RHDC
RALEIGH HISTORIC
DEVELOPMENT COMMISSION

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

15 N Tarboro St
**Address**

**Historic District**

(former) Saint Monica's School
**Historic Property**

COA-0154-2026
**Certificate Number**

10/15/2026
**Date of Issue**

10/15/2027
**Expiration Date**

**Project Description:**

Alter building entry; construct ramp; install exterior lighting; replace signage; 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.*

| Type or print the following: | | |
|---|---|---|
| Applicant name: Byron Sanders, Director, Engineering Services Department | | |
| Mailing address: PO Box 590 | | |
| City: Raleigh | State: NC | Zip code: |
| Date: September 18, 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-0154-2026**

Fee: _____

Amount paid: _____

Received date: _____

Received by:

_____

| | |
|---|---|
| Property street address: 15 N. Tarboro Street, Raleigh, NC 27610 | |
| Historic district: n/a | |
| Historic property/Landmark name (if applicable): Saint Monica's School | |
| Owner name: Byron Sanders, City of Raleigh | |
| Owner mailing address: | |

**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?<br>Yes (No)<br>Did you consult with staff prior to filing the application?<br>(Yes) No Staff attended Scope-0014-2026 and provided comments | Office Use Only<br>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). |
| 1.3/23 | Site Features and Plantings | 1.3.2, 1.3.7 - Tree protection has been prioritized throughout the site, existing foundation planting and trees to remain, new plantings will be added. |
| 2.5/47 | Roofs | 2.5.5, 2.5.8 - Full roof replacement of membrane roof concealed by parapet. New downspouts will be installed in existing locations. |
| 2.10/59 | Sustainability and Energy Retrofit | 2.10.3, 2.10.8 - Mechanical system to be replaced. New heat pump(s) to be installed on west side of building, screened from street(s) |
| 2.11/61 | Accessibility, Health and Safety Considerations | 2.11.2 - replace non-historic ramp with a new ramp that preserves the character of the historic stairs and building entry |

**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 10/15/2027.

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 10/15/2026

HH ARCHITECTURE

1100 DRESSER COURT RALEIGH, NC 27609
919 828-2301 TEL 919 828-2303 FAX HH-ARCH.COM

September 18th, 2026

Raleigh Historic Development Commission
One Exchange Plaza, Suite 300
Raleigh, NC 27601
www.rhdc.org

Re: Project: St. Monica Teen Center
HH Project #: 23-031

This project proposes interior preservation of the St. Monica Teen Center located within Tarboro Road Park, east of downtown Raleigh, NC. The scope includes interior paint and repairs, as well as upgrading of major electrical and mechanical systems, and selective plumbing improvements. The exterior modifications include replacing the roof and coping, as well as reworking the accessible entry on the north side of the building.

The property is not located within the Historic Overlay District. The historic landmark was constructed as school in 1930 of Type V-B construction, but is currently used as a teen center, A-3 Assembly occupancy. Saint Monica's School (now St. Monica Teen Center) has been listed on the National Register of Historic Landmarks since 2008.

It is the intent of this project to follow the historic preservation guidelines from the National Park Service as well as the Design Guidelines for Raleigh Historic Homes and Landmarks in proposing solutions that meet accessibility requirements while minimizing the impact of any necessary alteration.

Sincerely,

Kelly Walstrum, AIA
Architect III
kwalstrum@hh-arch.com
984 500-5280


TARBORO STREET
ST. MONICA TEEN CENTER



South Elevation Entry (E. Edenton Street)




South Elevation (E. Edenton Street)



West Elevation (N. Tarboro Road)




North Elevation (Existing Main Entry) - location of new ramp




North Elevation (Pre Ramp Addition)



East Elevation - location of existing HVAC units to be replaced

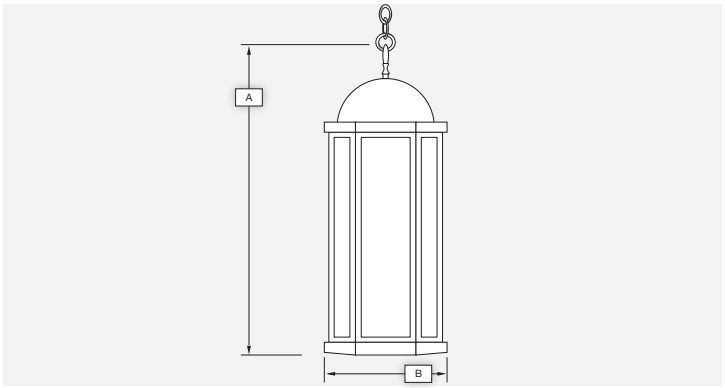
EVERGREEN LIGHTING

# POMPEI

| Catalog # | | Type | |
|---|---|---|---|
| Project | | | |
| Description | | Date | |

## HANGING








### Standard Features

**Material**
Paintlok sheet; Standard Powdercoat Finish, White Acrylic Lens; .125 thickness, ETL Damp Location.

**Installation**
Mounting/wireway hole in center of canopy. Supplied with standard mounting hardware to mount to a 4" J-box or plaster ring.

**Optics***
Contact Evergreen Lighting for complete photometrics.

### LED Features

**LED**
Alta LED #AL-R-1W-30LED array to be mounted onto an Aluminum MPCB Board configured to the proper wattage. The LED arrays will be centered within the Lens area and mounted on a white aluminum reflective plate.

**Driver**
Specific Drivers will be matched with each different LED array configuration/wattage. Standard Driver Features:

- Constant Current
- 3 / 5 year warranty
- 120/277 multi-voltage power supplies
- Kelvin - 2700K, 3000K, 3500K, 4100K, 5000K

### Fluorescent Features

**Ballast**
SC programmed electronic high power factor ballast, multivoltage 120V/277V. Lamps not included

### Finishes

**Ballast**

| | |
|---|---|
| Architectural Bronze (AB) | Textured Gold (TG) |
| Textured Bronze (TBR) | Metallic Nickel (MN) |
| Matte Black (MBK) | Textured Verde Patina (TVP) |
| Semi Gloss Black (GBK) | Satin Brass (SB) |
| Textured Black (TBK) | Copper Vein (CV) |
| Textured Rust (TR) | Gold Vein (GV) |
| Matte White (MW) | Silver Vein (SV) |
| Textured White (TW) | Chrome (CH) |
| Gloss White (GW) | Oil Rubbed Bronze (ORB) |
| Metallic Grey (MG) | |

### Options*

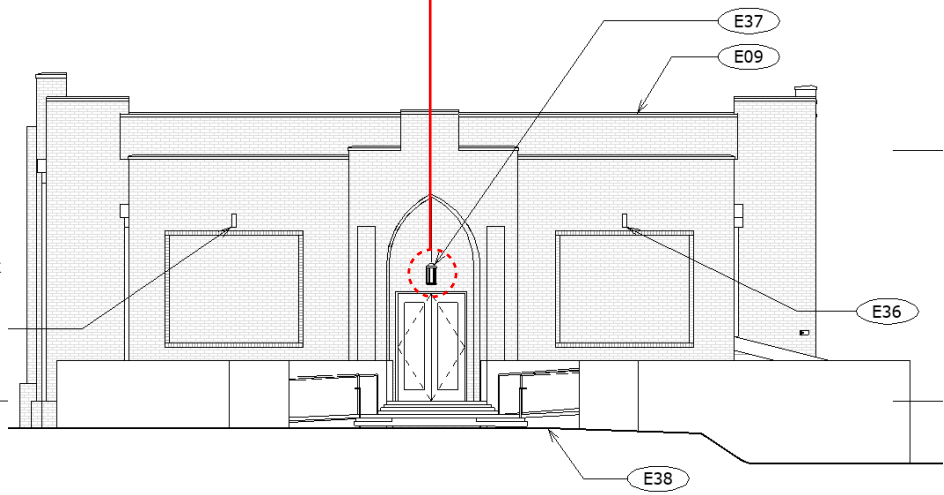
Emergency (EMR)
Photocell (PC)
Lamp Sources
Size Modifications
Vandal Proof Enclosure (VPE)
Special Lens
Incandescent

Sample Spec Number: POM3203Q-AB-A

| Part # | Lamp/Watts | Lumens | A | B | C |
|---|---|---|---|---|---|
| POM3203Q | 13Q | 800 | 18 1/2 | 8 1/2 | |
| POM3205T | 26T | 1800 | 18 1/2 | 8 1/2 | |
| POM3204Q | 2-13Q | 1600 | 18 1/2 | 8 1/2 | |
| POM3205 | 26Q | 1800 | 18 1/2 | 8 1/2 | |
| POM3311 | 32T | 2200 | 21 | 9 1/2 | |
| POM3304Q | 2-13Q | 1600 | 21 | 9 1/2 | |
| POM3306 | 2-26Q | 3600 | 21 | 9 1/2 | |
| POM3322 | 42T | 3200 | 21 | 9 1/2 | |
| POM3206L | 6LED | 600 | 18 1/2 | 8 1/2 | |
| POM2210L | 10LED | 1000 | 18 1/2 | 8 1/2 | |
| POM3212L | 12LED | 1200 | 18 1/2 | 8 1/2 | |
| POM3320L | 20LED | 2000 | 21 | 9 1/2 | |
| POM2324L | 24LED | 2400 | 21 | 9 1/2 | |
| POM3340L | 40LED | 4000 | 21 | 9 1/2 | |
| **DARK SKY** | | | | | |
| POM3209LS | 9LED | 900 | 18 1/2 | 8 1/2 | |
| POM3215LS | 15LED | 1500 | 18 1/2 | 8 1/2 | |
| POM3320LS | 20LED | 2000 | 21 | 9 1/2 | |

*Consult Factory

MADE IN CALIFORNIA

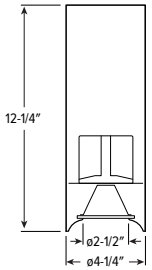



POMPEI HANGING
*Exterior Pendant at Entry | Bronze Finish*

**Evergreen Lighting**
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-5599 Fax: 909-865-5539
www.evergreenlighting.com

# W4CR LED
## 4" Wet Location Cylinder – Round






CATALOG #:

TYPE:

PROJECT:

BAA & BABA COMPLIANT · IP66 Rated · TwistLock™



### FEATURES

- Sleek architectural form delivers refined, high-performance outdoor illumination
- Slim profile enables precise light control, highlighting facades and design details
- Versatile pendant, wall, and canopy-mount maximize application flexibility
- Durable aluminum housing and die-cast trim engineered for year-round exposure
- Sealed IP66-rated design guards internal components from water, dust, and debris
- Simple lift-and-twist surface and pendant mount secures trim skirt to junction box
- Beam angles ranging from 21° spot to 56° wide for tailored performance
- Pairs with Williams indoor cylinders for seamless exterior-to-interior continuity
- Maximize energy savings with efficacies up to 126 lm/W
- Made Right Here® in the USA

### SPECIFICATIONS

- HOUSING – Extruded aluminum with die-cast aluminum accent ring.
- FINISH – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability. Salt spray tested, 3,000 hours (ASTM B117).
- TRIM – Die-cast aluminum frame with micro-prismatic, glass lens.
- ELECTRICAL – High-performance Class 2 C.O.B. LED array. Modular quick-connect plug for easy field-connection of LED light assembly to driver. Estimated L70>105,000 hours. 50/60 Hz, THD <10%. Rated -10°C to 40°C ambient operating temperature (-30°C with LA option; 0°C to 40°C with standard EM batteries).
- MOUNTING – Surface, pendant, or wall mount.
- LISTINGS –
  - cCSAus conforms to UL STD 1598 and UL STD 8750. Certified to CAN/CSA STD C22.2 No. 250.2-20. Suitable for wet locations.
  - ANSI/UL Standard 2108
  - IP66 rated.
  - Build America, Buy America (BABA) and Buy American Act (BAA) compliant. Request certification at hew.com/buy-american
- WARRANTY – 5-year limited warranty, see hew.com/warranty

### ORDERING EXAMPLE: W4CR - 12 - L20/835 - OPTIONS - WHT - DIM - UNV - W - WM

| SERIES | HEIGHT | LUMENS [1] | CRI | CCT | OPTIONS [2] | |
|---|---|---|---|---|---|---|
| W4CR | **12** 12" | **L10** 1,000lm | **8** 80 | **27** 2700K | **EM/7W** | 7-watt emergency battery [3] |
| | | **L15** 1,500lm | **9** 90 | **30** 3000K | **EM/10WRM/IPRTS** | Remote mount 10-watt emergency battery with IP65 rated regressed test switch [4] |
| | | **L20** 2,000lm | | **35** 3500K | | |
| | | **L25** 2,500lm | | **40** 4000K | **LA** | -30°C low ambient operating temperature [5] |
| | | | | **50** 5000K | **RDB** | Remote mount control/driver box, galvanized steel |
| | | | | | **PC** | Factory-installed button-style photocell [6] |
| | | | | | **(L__)** | Additional lower lumen packages available [7] Example: 1,800 lumens = W4CR-12-L20/835-**(L18)** |

**HOUSING FINISH** [8]

| | |
|---|---|
| **BLK** | Black (RAL #9004) |
| **DBZ** | Dark bronze |
| **DBR** | Medium bronze |
| **GRAY** | Standard gray |
| **GRN** | Green (RAL #6005) |
| **SLV** | Satin aluminum (RAL #9006) |
| **WHT** | White (RAL #9003) |

**DRIVER**

*See page 2 for ADDITIONAL DRIVER OPTIONS.*

| | |
|---|---|
| **DIM** | Dimming driver, 0-10V |
| **DIM1** | 1% Dimming driver, 0-10V |

**VOLTAGE**

| | |
|---|---|
| **UNV** | 120-277V |
| **347** | 347V [9] |

**DISTRIBUTION**

| | |
|---|---|
| **W** | 56° Wide |
| **M** | 40° Medium |
| **N** | 30° Narrow |
| **S** | 21° Spot |

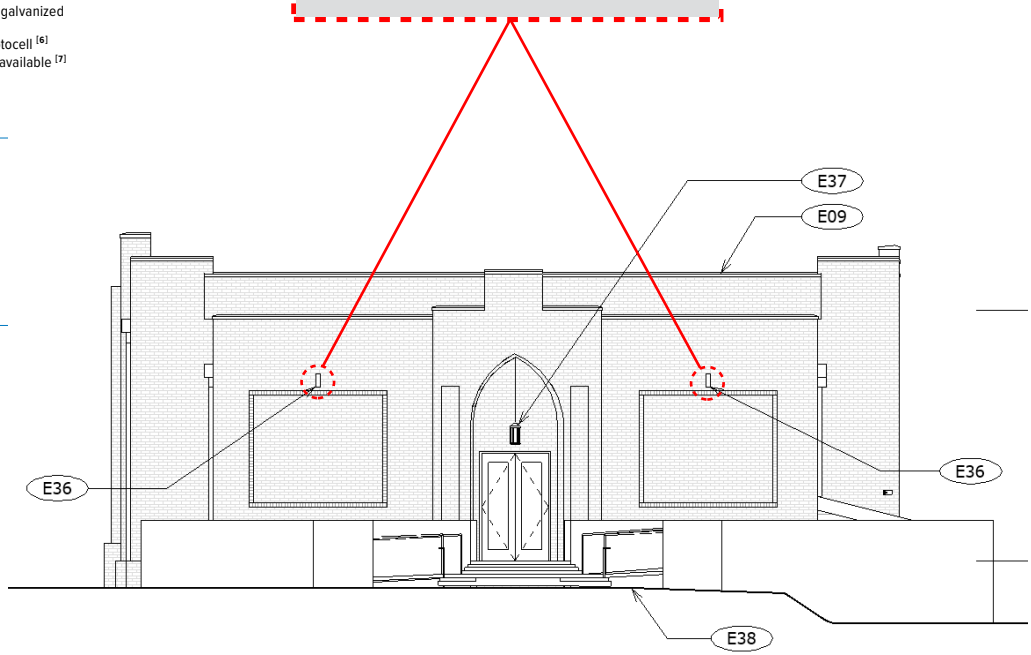
**MOUNTING** [10]

**Recessed J-Box**

| | |
|---|---|
| **WM** | Wall mount to recessed J-box [11] |
| **SM** | Surface mount to recessed J-box [12] |
| **PM__** | Pendant mount to recessed J-box [13] Specify length in 1" increments, minimum 6". Example: 24" pendant = **PM24** |

**Surface J-Box with Conduit Entry Cover**

| | |
|---|---|
| **WMS** | Wall mount to surface J-box [14] |
| **SMS** | Surface mount to surface J-box [15] |
| **PMS__** | Pendant mount to surface J-box [16] Specify length in 1" increments, minimum 6". Example: 24" pendant = **PMS24** |

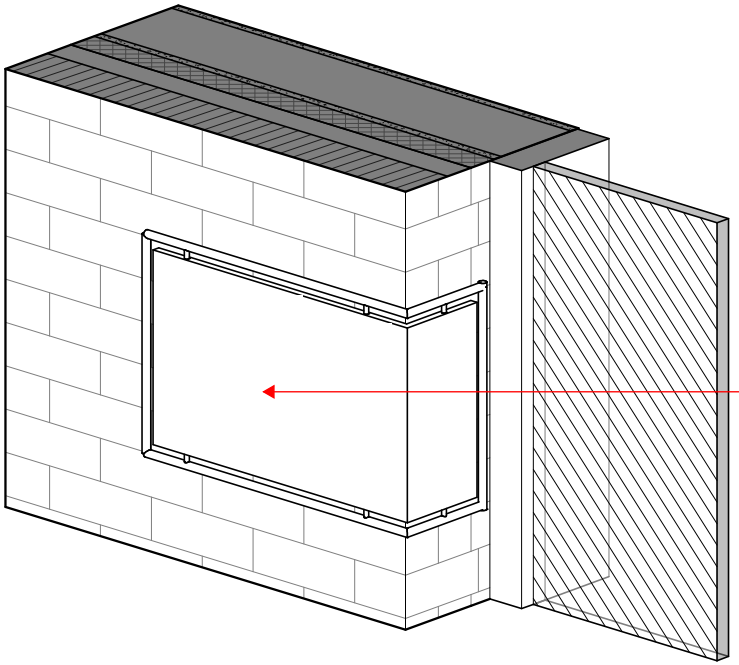



W4CR
*Exterior Wall Sconce | Dark Bronze*

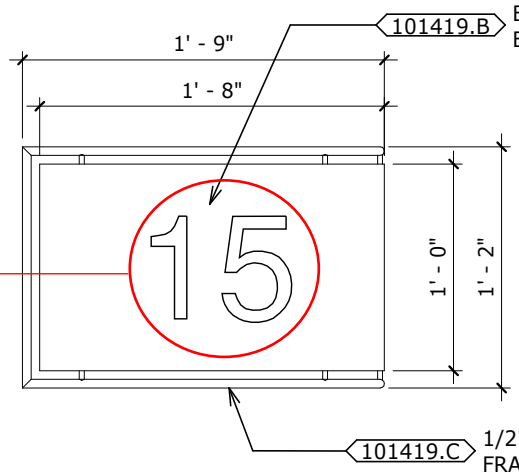
### NOTES

1. Lumen output based on W Distribution and 80 CRI/3500K CCT. Actual performance may vary +/-5%. See page 2 for FIXTURE PERFORMANCE DATA.
2. See page 2 for EMERGENCY BATTERY DETAILS. All EM batteries are California Energy Commission (CEC) Compliant.
3. Only available with L15 or L20 lumen packages and DIM, DIM1 and DIM LINE drivers.
4. Max remote distance 50', including suspension length. Large remote box provided.
5. Only available with DIM Driver. Not available with EM/7W or EM/10WRM/IPRTS Options.
6. Not available with 347V or EM batteries.
7. Specify in increments of 100 nominal lumens. Option must be specified with next higher lumen package.
8. See page 3 for HOUSING FINISH DETAILS.
9. Not available with EM batteries or DMX drivers.
10. See page 3 for MOUNTING DETAILS.
11. 4" square galvanized J-box, by others.
12. 4" octagonal galvanized J-box, by others.
13. Canopy and pendant match fixture housing color unless specified otherwise. 4" octagonal galvanized J-box, by others.
14. 4" round cast aluminum weatherproof J-box, by others.
15. 4" round cast aluminum weatherproof J-box, by others.
16. Canopy and pendant match fixture housing color unless specified otherwise. 4" round cast aluminum weatherproof J-box, by others.

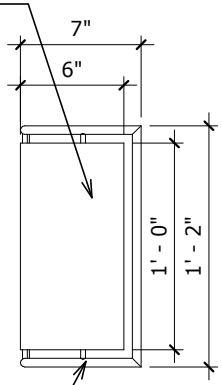
**ISOMETRIC VIEW:**



**FRONT ELEVATION:**




**RIGHT SIDE ELEVATION:**





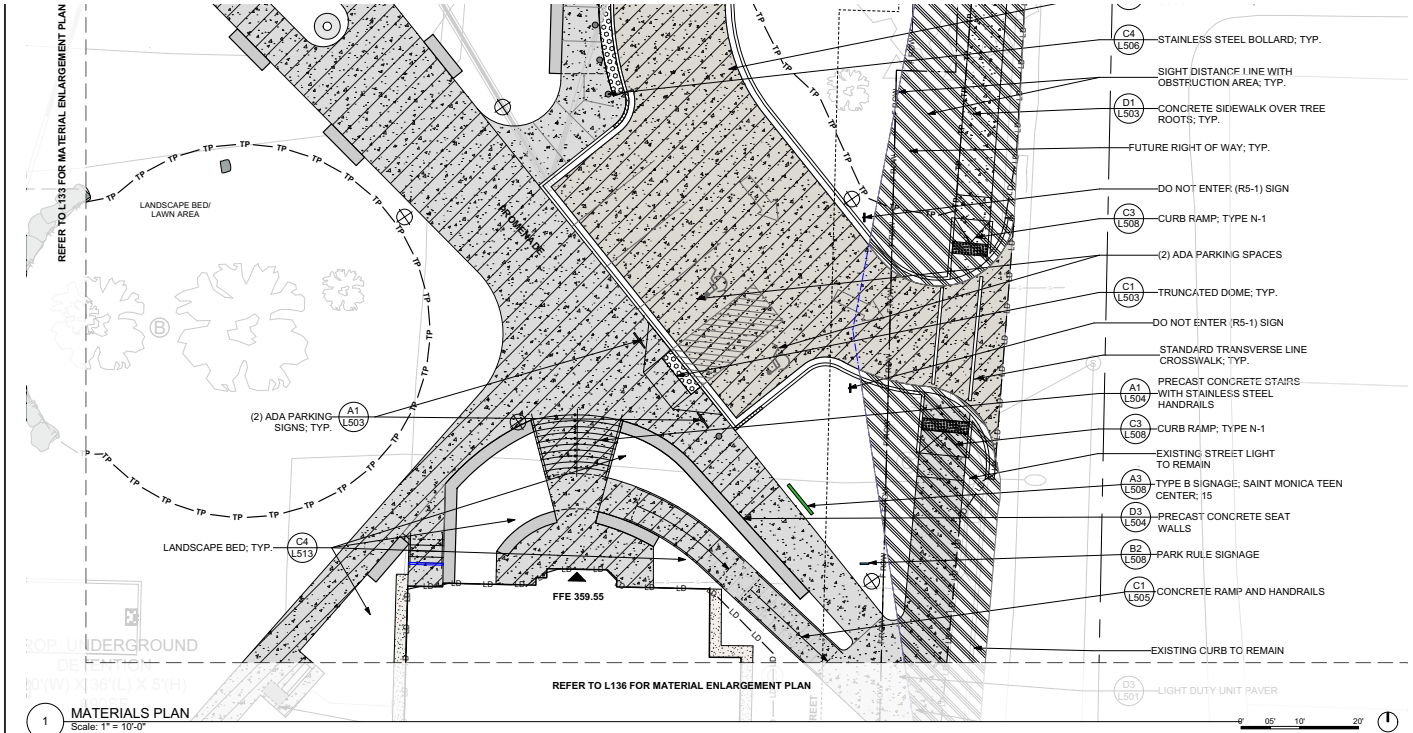

*EXISTING BUILDING SIGNAGE TO BE REMOVED*
*(for Fire Department)*




*PROPOSED NEW* EXTERIOR BUILDING SIGNAGE




*EXISTING RAMP ENTRY*




1 MATERIALS PLAN
Scale: 1" = 10'-0"

* REFER TO SHEET L100 FOR SITE PLANNING NOTES

| FURNITURE LEGEND | | |
|---|---|---|
| | SITE BENCH | D4 L508 |
| | TRASH / RECYCLING SET | C2 L508 |
| | BIKE RACK | C1 L508 |
| | TABLE / CHAIRS SET | A1 L510 |
| | PICNIC TABLES | A3 L510 |
| | COURT LIGHT; PROVIDED AND INSTALLED BY OWNER | |
| | 12 FT HEIGHT PEDESTRIAN POLE LIGHT | B1 L506 |
| | VEHICULAR POLE LIGHT; BY OTHERS | BY OTHERS |
| | STAINLESS STEEL BOLLARD | C1 L510 |
| | WATER FOUNTAIN | C4 L510 |

| MATERIALS LEGEND | | |
|---|---|---|
| | LIGHT DUTY CONCRETE PAVING STANDARD FINISH | D1 L501 |
| | LIGHT DUTY DECORATIVE CONCRETE PAVING 1/3 CONCRETE UNIT PAVERS \| 2/3 DECORATIVE CONCRETE | D1 L501 |
| | CONCRETE SIDEWALK OVER TREE ROOTS | D1 L503 |
| | LIGHT DUTY CONCRETE UNIT PAVERS - TYPE A: LIGHT GREY; SIZE 4"x8" - TYPE B: MEDIUM & DARK GREY; HERRINGBONE PATTERN; SIZE 6"x18" | D3 L501 |
| | HEAVY DUTY CONCRETE PAVING STANDARD FINISH | D2 L501 |
| | HEAVY DUTY DECORATIVE CONCRETE PAVING 1/3 CONCRETE UNIT PAVERS \| 2/3 DECORATIVE CONCRETE | D2 L501 |
| | MEDIUM DUTY ASPHALT PAVING | C2 L501 |
| | LIGHT DUTY ASPHALT PAVING | C1 L501 |
| | HDPE GRAVEL STABILIZATION GRID W/ 3/8" DECORATIVE AGGREGATE | C4 L501 |
| | BONDED DECORATIVE AGGREGATE | A3 L501 |
| | ENGINEERED WOOD FIBER MULCH | A1 L501 |
| | FIBER REINFORCED PLASTIC DECKING | C1 L507 |
| | RIVER ROCK IN MORTAR | A1 L508 |
| | SYNTHETIC RUBBER PLAYGROUND SURFACING (3 COLORS) | B1 L501 |
| | SPORT COURT SURFACING | C3 L501 |
| | SYNTHETIC TURF | B3 L501 |
| | CONCRETE MOW STRIP | C2 L501 |
| | TRUNCATED DOME | C1 L503 |
| | MODULAR MULTI-SPORT COURT FENCE AND PANEL SYSTEM 4' HT HDPE PANELS & 6' HT. CHAINLINK | A3 L512 |
| | PRECAST CONCRETE WALLS | D3 L504 |
| | CAST IN PLACE FLUSH CURB | C3 L502 |
| TP TP | TREE PROTECTION FENCING | TPP-01 L513 |
| | LANDSCAPE BOULDER | A1 L506 |
| | SETBACK LINE | |
| | PROPERTY LINE | |
| | ROAD CENTERLINE | |
| F ROW | FUTURE RIGHT OF WAY | |

HH
ARCHITECTURE
1100 Dresser Court
Raleigh, NC 27609
Office 919.828.2301
Email office@hh-arch.com

**TARBORO ROAD PARK REDEVELOPMENT**
CITY OF RALEIGH
121 N. TARBORO STREET
RALEIGH, NC 27610

NORTH CAROLINA DOCUMENT FOR REVIEW 1717 NOT FOR CONSTRUCTION CHARLES D. BRADLEY SURVEYOR

NORTH CAROLINA DOCUMENT FOR REVIEW C-0098 NOT FOR CONSTRUCTION REGISTERED LANDSCAPE ARCHITECT

| NO. | REVISION | DATE |
|---|---|---|
| | | |

JOB NUMBER
**23-031**
DATE ISSUED
**08/10/2026**
PROJECT STATUS
**ISSUE FOR PERMIT**
SHEET
**MATERIALS PLAN**

L134

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Plot Time: 7/1/2026 11:32:14 AM

*PROPOSED NEW* BUILDING ENTRY RAMP / STAIR

## *Key Design Areas*
## *St. Monica's Streetscape*

