



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Renewal of COA-0001-2021

504 E Jones St

Address

Oakwood

Historic District

Cameron-Maynard-Gatling House

Historic Property

COA-0057-2026

Certificate Number

5/1/2026


Date of Issue

5/1/2027

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* 

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:



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-0057-2026**

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>
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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).
1.6	Garages & Accessory Structures	Renewal of COA to construct new accessory structure
1.3	Site Features & Plantings	Renewal of COA to alter driveway; install raised beds; construct retaining wall

**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 05/01/2027.

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) Collette K Date 05/01/2026

**Written Description for Minor Work COA  
Renewal of COA Placard for Accessory Structure at 504 East Jones Street**

Owners seek to renew Certificate Number COA-0001-2021 that was originally issued on April 22, 2021 for the construction of an accessory structure at 504 East Jones Street in Oakwood. No changes are proposed to the previously approved COA. For your convenience, enclosed are previous written descriptions for this project. Below is a brief summary of project activity to date.

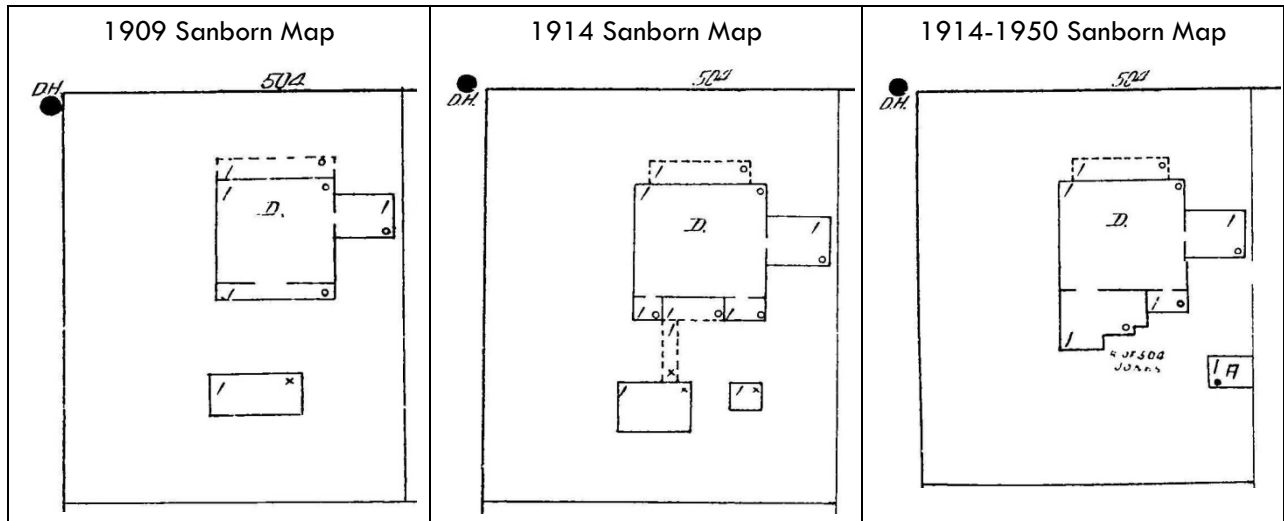
After the original certificate was issued, the owners spent four years coordinating among the structural engineer, surveyor, mason, and landscape designer and hosting site visits to discuss various components of the structural design and siting of the project until all parties were comfortable moving forward with the project. The owners implemented the tree protection plan in 2024 with the expectation that construction would begin soon, but additional survey and structural engineer consultations were needed to address the unique topography of the project site. The tree protection plan remains in place today and will remain for the duration of construction.

Site prep began in September 2025, and excavation for footings began in February 2026. Owners sought renewal of building permits in March 2026.

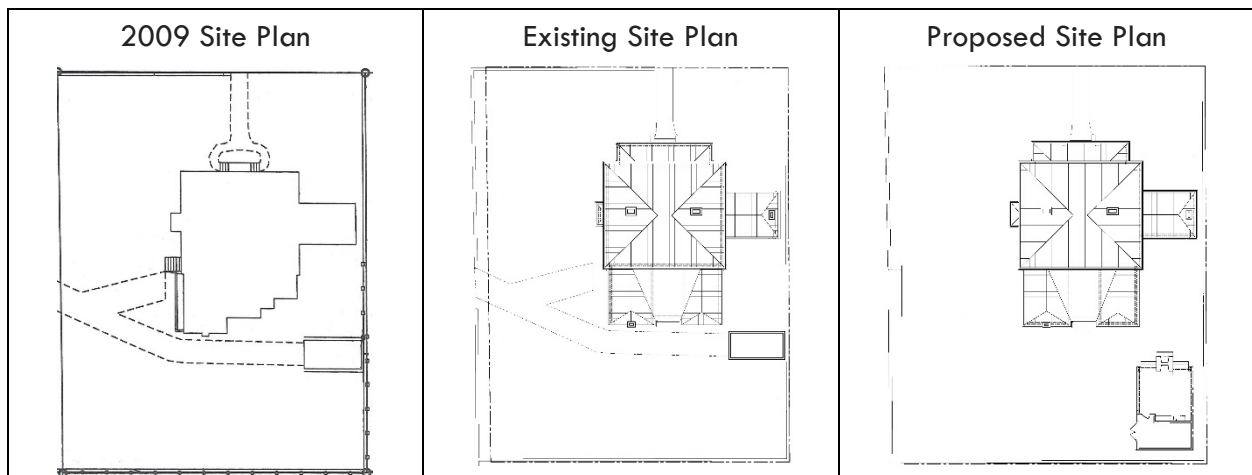
**Written description (Submitted for COA Meeting Date March 25, 2021)**

Accessory Structure

504 E Jones St was built in c.1871.<sup>1</sup> Sanborn Maps of 504 E Jones St show a history of larger accessory structures on the oversized (0.36 acre), corner lot.<sup>2</sup> The 1909 map depicts a detached kitchen; the 1914 map depicts the detached kitchen and likely an outhouse. In 1920, running water was installed in the house, the detached kitchen was moved and attached to the main house, and a bathroom was added to the south side of the house. The 1914-1950 map depicts the garage, and best estimates date the garage to c.1920.



When the current owners purchased the house in 2009, it was considered uninhabitable by the city. Among many other renovations, the owners added a modest addition to the rear of the house in 2014 and reconstructed the front porch in 2015. At this point, the only dilapidation remaining is the garage. Owners were denied a COA in 2018 to demolish the deteriorated one-car garage to the southeast of the house, but the 365-day delay period has passed.



<sup>1</sup> Inventory of Structures in the Oakwood National Register Historic District.

<sup>2</sup> Sanborn Maps, Raleigh, 1909 (Sheet 2), 1914 (Sheet 7), 1914-1950 (Sheet 7); Oral history interviews with former owner Bill Hutchins, February 2010 – February 2011.

Owners are seeking approval to build a replacement accessory structure with a shed and covered porch space in a more fitting location relative to the primary structure. The covered porch space will provide a protected and shaded area on a large lot with few mature trees. An outdoor kitchen will be added to the shed wall side of the covered porch and a double-sided fireplace will be added to the opposite side, with steps leading down to the courtyard area.

There is no changing the fact that 504 E Jones is a corner lot with minimal screening because there are only three mature trees. Hence, a proposed accessory structure cannot be hidden from view. Therefore, the proposed accessory structure is meant to complement the main historic house. The design of the new accessory structure is intended to be compatible in form, scale, size, materials, and finish with the primary structure and deferential to the primary structure in siting, size, and scale.

- Owners chose not to attach an enclosed porch or covered deck to the rear of the house so as not to detract from the original structure.
- The new accessory structure is tucked back as far as possible from East St to retain the long open space of the backyard.
- To echo the primary structure, the proposed accessory structure is one-story with an elongated horizontal footprint. This pattern is consistent with Oakwood's two-story houses that have 1.5-2-story accessory structures with larger vertical presence (see examples of large accessory structures).
- Proportion of mass to open space in period of significance (1890-1920) is 17%; proposed proportion of mass to open space is 22%.
- The new accessory structure is 595 sq. ft. relative to the 2,917 sq. ft. primary structure, amounting to only 20% of the primary structure's footprint.
- The gabled roof over the shed is the same pitch as the roof over the original house. The gabled roof over the covered porch space is the same, lower pitch as the roof over the rear addition.
- The two roofs are perpendicular to each other to reduce the visual mass of the structure and to resemble a small shed/garage with a later carport attachment. This piecemeal approach to accessory structures would not be unusual for houses of this time period.
- The covered porch space anchored to an outdoor fireplace is contemporary in nature, preventing any confusion that the accessory structure is the same time period as the main house.
- The accessory structure's columns mirror the front porch's columns, and the mass of the accessory structure's chimney mirrors the mass of the original house's chimney.

## Planting Plan

2flats	Ajuga 'Caitlin's Giant'	12's	
8	Aspidistra Cast Iron Plant	2-3gal	
1	Aucuba 'Hosoba Hoshifu'	7-10gal	
12	Buxus	~20" ht	
10	Buxus	~12" ht	
2	Buxus 'Green Mountain'	~28-30" ht	
2	Buxus 'Dee Runk' or Ilex 'Sky Pointer'	7-10gal	
1	Camellia japonica client choice	7-10gal	
5	Camellia sasanqua 'October Magic Orchid'	5gal	
1	Hibiscus 'Azurru Blue Satin'	7gal	
5	Hosta client choice	1gal	
2	Hydrangea quercifolia 'Munchkin'	3-5gal	
8flats	Liriope 'Variegata'	12's	
3	Loropetalum 'Crimson Fire'	3-5gal	
4	Viburnum 'Raulston's Hardy' or Vaccinium 'Rosa's Blush'		3gal

### Landscaping

Azaleas will be removed along the front and east side of the house. Gardenias and ivy will be removed on the west side of the house. Plants will be cleared from the courtyard.

The front of house will have camellias, hydrangeas, buxus, and liriopse.

The courtyard will have aucuba, aspidistra, hosta, and ajuga.

The southwest corner of the house will have loropetalum, hibiscus, ilex, and viburnum.

### Hardscaping

Two of the stone benches will be moved to the east side of the front yard with gravel defining the outdoor sitting area. Step stones from the front yard to the courtyard area will be added. A bird bath and birdfeeder will be added as well.

Existing driveway will be bricked. A brick walkway will be added to lead from the driveway to a brick patio at the back of the house that extends around to the courtyard area. The patio in the courtyard will have a u-shaped carve out for the mature (22" DBH) Japanese cedar (*Cryptomeria japonica*), which will be surrounded by mulch. The large stone steps to the original detached kitchen will be incorporated into the brick patio off the back door, leading to steps in the retaining wall.

A screen will be added to the west side of the house to hide the gas meter and trash and recycle bins.

Four raised garden beds will be added next to the existing driveway.

A retaining wall at seat height (around 18 inches) will be added to enable leveling of the open grassy portion of the backyard.

### Tree Protection Plan

There is a mature (22" DBH) Japanese cedar (*Cryptomeria japonica*) located within 6' of the garage. All proposed work will be completed by hand, and no heavy equipment will be used. If a dumpster is required, it will be placed in the driveway on the other (west) side of the house. We will install landscape fencing along the perimeter of the root ball for additional protection.

### Supplemental Written Description for 504 E Jones St

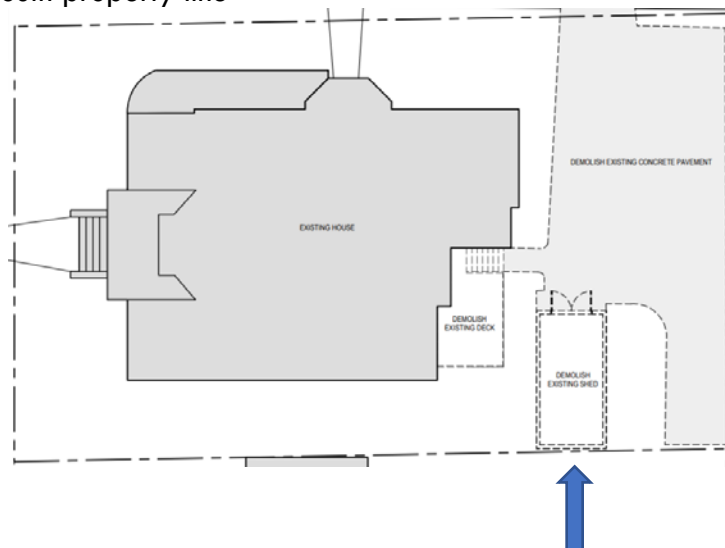
The original proposal of a new accessory structure at 504 E Jones St had the accessory structure 15.5 feet from the primary structure. Based on the COA Committee's March 25 discussion, the homeowners have moved the structure 2 feet into the south and east setback to gain 2 feet more distance from the house. This revised proposal, which is delineated by survey flags on the property, has the accessory structure 17.5 feet from the primary structure. It is important to note that the north side of the accessory structure—the closest to the house—is not a solid wall but a fireplace with open space on each side. The new placement of the accessory structure has the added benefit of the retaining wall tying into one of the brick pillars on the western fence line.

#### Rationale for using a 3-foot (instead of 5-foot) setback from the property line

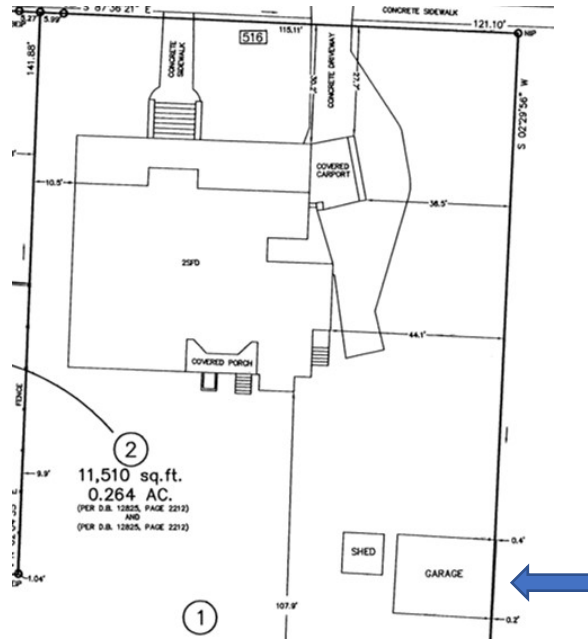
- The current shed at 504 E Jones St, which has been approved for demolition, sits 2 feet from the east property line.
- Below are 10 nearby examples in the district of accessory structures that appear on iMaps to be less than 5 feet from the property line. When surveys or COA drawings were available, they are included.



1. 121 N Bloodworth St
2. 105 N Bloodworth St
3. 101 N Bloodworth St
4. 130 N Bloodworth St – existing accessory structure (1970) is less than 1 foot from the south property line

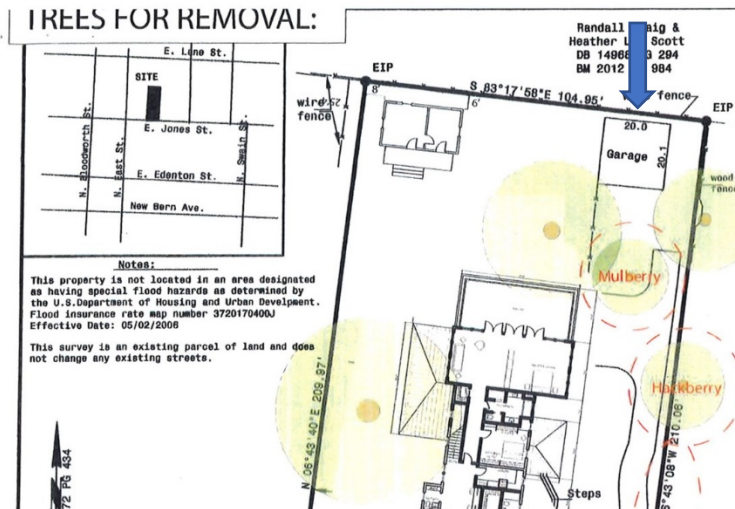


5. 124 N Bloodworth St
6. 116 N Bloodworth St
7. 100 N Bloodworth St
8. 107 N East St
9. 516 E Jones St – existing accessory structure (1980) is 0.2 and 0.4 feet from the east property line

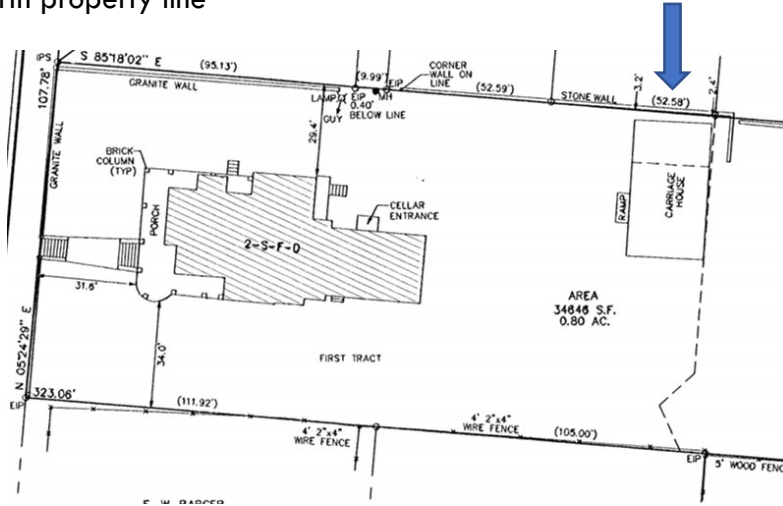


10. 534 E Jones St

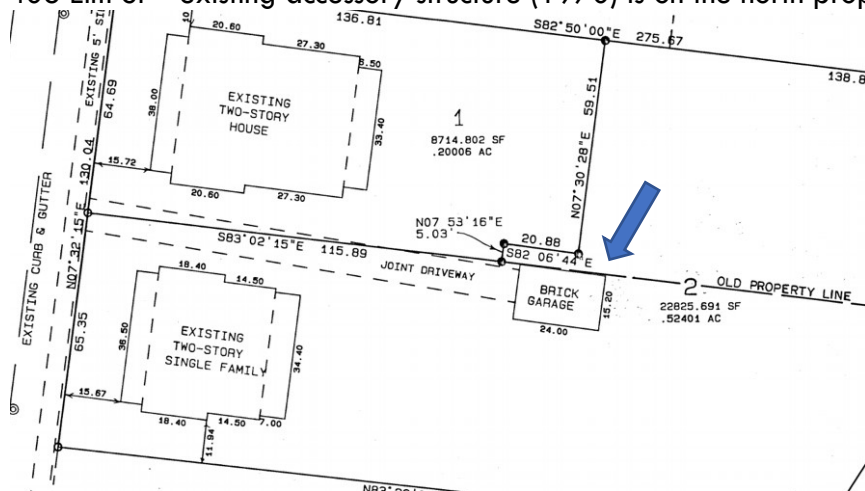
- There are other nearby examples in the district of accessory structures that are less than 5 feet from the property line according to their surveys.
  1. 511 E Jones St - existing accessory structure (1930) is less than 5 feet from the north property line



- 218 N East St – existing accessory structure (1972) is 2.4 and 3.2 feet from the north property line



- 408 Elm St – existing accessory structure (1970) is on the north property line

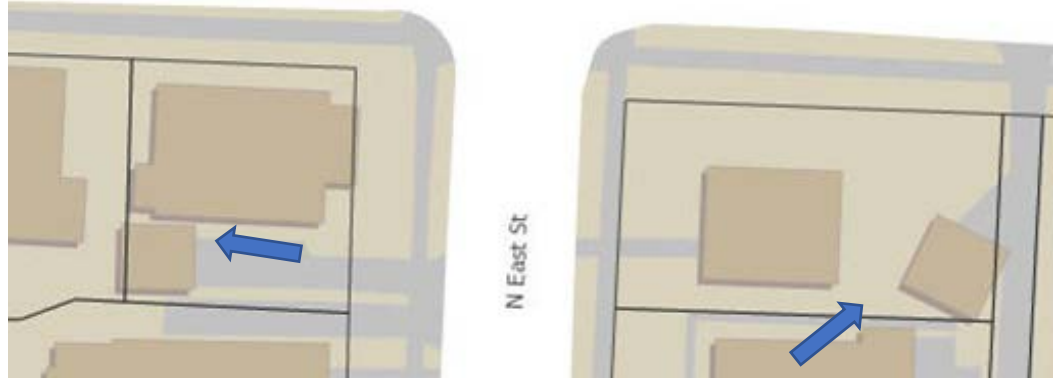


Rationale for 15.5 to 17.5 feet being enough distance between the primary and accessory structure

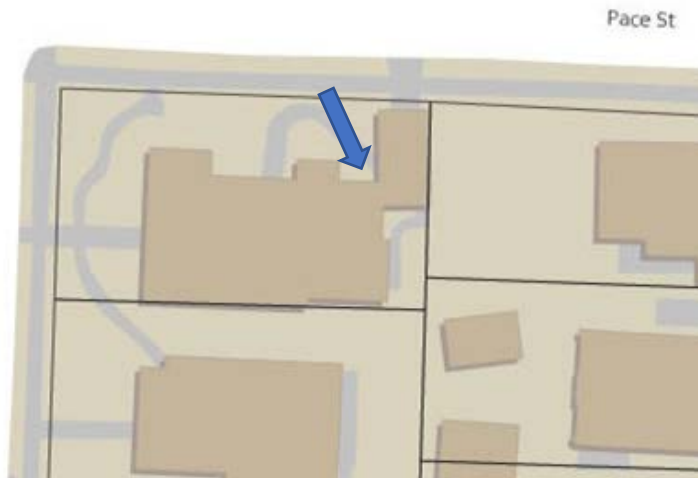
- The current shed at 504 E Jones St, which has been approved for demolition, sits 3 feet from the primary structure.
- There are examples in the district of accessory structures located closer than 15.5 feet from their primary structures as measured using ArcGIS and high-resolution aerial photography.
  - 530 N East St – 5 feet between accessory and primary structures



- 408 E Lane St – 2 feet between accessory and primary structures
- 224 N East St – 11 feet between accessory and primary structures



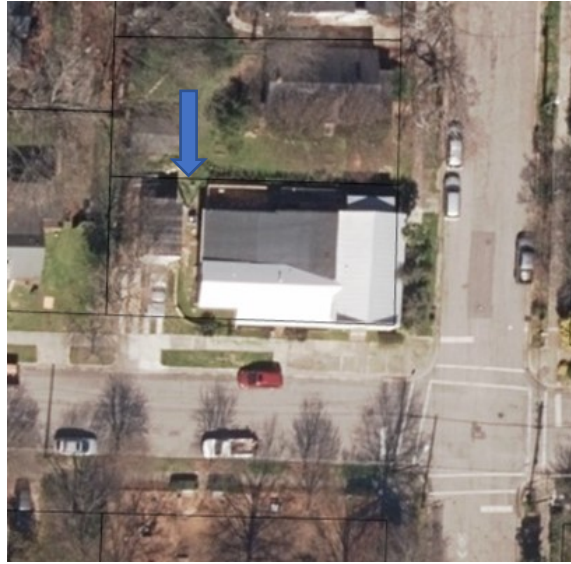
- 610 N Bloodworth St – less than 5 feet between accessory and primary structures



- 721 N Bloodworth St – 6 feet between accessory and primary structures



- 415 N Boundary St – 8 feet between accessory and primary structures



**Color Photographs for Minor Work COA  
Renewal of COA Placard for Accessory Structure at 504 East Jones Street**



Front of House (North Side/View from East Jones Street)



West Side of House (View from North East Street)



West Side of House and Property (View from North East Street)



Southwest Corner of House and Property (View from North East Street)



Rear of House (South Side)



Southeast Corner of House and Property



Courtyard from Accessory Structure Site (Looking North)



Accessory Structure Site from Courtyard (Looking South)