



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

806 W South St

Address

Replace deck; reduce deck size

Boylan Heights

Historic District

Historic Property

COA-0119-2026

Certificate Number

09/14/2026

Date of Issue

09/14/2027

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

Signature, _____

A handwritten signature in blue ink, appearing to read "Collette K.", written over a horizontal line.

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name: Katharine and Nicholas Woomer-Deters

Mailing address: 806 W. South St.

City: Raleigh

State: NC

Zip code: 27603

Date: 8-13-26

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-0119-2026**

Fee:

Amount paid:

Received date:

Received by:

Property street address: 806 W. South St., Raleigh 27603

Historic district: Boylan Heights

Historic property/Landmark name (if applicable):

Owner name: Same as above

Owner mailing address: same as above

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 ☒	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? Yes ☒ No ☐	

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).
3.1	Decks	We will be reducing the size of an existing deck by about 1/3, replacing the remaining deck with a similar replacement because it is rotting, and adding
		used to be
		The deck will also expose an existing exterior door (currently covered by deck) that we plan to replace for security and fire safety, but we are still trying to locate a contractor to do that portion of the work which will not be done by our company

Patio and door replacement not included in this application.

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>09/14/2027</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>09/14/2026</u>



Deck Proposal

Kate Woomer-Deters

July 02, 2026

Who We Are



JM Decks and Fences takes the enjoyment of personalizing your outdoor living space to a whole new level. We are a design and build team specializing in every facet of Outdoor Living. Our founding principle—that Outdoor Living is an art, not an afterthought—still drives us today as the Triangles most innovative Deck and Fence company.

Our vast expertise includes maintenance free decks, patios, fences, porches and much more. We view each project as an opportunity to create a personal masterpiece—no matter the size or scope. Your design will be based on your Outdoor Living aspirations, lifestyle, personal taste, and budget. Our experienced artisans provide an unparalleled quality of workmanship which results in an exceptionally crafted finished product.

During your construction project, you can expect the following from us:

- A Consistent Schedule
- Open Communication
- Attention to your vision
- Highest Quality of Materials and Expert Installers

In the proposal that follows, you will find all details relating to your project, costs, and timeline.

We're looking forward to starting your project!

-The JM Team

JM Decks & Fences
1143-C Executive Circle Ste. 102
Cary NC 27511

General contractor.

Lic. 105890

Fee Summary

Hybrid Deck Addition	\$16,500
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Scope of Work:

Remove and haul away existing deck in its entirety

Frame new 13-5"x20-5" deck using Pressure Treated (PT) Southern Yellow Pine (SYP)

Furnish and install composite decking chosen from the [Prime+](#) Collection from TimberTech and wooden railing.

Planning

- Create drawings & plans necessary to obtain permits.
- Obtain all necessary building permits.
- Schedule all necessary inspections.
- Arrange for delivery of necessary materials.

Framing

- All framing material to be PT SYP
- Dig all necessary footings in preparation to set posts

- Posts to be 6"x6" and set on the concrete footings with a minimum of 12" into the ground.
- 2"x10"s Ledger board to be install with 5/8" Galvanized thru bolts or 5" long Timberlok Screws by code
- Supply and install vinyl membrane against to house wall prior ledger board installation to prevent any water filtration.
- Floor joists to be 2"x18"s at 12" O.C
- Outer deck bands will be 2"x10"s

Decking boards

- Supply and install approximately 235sqft of selected composite decking boards
- Installed using hidden fastener system

Pattern

- Parallel with house

Stairs

- Install (1) set of 3' wide stairs from deck surface to grade with approximately 5 steps
- Treads to match deck selection
- Risers and stringers can match deck collection.

Fascia

- Fascia to match deck collection.

Railing System

- Install approximately 45 linear feet (incl. stairs) of #1 Premium Pressure Treated Southern Yellow Pine railing:

1. Posts to be 4"x4" PT SYP

2. Top and bottom rail to be 2"x4" PT SYP
3. Rail cap to be a composite deck board to match with deck selection (stairs not included).
4. Infill to be 2"x2" Pt balusters.

Permits

All work to be permitted and comply with current NC building code. Necessary drawings will be submitted to appropriate channels in order for permits to be obtained and to assist with HOA approval.

****Permit Fee Waived****

*PT = Pressure Treated

*SYP = Southern Yellow Pine

*Decking and railing will be registered after completion of project and receive TimberTech 25-year warranty

Patio Addition

\$8,300

Patio construction removed from this application

Scope of Work:

Install 180 sqft paver patio to rear of property with retaining wall as needed to level the surface

Construction Overview:

- Excavate paver area
- Grade and pack #57 stone layer and set with tamper
- Grade and pack crushed run layer and set with tamper
- Install Edging Strips
- Lay out and level pavers
- Fill seams with polymeric masonry sand and set with vibrating plate

Wash/clean paver area

Hardscape material to be selected from either the [Dulham Cobble](#) or [Cambridge Cobble](#) collections from Belgard or from the [Eva](#) collection from Techo Bloc. Selections made outside of these collections may be subject to an increase in cost

Design to match rendering as close as possible

Total

\$24,800

About Us



JM DECKS & FENCES

JM DECKS & FENCES is a family-owned company with over 20 years of experience. We pride ourselves on our ability to listen to our customers and bring their vision to life.

Every project is unique, with its own set of details, goals, and challenges. Our dedicated employees possess the creative engineering and versatility to meet demanding schedules, overcome on-site challenges, and always put the customer first.

We are happy to counsel our clients on the many decisions that come with outdoor living. No matter what, we will protect your investment and help you meet your goals. **We are fully licensed, insured, and bonded, and we offer a 1-year**

workmanship warranty with every project.

With your best interests in mind, we examine materials, systems, and equipment for cost, availability, and quality. Early coordination fosters team collaboration and focuses everyone on finding the best solutions for the project.

Details

Client Responsibilities

Client is responsible for disclosure, location, identification and marking of any private utilities such as sewer, irrigation, underground cable lines etc. Client is responsible for any damages that may occur to private utilities not properly disclosed, located, identified and marked.

Client will allow free access to work areas for workers and vehicles and will allow areas for the storage of materials and debris. Driveways will be kept clear for the movement of vehicles during work hours.

Time of Completion

The work to be performed under this Contract shall be commenced upon signature of the contract and receipt of initial payment and may take up to 30 days after the last inspection (when required).

Payment Schedule and Provisions

Payments of the Contract price shall be paid in the manner following:

25% upon signature of the contract

50% upon completion of framing

The remaining 25% is not due until after a final walk through of completed work outlined in this contract.

- Payment methods accepted: Cash (USD), Check, Money Order, Cashiers Check, PayPal, Venmo, credit and debit cards (*Please note: a 3% processing fee*)

applies to credit and debit card payments, which includes PayPal and Venmo).

- Payment shall be made to JM Decks and Fences LLC
- Invoices not paid within 30 days are subject to a late fee of 2% per month.
- In the event Client shall fail to pay any periodic or installment payment due hereunder, Contractor may cease work without breach pending payment or resolution of any dispute.
- **FINANCING AVAILABLE! Click the link below and see how much you qualify for:**

Permits

JM Decks and Fences will supply any building permits required in your county.

The homeowner is responsible for obtaining a property survey if one is required in order to obtain a building permit as well as if it is required to pass any inspection. The contractor is not responsible for your City/County requirements. Therefore, if an [As-Built Survey](#) is required, the homeowner is responsible to obtain it in order to pass the inspections. JM Decks and Fences understands that this property is located in a City of Raleigh Historic District and will work cooperatively with the homeowner to ensure that the construction plan complies with the Design Guidelines for Raleigh Historic Districts and Landmarks.

The homeowner is responsible for any engineering fees if required by county inspectors once the project has started or before.

When required, the client is responsible for applying to their HOA as well as obtaining any zoning permits possibly required for fence additions.

Should the HOA or the Historic Preservation unit of the City of Raleigh Planning and Development Department deny approval for the project after reasonable diligent efforts by the homeowner to obtain approval, the homeowner's deposit will be refunded in full less the costs and expenses already incurred by JM Decks and Fences such as but not limited to permit(s) and/or 3D rendering(s) that

could've been provided during the negotiations. The fee for renderings can go from \$500 to \$1,000, depending on the time and effort invested.

Completion Criteria

Contractor shall have fulfilled its obligations when any one of the following first occurs:

- Final walkthrough and all applicable modifications are completed.
- Contractor and/or Client has the right to cancel services or deliverables not yet provided with 20 business days advance written notice to the other party.

General Provisions

1. The client is responsible for locating the public utilities on their property such as electrical, gas, phone, cable and water. This can be done with 1 simple phone call to nc811.
2. All work shall be completed in a workmanship like manner and in compliance with all building codes and other applicable laws at the time of construction.
3. Contractor may at its discretion engage a subcontractor to perform electrical work, provided Contractor shall fully pay said subcontractor and in all instances, remain responsible for the proper completion of this contract.
4. Contractor will make reasonable efforts to protect driveways, lawns, shrubs, and other vegetation. Contractor will maintain the worksite clean and orderly and will remove debris as needed during the hours of work in order to maintain work conditions which do not cause health or safety hazards.
5. All change orders shall be in writing and signed by both Client and Contractor.
6. Contractor warrants it is adequately insured for injury to its employees and others incurring loss or injury as a result of the acts of Contractor or its employees and subcontractors.
7. Contractor agrees to remove all debris and leave the premises in clean condition.
8. Contractor has the right to enforce legal action such a mechanics lien. Client is

subject to any costs associated with collecting outstanding balances such as interest and attorney fees.

9. All disputes hereunder shall be resolved by binding arbitration in accordance with the rules of the American Arbitration Association.

10. Contractor shall not be liable for any delay due to circumstances beyond its control including strikes, casualty or general unavailability of materials.

Promotion/Advertisement

Client authorizes the Contractor to display a sign for the duration of the job, and to use photographs taken at the job site for display, promotion and advertising, without compensation to the Client.

Workmanship Warranty

Warrants all work for a period of 1 year following completion. Product warranties may be offered as specified by the product manufacturer and under the manufacturer terms and conditions.

Conflict Resolution

This Agreement shall be governed by the prevailing laws of North Carolina, USA. Should any conflicts arise related to this agreement, the Parties agree to seek a suitable resolution through a neutral arbitrator, whose ruling shall be considered final and binding on both parties.

Project Change Control Procedure

The following process will be followed if a change to a SOW is required:

- A Project Change Request (PCR) will be the vehicle for communicating change. The PCR must describe the change and the estimated cost.
- A written PCR must be signed by both parties to become effective. Client signature constitute approval for the PCR changes and estimated costs. Contractor will invoice Client for any such charges.
- Any PCR issues towards this job will be due and payable upon acceptance by Client.

- Contractor may implement required changes prior to receiving written authorization from Client in order to comply with building codes, when these are requested by the building department, engineering or other governing body.
- PCRs may also increase the time within which the contract is to be completed. If such a delay occurs more than the quoted time on this contract it takes for completion of the project, the material costs may need to be adjusted if the cost increases in the current market.

****QUOTE VALID FOR 30 DAYS****

Next Steps

To take advantage of this proposal and proceed with the project as outlined, Kate Woomer-Deters's next steps must be to:

- Accept the proposal as-is; or
- Discuss desired changes with JM Decks and Fences
- Finalize and sign the contract by clicking the ACCEPT button on the very top of the proposal
- Submit a deposit which ensures your project is scheduled.

Once completed, JM Decks and Fences will contact Kate Woomer-Deters to schedule a project launch meeting to make introductions and gather information before beginning the work.

We're happy to make changes to project scope at Kate Woomer-Deters's request at any time, but some changes may be subject to additional billing.

Proposal Agreement

All work is to be completed in a substantial and professional manner for the sum of made as follows:

This Agreement made by JM Decks and Fence LLC and between Kate Woomer-Deters hereinafter called the Client. This Statement of Work (hereinafter called the "SOW"), effective on the date that both parties sign the agreement, is entered by and between "Client" and "Contractor," and is subject to the terms and conditions. The Exhibit(s) to this Agreement, if any, shall be deemed to be a part hereof. In the event of any inconsistencies between the terms of the body of this Agreement and the terms of the Exhibit(s) hereto, the terms of the body of this Agreement shall prevail.

Any alterations or deviation from the above specifications that require additional cost of material or labor will be executed upon written order for same, and will become an extra charge over the sum mentioned above for this contract. All agreements must be made in writing.

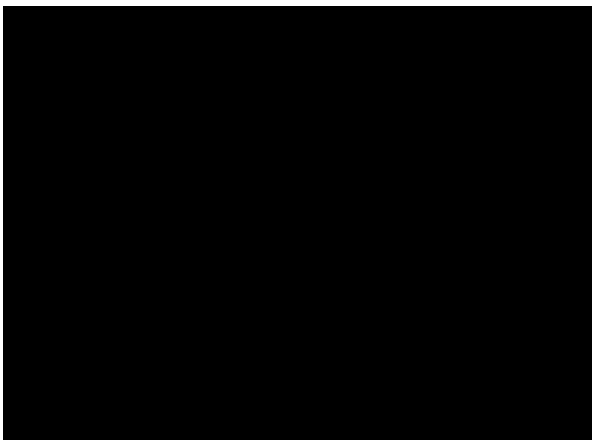
I am presenting the above estimate along with the terms of payment for your consideration.

Your Name / Date

JM Decks and Fences / Date

ACCEPTANCE

You are hereby authorized to furnish all materials and labor required to complete the work described above, according to the terms described above.



JM Decks And Fences

1143 G-Executive Cir,

Ste: 102 Cary, NC 27511

(919) 308-5104

NOTES: All Framing materials
will be Pressure Treated (PT)
Southern Yellow Pine (SYP)
#2 or better.

5/4"x6" PT Decking
(screws down)

2"x2" Ledger Strip to sit
Joists on.

All foundation support post
are to be 6x6 (TYP)

All Footings are to be 16x16x12
Depth w/ 8" OF CONC.

Katharine & Nicholas

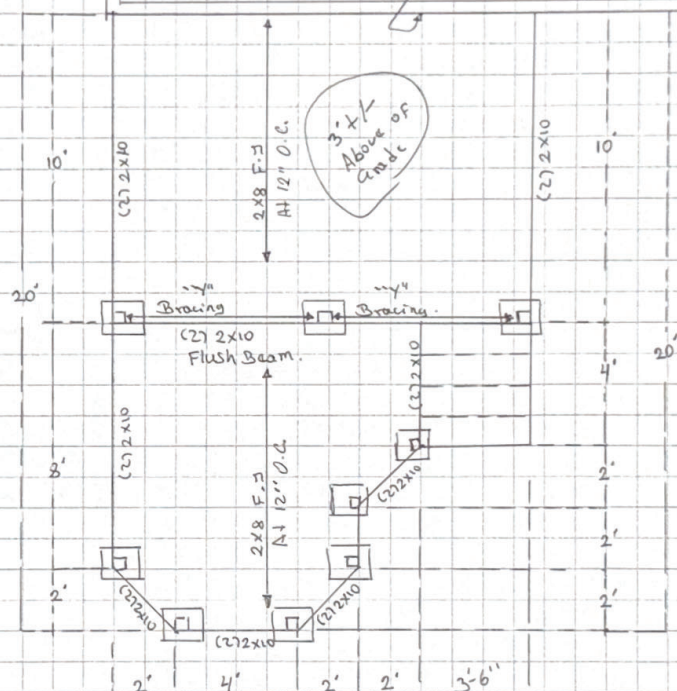
Woomer - Deters.

806 W. South St,

Raleigh, NC 27603

(919) 455-1977

2x10 Attach to house band and masonry wall w/ (1) Rows
of 5/8" Thru. Bolts at 16" O.C.



Foundation Structural Plan.

Scale: 1/4" = 1'-0"

"Y" Bracing showing is only for deck floors
over 48" tall. For attached decks, or over 30" tall
For freestanding decks and is to be w/ 4x4 braces
placed 1/3 of the post height (minimum) down
from the top of the post and attached w/
(1) 5/8" bolt or (2) 6" long Timberlok screws
Per connection.

If attached and less than 48" tall, For
freestanding and less than 30" tall the "y"
bracing showing may be omitted.

Guardrails post are to be 4x4 post at 8'-0"
O.C. Maximum. Not notched at bottom attached
to Perimeter (2) 2x10 bands w/ (2) 1/2 bolts
Per connection.

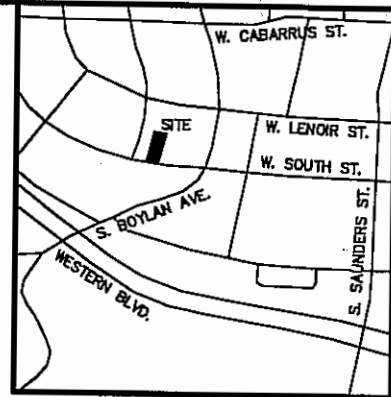
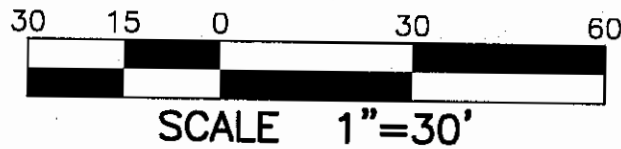
Attach girder to Post w/ (2)
Simpson L-30 Per Post.

ADOPTED FROM D.B. 15246, PAGE 2384

SURVEY FOR
KATHARINE WOOMER-DETERS
&
NICHOLAS WOOMER-DETERS

PART OF LOTS 186-188, BOYLAN HEIGHTS
806 W. SOUTH STREET
PIN# 1703.10-36-3430
D.B. 16900, PAGE 1190
B.M. 1885, PAGE 114

CITY OF RALEIGH
WAKE COUNTY, NORTH CAROLINA
JULY 10, 2018

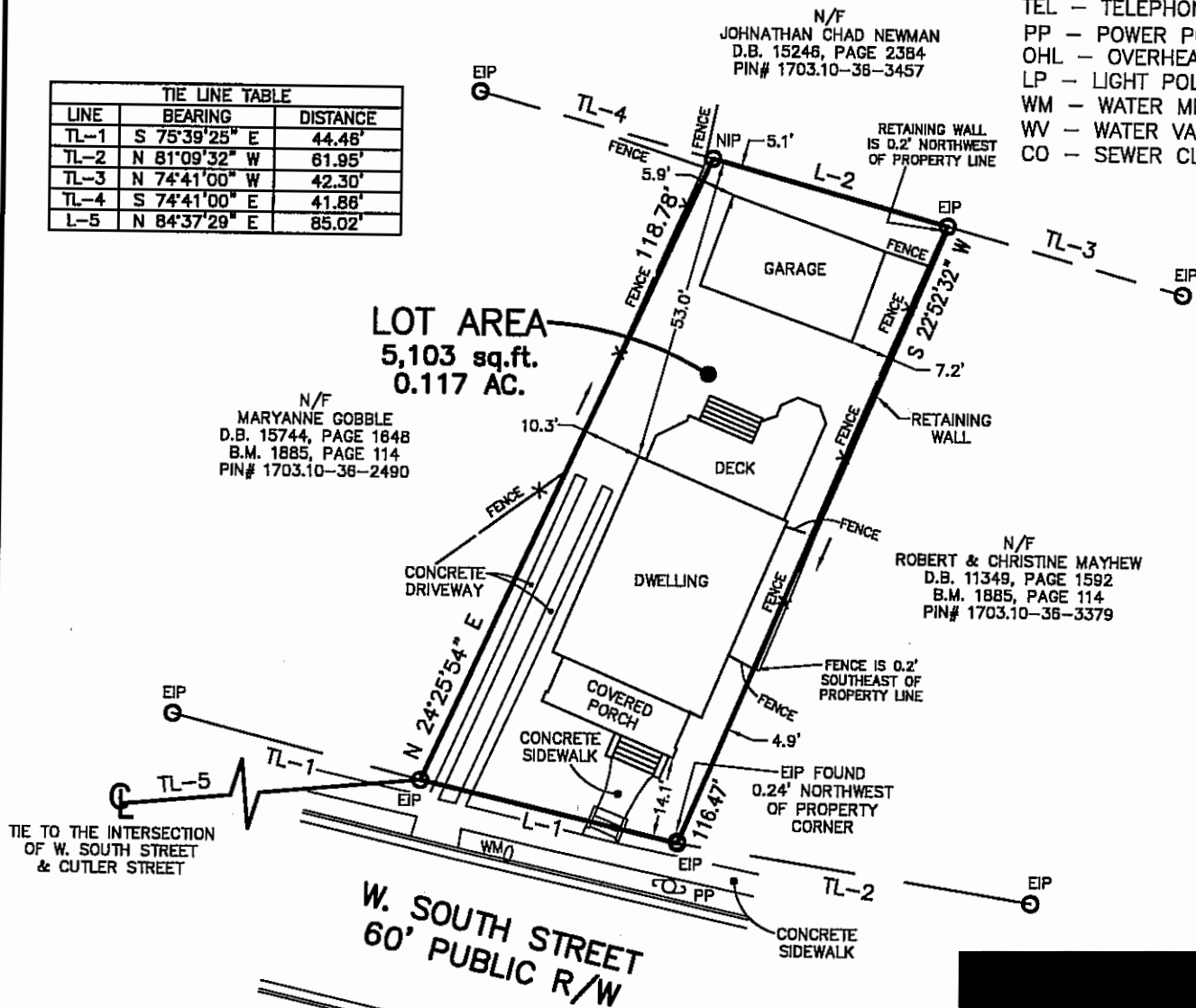


VICINITY MAP

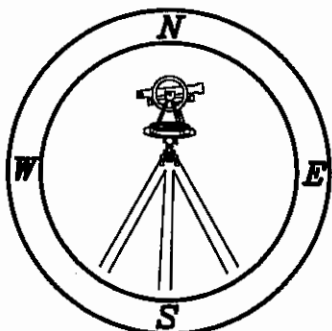
LEGEND:

- EIP - EXISTING IRON PIPE
- EIB - EXISTING IRON BAR
- BEIP - BENT IRON PIPE
- BEIB - BENT IRON BAR
- CM - CONCRETE MONUMENT
- EPK - EXISTING PK NAIL
- SPK - SET PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT

TIE LINE TABLE		
LINE	BEARING	DISTANCE
TL-1	S 75°39'25" E	44.46'
TL-2	N 81°09'32" W	61.95'
TL-3	N 74°41'00" W	42.30'
TL-4	S 74°41'00" E	41.88'
L-5	N 84°37'29" E	85.02'



LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 76°57'34" W	45.77'
L-2	S 74°41'00" E	42.23'



CAWTHORNE, MOSS
& **PANCIERA, P.C.**

Professional Land Surveyors
C-1525

333 S. White Street
Post Office Box 1253
Wake Forest, N.C. 27588
(919)556-3148

I DECLARE THAT THIS SURVEY COMPLIES WITH THE NORTH CAROLINA STANDARDS OF PRACTICE FOR SURVEYING, (SECTION 1600) FOR CLASS A SURVEYS AND THAT THE CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000+. FURTHERMORE, PROPERTY CORNERS SHOWN ARE PRIMARY CONTROL MONUMENTATION FOR THE RE-ESTABLISHMENT OF PROPERTY CORNERS IN THE ABSENCE OF GRID MONUMENTS AND OTHER SUBDIVISION PROPERTY CORNERS. THIS SURVEY IS NOT TO BE RECORDED WITHOUT THE WRITTEN AUTHORIZATION OF THE SURVEYOR.

PROFESSIONAL LAND SURVEYOR L-333



JM DECKS & FENCES



JM DECKS & FENCES



This portion of the deck above will be removed















