



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

215 N East St

Address

Renew 029-15-CA: removal of diseased tree; plant replacement tree

Oakwood

Historic District

Historic Property

COA-0143-2026

Certificate Number

09/23/2026

Date of Issue

09/23/2027

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: Sean Tynan

Mailing address: 215 N East Street

City: Raleigh

State: NC

Zip code: 27601

Date: 15 September 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-0143-2026**

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 215 N East St

Historic district: Oakwood

Historic property/Landmark name (if applicable):

Owner name: Sean Tynan

Owner mailing address: 215 N East Raleigh, NC 27601

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).
1.35	Site Feature & Planning	Remove a diseased tree previously approved in 029-15-CA. See attached for details

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>09/23/2024</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>09/23/2024</u>

To Whom It May Concern:

I am requesting approval to remove the existing **Tree #2, identified as the “Sooty Mold Tree,”** at 215 N. East Street. Removal of this tree was previously included in **COA 029-15-CA**, but the work was never completed.

The tree continues to deposit sooty mold on neighboring properties, requiring frequent cleaning and maintenance. This same issue was documented in the original COA application.

I have contacted the neighboring property owners, and all support removal of the tree. Their correspondence is included with this application.

I propose replacing the tree with an **Asian pear Nititaka**, the same replacement specified in COA 029-15-CA or a **Tulip popper**

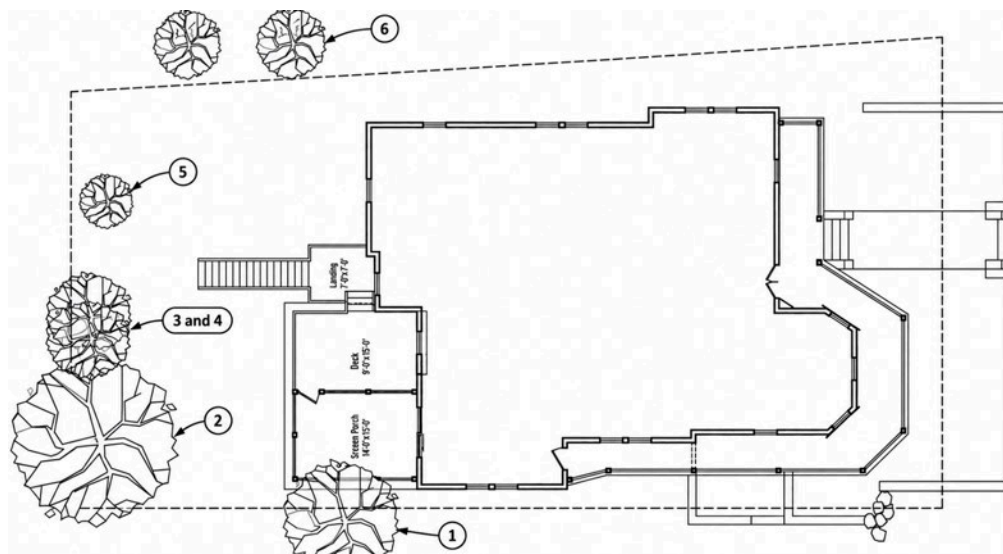
Tree 1 = Crepe Myrtle

Tree 2 = Sooty Mold Tree

Tree 3 = Magnolia

Tree 4 = Magnolia

Tree 6 = Bush



#2 Sooty Mold Tree



407 E Jones - Nightengale

215 N East - Tree Removal / Replace

Inbox

4:13 PM (5 hours ago)

☆ 😊 ↶ ⋮



Sean Michael Tynan
to [redacted]

Hi Ellen,

I'm submitting a Minor COA to have the moldy tree removed. It was previously approved when Jim Melo was living at the property. I wanted to include neighbor support in the application.

Are you all supportive of removal and replacement?

Thanks,
Sean



[redacted]

5:39 PM (4 hours ago) ☆ 😊 ↶ ⋮

Absolutely in favor of removing diseased tree. Thank you!

Ellen and David Nightingale
Sent from my iPhone

> On Sep 14, 2026, at 7:14 PM, Sean Michael Tynan <searmtynan@gmail.com> wrote:
>
>

Parrot / Davis - 409 E Jones

Tree Removal

Inbox

4:11 PM (5 hours ago)

☆ 😊 ↶



Sean Michael Tynan
to me, Parker

Parker & Jake,

I'm submitting a Minor COA to have the moldy tree removed. It was previously approved when Jim Melo was living at the property. I wanted to include neighbor support in the application.

Are you all supportive of removal and replacement?

Thanks,
Sean



Jake Parrott
to me, Parker

6:58 PM (3 hours ago) ☆ 😊 ↶

Hi, friends,

Parker and I are in full support of the removal of the moldy tree that should have been previously removed. Please let us know if you need anything further!

Thanks,

Jake Parrott and Parker Davis
[409 E. Jones Street, Raleigh, NC 27601](#)

I approve as well.

Yes from me!

I'm fine with it.

↶ Reply

↶ Reply all

➦ Forward

🗑️

212 N Bloodworth

4:20

on a walk w the dog. I'll be outside. Whatever is...



See you t

house wor...



Hi Miranda!

I'm going to file a minor COA to have the moldy tree removed.

I wanted to include support from neighbors in the application.

Are you all supportive of removal? I'll screenshot this in the application.

Delivered



Yes. I am supportive of removing the hackberry tree in the back of your property. I note that it was a "volunteer" tree (ie, no human planted it) and is only there because the owners approximately 30 years ago (the Hastings) were unable to care for their back garden because of health issues and everything in that garden was weedy, overgrown and out of control. Nightingales should be able to confirm this. Hope this helps!



iMessage









Planning & Development

Selection of relevant pages from 029-15-CA

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- ☐ Minor Work (staff review) – 1 copy
Major Work (COA Committee review) – 13 copies
☒ Most Major Work Applications
☐ Additions Greater than 25% of Building Square Footage
☐ New Buildings
☐ Demo of Contributing Historic Resource
☐ Post Approval Re-review of Conditions of Approval

For Office Use Only
Transaction # 425870
File # 029-15-CA
Fee \$ 144
Amt Paid \$ 144
Check # 1493
Rec'd Date 3/16/15
Rec'd By [Signature]
amended 4.15.15

- If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 215 N East St

Historic District Oakwood

Historic Property/Landmark name (if applicable) Chapman-Stien House

Owner's Name Jim & Meghan Melo

Lot size 12

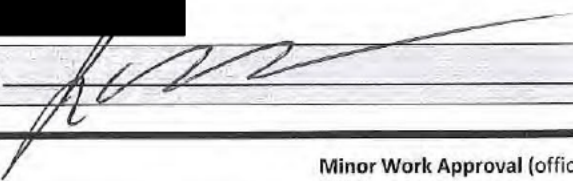
(width in feet) 51'

(depth in feet) 98'

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address
217 N East St	219 N East St
405 E Jones St	407 E Jones St
409 E Jones St	503 E Jones St
212 N Bloodworth St	214 N Bloodworth St
216 N Bloodworth St	401 E Jones St St

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:		
Applicant Meghan & Jim Melo		
Mailing Address 215 N East St		
City Raleigh	State NC	Zip Code 27601
Date 03/05/15	Daytime Phone [REDACTED]	
Email Address [REDACTED]		
Signature of Applicant 		

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 _____. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature _____

Date _____

Project Categories (check all that apply):

- ☒ Exterior Alteration
- ☒ Addition
- ☐ New Construction
- ☐ Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

- ☐ Yes
- ☐ No

(Office Use Only)

Type of Work _____

74, 75, 38, 25

58, 55,

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
§2.3/12-13	Site Features & Plantings	Remove "sooty mold" tree, remove bush that is now the size of a tree, remove tree that has split main trunk and capable of falling over. Replace trees with 2 Asian pear trees, red bud tree, and 4 arborvitae evergreens. Install sod and mulch for landscaping. Grade back yard so water does not pool and collect.
§3.6-8/36-43	Exterior Walls, Windows & Doors	Remove rear metal double doors and surrounding window panes and replace with wood siding and window. Remove two windows along rear wall. Use one of the removed windows to replace metal double doors. Install wood sliding door exiting to covered screened deck.
§4.1/	Decks	Build 20'10" x 15' Deck. 11'x15 to be covered and screened with gabled metal roof. Balustrades will use same profile, but not the chinese bric-a-brac pattern of front porch. Covered area will have tongue and groove flooring with open rafters, ceiling fan, and lighting. Non-covered section to be 9'10" x 15' with deck planking. Brick piers will be constructed to support the deck. Same brick as was used for crawlspace and basement surround will be used. Pavers to be installed under deck for additional outdoor space.

Currently the backyard is unusable and has no landscaping to speak of. Just dirt and trees.

The backyard currently has 5 trees and two bushes that have grown to the size of trees. Exhibit 21, 25-28.

1. Japanese Maple
2. Sooty Mold tree – This tree is a nuisance to our neighbors as it produces a sooty mold that attaches to their house and requires frequent maintenance on their part to remove.
3. Unknown
4. Unknown. 3 & 4 are next to each other and are the same type of tree and likely one grew from the other. We propose to remove #3 for better maintenance and landscaping appeal.
5. Unknown. This tree has 4 trunks growing and they are growing away from each other at an angle. Eventually the weight of the tree could cause it to fall over. We propose removing this tree all together as it would be unsafe to remove only one and it would likely kill the entire tree to just remove one or two trunks.
6. Unknown bush
7. Unknown bush. This bush has grown to the size of the tree and is no longer maintainable. We propose removing all of the bush.

For landscaping and privacy purposes we propose adding and keeping the following trees. Exhibit 22 & 29.

1. Japanese Maple – Currently present
2. Asian pear Nititaka – Replaces sooty mold tree
3. Arborvitae evergreen – Usually grows to 12-14' in height and a width of 3-4' total.
4. Arborvitae evergreen
5. Current Tree
6. Arborvitae evergreen
7. Arborvitae evergreen
8. Asian Pear Shinseiki
9. Red Bud - Cercis Canadensis. Replaces overgrown bush.

Mulch will be placed from the fence line until 2ft from the fence line and compadre zoysia grass sod will be laid down for all other areas.

Tree Protection Plan

Two trees will need to be protected during construction - the Japanese Maple on the 215 N. East St. property and the Crepe Myrtle at the North East corner of the 407 N. Jones St. property.

The trunk of the Japanese Maple is approximately 6 inches in diameter. We plan to leave at least a 7.5 foot radius (6 inches diameter x 1.25 feet) to protect this tree. That radius

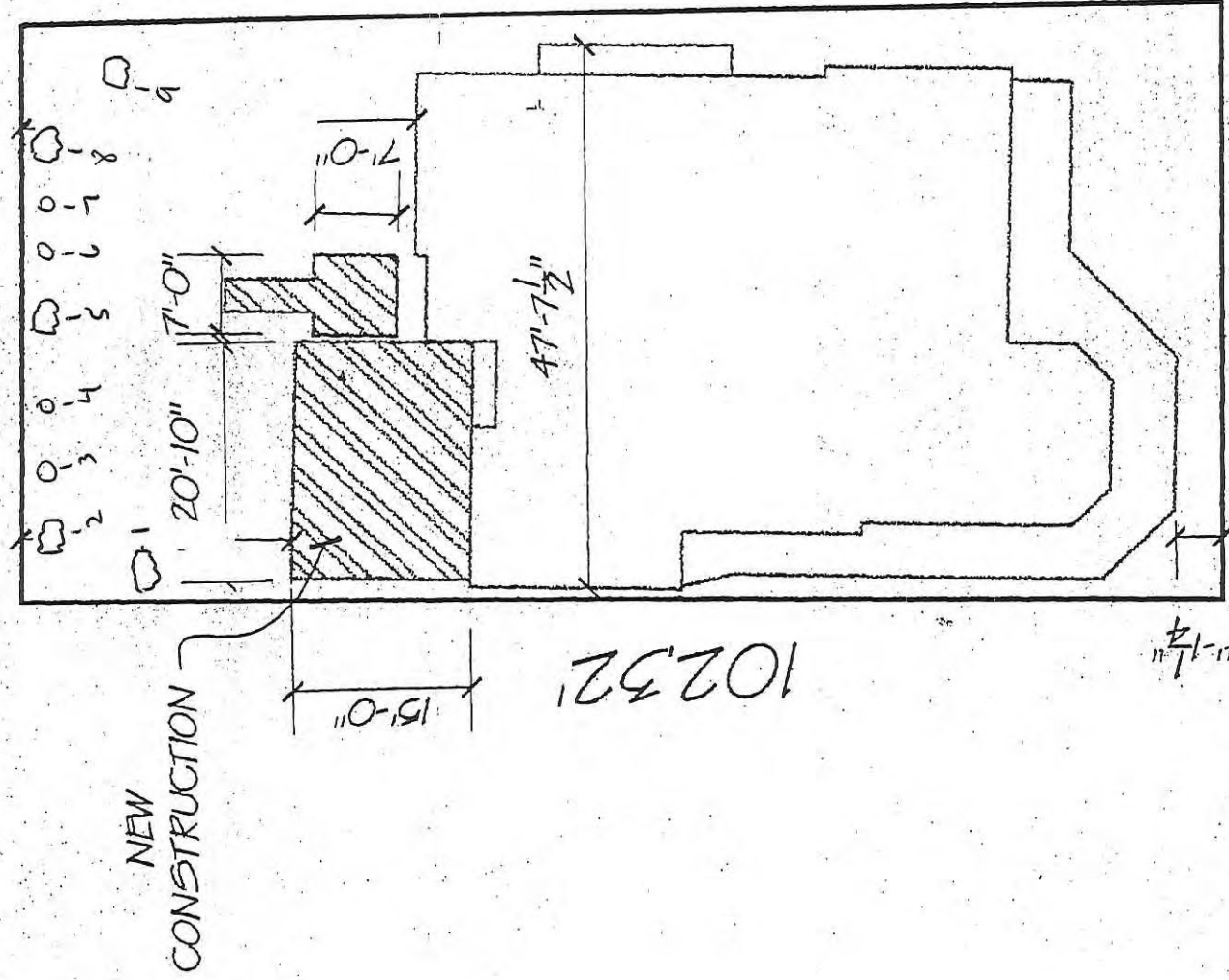
will be marked and protected with plastic orange construction fencing held up by 5 ft. stakes.

The trunk of the Crepe Myrtle is approximately 10 inches in diameter. We plan to leave at least a 12'6" radius to protect this tree (10 inches diameter x 1.25 feet). This tree is on the property of 407 Jones St. The backyard on the property is surrounded by a wooden fence which encloses the Crepe Myrtle tree and should adequately protect the body of the tree from any construction equipment that passes through the gate.

Any roots encountered in the construction process will be cut with a clean cut so as to minimize any potential damage to the tree. A tool appropriate to the root encountered will be used to make this cut - for example loppers.

Proposed
N

49.83'

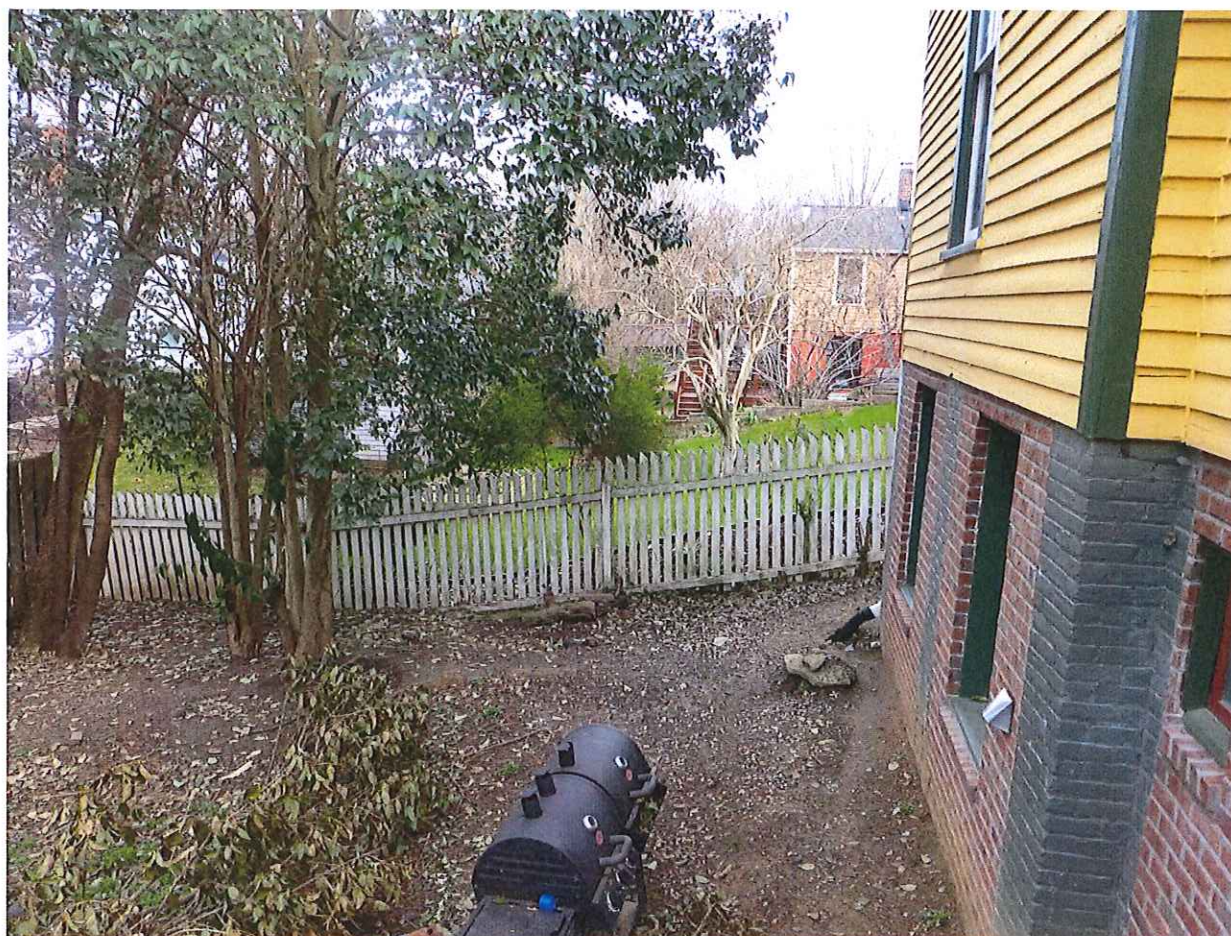


52.49'

Exhibit 22



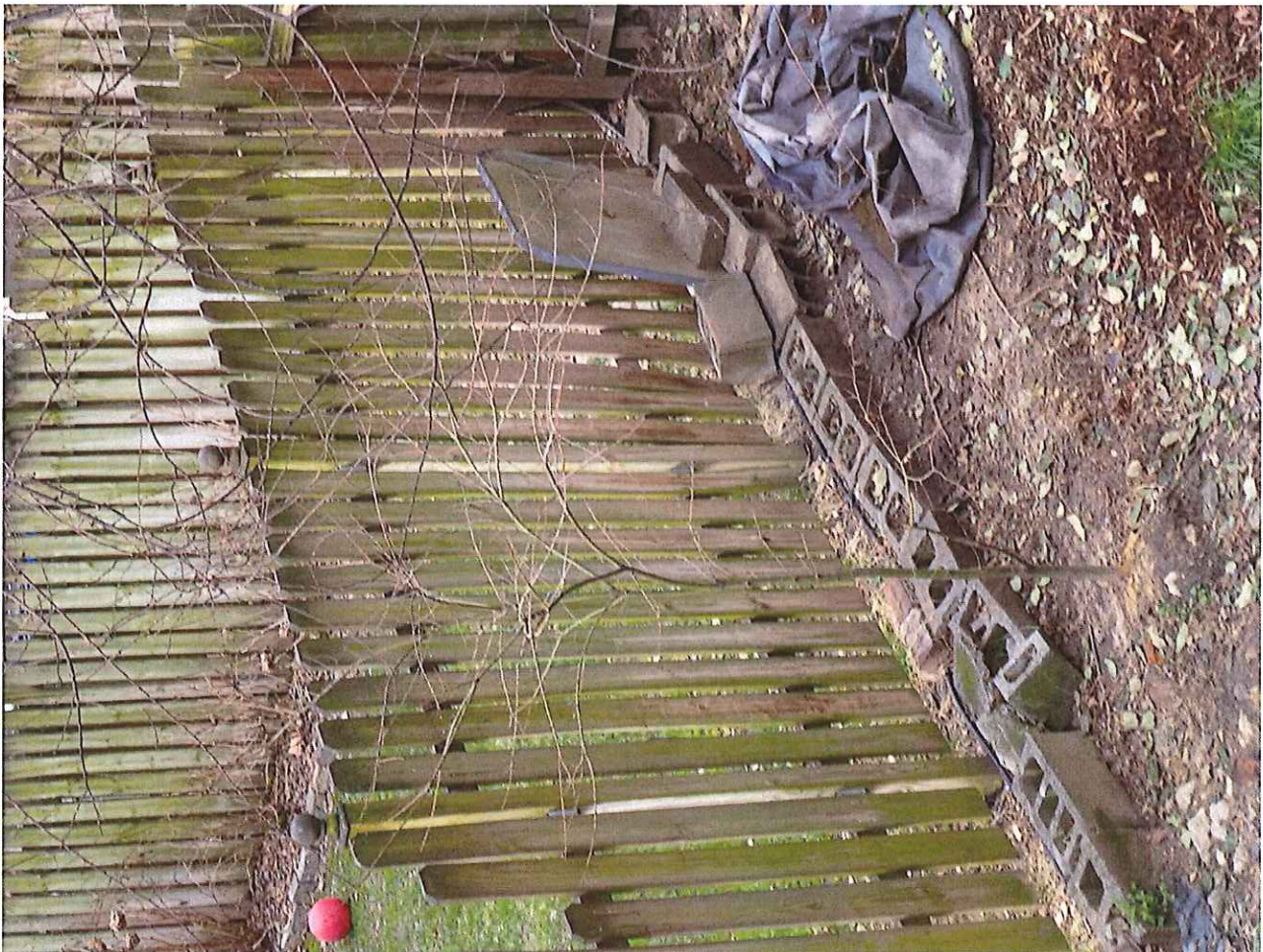
trees3



trees4



trees5



trees6