

City of Raleigh



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001-17-CA

412 OAKWOOD AVENUE

OAKWOOD HISTORIC DISTRICT (GENERAL)

0 25 50 100
Feet



Nature of Project: Remove two
chimneys.

APPLICANT:
MEG MCLAURIN



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



**DEVELOPMENT
SERVICES
DEPARTMENT**

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



- ☐ Minor Work (staff review) – **1 copy**
- ☐ Major Work (COA Committee review) – **10 copies**
- ☐ Additions Greater than 25% of Building Square Footage
☐ New Buildings
☒ Demo of Contributing Historic Resource
☐ All Other
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 499824
 File # 001-17-CA
 Fee \$147
 Amount Paid \$147
 Received Date 1/10/17
 Received By SKW

Property Street Address **412 OAKWOOD AVENUE**

Historic District

Historic Property/Landmark name (if applicable)

Owner's Name **RICHARD AND CINDY URQUHART**

Lot size .092

(width in feet) **39**

(depth in feet) **103**

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 ([Label Creator](#)).

Property Address	Property Address
SEE ATTACHMENT	

15 enl

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 **MEG MCLAURIN**

Mailing Address 511 HILLSBOROUGH STREET

City RALEIGH	State NC	Zip Code 27603
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Date 1.6.17	Daytime Phone 919.749.3008
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Email Address megmcl@mindspring.com

Applicant Signature Gregory J. Lawrence

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).

[illegible]

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 Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.					
Minor Work (staff review) – 1 copy					
Major Work (COA Committee review) – 10 copies \$ 147					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>		✓		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			✓
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. 	<input type="checkbox"/>	<input type="checkbox"/>	✓		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.	<input type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (See Development Fee Schedule) \$ 147	<input type="checkbox"/>				

There are 4 existing chimneys on the Urquhart residence, three on the original two story roof, and one on the remaining single story portion of the roof. The one on the single story section was once operational, as evidenced by the original drawings of the house which show it to have been associated with the kitchen. The one that was not associated with any fireplace is on the upper roof and its removal was requested in a previous application since I could find no visible means of support on the basement or first floor level. Its construction was unknown at the time since it was enclosed in the finished space.

Construction has started on the second story addition which was approved several months ago. The upper chimney removal was denied to keep in strict adherence with the Guidelines. In the demolition phase, it was revealed that not only was the chimney whose removal was originally requested, but also the chimney above the former and current kitchen are both structurally unsound, for several reasons, including that their height above the roof is more than twice what their height is below it. Prior to the demolition, the construction of either could not be viewed.

Once revealed, the structural engineer on the project determined that he could not certify that he could make them "sound" or "safe" and now the owners are concerned about their own safety as well as that of others.

So I am again requesting the removal of the chimney originally on the July agenda, as well as the removal of the one in the kitchen that is not supported properly and apparently cannot be. These should both be removed before the new roofing is installed, so that the construction is not any more complicated than it is already. I am requesting practical consideration in light of the evidence that they are both unsafe.

Thank you.

Meg McLaurin, AIA



EXISTING EAST ELEVATION (PARTIAL)

1/8" = 1'-0"

GRAPHIC SCALE
(IN FEET)



NOTE:

RECONSTRUCTED FROM PHOTOS
AND DRAWING PREVIOUSLY
SUBMITTED TO RHDC BY OTHERS 2014



EXISTING WEST ELEVATION (PARTIAL)

1/8" = 1'-0"



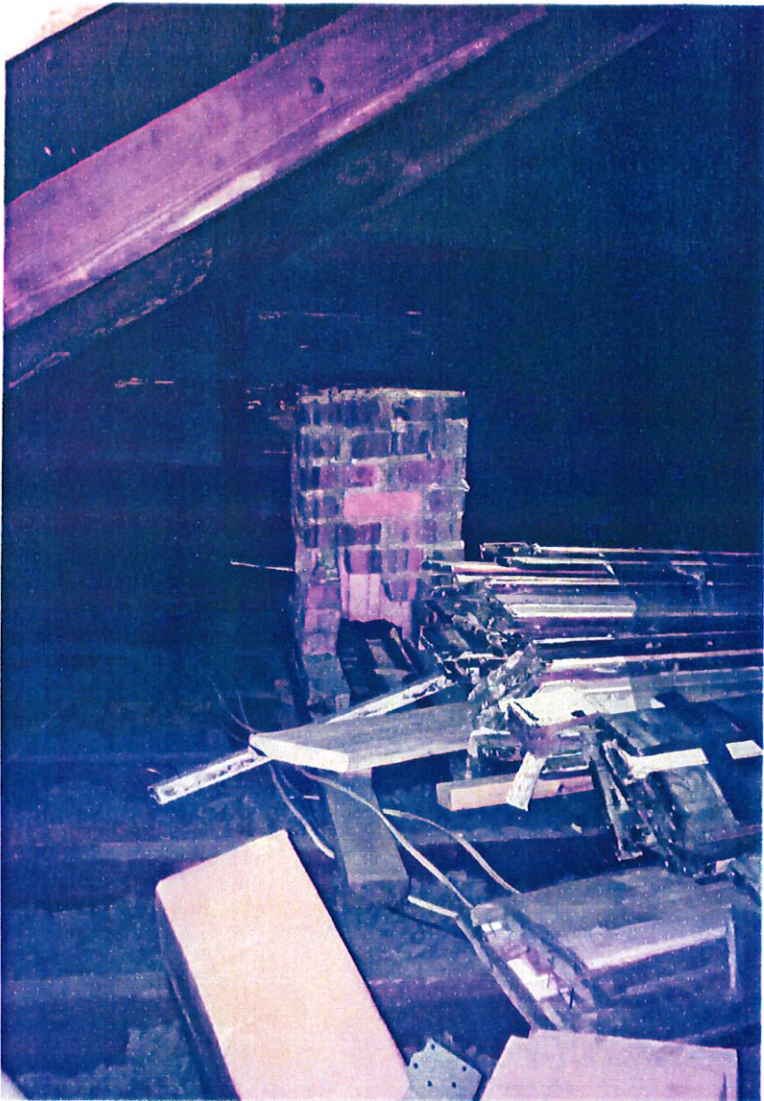


FRONT ELEVATION (OAKWOOD AVE)



EAST ELEVATION
(EAST STREET)

412 OAKWOOD AVENUE / URQUHART



Chimney over Kitchen



Chimney in Two Story Area





EAST STREET FACADE WITH CHIMNEYS

412 OAKWOOD AVENUE

121-16-CA
Chimneys

1

2

4

3



1704900682
URQUHART, RICHARD A III URQUHART,
CYNTHIA W
412 OAKWOOD AVE
RALEIGH NC 27601-1156

1704809499
UNKNOWN
PO BOX 2331
RALEIGH NC 27602-2331

1704809542
GOLDBERG, ERIC M GOLDBERG, DEBRA D
10033 OLD WARDEN RD
RALEIGH NC 27615-1128

1704809691
HILLIN, JOSHUA P
408 OAKWOOD AVE
RALEIGH NC 27601-1156

1704809788
HALLAM, ELEANOR J HALLAM, DEBORAH J
404 N BLOODWORTH ST
RALEIGH NC 27604-1224

1704900413
PHILLIPS, ROBERT D PHILLIPS, KATHY S
2415 FAIRVIEW RD
RALEIGH NC 27608-1325

1704900464
BRAGG, LAUREN C
413-415 E LANE ST
RALEIGH NC 27601-1119

1704900562
BRANTLEY, ANDREW TENNANT
BRANTLEY, JANE ANDREWS
309 N EAST ST
RALEIGH NC 27601-1115

1704900566
URQUHART, RICHARD A III URQUHART,
CYNTHIA W
412 OAKWOOD AVE
RALEIGH NC 27601-1156

1704900653
MCILWEE, JOHN C MCILWEE, NANCY M
410 OAKWOOD AVE
RALEIGH NC 27601-1156

1704900789
YOUNGBLOOD, CURTIS E YOUNGBLOOD,
PATRICIA A
411 OAKWOOD AVE
RALEIGH NC 27601-1155

1704900830
NEWFOUNDLAND LLC
9650 STRICKLAND RD STE 103-369
RALEIGH NC 27615-1902

1704901683
JONES, JESSE TILLERY, SUSAN
PO BOX 104
LILLINGTON NC 27546-0104

1704902510
BECOM, WILLIAM D BECOM, TERESA
308 N EAST ST
RALEIGH NC 27601-1116

1704902515
CAMERON WADE VENTURES LLC
7334 CHAPEL HILL RD STE 200
RALEIGH NC 27607-5000

1704902707
STUART, MOLLY M STUART, MICHAEL D
501 OAKWOOD AVE
RALEIGH NC 27601-1157