



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Addition of HVAC equipment to 516 Method Rd and security cameras to 514 Method Rd.

514 Method Rd  
516 Method Rd

Address

Historic District

Berry O'Kelly School Campus

Historic Property

COA-0020-2026

Certificate Number

2/18/2026

Date of Issue

2/18/2027

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, \_\_\_\_\_

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature: See prior signed authorization letter

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-0020-2026**  
 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.

<p>Will you be applying for rehabilitation tax credits for this project?          Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Did you consult with staff prior to filing the application?  <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p style="text-align: right;">Office Use Only</p> <p>Type of work: _____</p> <p>_____</p>
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Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.11	Accessibility, Health, and Safety Considerations	Addition of one security camera to the northeast corner of the gymnasium eave of the O'Kelly/White Center
2.10	Sustainability and Energy Retrofit	Addition of roof exhaust fan to Pioneers is located away from parapets to mitigate view of new fan.
2.10	Sustainability and Energy Retrofit	Additional Mini-split condensing unit is added to the west side of Pioneers within the existing mechanical yard and basement stair fencing with other units.

**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 02/18/2024.

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) Collette K Date 02/18/20



**CERTIFICATE OF APPROPRIATENESS  
APPLICATION - ADDITIONAL MINOR  
WORKS**

Method Community Park Improvements

O'Kelly/White Community Center: 514 Method Road  
Pioneers Building: 516 Method Road

January 04, 2026

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**Owner**

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 Raleigh, NC 27603

Primary Contact:

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 919.828.1876

KEI Architects

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 Charlotte NC, 28202

**Site/Civil**

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 Raleigh, NC 27603

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 301 N West Street, Suite 105  
 Raleigh, NC 27603

**MEP Engineer**

Salas O'Brien  
 702 Oberlin Road, Suite 300  
 Raleigh, NC 27605

**Building Envelope Consultant**

Raymond Engineering  
 316 W Millbrook Road, Suite 201  
 Raleigh, NC 27609

**Acoustics, AV, and Technology Services**

NV5 Engineers and Consultants  
 3300 Regency Parkway, Suite 100  
 Cary, NC 27518

**Aquatic Engineering**

Shultz Engineering Group  
 212 N McDowell Street, Suite 204  
 Charlotte, NC 28204

**Public Art**

Dare Coulter  
 Raleigh, NC

## Executive Summary (Public/Plain Language)

The Method Community Park Improvements project will breathe new life into one of Raleigh’s most historically significant community parks.

Highlights include:

The careful interior renovation and exterior restoration of two historic landmarks: the Berry O’Kelly/Harveleigh White Community Center and the Pioneers Building; a new, modest Amenity Building including outdoor restrooms and pump house in support of the new splash pad; a new central plaza with splash pad and playground connecting existing athletic courts and fields, picnic shelter, and gathering spaces; public art by local artists celebrating Method’s cultural heritage; and enhanced accessibility and safety including new pathways, parking, lighting, EV charging, and storm water drainage.

The design team worked closely with City of Raleigh staff and the local community to ensure these updates honor the site’s historic character while meeting today’s needs—making Method Community Park a welcoming, inclusive space for generations to come.

## Formal COA Narrative

### Project Overview

Method Community Park sits within the Berry O’Kelly Historic District, nationally recognized for its legacy as one of North Carolina’s earliest freedmen’s communities. The site’s historic core includes: the Berry O’Kelly/Harveleigh White Community Center (~11,000+ SF) and the Pioneers Building (~3,700+ SF) and the Saint James African Methodist Episcopal Church, which is not part of the park.

This project balances preservation, modernization, and new amenities to maintain the park’s role as a cultural and community hub.

### Preservation & Design Philosophy

- Guided by the Secretary of the Interior’s Standards for Rehabilitation<sup>1</sup>.
- Historic materials retained and repaired; deteriorated features replaced in-kind.
- New elements clearly contemporary, scaled and located to remain subordinate.
- Sustainable choices (e.g., light gray roofing) integrated respectfully.
- Community engagement informed every stage of design.

<sup>1</sup> Secretary’s Standards – NPS



*Agriculture Building* (renamed Pioneers Building, 516 Method Road) from the State Archives of North Carolina



*Agriculture Building* (renamed Pioneers Building, 516 Method Road) date unknown, from the City of Raleigh Museum

## Detailed Scope of Work - Minor Works

### Berry O’Kelly/Harveleigh White Community Center (514 Method Road):

- Infill overhead coiling door and south wall louver with brick/block matching adjacent materials.
- Brick masonry tuckpointing and repairs.
- Refurbishment of planter at entrance: steel column, knee wall, storefront.
- New membrane roofing; in-kind gutters/downspouts with guards.
- Refurbishment and replacement in-kind of exterior doors and transoms.
- Refurbishment of existing remaining original windows; clerestory windows rendered inoperable.
- Relocation of landmark designation plaques to coordinate with public art.
- New egress lighting & building numbers.

### Pioneers Building (516 Method Road):

- New membrane roofing including new in-kind parapet coping; in-kind gutters/downspouts.
- Replacement in-kind of entrance canopy asphalt shingle roofing.
- Replacement in-kind of HVAC equipment.
- Removal/reinstallation of lintels at current and former fenestration; new interior details to maintain original openings at infill locations.
- In-kind replacement of wood windows.
- Refurbishment of existing entrance door and frame.
- Brick masonry tuckpointing and repairs.
- New egress lighting & building numbers.

### Site:

- Relocation of Berry O’Kelly Obelisk monument to a more prominent location.

### Site-Wide Improvements & Materials (For Reference Only):

- ADA pathways, ramps, and crossings.
- EV charging, updated lighting, drainage upgrades.
- Art and landscape elements integrated thoughtfully.

### Footnotes / References

1. Secretary of the Interior’s Standards – [NPS](#)
2. Berry O’Kelly Historic District Nomination – [NRHP](#)
3. RHDC COA Guidelines – [RHDC](#)

## Conclusion

We respectfully request staff and RHDC approval for:

- Sensitive historic renovations and repairs as noted above (Minor Works)

Our approach to the improvements at Method Community Park preserves the historic character and future viability of the landmark buildings; enhances overall site accessibility; promotes sustainability of the entire site; and keeps Method Community Park a beloved cultural heart of the historic and modern Method Community through the new amenities and improvements.

Prepared for submission by the project design team in partnership with the City of Raleigh and Method community stakeholders.



*Bus Loop and Gynamsium (renamed O’Kelly/White Community Center, 514 Method Road) ca 1962*



## LANDMARK ORDINANCE AND REPORT 1982/2017

### CONTRIBUTING BUILDINGS

- 01 Pioneers Building (aka agriculture building, 516 Method Road); 1926, 1949-50 addition
- 02 O'Kelly/White Community Center (aka gymnasium, 514 Method Road); ca 1959
- 03 Saint James African Methodist Episcopal Church; ca 1923

### CONTRIBUTING SITE

- 04 Athletic/Agriculture Field; ca 1928
- 05 Basketball Courts; ca 1959

### NON-CONTRIBUTING WITHIN HISTORIC DISTRICT

- 06 Baseball Diamond; ca 1982
- 07 Berry O'Kelly Monument; ca 1986 granite obelisk to be relocated
- 08 Picnic Shelter; ca 2003
- 09 Existing Playground, ca 2012 to be relocated
- 10 Existing Pickleball Courts, ca 2012

## DESIGN PROPOSAL 2025

### WITHIN HISTORIC DISTRICT

- 01 Pioneers Building (aka agriculture building, 516 Method Road), renovation
- 02 O'Kelly/White Community Center (aka gymnasium, 514 Method Road), renovation
- 11 Amenity Building (522 Method Road), new construction
- 12 Splash Pad Plaza, new construction
- 13 Relocated Berry O'Kelly Monument
- 14 Relocated Playground, new construction

## TREE LEGEND

- # A ASH
  - # BC BALD CYPRESS
  - # BE BEECH
  - # BMPL BOXELDER MAPLE
  - # CCHR CAROLINA CHERRY LAUREL
  - # C CEDAR
  - # CTM CRYPTOMERIA
  - # DG DOGWOOD
  - # GRT GOLDEN RAIN TREE
  - # HMPL HEDGE MAPLE
  - # HW HARDWOOD
  - # HO HOLLY
  - # JMPL JAPANESE MAPLE
  - # M SUGAR MAPLE
  - # MG MAGNOLIA
  - # RBD RED BUD
  - # RMPL RED MAPLE
  - # ROK RED OAK
  - # OOK OVERCUP OAK
  - # P PINE
  - # PER PEAR
  - # POK PIN OAK
  - # SCO SWAMP CHESTNUT OAK
  - # SMG STAR MAGNOLIA
  - # TML TRIDENT MAPLE
  - # WLO WILLOW OAK
- DIAMETER INCH AT BREAST HEIGHT  
 T-O TYPE OF TREE

## TREE PROTECTION LEGEND

- TREE TREE OR OTHER VEGETATION TO BE REMOVED
- TP TREE PROTECTION FENCE
- LD LIMIT OF DISTURBANCE
- TREE PROTECTION ZONE 2 10' OFFSET
- TREE PROTECTION ZONE 2



CONTRACTOR SHALL NOTIFY 811 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR INSTALLATION TO IDENTIFY UTILITIES. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE LOCATION OR DEPTH OF UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RALEIGH.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS





## PROJECT PROPOSAL

METHOD COMMUNITY PARK IMPROVEMENTS  
2025

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### A. SECURITY CAMERAS

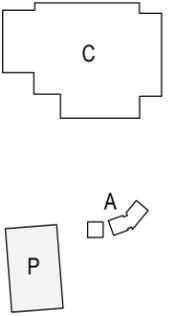
Owner requested an additional security camera to capture the main vehicular entrance to the site. Existing cameras are already mounted to the building as shown in Figure 1. This camera is to be replaced in kind. A similar detail will be used to provide the camera in the new location as shown in Figure 2.



Figure 1



Figure 2



### A. HVAC REPLACEMENT

With the HVAC upgrades in this building, new code requirements must be met. To achieve compliance, a new exhaust hood must be added to the roof. This fan has been located to be more towards the center of the roof such that the existing parapets might shield it from views from the ground.

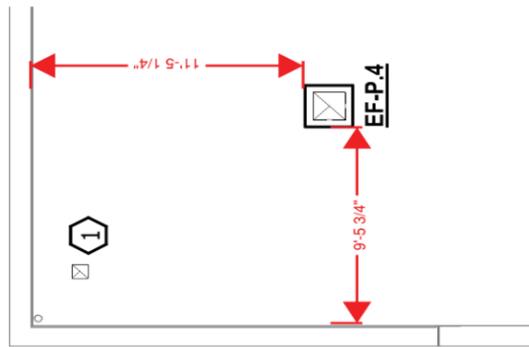


Figure 1: Dimension from northwest corner of roof parapet



Figure 2: Location of fan on existing roof

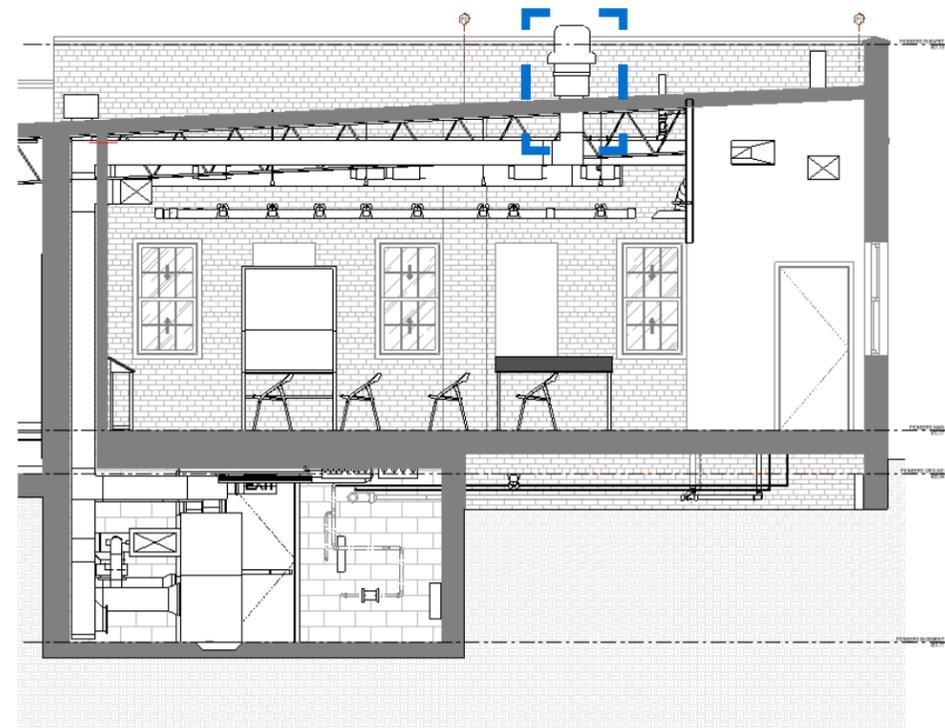
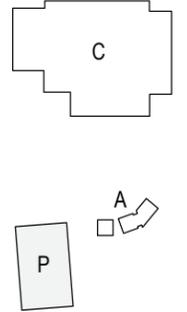


Figure 3: Location of fan in section



### B. HVAC REPLACEMENT AND AUGMENTATION

In-kind replacement of exterior HVAC components proposed were included in a prior COA application. This documentation seeks approval for an addition of new unit to serve the new IDF room. See Figure 1 for existing mechanical yard and Figure 2 for proposed new equipment layout, including equipment on existing wall. The addition of the new unit can be achieved within the existing yard. Fencing shown to be replaced in-kind as included in prior COA application.



Figure 1

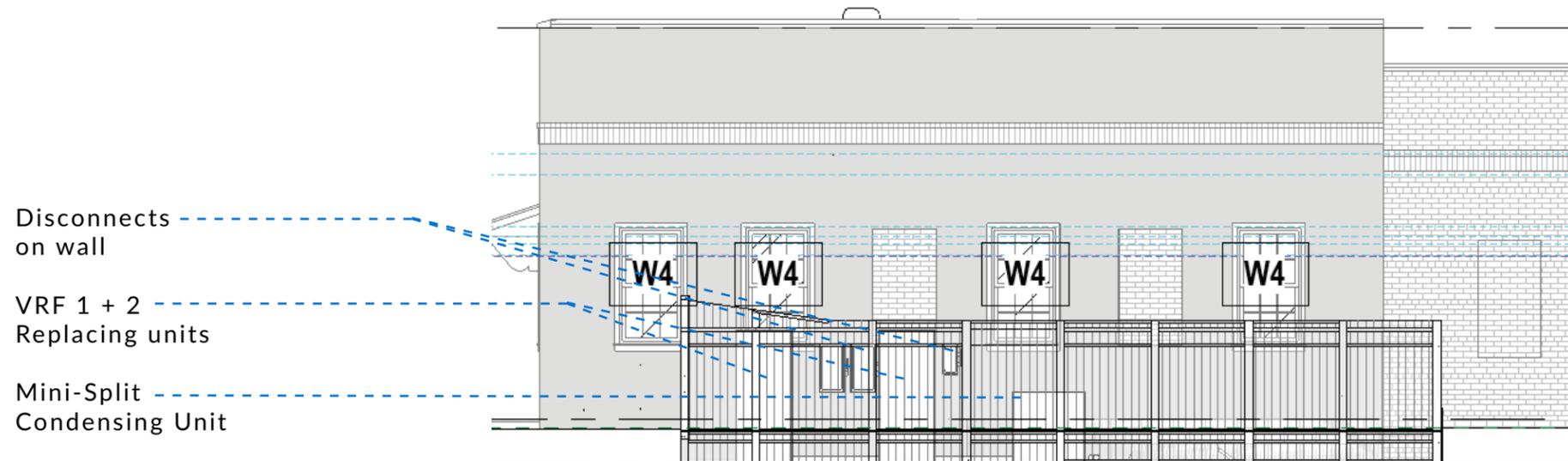
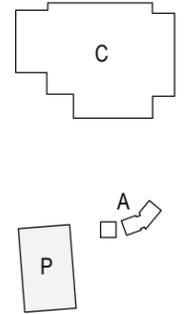


Figure 2

CHURCH BUILDING  
510 Method Road



COMMUNITY CENTER  
514 Method Road







ACCESSORY BUILDINGS LOCATION  
522 Method Road



PIONEERS BUILDING  
516 Method Road





