



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install solar panels; remove rear patio and walkways;
construct rear patio; remove hot tub

315 Oakwood Ave

Address

Oakwood

Historic District

Historic Property

COA-0175-2025

Certificate Number

12/31/2025

Date of Issue

7/1/2026

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, _____

A handwritten signature in black ink, appearing to read "Collette K", is 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: John O'Grady		
Mailing address: 315 Oakwood Avenue		
City: Raleigh	State: North Carolina	Zip code: 27601
Date: 12/2/2025	Daytime phone #: 919-999-2272	
Email address: john.ogradey04@gmail.com		
Applicant signature: <i>John O'Grady</i>		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions > 25% of building sq. footage</p> <p style="padding-left: 40px;">New buildings</p> <p style="padding-left: 40px;">Demolition of building or structure</p> <p style="padding-left: 40px;">All other</p> <p>Post approval re-review of conditions of approval</p>	<p style="text-align: center;">Office Use Only</p> <p>Transaction #: _____</p> <p>File #: <u>COA-0175-2025</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 315 Oakwood Avenue		
Historic district: Oakwood		
Historic property/Landmark name (if applicable):		
Owner name: John O'Grady		
Owner mailing address: 315 Oakwood Avenue, 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
John & Becky O'Grady, 315 Oakwood Avenue	Nikola Vouk / Meeta Yadav, 411 N. Bloodworth Street
Erin Richardson, 317 Oakwood Avenue	Jeremy & Emily McCartha, 313 Oakwood Avenue
Norrish Rozgonyi, 400 N. Person Street	Steven Champeon & Heather Hesketh, 408 N. Person Street
William & Debora Winn, 321 Oakwood Avenue	Margaret Maloney, 409 N. Bloodworth Street
William & Susan Rowe, 407 N. Bloodworth Street	Michael & Eva Frongello, 312 Oakwood Avenue
Jaqueline Twisdale, 318 Oakwood Avenue	Michael & Susan Cindric, 322 Oakwood Avenue

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: _____ _____
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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).
2.10	Sustainability Refit	A solar array will be added to the roof of the house.
1.3	Site Features & Plantings	The existing rear patio will be removed and replaced with a smaller patio.

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>02/01/2026</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>12/31/2025</u>

John & Rebecca O'Grady

315 Oakwood Avenue

Certificate of Appropriateness Application: Minor Work

John & Rebecca O'Grady

12-1-2025

Updated 12-23-2025

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Project Summary

The project entails the downsizing and reconstruction of a backyard patio to correct negative grade and divert water away from the foundation, and a solar array installation.

- Removal and construction of a brick patio ~600sqft in the backyard. The new patio will be located entirely within the footprint of the existing patio.
- The existing brick walkways in the backyard, including a large brick area that currently supports a hot tub, will be removed. The hot tub will also be removed.
- Installation of a solar array system on the roof of the existing house.

Current State

Description

Patio

The existing brick patio was constructed poorly to be sloped towards the house, causing water intrusion into the crawlspace and basement of the home. This has caused severe issues with the foundation of the house, and costly structural engineering and foundation repairs have / are being performed in 2025 & 26. The foundation damage has also caused uneven settling which has damaged the interior of the home.

In addition, the excessive amount of hardscaping in the backyard contributes excess runoff rainwater which further exacerbates the water intrusion and foundation damage. To prevent further damage to the structure of the home the patio must be rebuilt.

For clarity, a separate COA application for construction of a shed has also been filed. A summary of all changes to the lot built area, including those not part of this COA application, is shown in the table below.

Item	Current State	1914 Sanborn Map	Proposed State
Lot Total	6098 sq.ft.	3195 sq.ft.	6098 sq.ft.
House	1551 sq.ft.	1650 sq.ft.	1551 sq.ft.
Outbuildings	0 sq.ft.	69 sq.ft.	240 sq.ft.
Hardscaping (Rear)	1884 sq.ft.	unknown	600 sq.ft.
Hardscaping (Driveway and Sidewalk)	882 sq.ft.	unknown	882 sq.ft.
Built area percent	70.8%	53.8%	53.7%

Roof / Solar Array

There is a standing-seam metal roof over the second floor of the house. A gable roof is present over the main house, and a shed roof is present over the side hall addition to the house. The gable roof is visible at an angle from the sidewalk across the street, but not from the street itself, or from the sidewalk in front of the house. In warmer months this view is obscured by leaves. The shed roof is only visible via aircraft.

The roof and structure/rafters are not original to the house, and are known to have been replaced in the late 1970’s following an attic fire, if not also before.

Proposed Changes

Description

Patio

The existing patio, and all brick walkways, will be removed, and a new brick patio constructed. The surface of the new patio will use existing old brick material that is already found on site. The new brick patio will be less than 600 sqft and will be constructed with a

positive grade, causing water to drain away from the house. A slot drain will also be installed to assist drainage of water away from the home.

Two raised bed vegetable gardens will be installed near the north end of the lot, in an area that is currently brick hardscaping. The planters will be constructed of corten steel.

Roof / Solar Array

A solar array consisting of approximately 41 solar panels will be installed on the roof of the 315 Oakwood Avenue house. Care has been taken to ensure that the panels are located toward the rear of the roof, away from any line of sight at street or sidewalk level. Panels will be solid black in color and in line with the slope of the roof, to be as unobtrusive as possible.

Materials

Patio

Reused antique brick from site.

Solar Array

Black-on-black solar panels (Maxeon III 410W) will be used.

Raised Garden Beds

The 4'x8' beds will be constructed of corten (weathering) steel and approximately 2 feet tall.

315 Oakwood Ave. - Minor Work COA Application – Pictures

Updated 12-22-2025

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Current State

315 Oakwood Avenue viewed from front, across the street, looking North. Roof is not visible.



View A from Southeast, across the street, showing roof is minimally visible in winter.



View B from Southeast, across the street, showing roof is minimally visible in winter.



View from southwest, across the street. Roof is minimally visible in winter.

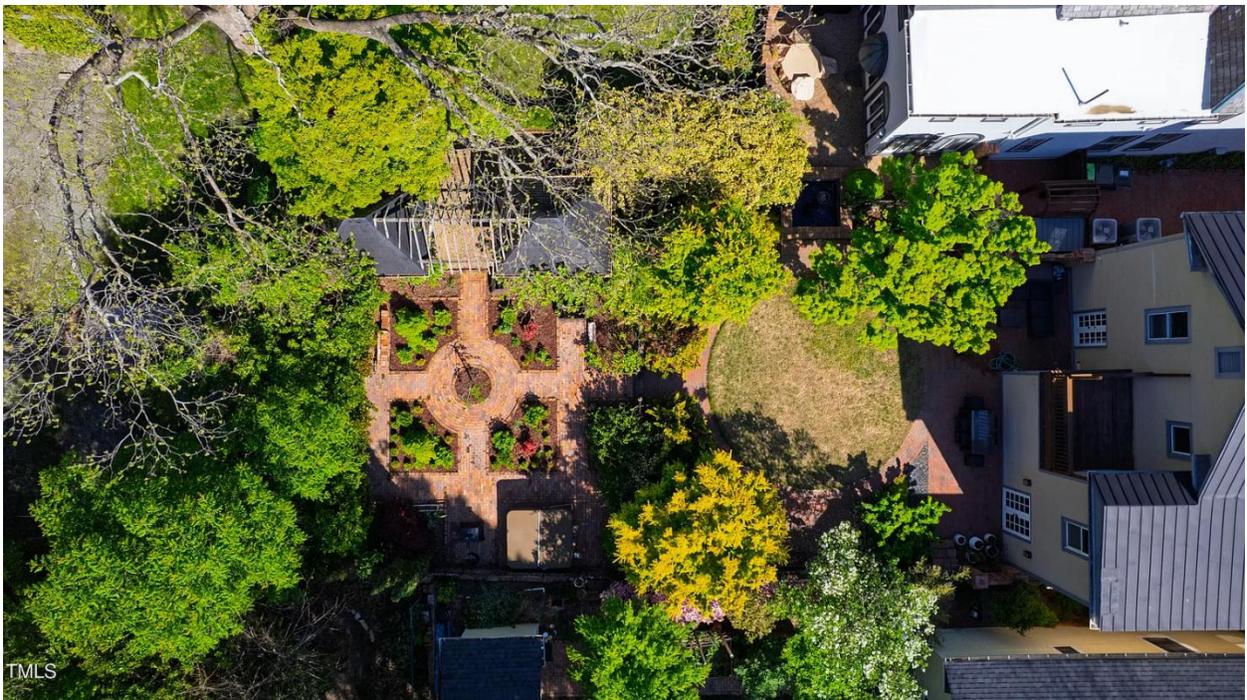


Photos from the sidewalk on north side of the street, showing roof is not visible:





Backyard viewed from above. North to the left. Patio in shadow to the right, adjacent to house.



Photos of southern area of backyard, showing brick walkway system to be removed



Photos of northern area of backyard, showing brick walkway system and hot tub to be removed





Proposed Changes

Proposed design and location of solar array



View A from Southeast, across the street. Shaded blue to show proposed solar array location.



View B from Southeast, across the street. Shaded blue to show proposed solar array location.



View from southwest, across the street. Shaded blue to show proposed solar array location.



Materials

Patio

Reused antique brick from site.

Raised Garden Beds

The 4'x8' beds will be constructed of corten (weathering) steel and approximately 2 feet tall.



Solar Array



Black-on-black solar panels (Maxeon III 410W) will be used.