

STAFF REPORT
RHDC Certificate of Appropriateness Committee: COA Application

Case Number: COA-0040-2026

Property Address: 536 E JONES ST

PIN: 1703996669

Zoning: R-10 w/ HOD-G

HOD: OAKWOOD HISTORIC DISTRICT

Property Owner: DN8 PROPERTIES LLC

Applicant: NAINA KHERA-MCRACKAN

Project Contact: ALISON CROOP FOR LOUIS CHERRY ARCHITECTURE

Received: 03/11/2026

Complete date + 90 days: 06/30/2026

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

Staff Contact: Collette Kinane, collette.kinane@raleighnc.gov

Certificate of Appropriateness Request

[After-the-fact] Remove existing rear deck; construct rear one-story screened porch

Application Attachments

- COA application form
- Written description
- Existing and proposed site plan and rear elevation drawings
- Original and proposed built mass calculations
- Railing and screen porch detail photographs
- Photographs of house and site
- Photographs of similar projects

Property Description

.17 acres; "ca. 1924... This Craftsman-style frame two-story was built on the location of a shotgun house similar to the house currently at 538 E. Jones. This house may use some of the foundation of the earlier house. This house has a front-gabled section on the right and a side-gabled section on the left. The roof has deep eaves. There are triangular knee braces under the gable eaves and exposed rafter tails under the horizontal eaves. Most windows have three vertical panes over a single pane. The house was turned into two apartments in c.1933. At this time the front porch was removed and a small bump out was added to the rightward part of the front, housing the stairs to the upper unit. A porch was added to the leftward part of the front, in front of the side-gabled section; with a balcony above it. It is supported by a square-section post. The door on the left side porch has a window with three vertical panes. Sawntwork ornament was added to the porch in c.2000." See: "[Inventory of Structures in The Oakwood National Register Historic Districts](#)" Raleigh, North Carolina By Matthew Brown, Historian, Society for the Preservation of Historic Oakwood Researched and written from 2004 to 2015, pg. 264 and the [Oakwood Historic District National Register Nomination](#) (adopted as HOD report).

Staff Notes

- After-the-fact work requests are reviewed as though the work has not yet been completed.

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 Design Guidelines

Sections	Applicable Guidelines	Description of Work
1.3	1.3.1, 1.3.6, 1.3.7, 1.3.8, 1.3.12	Remove rear deck; construct screened porch
3.1	3.1.1, 3.1.2, 3.1.4, 3.1.5, 3.1.6, 3.1.7, 3.1.8	Remove rear deck; construct screened porch
3.2	3.2.1, 3.2.2, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12	Construct screened porch

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

Congruity Analysis

Per the Applicable Standards & Submittal Requirements:

1. An existing 16' deep by 16' wide deck is proposed to be removed. In its place, a screen porch of the same dimensions is proposed to be constructed. (*Guidelines* 1.3.1, 1.3.6, 1.3.8, 3.1.1, 3.2.1, 3.2.6)
2. *Built area to open space analysis*: There is negligible change to built area. The only difference is the estimated 7 ½ square feet less in the width of the porch steps. (*Guidelines* 1.3.8, 3.1.7)
3. No trees or landscaping are proposed to be altered in this project. (*Guidelines* 1.3.6, 1.3.7, 3.1.5, 3.2.4, 3.2.5)

Height

4. The ridge height of the one-story screen porch addition was not dimensioned. The shed roof meets the house below the second-floor windows. The historic structure is 2-stories. (*Guidelines* 3.2.6, 3.2.7, 3.2.8, 3.2.10)

Form and Design

5. The screened porch is located on the rear façade of the historic house. The porch is inset from the side walls of the house. The height of the decking is aligned with the first floor. The porch screening material extends the full height of the porch wall on the rear. The east and west sides feature painted wood siding that matches the house in the shed ends. A photograph was provided of the screening installation. A single screened porch door is proposed. The door is simple in design. (*Guidelines* 1.3.6, 3.1.2, 3.1.4, 3.1.5, 3.1.6)
6. The proposed stairs to access the porch from the rear yard are located in the same place as the existing deck stairs but are approximately 1 ½' narrower than the existing stairs. (*Guidelines* 1.3.6, 3.2.9)
7. *Built mass to open space analysis*: Some built mass calculations were provided. The existing built mass is 1,112 SF. The existing mass was constructed in 1933, within the Oakwood

Historic District's period of significance. The increase in built mass should be minimal, based on the small size of the project compared to the large lot size. (*Guidelines* 3.2.11, 3.2.12)

Materials and Details

8. Material and construction details for the deck were provided. The ceiling and siding will be painted to match the house. The decking, steps, and railings will be stained. Images of the eave construction were provided. The eaves are a narrower version of the gable end eaves. (*Guidelines* 3.2.8, 3.2.9)
9. White K-style gutters were shown in the photographs on the rear/south roof edge. The gutters appear visually similar to the existing gutters on the house. (*Guidelines* 3.2.8, 3.2.9)
10. The application materials note that the shingles will match the existing house. (*Guidelines* 3.2.8, 3.2.9)
11. A photograph detail of the porch railing was provided. The railing is a wood railing with a similar design to the railing on the front porch. The proposed railing is simple and traditional in design. (*Guidelines* 3.2.8, 3.2.9)
12. A new floodlight is proposed to be installed on the southeast corner of the screened porch. The interior of the screened porch includes a ceiling fan and can lights. Images of the light fixtures were provided. (*Guidelines* 1.7.4, 1.7.8, 1.7.9)

Staff Concerns

1. The Commission has typically required the railings of screened porches to be located on the exterior of the screening to have a more traditional porch appearance. The railings in this porch are located on the interior of the screening with 2" X 1" strips tacked on the exterior of the screening along the railing and posts. (*Guidelines* 3.2.8, 3.2.9)
2. Decks and screened porches have been found congruous to the character of the Oakwood Historic District when the under-deck area is screened or infilled by lattice (unless the deck is at a height a person could walk under it). The elevation drawing indicates that lattice is proposed; however, per the photographs it has not yet been installed. (*Guidelines* 3.2.8, 3.2.9)
3. A tree protection plan identifying construction access and material storage was not provided. The application states that no trees will be impacted by the project. The work has already been completed without tree protection in place; it is likely that any damage that would occur to the adjacent trees has already taken place. (*Guidelines* 1.3.6, 1.3.7, 3.1.5, 3.1.8, 3.2.4, 3.2.5)

Potential Conditions

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

1. That the porch screening material be installed on the interior of the railing.
2. That the lattice under deck screening be installed.