



Thursday, April 23, 2026

RHDC - Certificate of Appropriateness Committee
05:00 PM

City Council Chamber, Room 201
222 West Hargett Street

NOTE TO DEAF AND HARD-OF-HEARING INDIVIDUALS

Assistive listening devices are available upon request. Interpreters for Deaf and Hard of Hearing persons are available. If needed, please provide a 48-hour notice by calling 919-996-3100 (voice) or 919-996-3107 (TDD).

A. Call to Order

A.1 Roll Call

A.2 Approval of Agenda

The Committee will vote to approve of the order of the Evidentiary Hearing portion of the agenda.

A.3 Approval of Minutes

Page 4

Draft meeting minutes for the March 26, 2026 meeting with Decisions and Findings of Facts are attached.

A.4 Minor Work Report

Page 42

A total of 7 minor works were approved from 03-10-26 to 04-07-26.

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To view approved Minor Work COA applications, visit the Development Approvals webpage at raleighnc.gov [search term: development approvals].

B. Evidentiary Hearings - New Applications

B.1 COA-0032-2026 (325 E Edenton St)

Page 44

Oakwood Historic Overlay District (HOD-G)

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Property Owner: William E. Brewer Jr.
Applicant: William E. Brewer Jr.
Project Contact: Ashley Morris for Pell St Studio

Nature of Project: Construct rear addition; remove non-historic rear addition; remove non-historic doors; install new doors; replace porch columns

B.2 COA-0036-2026 (205 S Wilmington St) Page 117

Moore Square Historic Overlay District (HOD-G)

Property Owner: Quixotic Empire LLC
Applicant: Andrew Stewart for Quixotic Empire LLC
Project Contact: Dave Nicolay

Nature of Project: Demolish noncontributing building

B.3 COA-0037-2026 (209 S Wilmington St) Page 136

Moore Square Historic Overlay District (HOD-G)

Property Owner: Quixotic Empire LLC
Applicant: Andrew Stewart for Quixotic Empire LLC
Project Contact: Dave Nicolay

Nature of Project: Demolish noncontributing building

B.4 COA-0038-2026 (415 E Edenton St) Page 177

Oakwood Historic Overlay District (HOD-G)

Property Owner: Ethan Brissette and Molly Flynn
Applicant: Ethan Brissette
Project Contact: Ethan Brissette

Nature of Project: Remove 4 trees

B.5 COA-0039-2026 (907 W Lenoir St) Page 199

Boylan Heights Historic Overlay District (HOD-G)

Property Owner: Nancy Lynn
Applicant: Nancy Lynn
Project Contact: Nancy Lynn

Nature of Project: Demolish contributing accessory structure; construct rear fence

B.6 COA-0040-2026 (536 E Jones St)

Page 223

Oakwood Historic Overlay District (HOD-G)

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Property Owner: DN8 Properties LLC

Applicant: Naina Khera-McRackan for DN8 Properties LLC

Project Contact: Alison Croop for Louis Cherry Architecture

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Nature of Project: [After-the-fact]: Remove rear deck; construct rear screened porch

C. Adjournment

RALEIGH HISTORIC DEVELOPMENT COMMISSION
CERTIFICATE OF APPROPRIATENESS COMMITTEE
Minutes of the Meeting – DRAFT
March 26, 2026

CALL TO ORDER

Chair Lauren Woodard called the Certificate of Appropriateness (COA) Committee meeting to order at 5:00 p.m.

ROLL CALL

Roll was called as follows:

Present: Lauren Woodard, Rob Allen, Jordan Ryland, Melissa Todd, John Shimer

Staff Present: Erin Morton Pugh, Planner; Collette Kinane, Planner; Patrick Jones, Attorney; Christine Billmann, Clerk; Raven Huiel, Clerk

Approval of the Agenda:

Commissioner Ryland moved to adopt the agenda as written. Commissioner Allen seconded the motion; passed 5-0.

Approval of the February 26, 2026 Minutes:

Chair Woodard moved to approve said minutes as submitted. Commissioner Ryland seconded the motion; passed 5-0.

Minor Works

Planner Kinane noted that 15 minor works were approved by staff this month. There were no questions regarding the Minor Work report.

The following is a list indicating persons in attendance and whether they were affirmed. Chair Woodard administered the affirmation.

Visitor's/Applicant's Name and Address	Affirmed
Diane Becker	6030 Creedmoor Rd., Ste. 202 Yes
Alex Anderson	353 Springhurst Ln. Yes
Craig Dean	3809 Beryl Rd. Yes
Worth Mills	4509 Creedmoor Rd., Ste. 302 Yes
Andrew Warnke	3419 Lewis Farm Rd. Yes
Richard Bolton	2840 Plaza Pl., Ste. 400 Yes
Tony Sigmon	214 New Bern Pl. Yes
Alex Jeffries	528 N. Person St. Yes
Bozhena Etin	331 W. Main St., Durham, NC Yes
Michael Birch	4509 Creedmoor Rd., Ste. 302 Yes

Bryan Davis
John Kerr

1028 W. South St.
1805 McDonald Ln.

Yes
Yes

EVIDENTIARY HEARINGS

Chair Woodard introduced the public hearing portion of the meeting. Chair Woodard swore in staff wishing to speak on behalf of the applications. Collette Kinane and Erin Morton Pugh affirmed their understanding by saying 'I do' in response to Chair Woodard's affirmation.

The committee heard the cases in the following order for which summary minutes are incorporated: COA-0152-2025, COA-0154-2025, COA-0022-2026, COA-0024-2026.

COA-0152-2025 (200 New Bern Place)

Attorney Worth Mills, with Longleaf Law Partners, introduced himself as the representation for 200 New Bern Place LLC and introduced Chris Norvell as the applicant. Chair Woodard swore in those wishing to speak on behalf of the application. Applicant Chris Norvell; structural engineer Andrew Warnke; and architect Craig Dean with CD Architecture affirmed their understanding by saying 'I do' in response to Chair Woodard's question.

Staff Introduction:

Collette Kinane [affirmed] showed the location of the property, reviewed site photographs, and noted highlights from the staff report.

Applicant Testimony:

Attorney Worth Mills, with Longleaf Law Partners, presented. He explained the nature of the request to install a 6' tall fence and trash enclosure along the property's side and rear yards.

Architect Craig Dean displayed examples of properties with similar fencing within the district and explained his plan for the screening for trash receptacles. He noted that they will also include a new brick driveway. Mr. Mills reviewed the *Guidelines* and how they relate to the project.

Responses and Questions:

Commissioner Allen asked how many trees are proposed to be removed. Mr. Norvell answered that there is a tree along the rear property line that will be removed. It may be affecting the integrity of the neighboring property's wall. Commissioner Allen asked if the black rail would be removed and Mr. Norvell said that, with the construction of the proposed wall, the black rail will be redundant. He would leave it to the opinion of the neighbor and the committee if it is best to remove it.

Commissioner Allen asked staff if this is considered a rear yard. Planner Kinane responded yes, the area of the yard that is forward of the side wall of house toward Blount Street is like a second front yard, or frontage, but behind that line is considered a rear yard. Commissioner Allen added that there are several small trees being impacted. Planner Kinane noted that these trees are referred to in the staff report as volunteer shrubs and, per streetview imagery, only appear to have grown in the last few years.

Commissioner Ryland asked if the wall would match the brick of the house. Mr. Norvell answered that the best available brick and wood that matches the house would be used. Mr. Dean added that the porch already has a more modern brick than the house and they will work to match those conditions. Commissioner Ryland asked if the applicant has considered continuing the Blount Street design of the fence along the south side of the property. Chair Woodard agreed with the thought, adding that it would reduce the opacity of the top of the fence. Mr. Norvell said that he is open to suggestions.

Support:

There was no one else present to speak in support.

Opposition:

Richard Bolton, attorney, introduced the managing member of the LLC owner of the neighboring house at 11 S Blount St, Tony Sigmon. Attorney Bolton provided a packet of information as opposition evidence. Tony Sigmon, 214 New Bern Place, introduced himself as the managing LLC member of Bretsch LLC and the Montgomery House. Mr. Sigmon was sworn in by Chair Woodard and confirmed his understanding by saying "I do." Mr. Sigmon spoke in opposition to the project. He shared a history of the immediate area, including several house relocations. He stated the White-Holman House and Montgomery House landmarks adjacent in the district have plantings in the rear. He stated the fence is actually a wall which is incongruous and doesn't meet the commission's requirements for 42" height and 65% opacity. He stated there are integrity issues posed to the retaining wall, noting there are two underground tanks filled with sand next to the retaining wall from a former gas station. He provided a letter from Benjamin Briggs, Preservation North Carolina president, voicing his concerns for the proposed fence installation. Mr. Sigmon spoke on other UDO requirements for fences not regulated through the COA process, such as street setback and adjacent plantings. He quoted the Secretary of Interior's Standards recommending new work be differentiated from but blend with the historic property. He stated that any downtown property owner will have issues with street people trespassing, especially occupying porches..

In response to the opposition comment, Mr. Norvell stated that the current view of the backyard is unattractive and they are looking to improve the property and beautify the backyard. He noted that the fence design was an attempt to design something that would be appropriate for the area. He reiterated that they are open to the suggestions of the committee, noting that their intent is to do later landscaping. With regards to the proposed fencing, he stated structural integrity of the wall is of most importance to them. He offered willingness to get a structural engineer to sign off on the design. Mr. Norvell added his concerns that if something happens to the wall independent of their work, they don't want to be blamed for the issues.

Commissioner Woodard noted that she has not seen a COA application yet requiring assessment of structural impacts as a matter of the Committee's purview to determine congruity. Commissioner Allen asked the applicant's structural engineer to speak on the matter.

Andrew Warnke, PE, asked the applicant to confirm if the engineer providing his letter has made a site visit. Tony said they had not. Andy stated if the wall falls or the fence falls, the other will remain standing due to their adjacent relationship. Andy responded the setback of the fence and footings will be set to not impart loads on the existing wall. Rob asked if there was a foundation detail in the application. Andy responded no as their understanding is the decision is based on final visible appearance. He added they will lower the footings to get out of the failure point directly behind the wall, this is how there will not be a load placed on the wall.

Committee attorney Patrick Jones stated that because both parties are represented by attorneys, cross-examination could be allowed if the Committee desires. Chair Woodard and the committee members agreed they did not need that level of examination to determine congruity.

Chair Woodard closed the evidentiary hearing for commission deliberation.

Committee Discussion:

The following points were made in discussion [speaker indicated in brackets]:

The situation is unique because of the unusual structural component of the wall which the commission has no charge over. If the wall were to fall, the owner at fault would be liable to build the wall back in a structural way, which would happen regardless of approval. I am reticent to put any language in the potential conditions that ties the decision to that condition. I prefer the committee speak only in terms of how the Guidelines can relate to the proposed fence. [Woodard]

I'm looking at the side yard and projection of the fence. If it's in line with or behind that side wall of the house, it's a rear yard. A 6'-0" fence in a rear yard is congruous with the Design Guidelines. My concern is the bin area is outside that area and would seemingly need to meet 1.4.11 to be congruous. I don't know if we've run into impacts on the adjacent wall before, but it's technically not on the property that's being evaluated. [Shimer]

The bin storage area and the gates that are west of the sidewall of the primary structure would be remedied by either keeping their proposed height and set them behind the house in a truly a rear yard condition, or lowering the height to comply with the side-yard requirements. The applicant does have a couple of options. It looks like the proposed fencing is within the boundary of the property so the committee should consider it in those terms. [Allen]

It would be a step towards congruity to bring the lattice work over, considering a six-foot opacity in the rear, but I agree that it is currently congruous. [Woodard]

Should we ask the applicant to respond? [Todd]

Chair Woodard re-opened the evidentiary portion of the hearing.

Public Testimony (2):

Commissioner Allen said that the committee has concerns related to congruity and applicability of side yard versus rear yard. He said that the portions to the left of the covered porch, could be reduced to 42" max height or shifted to behind the wall of the house to become a rear yard condition for congruity. Mr. Norvell asked if they could lower the exterior area to a 42" height but keep the doors that go into the bins from the rear yard so the trash bins can be enclosed. Commissioner Allen said yes, provided there was no protrusion towards Blount Street beyond the primary structure and noted that they are not dictating the design, but looking for congruous height and opacity.

Commissioner Ryland added that if the applicant were to plant screen plantings, it would be subject to the same Guidelines.

Richard Bolton, attorney representing Tony Sigmon stated they have additional concerns with the safety of pedestrians because of the sightline. Mr. Sigmon expressed that the fence is incongruous.

Chair Woodard asked the applicant if they were amenable to a potential condition of removal of the trash bin extension on the fence. Mr. Norvell said they are amenable to eliminating the enclosure and to retain with the lattice design on this section of the wall.

Mr. Norvell asked if the wall will require a permit. Planner Kinane stated yes. Mr. Norvell noted that the permit will require an engineer component.

Chair Woodard closed the evidentiary portion of the hearing.

Decision on the Application:

Chair Woodard motioned to approve the application with the following conditions:

1. That the existing retaining wall be appropriately monitored during construction activities to ensure its continued structural stability.
2. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Brick details, including installation pattern and color, for driveway;
 - b. Brick details, including color, for fence;
 - c. Fence finish for wood components.
3. That any fencing material beyond the west side wall portion of the structure be eliminated.

Commissioner Allen seconded the motion; passed 5-0.

The Board's written decision with findings of fact and conclusions of law are attached hereto and are incorporated herein by reference.

Committee members voting: Allen, Ryland, Todd, Shimer, Woodard.

COA-0154-2025 (528 North Person Street)Staff Introduction:

Collette Kinane [affirmed] showed the location of the property, reviewed site photographs, and noted highlights from the staff report.

Public Testimony:

Applicant Alexander Jeffries and architect Bozhena Etin of Etin Design were sworn in by Chair Woodard and affirmed their understanding by saying "I do."

The applicant explained that since the last time that they had come before the committee they have decreased the height of the accessory dwelling unit by 3 to 4 feet and removed the front porch. He said that they are prepared with additional examples of both one and two-story accessory dwelling units in Historic Oakwood. He said that they would also like to propose a living wall along Pell Street. Ms. Etin added that the driveway has increased by about 4' and can now potentially accommodate three vehicles depending on their size, to help do their part in alleviating the parking issues on Pell Street.

Support:

There was no one else present to speak in support of the application

Opposition:

There was no one present to speak in opposition of the application.

Responses and Questions:

There were no questions from the committee.

Chair Woodard closed the evidentiary hearing and brought the matter to the table for committee discussion.

Committee Discussion:

The following points were made in discussion [speaker indicated in brackets]:

There is a good scale balance, and they have done a good job with revisions. From my site visit, I can say that there are secondary structures in the area that are significantly taller. This balances a good scale along Pell Street without seeming taller than the primary structures. I'd like the opinion of the committee on the addition of the low brick wall and fence. [Allen]

The elevation is 8" at the top of the street and has a maximum height of 3' at the bottom of the property, so 5' of fence/wall plus shrubbery that they have installed or plan to be installed there. It seems congruous to me. It's a rear yard condition. [Ryland]

I agree and appreciate the updates. [Woodard]

Decision on the Application:

Commissioner Todd moved to approve the application as amended with the following conditions:

1. That detailed drawings and/or specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Paint samples;
 - b. Landscape planting details, including mature height;
 - c. Final material details and dimensions for outdoor kitchen and grill;
 - d. Exterior lighting specifications, if any.

Commissioner Ryland seconded the motion; passed 5-0.

The Board's written decision with findings of fact and conclusions of law are attached hereto and are incorporated herein by reference.

Committee members voting: Allen, Ryland, Todd, Shimer, Woodard.

COA-0022-2026 (1022 Dorothea Drive)

Commissioner Todd asked to recuse herself from the case due to a conflict of interest. Chair Woodard moved to recuse Commissioner Todd. Commissioner Ryland seconded the motion; passed 4-0 (Commissioner Todd abstained).

Staff Introduction:

Erin Morton Pugh [affirmed] showed the location of the property, reviewed site photographs, and noted highlights from the staff report.

Public Testimony:

Michael Birch, attorney with Longleaf Law Partners, introduced Bryan Davis, designer, and John Kerr, owner and general contractor. Mr. Davis and Mr. Kerr were sworn in by Chair Woodard and affirmed their understanding by saying "I do."

Responses and Questions:

There were no questions from the commission.

Support:

There was no one present to speak in support of the application

Opposition:

There was no one present to speak in opposition to the application.

Responses and Questions:

Commissioner Shimer asked staff about the 50% siding replacement condition. Planner Morton Pugh explained why the condition was included.

Commissioner Ryland asked if the orange lines on the tree protection plan show protective fencing locations. Mr. Kerr responded yes.

Chair Woodard closed the evidentiary hearing and brought the matter to the table for commission discussion.

Committee Discussion:

The following points were made in discussion [speaker indicated in brackets]:

It's a cute house with a cute addition. Seems like a congruous project. [Woodard]

I appreciate that the addition steps in. The ADU is unusual in the area, and I think the revisions will ensure it lasts for many more years. [Allen]

All the addition details seem very sensitive. [Woodard]

Decision on the Application:

Chair Woodard moved to approve the application with conditions:

1. That upon beginning the project, if a historic preservation professional experienced in wood window and siding rehabilitation determines a historic window sash or more than 50% of the historic siding on any single façade requires replacement, a new major work COA application shall be submitted for review and decision prior to removal.
2. That the following materials and specifications be submitted to and approved by staff prior to installation or construction:
 - a. HVAC equipment location and screening details;
 - b. Exterior lighting specifications, if any;
 - c. Physical paint samples and schedule.

Commissioner Shimer seconded the motion; passed 4-0.

The Board's written decision with findings of fact and conclusions of law are attached hereto and are incorporated herein by reference.

Committee members voting: Allen, Ryland, Shimer, Woodard.

COA-0024-2026 (909 Oberlin Road)

Prior to the start of this item, the committee voted unanimously to allow Commissioner Todd to return to the room.

Staff Introduction:

Erin Morton Pugh [affirmed] showed the location of the property on the map, reviewed site photographs, and noted staff concerns.

PUBLIC TESTIMONY

Attorney Diane Becker introduced Alex Anderson, builder. Chair Woodard swore in Mr. Anderson who affirmed his understanding by saying "I do."

Commissioner Allen noted that the trim around the windows deviates from its approved COA and asked for clarification. Mr. Anderson stated he was not aware of the window issues but will investigate.

Mr. Anderson explained that the rain garden on the property was not a choice but required by the stormwater approval process in their original application. He said that he brought the original mass grading plan which shows the original elevations prior to construction. He said that the rain garden exists between the main structure and the garage and plans to remove a set of unnecessary steps and move the rain garden away from the garage and create a new set of steps off the porch.

Mr. Anderson stated he is proposing a 6'-0" fence to enclose the rear yard. He further explained that the right side of the fence will end at the rear of the home, and they are proposing to bring the left side of the fence to the front of the home for safety and privacy. Mr. Anderson said that they would now like to use shutter screening instead of lattice screening on the rear porch to provide privacy. Mr. Anderson previously provided one example of a piece of lattice on the side of the porch in the district.

Support:

There was no one else present to speak in support.

Opposed:

There was no one present to speak in opposition.

Responses and Questions:

Commissioner Ryland asked if there would be a screen on the porch. Mr. Anderson said there would be a screen. Commissioner Ryland asked if the relocation of the stairs would result in more impervious surface area and Mr. Anderson said that it would be a reduction and that the small increase would come from the garage area walkway, but that impervious surface remains within the allowable limits.

Chair Woodard asked the applicant to speak on the decision to use a shutter style visual screening. Mr. Anderson answered that it was an aesthetic decision.

Commissioner Allen asked if the applicant would be willing to reduce the segment of the fence that extends forward of the proposed gate or find evidence of congruity. Mr. Anderson stated that they have found other properties with fences and provided those addresses to the commission. Commissioner Todd recommended that Mr. Anderson provide photographic evidence instead of addresses.

Chair Woodard closed the evidentiary portion of the hearing for commission discussion.

Committee Discussion:

The following points were made in discussion [speaker indicated in brackets]:

I mainly take issue with the freestanding portion of the fence that is not engaged with anything and creates a privacy screen very close to the street. I do think it's reasonable to move the gate forward and it would still feel like it's in the rear yard. [Allen]

Chair Woodard reopened the evidentiary hearing.

Public Testimony (2):

Mr. Anderson stated that they were trying to align with the rules but are open to not having the fence extend forward beyond the rear porch.

Chair Woodard closed the evidentiary portion of the hearing for commission discussion.

Committee Discussion (2)

It sounds like the applicant is amenable to a condition that would make this fence largely rear yard, making the 6'-0" height congruous. [Woodard]

I don't think that it is currently incongruous. Though this is a freestanding fence it is in the side yard. I don't think being freestanding disqualifies it from being 6'-0" tall, visually opaque, or in the side yard. While I agree that it might compositionally be more comfortable, I think that it's congruous. [Ryland]

I think that the issue of congruity was with the fence extending past the gate line. What is commonly seen in this historic overlay district is that if there is a fence, especially a 6'-0" privacy fence, it's terminated at a gate or at the side of the structure. [Todd]

I think we had more evidence for lattice being congruous than the current plan for shutters. If we are given evidence that demonstrates this kind of condition in the district then I feel like we can move forward, but I don't feel like I have enough evidence of structures having this

condition. If the applicant were amenable to bringing back the lattice work, I feel like I have evidence supporting that. [Woodard]

It will likely be difficult to find evidence on this exact condition in the district; however, this body approved a nearly identical installation on a separate COA in this district. [Ryland]

The legal approach to precedence gives us the understanding that there is the option to make a judgement on congruity on a case-by-case basis. I think that we could ask for more evidence for the shutter because the applicant did provide very clear evidence for lattice. [Allen]

I don't believe that panel was included in the final drawings of the new construction example that were approved. I think it was part of the original proposal, but I believe it was eliminated as part of the process. [Kinane]

Your charge as a committee is congruity with the special character of the district, which is contributing evidence. For the lattice example that was previously provided, there is a fact included in the staff report noting that the lattice was not in place prior to district designation in 2016. We do not have a COA to request its installation after district designation, but either way it does not date to the district's period of significance. That's not to say that you can't find congruity with this type of installation on new construction or that screening in a rear porch with a particular material would or would not be congruous, but you have not received contributing evidence to support this. Of the examples, one was a non-contributing structure and one was a contributing structure but with no record of COA approval. [Morton Pugh]

Then in either case we would want more evidence of contributing structures with this kind of screening detail. [Woodard]

Chair Woodard reopened the evidentiary portion of the hearing.

Public Testimony (3):

Chair Woodard asked the applicant if he had strong feelings about which style of screening he would like to see moved forward in the application. Mr. Anderson answered that he is fine going on another route and asked the commission to conditionally approve the lattice and allow him time to see if he can find evidence for other shutters. Chair Woodard explained that he has the option to submit a revision that has more evidence for either style or remove the screening from the application and move forward with the rest. Mr. Anderson asked if it is possible to defer one part and get approval for the remaining two requests. Planner Morton Pugh said it is not and a new application request would need to be submitted for two separate decisions. Mr. Anderson opted to amend his application to remove the shutter screening and move forward with the other requests.

Chair Allen noted concerns about the size of the parking area being large enough to accommodate a modern car and asked the applicant to speak about this further. Mr. Anderson

said that it would be difficult to provide more space than what they have given the orientation of the lot. The vehicle will be parked out of the right-of-way and off the sidewalk.

Chair Woodard closed the evidentiary portion of the hearing.

Decision on the Application:

Chair Woodard moved to approve the application as amended with the following conditions:

1. That the tree protection plan submitted and approved as a part of COA-0135-2024 be implemented immediately.
2. That the south side fence line not extend forward of the adjacent gate location.
3. That the following materials and specifications be submitted to and approved by staff prior to issuance of the blue placard:
 - a. Window trim installation completion photos;
 - b. All outstanding conditions of COA-0135-2024;
 - c. Tree protection plan implementation photos;
 - d. Scaled existing and proposed grading plan and site section drawings;
 - e. Revised proposed site plan;
 - f. Revised scaled elevation drawings;
 - g. Revised scaled rear porch column/railing/screening section detail drawing;
 - h. Rear porch column and screened door material specifications.

Commissioner Allen seconded the motion; passed 5-0.

The Board's written decision with findings of fact and conclusions of law are attached hereto and are incorporated herein by reference.

Committee members voting: Allen, Ryland, Shimer, Todd, Woodard.

OTHER BUSINESS

There was no other business.

ADJOURNMENT

Chair Woodard adjourned the meeting at 8:09 p.m.

Lauren Woodard, Chair
Certificate of Appropriateness Committee,
Raleigh Historic Development Commission

Minutes Submitted by:
Collette Kinane, Senior Preservation Planner
Erin Morton Pugh, Senior Preservation Planner
Christine Billmann, Quasi-Judicial Meeting Support

**200 NEW BERN PLACE
CERTIFICATE OF APPROPRIATENESS APPLICATION
CASE COA-0152-2025**

**RALEIGH HISTORIC DEVELOPMENT COMMISSION
CERTIFICATE OF APPROPRIATENESS COMMITTEE
FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This application, for a certificate of appropriateness, pursuant to North Carolina General Statute § 160D-947(a), Unified Development Ordinance Section 10.2.15.D.4.E and the Design Guidelines for Raleigh Historic Districts and Landmarks Section 1.3, 1.4, and 1.5, came before the Raleigh Historic Development Commission Certificate of Appropriateness Committee (“COA Committee”) on Thursday, March 26, 2026, for an evidentiary hearing. Based on the testimony of the witnesses, the documentary evidence, the certificate of appropriateness application (“COA Application”), the exhibits, and evidence presented at the evidentiary hearing, the COA Committee finds the certificate of appropriateness should be approved, upon conditions related to work described in the COA Application, and in support thereof, makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The Property that is subject to the COA Application is a single parcel having a land area of about 8,280 square feet (0.19 acres), located at 200 New Bern Place, Raleigh, North Carolina having property identification number 1703798092 (the “Property”)
2. The Property is zoned Downtown Mixed Use -3-DE, and is in the Capital Square Historic Overlay District (DX-3-DE w/ HOD-G).
3. The property owner, according to Wake County records, is 200 New Bern Place LLC, which is recited in the COA Application as “200 New Bern Pl,” and “Chris Norvell (Board Chairman)” is listed in the COA Application as the applicant (treated here, together, for purposes of this document, as “Property Owner”).
4. The Property has frontage on South Blount Street and New Bern Place.
5. The Property Owner wishes to obtain approval for the installation of a six-foot tall rear brick-and-wood fence; to alter the driveway; and to alter the east railing on rear porch (the “Project”).

6. As a certificate of appropriateness review standard, the COA Committee applies, and has applied to the COA Application, the following:

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.4.E.

7. The Capital Square Historic Overlay District special character essay, entitled “The Special Character of The Capitol Square Historic District,” applies to the Property and the to the historic district, and the COA Committee, accordingly, applied the special character essay to the COA Application.
8. The date of the filing of the application was November 12, 2025.
9. North Carolina General Statutes Section 160D-947(d), entitled “Time for Review” states in part: “All applications for certificates of appropriateness shall be reviewed and acted upon within a reasonable time, not to exceed 180 days from the date the application for a certificate of appropriateness is filed, as defined by the regulation or the commission's rules of procedure.”
10. Raleigh’s Unified Development Ordinance sets out what information is required to file an application and states that application materials that are not complete do not amount to the filing of an application. See Unified Development Ordinance Section 10.2.15.C.
11. As the COA Application was filed on November 12, 2025, 180 days have not yet passed.
12. The COA Application was on the agenda of the COA Committee meeting on December 11, 2025 and January 22, 2026, on both of which occasions the COA Committee elected to continue the matter. On the occasion of the January 22, 2026 meeting of the COA Committee, the committee elected to continue the matter to the meeting of March 28, 2026. Each continuance resulted from the COA Committee’s providing opportunity for the Property Owner to present additional evidence and to be available to answer inquiries from the COA Committee in order for the committee to examine evidence.

13. Following the Property Owner's presentation of evidence in the course of the hearing that occurred on March 26, 2026, and following inquiries from the COA Committee concerning the COA Application and the evidence at that hearing, the Property Owner modified the COA Application to eliminate the trash enclosure that extended beyond the west wall of the historic house.
14. In the course of the evidentiary hearing, participants, including the Property Owner and representatives of the owner of the adjoining property at 11 South Blount St commented on the structural stability of the proposed fence, which would be near to a retaining wall located on the north property line of 11 South Blount St.
15. The Property is described as "Contributing." The Capitol Square Historic Overlay District report does not contain a complete property inventory. The structure is mentioned and described in the Capitol Area National Register of Historic Places Inventory. "The nearby John A. Williams House, on the corner of New Bern Avenue and Blount Street, is a Colonial Revival House, originally frame, that was later brick veneered. More formal in character than the Montgomery House, the two-story building features a hipped roof of slate, entrance with sidelights and fanlight, molded cornice, and single-story porch supported by pairs of fluted Doric columns. It is crucial in maintaining the domestic scale and feeling of the immediate area." See: "Capitol Area National Register of Historic Places Inventory" (1977, page 10), and "Capitol Square Historic Overlay District report (1976)".
16. The property is located at the southeast corner of New Bern Place and South Blount Street. An existing low stone wall follows the north, east, and west property lines. An existing brick retaining wall with a metal fence is located along the southern property line but is not located on the subject property. This application does not propose any changes to the existing walls. (*Guidelines* 1.3.1, 1.3.2).
17. A new wood fence with brick pillars is proposed to enclose the rear yard. The fence extends south from the southwest corner of the non-historic rear porch, then runs to run along the south property line, and about 10" from the east property line turns to the north to connect with the southeast corner of the non-historic rear porch. The proposed location results in the enclosure of the rear yard. The fence is set back an estimated 16' from the west property line. A marked site plan was provided. (*Guidelines* 1.3.9, 1.4.8).
18. The fence is proposed to be constructed primarily of wood, a typical fence material. Each 8' wood section is separated by a 1'-4" wide brick pillar. (*Guideline* 1.4.8).
19. The fence design includes 8' wide wood sections that have a 3'-6" tall lower section of tightly spaced wood boards. The upper section is a 2'-6" tall lattice that reflects the design of the existing lattice surrounding the rear porch. Each 8' section is separated by a

brick pillar. Two gates are proposed across the driveway, and one gate is proposed on the east fence line. The design of the gates mimics the fence design. The fence will be neighbor-friendly in design. Elevation drawings of the proposed design were provided. (*Guideline 1.4.8*).

20. The overall fence height is proposed to be 6'-0" tall. The proposed fence height and opacity are typical of rear yard privacy fences. The proposed design relates to the *Guideline* that suggests that it is not appropriate to install fences taller than 42" height or more than 65% solid along street sides by featuring a 42" lower portion topped with open lattice. (*Guidelines 1.4.8, 1.4.11*).
21. Some volunteer shrubs will be removed to facilitate the construction of the wall. (*Guidelines 1.3.7*).
22. Due to the primarily institutional nature of the district, historic fences and site walls are rare. Several churches in the district have metal, brick, or mixed material fences/walls enclosing the church yard. The historic district report makes little to no mention of landscape features in the district. The Special Character Essay states: "The cul-de-sac that terminates this portion of New Bern is paved in granite-colored unit pavers edged by granite curbing, and is flanked with landscaped spaces and brick walls." The majority of the residential-character buildings included in the district are located on or near New Bern Place.
23. In the early 1980s, a redevelopment plan was proposed for New Bern Place. That condominium development and its brick-and-metal wall/fence located on the east end of the cul-de-sac were constructed in 1985. It is likely that this construction was approved through the certificate of appropriateness process. Staff conducted a search for a City record of the certificate of appropriateness for that construction though could locate no file. Haywood Hall, a Raleigh Historic Landmark located to the immediate west of the condominium development, proposed a landscape plan and 6' tall wood fence as a result of the condo construction. The landscape plan and fence were approved by certificate of appropriateness in 1985 (no file number). Both fences/walls were included in the application materials as neighborhood examples.
24. The construction of the fence and its attachment at the southeast corner require some alterations to the east side of the existing non-historic porch. The railing is proposed to be altered to connect directly to the proposed fence (providing railing coverage of the full porch span). (*Guidelines 1.4.8*).
25. The existing rear porch and lattice were approved to be constructed through COA 108-06-CA in 2006. The current lattice design was based on previously existing lattice on the rear stoop. That application also included the approval of the installation of a 6' wood fence that would have enclosed the rear yard and a 42" tall fence in the South Blount St side yard that would have served as a trash enclosure. Neither of the previously approved fences were constructed. (*Guidelines 1.4.8, 1.4.11*).

26. The existing concrete driveway is deteriorated and remains in patches. The application includes the restoration of the driveway with an altered design. No changes are proposed to the existing location or dimensions. The proposed new design is primarily concrete with a centered brick paver inset that provides the appearance of a concrete strip driveway. Brick or red-tone concrete pavers are a common paving material in the district for sidewalks, walkways, and gathering spaces. Due to the institutional nature of the district, driveways are primarily concrete or asphalt. (*Guidelines* 1.5.1, 1.5.3, 1.5.5).

CONCLUSIONS OF LAW

Pursuant to the foregoing finding of facts, North Carolina General Statutes Section 160D-947(a), Unified Development Ordinance Section 10.2.15.D.4.E., the Design Guidelines for Raleigh Historic Districts and Landmarks Section 1.3, 1.4, and 1.5, the COA Committee makes the following conclusions of law:

1. The Property Owners submitted competent, material, and substantial evidence to establish that the Project would not be incongruous with the special character of the Capital Square Historic District.
2. The decision of the COA Committee is timely having been issued within 180 days of the COA Application's filing.
3. While the COA Committee allowed participants in the evidentiary hearing to comment upon structural engineering matters, the COA Committee adhered to the standard of review for certificates of appropriateness, which standard does not include a determination of structural engineering matters, but does not preclude a reasonably related condition of a grant of a certificate of appropriateness to monitor structural stability.
4. The COA Request should be approved with the following conditions:
 - a. That the existing retaining wall be appropriately monitored during construction activities to ensure its continued structural stability.
 - b. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - i. Brick details, including installation pattern and color, for driveway;
 - ii. Brick details, including color, for fence;

- iii. Fence finish for wood components.
- c. That any fencing material beyond the west side wall portion of the structure be eliminated.

ACCORDINGLY, based on the foregoing findings of fact and conclusions of law, the COA Committee hereby grants the COA Request, on the conditions as set forth above.

This the 23rd day of April, 2026

Lauren Woodard,
COA Committee Chair

**528 NORTH PERSON STREET
CERTIFICATE OF APPROPRIATENESS APPLICATION
CASE COA-0154-2025**

**RALEIGH HISTORIC DEVELOPMENT COMMISSION
CERTIFICATE OF APPROPRIATENESS COMMITTEE
FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This application, for a certificate of appropriateness, pursuant to North Carolina General Statute § 160D-947(a), Unified Development Ordinance Section 10.2.15.D.4.E and the Design Guidelines for Raleigh Historic Districts and Landmarks Sections 1.3, 1.4, 1.5, and 1.6, came before the Raleigh Historic Development Commission Certificate of Appropriateness Committee (herein “COA Committee”) on Thursday, March 26, 2026, for an evidentiary hearing. Based on the testimony of the witnesses, the documentary evidence, the certificate of appropriateness application (herein “COA Application”), the exhibits, and evidence presented at the evidentiary hearing, the COA Committee finds the certificate of appropriateness should be approved, and in support thereof, makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The Property that is the subject of the COA Application is a single parcel having a land area of about 5,227.2 square feet (0.12 acres), located at 528 North Person Street, Raleigh, North Carolina having property identification number 1704815604 (the “Property”).
2. The Property is zoned Residential-10 and is in the Oakwood Historic Overlay District (R-10 w/ HOD-G).
3. The Property owners are Alexander and Kristen Jeffries, and, for the CAO Application, Alexander Jeffries is the applicant (treated together herein as the “Property Owner”).
4. The Property has frontage on North Person Street and abuts Pell Street, and is located in the Oakwood Historic Overlay District.
5. The Property Owner wishes construct two-story accessory structure with an entry stoop; widen and pave driveway and construct retaining wall; construct 12’x12’ rear pergola-covered patio with outdoor kitchen; remove existing fence; install 6'-0" fence; install 24" tall metal fence with a brick base that follows grade; install a 6-8’ tall screening hedge; implement rear yard landscaping plan; and remove 4 trees.

6. Pursuant to UDO Section 10.2.15, the Project requires a certificate of appropriateness (“COA”). The Property Owner submitted a COA application that requests a COA for the Project (the “COA Request”).
7. In reviewing the COA Request, the COA Committee applied the Design Guidelines for Raleigh Historic Districts and Landmarks (the “Guidelines”).
8. In reviewing the COA Request, the COA Committee applied the Guidelines, including but not limited to, Guideline Sections 1.3, 1.4, 1.5, and 1.6.
9. As a certificate of appropriateness review standard, the COA Committee applies, and has applied to the COA Application, the following:

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.4.E.

10. The Oakwood Historic Overlay District special character essay, entitled “The Special Character of The Oakwood Historic District” applies to the Property and the to the historic district, and the COA Committee, accordingly, applied the special character essay to the COA Application.
11. The Property is described as follows:

“ca. 1878... The original part of this North Carolina Victorian frame cottage...comprised the side-gabled section on the right. It was a simple side-gabled cottage, with a full-width front porch. The front-gabled section on the left was added between 1882 and 1903. It was originally of one story, and the porch was extended across its front...In 1942, a large tree fell on the front-gabled section, crushing it... the insurance proceeds [were used] to add a half-story to that section. The front porch was removed and replaced with a smaller porch in front of part of the side-gabled section, with a hipped roof supported by two battered square-section posts on brick piers. There are quatrefoil attic vents in the gables, which survive from the original house. In c.1947 ... the house into two apartments, numbered 526 and 528 N. Person. The former back porch was

enlarged and enclosed. Most windows are six-over-six. There is a partial basement...The basement windows were salvaged at some point from the main floor.” 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. 420.

12. The subject property is within the original boundaries of Oakwood Historic Overlay District as designated in 1975.
13. The proposed accessory structure is a 2-story gable form with a covered front stoop. The structure appears as a small infill house, rather than a traditional historic outbuilding. (Guideline 1.6.7, 1.6.8, 1.6.10).
14. An altered historic garage was removed in 2018 or 2019. It does not appear that removal received a COA. That garage was a saddle-roofed frame garage with shed roofed additions on the east and west sides. The garaged was located along the southern property line, facing Pell St. It was entirely clad in metal.
15. The proposed accessory structure is sited 11’-4” south of the north property line and 20’ to the west of the east property line, meeting the UDO standard established in 6.7.2.F. The front stoop of the accessory structure ends 8’-4” from the north property line. Setback dimensions for the front wall and the porch for the other structures in the 300 block of Pell St were provided. The primary structure on the subject property is sited on the north property line, so the accessory structure is set back behind the north wall of the primary structure. (Guideline 1.3.6, 1.3.9, 1.6.6).
16. The proposed structure is centered in the rear yard of the property. This is a somewhat traditional location for locating an accessory structure. (Guidelines 1.3.9, 1.6.6, 1.6.11)
17. Built area to open space analysis: According to the application, the lot totals 5,704 SF with a historic built area of 1,867 SF, or 35.8%. However, this percentage does not include the historic garage square footage or hardscape and thus be a greater percentage than the existing. The proposed built area is 3,651 SF, or 64%. Resulting in a 28.2% increase. The Design Guidelines refer to not substantially increasing original built area to open space. (Guidelines 1.3.8, 1.5.7).
18. The main roof form is a gable. The front stoop is covered by a shed roof. Gable and shed roofs are commonly found in Oakwood. (Guidelines 1.6.7, 1.6.10).

19. The fenestration consists primarily of single, vertically oriented, one-over-one double hung aluminum-clad wood windows. The primary fenestration is symmetrical and includes a centered entry door with a window evenly spaced on either side of the door on the first floor; on the second floor two windows are aligned above the first-floor windows. The east façade is asymmetrical and includes a single person door located a few feet north of the center of the wall on the first floor with a window aligned above it on the second floor. The south/rear façade is asymmetrical and includes a single window on the west side of the first floor and two windows evenly spaced on the second floor (in similar configuration to the front façade). The west façade features two pairs of single windows on the first and second floor. The first-floor windows are located nearest the south wall, while the second-floor windows are pushed towards the north wall. The second-floor windows are shorter than the first-floor windows, resulting in a more squat proportion. Manufacturer's specifications were provided. (Guidelines 1.6.7, 1.6.8).
20. The doors are proposed to be a ¾ lite painted wood door. Manufacturer's specifications were provided. (Guidelines 1.6.7, 1.6.8).
21. Guideline 1.6.6 states "It is not appropriate to introduce an accessory building similar in appearance, materials, and scale to historic accessory structures that creates a false historical appearance."
22. From the Special Character Essay of the Oakwood Historic District: "Numerous outbuildings, garages, accessory buildings and even a couple of barns dot the rear yards of properties throughout the district."
23. The ridge height is proposed to be 21'-8" tall. A streetscape drawing and perspective renderings were provided. (Guideline 1.6.11).
24. Three photographs of two-story accessory structures were provided. One example (308 Pace St) is not located in the Oakwood HOD. The examples featured garage doors or garage door sized openings on the first floor. Of the two-story examples provided, one was located on a corner lot (425 N Bloodworth) and is set back behind the historic structure. Note that accessory structures that were approved through the COA process prior to 2017 were reviewed using a different version of the Design Guidelines A map locating nearby two-story accessory structures was provided. Four of the provided examples are located on corner properties, three of which are sited behind the front wall of the historic house. (Guidelines 1.6.7, 1.6.10).
25. Some material details were provided. The written description and drawings note that 6" smooth horizontal smooth faced cementitious siding will be the primary siding material,

this matches the reveal of the historic house. A painted masonry foundation will be utilized. The roof covering is proposed to be asphalt shingles on the main roof and on the stoop roof. Aluminum k-style gutters are proposed and are shown on the eave detail drawing. Downspouts were shown on the elevation drawings. Specifications and drawings were provided. The front stoop will feature a concrete floor. A drawing comparing the proposed structure materials to the historic structure was provided. (Guidelines 1.6.7, 1.6.8).

26. Eave and soffit construction details were provided. The eave design will be similar to the historic house. (Guideline 1.6.7).
27. The Committee has previously found smooth-faced, painted composite materials to be compatible with the character of the historic district when installed on new construction or new additions. (Guidelines 1.6.7).
28. Topographic details of the site were provided. The site slopes down to the east and the rear yard also slopes down to the south. A masonry retaining wall is proposed along the driveway edge. Detail drawings were provided. (Guidelines 1.3.13, 1.5.6).
29. HVAC location was shown on the proposed site plan and will be screened by new plantings. (Guideline 1.3.11).
30. A proposed landscaping plan was provided. (Guideline 1.3.11).
31. A tree location plan was provided. Tree protection measures were identified on the plan. An evaluation of the tree protection plan was provided by an ISA-certified arborist. (Guidelines 1.3.7, 1.5.9, 1.6.11).
32. A concrete paver walk is proposed to connect the proposed accessory structure to the street. In addition, the walkway provides a connection to the driveway by an ancillary path. Paver specifications were provided. (Guidelines 1.5.5, 1.5.6, 1.5.7, 1.5.9).
33. A 12' by 12' pergola is proposed in the east side yard over a proposed paver patio. The wood pergola is set back behind the front wall of the accessory structure and is centered on the side door of the accessory structure. The east side of the patio features a built-in outdoor grill and kitchen. Some specifications were provided. (Guidelines 1.3.7, 1.3.8, 1.3.9).
34. The landscape design proposes the widening of the driveway by 4'-3", which will utilize the full width of the existing curb cut. The existing driveway configuration includes

remnants of brick wheel strips. The proposed new double-width driveway is concrete. (Guidelines 1.5.1, 1.5.5, 1.5.6, 1.5.7, 1.5.9).

35. A 5' tall brick and black aluminum fence is proposed along the north property line from the driveway edge to the northeast corner of the property. The brick base of the fence is a maximum of 3' tall at the lowest point of grade and becomes shorter as the grade increases. The base is topped with a 24" tall decorative metal fence. Along the east property line, a 6' tall wood privacy fence is proposed. The fence design features a solid 5' tall base topped with a 1' tall wide spaced picket lattice. Fence specifications were provided. Perspective renderings were provided. 6' tall privacy fences are routinely approved in rear yards in the historic overlay district. Examples of metal fences with brick bases were provided. (Guidelines 1.4.8, 1.4.10, 1.4.11).
36. Along the north property line, behind the proposed brick and metal fence, a line of 6-8' tall shrubs are proposed to be planted in a hedge to provide additional screening. Examples of tall hedges located along the sidewalk or street frontage were provided. All provided examples were installed prior to 2007 (the earliest available street view imagery) and prior to the implementation of the existing Design Guidelines, which discourage the installation of plantings taller than 42" along the street. (Guidelines 1.4.11)

CONCLUSIONS OF LAW

Pursuant to the foregoing finding of facts, North Carolina General Statute, section 160D-947(a), Unified Development Ordinance Section 10.2.15.D.4.E., the Design Guidelines for Raleigh Historic Districts and Landmarks Section 1.3, 1.4, 1.5, and 1.6, the COA Committee makes the following conclusions of law:

1. The Property Owner submitted competent, material, and substantial evidence to establish that the Project would not be incongruous with the special character of the Oakwood Historic Overlay District.
2. The COA Request should be approved with the condition that detailed drawings or specifications, or both, as the case may be, for the following be provided to and approved by staff prior to installation or construction:
 - a. Paint samples;
 - b. Landscape planting details, including mature height;
 - c. Final material details and dimensions for outdoor kitchen and grill;
 - d. Exterior lighting specifications, if any.

ACCORDINGLY, based on the foregoing findings of fact and conclusions of law, the COA Committee hereby grants the COA Request, upon the conditions as set forth above.

This the 23rd day of April 2026,

Lauren Woodard,
COA Committee Chair

**1022 DOROTHEA DRIVE
CERTIFICATE OF APPROPRIATENESS APPLICATION
CASE COA-0022-2026**

**RALEIGH HISTORIC DEVELOPMENT COMMISSION
CERTIFICATE OF APPROPRIATENESS COMMITTEE
FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This application, for a certificate of appropriateness, pursuant to North Carolina General Statute § 160D-947(a), Unified Development Ordinance Section 10.2.15.D.4.E and the Design Guidelines for Raleigh Historic Districts and Landmarks Sections 1.3, 2.7, and 3.2, came before the Raleigh Historic Development Commission Certificate of Appropriateness Committee (herein “COA Committee”) on Thursday, March 26, 2026, for an evidentiary hearing. Based on the testimony of the witnesses, the documentary evidence, the certificate of appropriateness application (herein “COA Application”), the exhibits, and evidence presented at the evidentiary hearing, the COA Committee finds the certificate of appropriateness should be approved, and in support thereof, makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The Property that is the subject of the COA Application is a single parcel having an about 6,970 square feet (0.16), located at 1022 Dorothea Drive, Raleigh, North Carolina having property identification number 1703262769 (“Property”).
2. The Property is zoned Residential -10 district with a Historic Overlay District-General (R-10 w/HOD-G).
3. The property owner is Sears Family LLC, and, for the COA Application, John and Casie Kerr as the applicants (treated together herein as “Property Owner”).
4. The Property has frontage on Dorothea Drive and is located within the Boylan Heights Historic Overlay District.
5. The Property Owner wishes to obtain approval for the following, the removal of the rear addition; removal of the rear window; construct rear addition; installation of the rear patio; and alteration of the exterior paint colors (the “Project”).
6. As a certificate of appropriateness review standard, the COA Committee applies, and has applied to the COA Application, the following:

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.4.E.

7. The Boylan Heights special character essay, entitled “The Special Character of The Boylan Heights Historic District” applies to the Property and the to the historic district, and the COA Committee, accordingly, applied the special character essay to the COA Application.
8. The Property is described as “contributing “1924... One-story Bungalow; jerkin-head roof; attached porch – flat roof.” See: “Boylan Heights National Register of Historic Places Inventory-Nomination Form”, 1975 (adopted as historic overlay district report in 1984); page 29.
9. A narrow, partial-width, shed-roofed rear addition is proposed to be removed and a new one-story rear addition constructed. The existing rear addition may be an early porch infilled and altered over time with atypical windows and siding panels or possibly a separate later construction. It is likely not a character-defining feature of the main house. Existing site photos and drawings were provided. (*Guideline 3.2.1*).
10. *Built area to open space analysis*: According to the application, the lot totals 7,698 square feet with an original built area to open space percentage of 22.6% estimated from the 1914-1950 Sanborn Fire Insurance Map. The proposed alterations result in an increase of about 540 square feet, including a 90 square foot rear patio. The proposed built area to open space is 34.1%, resulting in a total increase of 11.5%. (*Guidelines 1.3.8*).
11. Existing built area percentages from the surrounding neighborhood were also provided. Of the 24 properties included, built areas range from 19.6% to 41.4%, and the average built area in the surrounding blocks is 31% (*Guideline 1.3.8*).
12. *Built mass to open space analysis*: The application did not provide a comparison of original and proposed built mass calculations for the subject property. However, based on the built area calculations and neighborhood maps provided, the only difference between the two calculations is a 90 square foot concrete patio proposed at the rear accessory structure. Therefore, the proposed built area increase is slightly less than the 11.5% increase proposed for built area. (*Guidelines 3.2.11 & 3.2.12*).

13. The addition is proposed to have a gable roof form to match the slope of the main house. The main house is a one-story structure with a unique jerkin-head roof form. The height of the addition's roof ridge is proposed to remain just below the rear jerkin-head form in its entirety. The character-defining architectural feature remains visible and intact. (*Guideline 3.2.1, 3.2.2, 3.2.7, & 3.2.9*).
14. "Things to Consider as You Plan" on page 66 of the *Design Guidelines* states "New additions should never compromise the integrity of the original structure or site either directly through destruction of historic features and materials or indirectly through their location, size, height, or scale. The impact of an addition on the original building can be significantly diminished by locating it on the least-character-defining facade and by keeping it deferential in volume. It should never overpower the original building through height or size. The form, design, relationship of openings, scale, architectural style, and selection of materials, details, colors, and features of proposed new additions should be reviewed in terms of compatibility with the original building."
15. The addition is proposed to be constructed within the standard side setback requirements and will be inset 18" on each side from the rear corners of the main house. The setback helps to distinguish the addition's mass from the original building footprint. A scaled site plan, plan and elevation drawings were provided. (*Guideline 3.2.1, 3.2.6, & 3.2.7*)
16. The addition eaves with exposed rafter tails and attached gutters are also proposed to be fully inset from the side wall edge of the main house. Overhang dimensions and all other design details are proposed to match existing. Scaled drawings and an eave section detail were provided. (*Guideline 3.2.7, 3.2.8, & 3.2.9*)
17. The addition's proposed fenestration pattern is compatible with the historic building. All proposed openings are held back from the building corners and proportionally spaced. New window openings incorporate either single units or double units ganged by a shared thick central mullion. Examples of both conditions are found on the main body of the historic house. Only the addition's north elevation will have no door or window openings, with a blank wall proposed just under 20'-0" in length, or about 55% the length of the main house mass. Existing photos and scaled elevation drawings were provided. (*Guideline 3.2.8 & 3.2.9*)
18. The proposed addition window style and trim is proposed to match or be similar to the existing main house windows. The new windows are all of a vertically oriented 3:1 double-hung design. New windows either match the existing window opening sizes or maintain a similar proportion in a smaller scale. Scaled proposed drawings were provided. (*Guideline 2.7.9, 3.2.8, 3.2.9*).
19. The main house charcoal black architectural asphalt shingle roofing is proposed to remain and the addition roof will match existing. Roofing specifications were provided. (*Guidelines 3.2.8 & 3.2.9*).

20. The addition's fascia and K-style gutters are proposed to match the main house. Current condition photos and scaled drawings marking proposed gutters locations were provided. (*Guidelines 3.2.8 & 3.2.9*).
21. The existing painted stucco foundation and front porch columns are proposed to be retained and scraped and repaired as needed. Where visible above existing ground lines, the addition foundation is proposed to match existing. All other areas of the addition will carry the lap siding to meet the ground, similar to the existing condition. Current condition photos were provided. (*Guidelines 3.2.8 & 3.2.9*).
22. The addition siding is proposed to be smooth painted wood horizontal lap siding with exposure and profiles to match existing. Current condition photos were provided. (*Guidelines 3.2.8 & 3.2.9*).
23. The addition windows are proposed to be all-wood material with a traditional muntin profile. Manufacturer's window specifications, including section details, were provided. (*Guidelines 2.7.9, 3.2.8, & 3.2.9*).
24. A new half-lite fiberglass door with 2 vertically oriented base panels is proposed to be installed on the addition's rear façade. The Committee has previously approved the use of fiberglass or composite material doors on new additions when the product has a smooth painted finish and provides similar depth and profile details to historic door types in the district. A scaled elevation drawing and manufacturer's door specifications, including section details, were provided. (*Guideline 3.2.8 & 3.2.9*).
25. Addition window surrounds are proposed to match existing, including flat wood casings with a painted finish. The proposed specifications appear to propose 2" wide trim at the rear door surround. Scaled drawings were provided. (*Guidelines 3.2.8 & 3.2.9*).
26. The exterior paint colors are proposed to be altered. The addition and rear accessory structure will be painted to match. Digital swatches labeling changes for individual building elements were provided. (*Guidelines 3.2.8 & 3.2.9*).
27. A new 9x10' concrete patio is proposed at the rear yard entrance to the existing accessory structure. The concrete will have a trowel finish with no color additives. (*Guideline 1.3.1, 1.3.2, 1.3.8, & 1.3.9*).
28. No regulated trees are proposed to be removed. A tree protection plan was provided. The plan notes construction access/storage/laydown areas, as well as protective fencing locations and other measures for the critical root zones of regulated trees near the work zone. (*Guidelines 1.3.1, 1.3.7, 3.2.2, 3.2.4, & 3.2.5*).
29. An existing overhead utility line crossing the property toward the accessory structure is proposed to be buried. The *Design Guidelines* encourage burying utility lines where possible with care taken when trenching within critical root zones. (*Guideline 2.10.9*).

30. All other existing site features and plantings on the property are proposed to remain. (Guideline 1.3.1 & 1.3.2).

CONCLUSIONS OF LAW

Pursuant to the foregoing finding of facts, North Carolina General Statute, section 160D-947(a), Unified Development Ordinance Section 10.2.15.D.4.E., the Design Guidelines for Raleigh Historic Districts and Landmarks Section 1.3, 2.7, and 3.2 the COA Committee makes the following conclusions of law:

1. The Property Owner submitted competent, material and substantial evidence to establish that the Project would not be incongruous with the special character of the Boylan Heights Historic District.
2. The COA Request should be approved subject to the following conditions

2.1. That upon beginning the project, if a historic preservation professional experienced in wood window and siding rehabilitation determines a historic window sash or more than 50% of the historic siding on any single façade requires replacement, a new major work COA application shall be submitted for review and decision prior to removal.

2.2. That the following materials and specifications be submitted to and approved by staff prior to installation or construction:

- a. HVAC equipment specifications, location, and screening details, if changing;
- b. Exterior lighting specifications, if any; and
- c. Physical paint samples and schedule.

ACCORDINGLY, based on the foregoing findings of fact and conclusions of law, the COA Committee hereby grants the COA Request, on conditions, as set forth above.

This the 23rd day of April, 2026

Lauren Woodard,
COA Committee Chair

**909 OBERLIN ROAD
CERTIFICATE OF APPROPRIATENESS APPLICATION
CASE COA-0024-2026**

**RALEIGH HISTORIC DEVELOPMENT COMMISSION
CERTIFICATE OF APPROPRIATENESS COMMITTEE
FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This application, for a certificate of appropriateness, pursuant to North Carolina General Statute § 160D-947(a), Unified Development Ordinance Section 10.2.15.D.4.E and the Design Guidelines for Raleigh Historic Districts and Landmarks Sections 1.3, 1.4, 1.5, and 3.3, came before the Raleigh Historic Development Commission Certificate of Appropriateness Committee (herein “COA Committee”) on Thursday, March 26, 2026, for an evidentiary hearing. Based on the testimony of the witnesses, the documentary evidence, the certificate of appropriateness application (herein “COA Application”), the exhibits, and evidence presented at the evidentiary hearing, the COA Committee finds the certificate of appropriateness should be approved, and in support thereof, makes the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The Property that is the subject of the COA Application is a single parcel having a land area of about 11,326 square feet (0.26 acres), located at 909 Oberlin Road, Raleigh, North Carolina having property identification number 1704045825 (the “Property”).
2. The Property is zoned Residential-10 district with a Historic Overlay District- General (R-10 w/HOD-G).
3. The property owner is Copper Builders LLC, and, for the COA application, Michael Mann is the applicant (treated herein together as “Property Owner”).
4. The Property has frontage on Oberlin Road and is located within the Oberlin Village Historic Overlay District.
5. The Applicant wishes to obtain approval for the following: the alteration of the rear screened porch; installation of the rear porch lattice; construction of the rear door and steps; removal of the rear brick steps; construction of the rear fence; alteration of rear pathways; and installation of a rear rain garden (the “Project”).
6. As a certificate of appropriateness review standard, the COA Committee applies, and

has applied to the COA Application, the following:

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.

7. The Oberlin Village Historic Overlay District special character essay applies to the Property and the to the historic district, and the COA Committee, accordingly applied the special character essay to the COA Application.
8. The Property is described as “ Contributing... c. 1948 ...The small, one-story frame side-gabled dwelling has German siding, 2/2 horizontal wood sash windows, a concrete block foundation, an interior block chimney flue, and a small shed entrance porch with replacement wood posts. The house appears on the 1950 Sanborn Map.” See: Historic Research Report for the Designation of Oberlin Village as a Historic Overlay District, pg. 13. The existing structure was approved to be demolished by COA-0089-2023, with a demolition delay ending 10/25/2024.
9. Alterations to an engaged screened porch at the southwest corner of the house are proposed. Three slim square posts along the south side façade will be enlarged to 8” square posts with additional mid-height slim horizontal members across each bay. Two additional 8” posts are proposed to be evenly spaced along the rear façade to break up the previously full mesh screen panel section of the porch. Scaled proposed plan and elevation drawings were provided. (*Guideline 3.3.9*).
10. A new ½ lite screened porch door with vertical supports is proposed to be installed on the rear porch façade near the southwest corner. The door size and placement is proportional to the overall porch design. (*Guideline 3.3.9 & 3.3.10*).
11. *Guideline 3.3.10* states “Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.” Smooth-faced, painted composite materials have previously been found compatible with the character of the historic district when installed on new construction or new additions. (*Guideline 3.3.10*)
12. Diamond-pattern lattice screening is proposed to infill the south side façade of the rear screened porch on the outside of the porch railings. A proposed elevation and section detail drawing were provided. (*Guideline 3.3.9 & 3.3.10*)

13. Neighborhood examples of lattice screening on front porches were provided. One example is a railing balustrade detail and the other is a narrow section on one side of the porch. The railing example at 700 Tower St is a noncontributing property constructed prior to district designation in 2018 and did not require COA approval. The example at 2306 Bedford Ave is located at a contributing property and was not installed as recently as 2016. No COA application was filed for the lattice screening installation. It is currently unknown if the installation was in place prior to the 2018 district designation or may otherwise be attached with hooks or hangers as opposed to more permanent fasteners and therefore considered a temporary feature or furniture not requiring COA review. (*Guideline 3.3.7 & 3.3.10*).
14. During the March 23, 2026 COA hearing, the applicant amended the application to remove the lattice porch screening from the work request.
15. It appears that previously approved fiberglass mesh screening is also proposed to remain on the rear porch installation. Complete construction details and section drawings were not provided for the rear screened porch post, screening, and railing details. Screened porches have previously been found congruous with the character of the historic district when the screening is located on the interior or middle of the structural posts and railing. (*Guideline 3.3.7 & 3.3.10*).
16. The exterior steps between the back door and rear yard are proposed to be relocated to descend along the foundation to the south. A new mirrored set of rear steps are proposed to be constructed to provide rear access to the screened porch. Previously approved materials and design details, including the red brick and thin metal rails remain unchanged. Proposed plan and elevation drawings were provided. (*Guideline 3.3.1, 3.3.7, & 3.3.10*).
17. Two contributing examples of red brick front steps with black metal railings were provided at 2306 Van Dyke Ave and 2314 Bedford Ave. (*Guideline 3.3.10*).
18. Rear yard walkways are proposed to be altered. A stepping-stone pathway between the house and garage will be removed and a new poured concrete pathway connecting the two rear stairs to the driveway is proposed. A new concrete walkway is also proposed from the garage person door to the driveway. A scaled site survey was provided. (*Guideline 1.3.8, 1.3.9, 1.3.10, 1.3.11, 1.5.5, & 1.5.6*).
19. A rain garden is proposed in the rear yard between the new primary and accessory structures. Rain gardens are reviewed similar to a new planting bed or other landscaping features, in that the Committee focuses on the proposed material, location, and configuration to determine congruity. (*Guideline 1.3.1, 1.3.2, & 1.3.9*).
20. The rain garden's overall dimensions will be 35'-0" wide and 17'-0" long. The width is a few feet shy of the full width of the new primary structure. A scaled proposed site plan was provided. (*Guideline 1.3.1, 1.3.2, & 1.3.9*).

21. The rain garden is proposed to have a top layer of hardwood mulch. Brown mulch is a typical landscaping material found in the district. (*Guideline 1.3.1, 1.3.2, & 1.3.9*).
22. An unknown amount of berm construction and amended sloping for positive drainage in the surrounding rear yard appear to be required to achieve the proposed installation. Rain garden specifications including a not-to-scale model section detail drawing were provided. (*Guideline 1.3.1, 1.3.2, 1.3.13, & 3.3.2*).
23. A proposed landscaping plan, noting locations and types of plantings proposed for the rain garden as well as front and side yard mulched planting beds, was provided. Based on the dimensions provided in the plant legend, no plantings will be used to visually screen the property from clear view of the street. (*Guideline 1.3.1, 1.3.2, 1.3.9, & 1.4.8*).
24. A fence is proposed to be constructed along the side and rear property lines. A scaled proposed site plan showing the fencing location was provided. (*Guideline 1.4.8 & 1.4.11*).
25. A gate matching the fence design is proposed to be included near the rear corner of the house. A portion of side yard fencing is proposed to continue from this point forward toward the street to align with the front wall of the house. (*Guideline 1.4.8 & 1.4.11*).
26. Two noncontributing examples of solid wood privacy fences aligned with adjacent gate lines and not forward of the front wall of the house were also provided. One example of a fence line taller than 42" extending into the front yard of 2210 Bedford Avenue was also provided. This installation did not receive COA approval. (*Guideline 1.4.8 & 1.4.11*).
27. The fence is proposed to be 6'-0" tall and visually opaque. The Committee has previously found that solid fences up to 6'-0" in height are congruous in the district when located in side and rear yards. (*Guideline 1.4.8 & 1.4.11*).
28. The proposed fence will be constructed of wood. Wood is a traditional building material in the district. (*Guideline 1.4.8*).

CONCLUSIONS OF LAW

Pursuant to the foregoing finding of facts, North Carolina General Statute, section 160D-947(a), Unified Development Ordinance Section 10.2.15.D.4.E., the Design Guidelines for Raleigh Historic Districts and Landmarks Section 1.3, 1.4, 1.5, 3.3, the COA Committee makes the following conclusions of law:

1. The Property Owners submitted competent, material, and substantial evidence to establish that the Project would not be incongruous with the special character of the Oberlin Village Historic District.
2. The COA Request should be approved, subject to the following conditions:

- 2.1. That the tree protection plan submitted and approved as a part of COA-0135-2024 be implemented immediately.
- 2.2. That the south side fence line not extend forward of the adjacent gate location.
- 2.3. That the following materials and specifications be submitted to and approved by staff prior to issuance of the blue placard:
 - a. Window trim installation completion photos;
 - b. All outstanding conditions of COA-0135-2024;
 - c. Tree protection plan implementation photos;
 - d. Scaled existing and proposed grading plan and site section drawings;
 - e. Revised proposed site plan;
 - f. Revised scaled elevation drawings;
 - g. Revised scaled rear porch column/railing/screening section detail drawing;
 - h. Rear porch column and screened door material specifications.

ACCORDINGLY, based on the foregoing findings of fact and conclusions of law, the COA Committee hereby grants the COA Request, on conditions, as set forth above.

This the 23rd day of April, 2026

Lauren Woodard,
COA Committee Chair



Minor Work Report

(7 Minor Works approved)

3/10/26 to 4/7/26

Address	528 E Jones St	Project Description Remove and replace deck; alter deck configuration; install sauna; install outdoor shower
Historic District	Oakwood	
Historic Property		
Certificate Number	COA-0023-2026	
Date of Issue	March 30, 2026	

Address	105 S Bloodworth St	Project Description Install two handrails
Historic District	Oakwood	
Historic Property		
Certificate Number	COA-0031-2026	
Date of Issue	April 07, 2026	

Address	543 E Jones St	Project Description Change exterior paint color
Historic District	Oakwood	
Historic Property		
Certificate Number	COA-0041-2026	
Date of Issue	March 26, 2026	

Address	1115 W Lenoir St	Project Description Remove utility chimney
Historic District	Boylan Heights	
Historic Property		
Certificate Number	COA-0042-2026	
Date of Issue	March 27, 2026	

Address	907 W South St	Project Description Renew COA-0005-2024 and COA-0086-2024
Historic District	Boylan Heights	
Historic Property		
Certificate Number	COA-0043-2026	
Date of Issue	March 27, 2026	

Address 227 Elm St
Historic District Oakwood
Historic Property
Certificate Number COA-0172-2025
Date of Issue March 30, 2026

Project Description
Remove rear deck; construct rear deck

Address 1001 W Lenoir St
Historic District Boylan Heights
Historic Property
Certificate Number COA-0177-2025
Date of Issue March 17, 2026

Project Description
Replace non-historic doors; replace foundation windows; install new foundation window; rebuild deck; expand existing patio; expand and alter driveway; install exterior lighting



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COA-0032-2026

325 E. Edenton St

Oakwood Historic District

(R-10-HOD-G)

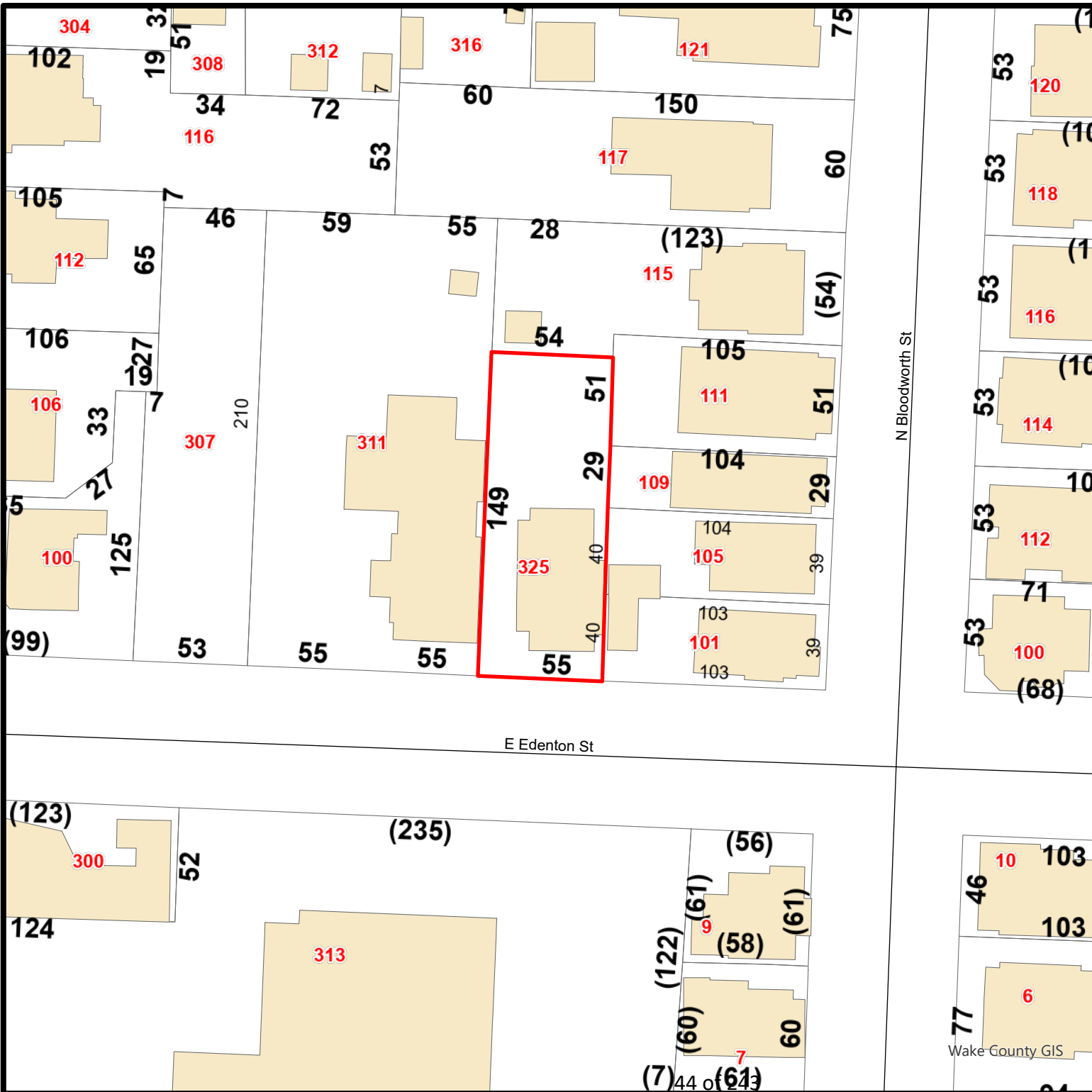
0 15 30 60 Feet



Nature of Project:
Construct rear addition; remove non-historic rear addition; remove non-historic doors; install new doors; replace porch columns

APPLICANTS:
William E. Brewer, Jr.

Wake County GIS



Type or print the following:

Item B.1

Applicant name: Jo Anne Sanford + William Brewer

Mailing address: 721 N Bloodworth St

City: Raleigh

State: NC

Zip code: 27604

Date: 3/8/2026

Daytime phone #: [REDACTED]

Email address: [REDACTED]

Applicant signature: Jo Anne Sanford & William E. Brewer, Jr.

- 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-0032-2026**
 Fee: _____
 Amount paid: _____
 Received date: _____
 Received by: _____

Property street address: 325 E Edenton St

Historic district: Oakwood

Historic property/Landmark name (if applicable):

Owner name: Jo Anne Sanford + William Brewer

Owner mailing address: 721 N Bloodworth St

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
William Tyler, 9 N BLOODWORTH ST	Austin + Ebru Mattox, 312 E JONES ST
Ruth + Glen Sappie, 117 N BLOODWORTH ST	Sly Pig LLC, 112 N PERSON ST
Evgenya Gorodezky, 121 N BLOODWORTH ST	Marc + Kristen Spancake, 105 N BLOODWORTH ST
Michael + Lauren McKay, 409 VAN DYKE AVE	Sarah + Lawrence Weaver, 806 BRYAN ST
Ethan + Tara Johnson, 111 N BLOODWORTH ST	James Hunter, 109 N BLOODWORTH ST
Nell R Haywood Family Trust, 505 S ELM ST	Ossum Turtle Investments LLC, 7 N BLOODWORTH ST

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.

Will you be applying for rehabilitation tax credits for this project? Yes No Did you consult with staff prior to filing the application? Yes No	Office Use Only Type of work: _____ _____
--	--

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).

Minor Work Approval (office use only)

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 _____.

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.

Signature (City of Raleigh) _____ Date _____

TYLER, E L
TYLER, WILLIAM E
9 N BLOODWORTH ST
RALEIGH NC 27601-1101

SPANCAKE, MARC E
SPANCAKE, KRISTEN M
105 N BLOODWORTH ST
RALEIGH NC 27601-1103

BREWER, WILLIAM E JR
SANFORD, JO ANNE
721 N BLOODWORTH ST
RALEIGH NC 27604-1229

SAPPIE, GLENN P
SAPPIE, RUTH E
117 N BLOODWORTH ST
RALEIGH NC 27601-1103

GUGENHEIM PROPERTIES, LLC
543 GUILFORD CIR
RALEIGH NC 27608-1699

HUNTER, JAMES
109 N BLOODWORTH ST
RALEIGH NC 27601-1103

JOHNSON, ETHAN A
JOHNSON, TARA E
111 N BLOODWORTH ST
RALEIGH NC 27601-1103

BREWER, WILLIAM E JR
721 N BLOODWORTH ST
RALEIGH NC 27604-1229

MCKAY, MICHAEL K MCKAY, LAUREN B
2409 VAN DYKE AVE
RALEIGH NC 27607-6935

UNITED STATES POSTAL SERVICE
PO BOX 8601
PHILADELPHIA PA 19197-0001

BROWN, EDWARD J
TAYLOR, JUDITH
2145 E HASLETT RD
WILLIAMSTON MI 48895-9624

CURRENT POSTAL CUSTOMER
311 E EDENTON ST
RALEIGH NC 27601

CURRENT POSTAL CUSTOMER
116 N PERSON ST
RALEIGH NC 27601

CURRENT POSTAL CUSTOMER
325 E EDENTON ST
RALEIGH NC 27601

CURRENT POSTAL CUSTOMER
101 N BLOODWORTH ST
RALEIGH NC 27601

CURRENT POSTAL CUSTOMER
313 NEW BERN AVE
RALEIGH NC 27601

CURRENT POSTAL CUSTOMER
115 N BLOODWORTH ST
RALEIGH NC 27601

Proposed Exterior Restoration, Enclosure of Rear Side Porch, Rebuild Side Entry Deck and a Rear Screened in Porch Addition – 325 E Edenton St

The owners are preparing to restore their house at 325 E Edenton St and turn it back into a single-family home. This house needs a lot of love. All existing siding, trim, eaves, and soffits to be repaired or replaced in kind if needed. All windows to be repaired if possible, if not then replacements will be in kind and sent to the RHDC staff for approval. All window units to be removed. All roofing materials (asphalt architectural shingles and rubber membrane) to be replaced in kind. Foundation repairs to be made where needed.

The owners would like to remove the concrete masonry structure and chimney attached to the back of the house and repair the whole area of the existing house behind the structure. There is a door on the house covered by the concrete structure. It appears to be an interior door looking at it from the inside. We are requesting to remove the door and infill the wall. Siding will be added back in to match existing.

The front porch, like the rest of the house, needs quite a bit of repairs. The foundation to be repaired or rebuilt in areas as needed. The exterior trim band around the porch flooring to be replaced in kind and new tongue and groove wood porch floors to be installed. The wood porch flooring to be +/- 3" in width which is more in keeping with the historic neighborhood. The porch has turned balusters as part of the current rail system. We would like to keep these and repair as needed. The columns are a mismatch of sizes, but it seems possible that the wider engaged posts might be closer to what was originally there. We are proposing to replace the columns with 8x8 square columns that have chamfered edges between the rails and beam. These are seen on a similar aged home at 401 Elm St. Both houses were built c. 1888-9 and have similar character defining elements such as pairs of French doors opening out on to the front porch with transoms above. A masonry step will be added to the left side of the porch to help you get from the porch to the driveway.

401 Elm St just went under a pretty major renovation, and the pairs of doors have been replaced with new doors. We are assuming these have been approved through the COA process and would like to do the same for the two door openings flanking the front door at 325 E Edenton St. The door element to the left of the front door shows a modified version of what was once on the house. There has been significant rework done to this door on the outside and even more so from the interior. See photos in the application. The original doors across the front were most likely 7' tall and have been replaced with more modern standard 6'-8" height doors. The transoms over all three door elements will remain and be repaired as needed. The front door and right flanking door element have solid slab doors. Front door to be replaced with a half lite wood door more typical for this style house.

There is a later small side porch on the left side of the house along the driveway that the owners would like to enclose and turn into finished space. The porch elements are very simple in material in construction, and the exterior door is a flat slab so no character defining elements are being removed. The porch shows up on the 1914-1950 Sanborn map so we are not sure of the exact date it was constructed. The roof form, lines and height will remain the same. The foundation will most likely need to be shored up and/or rebuilt in kind. All wood siding will be added and painted to match. New wood windows to be similar to existing will be used for the new space.

The last section of the existing house looks like it was the original detached kitchen. A porch was added between the original house and the detached kitchen around 1903. Then this porch was enclosed to

become finished space maybe during the same time as the side porch was added. We are taking this original kitchen structure and turning it back into the main kitchen for the house. We are taking down the interior dividing walls and opening the room back up. The existing side door will stay in that location but will be replaced with a new wood half lite door. There is a raised concrete slab porch outside of this door and we are requesting to remove the porch and rebuild it in the same size and location. The new porch will have a brick foundation with wood framing for wood porch floor decking. New wood painted simple posts and rails and masonry steps to grade to be added.

The last request will be to add a screened in porch off the back of the house. The porch will pick up the details of the new columns on the front porch. The porch will have a brick foundation with wood framing for the porch wood decking floor. Porch posts and horizontal rail will be painted. The ceiling will be painted beadboard and a new exterior full lite wood door will be added from the kitchen to the screened in porch. A screened door will exit out onto a new side deck to allow easy access to the driveway and rear yard.

Guidelines

1.3 Site Features and Plantings –

.6 Design new construction or additions so that large trees and other significant site features, such as vistas and views are preserved.

All the trees on the perimeter of the lot. Most are shared or are solely owned by others. There are two large trees in the far-left corner of the property that appear to be fully on this lot. The screened in porch are not close to any of the trees around the site so there should be no impact to the trees. We will be working with an arborist to create a tree protection plan that will be implemented before and during construction.

.8 In the residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of the original built area to open space on a given site through new construction, additions, or surface paving.

The screened in porch does change the proportion of mass to open space by about 3%. The addition is app 276 SF But this is consistent with several neighboring properties and their proportions of mass to open space.

2.1 Wood –

.1 Retain and preserve wooden features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim.

All wood material will be preserved if possible. Any repairs or replacements will be done in kind and in coordination with the guidelines.

.3 Repair historic wooden features using recognized preservation methods for patching, consolidating, splicing, and reinforcing.

All wood material that can be repaired will be repaired using the recognized preservation methods.

.5 If replacement of an entire historic wooden feature is necessary, replace it in kind, matching the original in design, dimension, detail, material, and texture. Consider compatible substitute materials only if using the original material is not technically feasible.

We have noted in the application that anything that is missing or cannot be repaired will be replaced in kind. The original columns are missing so we have provided notes and an example of a similar column on a house in the neighborhood built around the same time c. 1888-9. Porch floor is missing and has been replaced with decking. This will be removed and replaced with tongue and groove southern yellow pine wood porch flooring and will be painted as is typical for this neighborhood.

.6 If a historic wooden feature is completely missing, replace it with a new feature based on accurate documentation of the original feature or a new design compatible in scale, size, material, and color with the historic building and district.

We have noted in the application that anything that is missing or cannot be repaired will be replaced in kind. The original columns are missing so we have provided notes and an example of a similar column on a house in the neighborhood built around the same time c. 1888-9. Porch floor is missing and has been replaced with decking. This will be removed and replaced with tongue and groove southern yellow pine wood porch flooring and will be painted as is typical for this neighborhood.

2.2 Masonry –

.1 Retain and preserve masonry features that contribute to the overall historic character of a building and a site, including walls, foundations, roofing materials, chimneys, cornices, quoins, steps, buttresses, piers, columns, lintels, arches, and sills.

All brick foundations and chimneys that are part of the historic house will be preserved and remain as is. If it does need to be repaired or areas need to be replaced it will be in kind.

4 Repair historic masonry surfaces and features using recognized preservation methods for piecing-in, consolidating, or patching damaged or deteriorated masonry. It is not appropriate to apply a waterproof coating to exposed masonry rather than repair it.

All brick foundations and chimneys etc will be repaired with the recognized preservation methods.

.6 If replacement of a deteriorated detail, module, or element of a historic masonry surface or feature is necessary, replace only the deteriorated portion in kind rather than the entire surface or feature. Consider compatible substitute materials only if using the original material is not technically feasible.

If any brick material needs to be replaced it will be done in kind. The front porch foundation as well as the side porch foundation that will be enclosed will most likely need to be completely redone. These areas will be redone with brick that will be as close as possible to the existing brick and will adhere to guideline 2.2.7

2.3 Architectural Metals: Guidelines

.4 Repair deteriorated historic architectural metal features and surfaces using recognized preservation methods for splicing, patching, reinforcing, and rust converters.

The front porch has a hipped roof sheathed in standing-seam terne metal roof. The plan is to keep this and repair if possible using the recognized preservation methods. If it cannot be repaired and will need to be replaced, we will replace it in kind per guideline 2.3.5

2.5 Roof -

.5 If full replacement of a deteriorated historic roofing material or feature is necessary, replace it in kind, matching the original in scale, detail, pattern, design, material, color, and details such as ridge and hip caps. Consider compatible substitute materials only if using the original material is not technically feasible.

Architectural asphalt shingles and a rubber membrane are the roofing materials on the existing house other than the front porch. These will be replaced in kind.

2.7 Windows and Doors

.4 Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.

The existing windows will be repaired if possible by the recognized preservation methods. The doors will be replaced. Most are not historic and or have been so modified that they are not reusable.

.7 If a historic window or a door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building.

The pair of doors that were flanking the front door will be replaced with a new pair of doors similar to the ones on 401 Elm St which is a house of a similar age c. 1888-9. Front door and rear side entry door to be replaced with new wood half lite wood doors that are fitting for the period of the house.

2.8 Entrances, Porches, and Balconies

.7 Consider the enclosure of a historic porch to accommodate a new use only if the enclosure can be designed to preserve the historic character of the porch and the building. It is not appropriate to enclose a front porch or a front balcony.

The rear side entry porch that we are proposing to enclose for more finished space does not appear to be original. It does not show up on the Sanborn Maps until the 1914-1950 version. There is no detailing and very simply constructed so it does not seem to be a character defining feature. The exterior door is a full slab door and will be removed.

3.2 Additions –

.1 Construct additions, if feasible, to be structurally self-supporting to reduce any damage to the historic building. Sensitively attach them to the historic building so that the loss of historic materials and details is minimized.

The screened in porch is located on the rear of the house and has been set in from the corners of the existing house. All details of the house will remain and no historic character will be lost. The eave heights will align with the rear eave of the house and the new gable roof will over frame the existing gable roof.

.2 Design additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.

The addition is at the rear of the existing house and will be hard to see from the street. Trees around the site are on the perimeter of the lot and will not be impacted by the addition of the porch.

.3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

The Sanborn maps do not show anything built in the area of the proposed screened porch. The grade of the yard is flat in the back so no grading will be needed.

.4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone. +

.5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities

The owners will work with an arborist with Everett Tree Service to protect the trees around the site. A tree protection plan will be created and included in this application.

.6 Locate a new addition on an inconspicuous face of the historic building, usually the rear one.

Addition is located at the rear of the existing house.

.7 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.

The screened in porch is located on the rear of the house and has been inset from the corners of the existing rear part of the house. The eave height of the screened in porch will match the rear existing eave height which helps to make it subservient to the primary structure.

.8 Design an addition to be compatible with the historic building in mass, architectural style, materials, color, and relationship of solids to voids in the exterior walls yet make the addition discernible from the original.

The addition will complement the existing house. It will have the same roof material and foundation material as the primary structure. The openness of the porch will make it noticeably discernible from the historic house.

.10 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.

The concrete structure will be removed and the screened in porch will be added. All material will stay as is except for this part of the rear of the house will be under the new screened in porch roof and a new full lite wood door will be added to allow access to the screened porch from the kitchen.

.11 It is not appropriate to construct an addition that significantly changes the proportion of original built mass to open space on the individual site.

Proportion of built mass to open space changes by about 3% but is consistent with several surrounding neighbors proportions.

.12 It is not appropriate to construct an addition if the overall proportion of built mass to open space on its site will significantly vary from the surrounding buildings and sites that contribute to the special character of the historic district.

Proportion of built mass to open space changes by about 3% but is consistent with several surrounding neighbors proportions.

Materials for the New Screened in Porch –

New smooth wood, painted door trim to match existing at app. 4.5” wide and header trim 4.5” with an app 1” drip edge

Fascias and closed eaves/soffits to match existing. The addition’s overhangs will be 12” to match existing.

Chamfered 7.5x7.5 square painted, smooth wood posts to be similar to the new columns for the front porch

New roof to have new architectural asphalt shingles to match existing. The existing roofing will need to be replaced so a new color will be selected for all roof forms (except the areas of rubber membrane will be replaced with rubber membrane). Terne standing metal roof over front porch to be repaired if possible and replaced in kind if necessary.

Foundation to be exposed brick to match existing. Use a red common brick or sim., contractor will match the brick as close as possible.

Composite decking for the screened in porch floor as well as the side entry deck and the side entry porch, 5.5” wide tongue and groove decking by Timbertech. Wood steps to grade. Painted wood hand rails with pickets to be painted on entry deck and entry porch. Painted beadboard ceiling for the screened porch.

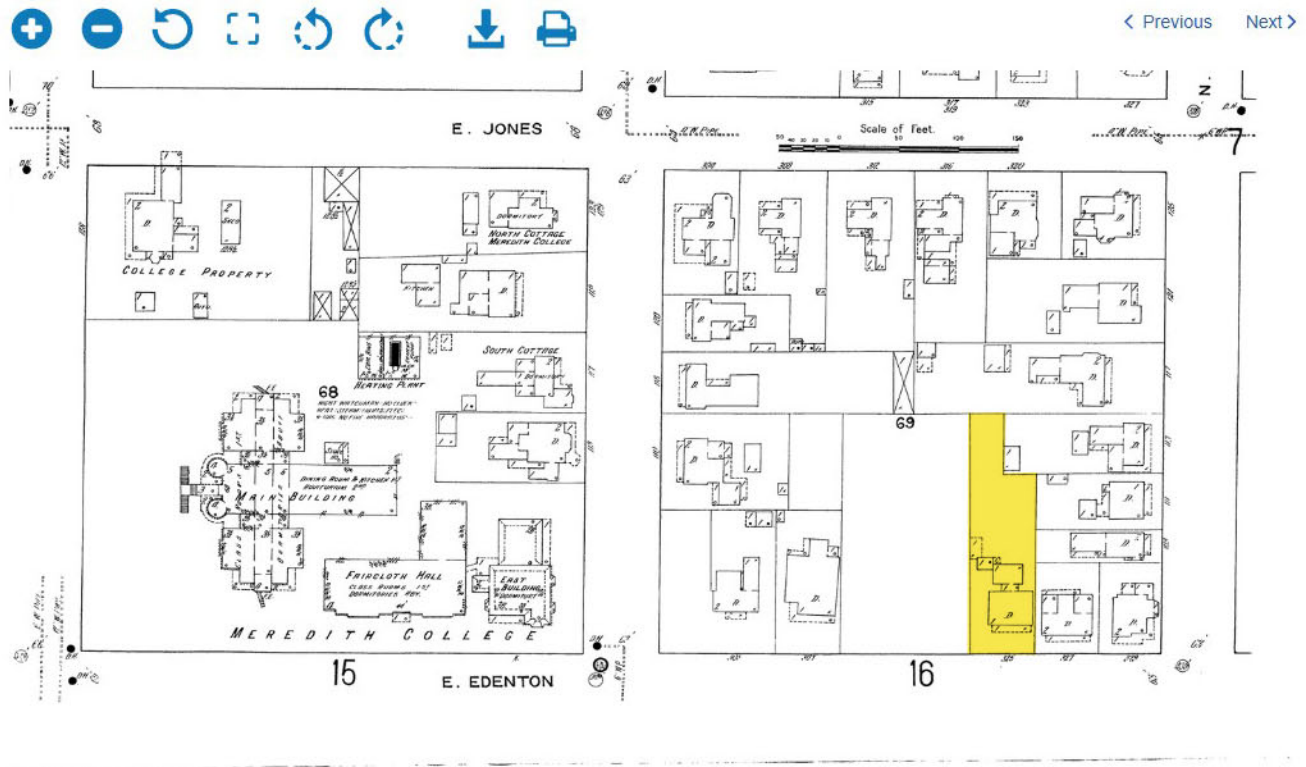
Screens to be installed inside the porch, not on the exterior.

Raleigh 1914, Sheet 6

Item B.1

[Back to Browse Maps](#)

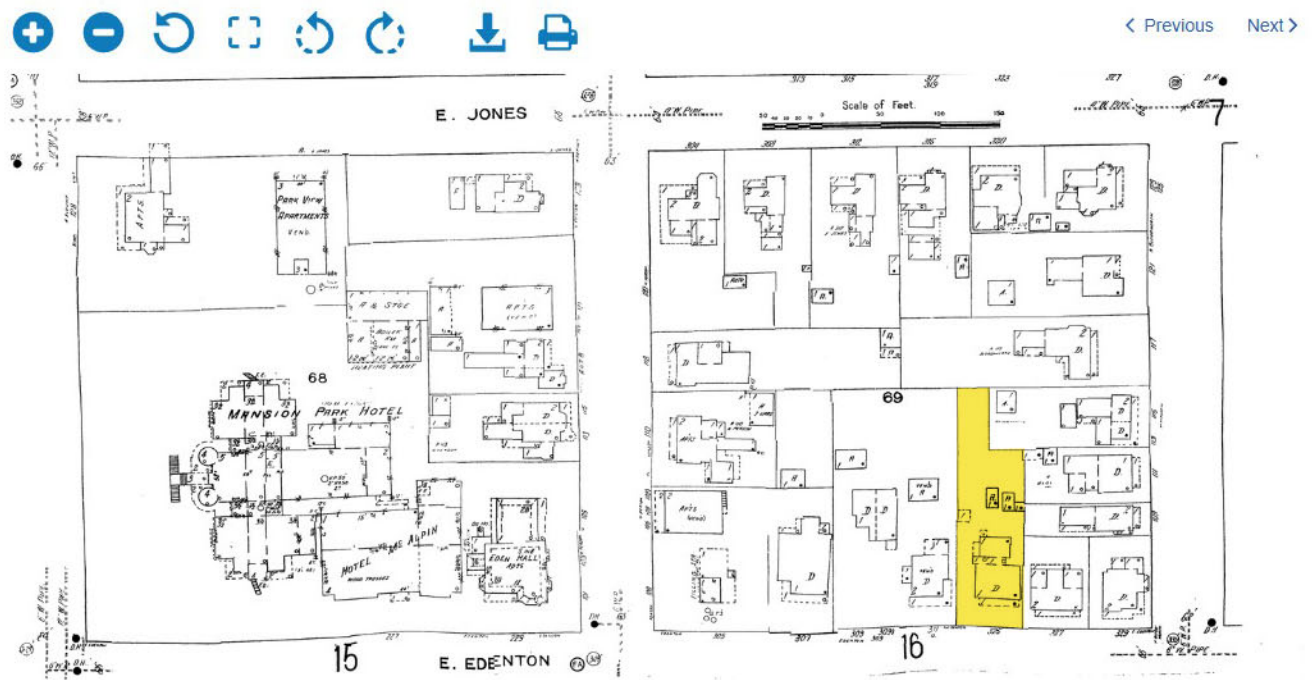
State: City: Date:



Raleigh 1914-Dec. 1950 vol. 1, 1914-Nov. 1950, Sheet 6

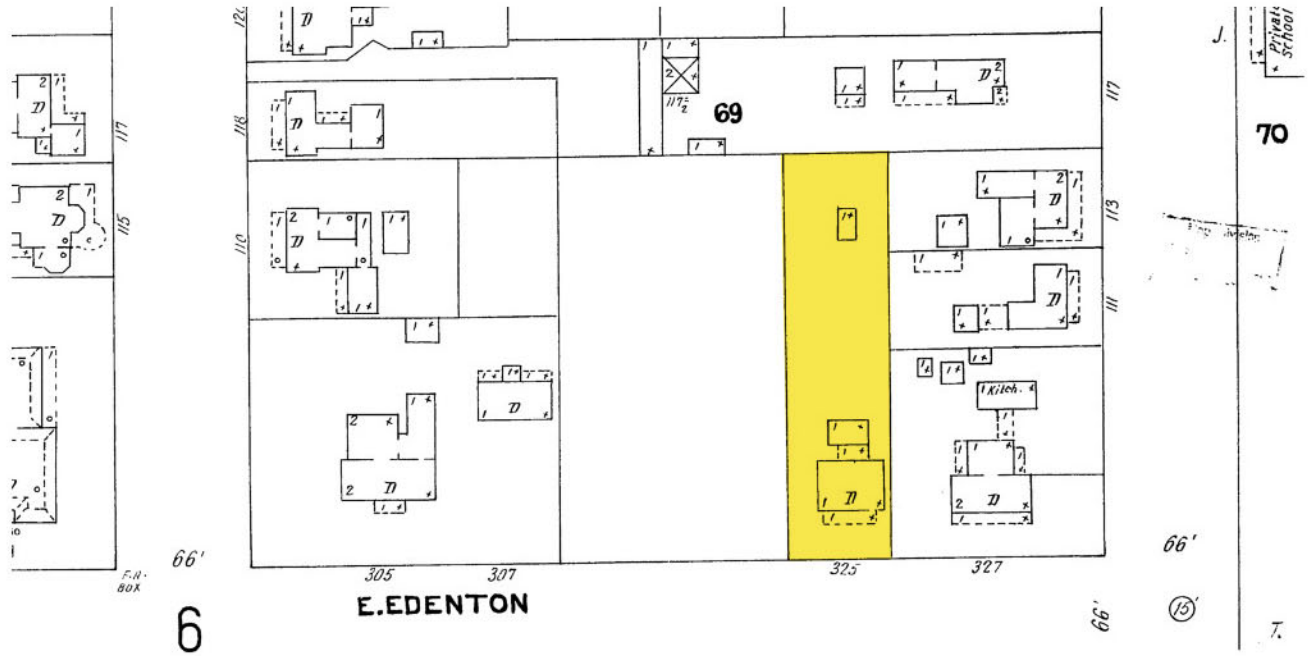
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State: City: Date: Volume:



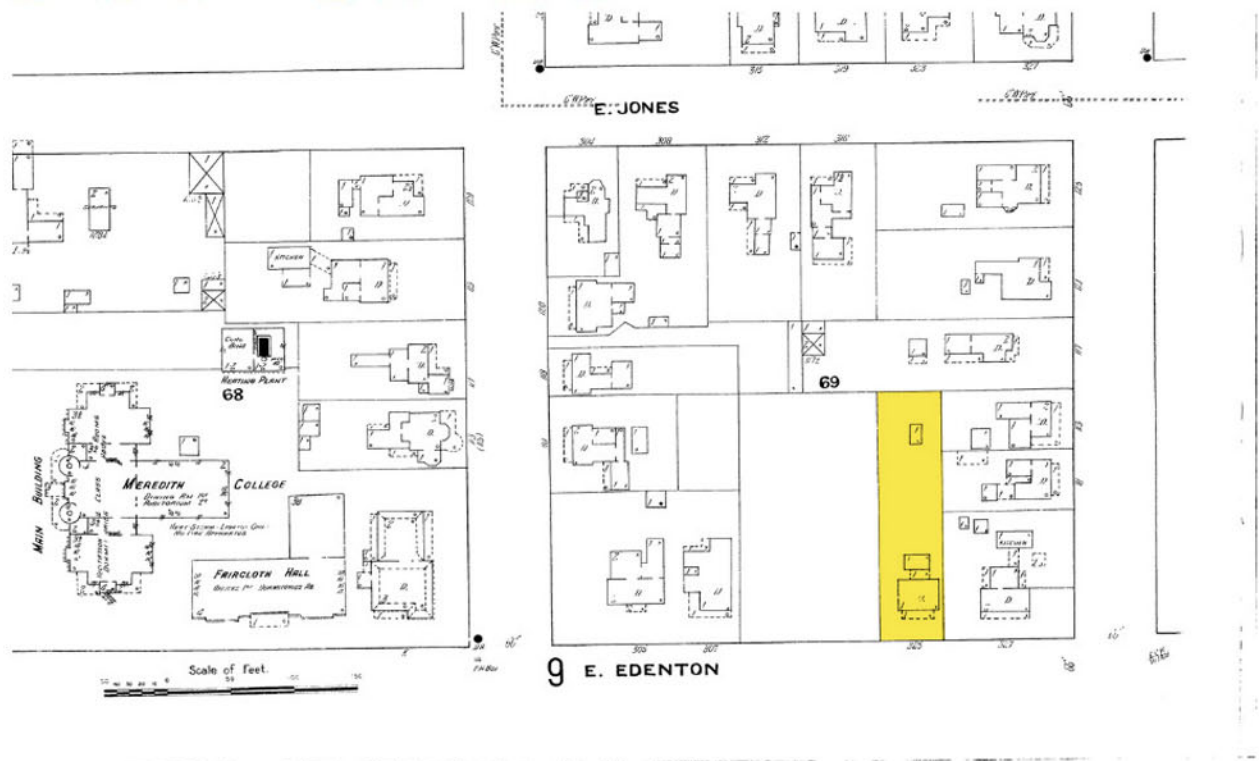
[Back to Browse Maps](#)

State: City: Date:



[Back to Browse Maps](#)

State: City: Date:





325 E Edenton St

Front Elevation



Left Side Elevation +
Gravel Driveway



325 E Edenton St

Left Side Elevation,
Side Porch to be Enclosed



Side Porch to be Enclosed
59 of 243



1

325 E Edenton St



Rear Elevation + Masonry Structure proposed to be removed



Right Side Elevation View from Rear of the House

325 E Edenton St





Right Side Elevation, View of the Attached Secondary Structure w/ Side Porch/Deck to be Removed

325 E Edenton St



Right Side Elevation at Inset between the Main House, Connector, and the Attached Secondary Structure



Right Side Elevation, View of the Main House Gable End + Connector

325 E Edenton St



View of Backyard from Right Side
Trees seen behind the Existing Chain
Link Fence



325 E Edenton St

Right Side View of the Backyard and Trees around the Perimeter of the Site



View of Left Side of the Backyard + Trees Along the Perimeter

Item B.1



325 E Edenton St

Left Side View of the Driveway and Trees around the Perimeter of the Site



325 E Edenton St
View across Edenton St Looking up towards
Gringos and Person St Intersection



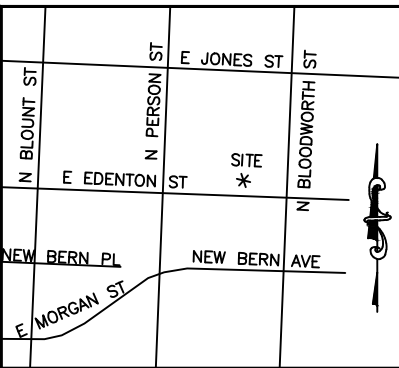
View across Edenton St Looking back towards
N Bloodworth St Intersection



325 E Edenton St
View of the Opposite Side of Edenton St
Looking up towards Longleaf and the Person
St Intersection



View of the Opposite Side of Edenton St
Looking back towards N Bloodworth St
Intersection



PROPERTY OF:
 WILLIAM E. BREWER JR
 TRACT A, BM 1998, PAGE 198
 PIN: 1703-89-6449

Item B.1

ADOPTED MAGNETIC NORTH
 BM 1998, PG 198

N/F
 BROWN, EDWARD J &
 JUDITH TAYLOR BROWN, ELISABETH M M
 PIN: 1703-89-7600
 DB 19263, PG 1531
 BM 1998, PG 198

VICINITY MAP (NTS)

REFERENCES
 DB 17672, PG 1127
 BM 1998, PG 198
 OTHERS AS NOTED

- NOTE:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD THAT A TITLE SEARCH MAY IDENTIFY.
 3. SURVEY PERFORMED WITHOUT TITLE SEARCH.
 4. ALL DASHED LINES REPRESENT LINES NOT SURVEYED.
 5. AREA BY COORDINATE METHOD.
 6. HOUSE DIMENSIONS/AREA ARE BASED ON FOOTPRINT.
 7. CONTOURS SCALED FROM WAKE COUNTY GIS.
 8. LEGAL DESCRIPTION IN DB 17672, PG 1127 IS INCORRECT FOR SUBJECT LOT. SEE BM 1998, PG 198.

SITE DATA TABLE:

PIN: 1703-89-6449
 LOT AREA: 8,105.98 SF 0.19 AC
 ZONING: R-10
 OVERLAY DISTRICT: OAKWOOD HISTORIC DISTRICT/
 NATIONAL REGISTER DISTRICTS
 USE: RESIDENTIAL
 EXISTING IMPERVIOUS: SEE TABLE
 RESIDENTIAL INFILL STATUS: UNDETERMINED
 ALLOWED BUILDING HEIGHT: 40'/3 STORIES
 SETBACK REQUIREMENTS: SEE SETBACK LINES
 EXISTING BUILDING SQUARE FOOTAGE: 1,728 SF

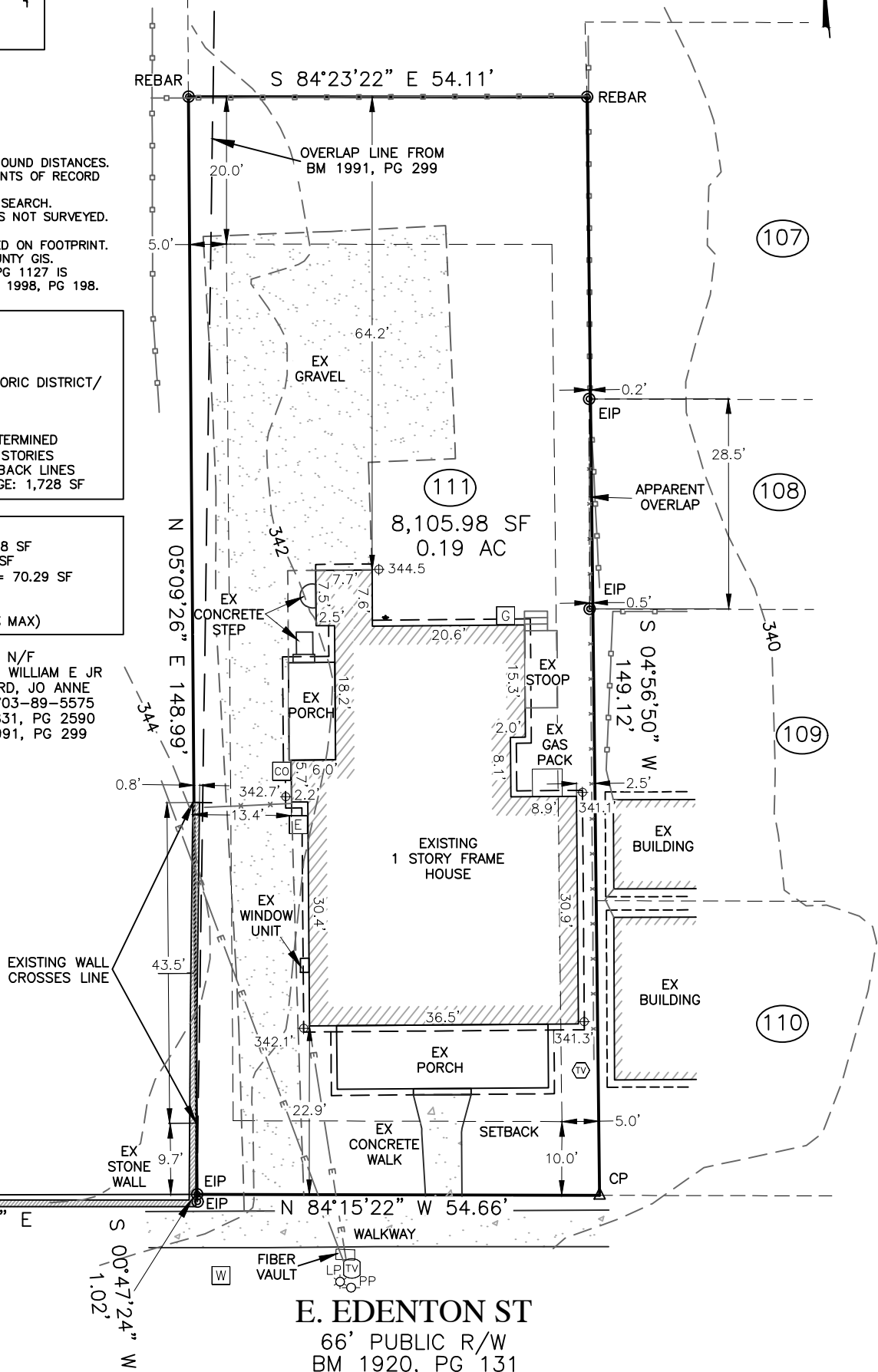
IMPERVIOUS SURFACE DATA

EXISTING HOUSE/PORCHES= 2141.58 SF
 EXISTING CONCRETE WALK= 77.28 SF
 EXISTING CONCRETE STEPS/STOOP= 70.29 SF
 EXISTING GAS PACK= 15.18 SF
 EXISTING GRAVEL= 2068.72 SF
 TOTAL= 4,373.05 SF, 53.95% (65% MAX)

N/F
 BREWER, WILLIAM E JR
 SANFORD, JO ANNE
 PIN: 1703-89-5575
 DB 13831, PG 2590
 BM 1991, PG 299

LEGEND

- ⊙ EIP EXISTING IRON PIPE
- △ CP CALCULATED POINT
- ⊙ REBAR
- [E] ELECTRIC METER
- [G] GAS METER
- [W] WATER METER
- [CO] CLEANOUT
- [D] DISH
- [TV] CABLE TV
- [LP] LIGHT POLE
- [PP] POWER POLE
- POWER LINE
- WOOD FENCE
- x- CHAIN LINK FENCE
- ⊕ 344.5 SPOT ELEVATION



E. EDENTON ST

66' PUBLIC R/W
 BM 1920, PG 131

SITE LOCATION: 325 E EDENTON ST
 RALEIGH NC 27601-1017

TOWNSHIP: RALEIGH

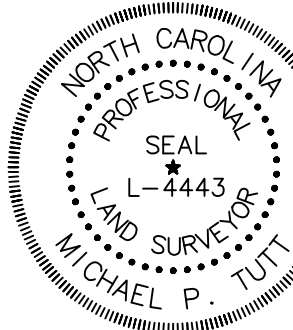
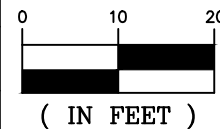
ZONE: R-10

SCALE: 1" = 20'

DATE OF FIELD SURVEY:
 1-30-26

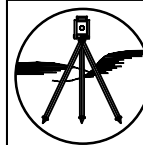
JOB# : 26_115

COUNTY: WAKE



I, MICHAEL PRESTON TUTT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY AND FROM REFERENCES NOTED; THAT THE RATIO OF PRECISION BEFORE ADJUSTMENTS WAS 1:10,000 WITNESS MY ORIGINAL SIGNATURE, 5TH OF FEBRUARY, 2026.

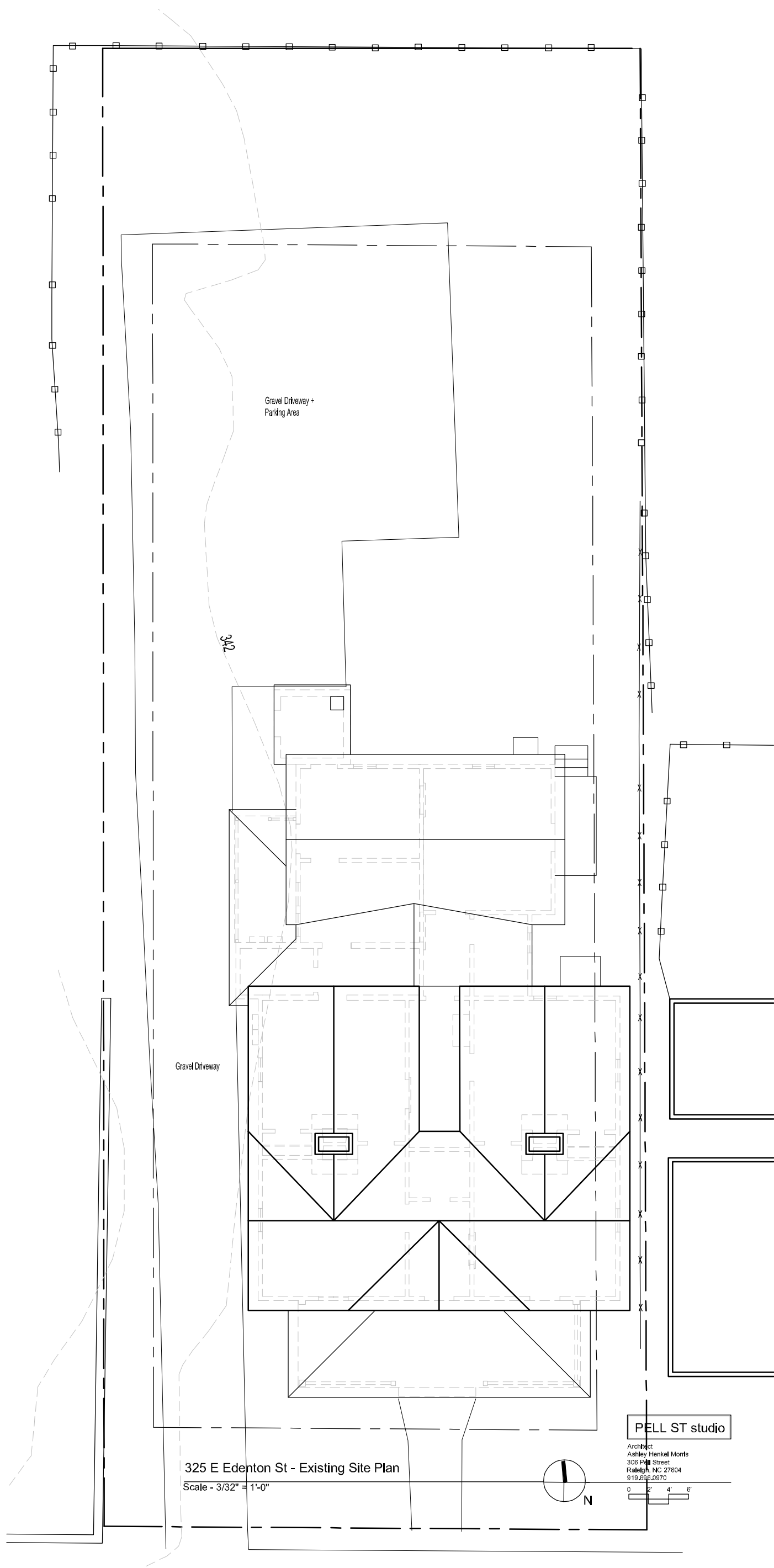
MICHAEL P. TUTT, PLS L-4443



ANGLE RIGHT
 LAND SURVEYING, PLLC
 SURVEYING THE PAST AND THE FUTURE TODAY
 919-810-4324

NC LIC. # P-0446

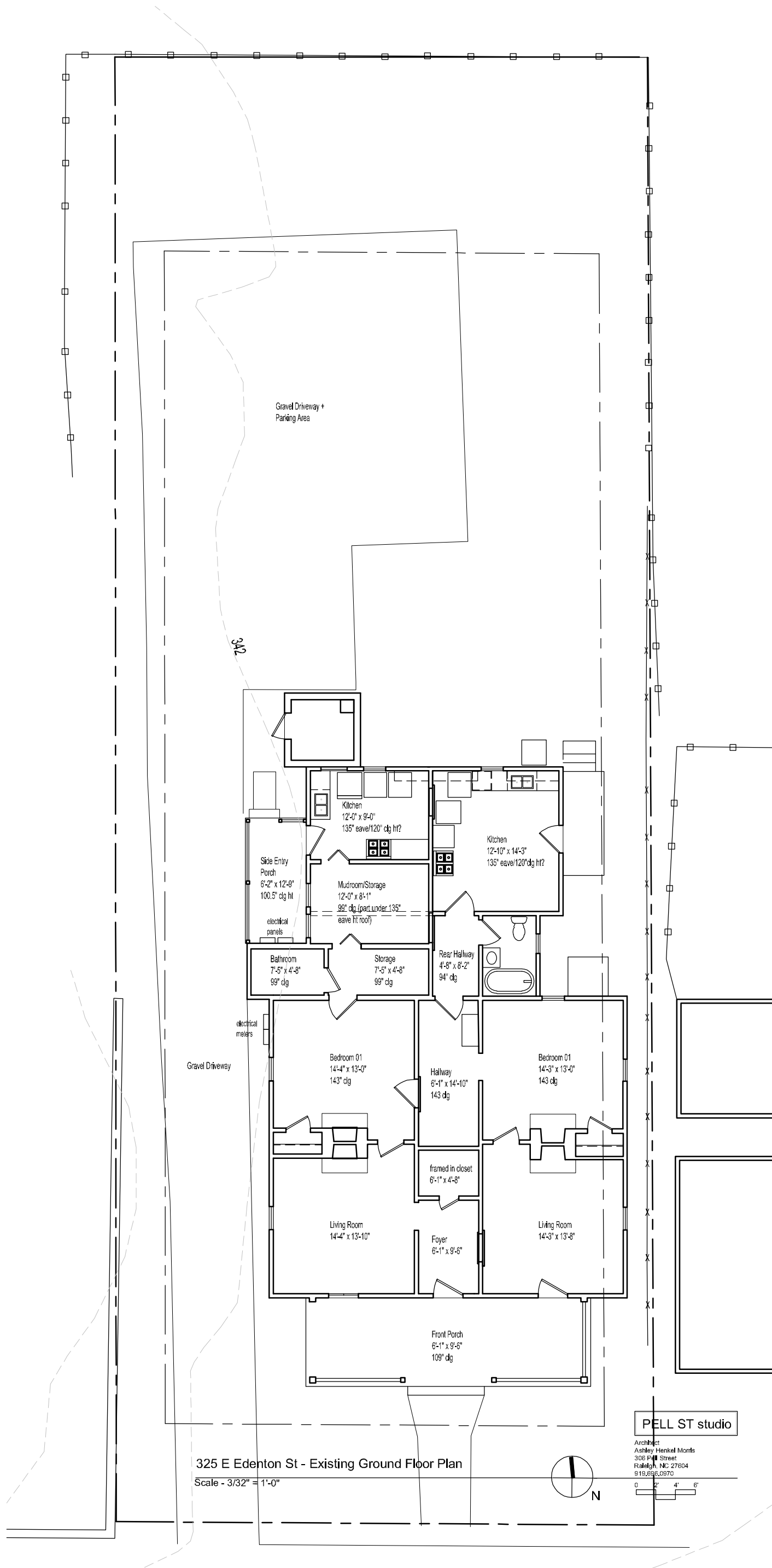
3008 ANDERSON DR., SUITE 160
 RALEIGH, NC 27609



325 E Edenton St - Existing Site Plan
Scale - 3/32" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.856.0970

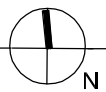


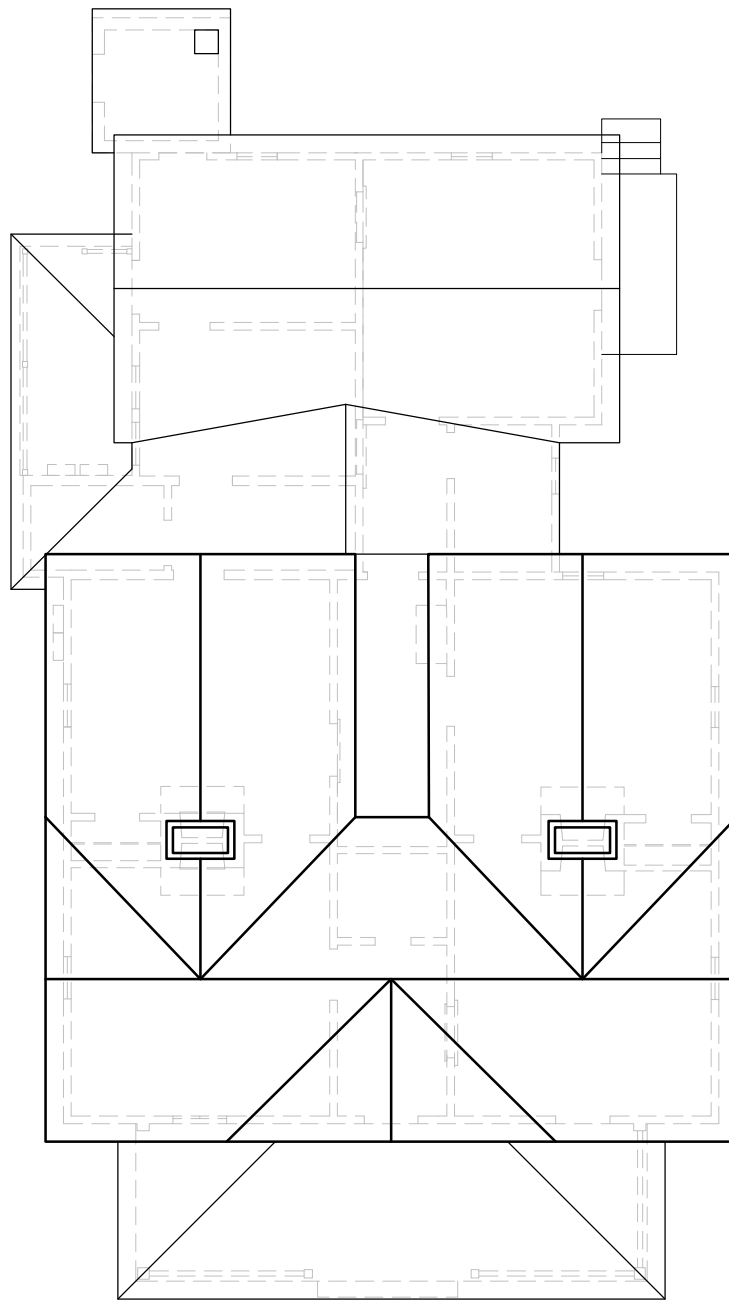
PELL ST studio

Architect
Ashley Henkel Morris
306 P Street
Raleigh, NC 27604
919.696.0970

325 E Edenton St - Existing Ground Floor Plan

Scale - 3/32" = 1'-0"





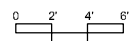
325 E Edenton St - Existing Roof Plan

Scale - 3/32" = 1'-0"



PELL ST studio

Architect
Ashley Henkel Morris
306 Fall Street
Raleigh, NC 27604
919.896.0970



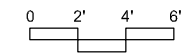


325 E Edenton St - Existing Front Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



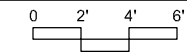


325 E Edenton St - Existing Left Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



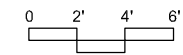


325 E Edenton St - Existing Rear Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



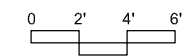


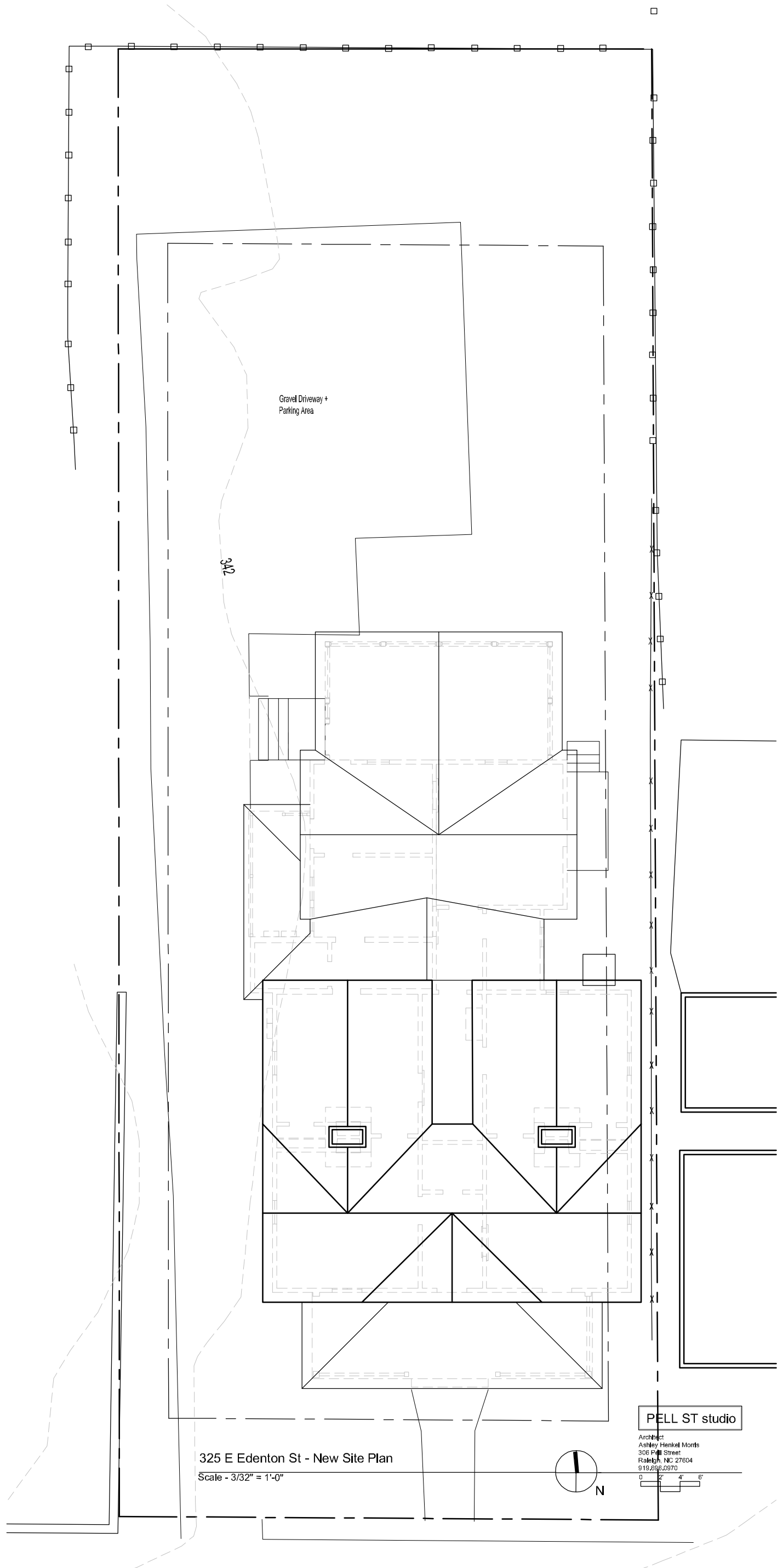
325 E Edenton St - Existing Right Elevation

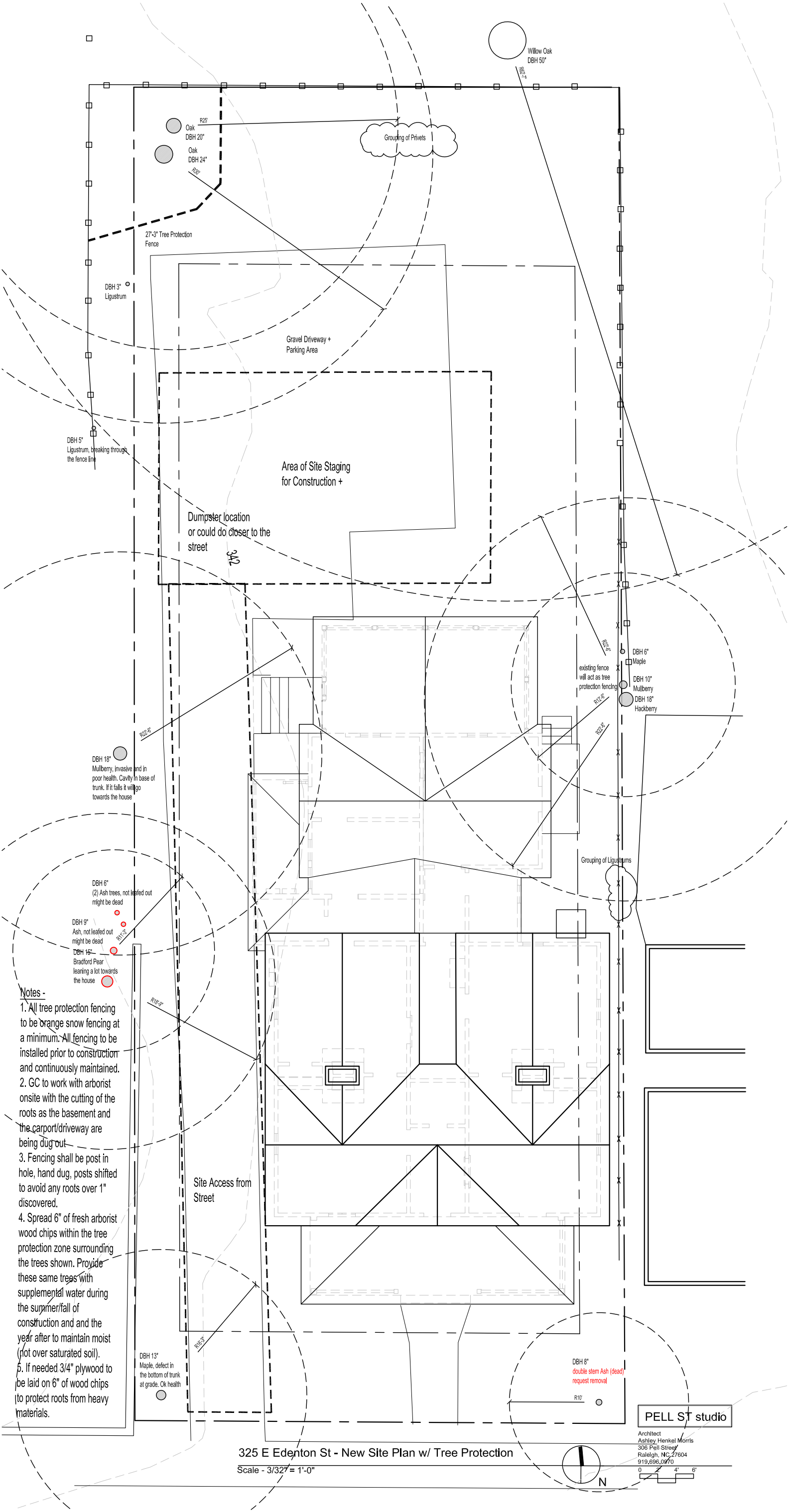
Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



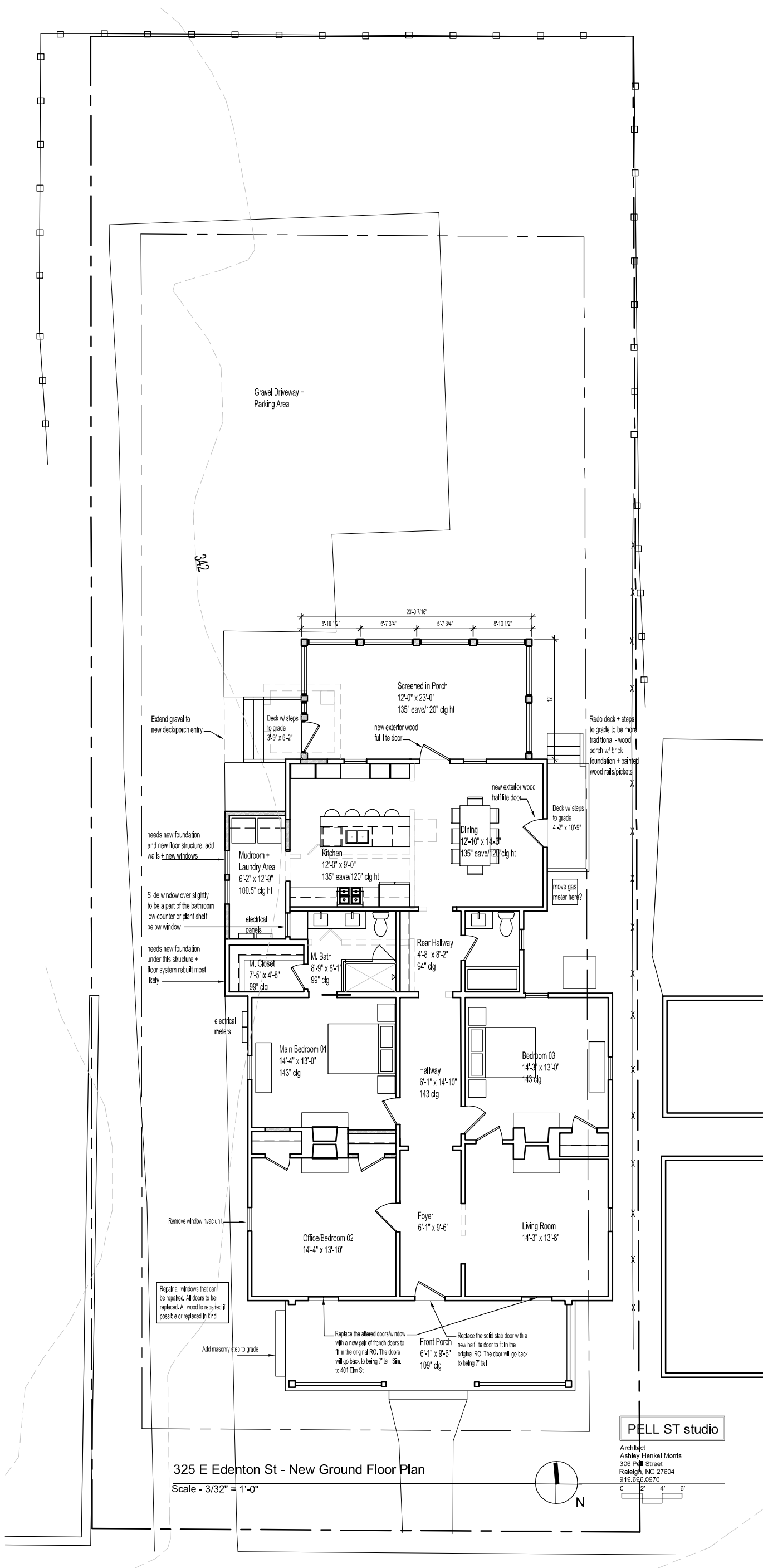


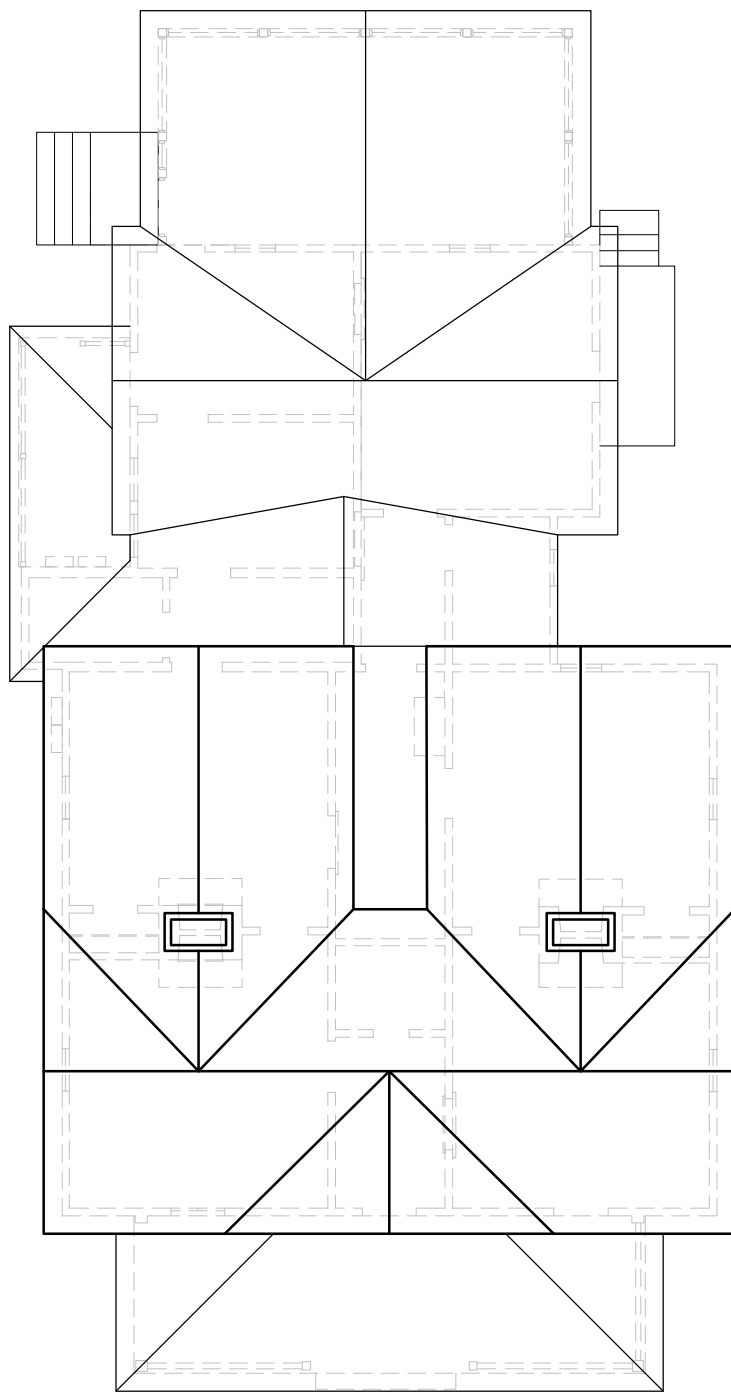


- Notes -**
1. All tree protection fencing to be orange snow fencing at a minimum. All fencing to be installed prior to construction and continuously maintained.
 2. GC to work with arborist onsite with the cutting of the roots as the basement and the carport/driveway are being dug out.
 3. Fencing shall be post in hole, hand dug, posts shifted to avoid any roots over 1" discovered.
 4. Spread 6" of fresh arborist wood chips within the tree protection zone surrounding the trees shown. Provide these same trees with supplemental water during the summer/fall of construction and the year after to maintain moist (not over saturated soil).
 5. If needed 3/4" plywood to be laid on 6" of wood chips to protect roots from heavy materials.

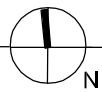
325 E Edenton St - New Site Plan w/ Tree Protection
 Scale - 3/32" = 1'-0"

PELL ST studio
 Architect
 Ashley Henkel Morris
 306 Pell Street
 Raleigh, NC 27604
 919.896.0770



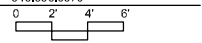


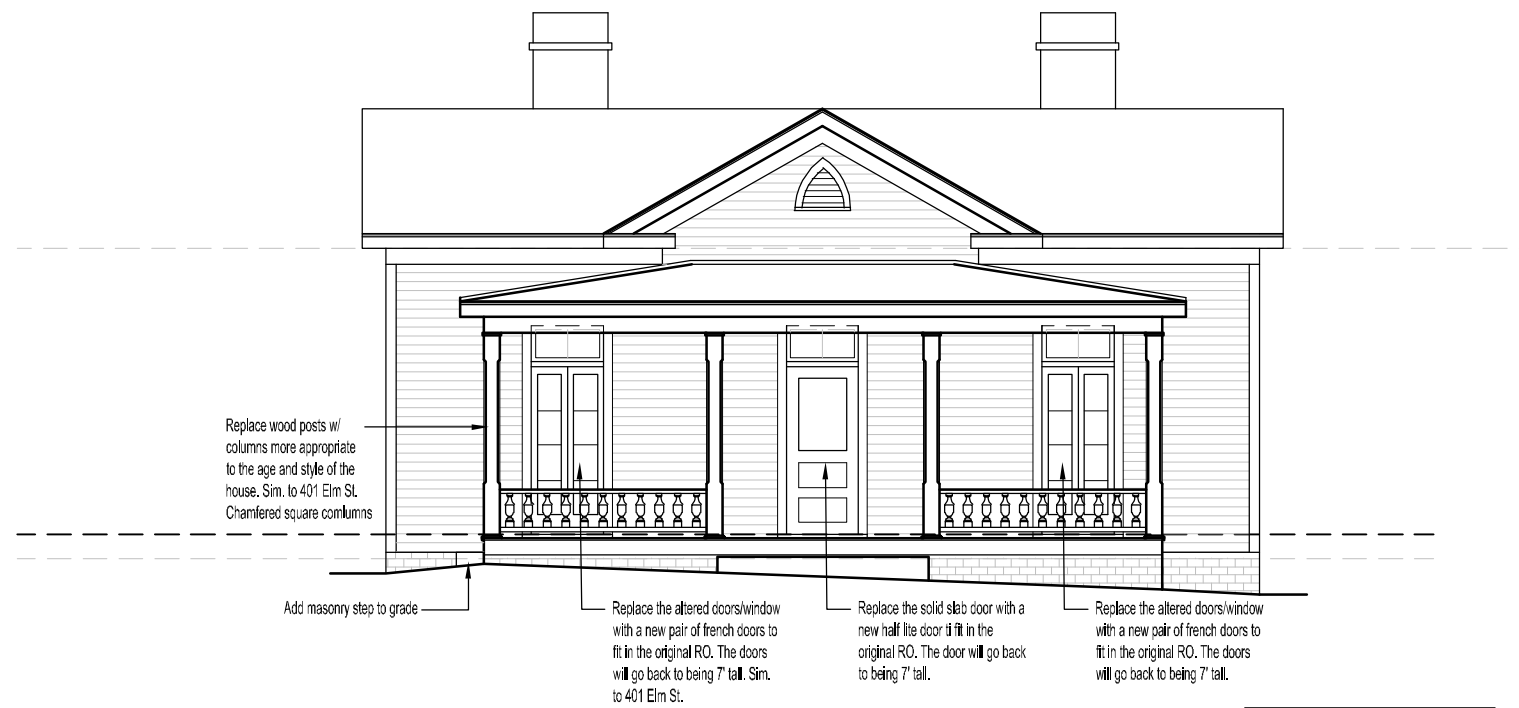
325 E Edenton St - New Roof Plan
Scale - 3/32" = 1'-0"



PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



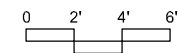


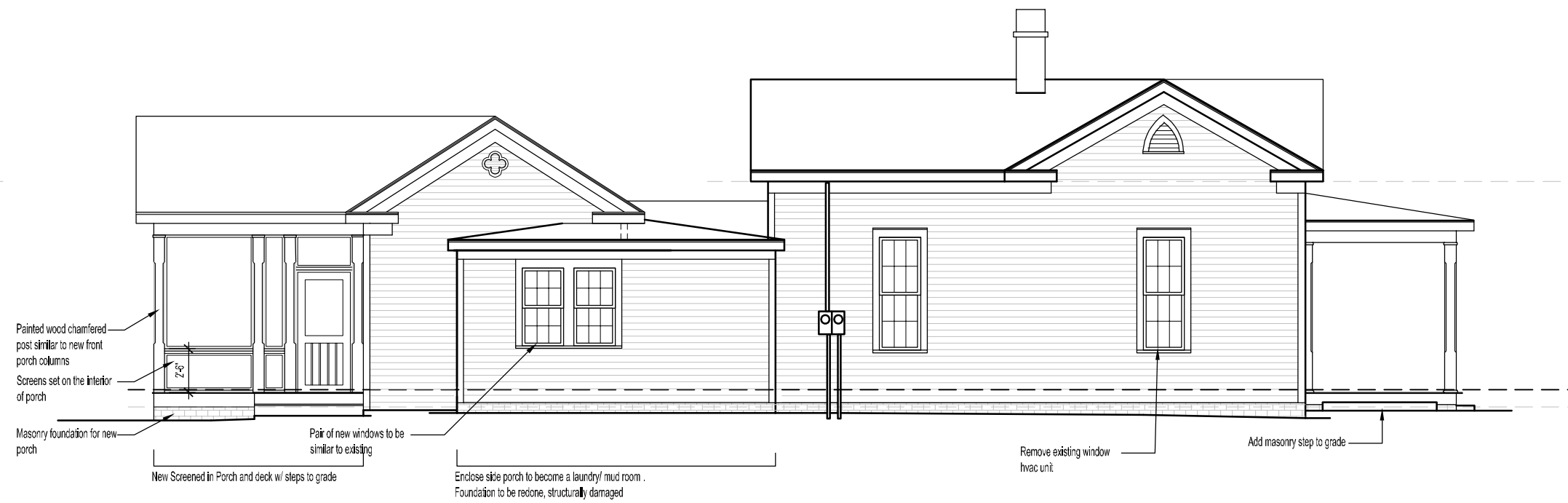
325 E Edenton St - New Front Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



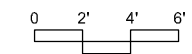


325 E Edenton St - New Left Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





New Side Deck w/
Steps to Grade

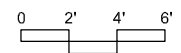
New Screened in Porch and deck w/ steps to grade

325 E Edenton St - New Rear Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



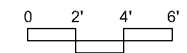


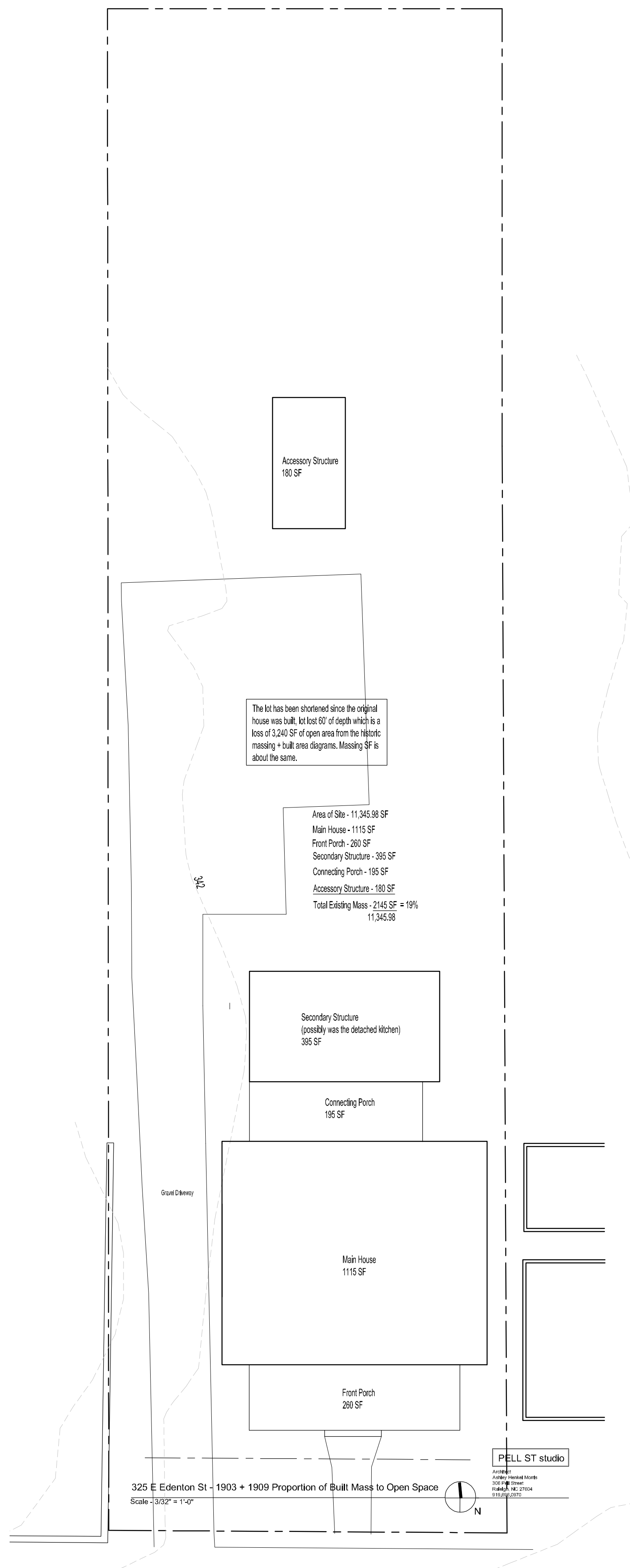
325 E Edenton St - New Right Elevation

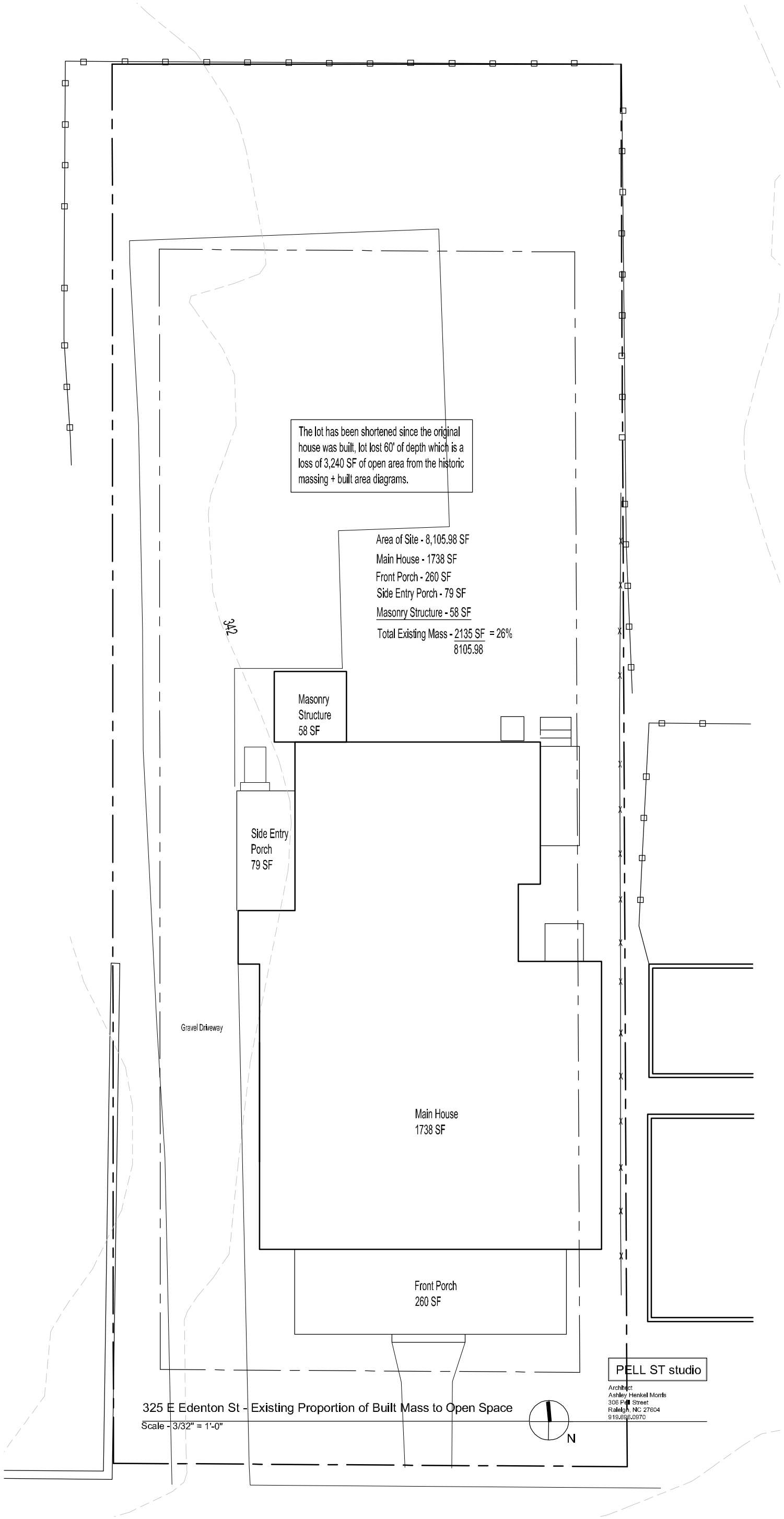
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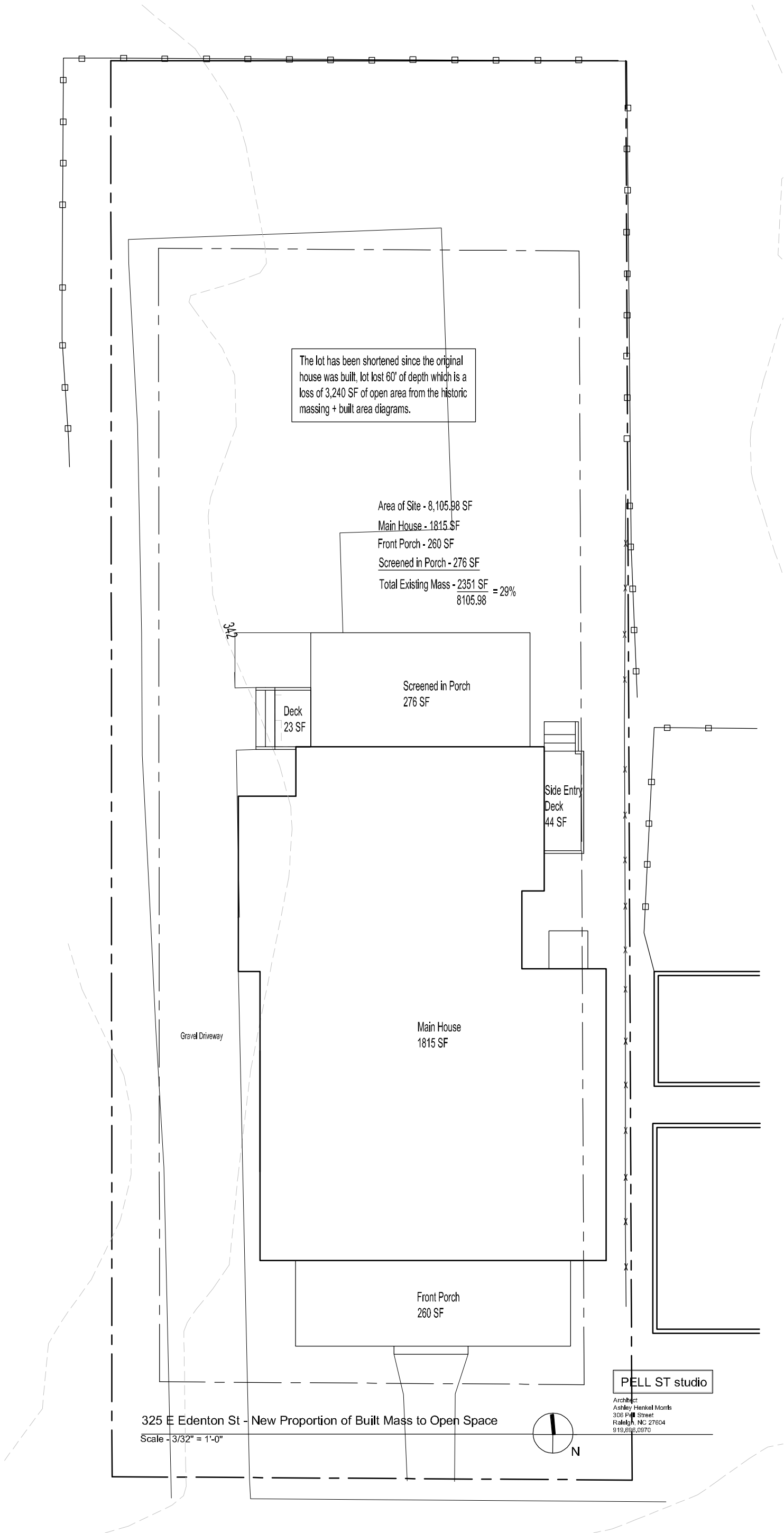
PELL ST studio

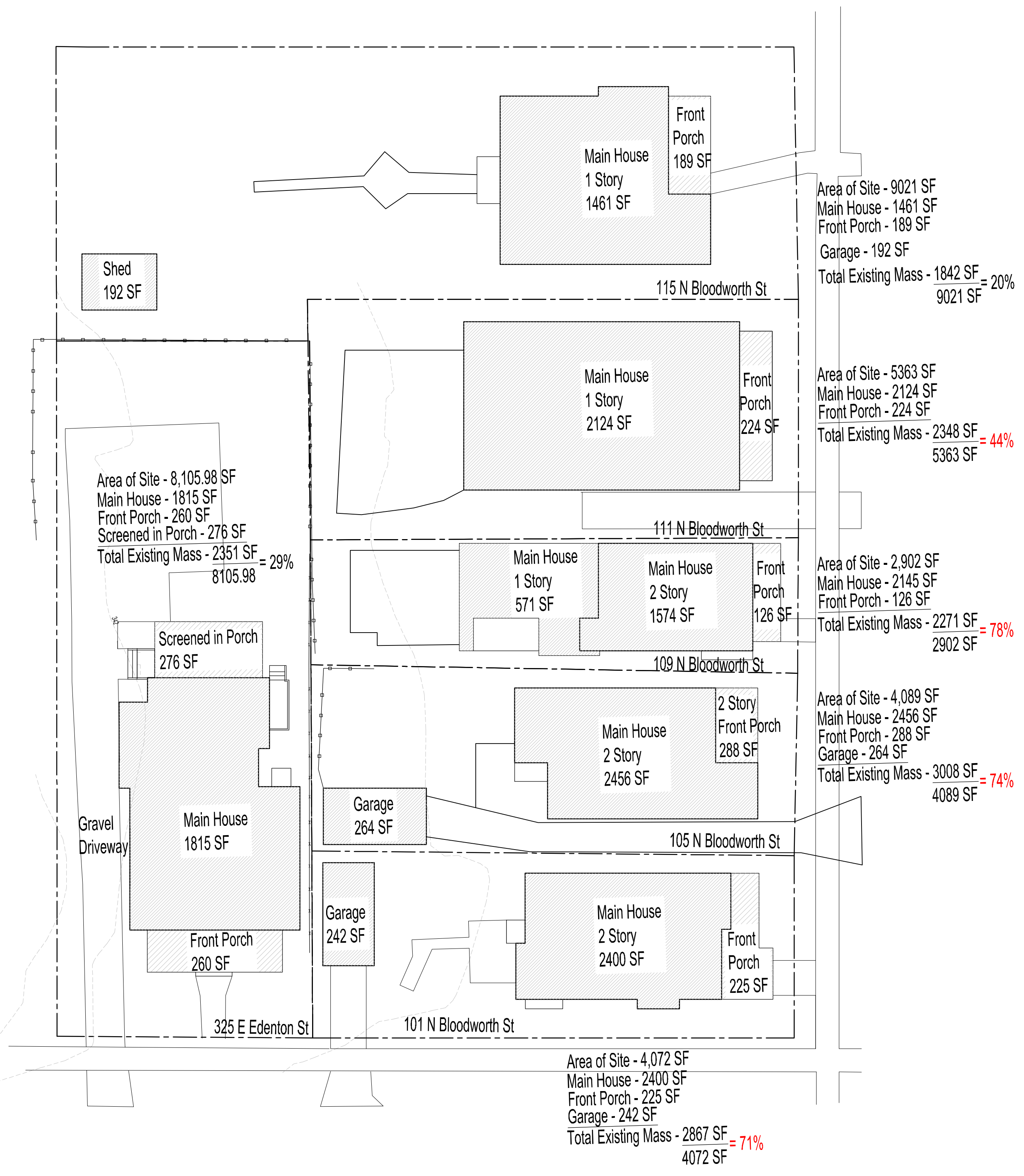
Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970









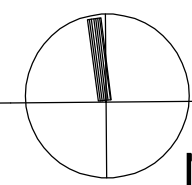


325 E Edenton St - New Proportion of Built Mass to Open Space

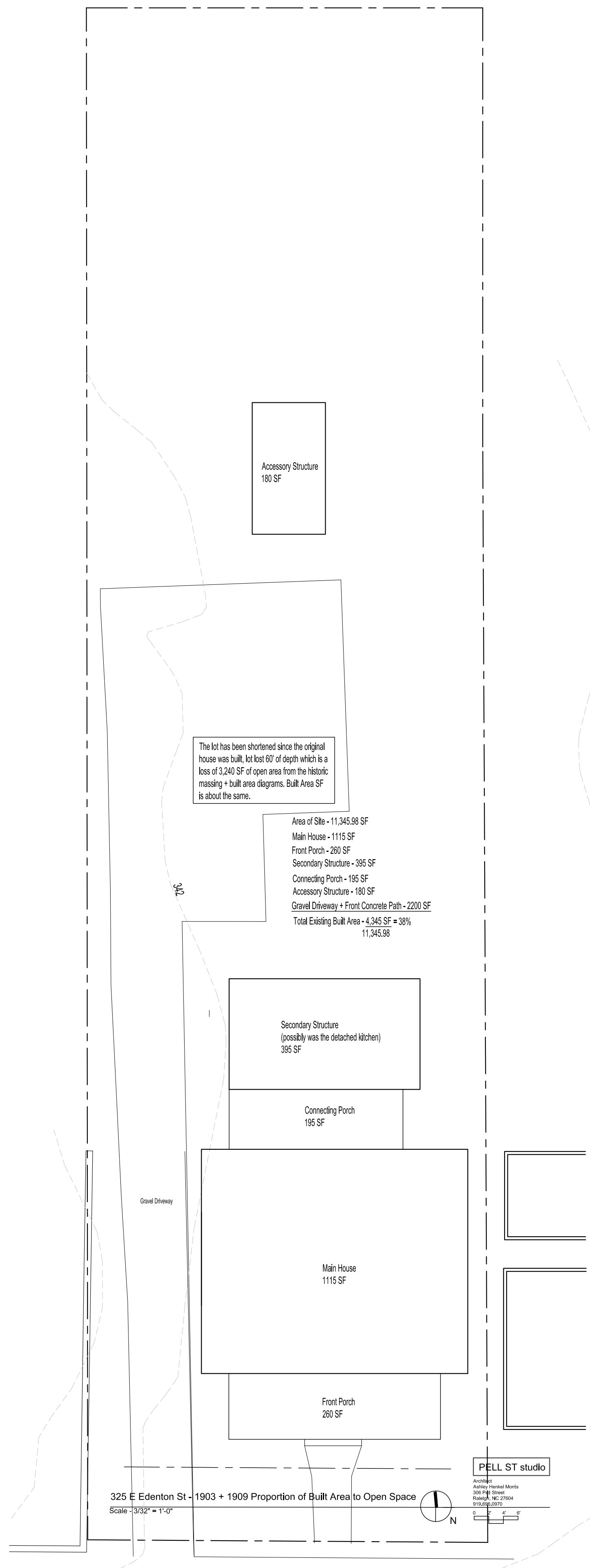
Scale - 1/16" = 1'-0" Compared to neighbors on same block

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

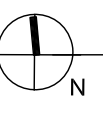


0 4' 8' 12'



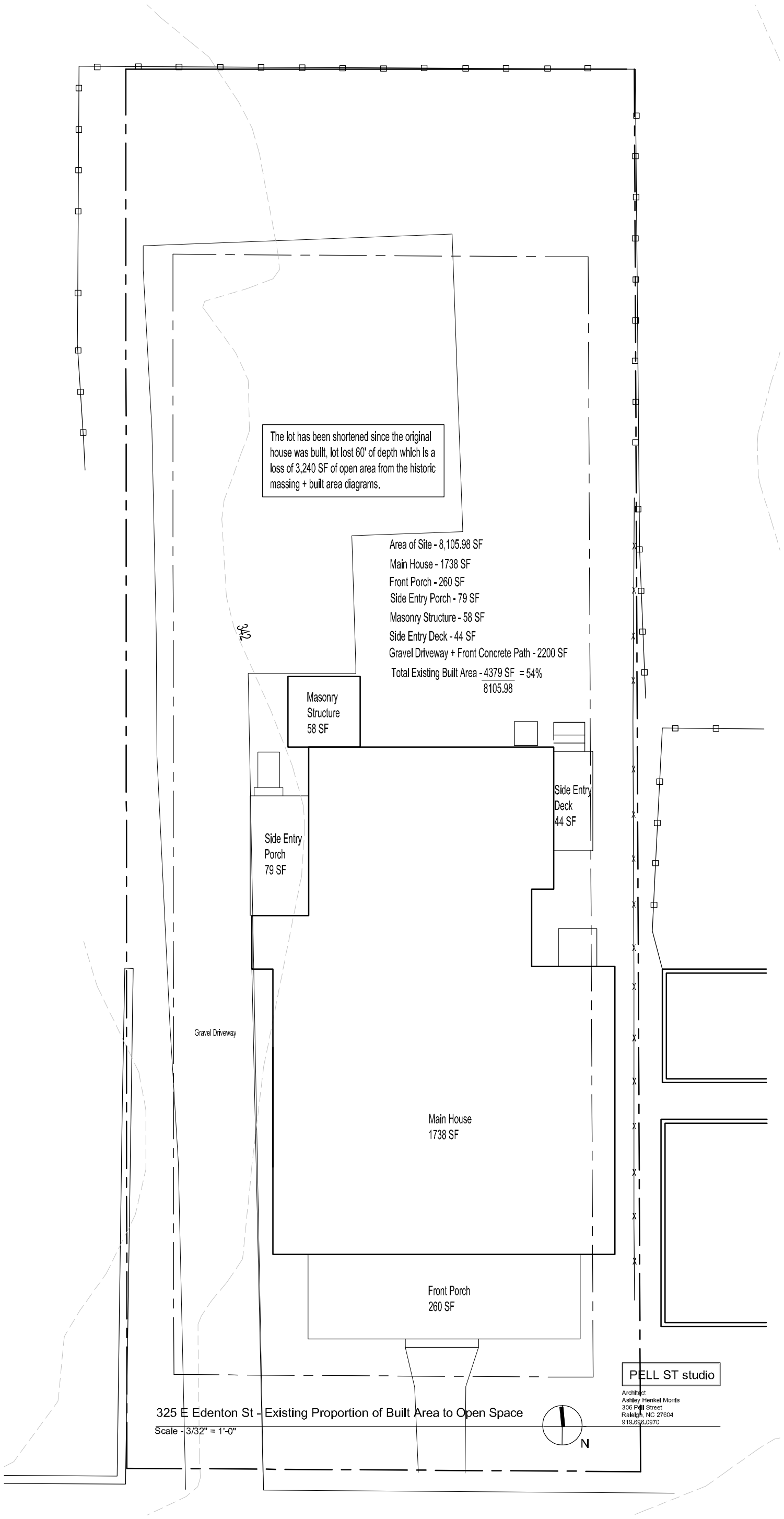
325 E Edenton St - 1903 + 1909 Proportion of Built Area to Open Space

Scale - 3/32" = 1'-0"



PELL ST studio

Architect
Ashley Renkel Morris
308 Pine Street
Raleigh, NC 27604
919.209.2970



The lot has been shortened since the original house was built, lot lost 60' of depth which is a loss of 3,240 SF of open area from the historic massing + built area diagrams.

Area of Site - 8,105.98 SF
Main House - 1738 SF
Front Porch - 260 SF
Side Entry Porch - 79 SF
Masonry Structure - 58 SF
Side Entry Deck - 44 SF
Gravel Driveway + Front Concrete Path - 2200 SF
Total Existing Built Area - 4379 SF = 54%
8105.98

Masonry Structure
58 SF

Side Entry Porch
79 SF

Side Entry Deck
44 SF

Gravel Driveway

Main House
1738 SF

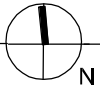
Front Porch
260 SF

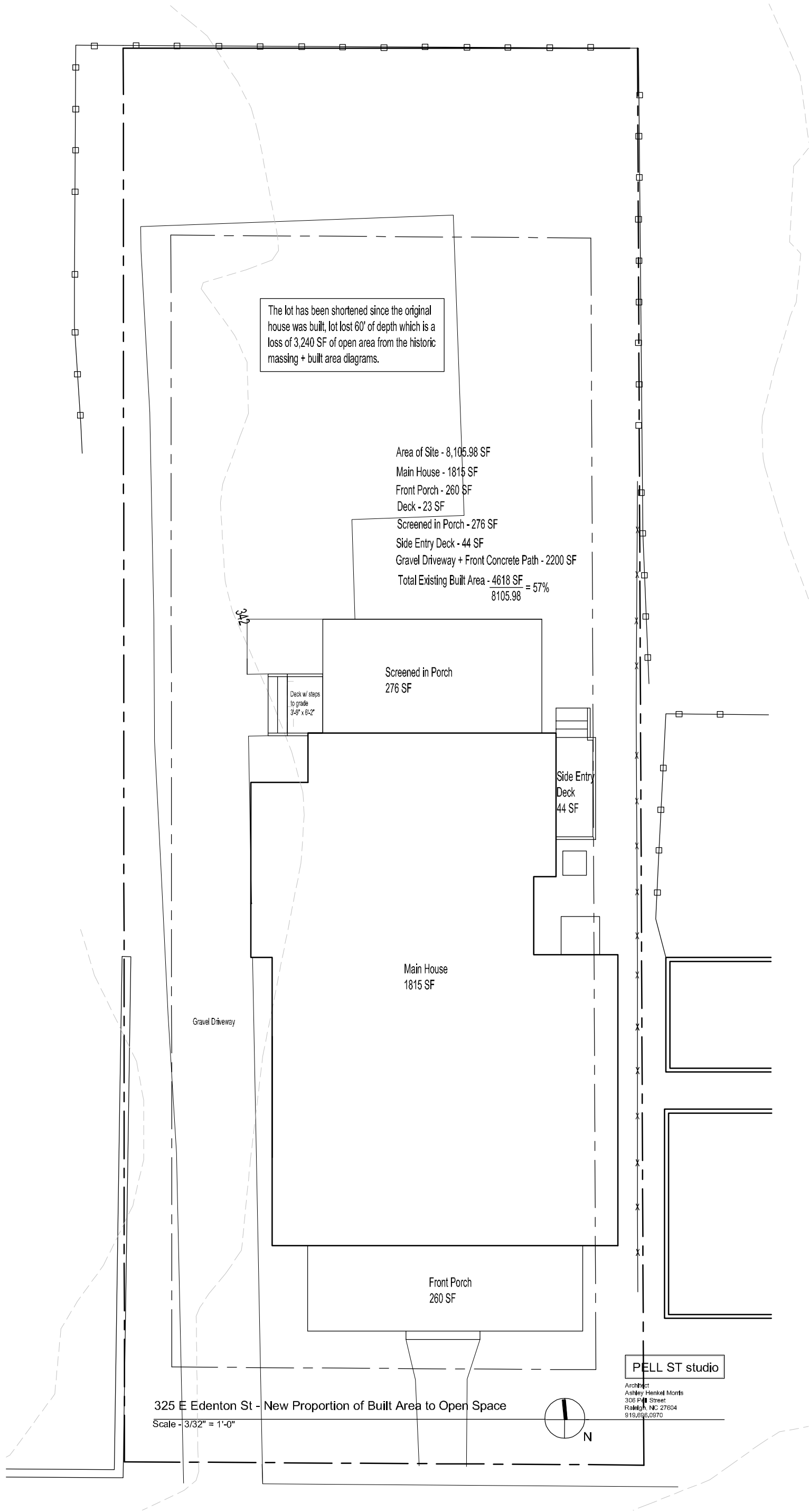
PELL ST studio

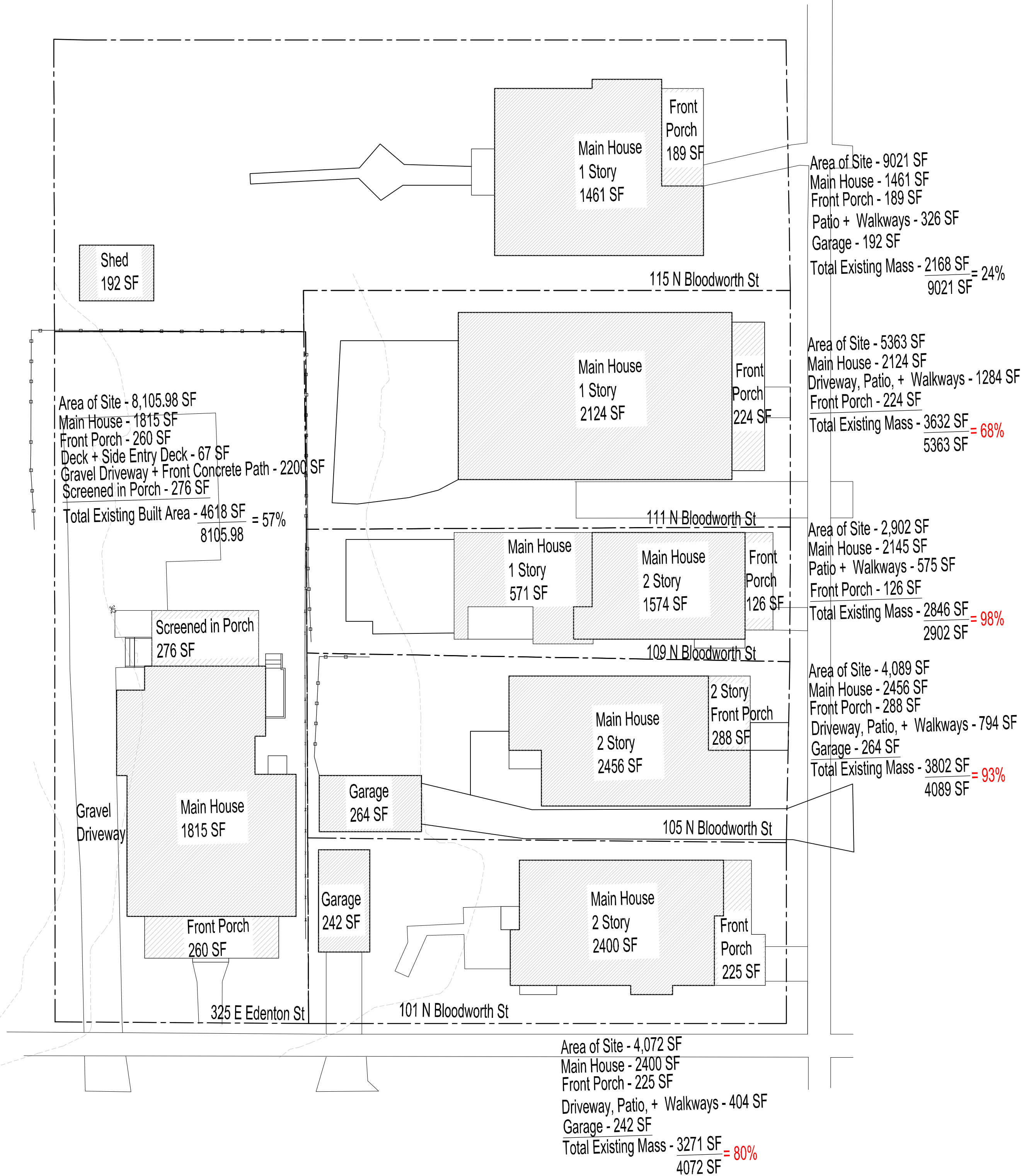
Architect
Ashley Henkel Morris
306 P Street
Raleigh, NC 27604
919.696.0970

325 E Edenton St - Existing Proportion of Built Area to Open Space

Scale - 3/32" = 1'-0"





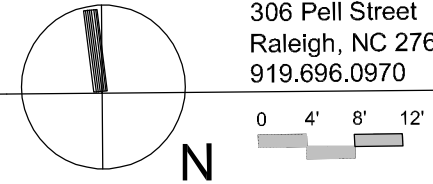


325 E Edenton St - New Proportion of Built Area to Open Space

Scale - 1/16" = 1'-0" Compared to neighbors on same block

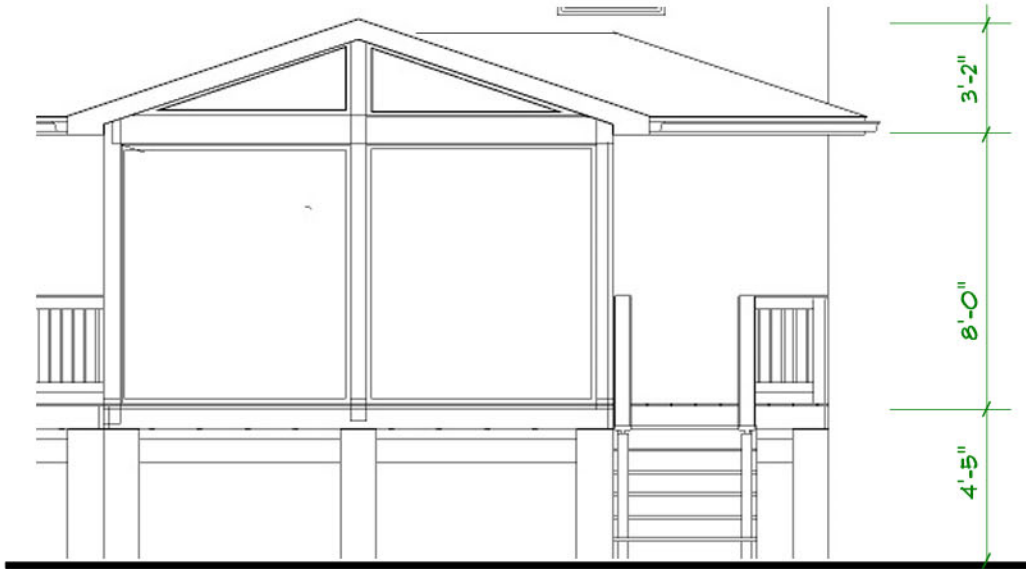
PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

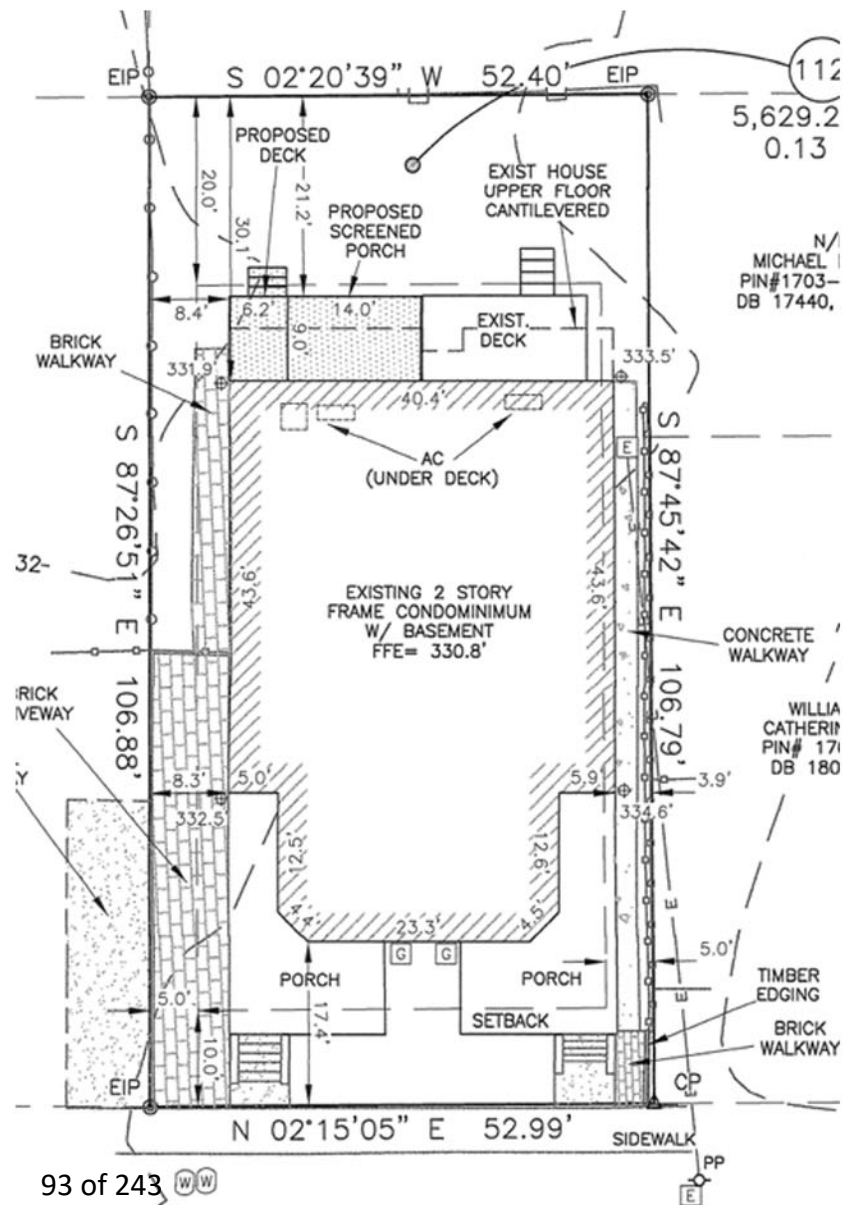


Similar Screened in Porches Approved Recently in Oakwood

Item B.1

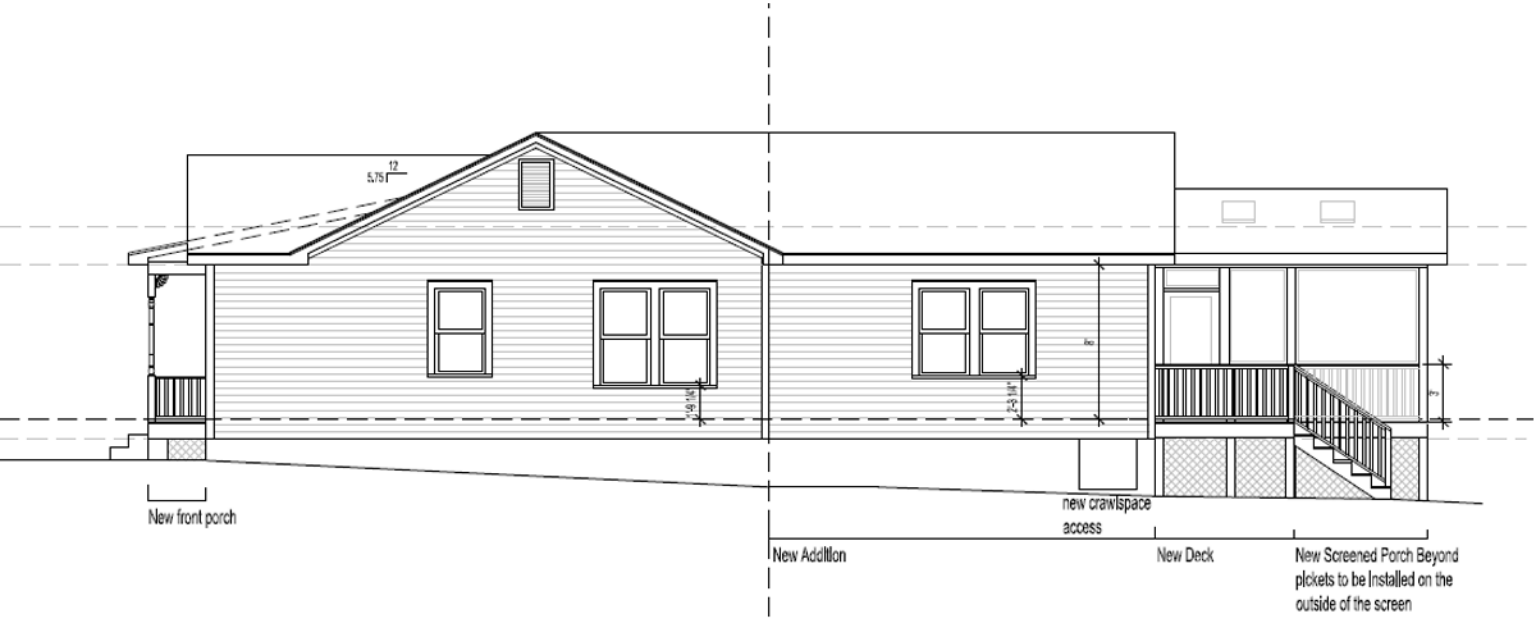


112 N Bloodworth St

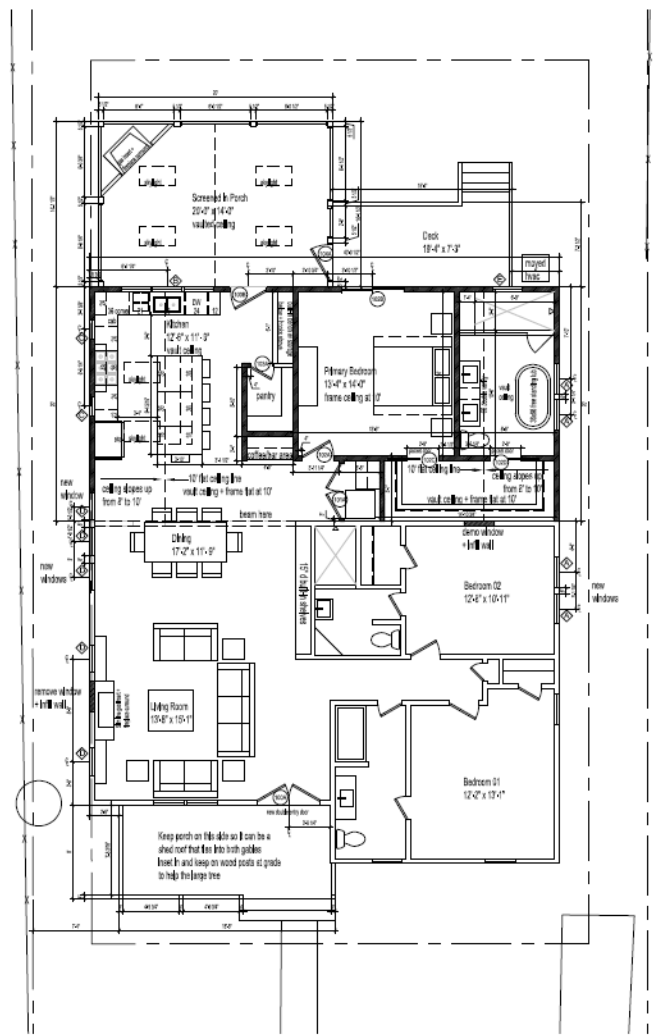
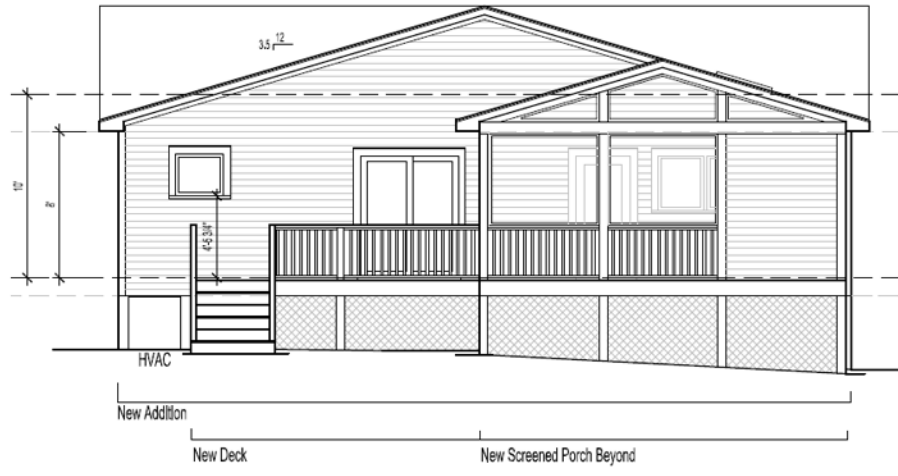


Similar Screened in Porches Approved Recently in Oakwood

Item B.1

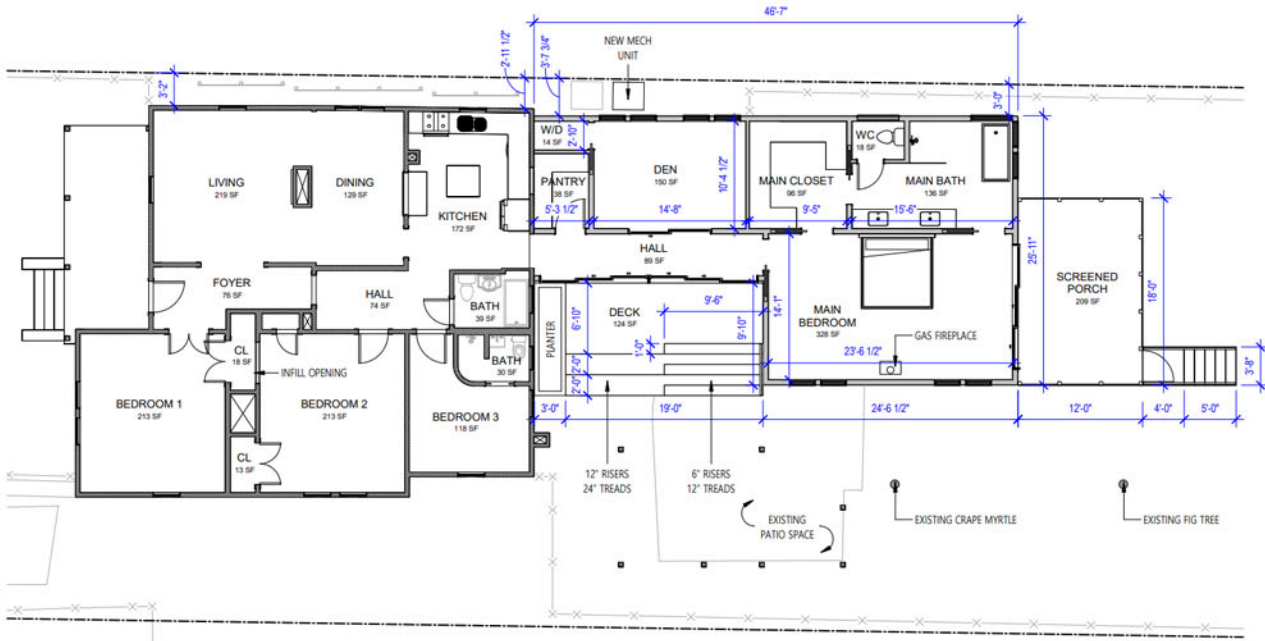


120 N Bloodworth St

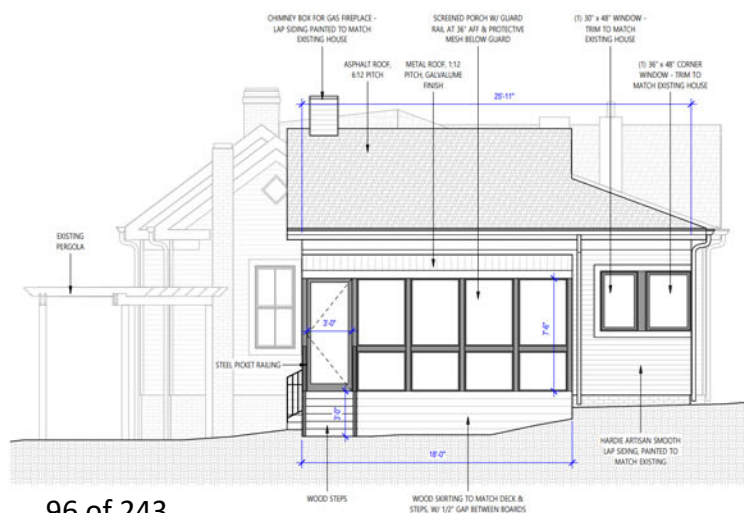
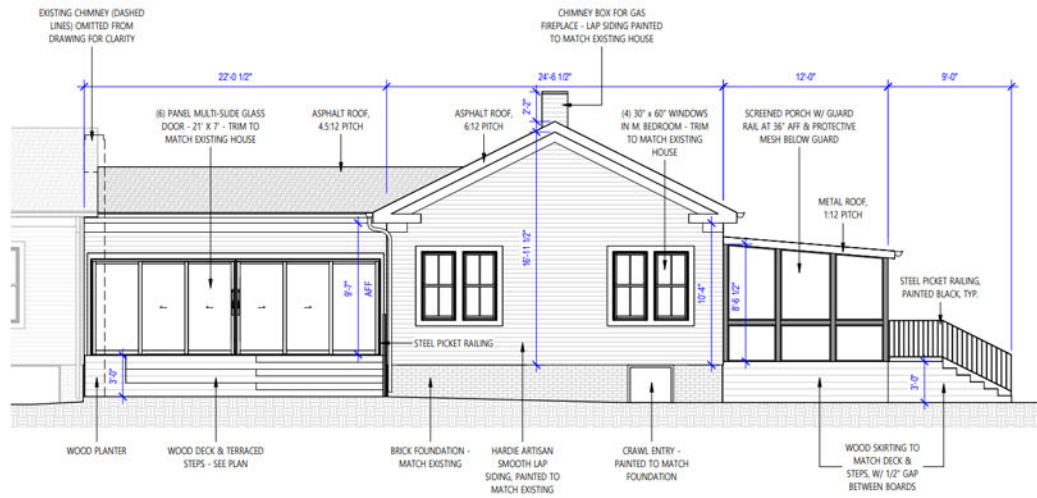


Similar Screened in Porches Approved Recently in Oakwood

Item B.1



609 Polk St





Exterior image of modified pair of doors as well as the existing porch columns. Both proposed to be replaced with new.

Interior image of modified pair of doors to the left of the front door

Photograph Date: 12/6/2011



Photograph Date: 2/24/1996



Photos of the house in 2011 and 1996 show thicker front columns that are square. Not sure if these are original, but does show the existing columns are not original.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Oakwood South Amendment to Oakwood HD

15

Section number 7 Page

tripled at the corners. The northeast corner of the porch has been enclosed and is covered with vinyl siding, as are the soffits on the porch and main cornice. At the west side of the house is a Tuscan-columned porte cochere. The glazed front door of the house has sidelights with leaded bevelled glass sidelights. At the rear of the house is a one-story, hipped wing, and there is a small, three-sided bay at the northeast corner. On the east side of the house is an exterior chimney with tall, corbelled cap, and there are notable masonry details including a soldier brick belt course along the tops of the first floor windows, a corbelled belt course between the floors, with limestone blocks at the corners, and limestone sills to the windows. Window sash are six over one on the sides, eight over one on the front. Now used as offices. (City directories)

Garage, rear of 311 E. Edenton St. (NC)

Hipped-roofed, one-story brick garage contemporary with house, but converted to an office with the installation of a shingled wall, door and windows in place of the garage doors. Side windows have also been bricked in.

36. 325 E. Edenton Street-(C)

Probably built during the 1890s, this house shows on the 1903 Sanborn map. In 1899 John W. Cheek, a printer at Edwards and Broughton, is listed in the city directory at this address. The one-story, triple-A frame cottage has parallel rear gabled wings and a joined cross-gable wing at the rear. Across most of the front elevation is a porch with square columns and railings with heavy, turned balusters. Beneath the porch is a central doorway with transom flanked by sets of French doors with transoms. Window sash on the side elevations have six over six sash. The front and side gables also have Gothic-arched vents. (City directories; Sanborn maps; 1881 Shaffer map of Raleigh)

N. Side 400 Block E. Edenton Street

37. 401 E. Edenton Street-(C)

This Craftsman style two-story frame house, built ca. 1914, was occupied in 1915 by Louis D. Womble. Basically rectangular, the house has a hipped roof with a projecting hipped bay on the second floor front elevation cantilvered over a hipped, full-width porch with square columns. Underneath the porch is an off-center, three-sided window bay and a door with transom. The first floor of the house is clapboarded, the second floor

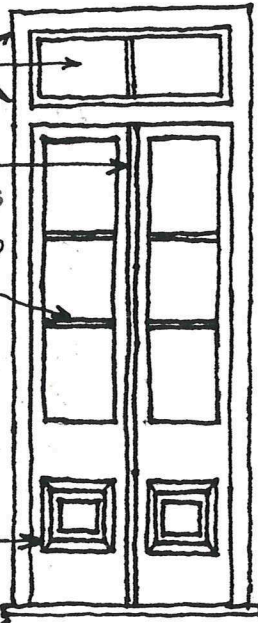
EXISTING
TRANSOM &
TRIM TO
REMAIN

ASTRAGAL
AT FIXED LEAVES

TRUE DIVIDED
LITES

TRUE
RECESSED
PANELS

EXIST.
THRESHOLD
TO REMAIN



• DOOR TO BE FIXED
(I.E. NOT SWING)

• DOOR IS TO BE A
TRUE DIVIDED LITE
WOOD DOOR WITH
TRUE RECESSED
PANELS CONSTRUCTED
TO FIT EXISTING OPENING
(AFTER REMOVAL OF INFILL
WINDOW AND SIDING),
AND TO MATCH FRENCH
WINDOW AT
111 N. BLOODWORTH ST.

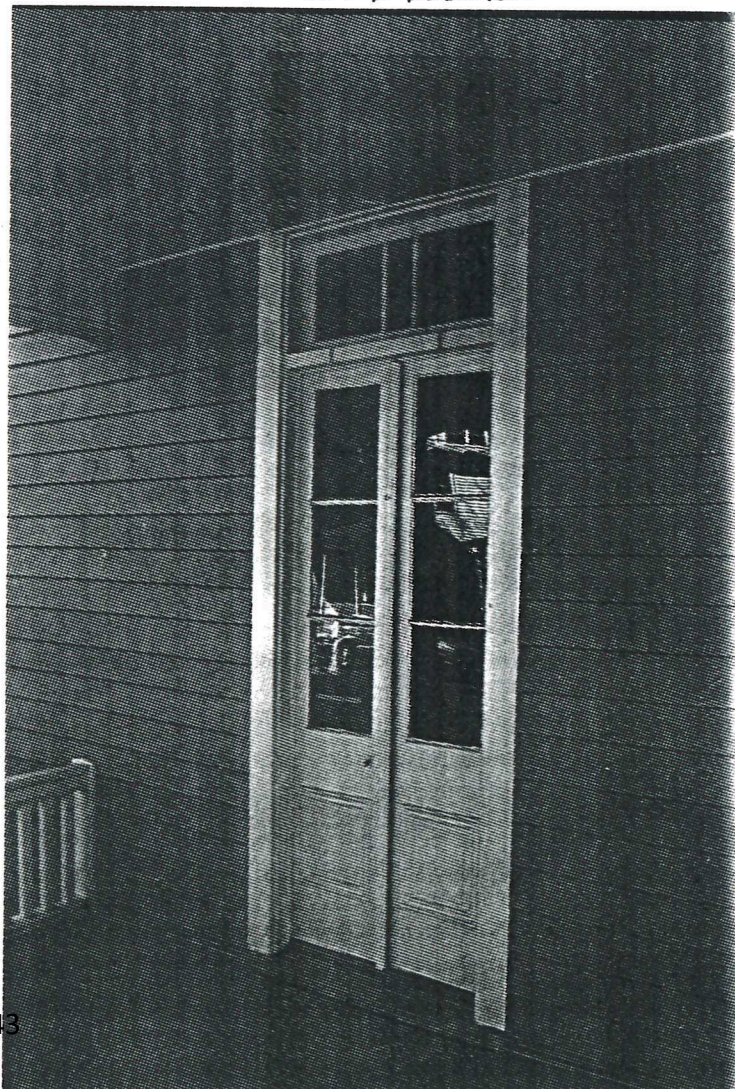
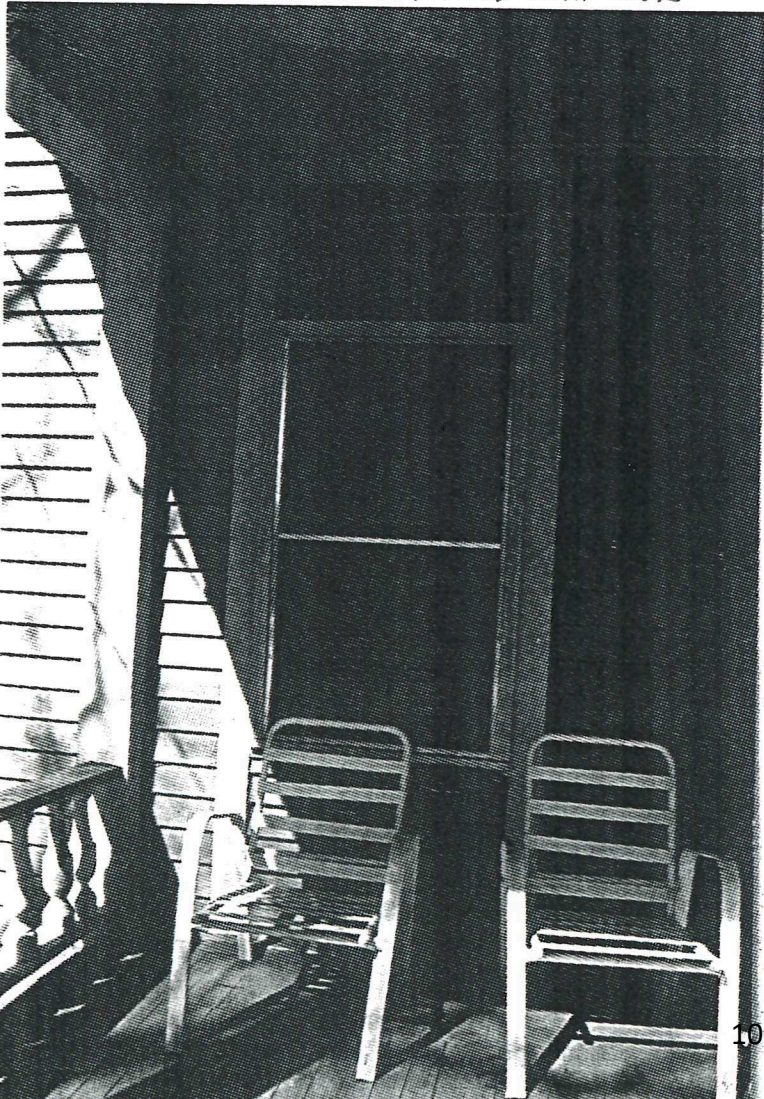
An 'after-the-fact' application for 325 E Edenton in 2001 to correct the removal of the front double doors (it was infilled with a double hung window). There were no clear photos of the previous appearance of the doors, but the doors that are currently there were designed to match those at 111 N Bloodworth.

FIXED DOOR TO REPLACE REMOVED DOOR

NOT TO SCALE

325 E. EDENTON: UNAPPROVED INFILL WINDOW TO BE REPLACED WITH DOOR

111 N. BLOODWORTH: DOOR TO BE COPIED FOR 325 E EDENTON



Item B.1



401 Elm St sim age house 1888 with similar details - pair of doors w/ transoms above on the front of the house and chamfered square columns

Not sure if the pair of doors are newer or restored but proposing to do new similar to these for 325 E Edenton St



7002 THERMAL FRENCH

DOOR SPECIFICATIONS (AS SHOWN):

Glass: Clear

Profile: Ovolo Sticking

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

[Use my location to provide accurate pricing](#)

STANDARD OPTIONS

Quantity [Change Quantity](#)

Change Door Shape

Planning to Stain or Paint? Stain Paint [view more](#)

Original Slab Width [view more](#)
Feet: Inches: Fraction:

Original Slab Height [view more](#)
Feet: Inches: Fraction:

Thickness [view more](#)

IG Glass, Option 1

[view more](#)

Item B.1

Add Low-E

 Yes No

Film

[view more](#)

Yes

Sticking Profile

Stile Width

[view more](#)

UltraBlock

[view more](#)

Yes

WaterBarrier

[view more](#)

 Yes No

DESIGN AND CONSTRUCTION ALTERATIONS

Modified Mortise & Tenon

[view more](#)

 Yes No

Two-Piece Laminated Stiles
and Rails

[view more](#)

 Yes No

Engineered Stiles and Rails
with 1/4" Veneer

[view more](#)

 Yes No

Mouldings

[view more](#)

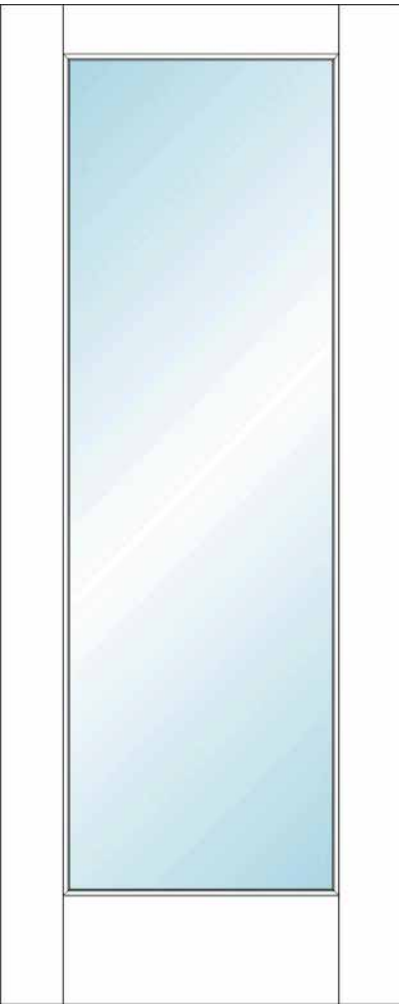
 

FINISHING TOUCHES

Priming

[view more](#)

 Yes No



EXPLORE DOORS

- Find a Door
- Design Tools
- Gallery
- Project Center
- Where To Buy

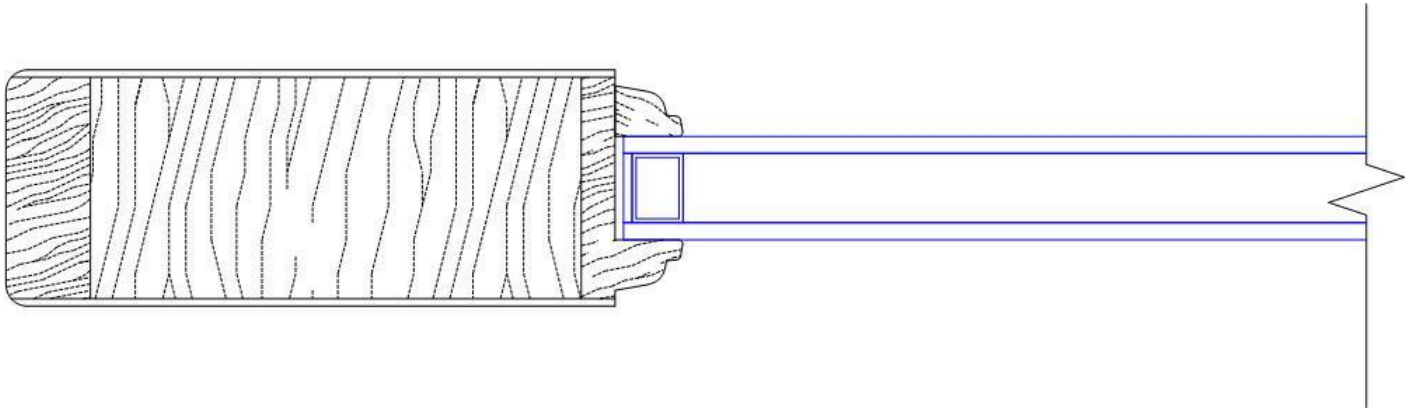
ABOUT SIMPSON

- Our History
- Environment
- Press Room
- Privacy Policy
- FAQs
- Contact Us
- Careers
- California Supply Chains Act

PROFESSIONALS

- EZQ
- Authorized Dealer Program
- Builders/Contractors
- Architects
- Company Store

Want inspiration in your inbox?



EXPLORE DOORS

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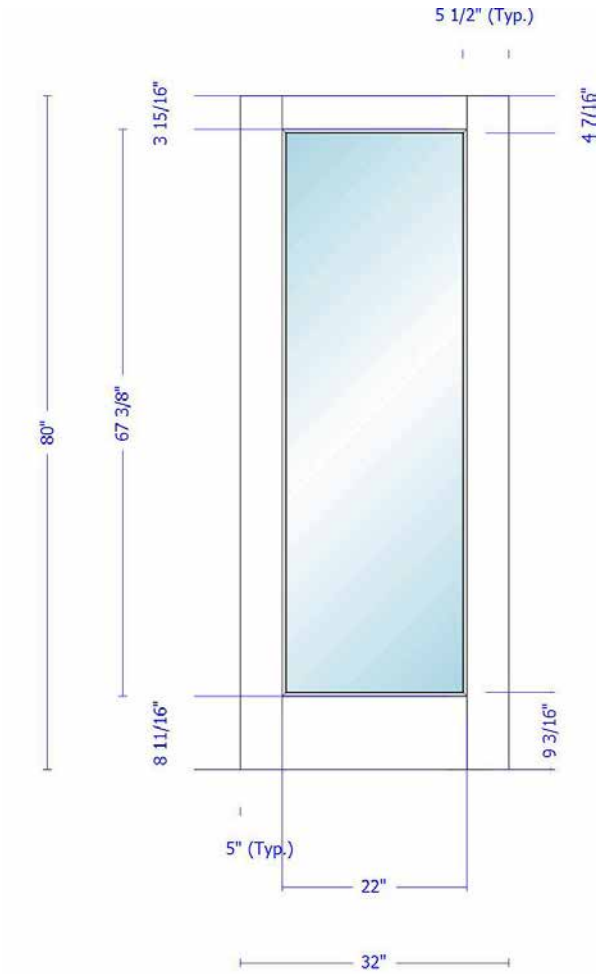
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- Architects
- Company Store

Want inspiration in your inbox?

HOME > PRODUCTS > TRADITIONAL > 2570 (SG)

TRADITIONAL SERIES 2570 (SG)

FEATURES [INTERIOR](#) | [EXTERIOR](#)

Create a magnificent first impression with these classic door designs.

FIND A DEALER

Below is a guide to note all of your available options

- All Woods
- All Glasses
- All Sizes
- Rogue Premium
- Premium Plus

WOOD TYPE



[See More](#)

Oak door or primed and painted, no grilles. 36x84 for front door and 34x80 for rear/side door



FAVORITE 

View this door on your house, or on one of ours.

DOOR 101

[Millwork & Dentil Shelves](#) [Sticking Profiles](#) [Wood & Glass Options](#)

HOME > PRODUCTS > SIDE LITES > 1705 (SG)

SIDE LITES SERIES 1705 (SG)

FEATURES [INTERIOR](#) | [EXTERIOR](#)

Our side lites and transoms provide a stunning way to brighten any room.

FIND A DEALER

Below is a guide to note all of your available options

- All Woods
- All Glasses
- All Sizes
- Rogue Premium
- Premium Plus

WOOD TYPE



[See More](#)

Option for pair of doors flanking the front door. Oak or primed and painted fixed pair of side lites to create the look of what was there, but give security due to the house's location.



FAVORITE 

View this door on your house,
or on one of ours.

HOME > PRODUCTS > SIDE LITES > 4703-V (IG)

SIDE LITES SERIES

4703-V (IG)

FEATURES EXTERIOR

Our side lites and transoms provide a stunning way to brighten any room.

FIND A DEALER

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- All Sizes
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- Premium Plus

WOOD TYPE



[See More](#)

DOOR 101

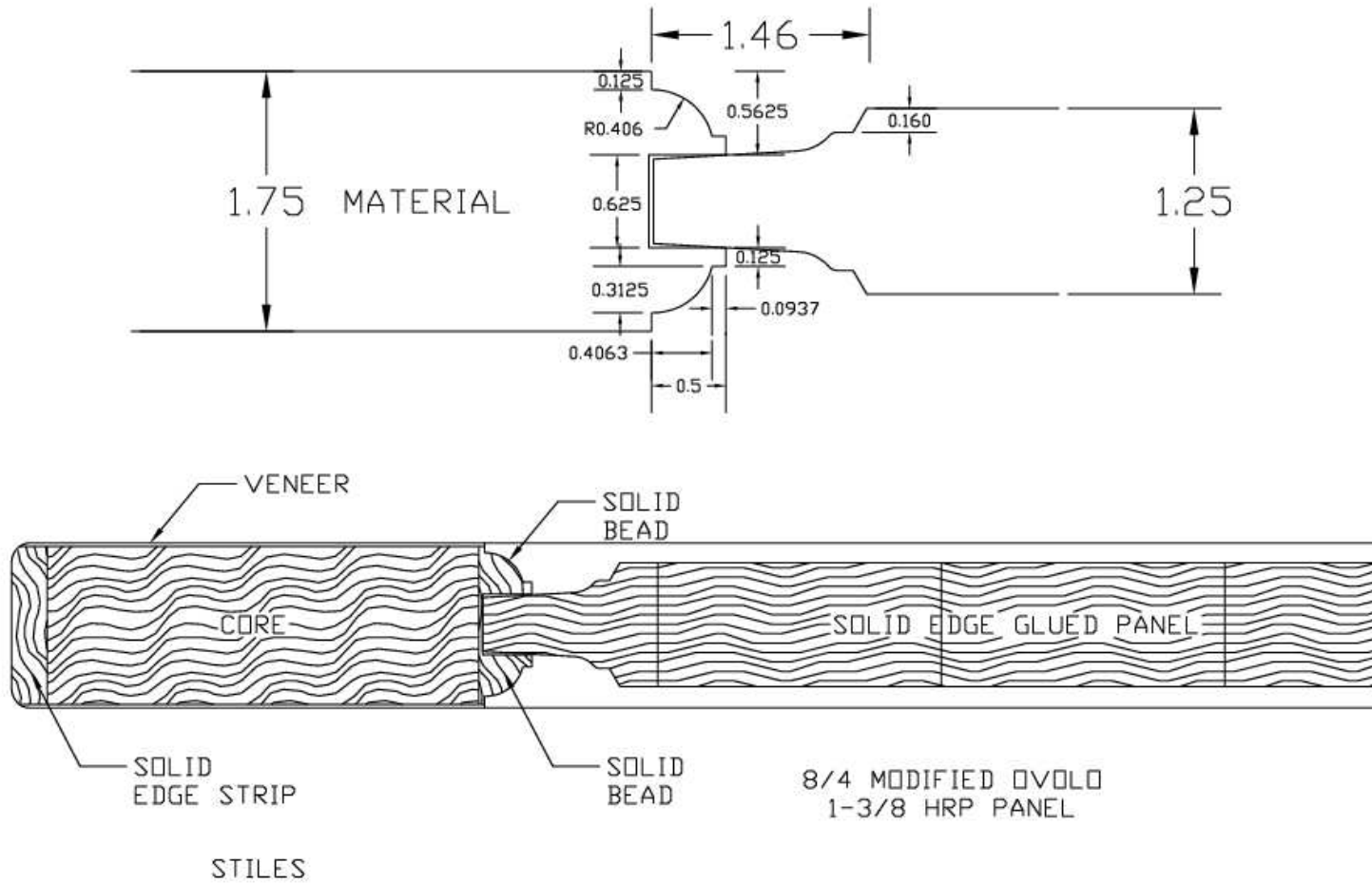
[Millwork & Dentil Shelves](#) [Sticking Profiles](#) [Wood & Glass Options](#)




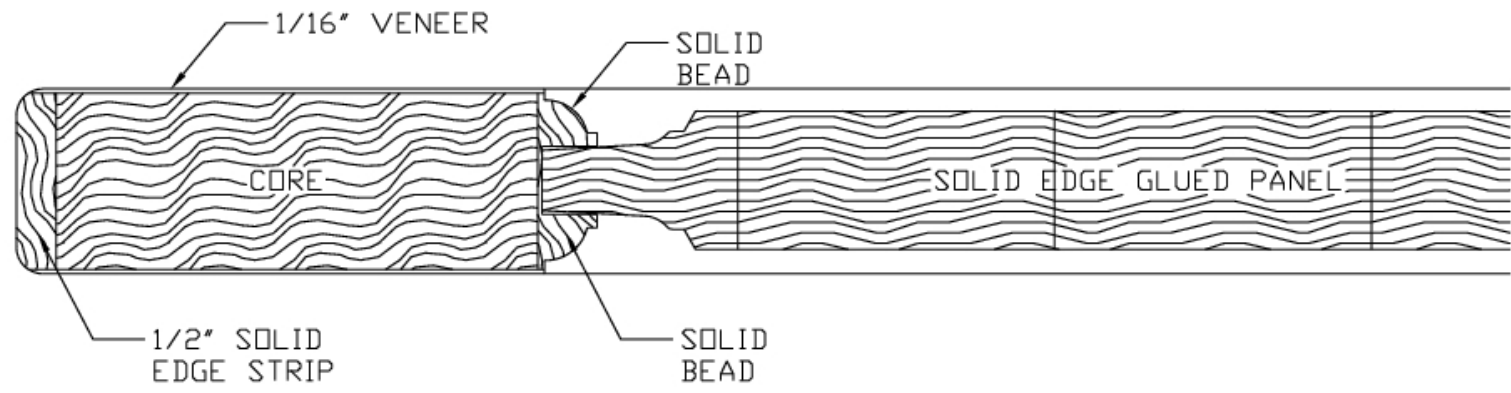
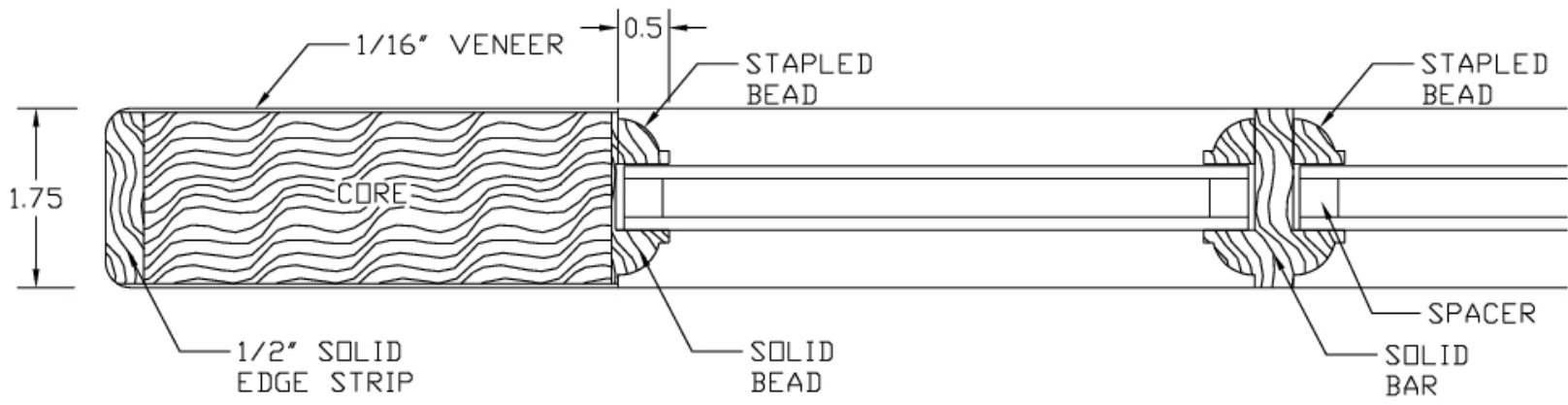
Option for pair of doors flanking the front door. Oak or primed and painted fixed pair of side lites to create the look of what was there, but give security due to the house's location.

FAVORITE 

View this door on your house, or on one of ours.



	ROGUE VALLEY DOOR		
	1-3/4 MODIFIED DOOR		
Property of Rogue Valley Door	SIZE	FINISH	REF
4.16.09 2:51pm	SCALE 1:1	DRAWN BY Keeyn Hirkman	SHEET



RHDC Certificate of Appropriateness Committee: COA Application

Case Number: COA-0032-2026

Property Address: 325 E EDENTON ST

PIN: 1703896449

Zoning: DX-3 w/ HOD-G

HOD: OAKWOOD HISTORIC DISTRICT

Property Owner: WILLIAM E BREWER JR

Applicant: WILLIAM E BREWER JR AND JO ANNE SANFORD

Project Contact: ASHLEY MORRIS FOR PELL ST STUDIO

Received: 03/10/2026

Complete date + 180 days: 09/23/2026

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

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

Certificate of Appropriateness Request

Construct rear addition; remove non-historic rear addition; remove non-historic doors; install new doors; replace porch columns

Application Attachments

- COA application form
- Written description
- Current site photographs
- Sanborn Fire Insurance Maps
- Scaled existing site survey
- Existing and proposed site, roof, and floor plans and elevation drawings
- Tree protection plan
- Built area and built mass calculations
- Comparable project images and drawings
- Manufacturer's specifications for doors

Staff Notes

- The application states that some material repair or replacement will be required on the historic house. Pieced repair of historic materials in-kind to match existing is considered routine maintenance and does not require COA approval. A more substantial volume replacement of historic materials, such as more than 50% removal of historic siding on any one façade of a contributing building, is required to receive review.
- The application notes that existing window air conditioning units will be removed. As a non-permanent feature, the removal of these units does not require COA approval.

Property Description

0.19 acres; "Contributing, ca. 1889... Probably built during the 1890s, this house shows on the 1903 Sanborn map... The one-story, triple-A frame cottage has parallel rear gabled wings and a joined cross-gable wing at the rear. Across most of the front elevation is a porch with square columns and railings with heavy, turned balusters. Beneath the porch is a central doorway with transom flanked by sets of French doors with transoms. Window sash on the side elevations have six over six sashes. The front and side gables also have Gothic-arched vents." See:

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

<i>Sections</i>	<i>Applicable Guidelines</i>	<i>Description of Work</i>
1.3	1.3.1, 1.3.2, 1.3.3, 1.3.6, 1.3.7, 1.3.8, 1.3.9	Construct addition; remove addition
2.7	2.7.1, 2.7.2, 2.7.5, 2.7.9, 2.7.11	Construct addition; remove non-historic doors; install new doors
2.8	2.8.1, 2.8.4, 2.8.5, 2.8.6, 2.8.7, 2.8.10	Remove doors; install doors; replace porch columns
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 addition; remove addition

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

Congruity Analysis

Per the Applicable Standards & Submittal Requirements:

1. A non-historic small cinderblock addition is proposed to be removed to facilitate the proposed addition. (*Guidelines 1.3.1, 3.2.1, 3.2.2*)
2. *Built area to open space analysis:* According to the application, the lot historically totaled 11,345 SF with an original built area of 4,345 SF. The original built area to open space was 38%. The lot was reduced in size at some point and is now 8,105 SF with an existing built area of 4,379 SF, or 54%. The proposed alterations result in an increase to 57%. The application notes that the average built area in the surrounding block ranges from 24% to 98%. (*Guidelines 1.3.8, 1.5.7*)
3. *Built mass to open space analysis:* According to the application, the lot historically totaled 11,345 SF with an original built mass of 2,145 SF. The original built mass to open space was 19%. The lot was reduced in size at some point and is now 8,105 SF with an existing built mass of 2,135 SF, or 26%. The proposed alterations result in an increase to 29%. The application notes that the average built mass in the surrounding block ranges from 20% to 78%. (*Guidelines 3.2.11, 3.2.12*)

Height

4. The height of the proposed one-story rear addition matches the existing one-story rear addition and extrudes from the ridge of that earlier addition. The ridge of the previous rear addition is lower than the ridge of the main mass of the house. (*Guidelines 3.2.2, 3.2.6, 3.2.7*)

5. “Things to Consider as You Plan” on page 66 of the *Design Guidelines* states “New additions should never compromise the integrity of the original structure or site either directly through destruction of historic features and materials or indirectly through their location, size, height, or scale. The impact of an addition on the original building can be significantly diminished by locating it on the least-character-defining facade and by keeping it deferential in volume. It should never overpower the original building through height or size. The form, design, relationship of openings, scale, architectural style, and selection of materials, details, colors, and features of proposed new additions should be reviewed in terms of compatibility with the original building.”

Form and Design

6. The proposed rear addition is located immediately behind the historic house where later additions currently stand. The screened porch addition extends the existing one-story rear addition to the rear/north. The screened porch is inset from the existing right/east and left/west walls of the house. An existing side porch that is set behind the primary mass of the historic house is proposed to be enclosed. This existing rear porch is likely part of the later additions to the house, but it is unclear whether the porch dates to Oakwood’s period of significance. (*Guidelines* 2.8.7, 3.2.1, 3.2.6, 3.2.7, 3.2.10)
7. The main roof form of the addition is a cross gable that matches the pitch of the historic primary roof. This is a common roof type in the historic district. (*Guidelines* 2.5.1, 3.2.9)
8. The fenestration of the side porch enclosure consists of paired six-over-six double hung windows. The new windows are shorter than the historic window openings in the main body of the historic house and feature a more horizontal proportion. (*Guidelines* 2.7.9, 2.8.7, 3.2.8, 3.2.9)
9. An existing non-historic side deck on the east side of the structure is proposed to be replaced. The existing concrete block foundation is proposed to be replaced with brick. A section detail of the railing was provided. (*Guidelines* 2.8.7, 3.2.1, 3.2.6, 3.2.7, 3.2.10)
10. The proposed window style and trim is to match or be complementary to the existing historic windows. The proposed windows are proposed to be wood. The proposed window trim is to match the existing windows. (*Guidelines* 2.7.9, 3.2.9)

Materials and Details

11. The proposed screened porch will be built on an exposed brick foundation to match the existing. (*Guidelines* 3.2.8, 3.2.9)
12. The siding for the proposed addition will match existing. (*Guidelines* 3.2.8, 3.2.9)
13. Eave and fascia details will match existing. A detail drawing was provided. (*Guidelines* 3.2.8, 3.2.9)
14. The screen porch flooring and steps are proposed to be composite decking. The screened porch columns will be chamfered 7 ½” square and painted with painted wood handrails and no pickets. The porch screening is proposed to be mounted on the interior of the rails. The screened porch ceiling is proposed to be painted beadboard. A detail drawing was provided. (*Guidelines* 3.2.9)
15. One new full-lite wood door will be installed at rear addition to provide access to the screened porch. Manufacturer’s specifications for doors were provided. (*Guidelines* 2.7.9, 3.2.8, 3.2.9)

16. Both the existing and screened porch will be reroofed with new asphalt shingles. (Guidelines 2.5.1, 2.5.8, 3.2.8, 3.2.9)

Front Porch Alterations

17. The existing front porch decking is proposed to be replaced with ~3" wide tongue and groove wood flooring. This size is typical of historic porch floors in Oakwood. (Guidelines 2.8.1, 2.8.4, 2.8.5, 2.8.6, 2.8.10)
18. The existing front porch columns appear to have been replaced or altered. The project proposes replacing the existing columns with 8" chamfered square columns. Evidence was provided of similar style columns on contributing properties of the same age. (Guidelines 2.8.1, 2.8.4, 2.8.5, 2.8.6, 2.8.10)
19. A single masonry step is proposed to be added on the west edge of the porch to provide direct access to the driveway. (Guidelines 1.3.9, 2.8.1, 2.8.6, 2.8.10)
20. Significant alterations have occurred to the doors and windows on the front porch. The existing French doors located in the west window were installed in 2001 after an "After-the-Fact" COA application. The previous French doors had been replaced with a window and infill siding without COA approval. The current doors were modeled after doors at 111 N Bloodworth. The door located on the east side is assumed to have been installed after the period of significance, when the house was converted to a duplex. No detailed photos of the historic fenestration configuration exist. The project proposes the replacement of the French doors to the east and west of the front door. Manufacturer's specifications and details were provided. (Guidelines 2.7.1, 2.7.2, 2.7.5, 2.7.7, 2.7.11, 2.8.1, 2.8.6, 2.8.10)
21. The existing solid front door is proposed to be replaced with a half-lite wood door. Manufacturer's specifications and details were provided. (Guidelines 2.7.2, 2.7.7, 2.8.1, 2.8.6, 2.8.10)

Site

22. A tree protection plan was provided. The provided tree protection plan notes construction access/storage/laydown. A few small trees are identified as possible removals. Trees smaller than 10" DBH are not subject to COA regulation. (Guidelines 1.3.1, 1.3.6, 1.3.7, 3.1.5, 3.1.8, 3.2.2, 3.2.5)

Staff Concerns - Additional Details

Per staff analysis, the following items lack the detail necessary to clearly determine the final design intent and could be resolved through conditions, should the application be approved:

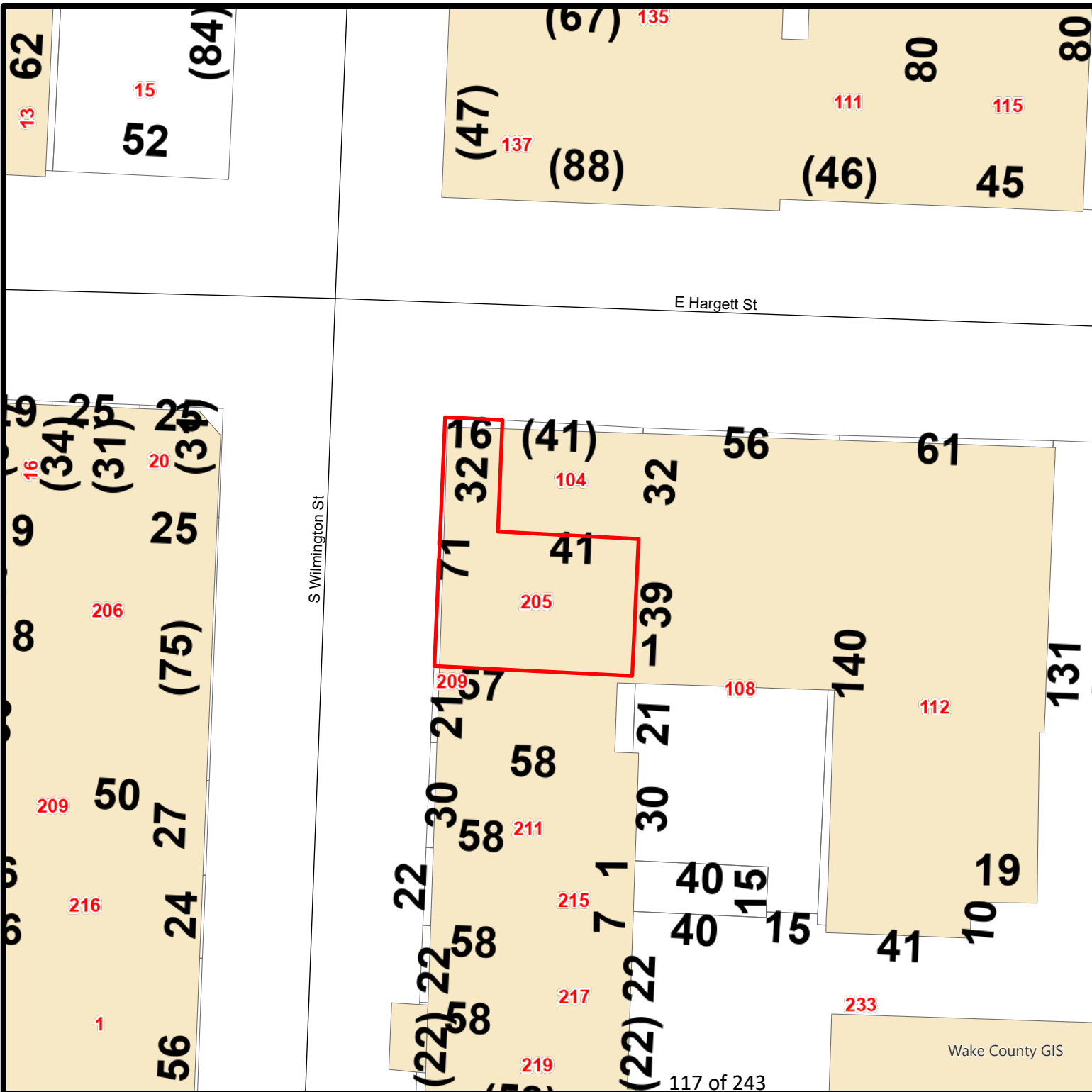
1. Manufacturer's specifications for windows were not provided. (Guidelines 2.7.9)
2. Manufacturer's specifications for shingles were not provided. (Guideline 2.5.1)
3. The application notes that the exterior will be painted, color and manufacturer's samples were not provided, if changing. (Guidelines 2.4.1, 2.4.3, 2.4.5)
4. Installation locations and specifications for gutters and downspouts (if any) were not provided. (Guidelines 2.5.8, 3.2.8, 3.2.9)
5. HVAC location and screening were not noted, if changing. (Guideline 1.3.11)
6. Exterior lighting, if any, was not shown, nor were specifications provided. (Guidelines 1.7.4, 1.7.8, 1.7.9)

7. Beyond the trees noted on the tree protection plan, no information was provided regarding proposed changes to landscaping or foundation plantings, if any. (*Guideline 1.3.1, 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 if a historic preservation professional experienced in wood window and siding rehabilitation determines a historic window sash or more than 50% of the historic siding on any single façade requires replacement, a new major work COA application shall be submitted for review by staff prior to removal.
2. That the following be provided to and accepted by staff prior to issuance of the blue placard:
 - a. Manufacturer's specifications and details for windows;
3. That the following be provided to and accepted by staff prior to installation or construction:
 - a. Manufacturer's samples for paint, if changing;
 - b. HVAC location and screening, if changing;
 - c. Manufacturer's specifications for shingles;
 - d. Gutters and downspouts location and specifications, if any;
 - e. Exterior lighting (if any) installation location and specifications;
 - f. Landscaping plan (anything more than groundcover, foundation plantings and/or trees must be submitted as a new COA application).



City of Raleigh

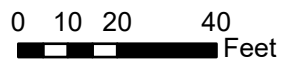
Item B.2



This document is a graphic representation only, created from the best available sources. The City of Raleigh assumes no responsibility for any errors, or misuse of this document.

COA-0036-2026

205 S. Wilmington St
 Moore Square Historic District
 (DX-7-SH-HOD-G)



Nature of Project: Demolish noncontributing building

APPLICANT: Andrew Stewart for Quixotic Empire LLC

Wake County GIS

Type or print the following:

Item B.2

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 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 27601-1455</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.

Will you be applying for rehabilitation tax credits for this project? Yes No Did you consult with staff prior to filing the application? Yes No	Office Use Only Type of work: _____ _____
--	--

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

Minor Work Approval (office use only) 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 _____. 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. Signature (City of Raleigh) _____ Date _____

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.



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.

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](#).

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.



This document is a graphic representation only, created from the best available sources. The City of Raleigh assumes no responsibility for any errors, or misuse of this document.

COA-0037-2026

209 S. Wilmington St

Moore Square Historic District

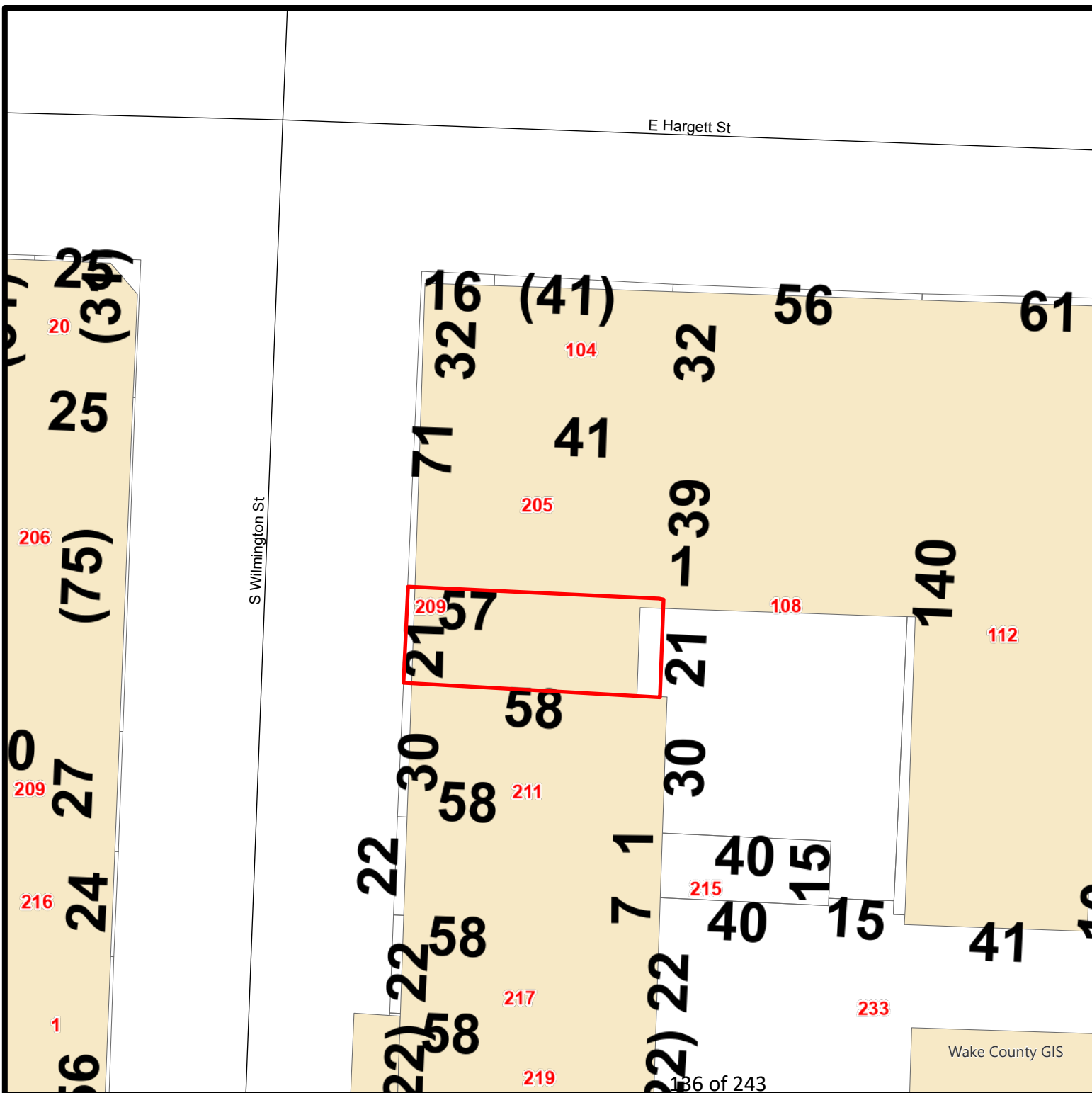
(DX-7-SH-HOD-G)

0 5 10 20 Feet



Nature of Project: Demolish noncontributing building

APPLICANT: Andrew Stewart for Quixotic Empire LLC



Wake County GIS

Type or print the following:

Item B.3

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:



- 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.

Will you be applying for rehabilitation tax credits for this project? Yes No Did you consult with staff prior to filing the application? Yes No	Office Use Only Type of work: _____ _____
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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

Minor Work Approval (office use only) 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 _____. 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. Signature (City of Raleigh) _____ Date _____

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 the 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 2nd floor and the sashes that are in place on 3rd 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) 1st floor, Interior Facing East. No original ceiling material remains, all plywood clad in floor joists. Rear stairs are not original and in disrepair.

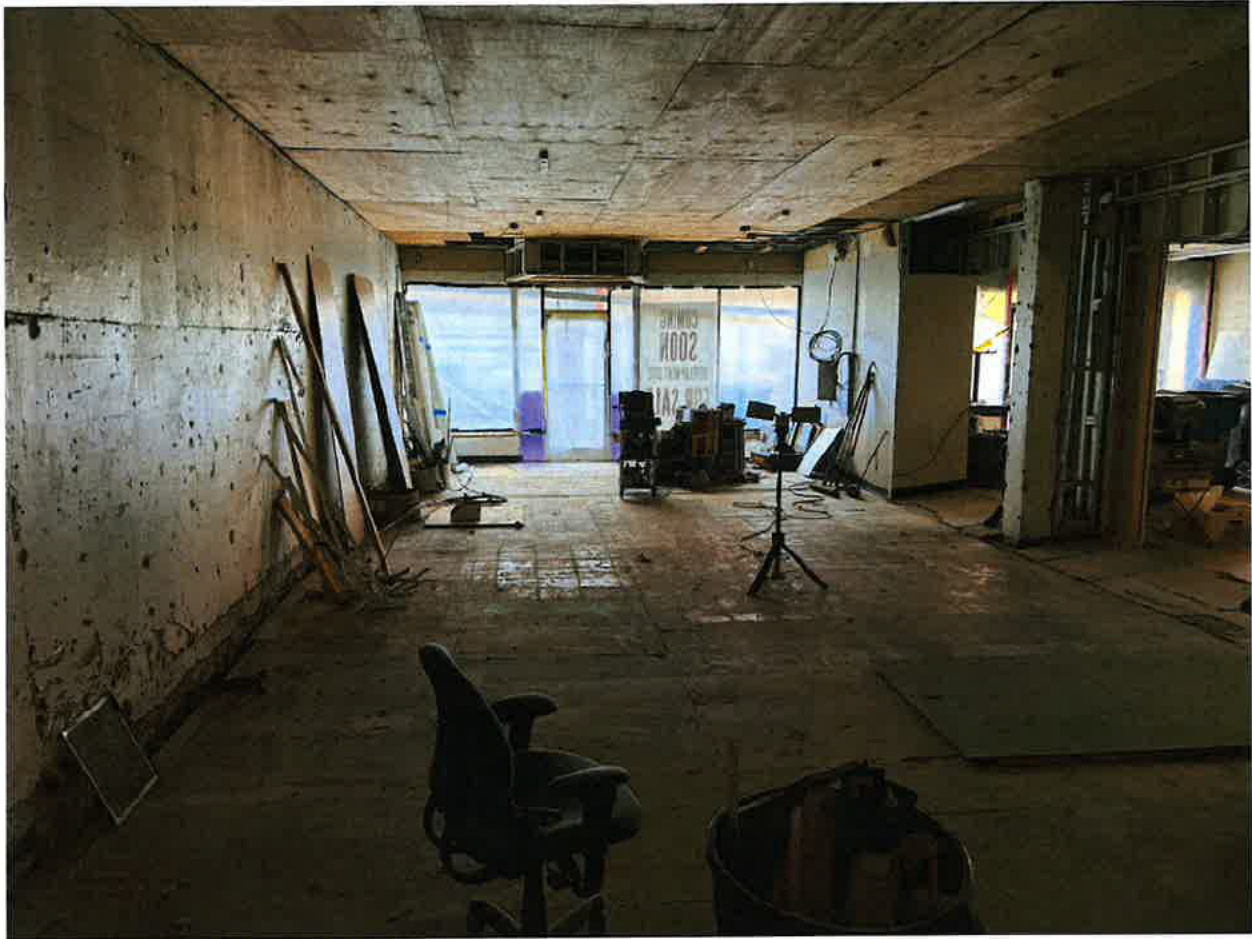


Photo 5: 209 S Wilmington Raleigh, NC (03/19/2026) 1st floor, Interior Facing West. In addition to the original storefront, much of the first-floor framing has been replaced and none of the original flooring remains.



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



Photo 7: 209 S Wilmington Raleigh, NC (03/19/2026) 1st 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) 1st floor Interior Facing South East



Photo 9: 209 S Wilmington Raleigh, NC (03/19/2026) 2nd 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) 2nd floor Interior Facing East (rear alley)



Photo 11: 209 S Wilmington Raleigh, NC (03/19/2026) 2nd 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) 2nd 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) 2nd floor, non-original stair to 3rd floor



Photo 14: 209 S Wilmington Raleigh, NC (03/19/2026) 3rd 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) 3rd floor Interior Facing West



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



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



Photo 18: 209 S Wilmington St Raleigh, NC (03/19/2026) 3rd 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 1st 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.

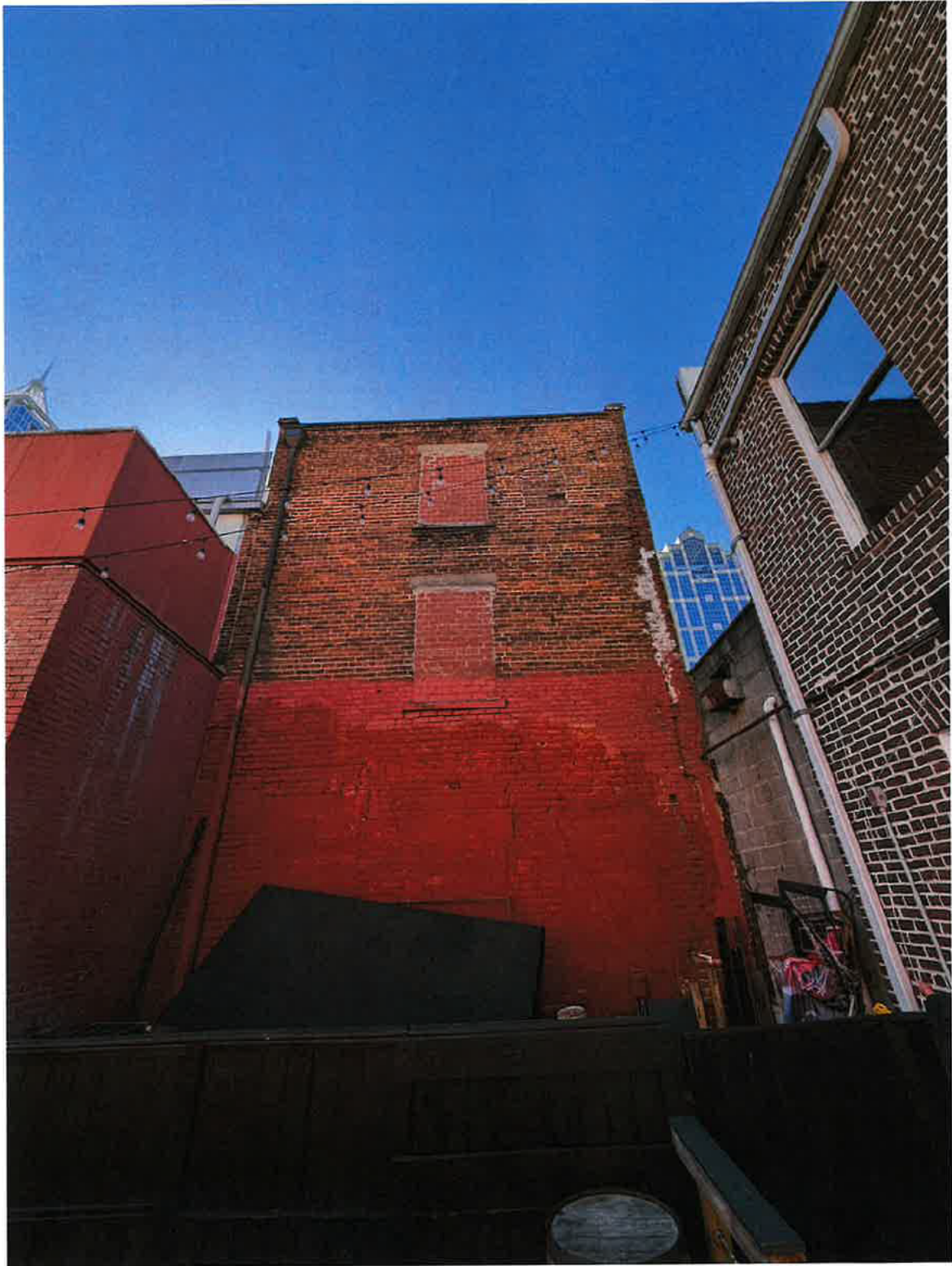


Photo 23: 209 S Wilmington St. Raleigh, NC (03/19/2026) Rear Façade with bricked in window openings.



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

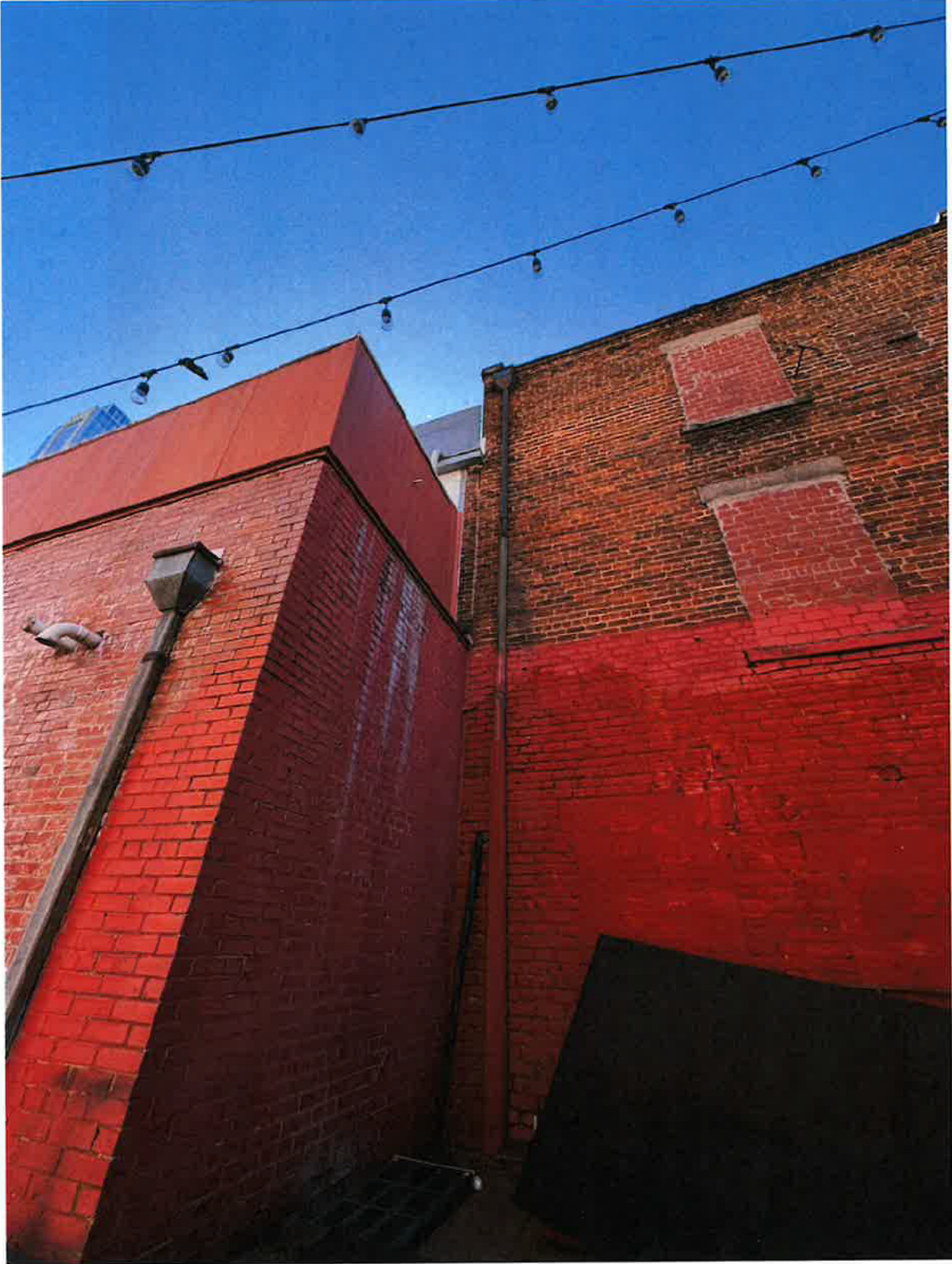
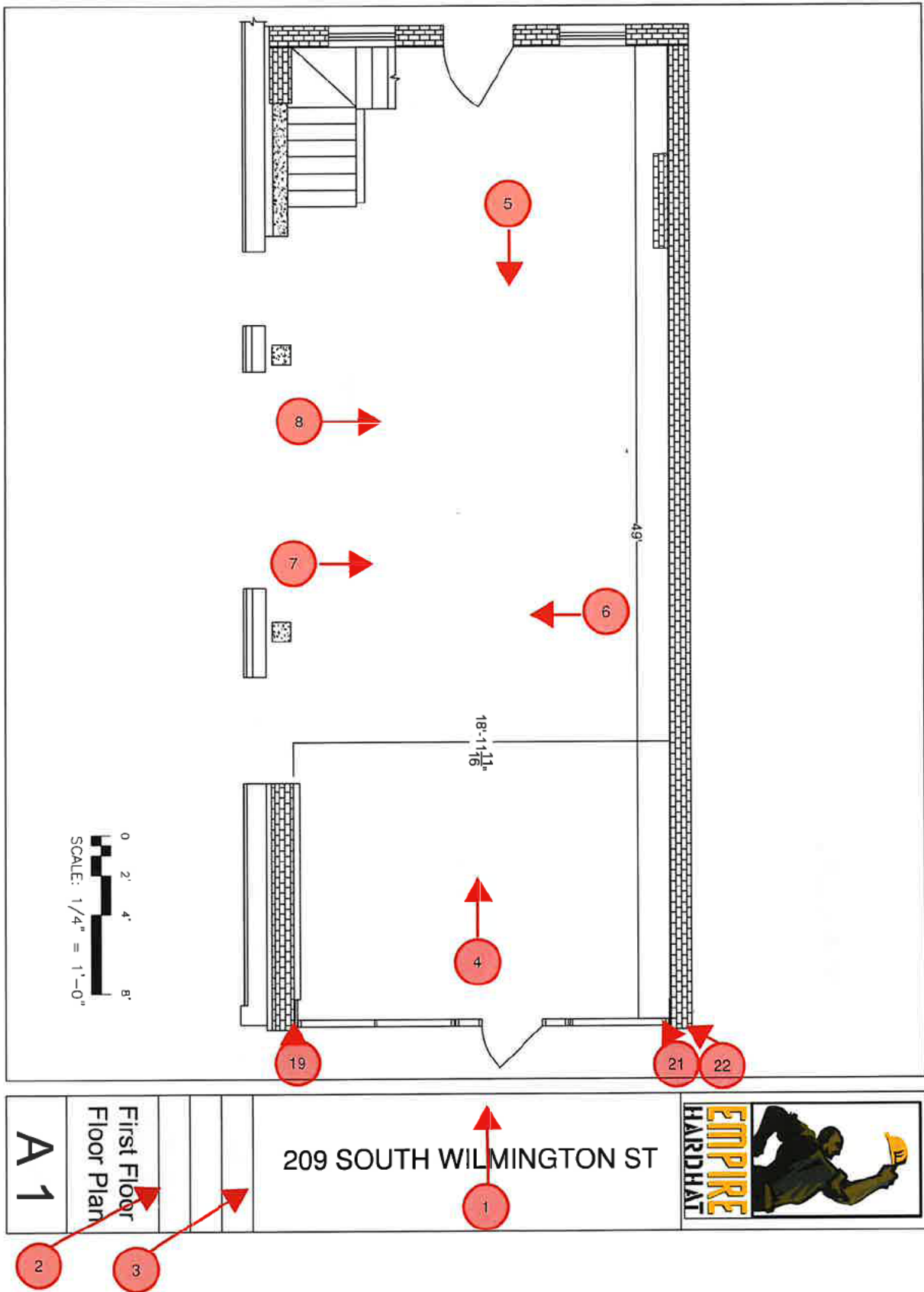
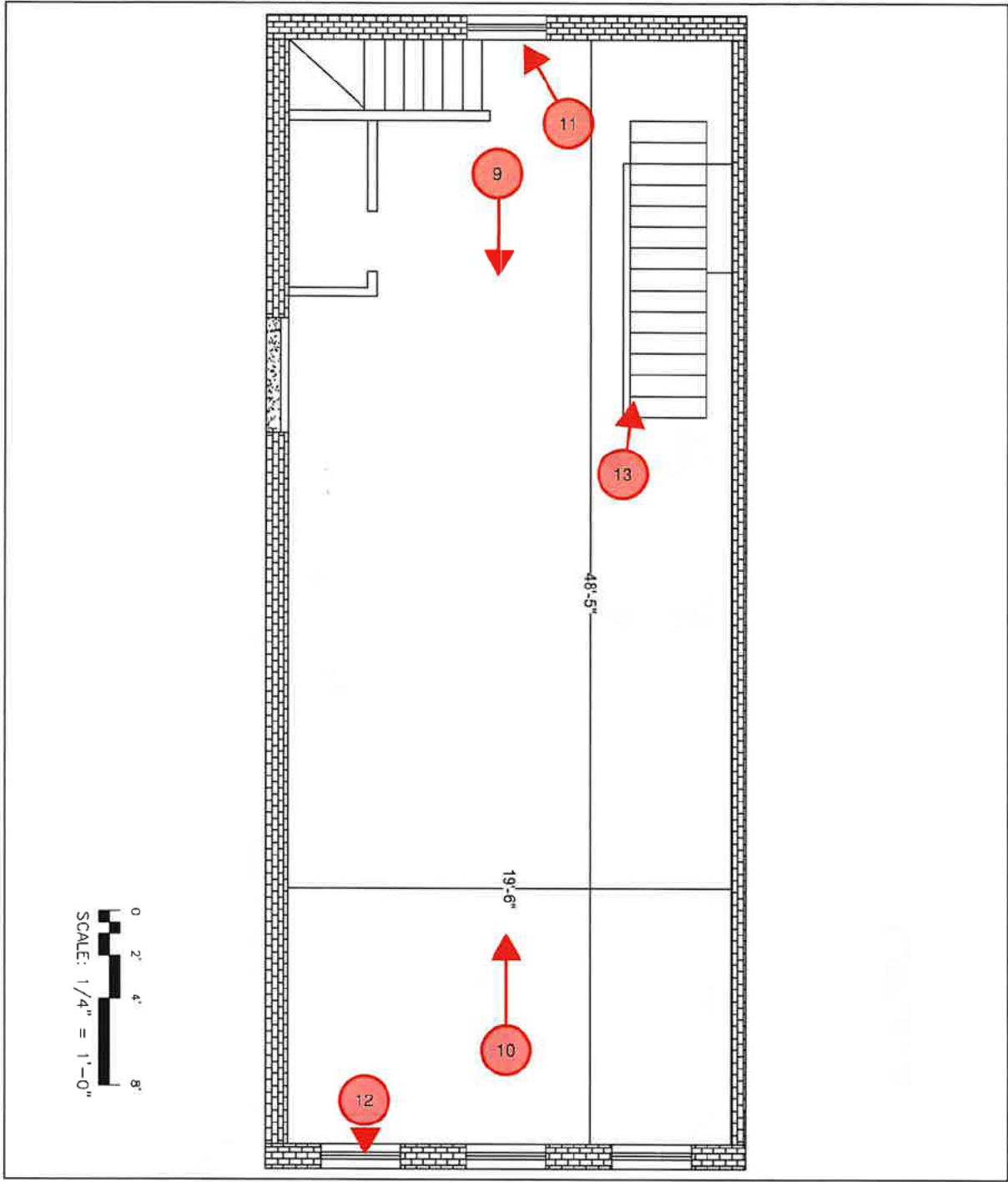



Photo 25: 209 S. Wilmington St. Raleigh, NC (03/19/2026) 209 S. Wilmington south wall, independent of 211 S. Wilmington St.

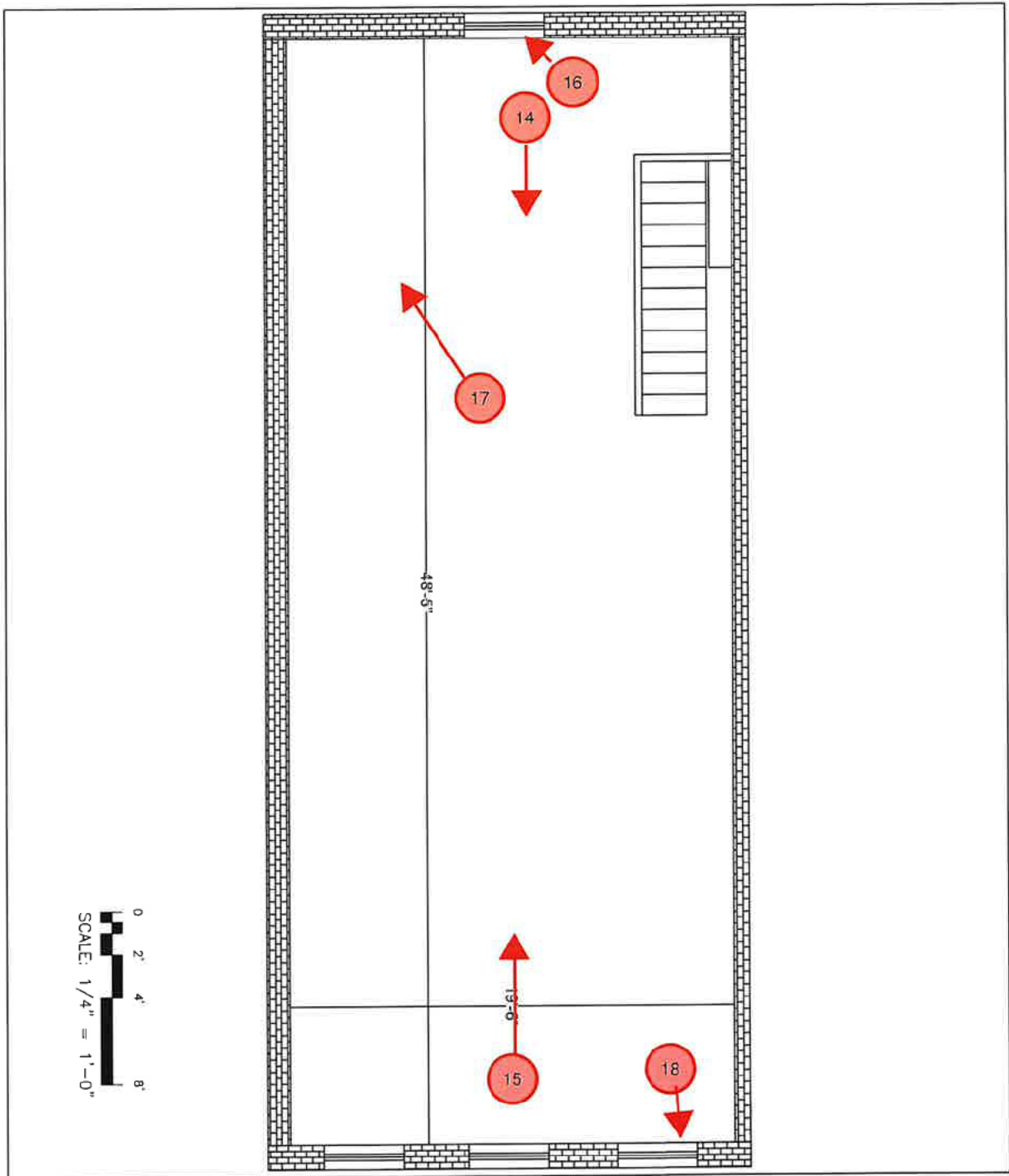


Photo 26: 209 S. Wilmington St Raleigh, NC (03/19/2026) Rear Façade, 209 and 205 separate walls

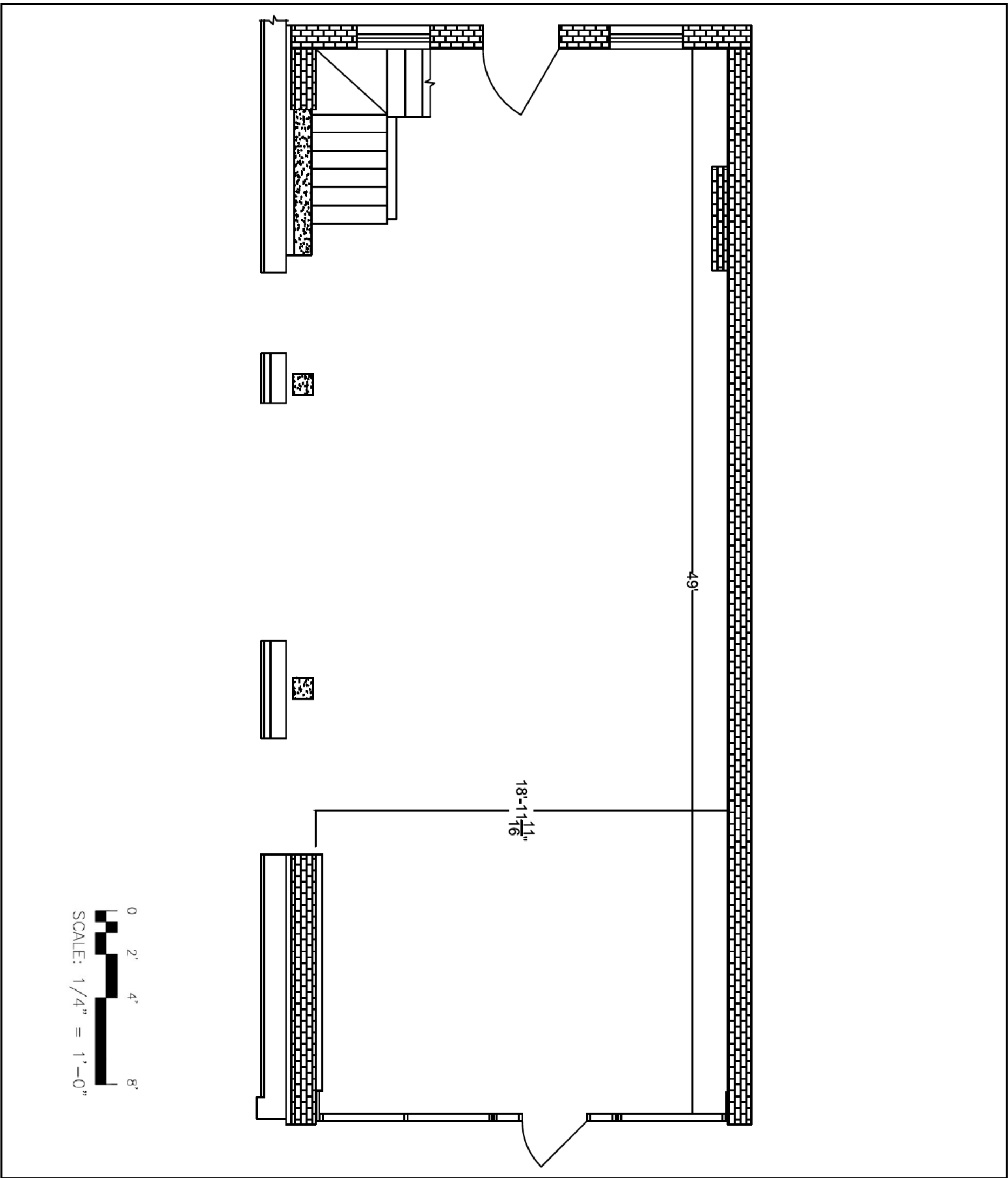




 EMPIRE HARDHAT	209 SOUTH WILMINGTON ST
	Second Floor Floor Plan A 2



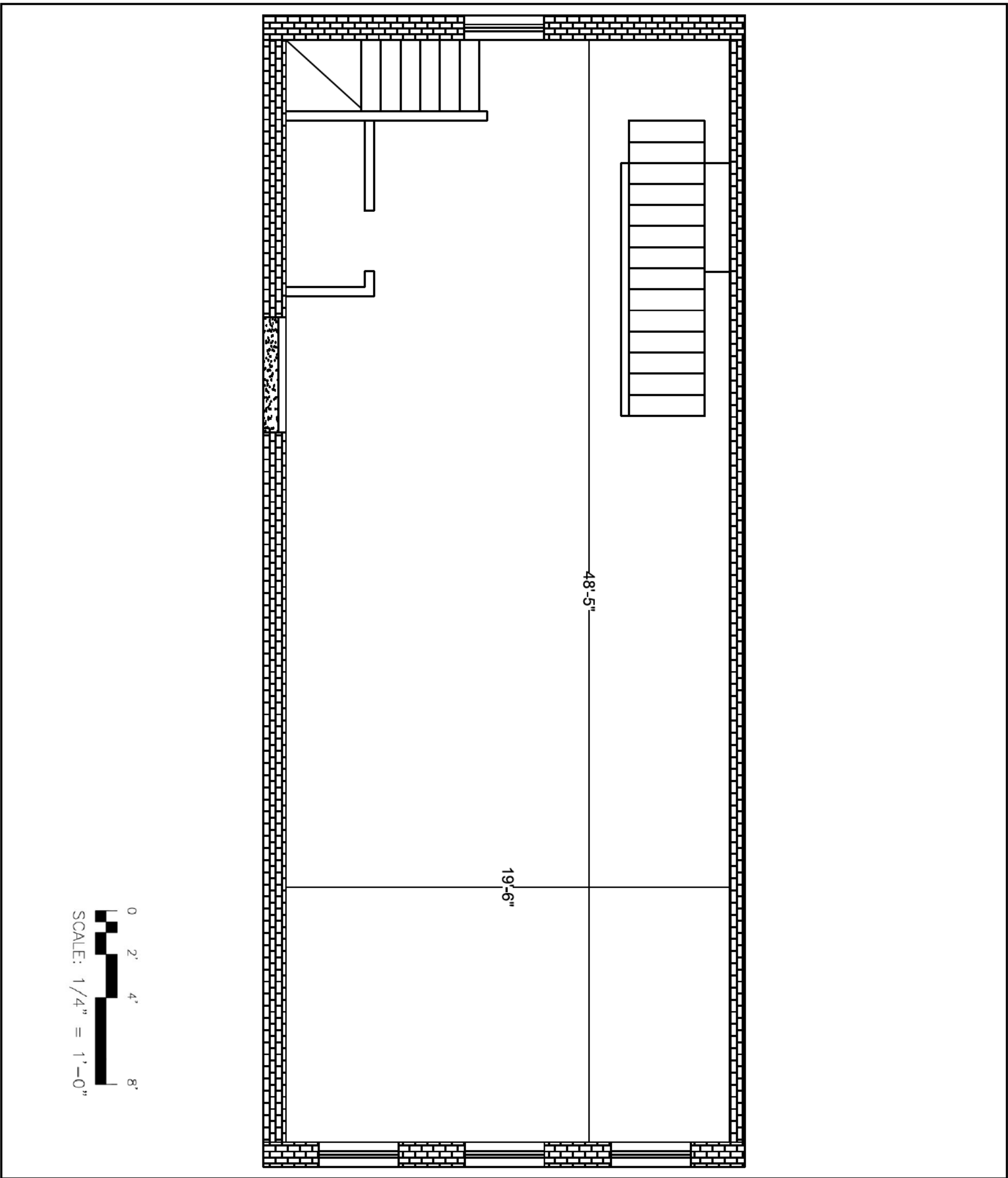
A 3	Third Floor Floor Plan	209 SOUTH WILMINGTON ST	



209 SOUTH WILMINGTON ST

First Floor
Floor Plan

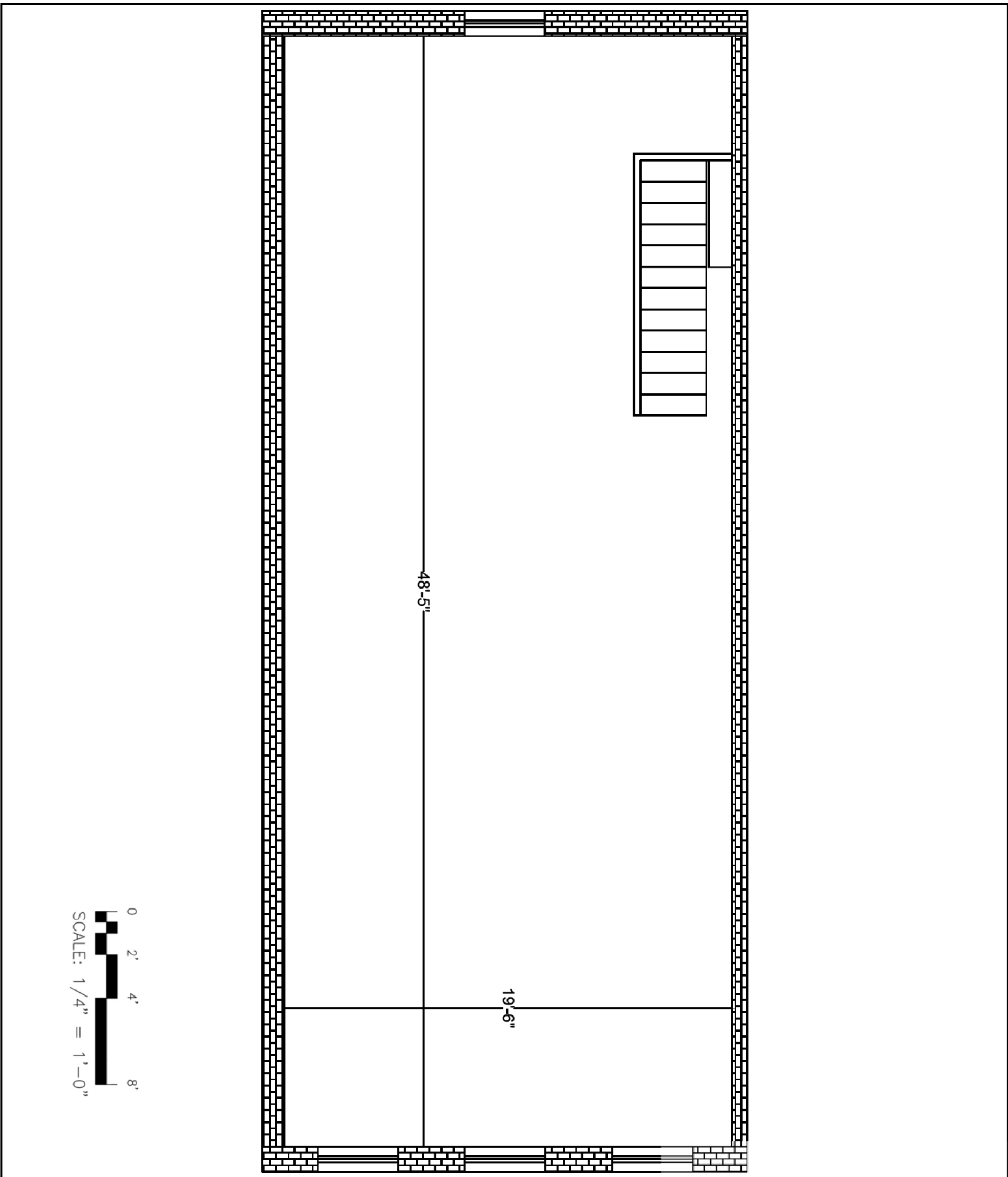
A 1



209 SOUTH WILMINGTON ST

Second Floor
Floor Plan

A 2



209 SOUTH WILMINGTON ST

Third Floor
Floor Plan

A 3

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](#).

Sections	Applicable Guidelines	Description of Work
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.



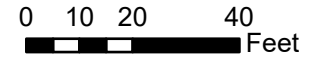
This document is a graphic representation only,
created from the best available sources.
The City of Raleigh assumes no responsibility for any errors,
or misuse of this document.

COA-0038-2026

415 E. Edenton St

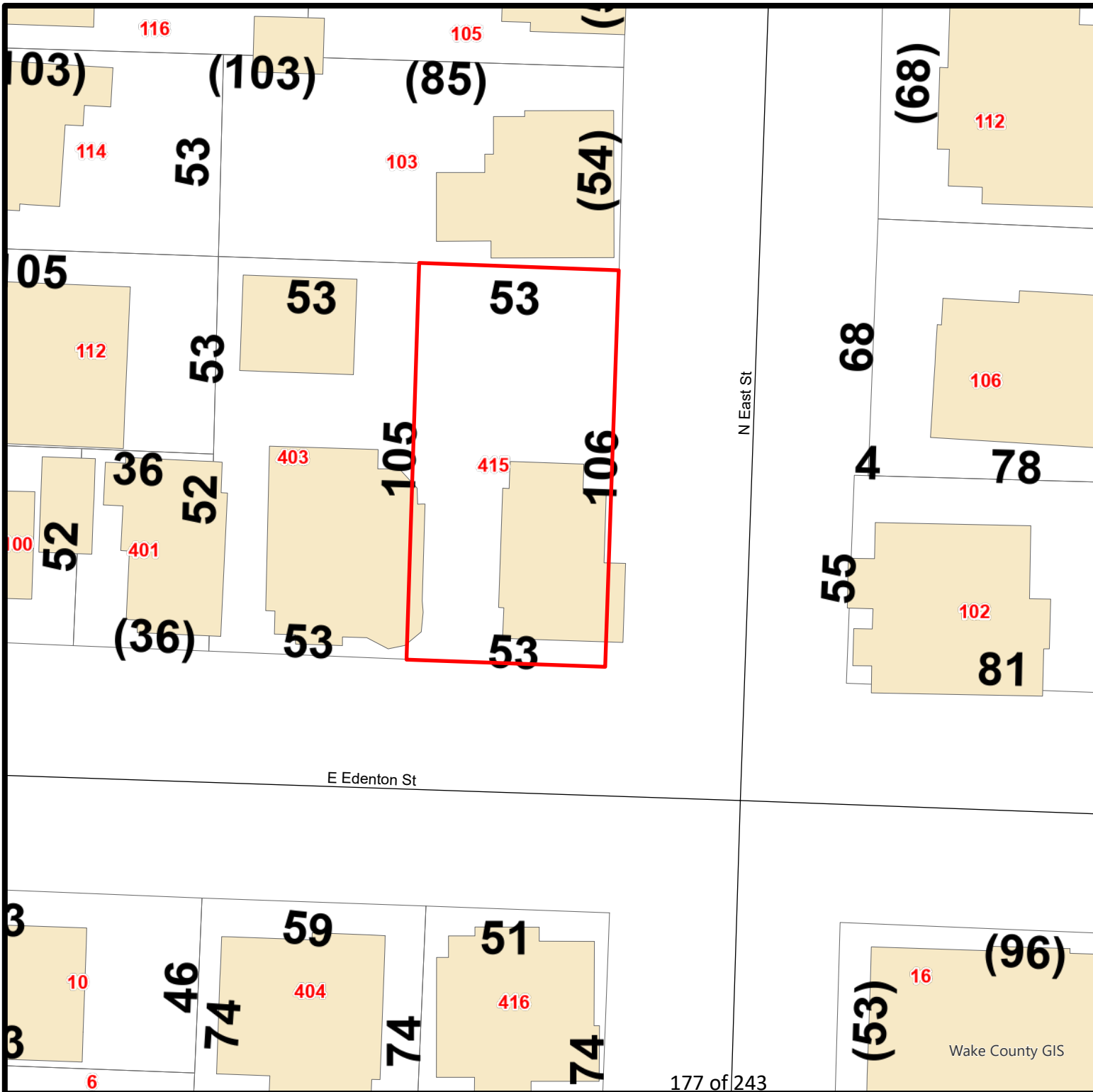
Oakwood Historic District

(R-10-NCOD-HOD-G)



Nature of Project: Remove 4 trees

APPLICANT:
Ethan Brissette



Wake County GIS

Type or print the following:

Item B.4

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature:

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 #: _____

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

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

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.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input type="radio"/>	

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).

Minor Work Approval (office use only)

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 _____.

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.

Signature (City of Raleigh) _____ Date _____

COA Application - 415 E Edenton St - Tree Removal



Appendix:

- Tree Removal Project Description
- Site Plan
- Aerial Photos of Canopy to be Removed
- Photos of Property from the Street
- Arborist Report
- Additional Photos
- COA Application

Tree Removal Project Description

The proposed project involves the removal of four trees located on the property at **415 East Edenton Street, Raleigh, NC**, as recommended in the certified arborist report dated **March 4, 2026**, and the replacement of the 18" DBH Elm. The removal is necessary due to documented structural risks, property damage, and public safety concerns associated with the existing trees.

1. Willow Oak – 48" DBH, Approximately 95 Feet Tall

A mature willow oak located on the property has developed a root system that is actively encroaching into the building foundation. According to the arborist assessment, the majority of the tree's root system exists beneath the tree's drip line and extends into the foundation area. Removal of the invasive roots without damaging the stability or health of the tree is not feasible. Continued growth of the root system presents a risk of **ongoing structural damage to the building foundation** and could also impact adjacent structures, including the neighboring property at **103 East Street**, due to the size and spread of the root system. 103 East St is also located directly underneath the tree now and poses more safety risks. Based on these conditions, the arborist recommends full removal of the tree to prevent further structural damage.

2. Hackberry – 16" DBH, Approximately 35 Feet Tall

The hackberry tree is growing directly into a wooden fence located on the property line. The fence cannot be relocated due to boundary constraints, and continued growth of the tree is causing progressive structural damage to the fencing. Removal is recommended to prevent further deterioration of the fence and avoid potential property disputes or repair costs.

3. Elm – 18” DBH, Approximately 45 Feet Tall

This elm tree exhibits **included bark**, a structural defect that significantly increases the likelihood of trunk splitting or major limb failure. The tree also shows evidence of broken branches in the upper canopy. Remediation through pruning is not feasible because approximately **50% of the canopy would need to be removed**, which would compromise the survival of the tree. Due to the high risk of structural failure and falling limbs, the tree presents a safety hazard to nearby structures, pedestrians, and **vehicles parked on adjacent streets and properties**. This tree is to be replaced in the corner of the lot - see site plan for more information.

4. Elm – 15” DBH, Approximately 38 Feet Tall

This understory elm has experienced **severe phototropic growth**, resulting in a lean exceeding 20 feet as it bends toward available sunlight. This excessive lean places the tree at risk of **uprooting or catastrophic failure**, particularly during storms or high wind events. If failure occurs, the tree could cause **significant damage to nearby vehicles, structures, or individuals in the immediate vicinity**. The lean is in the direction of our house on 415 E Edenton St.

Safety and Property Risk Considerations

Several of the trees identified in the arborist report present conditions that increase the likelihood of structural failure or property damage. These risks include:

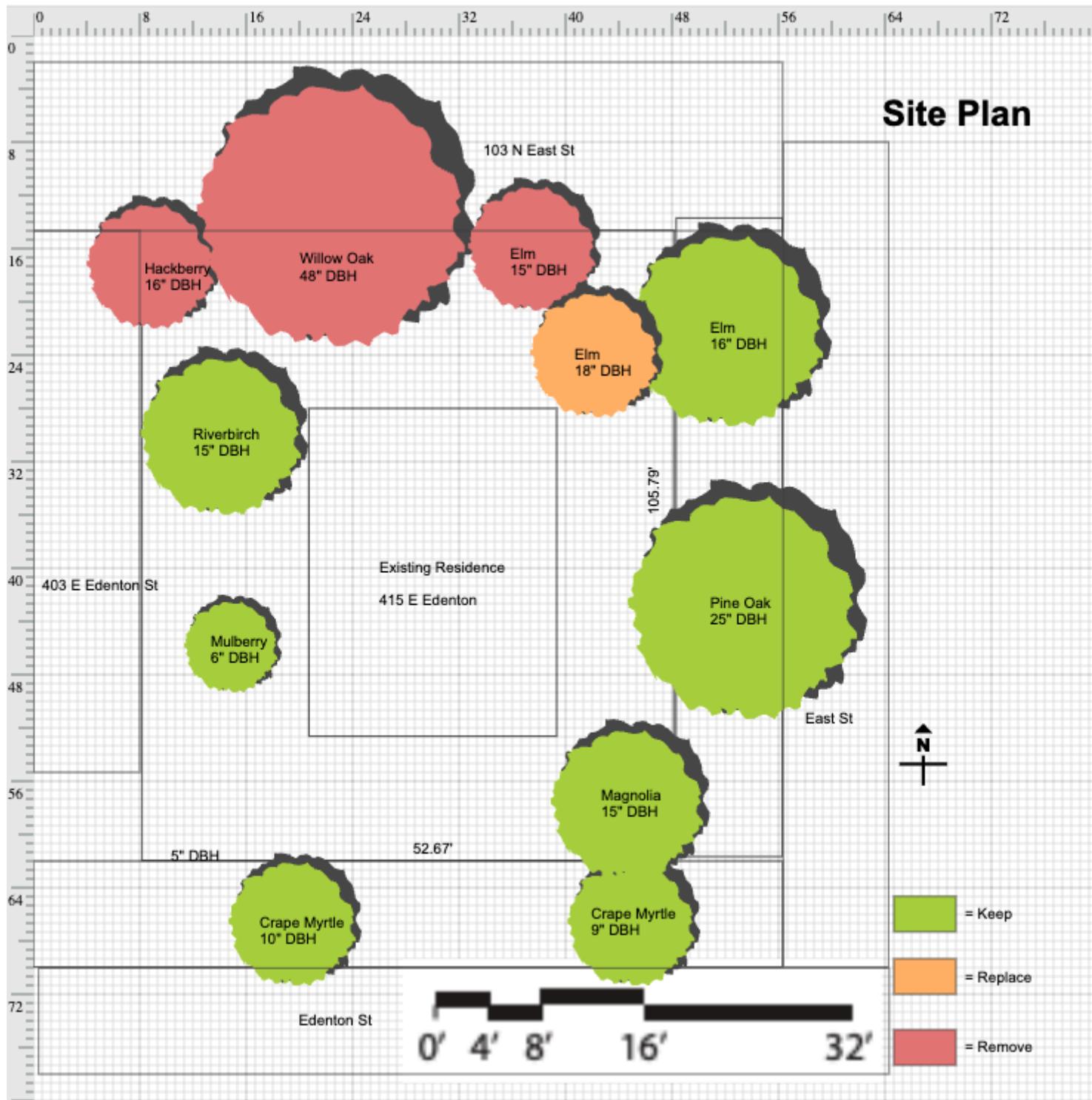
- Root intrusion into building foundations
- Structural defects such as included bark
- Severe leaning and instability
- Broken limbs and canopy damage

Due to the size and height of these trees, failure could result in **falling limbs or entire tree collapse**, posing a risk to **parked vehicles, nearby pedestrians, and neighboring structures**, including the adjacent property located at **103 East Street**. We have requested photographs of damages from that neighbor and will try to get her to join us at the hearing.

Conclusion

Based on the certified arborist's professional assessment, removal of the identified trees is recommended as the safest and most practical course of action to prevent further **structural damage, liability risks, and safety hazards**. The proposed work will eliminate the current risks associated with root intrusion, structural defects, and unstable tree growth while protecting both the subject property and adjacent properties.

The conditions described above present foreseeable and documented risks. Denial of this removal request, despite professional arborist recommendations, may result in preventable property damage, personal injury, or loss. In such an event, responsibility and liability may be subject to legal review, and the property owner reserves the right to initiate formal legal proceedings to recover damages resulting from the denial of this request.



Aerial Photos of Canopy to be Removed



Photos of Property from the Street



Edenton St.



East St.

Arborist Report



2590 Farrington Road
Apex, NC 27523
919-467-7997

March 4, 2026

Greetings,

The purpose of this letter is to document the condition of several mature trees located on the property of Ethan Brissett 415 East Edenton Street Raleigh, NC 27601.

1. Willow Oak 48 inch DBH x 95 feet tall: The roots from this tree trunk are growing into the foundation and compromising the building. Typically 70% of the roots of this tree are primarily under the drip line of the tree. There is no way to remove these roots without damaging the stability or the health of this tree. Therefore, it is my recommendation to remove this tree
2. Hackberry tree 16 inch DBH x 35 feet tall: This tree is growing into and damaging the wooden fence. This fence is on the property line and can not be moved. It is my recommendation to remove the tree so that it doesn't do further damage.
3. Elm tree 18 inch DBH x 45 feet tall: This tree has included bark, which means it runs the risk of splitting apart. It also shows signs of broken branches in the top of the tree. It is not possible to remove these branches and have the tree survive because 50% of this tree would need to be removed. It is my recommendation that this tree be removed.
4. Elm tree 15 inch DBH x 38 feet tall: This tree is an "understory tree" and is bending out toward the sun (Phototropism) and has over 20 feet of lean. This tree at risk of uprooting and causing serious damage to persons or vehicles. It is my recommendation that this tree be removed.

Sincerely,

Barney Kohout

Certified Arborist SO -0602-A

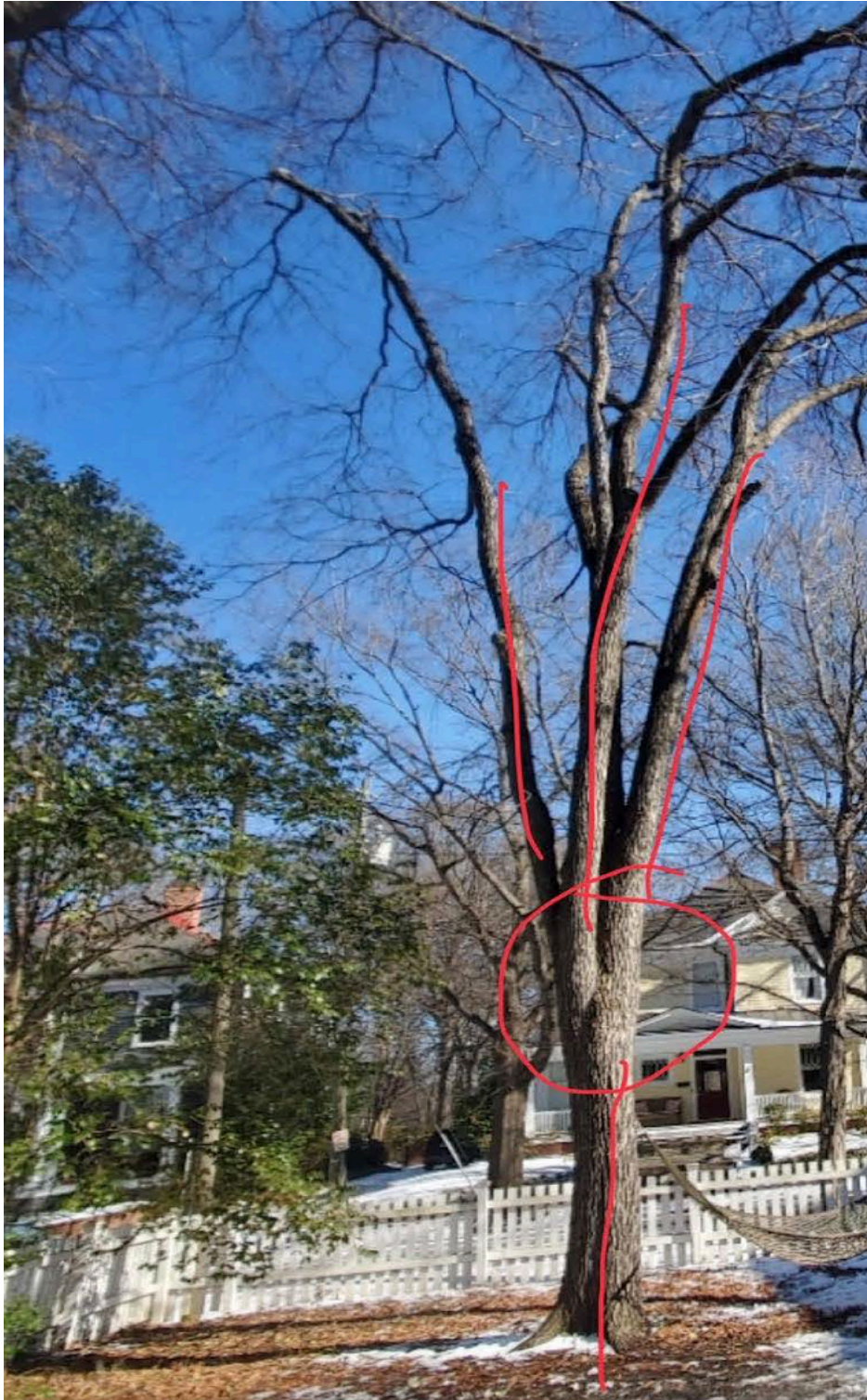
1. Willow Oak 48 inch DBH x 95 feet tall: The roots from this tree trunk are growing into the foundation and compromising the building. Typically 70% of the roots of this tree are primarily under the drip line of the tree. There is no way to remove these roots without damaging the stability or the health of this tree. A good 40% of the tree is also directly above the neighboring house causing risk for damages. Therefore, it is my recommendation to remove this tree



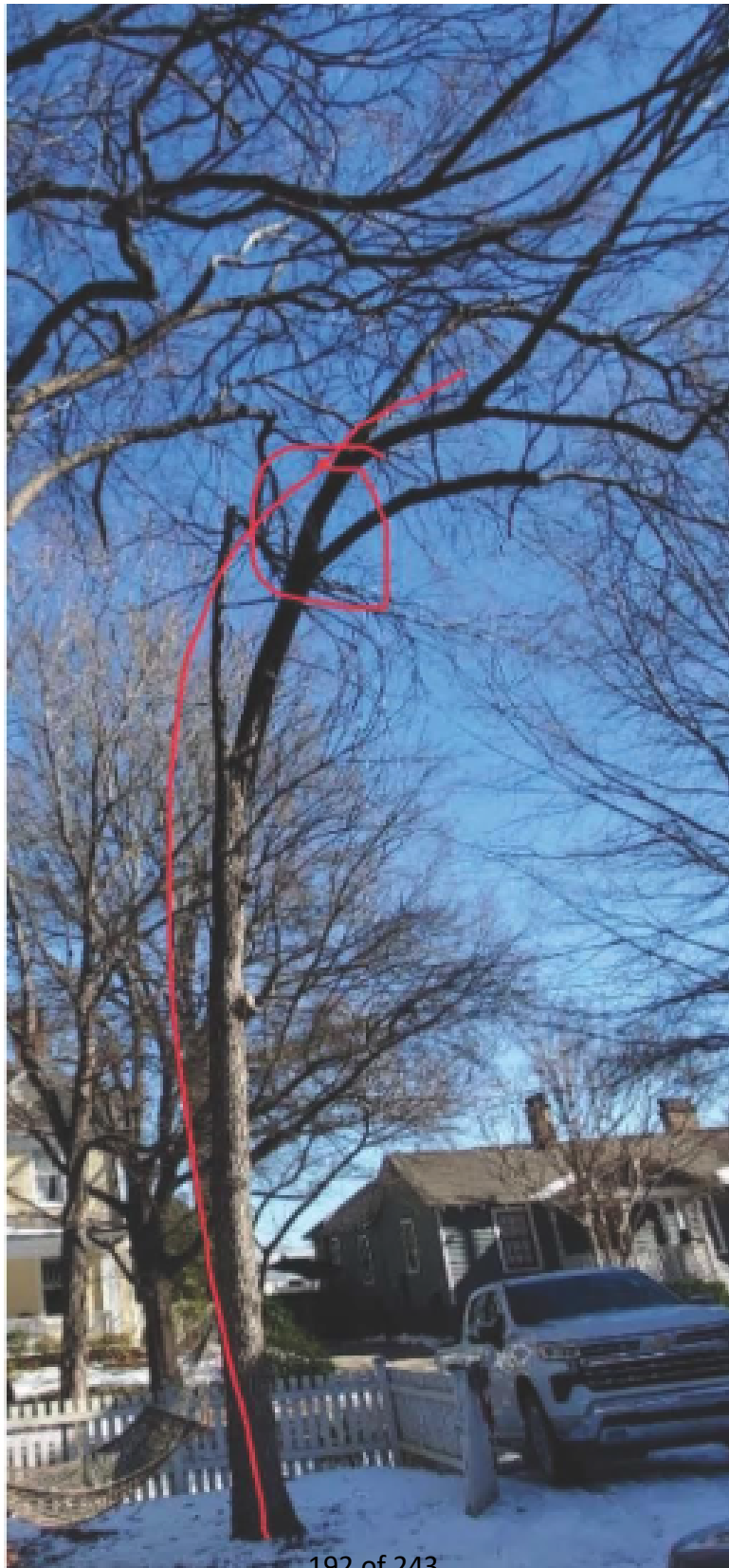
- 2. Hackberry tree 16 inch DBH x 35 feet tall: This tree is growing at an angle and into and damaging the wooden fence. This fence is on the property line and can not be moved. It is my recommendation to remove



3. Elm tree 18 inch DBH x 45 feet tall: This tree has included bark, which means it runs the risk of splitting apart. It also shows signs of broken branches in the top of the tree. It is not possible to remove these branches and have the tree survive because 50% of this tree would need to be removed. It is my recommendation that this tree be removed.



4. Elm tree 15 inch DBH x 38 feet tall: This tree is an “understory tree” and is bending out toward the sun (Phototropism) and has over 20 feet of lean. This tree at risk of uprooting and causing serious damage to persons or vehicles. It is my recommendation that this tree be removed



Additional Photos







RHDC Certificate of Appropriateness Committee: COA Application

Case Number: COA-0038-2026

Property Address: 415 E EDENTON ST

PIN: 1703990425

Zoning: R-10 w/ HOD-G

HOD/Raleigh Historic Landmark: OAKWOOD HISTORIC DISTRICT

Property Owner: ETHAN BRISSETTE & MOLLY FLYNN

Applicant: ETHAN BRISSETTE

Project Contact: ETHAN BRISSETTE

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

Certificate of Appropriateness Request

Remove 4 trees

Application Attachments

- COA application form
- Written description
- Current site photographs
- Contextual streetscape photographs
- Tree canopy aerial photographs
- Existing tree information
- Existing/proposed site plan drawings
- Written arborist report

Property Description

0.12 acres; **“Contributing ca. 1909...** “Built about 1909, this two-story frame Queen Anne house... the sidehall plan house has a high hipped roof with a slightly-projecting wing at the southeast corner that has a pedimented gable. Across the front and half of the south elevation is a hipped porch with turned posts... At the rear of the building is a hipped, one-story wing. ...Contributing, Garage, rear of 415 E. Edenton St. – One-story, gable-roofed frame garage contemporary with house.” See: [“Oakwood National Register of Historic Places Inventory”](#) (adopted as historic district report), page 57.

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](#).

Sections	Applicable Guidelines	Description of Work
1.3	1.3.1, 1.3.5, 1.3.6	Remove four trees

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

Congruity Analysis

Per the Applicable Standards & Submittal Requirements:

1. Four regulated trees on the property are proposed to be removed. Existing conditions site photos and a site plan marking the location of the trees proposed for removal were provided. (Guideline 1.3.1 & 1.3.5)
2. One diseased Sycamore tree on the property was previously approved for removal in 2015 via minor work COA with the planting of a replacement tree (COA 008-15-MW). (Guideline 1.3.5)
3. An existing site plan with complete existing tree information, marking the location, species, and size of all trees on the subject property and adjacent right-of-way was provided. Based on the site plan contextual site photos provided, it appears the majority of regulated trees on the lot are concentrated in the rear yard and proposed for removal. A 15" Riverbirch in the side yard and a non-shade-providing 15" Magnolia screening shrub in the front yard are proposed to remain. (Guideline 1.3.1, 1.3.5, & 1.3.6)
4. An aerial photograph showing the existing tree canopy was provided. A marked version shows the portion of tree canopy proposed to be removed. (Guideline 1.3.1 & 1.3.5)
5. A written report and marked tree conditions photos from an ISA-certified arborist were provided. The report outlines potential future risks posed by some of the trees on site due to their existing growth conditions. The report specifically cites broken limbs on the 18" Elm as evidence of a diseased or dying tree and the likely root area of the large 48" Willow Oak as evidence that the neighboring historic structure at 103 N East St may be damaged. (Guideline 1.3.1 & 1.3.5)
6. The arborist report additionally recommends removal of a 16" Hackberry tree adjacent to a non-historic fence line and a 15" Elm tree exhibiting signs of lean due to its position as an understory tree below the 18" Elm proposed for removal. (Guideline 1.3.1 & 1.3.5)
7. Guideline 1.3.1 states "Retain and preserve the building and landscape features that contribute to the overall historic character of a landmark or district, including trees..." The Oakwood Special Character Essay, which helps to define the overall historic character of the district, states "A heavy, largely deciduous tree canopy shelters the neighborhood, shading the streets and buildings." (Guideline 1.3.1)
8. Guideline 1.3.5 states "Replace a seriously diseased or severely damaged tree or hedge with a new tree or hedge of a similar or identical species of appropriate scale. It is not appropriate to remove healthy, mature trees." (Guideline 1.3.5)

Staff Concerns

Per the Applicable Standards & Submittal Requirements:

1. All but one regulated shade-providing tree on the property is proposed to be removed. The removal may significantly impact the existing mature tree canopy, which is part of the special character of the Oakwood Historic Overlay District. (Guideline 1.3.1& 1.3.5)

2. Some healthy trees are proposed for removal. The application states that one of the trees proposed for removal is damaging a historic resource. No photo evidence clearly demonstrating the tree is actively damaging historic resources was provided. The application did provide photos of a regulated tree growing in close proximity to a non-historic fence and of cars on the premises presumably damaged due to dropping tree debris. However, the fence and cars are not a historic resource for the purposes of determining congruity of the request. (*Guideline 1.3.1, 1.3.3, & 1.3.5*)
3. One replacement tree is proposed. Information on the replacement tree species and site plan marking the location was not provided. Typically, replacement trees of a similar species, mature size, and canopy coverage are required to be planted on a one-to-one basis somewhere on the subject property unless evidence is provided to demonstrate that the district's immediate surrounding mature canopy will not be significantly impacted by the proposed tree removal. (*Guidelines 1.3.1, 1.3.4, 1.3.5, & 1.3.7*)

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 the 16" Hackberry tree remain.
2. That replacement trees of a similar species, mature height, and canopy coverage to each of the trees being removed be planted on a 1:1 basis somewhere on the property.
3. That the following materials and specifications be submitted to and approved by staff prior to issuance of the blue placard:
 - a. Site plan marking replacement tree species locations;
 - b. Replacement trees specifications, including species and mature dimensions.

Type or print the following:

Item B.5

Applicant name: Nancy Kirk Lynn

Mailing address: 932 Cloisters Drive

City: Florence

State: S.C.

Zip code: 29505

Date: 03/21/2026

Daytime phone #: [REDACTED]

Email address: [REDACTED]

Applicant signature: *Nancy Kirk Lynn*

- 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-0039-2026
 Fee: _____
 Amount paid: _____
 Received date: _____
 Received by: _____

Property street address: 907 W. Lenoir St.

Historic district: Boylan Heights

Historic property/Landmark name (if applicable):

Owner name: Nancy Kirk Lynn

Owner mailing address: 932 Cloisters Dr., Florence, S.C. 29505

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

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.

Will you be applying for rehabilitation tax credits for this project? Yes No Did you consult with staff prior to filing the application? Yes No	Office Use Only Type of work: _____ _____
--	---

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).
5.2 page 62	Demolition	Demolish detached garage
2.4.7 page 15	Fence Guideline	Replace garage wall with similar current fencing

Minor Work Approval (office use only)

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 _____.

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.

Signature (City of Raleigh) _____ Date _____

Written Description of Project Request

For 907 Garage Removal COA

The overall building dimensions of the two-car garage are 16'(w)x18'(d)x20'(h).

The outer covering of the garage is cedar shakes on all sides over wood plank siding. The driveway has cement carriage tracks that extend from the street and split into both sides of the garage.

There is a dirt floor. There is no plumbing or electricity.

In 1989 the garage roof was replaced. The contractor was reluctant because of the poor condition of the garage. He ultimately decided to try to reinforce the existing 2x4's and other areas.

Since then, we feel that the structure has steadily deteriorated and has now become unstable and a safety issue.

Once the removal is complete, we plan to extend a wire fence along the alley behind the garage and then up the side connecting it to an existing fence and gate on the east side of the garage wall.

Picture 1 907 West Lenoir Street Raleigh, NC

Item B.5

House at 907 West Lenoir Street Raleigh, NC



905 W. Lenoir, 907 W Lenoir driveway leading to the detached garage, and 907 W Lenoir



Front view of the detached garage to be demolished



Another front view of the garage



Inside East facing wall of garage, showing leaning 2"x4" columns



Inside West facing wall of garage, showing deterioration



Closer view of inside West facing deteriorating wall and columns



Outside West facing wall of garage, showing deterioration



Back wall view of garage, taken from the alley behind 907 West Lenoir Street



Picture 10 Detached Garage at 907 West Lenoir Street Raleigh, NC

Showing damage on the corner East wall and back view of the garage from the alley



Picture 11 Detached Garage at 907 West Lenoir Street Raleigh, NC

Damage to outside East wall from the front corner of the garage



Back view of garage, taken from the alley behind 907 West Lenoir Street



Gate to the alley



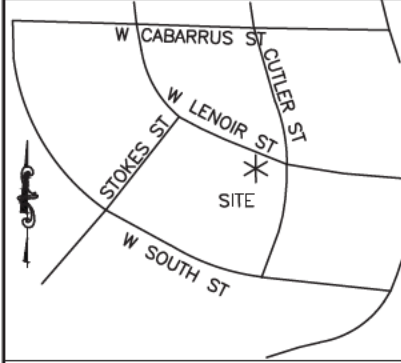
Current fence along the back of the property parallel to the alley



ADJUSTED NORTH
BM 2024, PG 903

PROPERTY OF:
NANCY KIRK LYNN
LOT 180 BOYLAN HEIGHTS SUBDIVISION
PIN: 1703-36-0589

- NOTE:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD THAT A TITLE SEARCH MAY IDENTIFY.
 3. SURVEY PERFORMED WITHOUT TITLE SEARCH.
 4. ALL DASHED LINES REPRESENT LINES NOT SURVEYED.
 5. AREA BY COORDINATE METHOD.
 6. HOUSE DIMENSIONS ARE BASED ON FOOTPRINT.
 7. NOT FOR SALES OR CONVEYANCES, PERMITTING ONLY.



VICINITY MAP (N.T.S.)

REFERENCES:
DB 8819, PG 520
BM 1885, PG 114
OTHERS AS NOTED

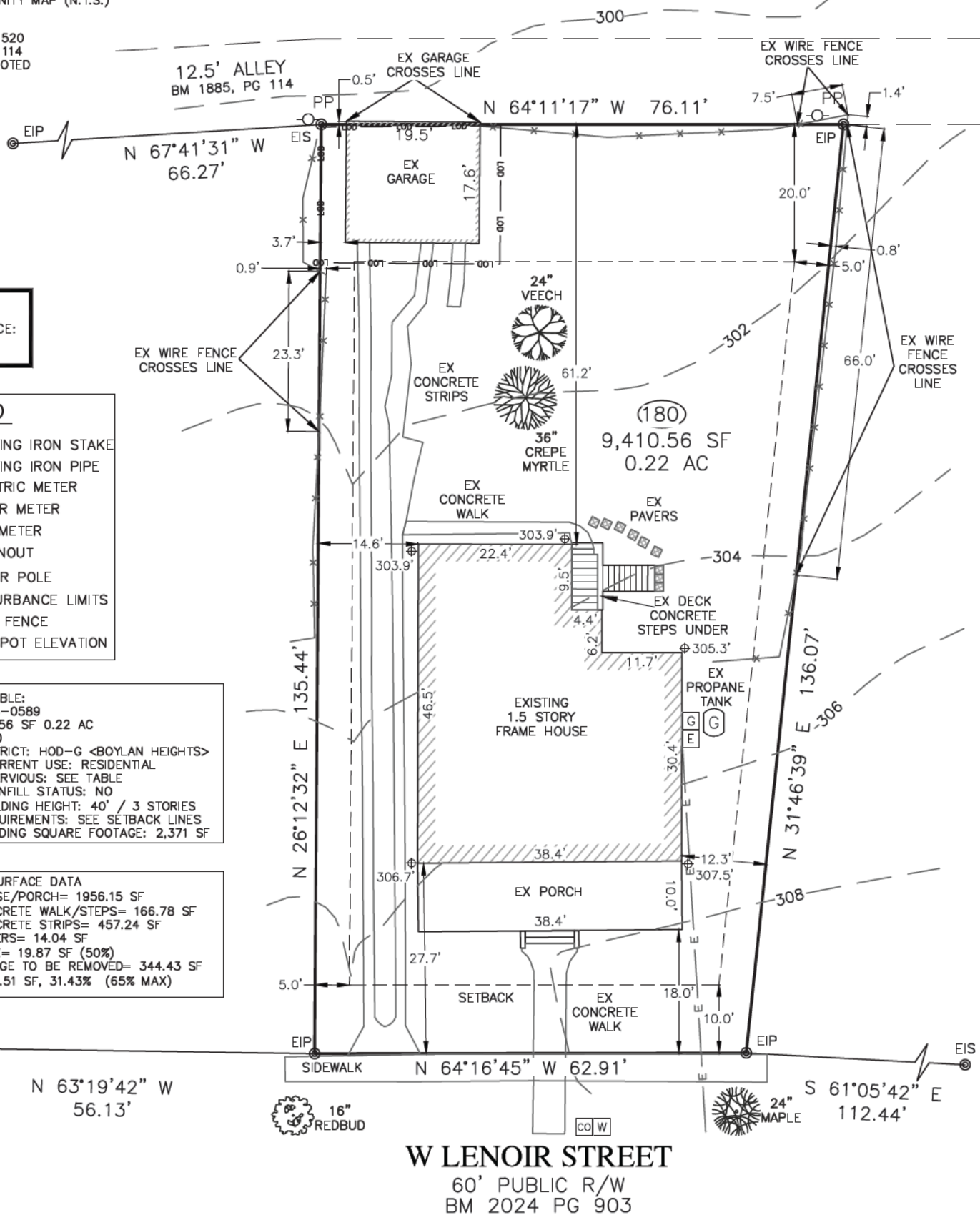
AREA OF DISTURBANCE:
524 SF

LEGEND

- ⊙ EIS EXISTING IRON STAKE
- ⊙ EIP EXISTING IRON PIPE
- [E] ELECTRIC METER
- [W] WATER METER
- [G] GAS METER
- [CO] CLEANOUT
- PP POWER POLE
- DISTURBANCE LIMITS
- WIRE FENCE
- ⊕000.0' EX SPOT ELEVATION

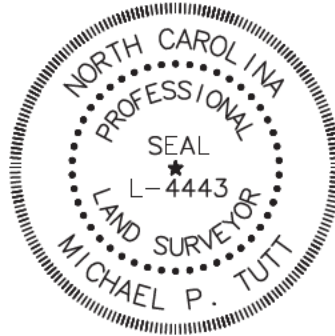
SITE DATA TABLE:
PIN: 1703-36-0589
AREA: 9,410.56 SF 0.22 AC
ZONING: R-10
OVERLAY DISTRICT: HOD-G <BOYLAN HEIGHTS>
PROPERTY CURRENT USE: RESIDENTIAL
EXISTING IMPERVIOUS: SEE TABLE
RESIDENTIAL INFILL STATUS: NO
ALLOWED BUILDING HEIGHT: 40' / 3 STORIES
SETBACK REQUIREMENTS: SEE SETBACK LINES
EXISTING BUILDING SQUARE FOOTAGE: 2,371 SF

IMPERVIOUS SURFACE DATA
EXISTING HOUSE/PORCH= 1956.15 SF
EXISTING CONCRETE WALK/STEPS= 166.78 SF
EXISTING CONCRETE STRIPS= 457.24 SF
EXISTING PAVERS= 14.04 SF
EXISTING DECK= 19.87 SF (50%)
EXISTING GARAGE TO BE REMOVED= 344.43 SF
TOTAL= 2,958.51 SF, 31.43% (65% MAX)



W LENOIR STREET
60' PUBLIC R/W
BM 2024 PG 903

SITE LOCATION: 907 W LENOIR ST RALEIGH NC 27603-2149	TOWNSHIP: RALEIGH	ZONE: R-10	 (IN FEET)
	SCALE: 1" = 20'	DATE OF FIELD SURVEY: 2-25-26	
	JOB# : 26_134	COUNTY: WAKE	



I, MICHAEL PRESTON TUTT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY AND FROM REFERENCES NOTED; THAT THE RATIO OF PRECISION BEFORE ADJUSTMENTS WAS 1:71,506 WITNESS MY ORIGINAL SIGNATURE, 9TH OF MARCH, 2026.

Michael P. Tutt
MICHAEL P. TUTT, P.L.S. L-4443



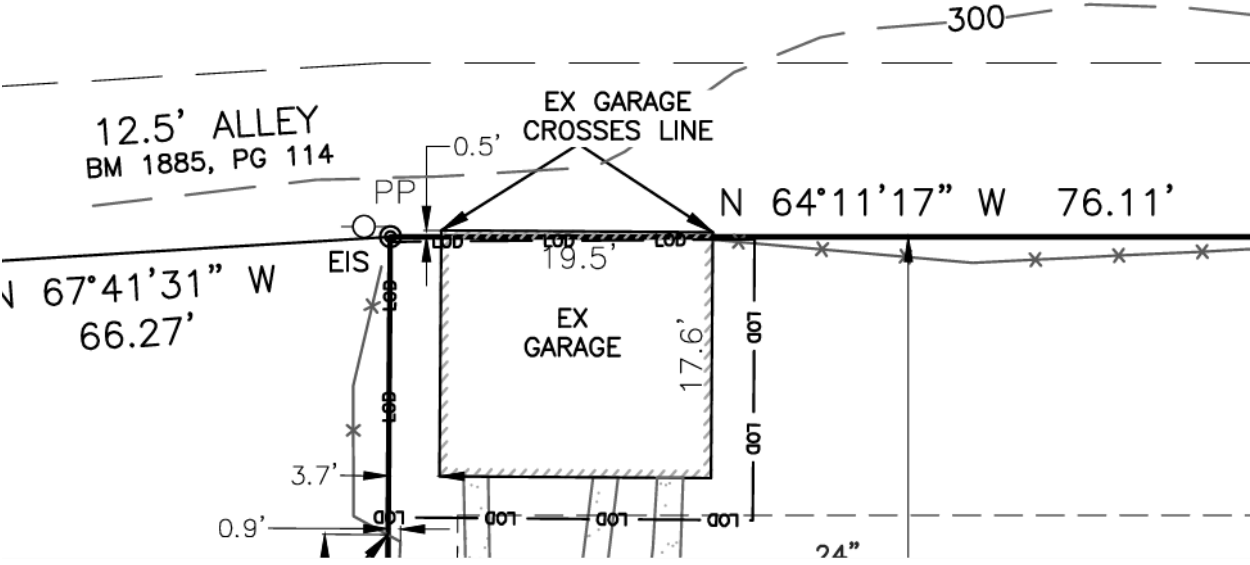
**ANGLE RIGHT
LAND SURVEYING, PLLC**
SURVEYING THE PAST AND THE FUTURE TODAY
919-810-4324
NC LIC. # P-0446

3008 ANDERSON DR., SUITE 160
RALEIGH, NC 27609

Existing site plan with the garage

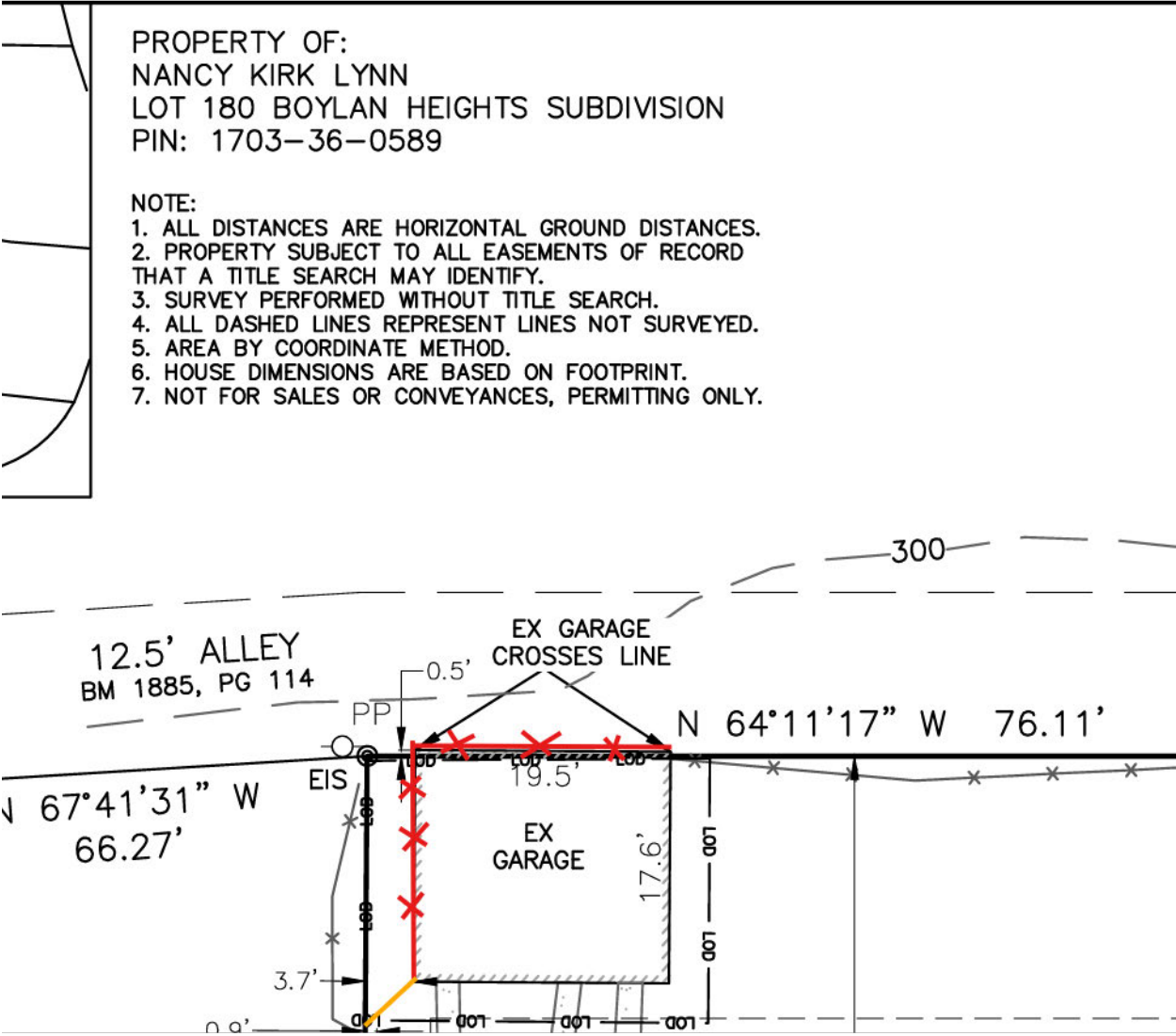
PROPERTY OF:
NANCY KIRK LYNN
LOT 180 BOYLAN HEIGHTS SUBDIVISION
PIN: 1703-36-0589

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5. AREA BY COORDINATE METHOD.
6. HOUSE DIMENSIONS ARE BASED ON FOOTPRINT.
7. NOT FOR SALES OR CONVEYANCES, PERMITTING ONLY.



Proposed site plan with new fence (red lines) replacing two of the garage walls.

The gate (orange line) will connect to the new fence, instead of the corner of the garage.



RHDC Certificate of Appropriateness Committee: COA Application

Case Number: COA-0039-2026

Property Address: 907 W LENOIR ST

PIN: 1703360589

Zoning: R-10 w/ HOD-G

HOD/Raleigh Historic Landmark: BOYLAN HEIGHTS HISTORIC DISTRICT

Property Owner: NANCY LYNN

Applicant: NANCY LYNN

Project Contact: NANCY LYNN

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

- COAs referenced in the staff report are available for review at request.
- Due to ongoing deteriorated conditions of the structure, representatives of the Boylan Heights Neighborhood Association (BHNA) previously requested the RHDC initiate a Demolition By Neglect case for the garage. Following the process defined in the zoning code, the RHDC voted 10-0 at their 12/10/2025 meeting to mail a letter to the listed property owner notifying them of the potential demolition by neglect of the garage. The notice letter provided 6 months for response, repairs, or other action to address existing deterioration, with a deadline of 7/10/2026. The property owner has submitted the current COA application in response to the communication they received regarding potential Demolition By Neglect concerns.
- 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 contributing accessory structure; construct rear fence

Application Attachments

- COA application form
- Written description
- Current site photographs
- Existing/proposed site plan drawings
- Specifications for: fencing

Property Description

0.21 acres; **Contributing 1922...** "One-story Bungalow; gable is perpendicular to the street; dormer; attached porch, full façade." See: "[Boylan Heights National Register of Historic Places Inventory](#)" (adopted as historic district report), page 23.

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>
1.3	1.3.1, 1.3.2, 1.3.4, 1.3.7, 1.3.9	Demolish contributing accessory structure; construct rear fence
1.4	1.4.1, 1.4.8, 1.4.11	Construct rear fence
1.6	1.6.1, 1.6.5	Demolish contributing accessory structure
4.2	4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8	Demolish contributing accessory structure

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

Congruity Analysis

Per the Applicable Standards & Submittal Requirements:

Garage Demolition

1. A rear garage accessory structure is proposed to be demolished. (*Guideline 1.6.1 & 1.6.5*)
2. *Design Guidelines* Section 1.6 states “A number of original garages, carriage houses, storage buildings, and sheds have survived in Raleigh. Like other early site features, they contribute to the historic character of individual sites and a district as a whole. Such secondary structures are always deferential to the principal building in siting, size, and scale. In some cases the garage or the accessory building echoes the architectural style, materials, and details of the principal structure on the site. Others are more modest, vernacular structures.”
3. Although the 1984 Boylan Heights Historic District designation report does not include descriptions of any accessory structures in the neighborhood, it is staff’s professional assessment based on location, construction techniques, and materials that the garage was likely constructed within the district’s period of significance (1907-1930) and may be considered contributing to the special character of the district. (*Guideline 1.6.1*)
4. The garage is sited in a traditional location near the rear property line at the end of a linear driveway constructed of concrete strips. The garage has a solid rear wall that backs up to the adjacent alleyway and two open vehicle bays facing into the rear yard. An existing scaled plot plan was provided. (*Guideline 1.6.5 & 4.2.4*)
5. The garage structure is a simple form with a gable roof and a rectangular footprint measuring 16’-0” wide, 18’-0” long, and 20’-0” tall. The building is wood-framed with painted wood cedar shake siding and a dirt floor. Existing conditions photos of each side of the structure and site contextual photos were provided. Although scaled elevation drawing documentation are also typically required of primary contributing

structures proposed for demolition, this garage is simple in design and secondary in size and location on the lot. (*Guideline 4.2.2*)

6. The garage roof was replaced in 1989 when the City issued notice of unsafe building conditions and declared the accessory structure a public nuisance in accordance with the zoning code. They further documented that the structure, because of its condition, was dangerous to the health and welfare of the public with walls and roof system that had fallen in or were in danger of falling in. The City ordered that the structure be repaired, vacated and closed, or demolished. At that time, the contractor noted the poor condition of the garage and attempted to reinforce the underlying structural framing. No garage-related COAs have been filed for the property since that time and appear to be the most recent renovations made to the structure to date. (*Guideline 1.6.1, 1.6.5, & 4.2.1*)

Fencing

7. Following the garage demolition, a new fence line is proposed to be constructed to enclose the existing rear yard. A site plan marking the proposed fence location was provided. (*Guideline 1.3.1, 1.3.4, 1.3.9, 1.4.1 & 1.4.8*)
8. The new fence is proposed to match an existing section of rear yard fencing on the property. The fence will be constructed of wire panels and wood posts in a natural finish. A photo of the fence to be matched was provided. (*Guideline 1.4.8*)
9. *Design Guidelines* Section 1.4 states "Traditionally, utilitarian fences were constructed of vertical wooden slats or pickets, woven wire fencing mounted on wooden posts, or sometimes barbed wire." (*Guideline 1.4.8*)
10. The fence uses neighbor-friendly construction with structural components facing into the subject property. (*Guideline 1.4.8 & 1.4.11*)

Staff Concerns

Per the Applicable Standards & Submittal Requirements:

1. The existing garage appears to be a contributing structure to the special character of the historic district. *Design Guidelines* Section 4.2 states "Demolition of significant buildings, structures, sites, archaeological resources, objects, or trees is discouraged." Contributing structures may have an up to 365-day demolition imposed to investigate alternatives unless the building is found to no longer have significance or value to the district. This may be determined based on finding that the building has been too heavily altered from its original condition or is otherwise now deteriorated beyond repair. (*Guideline 4.2.1*)
2. A written structural engineering assessment evaluating existing conditions, the extent of building deterioration, and structural interventions required to bring the structure back into a stabilized state of repair was not provided. (*Guideline 4.2.1*)
3. Existing site photos appear to show that some historic windows, doors, or other building materials may currently be stored in the garage. *Guideline 4.2.3* states "Before demolition, work with the RHDC and other interested parties to salvage useable architectural materials and features." (*Guideline 4.2.3*)
4. Some regulated trees are located near the garage. A visual tree protection plan providing protective fencing, heavy machinery limitations, and other anti-compaction measures for nearby critical root zones was not provided. (*Guideline 1.3.7, 4.2.5 & 4.2.6*)

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 365-day demolition delay be imposed unless the Commission finds that the building has no particular significance or value toward maintaining the character of the Historic Overlay District.
2. That should the Commission find that imposing a demolition delay is appropriate, a RHDC appointed volunteer serve as a liaison to the property owner to assist the owner in reviewing all alternatives to demolition and/or salvage opportunities during the delay.
3. That a tree protection plan be implemented and remain in place for the duration of construction.
4. That any new post holes or grading work within a tree's critical root zone be dug manually and tree roots larger than 1" caliper that are encountered while digging shall receive a clean final cut using tools designed for the purpose, such as loppers. Roots larger than 2" shall not be cut without consultation and recommendation from an ISA-certified arborist.
5. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. Visual tree protection plan prepared by an ISA-certified arborist or landscape architect, noting nearby critical root zones, protective fencing locations, and heavy equipment exclusion zones.



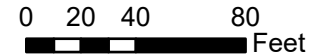
This document is a graphic representation only, created from the best available sources. The City of Raleigh assumes no responsibility for any errors, or misuse of this document.

COA-0040-2026

536 E. Jones St

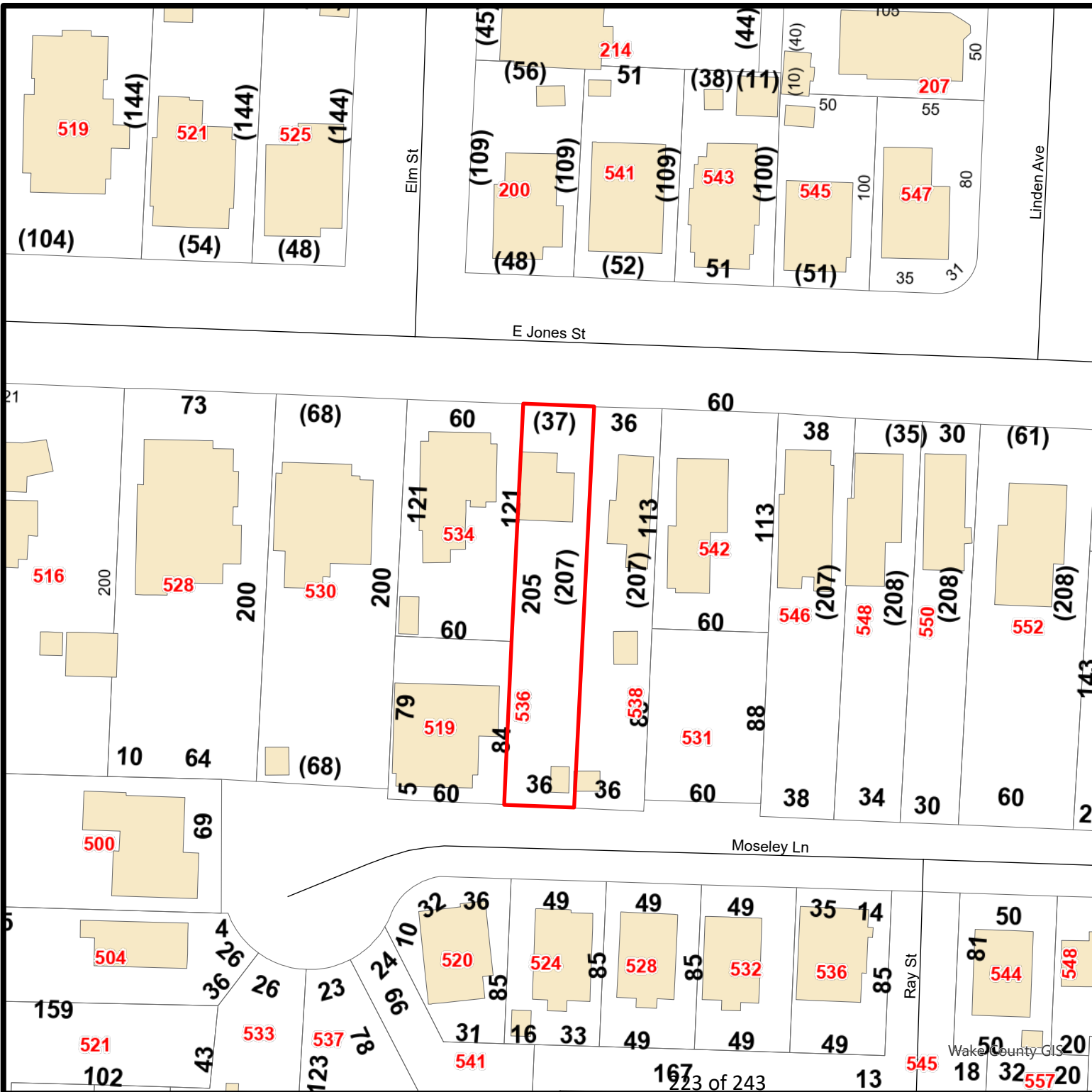
Oakwood Historic District

(R-10-HOD-G)



Nature of Project: After-the-fact:
Remove rear deck; construct rear
screened porch

APPLICANT:
Naina Khera-McRackan for
DN8 Properties LLC



Type or print the following:

Item B.6

Applicant name: / DN8 Properties LLC

Mailing address:

City: State: Zip code:

Date: Daytime phone #: [Redacted]

Email address: [Redacted]

Applicant signature:

- 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-0040-2026**
 Fee: _____
 Amount paid: _____
 Received date: _____
 Received by: _____

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

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

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.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? Yes <input type="radio"/> No <input checked="" type="radio"/>	

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).

Minor Work Approval (office use only)

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 _____.

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.

Signature (City of Raleigh) _____ Date _____

Written Description of Work

1. Replace existing wood deck
 - Wood stain for deck, steps, and railings:
MINWAX Semi-Transparent Stain in Honey Pine (#1187)
2. Add wood framed, asphalt shingle roof to cover deck
 - Roof shingles match existing house main roof asphalt shingles
 - Wood siding at gable and wood panel ceiling painted to match the existing house paint color (white)

Design Guidelines

- Sec 3.1 - Decks: Replace existing deck
 - Deck area, footprint, and elevation did not change. Old rotting wood deck was replaced with new wood-framed deck and steps
 - RHDC Guidelines generally refer to building *new* decks. In this situation, we are simply replacing an old deck. The new proposed design includes adding a roof to cover the deck
- Sec 2.5 - Roofs: Add a roof to cover the deck
 - Roof footprint matches deck below
 - RHDC Sec 3.10 - It is not appropriate to introduce new roof features such as skylights, dormers, or vents if they will compromise the historic roof design, or damage character-defining roof materials or the character of the historic district or landmark.

536 E Jones St
Naina Kherra-McRackan

Item B.6

Historic Precedent (Photos taken by homeowner on 26-03-09)

Shed roof covered decks are fairly common in Oakwood. We have provided one example at 409 N Bloodworth St.



536 E Jones St
Naina Kherra-McRackan

Item B.6

Color Photographs - Existing



Rear Elevation



Front Elevation

Color Photographs - Proposed (Photos taken by Alison Croop on March 10, 2026)



Rear Elevation - South



Front Elevation - North

Color Photographs - Proposed (Photos taken by Alison Croop on March 10, 2026)



Proposed Covered Deck from Southwest



Proposed Covered Deck from Southeast

Color Photographs - Proposed (Photos taken by Alison Croop on March 10, 2026)



Side Elevation - East



Side Elevation - West

Color Photographs - Proposed - Bug Screen Details



Deck Bug Screen - Detail @ Base



Deck Bug Screen - Detail @ Railing

Color Photographs - Proposed - Roof Eaves



Proposed Eave of Covered Deck w/ Flood Lights



Proposed Eave of Covered Deck + Existing Roof Eave

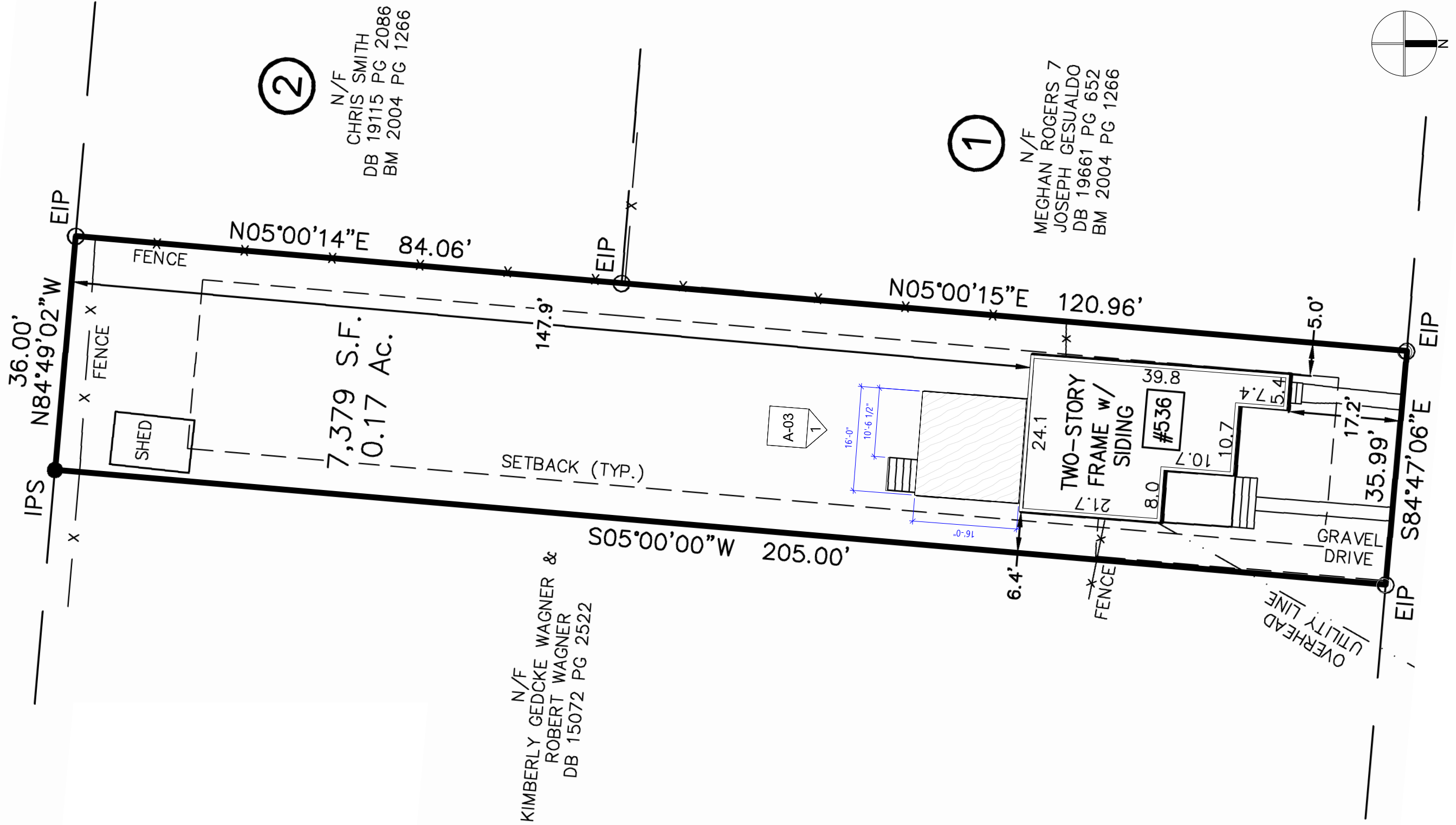
Color Photographs - Proposed - Lighting



Proposed Corner of Covered Deck w/ Flood Lights



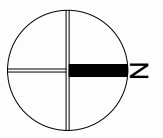
Ceiling Fan + Recessed Cans



②
N/F
CHRIS SMITH
DB 19115 PG 2086
BM 2004 PG 1266

①
N/F
MEGHAN ROGERS 7
JOSEPH GESUALDO
DB 19661 PG 652
BM 2004 PG 1266

N/F
KIMBERLY GEDCKE WAGNER &
ROBERT WAGNER
DB 15072 PG 2522



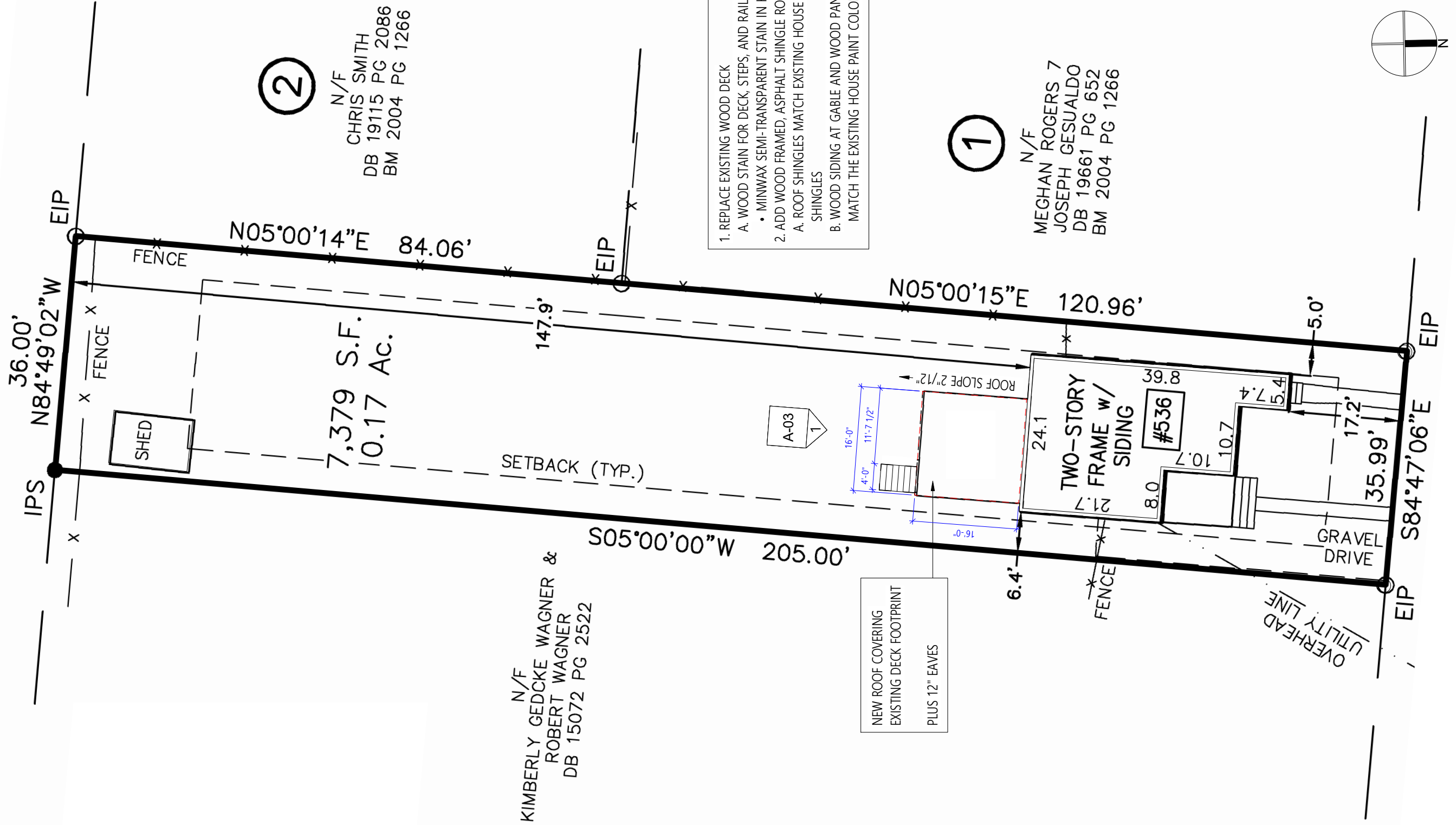
A-01

PROJECT NAME:	COVERED DECK
ADDRESS:	536 E Jones St
PROJECT NO.:	2605
PHASE:	COA APPLICATION
SHEET ISSUE:	03/27/26

SITE PLAN - EXISTING

LOUIS CHERRY
ARCHITECTURE

Item B.6



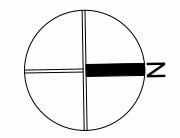
1. REPLACE EXISTING WOOD DECK
 - A. WOOD STAIN FOR DECK, STEPS, AND RAILINGS:
 - MINWAX SEMI-TRANSPARENT STAIN IN HONEY PINE (#1187)
 2. ADD WOOD FRAMED, ASPHALT SHINGLE ROOF TO COVER DECK
 - A. ROOF SHINGLES MATCH EXISTING HOUSE MAIN ROOF ASPHALT SHINGLES
 - B. WOOD SIDING AT GABLE AND WOOD PANEL CEILING PAINTED TO MATCH THE EXISTING HOUSE PAINT COLOR (WHITE)

①
 N/F
 MEGHAN ROGERS 7
 JOSEPH GESUALDO
 DB 19661 PG 652
 BM 2004 PG 1266

②
 N/F
 CHRIS SMITH
 DB 19115 PG 2086
 BM 2004 PG 1266

N/F
 KIMBERLY GEDCKE WAGNER &
 ROBERT WAGNER
 DB 15072 PG 2522

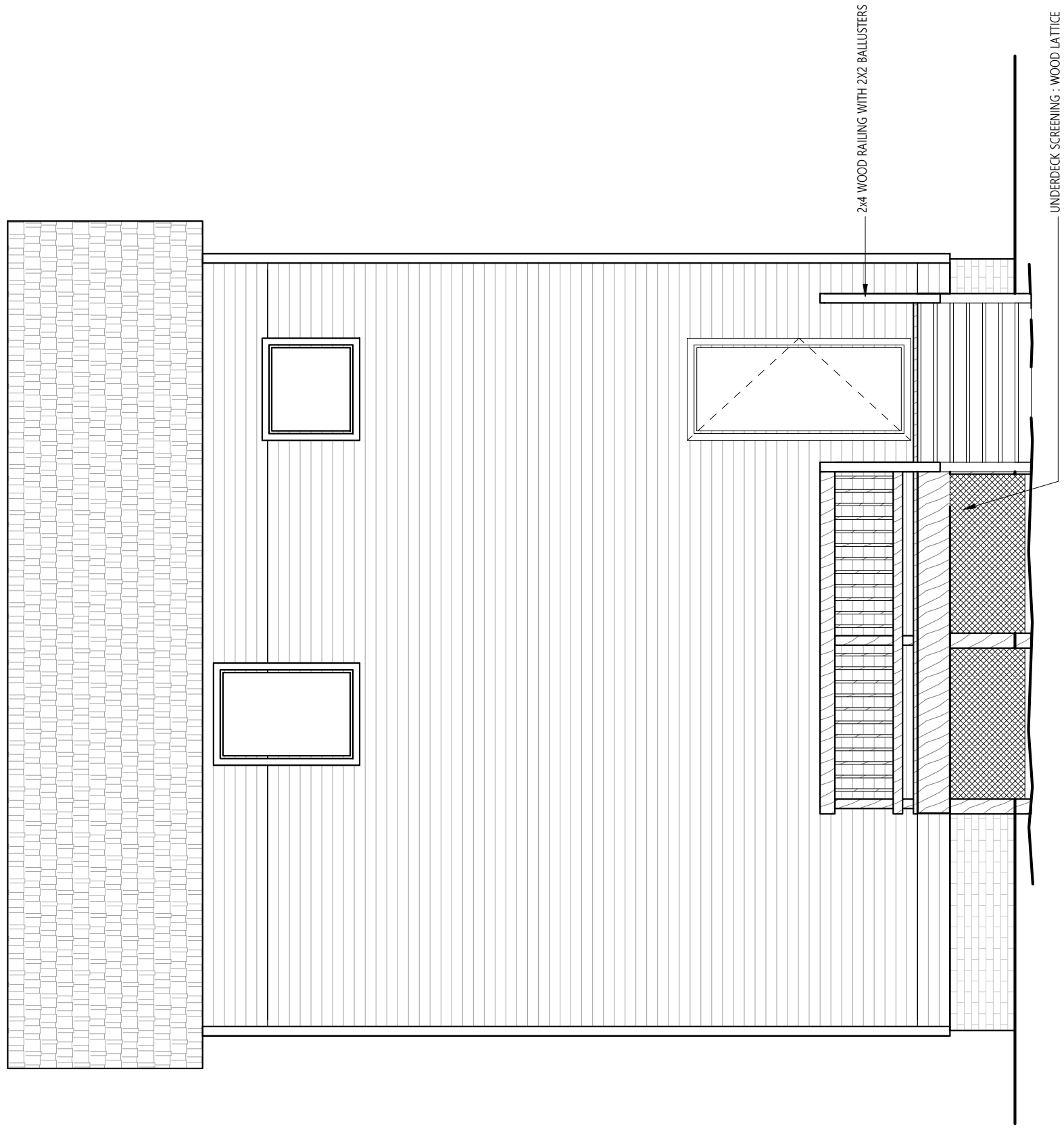
NEW ROOF COVERING
 EXISTING DECK FOOTPRINT
 PLUS 12" EAVES



PROJECT NAME:	COVERED DECK
ADDRESS:	536 E Jones St
PROJECT NO.:	2605
PHASE:	COA APPLICATION
SHEET ISSUE:	03/27/26

A-02

SITE PLAN - PROPOSED



1 ELEVATION - SOUTH - EXISTING

1/4" = 1'-0"

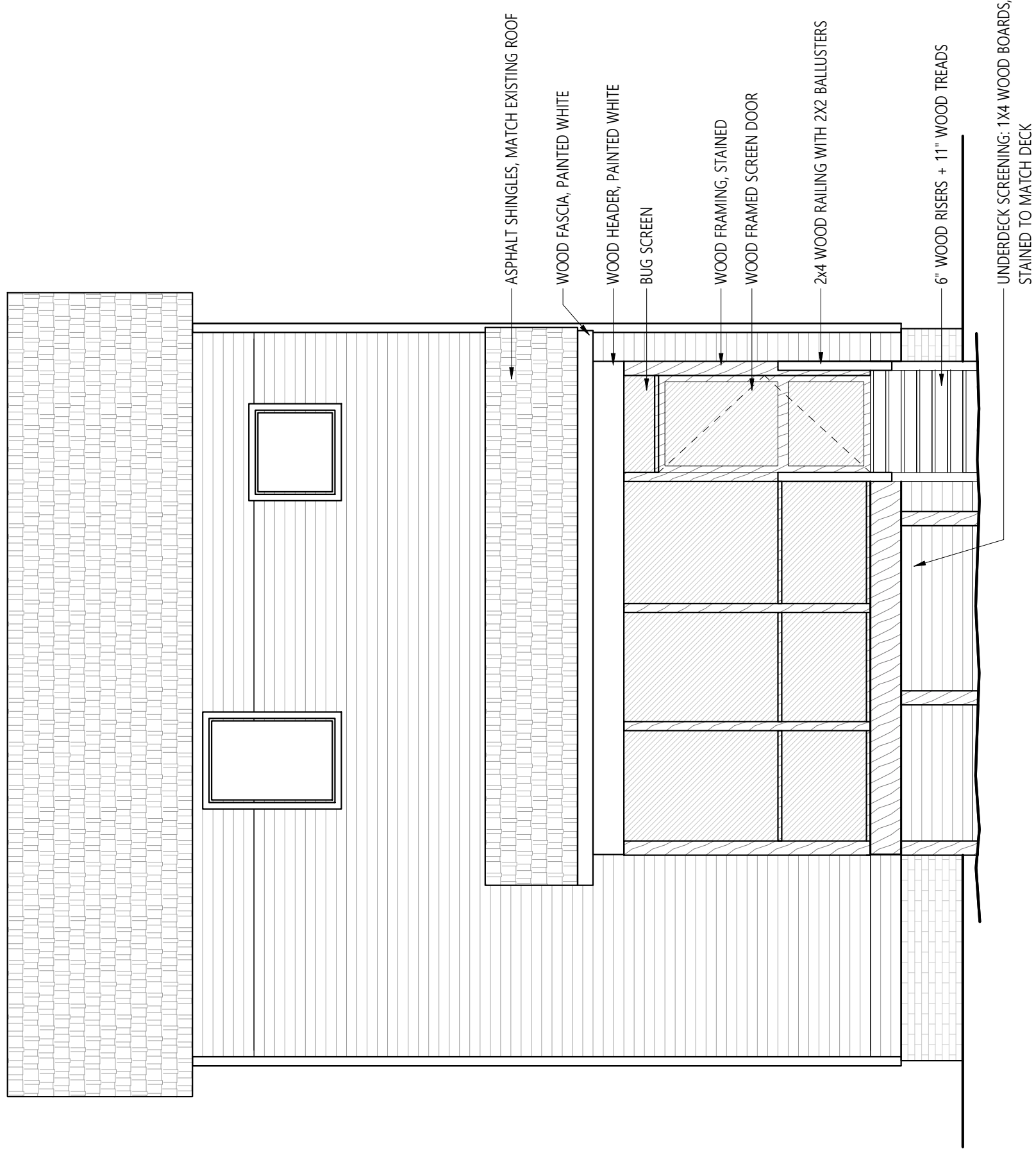
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ADDRESS:	536 E Jones St
PROJECT NO.:	2605
PHASE:	COA APPLICATION
SHEET ISSUE:	03/27/26

A-03

SOUTH ELEVATION - EXISTING

LOUIS CHERRY
ARCHITECTURE

Item B.6



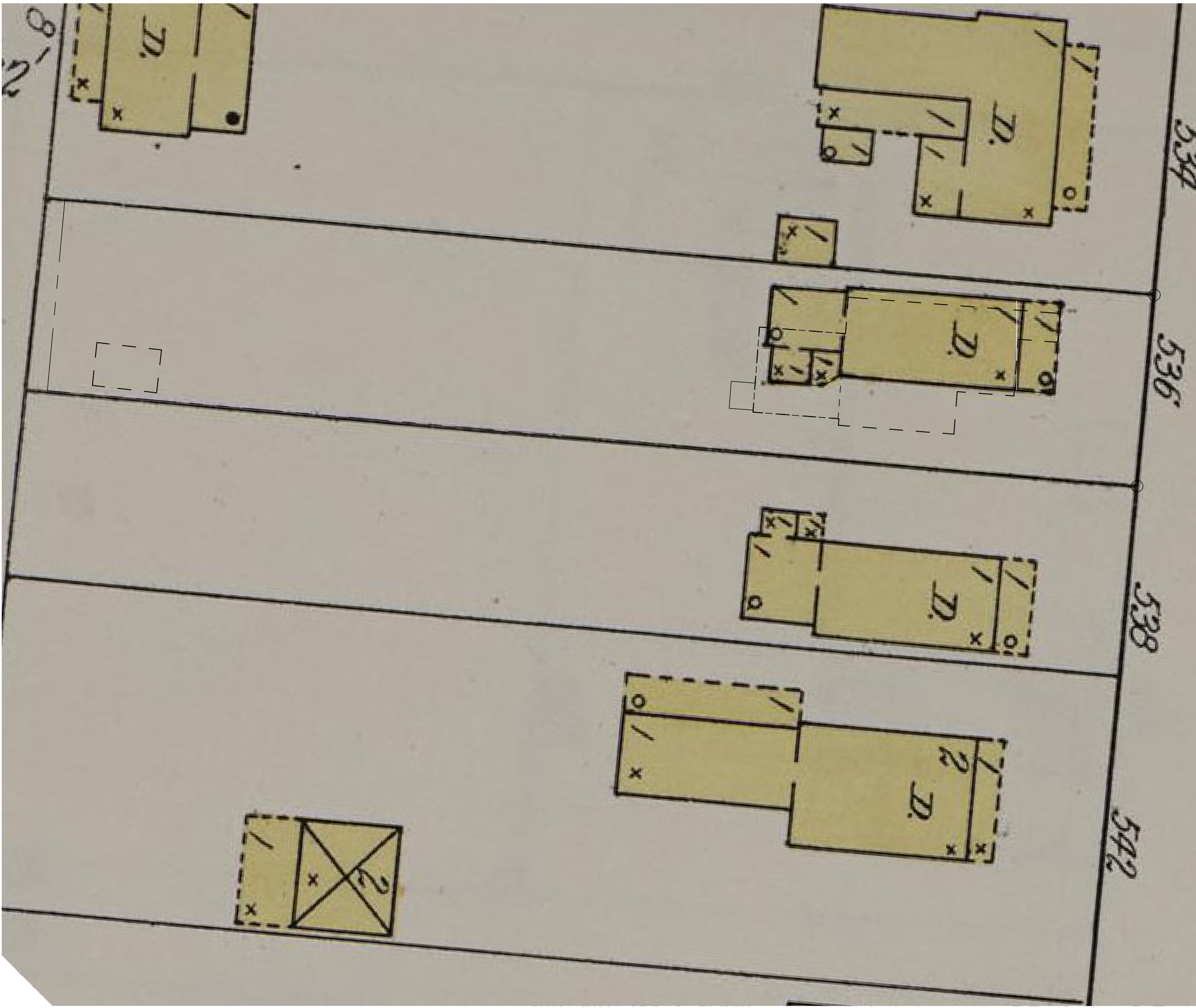
1 ELEVATION - SOUTH - PROPOSED

1/4" = 1'-0"

PROJECT NAME:	COVERED DECK
ADDRESS:	536 E Jones St
PROJECT NO.:	2605
PHASE:	COA APPLICATION
SHEET ISSUE:	03/27/26

A-04

SOUTH ELEVATION - PROPOSED



BUILT MASS DIAGRAM - HISTORIC + EXISTING

1
A-05
1" = 20'-0"

*DASHED BLACK OUTLINE REPRESENTS EXISTING FOOTPRINT PER SURVEY COMPLETED OCTOBER 2025

HISTORIC BUILT MASS ESTIMATE: 910 SF
 EXISTING BUILT MASS ESTIMATE: 1,112 SF TOTAL (736 SF HOUSE + 278 SF DECK + 98 SF SHED)
 PROPOSED BUILT MASS ESTIMATE: 1,112 SF TOTAL (736 SF HOUSE + 278 SF COVERED DECK + 98 SF SHED)

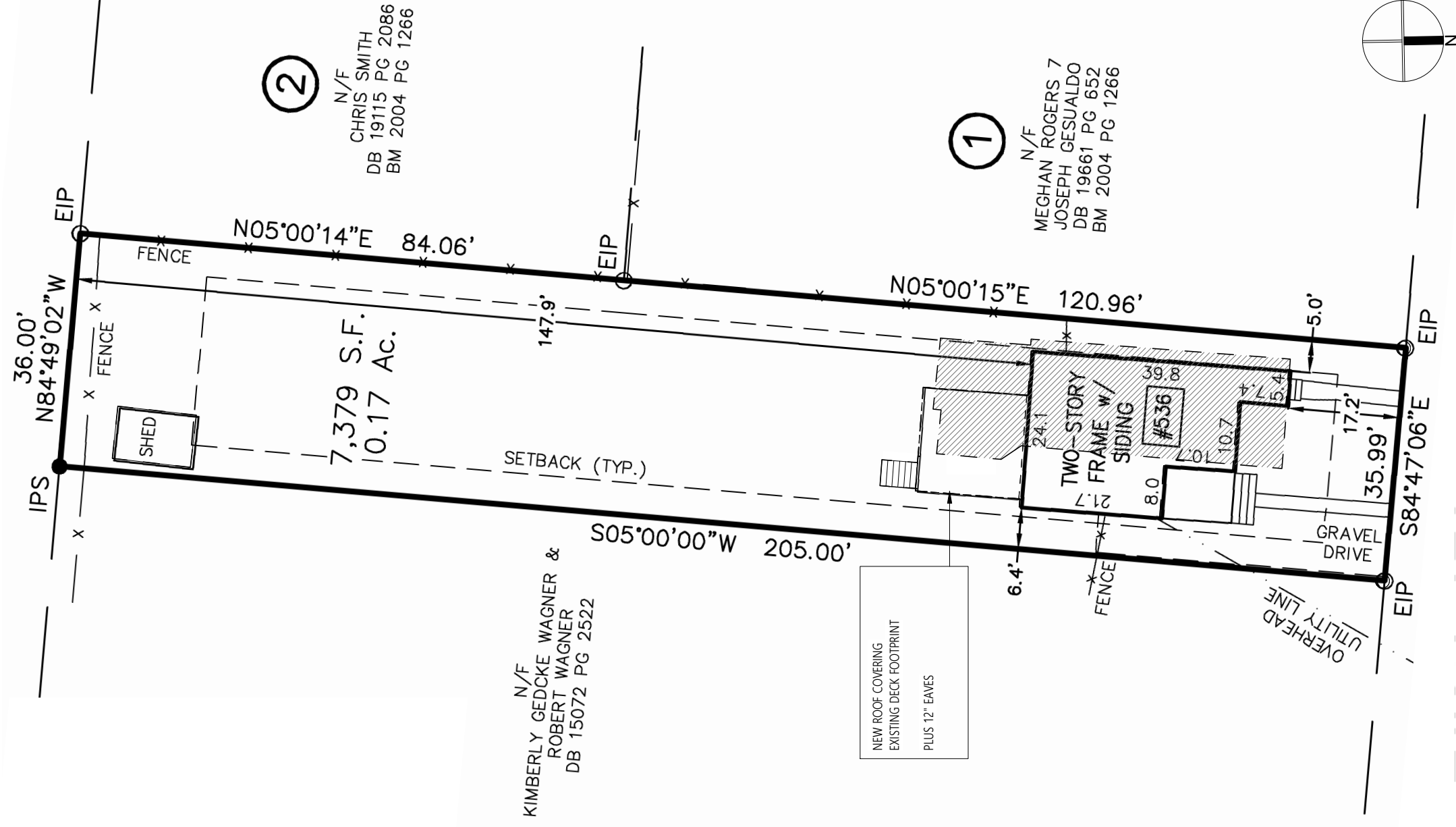
PROJECT NAME:	COVERED DECK
ADDRESS:	536 E Jones St
PROJECT NO.:	2605
PHASE:	COA APPLICATION
SHEET ISSUE:	03/06/26

A-05

BUILT MASS DIAGRAM - HISTORIC

LOUIS CHERRY
ARCHITECTURE

Item B.6



BUILT MASS DIAGRAM - PROPOSED

1
A-06

1" = 20'-0"

*DASHED BLACK OUTLINE REPRESENTS HISTORIC FOOTPRINT PER SANBORN FIRE MAPS

HISTORIC BUILT MASS ESTIMATE: 910 SF
 EXISTING BUILT MASS ESTIMATE: 1,112 SF TOTAL (736 SF HOUSE + 278 SF DECK + 98 SF SHED)
 PROPOSED BUILT MASS ESTIMATE: 1,112 SF TOTAL (736 SF HOUSE + 278 SF COVERED DECK + 98 SF SHED)

PROJECT NAME: COVERED DECK

ADDRESS: 536 E Jones St

PROJECT NO.: 2605

PHASE: COA APPLICATION

SHEET ISSUE: 03/06/26

A-06

BUILT MASS DIAGRAM - PROPOSED

LOUIS CHERRY
ARCHITECTURE

Item B.6

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

<i>Sections</i>	<i>Applicable Guidelines</i>	<i>Description of Work</i>
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.