



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove stucco from front and side of building

131 E Hargett St

Address

Moore Square

Historic District

Historic Property

COA-0105-2025

Certificate Number

8/12/2025

Date of Issue

2/12/2026

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: Theresa Haywood-McCarley		
Mailing address: P.O. Box 93213		
City: Phoenix	State: Arizona	Zip code: 85070
Date: 07/24/2025	Daytime phone #: 602-405-8329	
Email address: tcjrealestateinvestments@gmail.com		
Applicant signature: <i>Theresa Haywood-McCarley</i>		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions > 25% of building sq. footage</p> <p style="padding-left: 40px;">New buildings</p> <p style="padding-left: 40px;">Demolition of building or structure</p> <p style="padding-left: 40px;">All other</p> <p>Post approval re-review of conditions of approval</p>	<p style="text-align: center;">Office Use Only</p> <p>Transaction #: _____</p> <p>File #: <u>COA-0105-2025</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 131 E Hargett Street		
Historic district: Moore Square		
Historic property/Landmark name (if applicable):		
Owner name: TCJ Real Estate Investments, LLC		
Owner mailing address: P.O. Box 93213, Phoenix, AZ 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: <u>71</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).
2.2.5/10 (41)	Changes to Exterior Building	Repair exterior. Use sandblast to remove stucco from the side and the front of 131 E. Hargett Street.
2.4.3 (44)	Changes to Exterior	Repair/repoint brick and paint

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>02/12/2026</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 R Kinnane</u>	Date <u>08/12/2025</u>

131 Exterior Cleanup/Repair/Brick Point up/Paint

The vendor will sandblast the sides and front of the building to restore it to the original brick. Below the stucco, the original brick looked like the picture below, so we anticipate having to paint to even out the aesthetic. The front brick, based on drawings was a 'yellow' brick while the building sides were as you see them. Historically there was an adjoining building where the white wall (and upper regular brick) are seen.

Circa 1985??? But prior to the stucco

Property Search



131 E HARGETT ST



C



From: [Theresa Haywood-McCarley](#)
To: [Kinane, Collette](#); [Morton Pugh, Erin](#)
Cc:
Subject: Re: 131 E Hargett Street
Date: Tuesday, August 12, 2025 9:30:36 AM
Attachments: [image002.png](#)
[image003.png](#)
[Stucco_testing_December_2024.pdf](#)
Importance: High

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 Collette,

We hope you are doing well!

We note your advice to complete a new minor COA application when we decide on the paint color for the brick.

Also noted this is historic brick. We've been informed and seen how the contractor will use water and recycled very tiny beads to remove the stucco to protect underlying brick.

In December, 2024 we conducted a sample test at, 131 E Hargett Street, to see the condition of the brick and how impactful it would be to use that process. If you have some specific questions, our Project Director, Denise Robinson, on copy of this email, was present and has seen this stucco removal process in person.

Originally, we were planning to repair, seal and paint the stucco. This subcontractor used their process on a Fallon's florist building (across from Broughton HS) to restore the brick and our Project Director also saw the result from that. We did a sample test to determine the condition of the stucco on our building. We found a large portion, which will probably end up being the majority, could be removed easily without using the sandblasting process. See attachment and note the areas marked in red.

After some of the stucco was found to be easily removed A tap test was done to see where the stucco was adhering to the wall and where it was loose. Note on the attachment those areas in red are 'hollow' based on the sample tap test. Based on our sampling, those areas in red the stucco have separated from the brick and can be gently pulled off. The remaining stucco that is adhered to the brick will go through the other process.

The brick in the test spots where sandblasting was used were examined and the brick looked fine. The subcontractor, same one who did the sampling test, will first remove all stucco they can without doing their sandblasting process, the remainder will use their process.

After the test, we had a structural engineer come to look at the brick, stucco and test results to give us his opinion about next steps (i.e., removing the stucco and replacing OR, the conditions to properly re-mortar the brick). He advised the correct process to re-mortar the brick.

Thank you for your response and help with this COA. Please let us know if you need anything else to approve moving forward.

I will add this, as an attachment, with pictures, to the portal record.

Take care,

Theresa
TCJ Real Estate Investments, LLC

From: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Sent: Friday, August 8, 2025 10:40 AM
To: Theresa Haywood-McCarley; Morton Pugh, Erin <Erin.Morton.Pugh@raleighnc.gov>
Cc:
Subject: RE: 131 E Hargett Street

Hi, Theresa –

Thanks for checking in. We typically discourage the use of sandblasting or abrasive materials because of the damage those methods can cause to historic brick. Has your contractor provided you with an explanation of their process or how they'll be able to do the work in a way that does not damage the brick? We would recommend trying a test patch in an inconspicuous place prior to doing the whole structure.

If you haven't decided on paint colors yet, you can submit a new Minor Work for the paint when you decide.

Thanks,
Collette



We discussed this today with the architect we are working with on the renovation and she recommended a heads up to you (RHDC). You know we've done minor COAs in the past BUT from an RHDC perspective, I believe we'll need to submit a major COA since the exterior is changing.

Is there anything else you need to know other than completing the major COA forms?

Thanks in advance for your guidance.

Take care,

Theresa



