RHDC
RALEIGH HISTORIC
DEVELOPMENT COMMISSION

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

904 W South St
Address

Boylan Heights
Historic District

Historic Property

COA-0113-2026
Certificate Number

09/18/2026
Date of Issue

09/18/2027
Expiration Date

Project Description:

Construct 30" retaining wall; install parking pad; install EV charger; alter rear fence location; install new landscaping in front yard; remove dead/diseased/dangerous trees; plant replacement trees

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 COA inspection.

If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Collette K

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: JBK Construction, LLC		
Mailing address: 725-B Pershing RD		
City: Raleigh	State: NC	Zip code: 27608
Date: 7/27/26	Daytime phone #: [redacted]	
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-0113-2026

Fee: _____

Amount paid: _____

Received date: _____

Received by:

_____

Property street address: 904 W South St	
Historic district: Boylan Heights	
Historic property/Landmark name (if applicable):	
Owner name: Daniel & Eleanor Talley	
Owner mailing address: 904 W South St.	

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:_____

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).
1.3.5 pg 23	Site Features & Plantings	Remove diseased trees and replant new trees in front and rear yards.
1.3.11pg. 23	Site Features & Plantings	Install EV charger in rear yard by new parking pad.
1.4.6 &.7 pg 25	Fences & Walls	Rebuild 6' dogeared picket fence in backyard. Remove 4' white picket fence in front yard. Add 30" block retaining wall in front yard.
1.5.6 pg 27	Walkways,Driveways,Offstreet Park	Add concrete parking pad off rear alley

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 09/18/2021.

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 09/18/2020

JBK construction 725-B Pershing Road Raleigh NC, 27608 [redacted]

904 W South St Written Description

To RHDC Staff,

We are proposing to repair the rear yard located at 904 W South St by removing the existing damaged Pecan and Hackleberry trees located in the rear alleyway, and installing a concrete parking pad for the owner's handicap parents. They also need to add an EV charger at the new parking pad. We will replace both trees once the grade work and the parking pad are complete. They want to re-build the existing 6' dogeared fence and run the same design around the new parking pad.

They would also like to build a 30" high cmu block wall along the front of the property and tie it into the neighbor's wall to the right at the property corner. This wall will match the neighbors and will meet flush with the existing concrete stair landing that leads to the house steps. This will allow the owners to level their yard and stop the erosion.

They also want to plant new foundation shrubs alonf the front of the house to minimize the height of their foundation walls.

Sincerely

John B. Kerr

President

JBK Construction, LLC

2590 Farrington Road
Apex, NC 27523
919-467-7997

September 4, 2026

Greetings,

The purpose of this Arborist Report is to document the condition of multiple trees located at 904 West South St., Raleigh, NC. This property is owned by Daniel and Eleanor Talley.

1. Hackberry tree (codominant trunk) the large trunk is 16.5 inch DBH and the small trunk is 14.3 inch DBH x 65 feet tall:
    a) This tree has included bark.
    b) This tree has damaged roots across the yard.
    c) This tree has a basil cavity in both trunks.
    d) This tree has several dead, broken branches hanging from it.
    e) The roots of this tree are growing into a fence as well as the foundation of the garage next-door, causing damage.
    f) This tree poses a risk of falling over onto adjacent buildings.
    g) It is my recommendation to take this tree down.
    h) Photo references below: #3877, 3878, 3879, 3880, 3881, 3882, 2883
2. Maple tree 13 inch DBH x 35 feet tall:
    a) This tree is being strangled by the Water Oak tree's root system.
    b) It is my recommendation to take this tree down.
    c) Photo references below: #3901, 3884
3. Water Oak 30.6 inch DBH x 80 feet tall:
    a) This tree has damage to the critical route zone around the trunk.
    b) There is the presence of Brittle Cinder Fungus in the damaged area at the base of trunk.
    c) It is my recommendation that this tree is removed because it poses a danger to the adjacent properties with the risk of tipping over and causing serious harm to property and/or people.
    d) Photo references below: #3888, 3885, 3887, 3896
4. Pecan tree 21.3 inch DBH x 75 feet tall:
    a) This tree has considerable damage to its critical route zone.
    b) This tree has the presence of Brittle Cinder Fungus at the base of the trunk and roots.
    c) It is my recommendation that this tree is removed because it poses a danger to the adjacent properties with the risk of tipping over and causing serious harm to property and/or people.
    d) Photo references below: #3889, 3891, 3892

Continued…

5. Ligustrum tree (triple trunk)
    a) This tree has included bark
    b) It is my recommendation that this tree is removed because it is falling apart and poses a threat of causing serious harm to property and/or people.
    c) Photo references below: #3897, 3895, 3893

Sincerely,



Barney Kohout
Certified Arborist
SO-0602-A

BK/mf
Encl: Photos



PHOTO #3877

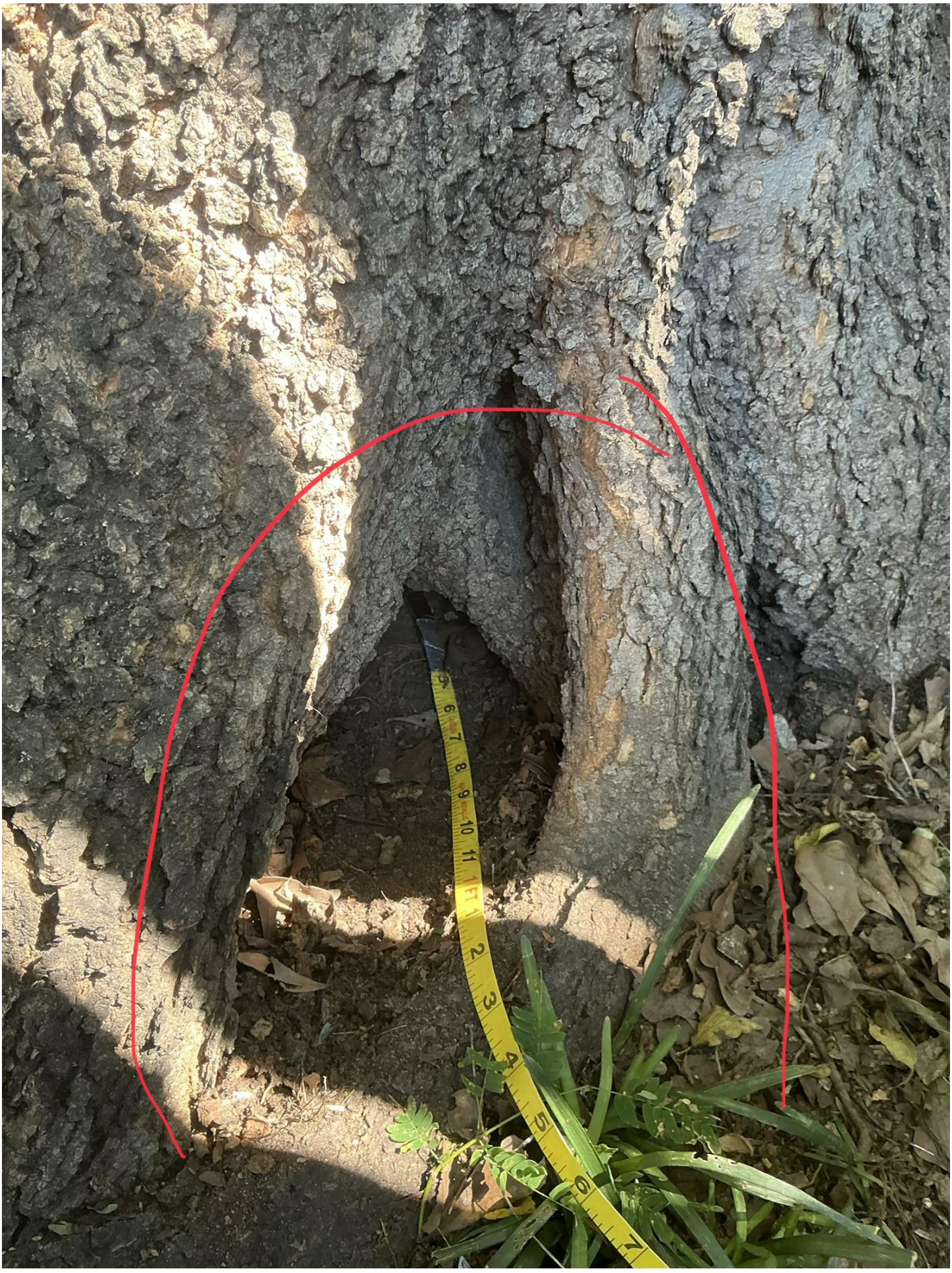


PHOTO #3878



PHOTO #3879



PHOTO #3880



PHOTO #3881



PHOTO #3882



PHOTO #3883



PHOTO #3884

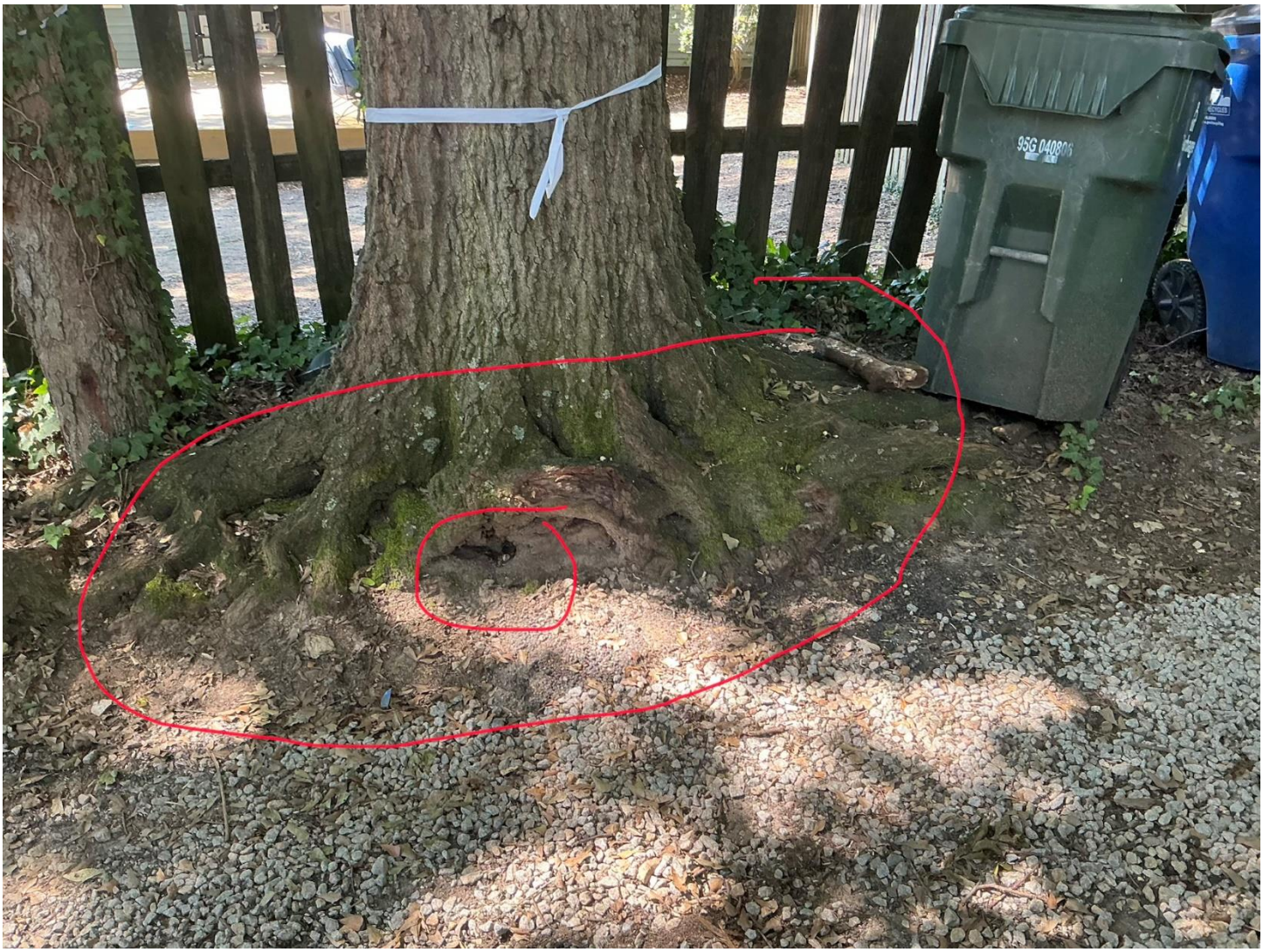


PHOTO #3885

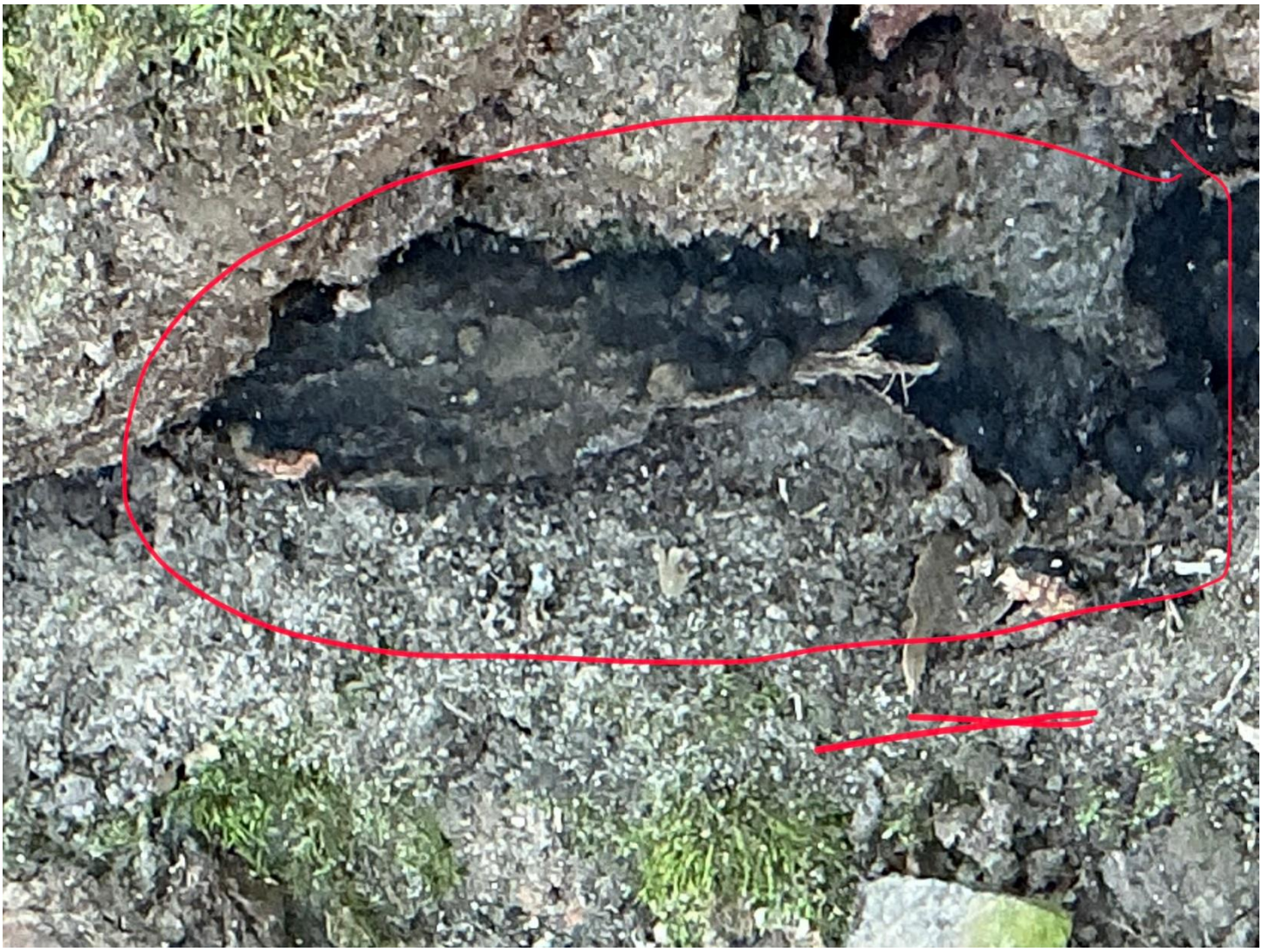


PHOTO #3887

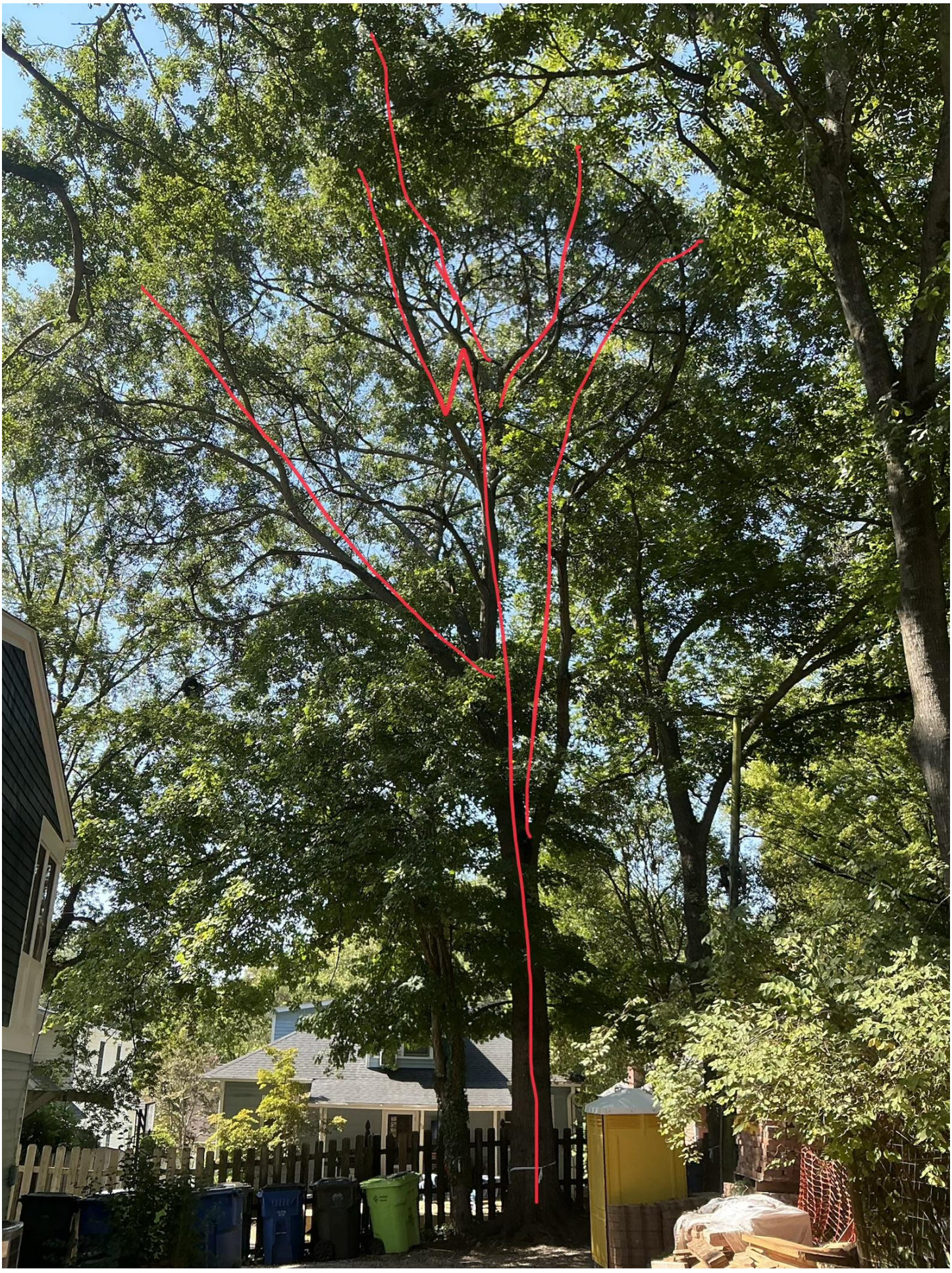


PHOTO #3888



PHOTO #3889



PHOTO #3890



PHOTO #3891



PHOTO #3892

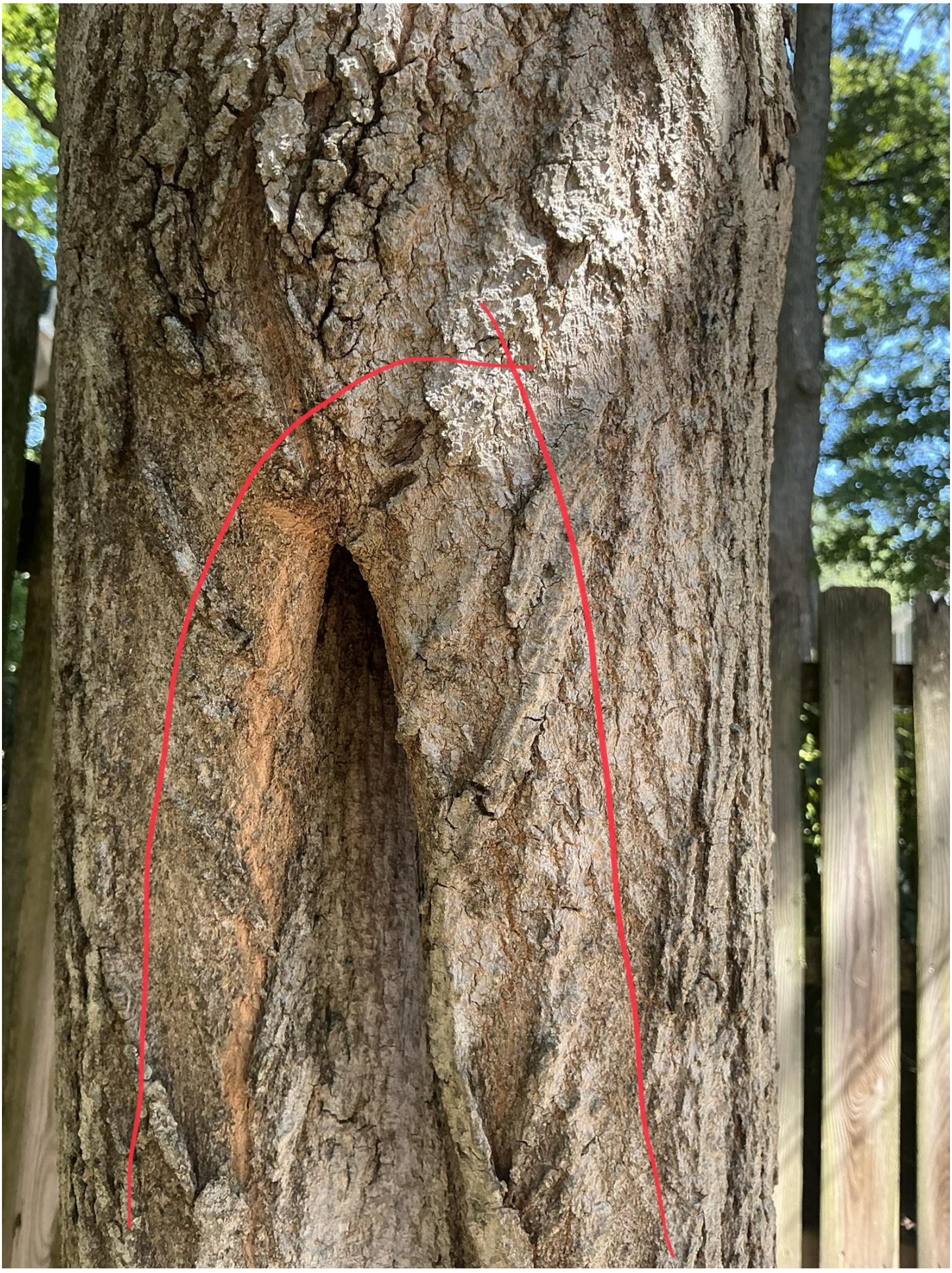


PHOTO #3892



PHOTO #3894



PHOTO #3895



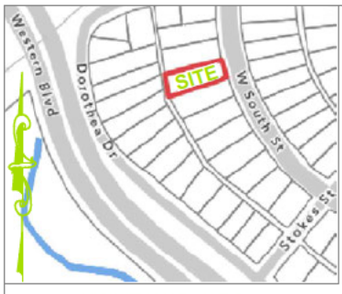
PHOTO #3896



PHOTO #3897



PHOTO #3901



VICINITY MAP - N.T.S.

GPS/ GRID TIE INFORMATION
(1) CLASS OF SURVEY: CLASS A
(2) POSITIONAL ACCURACY: H: 0.07 US SURVEY FEET
(3) TYPE OF GPS/FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK (VRS)
(4) DATE OF SURVEY: 6-9-2025
(5) VERTICAL DATUM: NAVD 88
(6) HORIZONTAL DATUM: NAD 83(2011) NC GRID
(7) EPOCH: 2010.00
(8) PUBLISHED/FIXED CONTROL USE: NAME:RALEIGH DOT CORS ARP LAT:35° 45' 49.50798 LONG:78° 34' 44.39455 PID: DG4687 CORS ID: NCRD
(9) GEOID MODEL: GEOID18
(10) COMBINED GRID FACTOR:0.99990429
(11) UNITS: US SURVEY FEET

"I certify that this map was drawn under my supervision from an actual survey made under my supervision (Plat description recorded in Book of Maps 1885, page 114 or other reference source; that the boundaries not surveyed are indicated as drawn from information in Book 15970, page 465 or other reference source; that the ratio of precision or positional accuracy is greater than 1:20,000 feet; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 1600)."

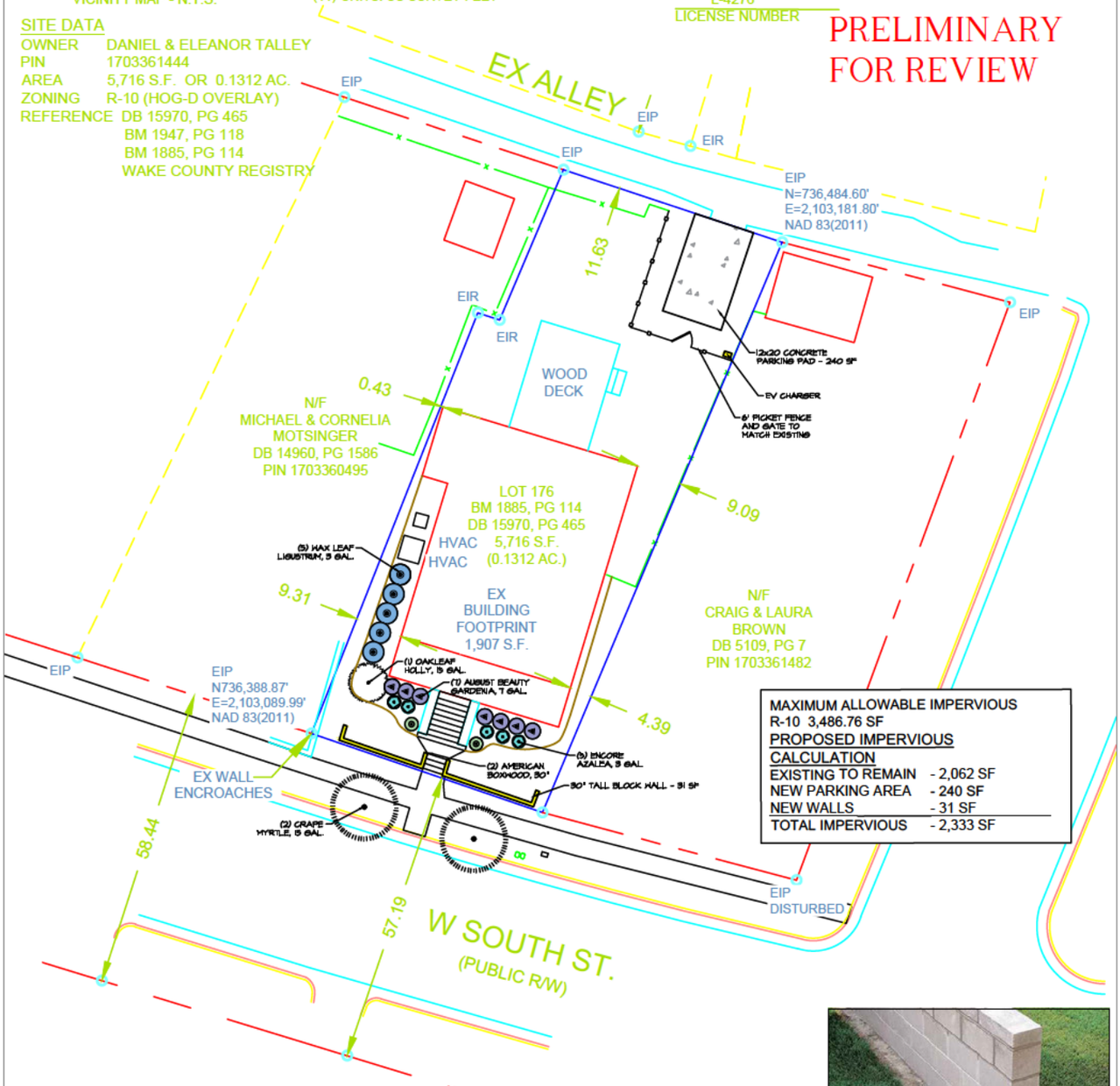
This 23 day of June, 2025.

SURVEYOR

L-4276
LICENSE NUMBER

PRELIMINARY FOR REVIEW

SITE DATA
OWNER DANIEL & ELEANOR TALLEY
PIN 1703361444
AREA 5,716 S.F. OR 0.1312 AC.
ZONING R-10 (HOG-D OVERLAY)
REFERENCE DB 15970, PG 465
BM 1947, PG 118
BM 1885, PG 114
WAKE COUNTY REGISTRY



MAXIMUM ALLOWABLE IMPERVIOUS
R-10 3,486.76 SF
PROPOSED IMPERVIOUS CALCULATION

EXISTING TO REMAIN	- 2,062 SF
NEW PARKING AREA	- 240 SF
NEW WALLS	- 31 SF
TOTAL IMPERVIOUS	- 2,333 SF



BLOCK WALL - IMAGE

EXISTING IMPERVIOUS CALCULATION

BUILDING FOOTPRINTS	1,907 S.F.
SIDEWALK & STEPS	98 S.F.
HVAC UNIT	26 S.F.
WALLS	~~45 S.F.~~ ~~31~~ SF
ASPHALT	~~26 S.F.~~ 0 SF
TOTAL	~~2,102 S.F.~~ 2,062 S.F.

(36.8% OF LOT) - 36.0% TO REMAIN

NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN US SURVEY FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NC GRID NORTH NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. HORIZONTAL DATUM IS NAD83(2011) & VERTICAL DATUM IS NAVD88.

PLOT PLAN LOT 176

THIS PROPERTY ☐ (IS), ☑ (IS NOT) LOCATED WITHIN A FEMA FLOOD HAZARD AREA. PROPERTY IS LOCATED IN ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP PANEL 3720170300K, EFFECTIVE JULY 19, 2022.

0 GRAPHIC SCALE 30

1 inch = 30 ft.

I certify this plat was drawn from an actual field survey per record description. This plat is not for recordation, sales, or conveyances. This plat is not according to G.S. 47-30.

PRELIMINARY FOR REVIEW

SURVEY FOR

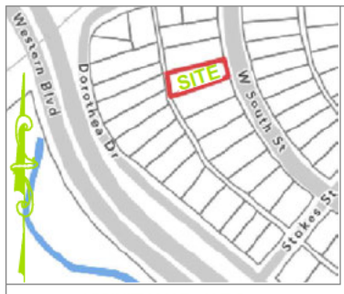
DANIEL & ELEANOR TALLEY
904 W SOUTH STREET

RALEIGH WAKE COUNTY NORTH CAROLINA

Scale 1"= 30'

Date 6-23-2025

JOHN A. EDWARDS & COMPANY
NC License F-0289
333 Wade Ave., Raleigh, NC 27605
Phone (919) 828-4428



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9/10/2026

TREE REMOVAL & REPLACEMENT CHART

EXISTING	PROPOSED
a - 21" pecan	(1) 15 GAL. AUTUMN BRILLIANCE SERVICEBERRY
b - 31" water oak	(1) 15 GAL. GREENLEAF JAPANESE MAPLE
c - 13" maple	(1) 15 GAL. BLACK TUPELO
d - 14" hackberry	(3) 3 GAL. WINTER'S SNOWMAN CAMELLIA
e - multi-stem ligustrum	(1) 7 GAL. TEA OLIVE

EXISTING IMPERVIOUS CALCULATION
BUILDING FOOTPRINTS.....1,907 S.F.
SIDEWALK & STEPS.....98 S.F.
HVAC UNIT .....26 S.F.
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RALEIGH WAKE COUNTY NORTH CAROLINA

Scale 1"= 30'
Date 6-23-2025

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Raleigh
Reuse





