



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install brick veneer on lower storefront

131 E Hargett St

Address

Moore Square

Historic District

Historic Property

COA-0060-2026

Certificate Number

5/21/2026

Date of Issue

5/21/2027

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: Theresa Haywood-McCarley

Mailing address: P.O. Box 93213

City: Phoenix

State: Arizona

Zip code: 85070

Date: 04/21/2026

Daytime phone #: [REDACTED]

Email address: [REDACTED]

Applicant signature:

Theresa Haywood-McCarley

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-0060-2026

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 131 E Hargett Street

Historic district: Moore

Historic property/Landmark name (if applicable):

Owner name: Theresa Haywood-McCarley

Owner mailing address: P.O. Box 93213, Arizona, 85070

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: _____ _____
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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)
2.9.6	Masonry Work	Masonry Install Brick Veneers-Front Facade Wall
		<i>See attached email for RHDC team.</i>

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 05/21/27.

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 05/21/26

131 E Hargett Street Front Façade Repair

The brick masons will place the Roben thin brick veneer, see color below, flush with the historic lighter brick. The Manchester Black, will be placed below the light color brick. See the dark brick color on the current façade picture below. Thin brick was selected because it's a real brick product with mortar joints that restores the original masonry appearance,

Historic Picture-1947



Current Picture - 2026



Manchester Black Brick

Manchester Black RT116,

<https://www.trianglebrick.com/manchester-thin-brick-only/>

Manchester Black RT116 from Röben doesn't appear pure black because its base tone is anthracite (dark gray/black), but the manufacturing process intentionally introduces bronze and red streaks. These subtle flashes create a deep maroon or purplish undertone,



EXAMPLE - On a building (darker color to accompany the lighter historic brick)







RE/Max
REALTY GROUP
889-782-5552

RE: 131 E Hargett Street - Facade Improvement COA

From Morton Pugh, Erin <[REDACTED]>
Date Wed 11/12/2025 1:35 PM
To Theresa Haywood-McCarley <[REDACTED]>
Cc Kinane, Collette <[REDACTED]>

Theresa,

I spoke with our planning unit today. With [Design Guideline 2.9.6](#) and a lack of historic photo documentation from the Moore Square period of significance, we've determined that the brick veneer request for the front façade can be reviewed as a minor work COA application. The brick line should be flush with the buff-colored brick on the upper story but should not match the original brick color. You mentioned below that you plan to use a darker brick, so that sounds like a good approach. Please include a product image of the proposed brick color when you submit for the minor work COA.

Based on *Guideline 2.4.5* of the same document, staff does not have the leeway to approve painting the side façade of the building. That work request would need to be submitted as a separate major work COA application. Though the previous stucco layer was clearly pigmented, the full removal of the stucco was approved as a minor work COA with the preconception that the brick underneath would be restored. Based on what we can see of the side façade condition in the photos you've provided, we can see a case being made for the need to apply a new protective coating like paint. It just requires an interpretation that goes beyond staff authority for approval.

Please let us know if you have any other questions. Thank you.

Best,
Erin

Erin Morton Pugh, MSHP
Senior Preservation Planner

City of Raleigh
Planning and Development
Historic Preservation Unit
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Raleigh, NC 27601
(p) 919-996-2632
[raleighnc.gov]raleighnc.gov

From: Theresa Haywood-McCarley <[REDACTED]>
Sent: Thursday, November 6, 2025 8:23 PM
To: Morton Pugh, Erin <[REDACTED]>
Cc: Kinane, Collette <[REDACTED]>
Subject: Re: 131 E Hargett Street - Facade Improvement COA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Report Message' button in the banner to report this message.

Greetings again,

One more thing from our project leader:

'...the proposed brick veneer is specifically **thin brick veneer**. This helps avoid any confusion with faux or plastic alternatives.

I'm recommending thin brick because it's a real brick product with mortar joints that restores the original masonry appearance, which was lost when the stucco was first installed on the building back in the early 1980s.

The hope was that the original facing was still there, but its clear that it was removed.'

Hope this helps as well!

Take care,

Theresa
TCJ Real Estate Investments, LLC

From: Theresa Haywood-McCarley [REDACTED]
Sent: Thursday, November 6, 2025 1:48 PM
To: Morton Pugh, Erin <[REDACTED]>
Cc: Kinane, Collette [REDACTED]
Subject: Re: 131 E Hargett Street - Facade Improvement COA

Noted with thanks Erin! I appreciate your email response and understand. I will share this information with our project leader and await the decision from the staff meeting.

Take care,

Theresa
TCJ Real Estate Investments, LLC

From: Morton Pugh, Erin <[REDACTED]>
Sent: Thursday, November 6, 2025 11:28 AM
To: Theresa Haywood-McCarley [REDACTED]
Cc: Kinane, Collette [REDACTED]
Subject: RE: 131 E Hargett Street - Facade Improvement COA

Hi Theresa,

We have been swamped with work over the last few weeks and appreciate your patience awaiting a response. Collette and I are peer senior planner positions in our work division. You can email one or both

of us, though emailing both is probably best to help us coordinate a faster response. I'm always happy to help provide information as able to help you determine how you'd like to move forward on projects.

We're planning to discuss your questions at our staff meeting next Monday. Your property has several unique conditions I haven't experienced before through the COA process, so we'll want to put our heads together and make sure we provide you with a clear and thoughtful response.

In the meantime, I can share that generally speaking, painting unpainted historic masonry is strongly discouraged – both from a COA review standpoint and also a building science perspective. A COA application for that type of request is likely to require a major work review by the COA Committee.

I've linked several relevant technical Preservation Briefs published by the National Park Service below. One brief helps explain why painting unpainted masonry is generally a bad idea due to moisture issues; the others are good recommendation documents to go over with your contractor as you prepare specifications for cleaning and repointing the masonry.

- [Brief #1: Assessing, Cleaning, and Water-Repellent Treatments for Historic Masonry Buildings](#)
- [Brief #2: Repointing Mortar Joints in Historic Masonry Buildings](#)
- [Brief #6: Dangers of Abrasive Cleaning to Historic Buildings](#)
- [Brief #12: The Preservation of Historic Pigmented Structural Glass \(Vitrolite and Carrara Glass\)](#)
- [Brief #22: The Preservation and Repair of Historic Stucco](#)
- [Historic Masonry Deterioration and Repair Techniques](#)
- There's even more masonry-related resources and other Preservation documents by topic [available here](#).

We'll be in touch next week with answers to your full slate of questions below. Thanks for your patience and I hope you have a good rest of the week.

Best,

Erin

Erin Morton Pugh, MSHP

Senior Preservation Planner

City of Raleigh

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Historic Preservation Unit

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[raleighnc.gov]raleighnc.gov

From: Theresa Haywood-McCarley <[REDACTED]>
Sent: Wednesday, November 5, 2025 9:05 AM
To: Morton Pugh, Erin <[REDACTED]>
Subject: Fw: 131 E Hargett Street - Facade Improvement COA

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Report Message' button in the banner to report this message.

Good morning Erin,

I hope you are doing well.

This is probably my mistake. I thought I would send the request below directly to Collette since she responded to my previous request. In addition, you copy her on most of my email and I assumed, maybe wrongly, that you now manage the team and I should send requests to her.

I am forwarding to you for guidance. What is the correct way to engage now and with whom?

Take care,

Theresa

TCJ Real Estate Investments, LLC

From: Theresa Haywood-McCarley <[REDACTED]>
Sent: Thursday, October 30, 2025 1:34 PM
To: Kinane, Collette <[REDACTED]>
Cc: Denise Robinson <[REDACTED]>; charles haywood <[REDACTED]> Kris Haywood
<[REDACTED]>
Subject: 131 E Hargett Street - Facade Improvement COA

Greetings Collette,

We hope you are doing well!

We have a few questions as we are preparing a certificate of appropriateness for submission.

Please see the attached images. We want to take the opportunity to return this facade to, or as close to, the original as possible. After reviewing the Design guidelines a few questions arise.

The white/yellow brick is the original brick, there was an aluminum front piece, see black and white photo. There was black Carrara glass on the middle inlay that we will not be able to duplicate and the same with the middle inlay (aluminum).

We will keep the light color brick and are planning to replace the middle inlay with a dark brick veneer. We are also interested in painting the side of the building to complement the front facade.

The questions to you:

1. Brick veneer is mentioned in the design guidelines, so that seems to be ok for us to use. Please verify.
 1. Is there any special color that is deemed 'historic'.
2. Is there any guidance/design assistance with the paint colors (side) OR brick veneer color (front) available? Are there paint recommendations we can/should follow.
 1. Please note we will re-mortar the side wall where the stucco was removed. We will paint it then.

Any guidance, resources or help you or others can provide or point us to, will be great.

Thanks in advance!

Theresa

TCJ Real Estate Investments, LLC



