



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Replace roof covering; install standing seam roof on porch; remove utility chimneys

530 E Jones St

Address

Oakwood

Historic District

Historic Property

COA-0016-2026

Certificate Number

2/13/2026

Date of Issue

2/13/2027

Expiration Date

This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, _____

Collette K

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Type or print the following:

Applicant name: Declan Costello

Mailing address: 530 E Jones St.

City: Raleigh

State: NC

Zip code: 27601

Date: 1/31/2026

Daytime phone #: 919-244-0197

Email address: declanc@gmail.com

Applicant signature:

Declan Costello

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-0016-2026**

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 530 E Jones St.

Historic district: Oakwood

Historic property/Landmark name (if applicable):

Owner name: Declan Costello

Owner mailing address: 530 E Jones St., 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

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.

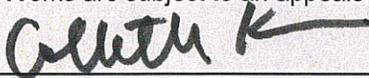
Will you be applying for rehabilitation tax credits for this project? Yes No Did you consult with staff prior to filing the application? Yes No	Office Use Only Type of work: <u>22, 60</u>
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Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.5 / 46	Roofs	Replace asphalt shingles on the entire roof with the exception of over the front porch which will be replaced with a standing seam metal roof
2.5 / 46	Roofs	Remove hazardous leaning chimneys

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 02/13/2027

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 02/13/26

530 E Jones St. – COA Roof and Chimneys

Shingle Replacement

The existing asphalt shingle will be replaced with a similar style and color shingle.
Shingle Manufacturer: CertainTeed's Landmark® PRO (higher quality than existing)
Shingle Color: Moire Black (close match to current color)

Porch Roof

Current asphalt shingle over the front porch will be replaced with a black, 24-gauge, 1.5 inch standing seam, snap-lock / concealed fasteners, flat (without striations), standing seam metal roof, with seams 16 inches apart. This is very typical of other metal roof porches within Historic Oakwood.

410 Elm St.

416 Elm St.

614 Polk St.

806 N Bloodworth

Chimneys

While gathering quotes to replace the asphalt shingle on the house, roofing companies brought to our attention the extent of the leaning and dangerous condition of the chimneys. They expressed concern about working in the vicinity of the chimneys and showed us pictures and video of their poor condition and the pointlessness of the braces that were installed by a previous owner.

We immediately hired a structural engineer to evaluate the condition of the chimneys. The conclusion of Lysaght & Associates Structural Engineers was the “chimneys are a hazard and must be removed” (see attached).

We then had two separate chimney companies, Mr. Smokestack of Broadway, NC and Chimneys Plus of Moncure, NC provide quotes to remove and also to remove and replace the chimneys. We were shocked to learn from Mr. Smokestack (lower quote) that it would cost \$12,602 (\$11,200 + \$550 + tax) to just remove the chimneys to “a stable point below the roofline”. Rebuilding the chimneys is financially out of the question at \$37,419 and that doesn't include replacing the existing caps or adding flashing.

Both chimneys are non-functioning. The remaining fireplaces were coal burning and are unusable. Mr. Smokestack also recommended removal, noting the chimneys are also unlined and a ~\$40,000 rebuild would be purely cosmetic and a waste of money.

The Chimneys are barely visible from the street, just the tops of the aluminum caps which are not original to the home are visible. From a certain vantage point in the backyard the chimneys are visible. There is nothing particularly unusual about the look of the chimneys, in fact they were probably built too narrow for their width and height, contributing to the leaning. Not only is it completely unaffordable to replace the chimneys, but it is also a pointless exercise as they could not be used, therefore we request approval to remove the chimneys.

530 E Jones St. – COA Roof and Chimneys

530 E Jones Front



530 E Jones Rear



530 E Jones St. – COA Roof & Chimneys

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530 E Jones St. – COA Roof & Chimneys

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410 Elm St.



416 Elm St.



530 E Jones St. – COA Roof & Chimneys

614 Polk St.



806 N Bloodworth



530 E Jones St. – COA Roof and Chimneys



530 E Jones St. – COA Roof and Chimneys



Thursday, January 15, 2026

Declan Costello
Email: declanc@gmail.com

Project:
LA-15413
Costello Residence Chimney Review
530 E. Jones St.
Raleigh, NC

Dear Declan,

I am writing to report on the structural integrity of the two chimneys on the rear side of your house. This follows our site meeting earlier today to review existing conditions.

Based upon my visual observations of the chimneys, and the extreme leaning toward the front of the house, it is my professional opinion that these chimneys are a hazard and must be removed. The leaning has also reached a stage that renders the bracing totally ineffective.

Let me know if you have any questions and thanks for hiring us to work on this with you.

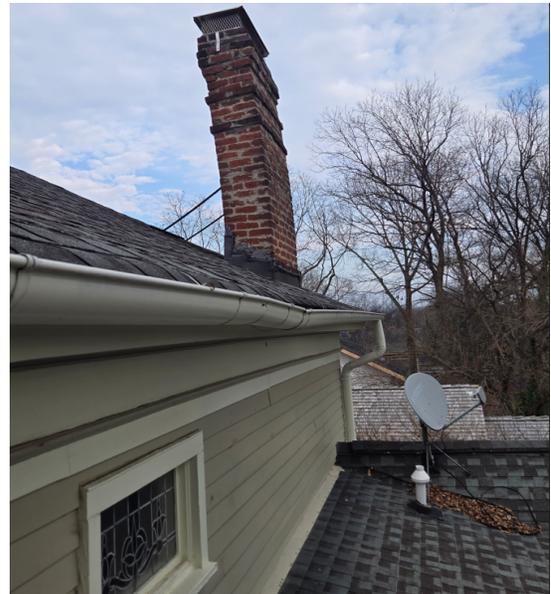
Sincerely,



Charles A. Lysaght, P.E.



L&A FIRM # C-0621





Mr. Smokestack Chimney Service

203 N. Main St. | Broadway, NC 27505
9197471859 | friends@mrsmokestack.com |
<https://www.mrsmokestack.com/>

RECIPIENT:

Declan Costello
530 East Jones Street
Raleigh, North Carolina 27601
Phone: (919) 244-0197

Quote #14714	
Sent on	Jan 20, 2026
Total	\$37,419.38

Product/Service	Description	Qty.	Unit Price	Total
Service	Rental of a dumpster to be housed on the property for the duration of demo (approx. 2 days)	1	\$550.00	\$550.00
Demo	Demolition of the chimney body to a stable point below the roofline	2	\$5,600.00	\$11,200.00
Rebuild Chimney Structure	With this, we will rebuild the chimney in its original configuration, reinstalling the existing chimney cap upon completion. NOTE: Since you plan to have a roofer install new roofing upon completion, this rebuild does not include flashing work for the chimney. NOTE: The chimney appears to be unlined. This line item is solely for a cosmetic rebuild of your system and does not address any functional issues that the fireplace/flue systems may have. If you would like to ensure that the chimney is rebuilt in a functionally viable way, we will need to begin with a full sweep and inspection of the flue in question (\$349). Additional work will be required in order to ensure proper flue construction.	2	\$11,500.00	\$23,000.00
Shipping/Freight	Shipping costs for all ordered items.	1	\$150.00	\$150.00*

* Non-taxable

Subtotal	\$34,900.00
North Carolina State (4.75%)	\$1,650.63
North Carolina, Wake County (2.0%)	\$695.00
North Carolina, Wake (county) District (0.5%)	\$173.75
Total	\$37,419.38