



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove and replace deck; alter deck configuration; install sauna; install outdoor shower

528 E Jones St

Address

Oakwood

Historic District

Historic Property

COA-0023-2026

Certificate Number

3/30/2026

Date of Issue

3/30/2027

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, _____

A handwritten signature in black ink, appearing to read "Collette K.", is written over a horizontal line.

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name: Katherine and John Moran

Mailing address: 528 E Jones St

City: Raleigh

State: North Carolina

Zip code: 27601

Date: 2/11/2026

Daytime phone #: [REDACTED]

Email address: [REDACTED]

Applicant signature:

Kat Moran

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-0023-2026**

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 528 E Jones St. Raleigh NC 27601 United States

Historic district: Historic Oakwood

Historic property/Landmark name (if applicable): The Moseley House (nickname "The Gables")

Owner name: Kate Moran

Owner mailing address: katemoran1230@gmail.com

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).
1.8, 2.4, 3.1		Please see attached description

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 03/30/2021

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 03/30/2020

Written Project Description

Minor Work Certificate of Appropriateness Application

528 E Jones St, Historic Oakwood

This application covers modifications to the existing rear deck, which was added to the property circa 1990. The deck is located at the rear of the house and is not visible from the public right-of-way. All proposed work is confined to the rear of the property on this non-historic deck addition. No changes are proposed to the historic structure itself.

1. Deck Board Replacement

The existing deck boards are deteriorating and will be replaced in-kind with pressure-treated lumber. The deck footprint will remain substantially the same.

2. Stair Modifications

The existing stairs on the driveway side of the deck will be removed, and the stairs on the opposite side will be narrowed. This simplifies access and does not change the overall deck footprint.

3. Railing Replacement

The existing railings are deteriorating and will be replaced in-kind, matching the current style, profile, and material.

4. Deck Finish Change

The deck is currently painted. We propose finishing the new deck boards with Cabot Solid Color Acrylic Stain + Sealer in "Bark" or a similar dark walnut tone. This is an opaque stain, not paint, consistent with the recommendation in Section 3.1 of the Design Guidelines that opaque stains are appropriate finishes for decks. The proposed color is compatible with the historic structure's exterior palette (blue-gray siding, white trim). The deck was constructed circa 1990 and is not a historic feature of the property.

~~5. Privacy Screen~~

~~Privacy screen will be freestanding unit, not permanently attached~~

~~A wood privacy screen will be constructed on the neighbor side of the deck to provide screening from the adjacent property. The screen will be constructed of wood to match the deck material and finished to match the deck stain. The screen will be approximately 6 feet. Per Section 1.8 of the Design Guidelines (fences should be constructed of materials compatible with the historic character of the district) wood is the preferred material.~~

6. Freestanding Sauna Unit

A prefabricated, modular outdoor sauna (Redwood Outdoors Summit 6-Person) will be placed on the deck surface. The unit measures approximately 69.5" L x 82" W x 82.75" H (approximately 5'10" x 6'10" x 6'11") and weighs approximately 1,100 lbs. It is constructed of heat-treated hemlock. This is a freestanding, non-permanent unit — it is not custom-built, does not require a permanent foundation, and is not attached to the historic structure. It will be screened from the adjacent neighbor's view by the privacy screen described above and is not visible from the public right-of-way. Manufacturer specifications are attached.

7. Outdoor Shower

528 E Jones St, Historic Oakwood

A simple outdoor showerhead will be mounted on the deck, with plumbing running to a drain. No enclosure is proposed. The shower will be located at the rear of the property, behind the privacy fence, and will not be visible from the street.

Summary

All proposed work is confined to the rear of the property on a non-historic, circa-1990 deck addition. No changes are proposed to the historic structure itself. Materials are wood and are compatible with the character of the district. The project does not alter the building footprint or any street-facing elevation.



Front of 528 E Jones from the street, north-facing

528 E Jones St, Historic Oakwood



North-east corner, facing west (528 E Jones)



North-west corner, facing west (528 E Jones)



East-facing side of the house (528 E Jones)



East-facing side of the house (528 E Jones)



South-facing side of the house. Current deck has exceptionally wide stairs, which we'd like to narrow. The structure on the right is a temporary screened porch the previous owners installed — we plan to remove it. The sauna will be located on the deck, on right side (east side). (528 E Jones)



East-facing side of the deck. We plan to remove these stairs.



East-facing side of the deck. We're hoping to place the modular sauna and small outdoor shower on this side, with a privacy screen along the east side for privacy. (528 E Jones)



View of our eastern neighbor's house from the side of the porch. (Featuring our English bulldog, Cleo) (528 E Jones)

528 E Jones St, Historic Oakwood





Peeling, damaged deck boards (528 E Jones)



Rotting railings (528 E Jones)



We'd prefer to use opaque stain (per the RHDC design recommendations) instead of paint. Cabot Solid Color Acrylic Stain + Sealer in "Bark" (528 E Jones)



West-facing side of the house and small side yard (528 E Jones)

528 E Jones St, Historic Oakwood

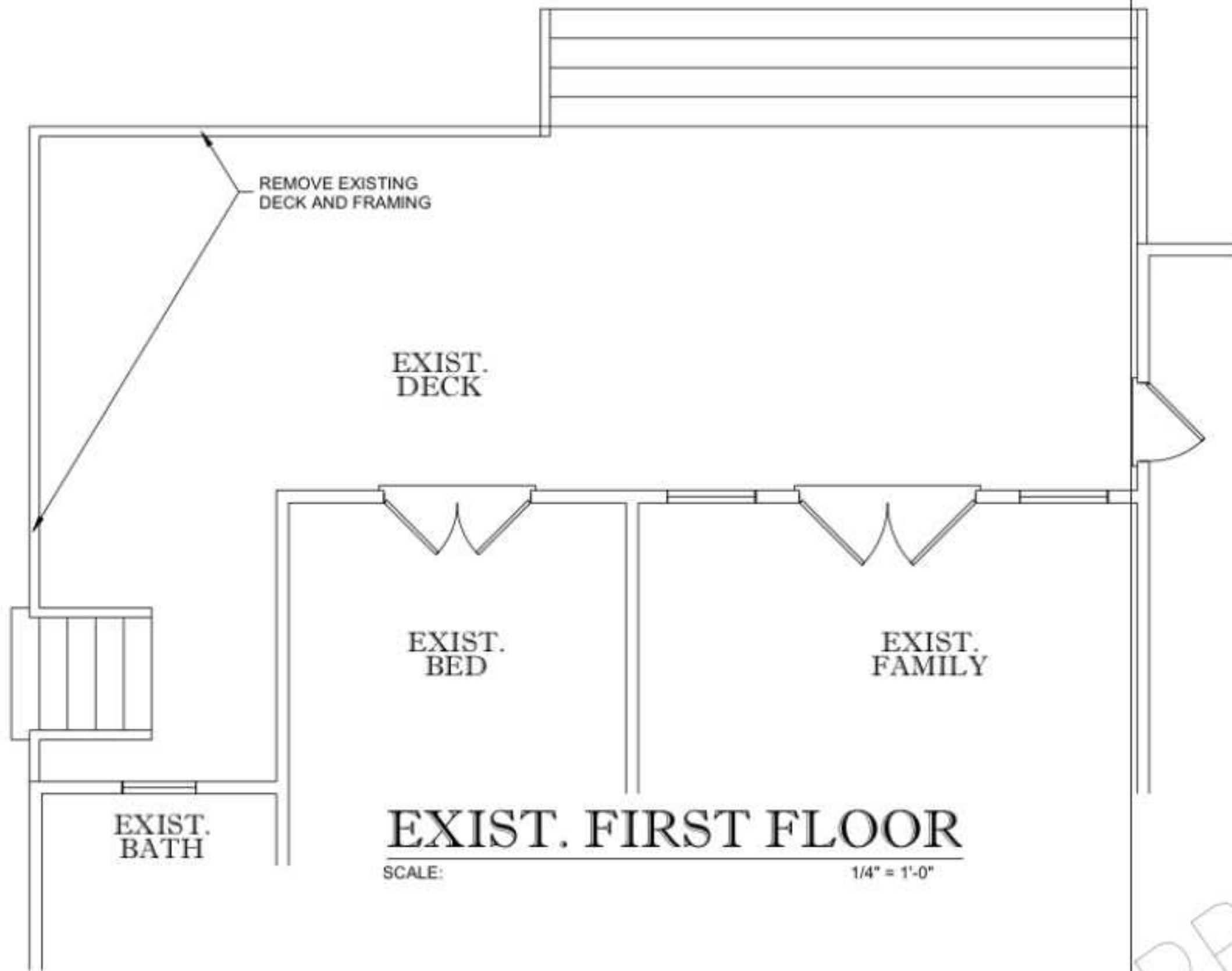


Back yard, south facing (528 E Jones)

528 E Jones St, Historic Oakwood



Back yard, facing south-east corner (528 E Jones)



SAUNA

25' 6 13/16"

6' 0"

5' 9 5/8"

REMOVE EXISTING DECK AND FRAMING

EXIST. DECK

EXIST. BED

EXIST. FAMILY

Outdoor shower

EXIST. BATH

EXIST. FIRST FLOOR

SCALE:

1/4" = 1'-0"

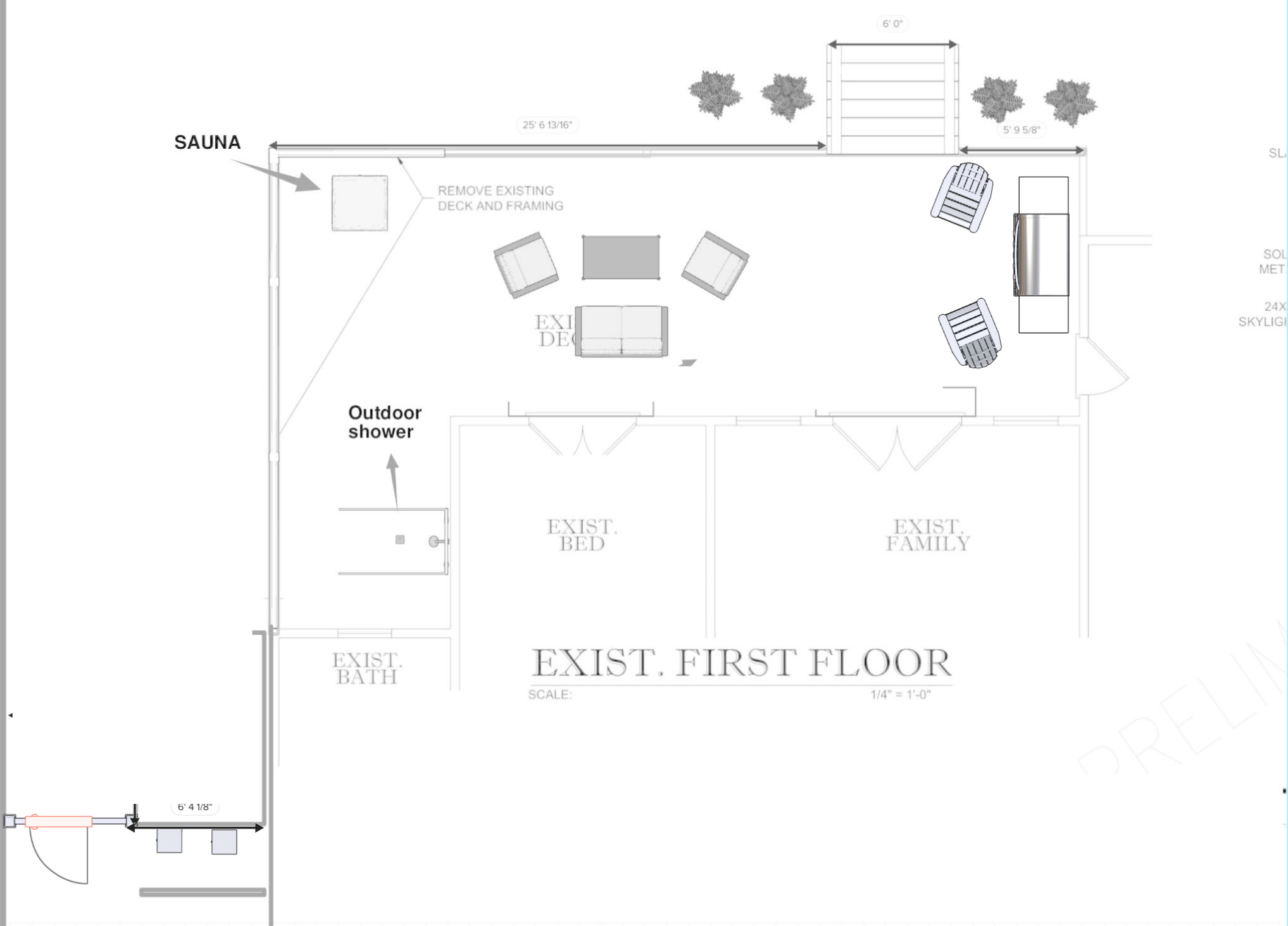
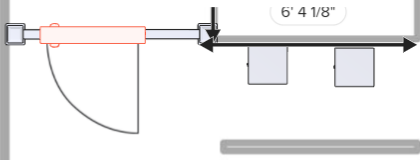
6' 4 1/8"

SL

SOL MET

24X SKYLIGHT

DRAWING





Outdoor modular sauna: Redwood Outdoors Summit 6-Person

Product Specifications



Product Diagram

