

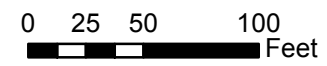


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## 005-17-CA

### 1203 E LANE STREET (DAVID AND ERNESTINE WEAVER HOUSE)

#### RALEIGH HISTORIC LANDMARK



Nature of Project: Demolish house.

APPLICANT:  
GEORGE SAUNDERS



# 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



<input type="checkbox"/> Minor Work (staff review) – 1 copy  <input checked="" type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input checked="" type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other  <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<b>For Office Use Only</b> Transaction # <u>499980</u> File # <u>005-17-CA</u> Fee \$ <u>588</u> Amount Paid <u>588</u> Received Date <u>1/10/17</u> Received By <u>ACH</u>
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Property Street Address: 1203 E. Lane St.

Historic District: N/A

Historic Property/Landmark name (if applicable): ~~Delaney House~~ Weaver House

Owner's Name: North State Street LLC

Lot size 5,408 SF	(width in feet) 52'	(depth in feet) 104'
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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:

Property Address	Property Address
1114 E. Lane St.	215 N. Tarboro St.
1115 E. Lane St.	309 N. Tarboro St.
305 N. State St.	311 N. Tarboro St.
212 N. State St.	313 N. Tarboro St.
1201 E. Lane St.	313 N. Tarboro St.
302 N. State St.	315 N. Tarboro St.
306 N. State St.	
310 N. State St.	

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: George Saunders

Mailing Address: 500 Rose Point Dr.

City: Cary

State: NC

Zip Code: 27518

Date: 1/10/17

Daytime Phone: 919-656-4136

Email Address: georgesau@aol.com

Applicant Signature:

Will you be applying for state or federal rehabilitation tax credits for this project?

Yes  No

Office Use Only

Type of Work \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
See Additional	Sheets	See Additional Scope of Work Sheet

### 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" 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.					
<b>Minor Work (staff review) – 1 copy</b>			✓		
<b>Major Work (COA Committee review) – 10 copies</b>					
1. <b>Written description.</b> 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 checked="" type="checkbox"/>		✓		
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required.	<input checked="" type="checkbox"/>		✓		
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
5. <b>Plot plan</b> (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 checked="" type="checkbox"/>	✓		
6. <b>Drawings</b> showing proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the new façade(s)</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale</li> <li><input type="checkbox"/> 8-1/2" x 11" or 11" x 17" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" or 11" x 17" snap shots of individual drawings on the big sheet.</li> </ul>	<input type="checkbox"/>	<input checked="" 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 <a href="#">Label Creator</a> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>		✓		

## 1203 E. Lane St. – Major COA

Due to extensive damage caused by a collision from an uninsured motorist and resulting safety liabilities of an unsafe structure, estate and title complications and the financial hardship of impending fines we are applying for a demolition of the house and attached masonry wall.

### Summary

- In June 2016, a police chase resulted in an uninsured vehicle colliding with the sunroom and causing substantial damage to the right half of the structure. After a site visit by the property insurance company it was determined that significant damage had occurred. We roped off the area but out of concern that the structure was unsafe and starting to lean we removed the compromised portion of the house while waiting on the outcome of further discussions with our insurance company.
- Despite ongoing negotiation with our insurance company we are not confident that the payout timeline or the terms of the payout will provide us the opportunity to pay the current fines of \$500 / day or a satisfactory rebuild. I would asked that the zoning inspection \$500 fees be wave on this project.

### Scope of Work

- **House Demolition** – Demolish the house and all below grade footings / foundation and related masonry wall behind the house.

### Attachments

- Existing Conditions Pictures (before accident)



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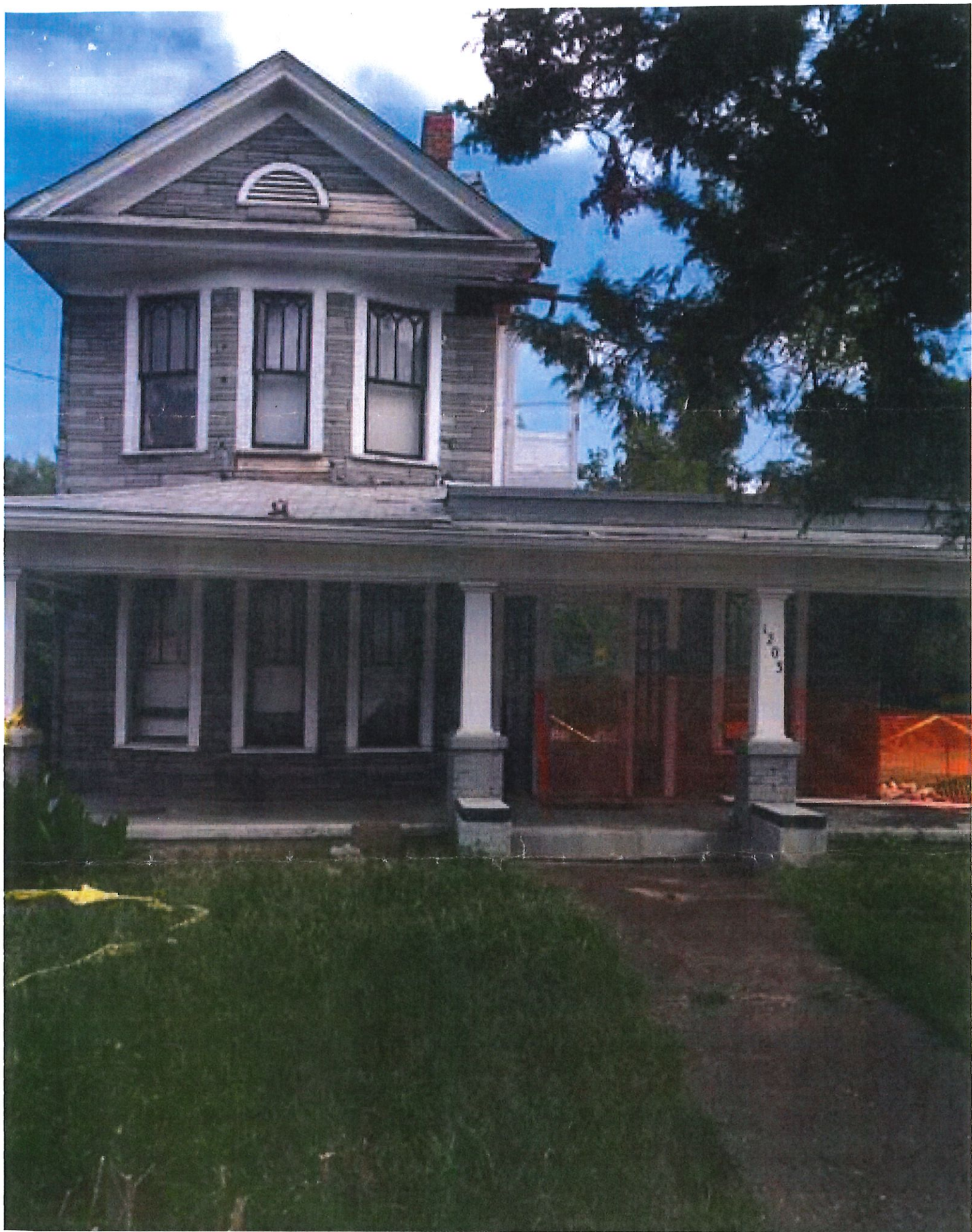


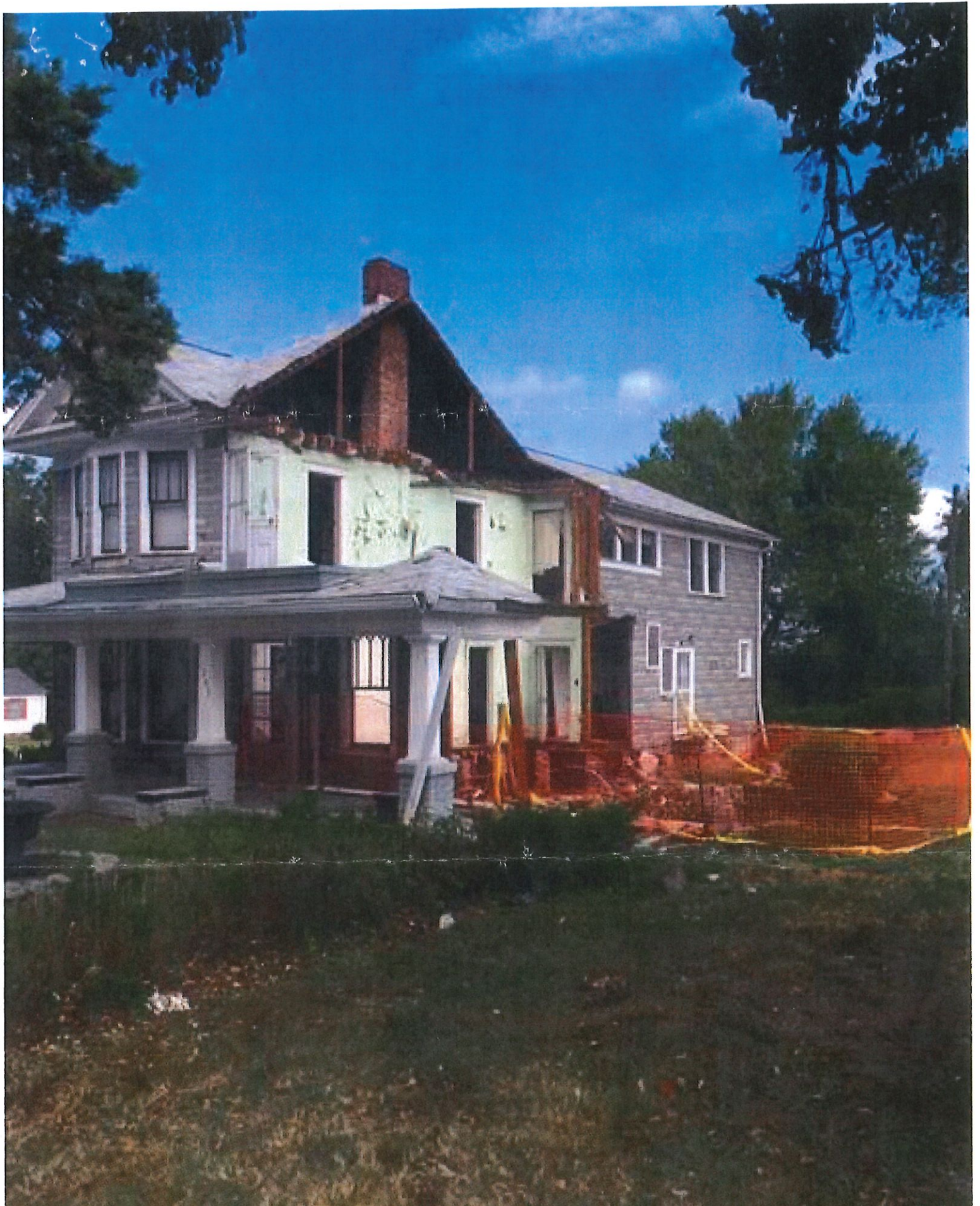
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- See attachment for additional pictures (after accident)





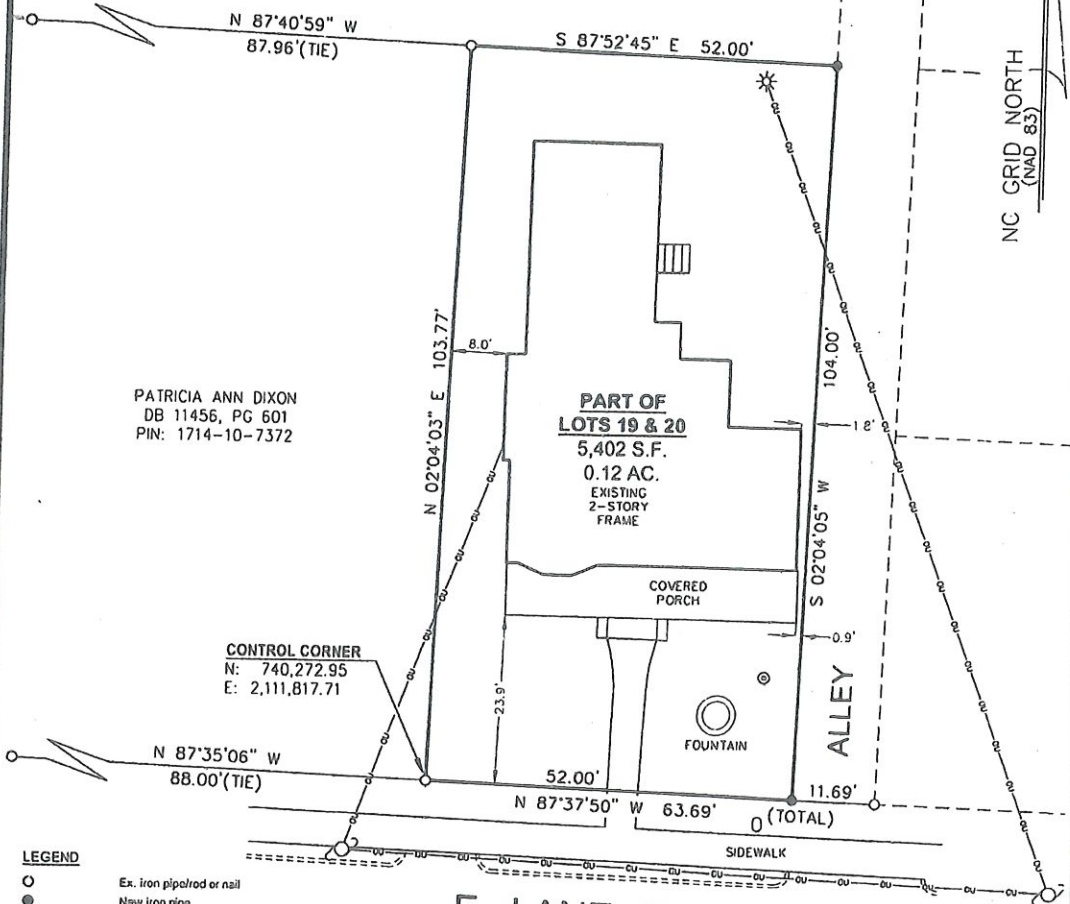


PROPERTY OF  
**ALPHA L. HOWZE, JR., HEIRS**  
 PART OF LOTS 19 & 20, ADDITION TO IDLEWILD  
 1203 E. LANE STREET  
 SCALE: 1"=20'  
 REFERENCES: BOOK OF MAPS 1885, PAGE 66

RALEIGH TOWNSHIP  
 WAKE COUNTY  
 NORTH CAROLINA  
 NOVEMBER 20, 2014

ANITA MARIE LEE, ET AL  
 (EXECUTOR)  
 DB 13690, PG 307  
 PIN: 1714-10-8410

PATRICIA ANN DIXON  
 DB 11456, PG 601  
 PIN: 1714-10-7372



**LEGEND**

- Ex. iron pipelrod or nail
- New iron pipe
- ⊙ Water meter
- ⊕ Sanitary sewer cleanout
- ⊙ Utility pole
- ⊙ Lamp post
- ou — Overhead utility
- DB Deed Book
- PB or BM Plat Book / Book of Maps
- N/F Now or formerly
- Pg. Page
- SF Square foot
- Ac. Acres
- RW Right-of-way

**NOTES:**

- 1) Raw error of closure exceeds 1:10,000.
- 2) The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1885, Page 666 unless otherwise noted.
- 3) No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
- 4) Subject property is NOT located within a special flood hazard zone.



**FINAL SURVEY**

**NEWCOMB** land surveyors, Llc, 246 West Millbrook Road, Raleigh, NC 27609  
 Phone (919) 847-1800, Fax (919) 847-1804, License # P-0203

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

145559  
 PIN: 1714-10-8351

I, Robert T. Newcomb, III, certify that this plot was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are clearly indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this plot meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)

Witness my original signature, registration number and seal this 20 day of NOVEMBER, 2014.

*[Handwritten Signature]*

Professional Land Surveyor L-2444