

STAFF REPORT
RHDC Certificate of Appropriateness Committee: COA Application

Case Number: COA-0037-2026

Property Address: 29 S WILMINGTON ST

PIN: 1703783265

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
- Existing plan drawings

Property Description

0.03 acres; **Noncontributing**... "209: Dixie Loan, Retail, Pre-1914, Shop, 3 story brick comm. block, façade completely altered, but for triple molded brick cornice at parapet." See: "[Moore Square National Register of Historic Places Inventory](#)" (adopted as historic district report), p 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

<i>Sections</i>	<i>Applicable Guidelines</i>	<i>Description of Work</i>
4.2	4.2.1, 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. The building is a 3-story brick building with a commercial storefront. Although constructed prior to 1914, the building has been heavily altered. Prior to district designation in 1983, a painted corrugated metal cladding was applied to the primary street-facing façade and cornice. Beneath the metal, an earlier Portland-based parging coat was applied to the face of the historic brick, making successful reversal and restoration unlikely. The application notes the existing replacement storefront configuration, 2nd floor and likely 3rd floor windows, are also not historic. Existing site photos and contextual streetscape photos were provided. (*Guideline 4.2.1 & 4.2.2*)
3. The applicant states that the building is in disrepair. Most historic materials that are typical candidates for architectural salvage either no longer remain inside the building or have suffered significant deterioration over time. This includes flooring, ceilings, stairs, window sash, and other millwork. 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, & 4.2.3*)
4. The building 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 and that any necessary repairs or reinforcement to adjacent structures will meet the Secretary of Interior's Standards. Existing 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. 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*)
6. An existing scaled site plan and scaled floor plans of each level were provided. Demolition recordation drawings and/or providing architectural salvage opportunities prior to demolition are 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.