



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Relocate wood stairs; alter window opening into door

404 N Bloodworth St

Address

Oakwood

Historic District

Historic Property

COA-0083-2026

Certificate Number

6/23/2026

Date of Issue

6/23/2027

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:

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-0083-2026**

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

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="checkbox"/> No <input checked="" type="checkbox"/>	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

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).
pg 19	doors	Doors/door openings/trim on non-character-defining facades: Alteration/Construction/Installation/Removal of
pg 20	stairs and steps	Stairs and steps: Alteration/Construction/Installation/Removal of"
pg 20	windows	Windows/window openings/sash/trim on non-character-defining facades: Alteration/Construction/Installation/Removal of

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 06/23/2027.

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.

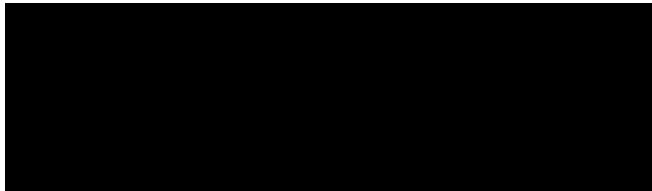
Signature (City of Raleigh) Collette K Date 06/23/2026

Minor Work Description

Address: 404 N Bloodworth St.
Raleigh, NC. 27604

Contact Information

Brad Kehoe



Statement of Compliance & Project Scope

Statement of Compliance & Project Scope: This application proposes two minor exterior modifications to a non-character-defining facade of the primary structure. Both items—altering a door/window opening on a non-character-defining facade and modifying stairs—are handled as administrative approvals under the city's Minor Work list.

1. Framework and Procedural Jurisdiction This application formally requests a Minor Work Certificate of Appropriateness (COA) under **Section 5.4.1.C (Certificate of Appropriateness Required)** and **Section 10.2.15.D.2 (Minor Works)** of the Part 10 Raleigh Unified Development Ordinance (UDO), as amended by **Ordinance No. (2025) 828 TC 494**. The applicant seeks administrative approval from the Planning Director for two minor exterior modifications to a primary structure located within a locally designated historic overlay district.

Per the established **Minor Work List** framework, minor works are legally defined as alterations that do not involve substantial modifications or removals that could impair the historic integrity of the landmark property or the historic overlay district as a whole. Under the explicit scope of this list, the Planning Director maintains administrative authority to act upon and issue a certificate of appropriateness for the following items requested in this application:

Doors/door openings/trim on non-character-defining facades: Alteration/Construction/Installation/Removal of

Stairs and steps: Alteration/Construction/Installation/Removal of

2. Itemized Scope of Modifications & Compliance Rationales

A. Architectural Window-to-Door Restoration

Scope of Work: The applicant proposes to alter an existing window opening on the west-facing exterior wall to establish a functioning exterior doorway. A new, historically congruous wood panel door featuring true divided lites will be installed within the altered opening framework.

Compliance & Architectural Context: Under **Article 12.2 (Defined Terms)**, a "character-defining" feature is restricted to a prominent or distinctive aspect, quality, or characteristic identified specifically within the district's designation report. The elevation in question is a **non-character-defining facade**. Physical and historical evidence heavily indicates this scope constitutes an architectural restoration of the home's original layout. The framing features an intact historic transom window overhead, and a localized inspection of the exterior building material reveals non-original wood siding filled in below the current windowsill. The modification will occur cleanly within this original historic aperture. By introducing a real wood door unit that aligns with the rhythm of the historic transom, the project preserves the "kind and texture of the building material" required under the city's definition of **Exterior Features**.

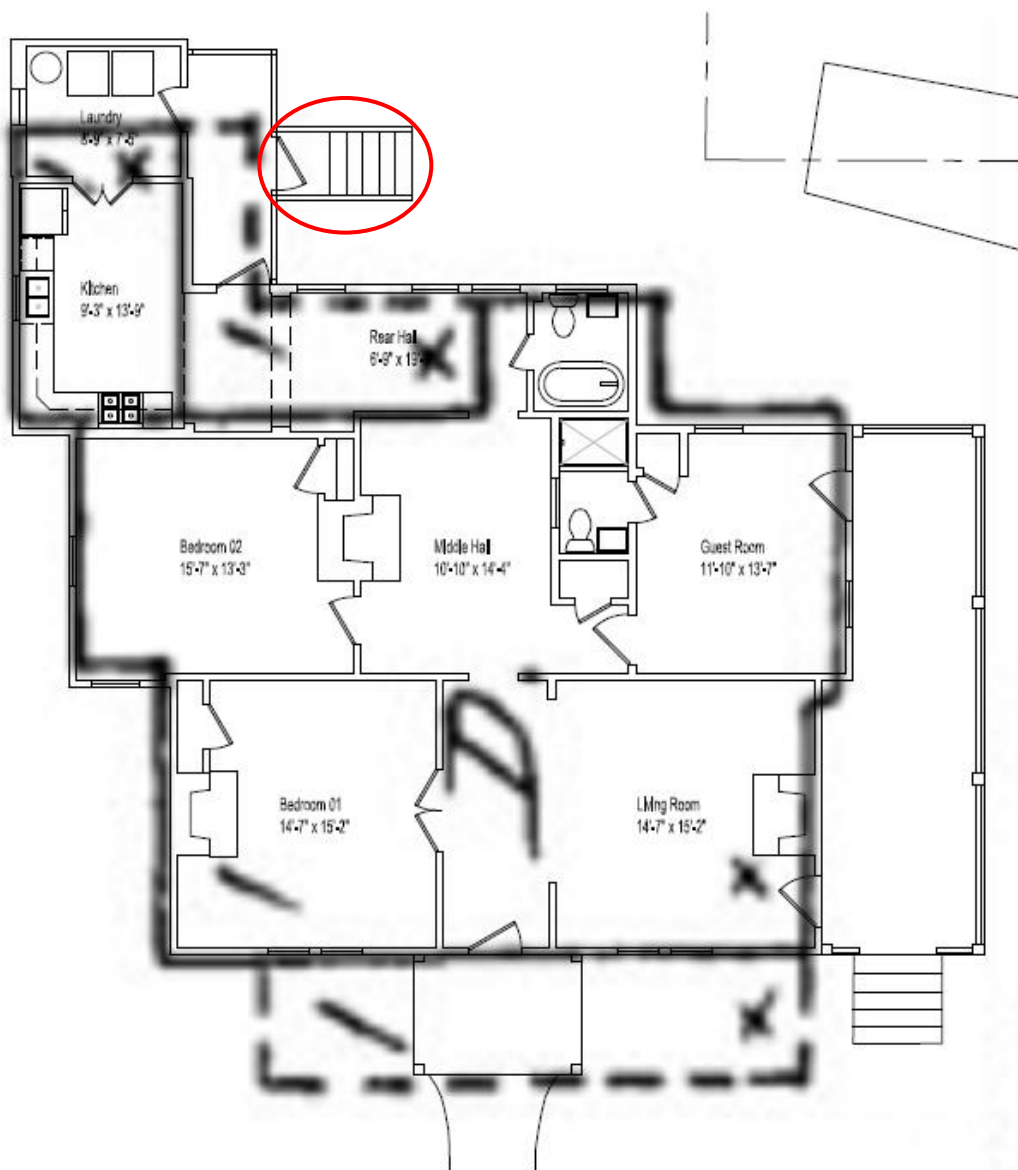
B. Strategic Reconfiguration of Porch Stairs

Scope of Work: The applicant proposes the relocation of the existing wood porch steps. The stairs will be repositioned to align safely and symmetrically with the newly restored entry door.

Compliance & Visibility Context: While **Section 5.4.1.C.1** generally regulates structural features such as steps and pavement, this specific alteration qualifies for expedited administrative review under the "Stairs and steps" allowance of the **Minor Work List**. Historical map analysis utilizing a 1909 Sanborn Map overlay indicates that the current stair layout is a non-original addition that lacks individual historical or architectural significance. Furthermore, under the spatial objectives of historic overlay districts, visual impact from the public right-of-way is a primary metric of compatibility. These steps face south and are completely obscured from public street rights-of-way by an existing, legally permitted privacy fence. The reconstructed stairs will utilize traditional wood materials and dimensions that perfectly echo the existing porch, ensuring absolute harmony with the surrounding historic context

Exhibit A: 1909 Sanborn Map overlayed on existing home

1909 Sanborn map overlay with current home footprint shows the rear porch stairs circled in red were not in existence



Ashley Henkel Morris

owner/registered architect



Photo 1: general work area

Existing door location will be infilled with screen to match the screening on either side of the door. - email from applicant/ck



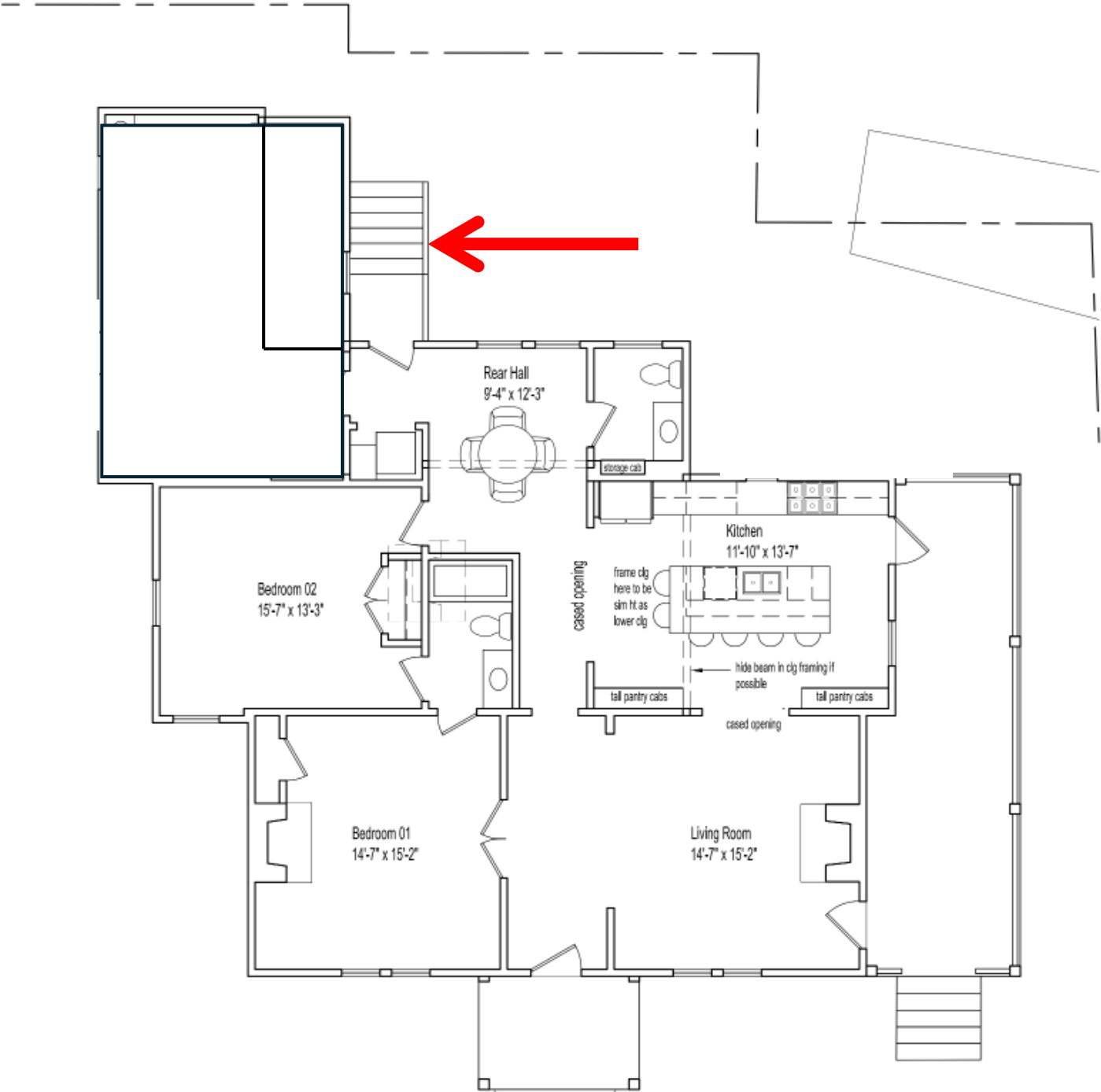
Photo 2: Close-up of the transom window and the patched siding below the windowsill



- **Photo 3:** A wide shot of the south facade, taken from Oakwood Avenue



Exhibit B: drawing to scale of new door and porch stairs.



404 N Bloodworth St - New Ground Floor Plan

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



Exhibit C: basic drawing of new door and stairs : east side of house

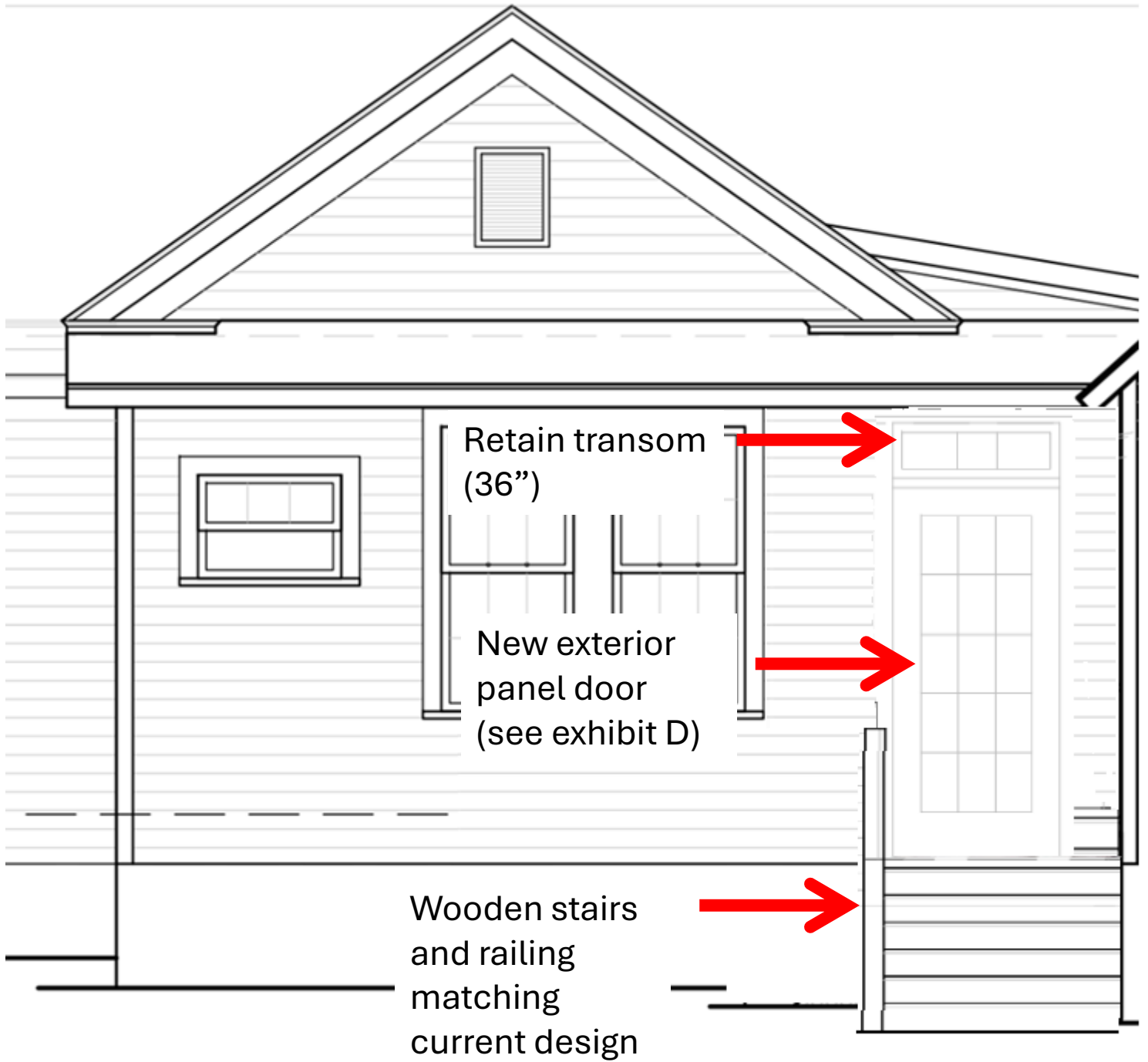


Exhibit D: Description of door

36"x80" 6 lite panel wooden pine door with clear glass. Will be painted green to match existing doors of the home



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6 Lite TDL Wood Door

STARTING AT \$2,575.00

The Knockety 6 Lite TDL Wood Door is a true divided lite entry door with six individual glass panels separated by real wood muntins — delivering an authentic, handcrafted quality with visible depth and shadow lines that define a TDL exterior door. True divided lite construction means each glass panel is...

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Exhibit D: Door Hardware

Hardware: early 20th-century **rectangular bevel-edge escutcheon entry set with a round brass knob.**

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Quincy Entry Door Set with Providence Knobs



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- Match any Decor with an Array of Finish Options
- Inspired by Traditional Design
- Heavy-Duty Spring Assisted Knobs
- Designed for Pre-Drilled Doors

Your Selection:

Finish:



Backset:

- Select -

\$384.90

1

Item #: RS-05EM-8980PX

Current hardware on front door of
404 N Bloodworth St. for reference











