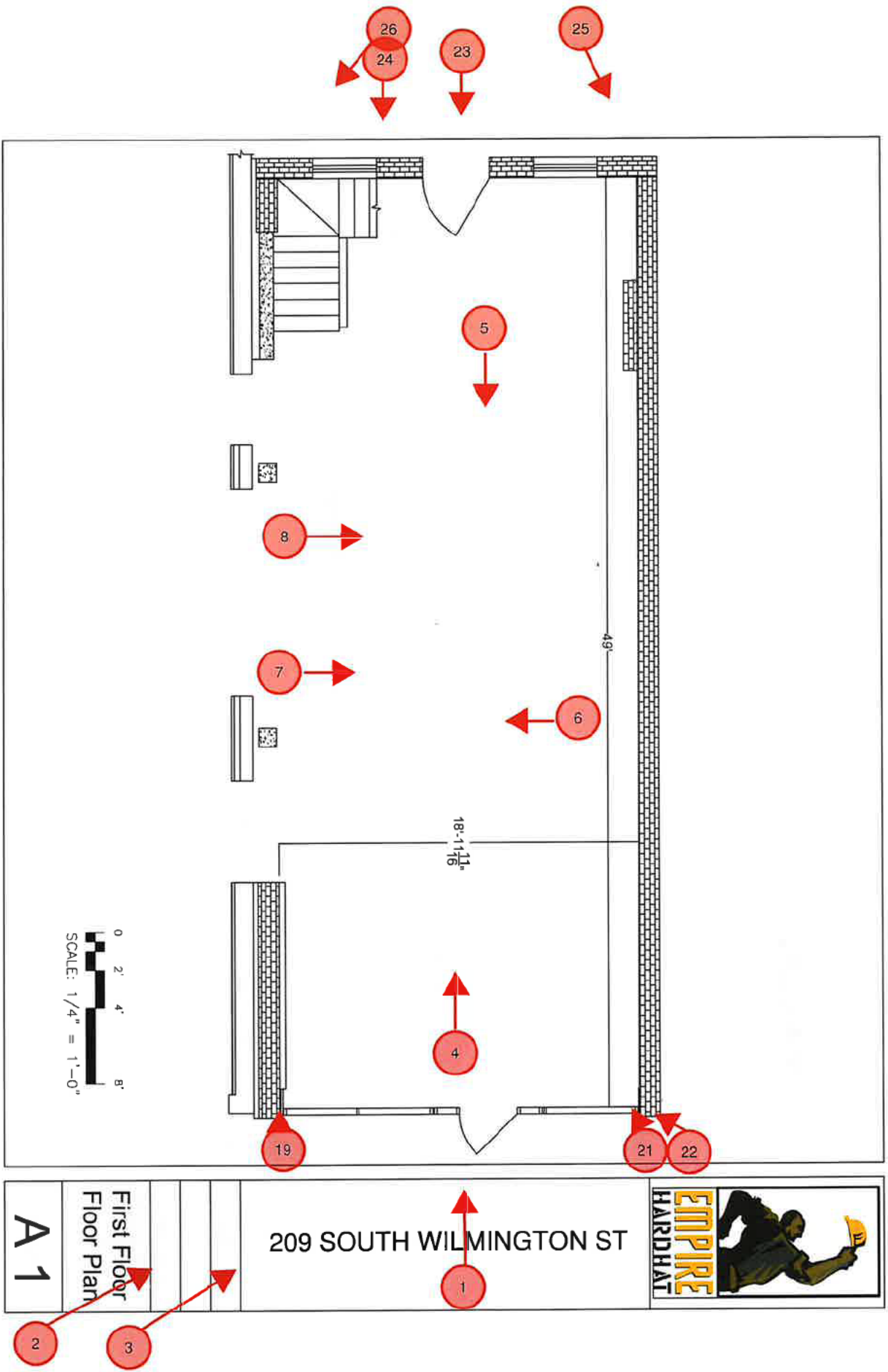
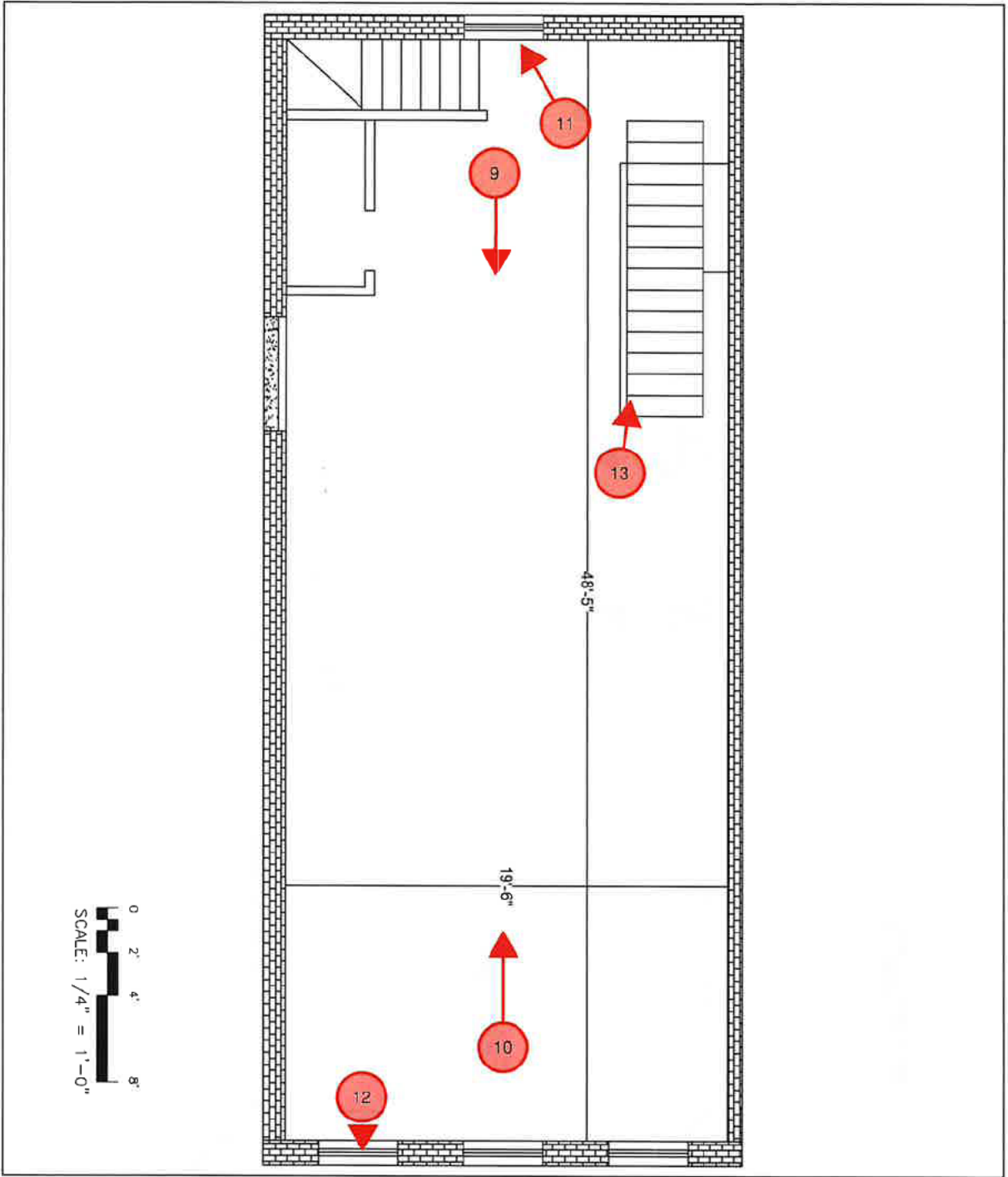


Photo 25: 209 S. Wilmington St. Raleigh, NC (03/19/2026) 209 S. Wilmington south wall, independent of 211 S. Wilmington St.

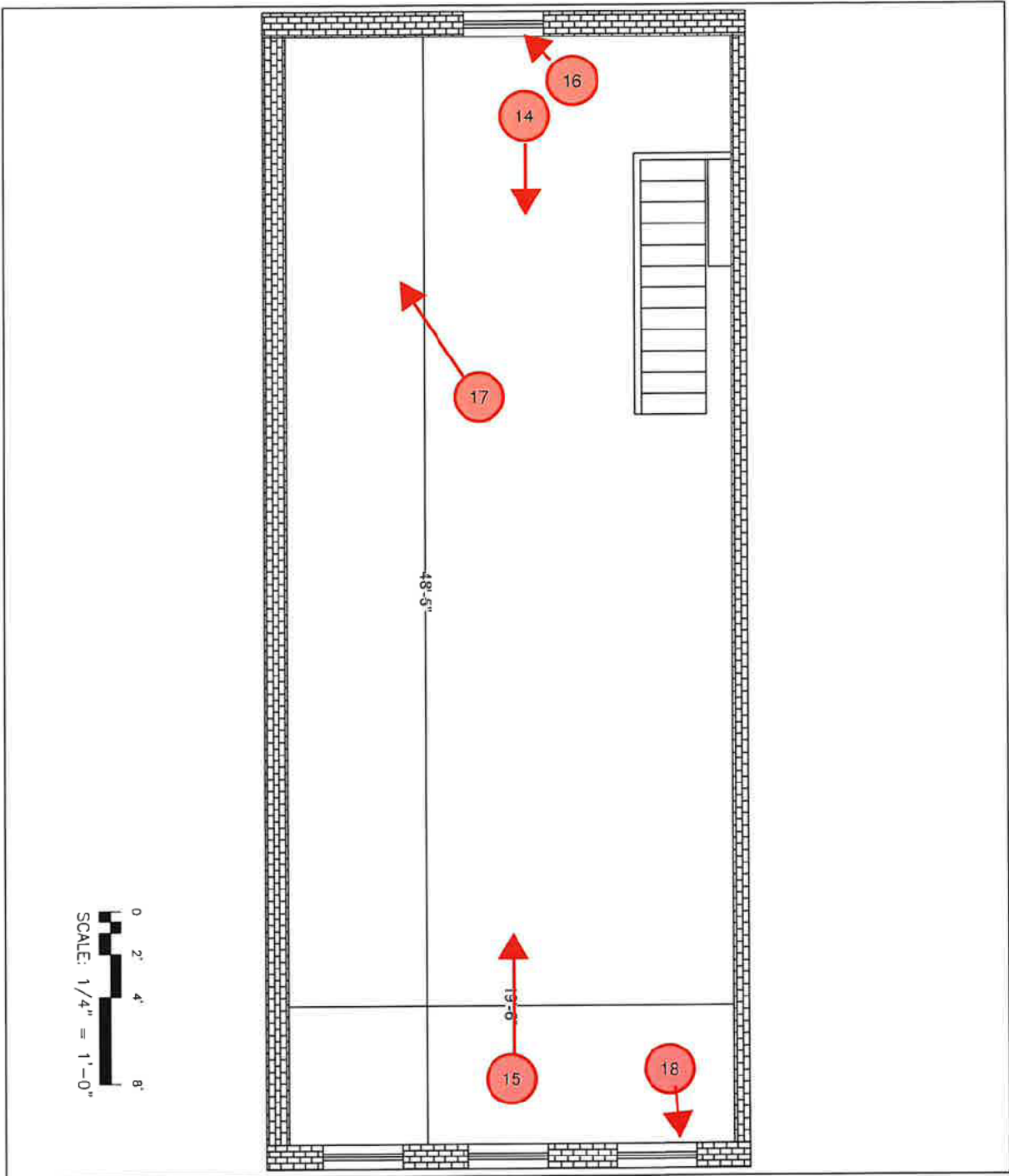


Photo 26: 209 S. Wilmington St Raleigh, NC (03/19/2026) Rear Façade, 209 and 205 separate walls

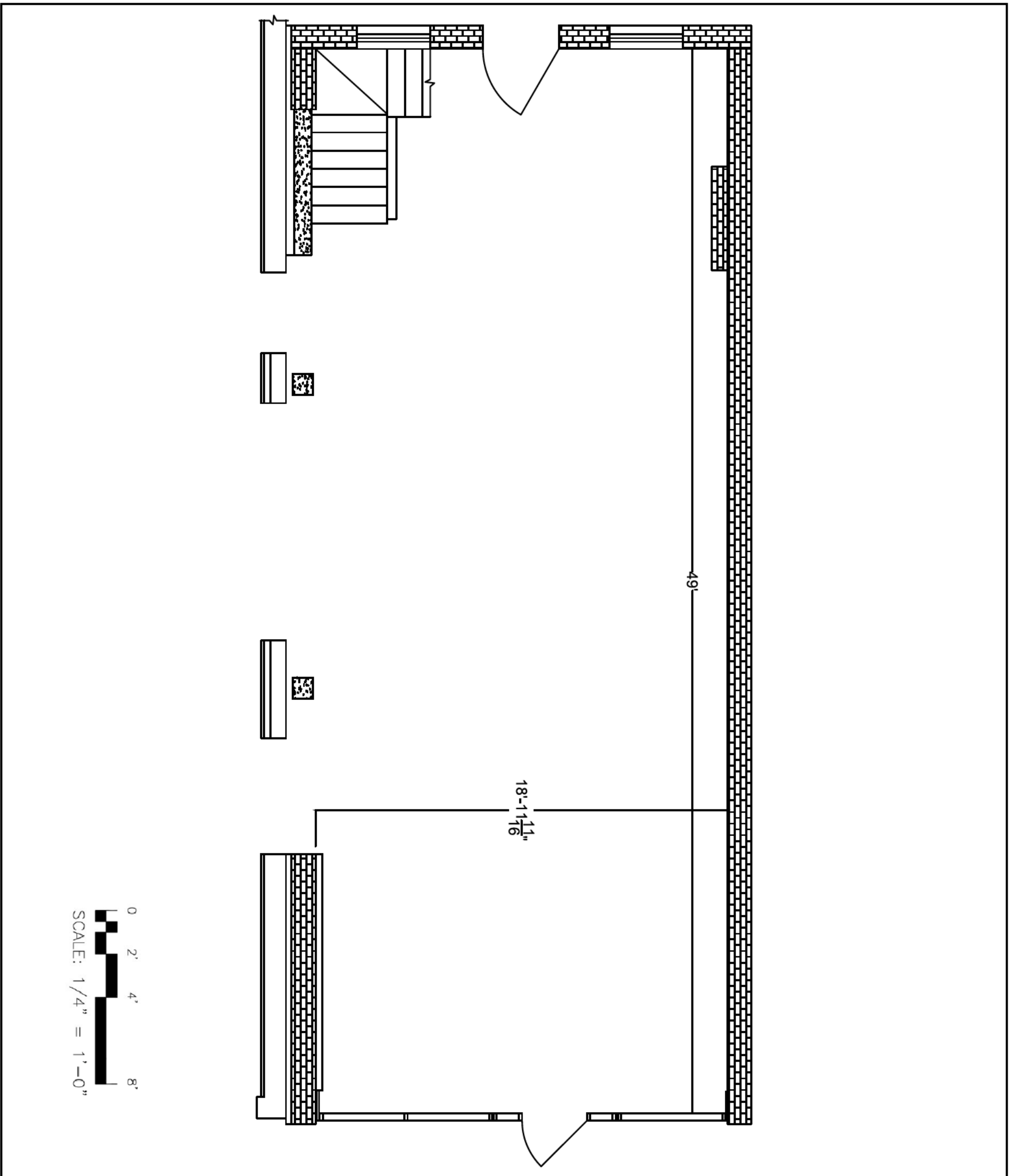




	<p>209 SOUTH WILMINGTON ST</p>	<p>Second Floor Floor Plan <b>A 2</b></p>
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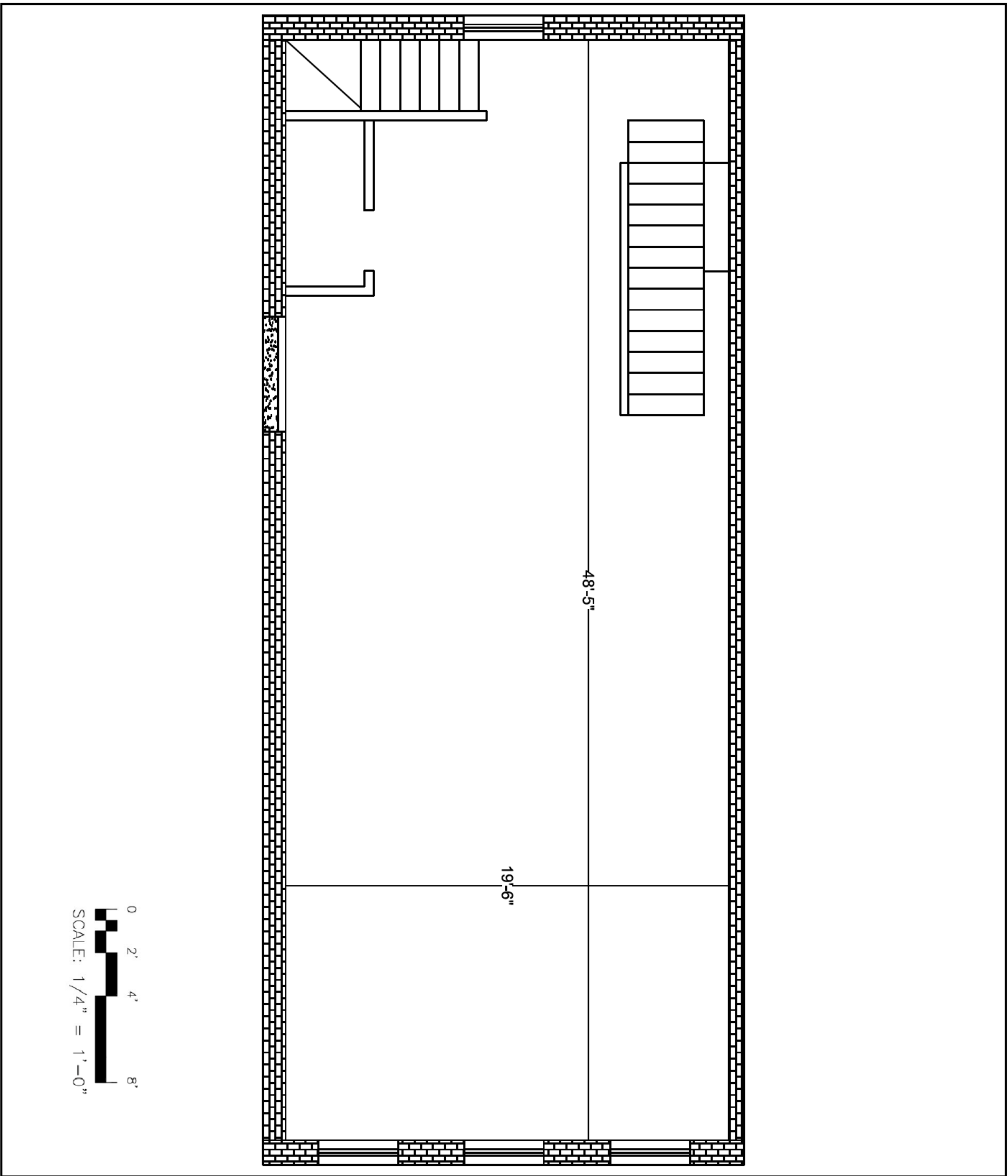
<b>A 3</b>	Third Floor Floor Plan	209 SOUTH WILMINGTON ST	



209 SOUTH WILMINGTON ST

First Floor  
Floor Plan

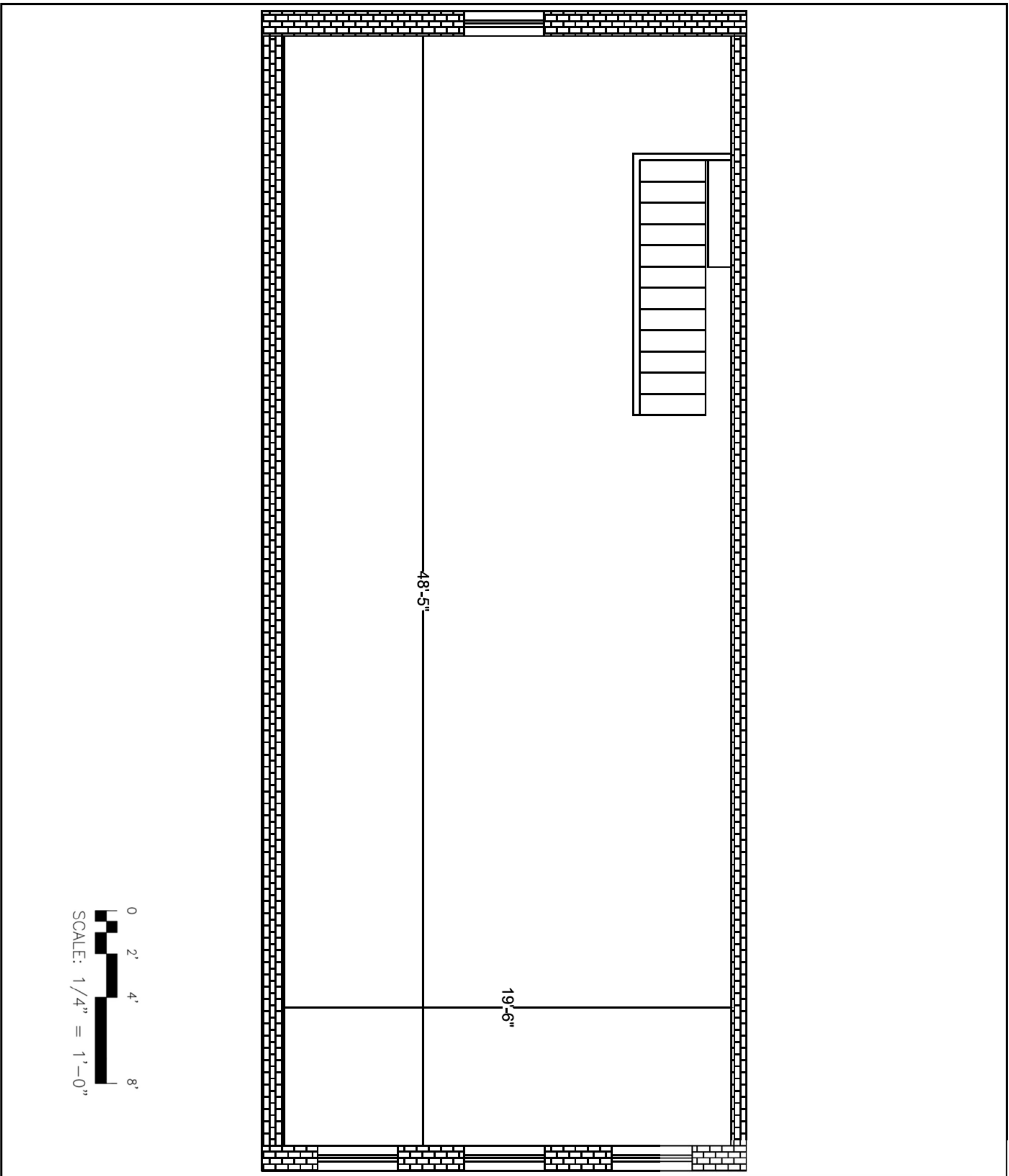
A 1



209 SOUTH WILMINGTON ST

Second  
Floor  
Floor Plan

A 2



209 SOUTH WILMINGTON ST

Third Floor  
Floor Plan

A 3

