Nature of Project: Remove two chimneys.

APPLICANT: MEG MCLAURIN

OAKWOOD HISTORIC DISTRICT (GENERAL)
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

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

For Office Use Only

Transaction # 495824
File # 001-17-CA
Fee $417
Amount Paid $417
Received Date 11/2/17
Received By

Mineral 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

Property Street Address 412 OAKWOOD AVENUE

Historic District

Historic Property/Landmark name (if applicable)

Owner's Name RICHARD AND CINDY URQUHART

Lot size 0.092 (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).

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<tr>
<th>Property Address</th>
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15 enw
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
Date  1.6.17  Daytime Phone  919.749.3008
Email Address  megmcl@mindspring.com
Applicant Signature

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

<table>
<thead>
<tr>
<th>Design Guidelines - Please cite the applicable sections of the design guidelines (<a href="http://www.rhdc.org">www.rhdc.org</a>).</th>
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## 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 this 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 appeal's period of 30 days from the date of approval.

Signature (City of Raleigh) ______________________________________ Date ________________

### TO BE COMPLETED BY APPLICANT

| Minor Work (staff review) – 1 copy | YES | N/A | YES | NO | N/A |
| Major Work (COA Committee review) – 10 copies | | | | | |

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.)

2. **Description of materials (Provide samples, if appropriate)**

3. **Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.**

4. **Paint Schedule (if applicable)**

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, 'ences/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.**

6. **Drawings showing existing and proposed work**
   - [ ] Plan drawings
   - [x] Elevation drawings showing the façade(s)
   - [ ] Dimensions shown on drawings and/or graphic scale (required)
   - [ ] 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.

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.**

8. **Fee (See Development Fee Schedule)**

| 147 | Yes | No | N/A |

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*PAGE 3 OF 3*  WWW.raleighnc.gov  REVISION 08.29.16
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)

NOTE:
RECONSTRUCTED FROM PHOTOS AND DRAWING PREVIOUSLY SUBMITTED TO RHDC BY OTHERS 2014
CHIMNEYS WHOSE DEMOLITION IS BEING REQUESTED
EAST STREET FACADE WITH CHIMNEYS