

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install landscaping

531 Moseley Ln

Address

Oakwood

Historic District

Historic Property

COA-0161-2025

Certificate Number

11/17/2025

Date of Issue

5/17/2026

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 zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the inspections Department. 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: JP + Chris Lexa						
Mailing address: 1409 Caistor Lane						
City: Raleigh	State: NC			Zip code:276	14	
Date: 11/6/2025			ytime phone #: 919-395-3724			
Email address: jplexa@suretysystems.com						
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			Office Use Only Transaction #: File #: COA-0161-2025 Fee: Amount paid: Received date: Received by:			
approval						
Property street address: 531 Moseley Lane						
Historic district: Oakwood						
Historic property/	Historic property/Landmark name (if applicable):					
Owner name: JP + Chris Lexa						
Owner mailing address: 1409 Caistor Lane						
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		Propert	y 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.

Yes No	applying for rehabilita	Office Use Only Type of work: 46			
Des	ign Guidelines: please	cite the applicable sections of the d	esign guidelines (<u>www.rhdc.org</u>).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).			
1.3/22-23	Site Features + Plantings	Owners are starting to infill their landscaping for the new house and also change the location of new tree			
		Mines West Approved Joffice use o	only)		
Certificate of A Please post the Certificate shal City Code or a	ppropriateness. It is valid e enclosed placard form If not relieve the applican	t, contractor, tenant, or property owner subject to an appeals period of 30 days	tom of the card. Issuance of a Minor Work from obtaining any other permit required by		

Proposed Landscape Plan for 531 Moseley Lane

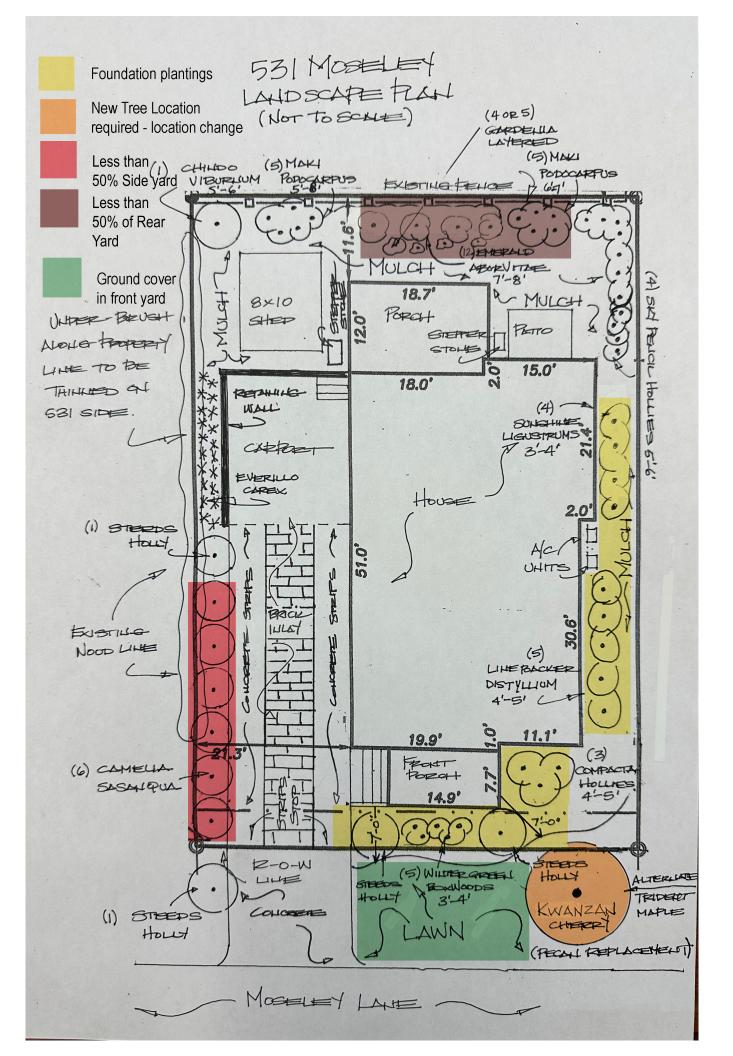
The owners would like to start infilling with plantings around their new house. Attached is a highlighted landscaping plan. The color highlighted sections are what we are proposing now and the non-colored items will be a future submittal.

The yellow highlighted areas are foundation plantings. These are part of the conditions for the major work COA application for the new house. The orange highlighted tree is the new tree that was also a condition for the major work application due to removal of the pecan tree that just couldn't survive through construction. The owners' landscape designer suggested a Kwanzan Cherry tree and they have requested it be planted in the front yard to give it room to grow to its mature height and spread. The highlighted green area shows ground cover in the front yard which is also part of the condition for the major work application for the new house.

The red highlighted area shows a section of the left side yard beside the driveway that is less than 50% of the entire length of side yard. The owners are requesting to plant a row of Camellia Sasanqua here and a photo of the plant with description has been included.

The brown highlighted area shows an area that is less than 50% of the rear yard behind the screened in porch. This are will be planted with Gardenias, Maki Podocarpus, and Arborvitae in a mulch bed.

The other areas of the master landscape plan will be submitted in a future minor work application.



531 Moseley Lane: Species Size and Photos

Front Yard Foundational Plantings:

Steeds Holly

Densely branched, evergreen shrub with glossy, dark green leaves. It has a natural pyramidal form and grows to a mature height of about 6 to 8 feet and a width of 5 to 6 feet.



Winter Boxwoods

A small evergreen with dense, dark green foliage, the Winter Gem boxwood is popular choice for low hedges and borders. Grows 2'-3' high with a 4'-6' spread



Compact Hollies

A "holly compacta" shrub typically reaches a mature size of 3-8 feet tall and 3-8 feet wide



Side (east) Yard Foundational Plantings:

Linebacker Distyllium

Linebacker Distyllium is an upright, dense evergreen shrub known for its glossy, dark green foliage and red new growth, and it grows to about 10 feet tall and 8 feet wide



Sunshine Ligustrums

A Sunshine Ligustrum typically reaches a mature size of 3 to 6 feet tall and 3 to 4 feet wide, but it can grow up to 6 feet tall and 6 feet wide



Less than 50% of rear yard:

Maki Podocarpus

Podocarpus maki is a slow-growing shrub that typically reaches 8 to 12 feet tall and 3 to 5 feet wide



Emerald Abervitae

Emerald Arborvitae typically grow to a mature height of 10 to 15 feet tall and a width of 3 to 4 feet.



Gardenia
Gardenia standard types grow into evergreen shrubs from 3 to 8 feet tall and 3 to 8 feet wide



Less than 50% of side yard (west):

Camelia Sansangua

Camellia sasanqua generally grows to a mature height of 6 to 10 feet tall and a spread of 5 to 10 feet wide



Pecan Replacement Tree (Front Yard): Kwazan Cherry

A Kwanzan cherry tree typically grows to a mature height of 25 to 35 feet and a width of 20 to 25 feet. It has an upright, vase-like shape that becomes more rounded with age. Some sources note that it can reach 40 feet in height





