CERTIFICATE OF APPROPRIATENESS PLACARD

RHDC
RALEIGH HISTORIC
DEVELOPMENT COMMISSION

for Raleigh Historic Resources

311 E Edenton St
Address

Oakwood
Historic District

Historic Property

COA-0136-2026
Certificate Number

10/20/2026
Date of Issue

10/20/2027
Expiration Date

Project Description:

Install new ADA-compliant railing on ramp

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, Colletta 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: Jo Anne Sanford + William E. Brewer Jr		
Mailing address: 721 N Bloodworth St		
City: Raleigh	State: NC	Zip code: 27604
Date: 9/1/2026	Daytime phone #: [redacted]	
Email address: [redacted]		
Applicant signature: [redacted]		

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-0136-2026** Fee: _____ Amount paid: _____ Received date: _____ Received by: _____

Property street address: 311 E Edenton St
Historic district: Oakwood
Historic property/Landmark name (if applicable):
Owner name: Jo Anne Sanford + William E. Brewer Jr.
Owner mailing address: 712 N Bloodworth 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).
2.11/60-61	Accessibility, Health + Safety	Request reparing the existing accessible ramp out of similar materials
		Railing to be similar to the existing historic side porch rails to blend in with the character of the building

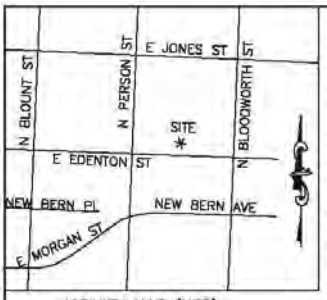
Minor Work Approval (office use only)

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 10/20/2027.

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 10/20/2026

311 E Edenton St Front Elevation w/ Main Entry (above) and Side Entry in front of a later rear addition on the left side. This porch has an existing ramp on the left side that creates an L shape around the addition to the back parking lot area (below)



VICINITY MAP (NTS)

PROPERTY OF:
WILLIAM E. BREWER JR, JO ANNE SANFORD & CHARLOTTE BREWER
LOT 2A & PARCEL 21 THE NC STATE SCHOOL BOARD ASSOC INC
PIN: 1703-89-5575 & 1703-89-4592

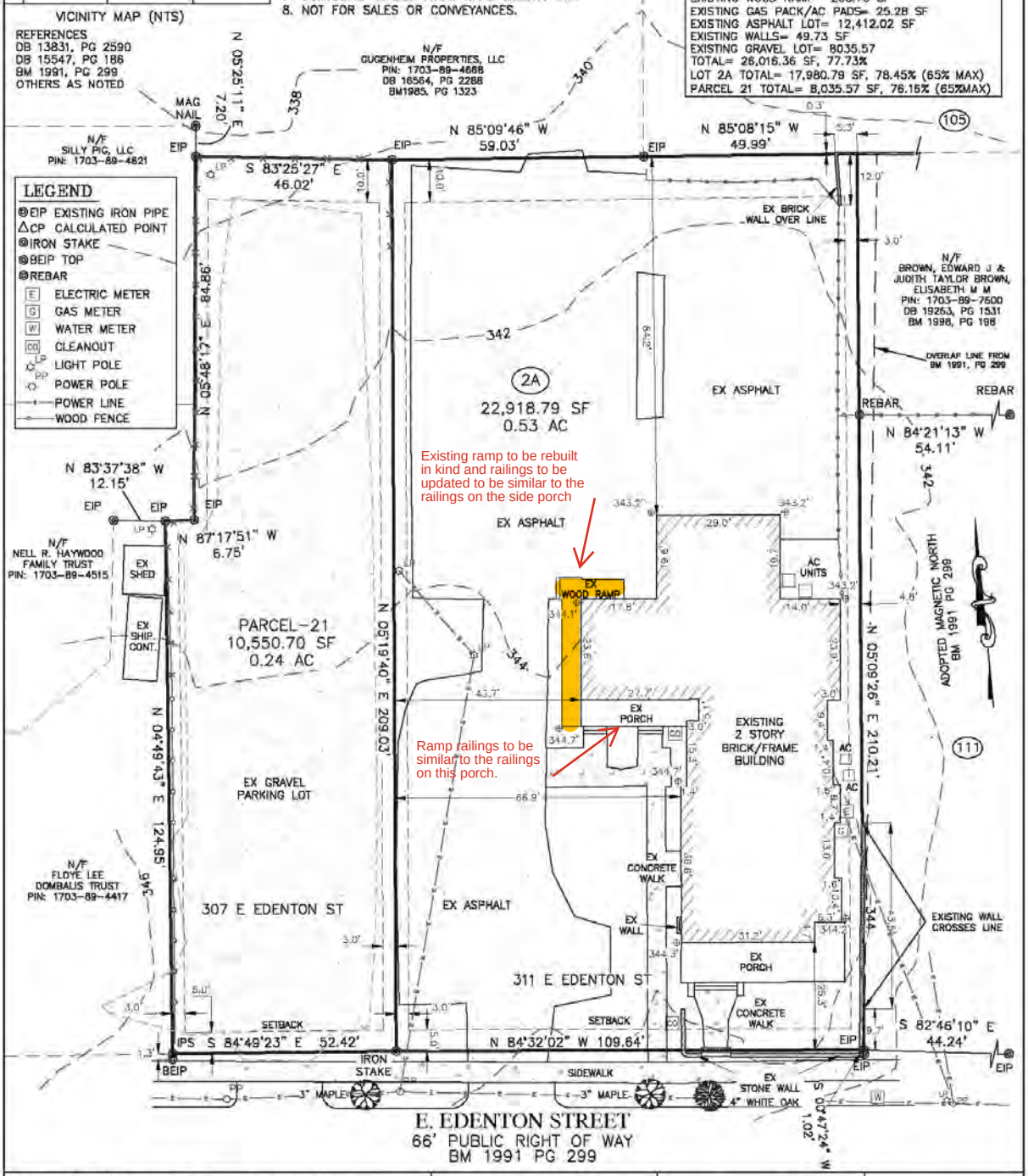
NOTE:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD THAT A TITLE SEARCH MAY IDENTIFY.
3. SURVEY PERFORMED WITHOUT TITLE SEARCH.
4. ALL DASHED LINES REPRESENT LINES NOT SURVEYED.
5. AREA BY COORDINATE METHOD.
6. HOUSE DIMENSIONS ARE BASED ON FOOTPRINT.
7. CONTOURS SCALED FROM WAKE COUNTY GIS.
8. NOT FOR SALES OR CONVEYANCES.

SITE DATA TABLE:
PIN: 1703-89-5575
LOT AREA: 22,918.79 SF 0.53 AC
ZONING: OX-3
OVERLAY DISTRICT: OAKWOOD HISTORIC DISTRICT/ NATIONAL REGISTER DISTRICTS
USE: COMMERCL
EXISTING IMPERVIOUS: SEE TABLE
RESIDENTIAL INFILL STATUS: UNDETERMINED
ALLOWED BUILDING HEIGHT: 40'/3 STORIES
SETBACK REQUIREMENTS: SEE SETBACK LINES
EXISTING BUILDING SQUARE FOOTAGE: 5,629 SF

IMPERVIOUS SURFACE DATA
EXISTING BUILDING/PORCHES= 4611.85 SF
EXISTING CONCRETE WALKS= 673.12 SF
EXISTING WOOD RAMP= 208.79 SF
EXISTING GAS PACK/AC PADS= 25.28 SF
EXISTING ASPHALT LOT= 12,412.02 SF
EXISTING WALLS= 49.73 SF
EXISTING GRAVEL LOT= 8035.57
TOTAL= 26,016.36 SF, 77.73%
LOT 2A TOTAL= 17,980.79 SF, 78.45% (65% MAX)
PARCEL 21 TOTAL= 8,035.57 SF, 76.16% (65%MAX)

REFERENCES
DB 13831, PG 2590
DB 15547, PG 186
BM 1991, PG 299
OTHERS AS NOTED

LEGEND
EIP EXISTING IRON PIPE
CP CALCULATED POINT
IRON STAKE
BEIP TOP
REBAR
ELECTRIC METER
GAS METER
WATER METER
CLEANOUT
LIGHT POLE
POWER POLE
POWER LINE
WOOD FENCE



Existing ramp to be rebuilt in kind and railings to be updated to be similar to the railings on the side porch

Ramp railings to be similar to the railings on this porch.

SITE LOCATION: 307 & 311 E EDENTON ST RALEIGH NC 27601-1017	TOWNSHIP: RALEIGH	ZONE: OX-3
	SCALE: 1"= 30'	DATE OF FIELD SURVEY: 2-6-26
	JOB# : 26_116	COUNTY: WAKE

0 15 30
(IN FEET)

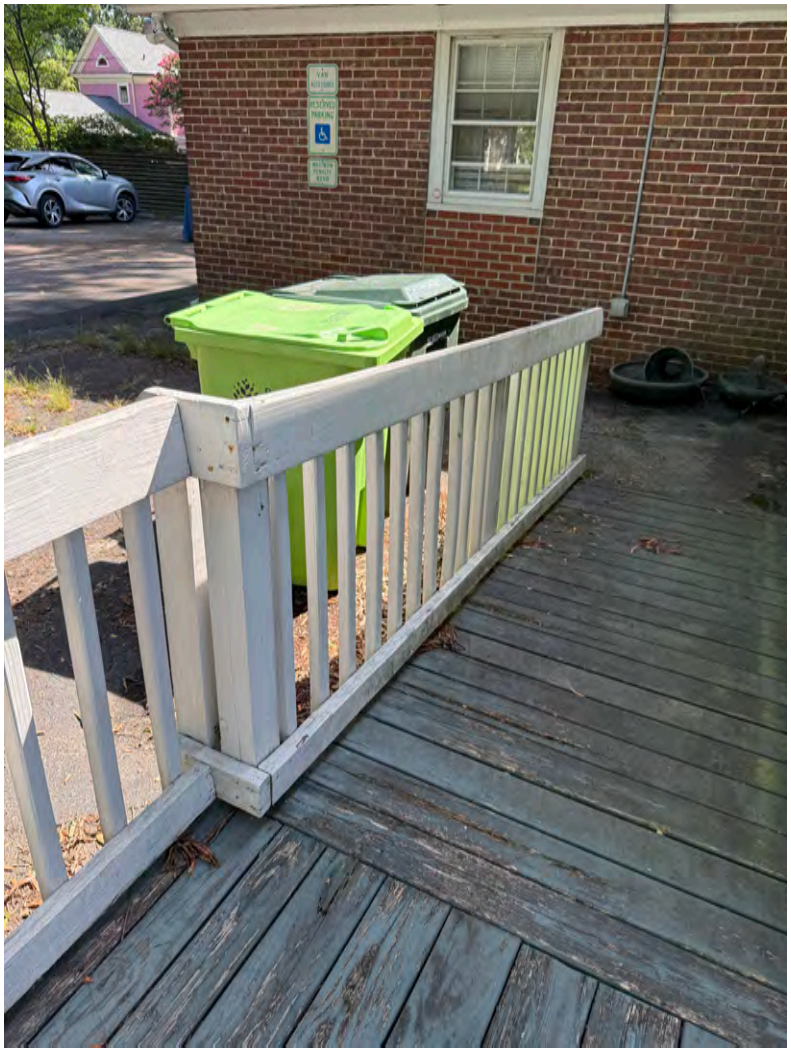
[redacted]

I, MICHAEL PRESTON TUTT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY AND FROM REFERENCES NOTED; THAT THE RATIO OF PRECISION BEFORE ADJUSTMENTS WAS 1:10,000 WITNESS MY ORIGINAL SIGNATURE, 9TH OF FEBRUARY, 2026.

MICHAEL P. TUTT, PLS L-4443

ANGLE RIGHT LAND SURVEYING, PLLC
SURVEYING THE PAST AND THE FUTURE TODAY
919-810-4324
NC LIC. # P-0446
3008 ANDERSON DR., SUITE 160
RALEIGH, NC 27609

Images of the existing ramp that leads off from the left side of the existing side porch on the side/rear addition. The ramp will be replaced in kind and will stay in the same location and configuration. The railing design is to be updated to be similar to the existing rail on the porch that it is attached to. More images below.



This is the railing design that we will use on the updated ramp. Railings will be taller per code for an accessible ramp, 38" tall and a handrail will be installed inside the railings at 34" above FF of ramp. Same materials, dimensions, and style for the new railings. Bottom rail to sit on finish floor of ramp to create a curb for wheelchairs. Bottom rail needs to be at least 2" tall. All to be wood and painted.

ADA Standards for Accessible Design Title III Regulation 28 CFR Part 36 (1991)

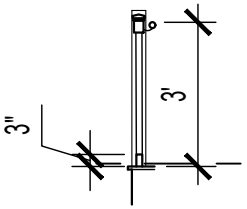
4.8.5* Handrails

If a ramp run has a rise greater than 6 in (150 mm) or a horizontal projection greater than 72 in (1830 mm), then it shall have handrails on both sides. Handrails are not required on curb ramps or adjacent to seating in assembly areas. Handrails shall comply with 4.26 and shall have the following features:

(1) Handrails shall be provided along both sides of ramp segments. The inside handrail on switchback or dogleg ramps shall always be continuous. (2) If handrails are not continuous, they shall extend at least 12 in (305 mm) beyond the top and bottom of the ramp segment and shall be parallel with the floor or ground surface (see Fig. 17). (3) The clear space between the handrail and the wall shall be 1 - 1/2 in (38 mm). (4) Gripping surfaces shall be continuous. (5) Top of handrail gripping surfaces shall be mounted between 34 in and 38 in (865 mm and 965 mm) above ramp surfaces. (6) Ends of handrails shall be either rounded or returned smoothly to floor, wall, or post. (7) Handrails shall not rotate within their fittings.

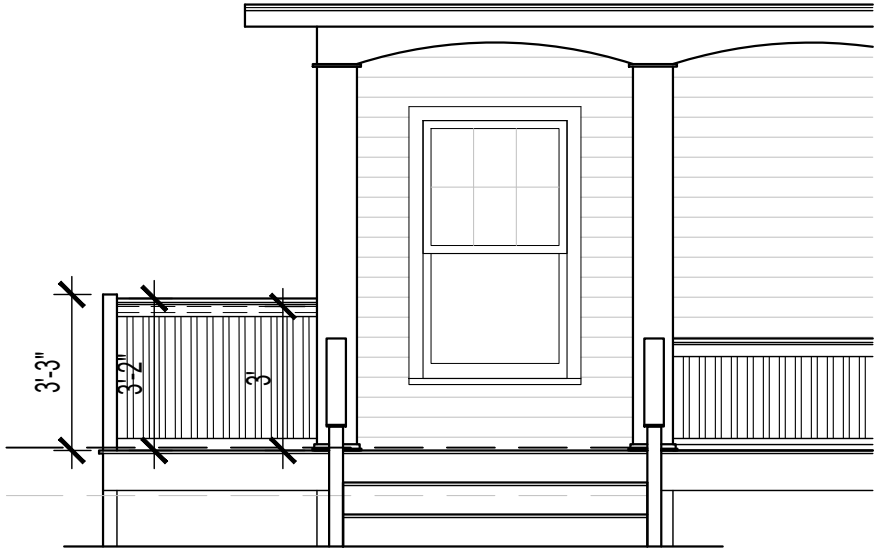
4.8.7 Edge Protection

Ramps and landings with drop-offs shall have curbs, walls, railings, or projecting surfaces that prevent people from slipping off the ramp. Curbs shall be a minimum of 2 in (50 mm) high (see Fig. 17).



Section of
rail at ramp

Posts at app 39" tall. Top handrail to match existing porch rail dimensions and profile and be set at 38" above porch floor. Inside ramp attach a round handrail1.5" in diameter + set 1.5" off the wood rail for gripping. Round gripping handrail needs to be continuous along the ramp. 3" flat edge created by bottom of rail going down to sit on porch floor



PELL ST studio

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

311 E Edenton St - New Ramp Rail

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

0 1' 2' 3'

COLORS OF AFRICA
JAMES KILGO

A Pig is a Pig

311 A
33250
FedEx
ENVELOPE