RHDC
RALEIGH HISTORIC
DEVELOPMENT COMMISSION

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

907 W South St
Address

Boylan Heights
Historic District

Historic Property

COA-0118-2026
Certificate Number

10/16/2026
Date of Issue

10/16/2027
Expiration Date

Project Description:

Construct secondary entry canopies; install EV charger; construct rear deck steps; install landscaping

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 preservation staff for a final COA inspection. 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.

FOR OFFICE USE ONLY	
File #:	COA-0118-2026
Date Complete:	

Minor Work Certificate of Appropriateness (COA) Application

Planning and Development Historic Preservation • One Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-4478

Raleigh

Please review the COA Filing Instructions prior to completing this application form. COA applications must be submitted electronically through the Permit and Development Portal (permitportal.raleighnc.gov/). Please note that per Planning and Development Department policy, pursuant to G.S. 143-755, if six months or longer elapses without response from the applicant or if the application is placed on hold by the applicant for a period of six months or longer, the application will automatically be withdrawn.

Project Property Information	
Project Property Street Address:	907 W. South St.
Historic Overlay District (if applicable):	Boylan Heights HOD-G
Raleigh Historic Landmark Name (if applicable):	

Property Owner Information	
Property Owner's Name:	Joseph Huberman
Please ensure all owner contact information is up to date in the Permit Portal.	

Applicant Information

The applicant must either be the property owner of the project location or one of the following individuals authorized by the property owner to make the application: a person holding a valid option to purchase the property; a person holding a valid lease for the property; or a person holding a valid contract to purchase the property.

Name:	Joseph Huberman			
Select one:	Owner	Option to Purchase	Contract to Purchase	Valid Lease
Mailing Address:	904 Dorothea Drive			
City:	Raleigh	State: NC		Zip: 27603

Please ensure all applicant contact information (including email and phone) is up to date in the Permit Portal.
Note: The placard will be mailed to the applicant's address as listed on this form, unless staff is otherwise notified of a different, preferred mailing address.

Design Guidelines

Please cite the applicable sections of the design guidelines (raleighnc.gov – search "COA Process").

Section/Page	**Brief Description of Work** (attach additional sheets as needed)
	See attached

Application Checklist (Submittal Requirements)	
This is a summary list. See the filing instructions for comprehensive details on submission requirements.	
The following items are required for all applications:	
X	**Signed application form**
X	**Payment of filing fee**
X	**Written description of project and materials**
NA	**Color Photographs** of the existing property
The following items are required for most projects:	
	Paint Schedule and physical paint samples, when exterior paint is changing color.
	Manufacturer's specifications for new items to be used (doors, windows, railings, etc.)
	Scaled Existing and Proposed Site Drawings (See Drawing Standards on COA Page)
	Plot plan showing buildings, additions, sidewalks, driveways, trees, property lines, etc.
	Tree survey
	Tree protection plan
The following items are required for some projects:	
	Evidence of the proposed work's congruity with the special character of the historic overlay district or Raleigh Historic Landmark
	Scaled Existing and Proposed Architectural Drawings:
	Elevation drawings showing the existing and proposed wall(s)
	Plan drawings (including floor plans, roof plans, etc.)
	Grading plan that shows the extent of change in elevation to the existing grade

Certification of Applicant(s)	
I acknowledge that the submission of an incomplete or incorrect application may result in a delay in processing of my application. Please note that if the Applicant is a corporation, this application must be signed by an authorized corporate officer; If the Applicant is a partnership, this must be signed by a general partner; If the Applicant is a limited liability company, this must be signed by the Manager for a manager managed LLC, or all the members for a member managed LLC. For multiple applicants, please add additional signature boxes below.	
Signature: Joseph Hubermann	Date: 8/12/26

Tika Hicks, Assoc. AIA studio **Alinea** tel.919.274.3252

907 W South Street
Raleigh, NC 27603
Historic Boylan Heights
Minor Work Application, Written Description
08.12.2026

This application proposes work to COA 0043_2026 including landscaping work, a car charger at the rear fence, stairs to grade from previously approved deck, a small cover over the Lower Level door and a cover over the Mud Room door at the rear of the structure.

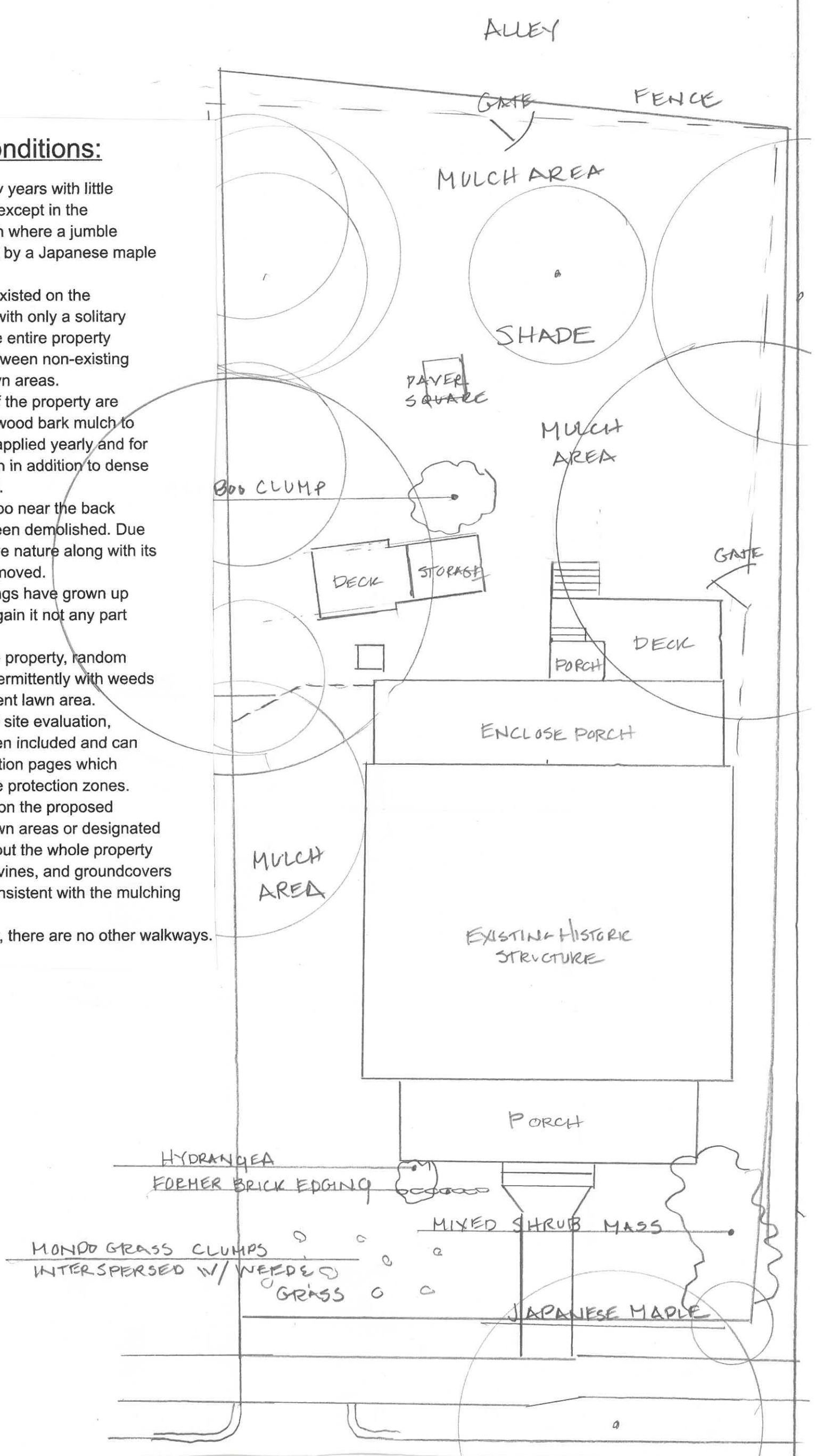
Landscaping work includes a low maintenance landscape with a mixture of native and traditional planting, groundcover in lieu of lawn, and natural flagstone stepping stones. All planting beds which will be installed in tree protection areas will be installed to minimize damage to existing tree roots over 2" in diameter and in accordance with maximum mature height requirements. All planting and groundcover beds to be mulched with triple shred hardwood bark mulch and plants to be shade tolerant.

The new "back" parking area along back fence will be minimally graded, if needed, to protect tree roots and covered with a combination of #57 and #78 gravel and lightly compacted for future car parking.

------End of written description ----------

Notes on Former Site Conditions:

1. The property was a rental for many years with little in the way of foundation plantings except in the northwest corner of the front porch where a jumble of overgrown shrubs are anchored by a Japanese maple near the front City sidewalk.
2. Sparse remnants of brick edging existed on the northeast foundation of the porch with only a solitary hydrangea located in the bed. The entire property contains little if any delineation between non-existing planting beds and non-existing lawn areas.
3. Most of the back and side areas of the property are covered in several inches of hardwood bark mulch to keep down weed growth which is applied yearly and for the most part controls weed growth in addition to dense shade particularly in the back yard.
4. There was a small clump of bamboo near the back shed and deck which have both been demolished. Due to its non-native status and invasive nature along with its location, the bamboo has been removed.
5. Volunteer ligustrum or privet saplings have grown up along the east foundation which again it not any part of any original plantings.
6. In the front southeast corner of the property, random clumps of Mondo grass spread intermittently with weeds unable to form any kind of consistent lawn area.
7. For the purpose of this preliminary site evaluation, mature tree locations have not been included and can be found on additional tree evaluation pages which include replacement trees and tree protection zones.
8. All in all, as shown and explained on the proposed landscape plan there will be no lawn areas or designated bed areas as there were none - - but the whole property will be planted with trees, shrubs, vines, and groundcovers and then mulched as has been consistent with the mulching practices in the past.
9. Other than front concrete walkway, there are no other walkways.



RHDC COA Submission

Huberman – Bromer Residence
907 W South Street, Raleigh, NC

Scale: 1" = 10'

Philip Bernard, LLC
Landscape Design & Consultation
Durham, NC (919) 247-8794

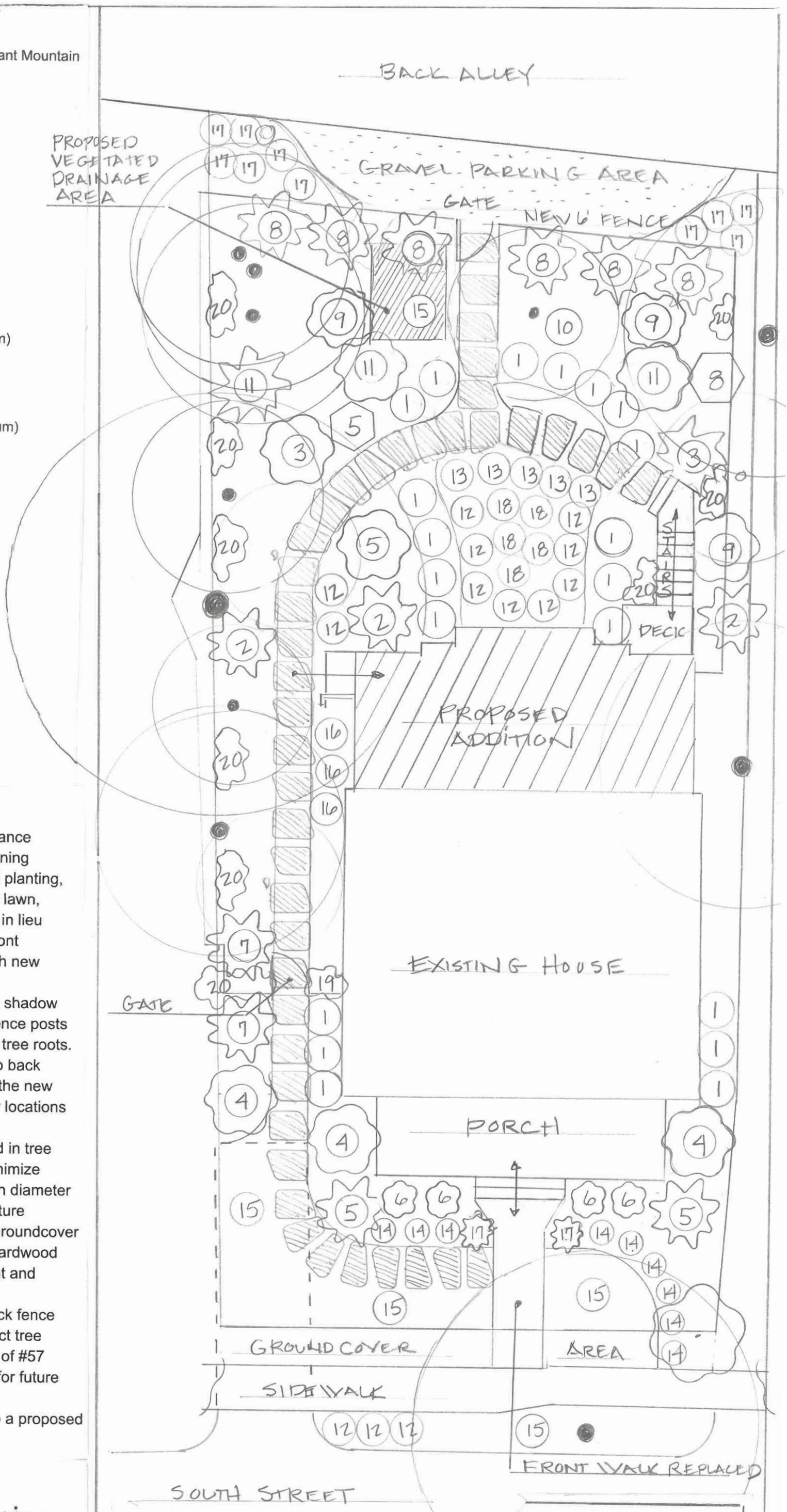
PB

Plant List

1. Sarcococca hookeriana v. humilis Fragrant Mountain
   Fragrant Mountain Sweet Box 2 – 3' HT
2. Aucuba japonica Hosoba Hoshifu
   Hosoba Hoshifu Aucuba 4 – 6' HT
3. Aucuba japonica Rozannie
   Rozannie Aucuba 3 – 4' HT
4. Ilex glabra 'Shamrock'
   Shamrock Inkberry Holly 3' – 42" HT
5. Daphne odora Aureomarginata
   Variegated Winter Daphne 3' – 42" Ht
6. Prunus laurocerasus Otto Luyken
   Otto Luyken Cherry Laurel 42' HT
7. Viburnum tinus Spring Bouquet
   Spring Bouquet Viburnum 3 – 5' HT
8. Ligustrum recurvifolium
   Recurve Ligustrum
   (replacement tree for damaged Ligustrum)
9. Hydrangea quercifolia Tara
   Tara Oakleaf Hydrangea 6' Ht
10. Acer x freemanii Autumn Blaze
    Autumn Blaze Maple 40 – 50' ht
    (replacement tree for diseased Sweet Gum)
11. Azalea Formosa
    Formosa Southern Indica Azalea 6' HT
12. Dryopteris erythrosora
    'Brilliance Autumn Fern' 2' HT
13. Phlox subulate "Emerald Blue'
    Creeping Phlox 6" HT
14. Helleborus orientalis
    Lenton Rose 12" HT
15. Vinca minor 'Bowles'
    Periwinkle 6" HT
16. Anthyrium niponicum var. pictum
    Japanese Painted Fern 2' HT
17. Cyrtomium falcatum 'Rochfordii'
    Japanese Holly Fern 2' HT
18. Hosta x 'Francee'
    Francee Hosta 18" HT
19. Clematis virginia
    Autumn Clematis 6' HT
20. Trachelospermum jasminoides
    Star Jasmine 6' HT

Landscape Notes:

1. Future residents prefer a low maintenance landscape which requires minimal pruning with a mixture of native and traditional planting, well maintained groundcover in lieu of lawn, and natural flagstone stepping stones in lieu of concrete or paver walkways. The front walkway however, will be replaced with new concrete in the same configuration.
2. New wooden fence will match existing shadow box fence but at new 6' height. New fence posts will be installed in a manner to protect tree roots.
3. The gently sloping grade from street to back alley will be maintained except where the new back residential addition will have new locations of egress and egress.
4. All planting beds which will be installed in tree protection areas will be installed to minimize damage to existing tree roots over 2" in diameter rand in accordance with maximum mature height requirements. All planting and groundcover beds to be mulched with triple shred hardwood bark mulch. Plants to be shade tolerant and groundcover replaces grass.
5. The new "back" parking area along back fence will be minimally graded if any to protect tree roots and covered with a combination of #57 and #78 gravel and lightly compacted for future car parking.
6. Roof/gutter drainage with be piped into a proposed vegetated drainage area.



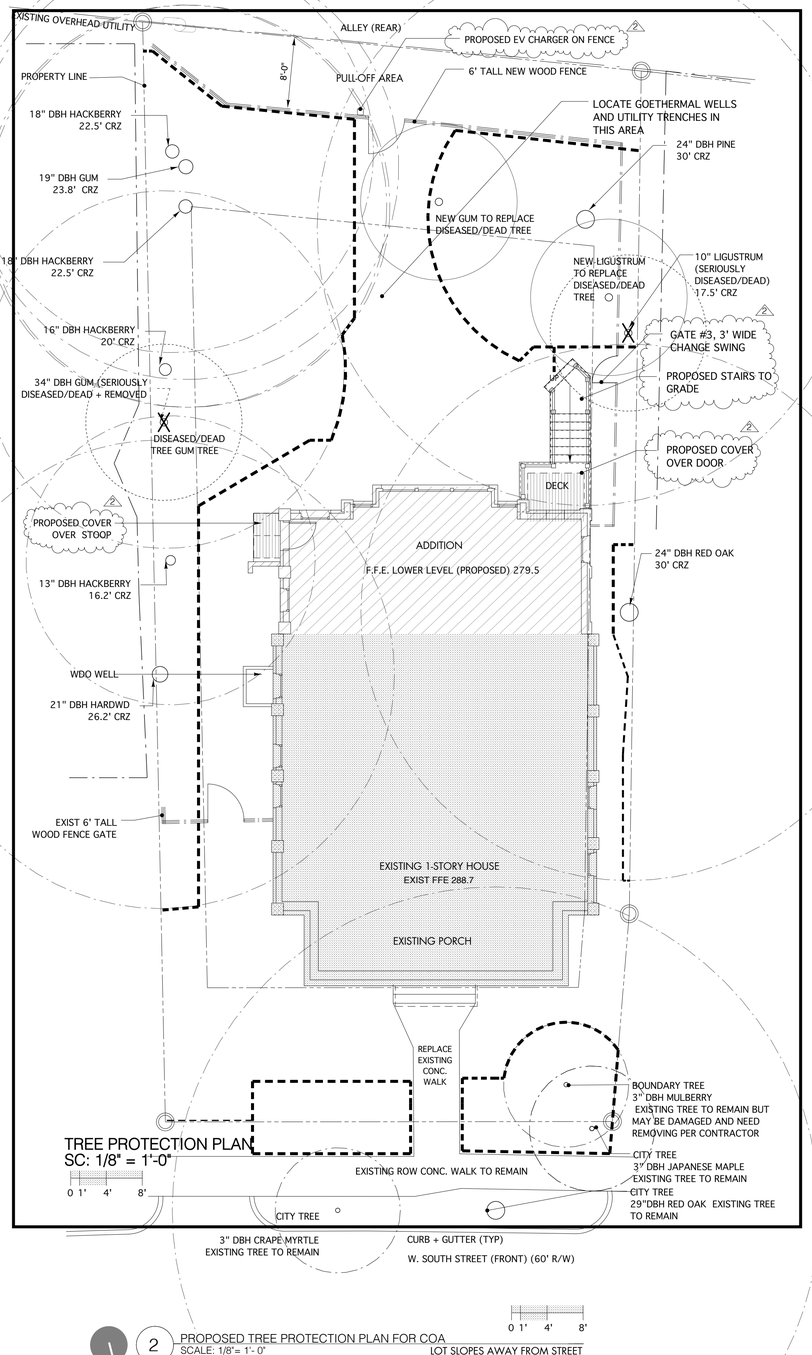
RHDC COA Submission

Huberman – Bromer Residence
907 W South Street, Raleigh, NC

Scale: 1" = 10'

Philip Bernard, LLC
Landscape Design & Consultation
Durham, NC (919) 247-8794

PB



TREE PROTECTION PLAN
SC: 1/8" = 1'-0"

2 PROPOSED TREE PROTECTION PLAN FOR COA
SCALE: 1/8"= 1'- 0"

KEY

- HISTORIC STRUCTURE
- ADDITION
- PROPOSED NEW WORK / COA APPLICATION
- CONSTRUCTION STAGING / MATERIAL STORAGE / CONSTRUCTION PATH, SEE TP NOTES
- NOT USED
- NEW WOODEN FENCE
- REPLACE EXISTING FENCE
- CRZ (CRITICAL ROOT ZONE)
- TREE PROTECTION FENCING

TREE PROTECTION NOTES

1. ALL TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO DEMOLITION WORK AND CONSTRUCTION

2. TREE PROTECTION FENCING TO BE INSTALLED AS SHOWN AND PER CITY OF RALEIGH DEATILS TTP-01 AND TPP-02

3. ALL TREE PROTECTION FENCING MUST STAY IN PLACE FOR THE DURATION OF THE PROJECT UNLESS OTHERWISE APPROVED BY URBAN FORESTRY STAFF

4. ALL TREE PROTECTION FENCING TO BE MINIMUM ORANGE SNOW FENCING

5. ALL FENCING POSTS WITHIN CRITICAL ROOT ZONE (CRZ) SHALL BE HAND DUG AND POSITIONED TO AVOID ANY ROOTS OVER 1"

6. ALL WORK DONE WITHIN THE CRZ OF TREES MUST BE DONE BY HAND

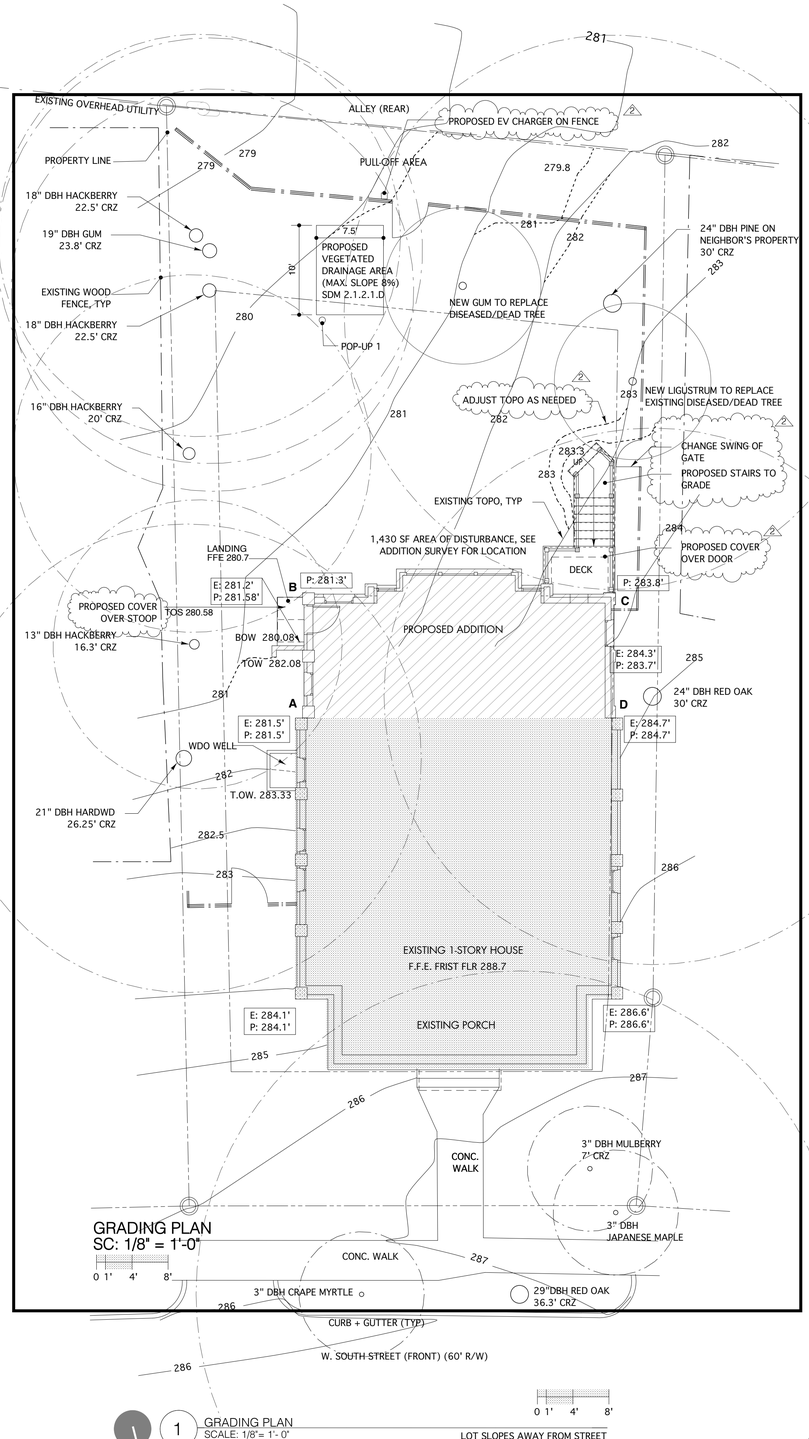
7. ANY ROOTS SMALLER THAN 2" MUST BE CUT BY HAND

8. SPREAD 6" FRESH ARBORIST GRADE WOOD CHIPS OR MULCH WITHIN THE TREE PROTECTION ZONES (TPZ) SHOWN AND PROVIDE SUPPLEMENTAL WATER 1/WK TO THESE TREES FROM MAY -SEPTEMBER DURING CONSTRUCTION AND FOR TWO YEARS AFTER COMPLETION OF CONSTRUCTION TO MAINTAIN APPROPRIATE MOISTURE LEVELS. DO NOT OVER SATURATE SOIL WITH WATER

9. AT CONSTRUCTION PATHS AND CONSTRUCTION STAGING / MATERIALS STORAGE AREAS SEE GENERAL DEMOLTION AND GENERAL CONSTRUCTION NOTES ON D101, A101, AND A102

13. PROVIDE TREE PROTECTION SIGNS PER CITY OF RALEIGH REQUIREMENTS, ATTACH SECURELY TO FENCE POSTS AND FABRIC

COA SUBMISSION
07.15.2026
TREE PROTECTION NOTES
SC: 1/8" = 1'-0"



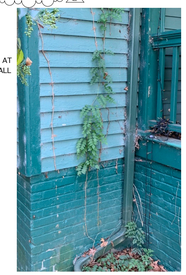
GRADING PLAN
SC: 1/8" = 1'-0"

1 GRADING PLAN
SCALE: 1/8"= 1'- 0"



3 FENCE + EV CHARGER
SCALE: NTS

FENCE PRECEDENT 915 W SOUTH ST
VIEW SHOWING HEIGHT AND GATE



4 BRICK @ RETAINING WALL
SCALE: NTS

CORNER OF BLDG	DRAINAGE DIRECTION	DRAINAGE OPTION SELECTED
A	SOUTH	FLOW TO POP-UP 1 VDA
B	SOUTH	FLOW TO POP-UP 1 VDA
C	SOUTH/WEST	FLOW TO POP-UP 1 VDA
D	SOUTH/WEST	FLOW TO POP-UP 1 VDA

KEY

- EXISTING STRUCTURE
- ADDITION
- NEW WOODEN FENCE
- REPLACE FENCE
- EXISTING TOPO
- NEW TOPO
- CRZ (CRITICAL ROOT ZONE)

NOTES :
1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

COA SUBMISSION
07.15.2026
GRADING NOTES
SC: 1/8" = 1'-0"

2 RHDC COA: 08.12.2026
PRINTED: 07.15.2026
REVISED: 06.10.2026
1 RESUBMITTAL: 05.22.2026
*REVISED: 10.15.2025

RHDC COA SUBMISSION

HUBERMAN - BROMER
907 W. SOUTH ST, RALEIGH NORTH CAROLINA

STUDIO ALINEA
919.274.3252

Job No.	Date	Scale
230509	08.15.2025	AS SHOWN

Drawn	Checked	Sheet
TH		A002

TREE PROTECTION + GRADING + EV CHARGER

1 LOWER LEVEL
1/4" = 1'-0"

LOT SLOPES AWAY FROM STREET

0 1 2 4

2 RHDC COA: 08.12.2026
PRINTED: 07.15.2026
REVISED: 06.10.2026
1 RESUBMITTAL: 05.22.2026
*REVISED: 10.15.2025

RHDC COA SUBMISSION

HUBERMAN - BROMER
907 W. SOUTH ST, RALEIGH NORTH CAROLINA

STUDIO ALINEA
919.274.3252

Job No.	Date	Scale
230509	06.15.2025	AS SHOWN

Drawn	Checked
TH	

Sheet A102

LOWER LEVEL

RHDC COA: 08.12.2026
PRINTED: 07.15.2026
REVISED: 06.10.2026
RESUBMITTAL: 05.22.2026
*REVISED: 10.15.2025

RHDC COA SUBMISSION

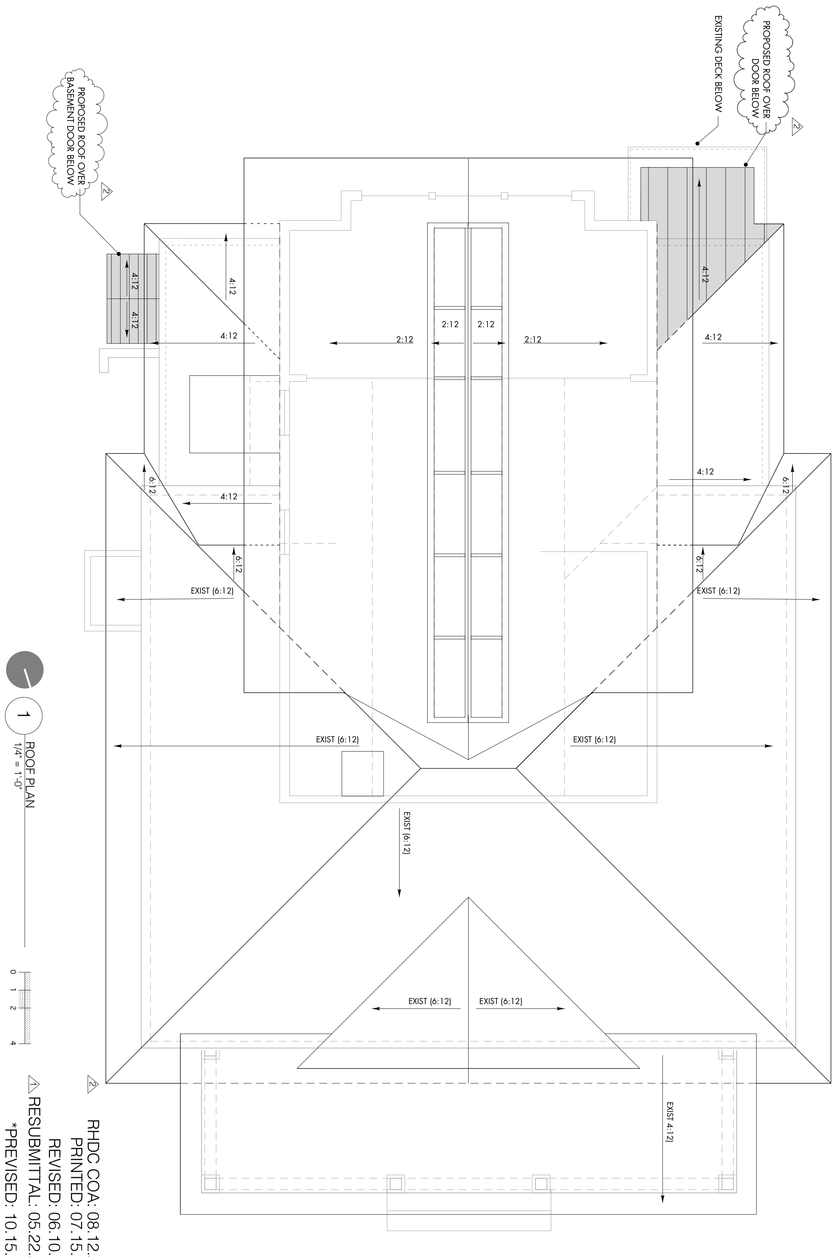
HUBERMAN - BROMER
907 W. SOUTH ST, RALEIGH NORTH CAROLINA

STUDIO ALINEA
919.274.3252

Job No.	Date	Scale
250509	06.15.2025	AS SHOWN

Drawn	Checked
TH	

Sheet A201



1 ROOF PLAN
1/4" = 1'-0"

0 1 2 4

RHDC COA: 08.12.2026
PRINTED: 07.15.2026
REVISED: 06.10.2026
RESUBMITTAL: 05.22.2026
*PREVISED: 10.15.2025

RHDC COA SUBMISSION

HUBERMAN - BROMER
907 W. SOUTH ST, RALEIGH NORTH CAROLINA

Job No.	Date	Scale
230509	08 15 2025	AS SHOWN

STUDIO ALINEA
919.274.3252

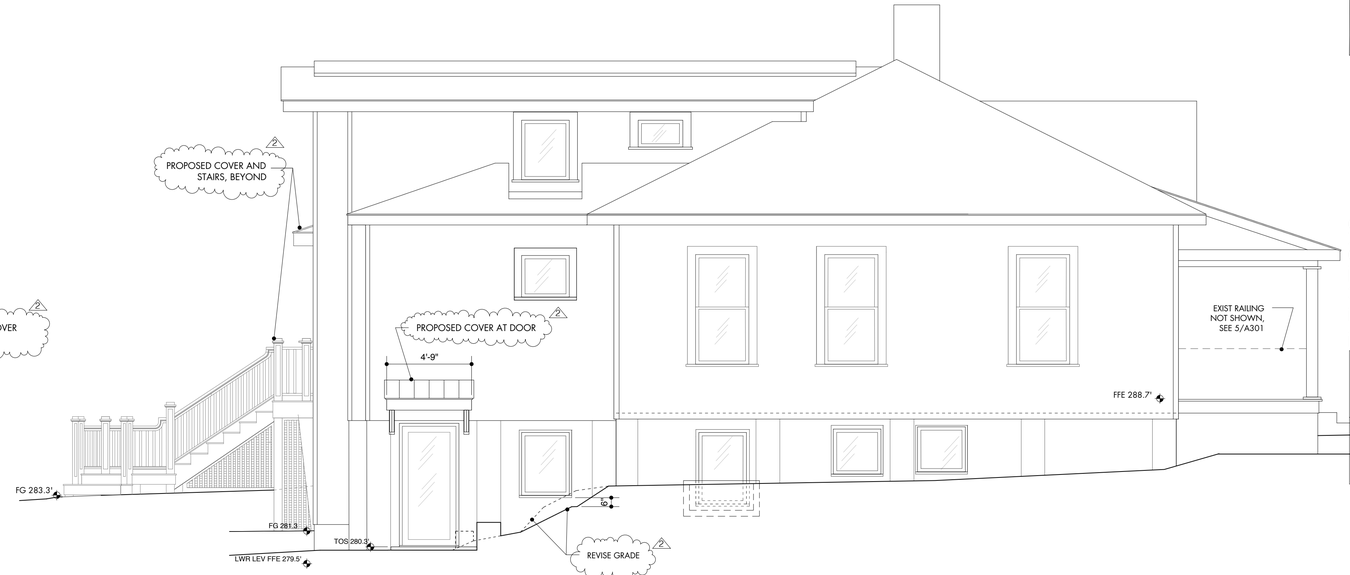
Drawn	Checked
TH	

ROOF PLAN

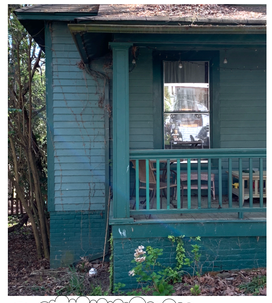
Sheet
A203



3 REAR ELEVATION (SOUTH)
1/4" = 1'-0"
0 1 2 4



2 SIDE ELEVATION (EAST)
1/4" = 1'-0"
0 1 2 4



5 EXIST PORCH RAILING
NO SCALE



4 FRONT ELEVATION (NORTH)
1/4" = 1'-0"
0 1 2 4



1 SIDE ELEVATION (WEST)
1/4" = 1'-0"
0 1 2 4

2 RHDC COA: 08.12.2026
REVISED: 07.15.2026
REVISED: 06.10.2026
1 RESUBMITTAL: 05.22.2026
* REVISED 10.15.2025

RHDC COA SUBMISSION

HUBERMAN - BROMER
907 W. SOUTH ST, RALEIGH NORTH CAROLINA

STUDIO ALINEA
919.274.3252

Job No.	Date	Scale
230509	08.15.2025	AS SHOWN

Drawn	Checked
TH	

ELEVATIONS

Sheet A301



SIDE ELEVATION (EAST)



STREET ELEVATION (NORTH)

RHDC COA SUBMISSION - NOT FOR CONSTRUCTION

HUBERMAN - BROMER

907 W SOUTH ST. RALEIGH, NC

Job No.	Date	Scale
230509	01 10 2024	AS SHOWN

STUDIO ALINEA
TIKA HICKS, ASSOC. AIA 919.274.3252

EXISTING PROPERTY

Sheet



REAR ELEVATION (SOUTH-EAST)



REAR ELEVATION (SOUTH)

RHDC COA SUBMISSION - NOT FOR CONSTRUCTION

HUBERMAN - BROMER

907 W SOUTH ST. RALEIGH, NC

Job No.	Date	Scale
230509	01 10 2024	AS SHOWN

STUDIO ALINEA
TIKA HICKS, ASSOC. AIA 919.274.3252

EXISTING PROPERTY

Sheet



REAR ELEVATION

REAR + SIDE YARD (SOUTH + WEST)



SIDE YARD (EAST)

RHDC COA SUBMISSION - NOT FOR CONSTRUCTION

HUBERMAN - BROMER

907 W SOUTH ST. RALEIGH, NC

Job No.	Date	Scale
230509	01 10 2024	AS SHOWN

STUDIO ALINEA
TIKA HICKS, ASSOC. AIA 919.274.3252

EXISTING PROPERTY

Sheet