



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install accessory structure; install screening on rear porch

531 Moseley Ln

Address

Oakwood

Historic District

Historic Property

COA-0086-2025

Certificate Number

7/9/2025

Date of Issue

1/9/2026

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 K

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name: JP + Chris Lexa

Mailing address: 1409 Caistor Lane

City: Raleigh

State: NC

Zip code: 27614

Date: 6/6/2025

Daytime phone #: 919-395-3724

Email address: jplexa@suretysystems.com

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-0086-2025**

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 531 Moseley Lane

Historic district: Oakwood

Historic property/Landmark name (if applicable):

Owner name: JP + Chris Lexa

Owner mailing address: 1409 Caistor Lane

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.

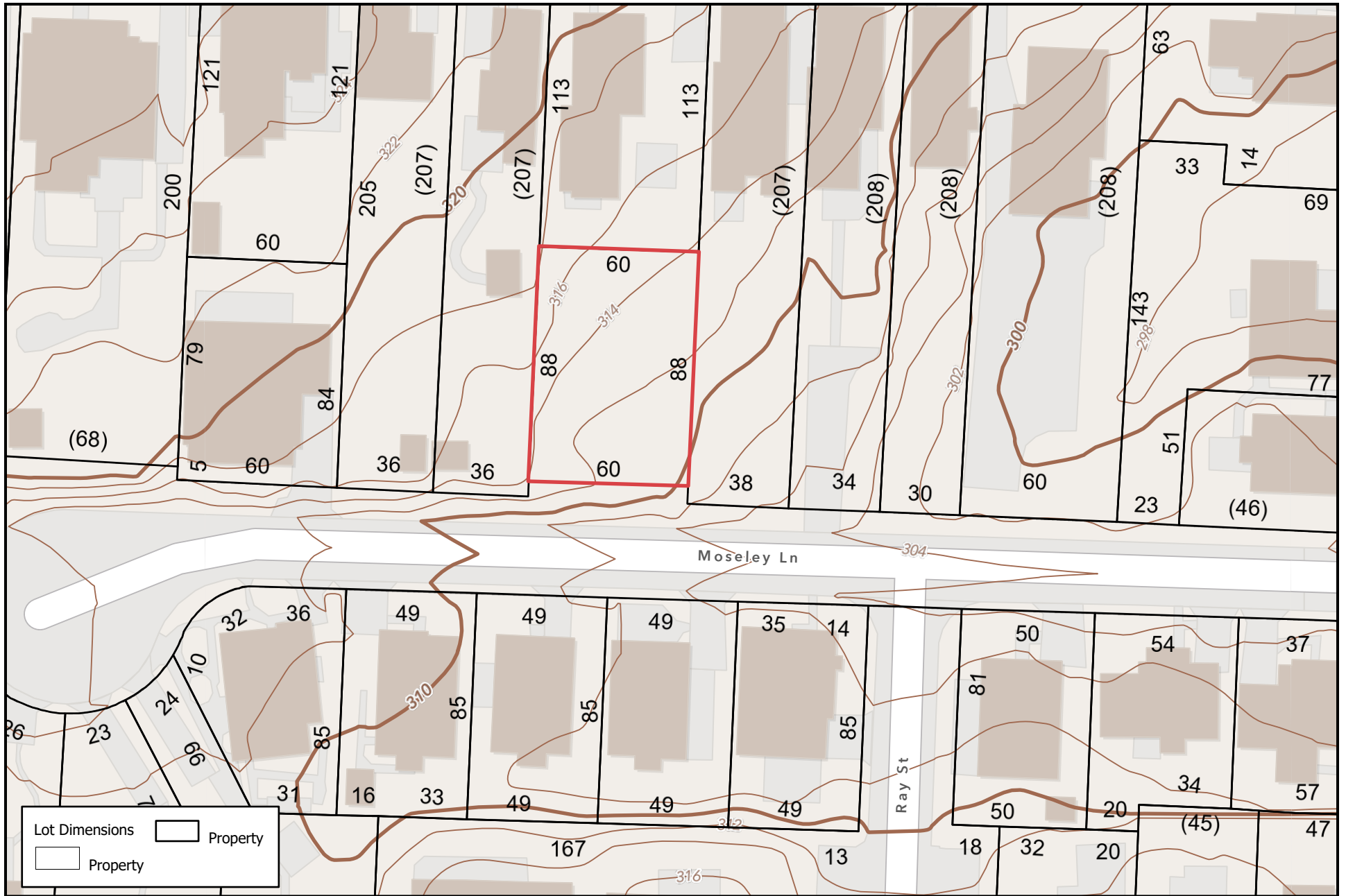
Property Owner Name & Address	Property Owner Name & Address

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.

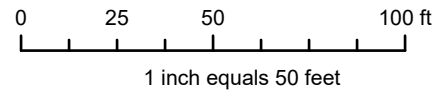
Will you be applying for rehabilitation tax credits for this project? Yes No Did you consult with staff prior to filing the application? Yes No	Office Use Only Type of work: <u>10, 57</u>
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Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.6/28-29	Accessory Structures	Owners would like to add a storage shed at the rear left corner of their property
		Owners would also like to add screens to their rear covered porch

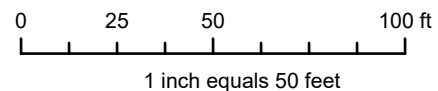
Minor Work Approval (office use only)	
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until <u>01/09/2026</u> Please post the enclosed placard form of the certificate as indicated at the bottom 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) <u>Collette K</u>	Date <u>07/09/2025</u>



531 Moseley Lane - Imaps



Disclaimer
 iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



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Proposed Shed and Changes to 531 Moseley Lane's Rear Covered Porch

The owners of 531 Moseley Lane would like to add a new detached shed to the rear plan left-hand corner of the lot for additional exterior storage for bikes and yard equipment. The shed will have 4.5" exposure, smooth faced Hardie siding and 5" corner boards. The door trim will be a typical 4.5" eased edge wood trim built onsite with a 1" drop cap above the header trim. The door will be a solid 2 panel exterior wood clad door. Roof to have simple 12" overhangs and asphalt architectural shingles to match the existing house. The foundation will be slab on grade with 12" brick stems walls.

The owners would also like to add screens to their existing rear-covered porch. Screens will be located on the inside of the porch. A horizontal wood rail will be installed at 30" AFF and an intermediary 4x4 wood post will be installed to support the long span of the rail between the existing 8x8 posts. Wood will be painted to match the existing house.

531 Moseley Lane (under construction)



Front Elevation



Side of house + Carport Area



Backyard View from Carport + Proposed
Place of New Shed





Rear Covered Porch Proposing to Screen



Left Side Elevation



Covered Front Porch Steps



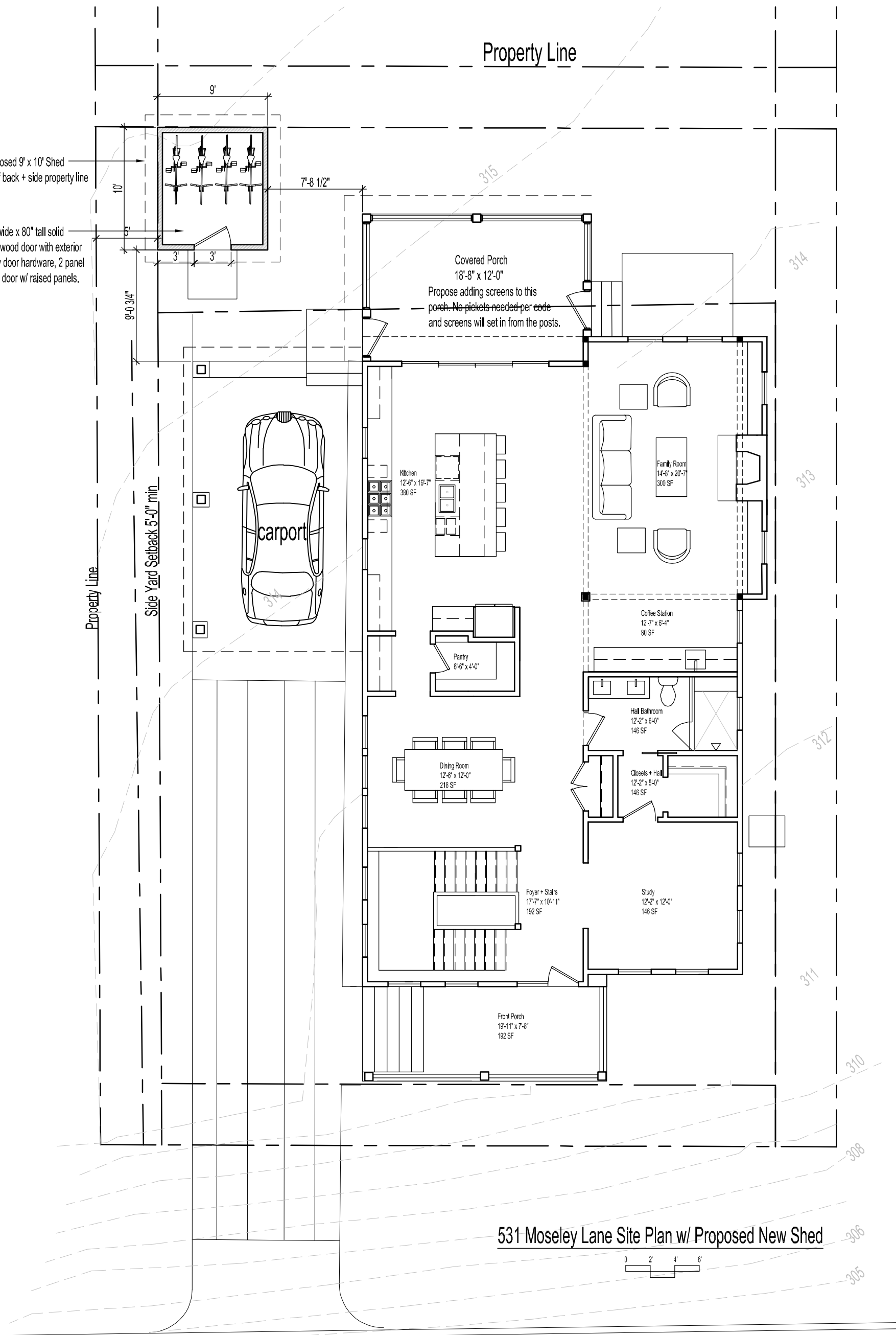
Covered Front Porch + Front Door

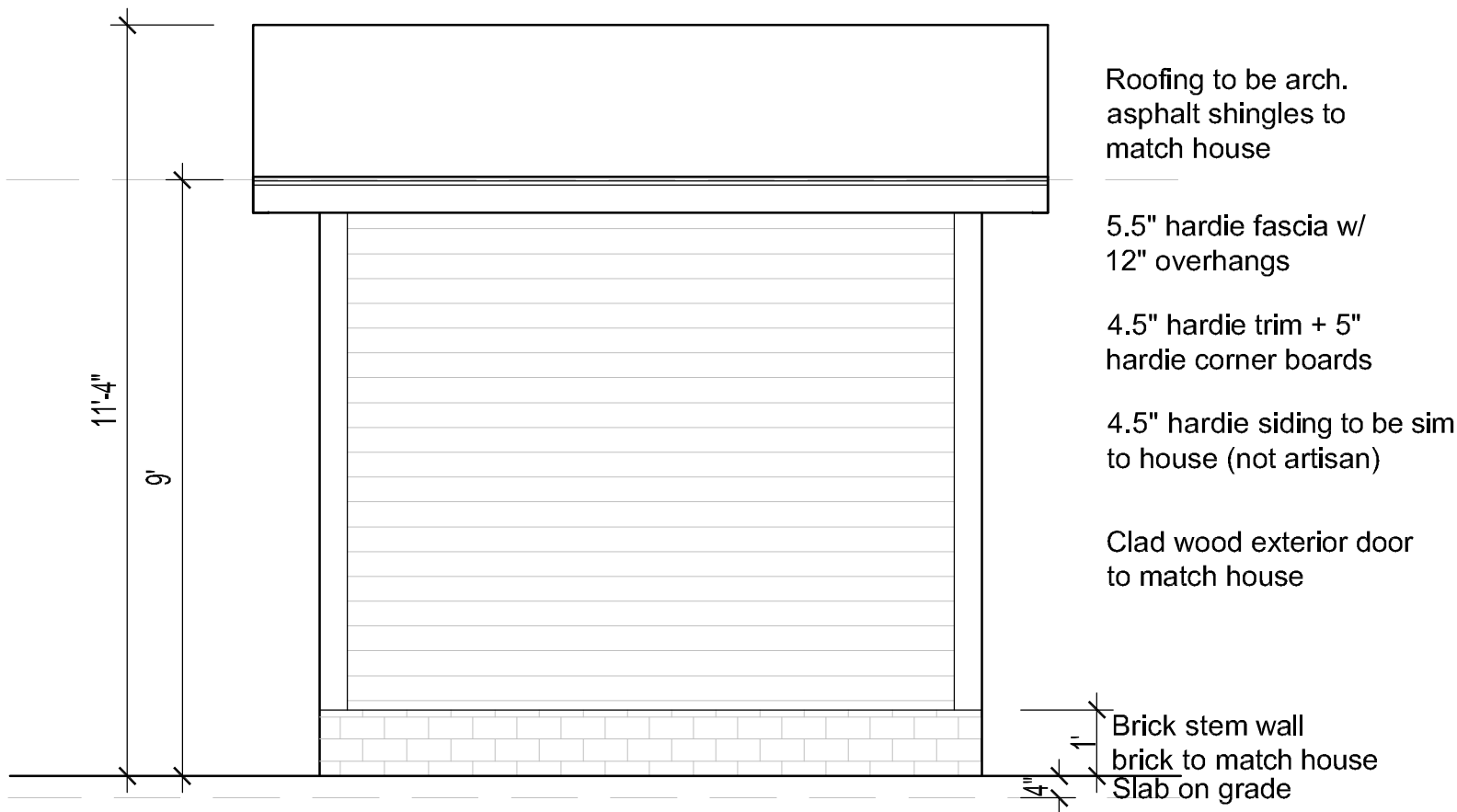
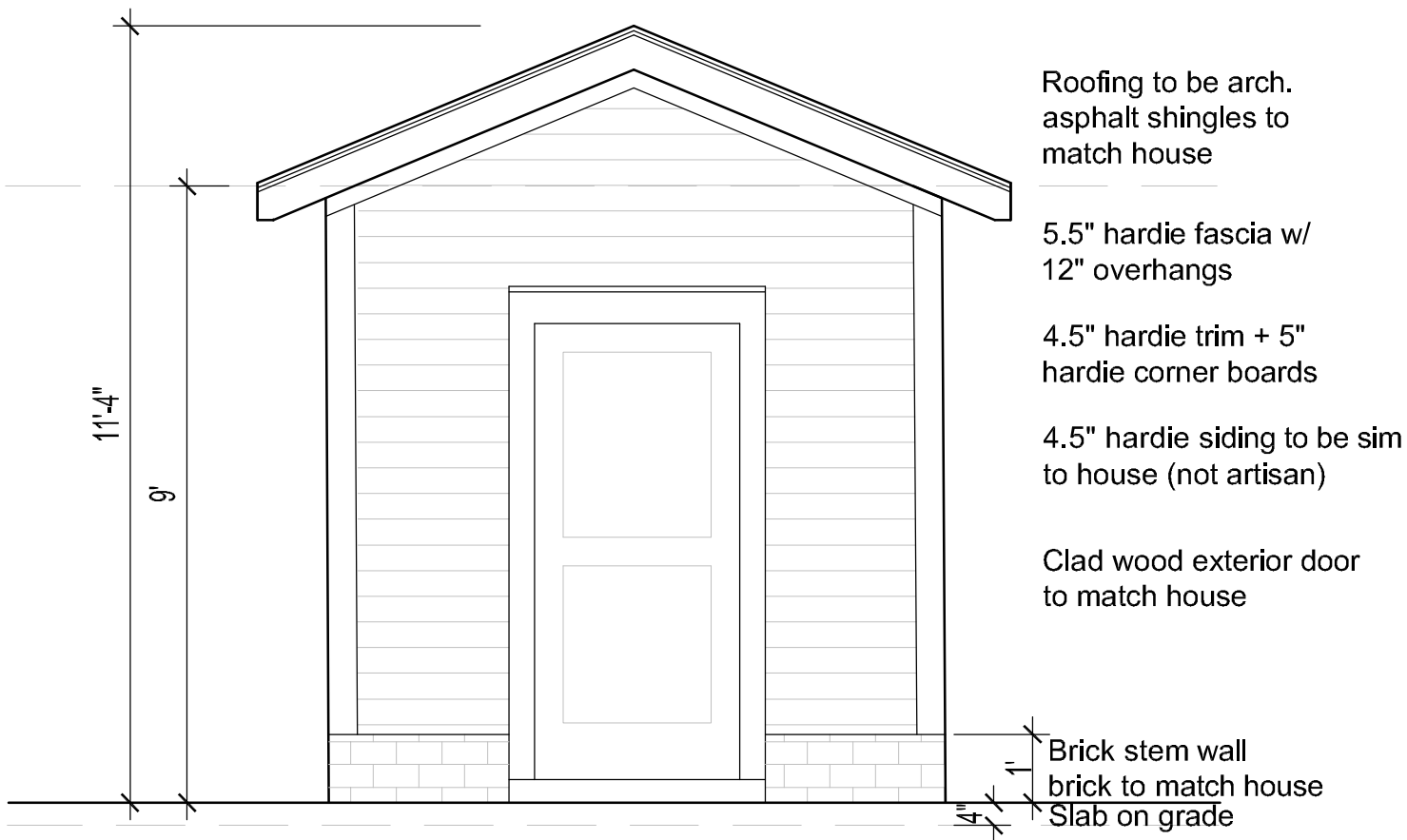


Right Side Elevation



Front Elevation



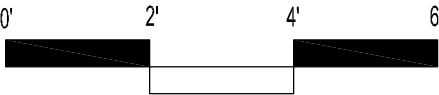


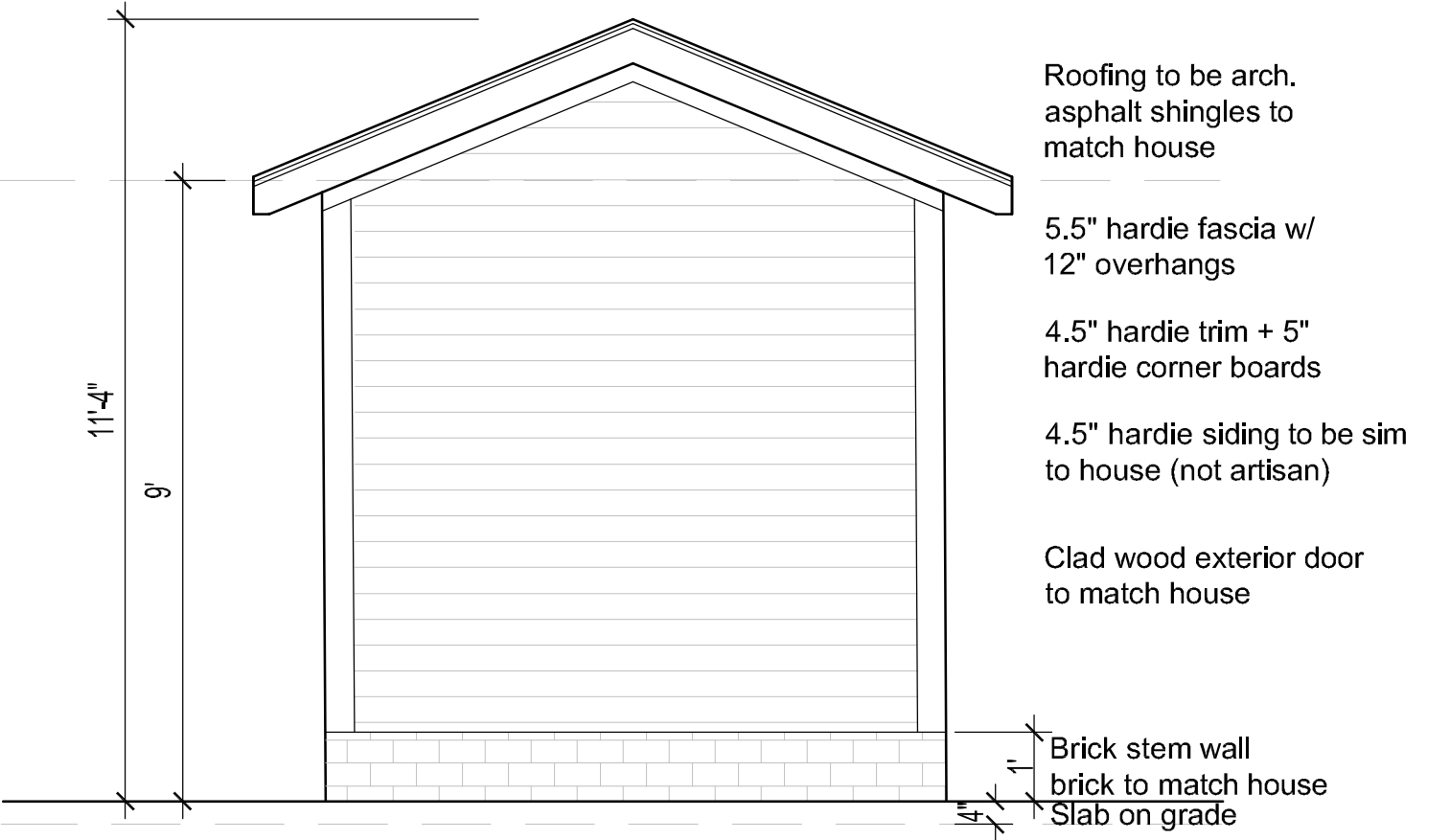
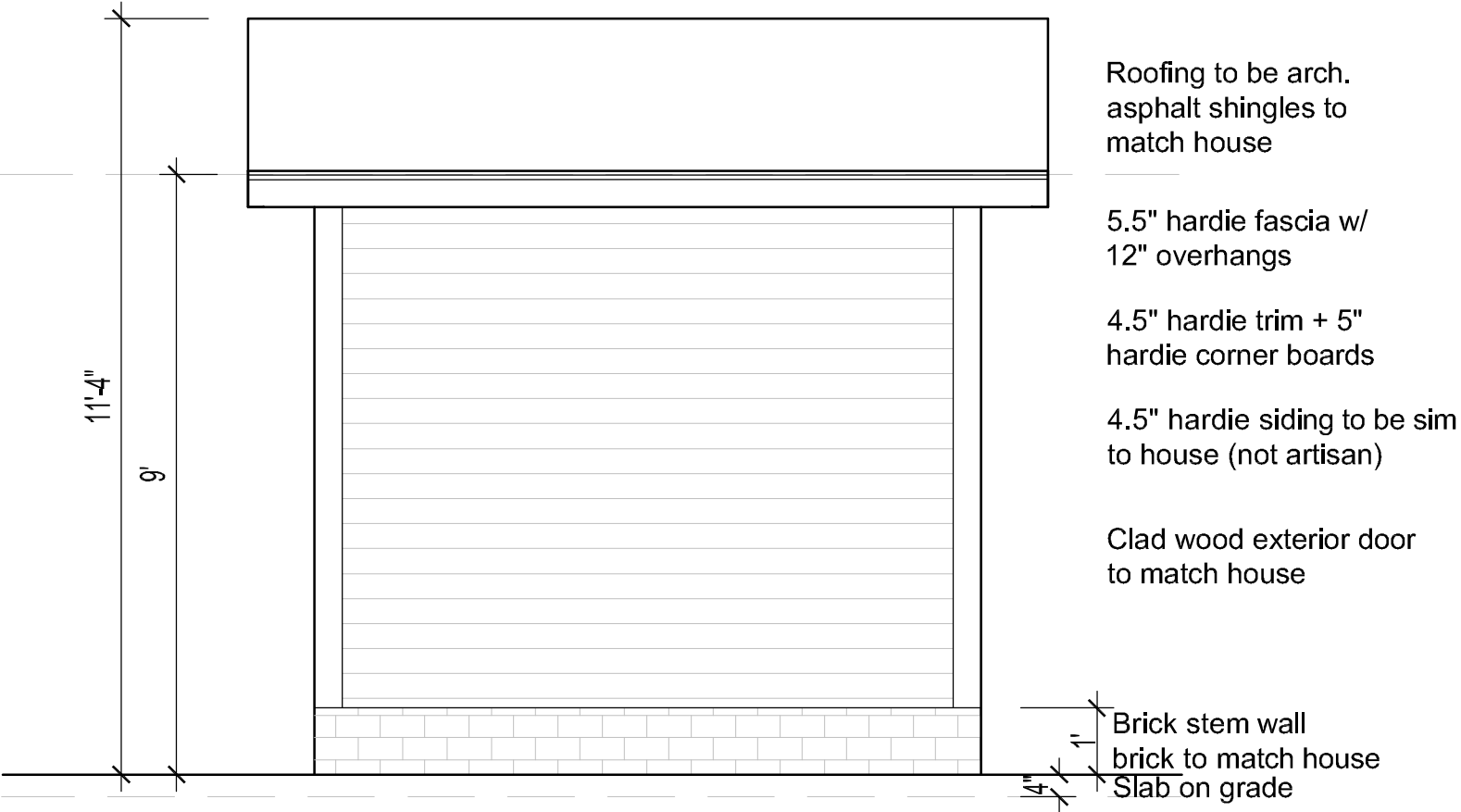
531 Moseley Lane - New Shed Elevations - Front and Right Side Elevations

Scale - 3/8" = 1'-0"

PELL ST studio

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





531 Moseley Lane - New Shed Elevations - Left Side + Rear Elevations

Scale - 3/8" = 1'-0"

PELL ST studio

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

0'

2'

4'

6'



531 Moseley Lane - Existing Rear Elevation

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

PELL ST studio

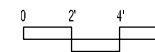
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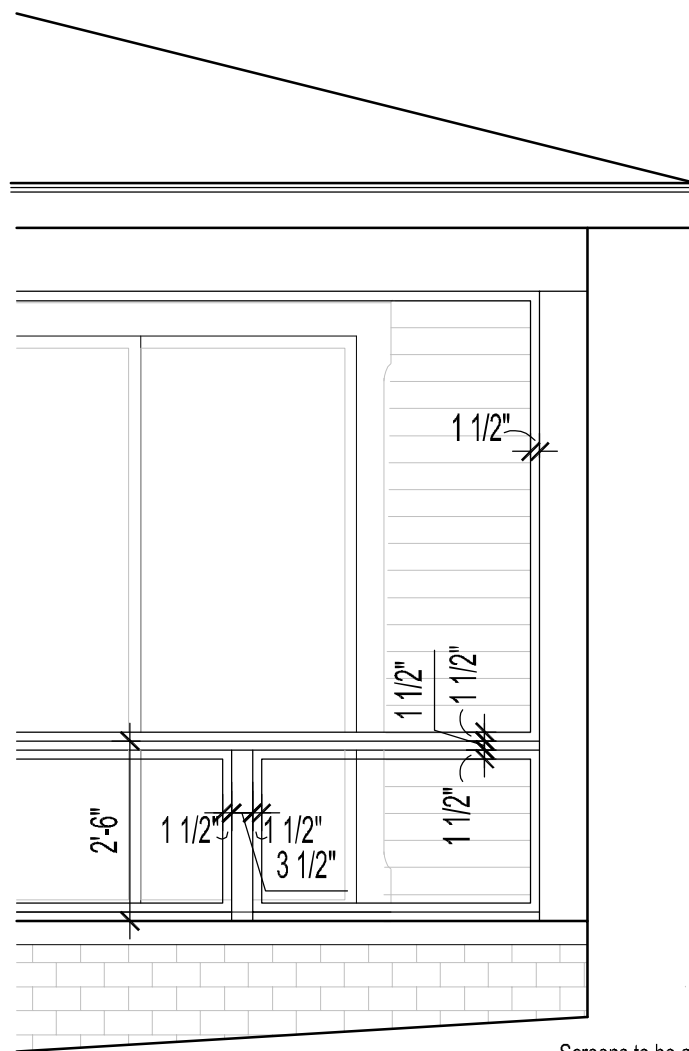




531 Moseley - Rear Elevation w/ Screens added to Rear Covered Porch

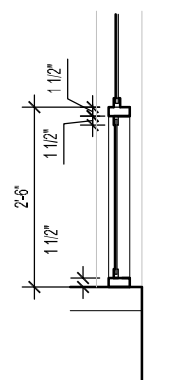
Scale - 1/8" = 1'-0"





Screens to be added to existing
rear covered porch

Screen mounted
on the inside of porch



No pickets

PELL ST studio

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

531 Moseley Lane - Screen Porch Details

Scale - 3/8" = 1'-0"

