



# Certificate of Appropriateness (COA)



## Administrative Review of Conditions

COA Meeting Date: 8/23/18

COA #: 041-18-CA

Applicant Name: Mike Poupard for Grayson Homes

Property Address: 501 E Lane St

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### **Reason for COA Committee review:**

In the decision on COA 041-18-CA, the applicant was provided an opportunity to return to the COA Committee in August to review the steps that had been taken to find alternatives to demolition of the church at 501 E Lane St.

Conditions from the 4/26/18 COA Committee meeting certified record:

1. That a 365-day demolition delay for the building and trees be imposed, with an effective date of April 26, 2018 to April 25, 2019. No demolition delay will be imposed for the removal of the 52" sycamore.
2. That tree protection plans be implemented and remain in place for the duration of construction for the 18" sycamore and 11" oak.
3. That prior to the issuance of the blue placard the following be provided to and approved by staff:
  - a. full documentation of the building with photographs and drawings;
  - b. location and species of replacement trees;
  - c. tree protection plan for the 18" sycamore and 11" oak.
4. *That an RHDC member be appointed as liaison to the applicant during the delay period to explore alternatives to demolition.*
5. *That the application be revisited on the August COA Committee agenda to update the Committee on the alternatives to demolition and the demolition delay.*

July 29, 2018

To: RHDC and COA Committee

From: Mike Poupard, Grayson Homes LLC

Re: 041-18-CA

Please consider this our formal request to be included on the August 23, 2018 COA Committee agenda.

We are requesting that the 365-day delay that was imposed for the demolition of structures at 501 E. Lane St. be removed. Our appointed liaison, Sarah David, will comment on the loss of historic fabric. As well, through her efforts and ours, we could not find anyone to take on the restoration of the building. Combined with the neglect and structural defects already presented at the April COA Committee meeting, we feel a delay would be punitive and unnecessary to the final outcome of this property. Attached pictures below show the inside and outside, and Sarah will comment at the meeting on lack of contributing historic value of the structures.

In place of the older structures, it is our intent to work with a local architect and the City of Raleigh to subdivide the property into individual homesites, and construct dwellings that would meet the requirements for Historic Oakwood.

In addition, we are addressing the other items in the letter sent to us, dated May 4, 2018. Item #2 asked for a tree protection plan to be implemented for the two trees identified at the Northeast corner of the property. We will follow the guidelines as outlined in the Raleigh City Tree Manual, Arboricultural Specifications & Standards of Practice, March 2015. More specifically, refer to Appendix B, PRCR-01 Tree Protection Fence and PRCR-02 Tree Protection Layout. Item #3 asked for replacement trees. Trees shall be planted in the Right of Way as per Raleigh's UDO and the Raleigh City Tree Manual. Medium Maturing Trees shall be planted every 40' along E. Lane St. Refer to Page 20, Table 2 for tree species that shall be planted.

Please let us know if there is anything else that you need prior to August 7 or the meeting on August 23.

Thanks again,

Mike Poupard

Grayson Homes LLC



*Figure 1: Exterior showing neglect and severely settling foundation*



*Figure 2: Original structure facing 501 E. Lane St.*



*Figure 3: Inside original structure.*



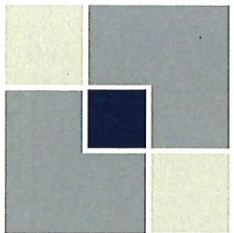




*Figure 4: Addition as seen from 501 E. Lane St.*



*Figure 5: Mold in basement from neglect.*



**RHDC**  
RALEIGH HISTORIC  
DEVELOPMENT COMMISSION

May 4, 2018

Mike Poupard  
Grayson Homes  
3948 Browning Pl, #109  
Raleigh, NC 27609

RE: 041-18-CA (501 E Lane St)—Approved with Conditions

Dear Mike Poupard:

Your application, 041-18-CA, which was presented at the April 26, 2018, meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission, was approved with the following condition(s):

1. *That a 365-day demolition delay for the building and trees be imposed, with an effective date of April 26, 2018 to April 25, 2019. No demolition delay will be imposed for the removal of the 52" sycamore.*
2. *That tree protection plans be implemented and remain in place for the duration of construction for the 18" sycamore and 11" oak.*
3. *That prior to the issuance of the blue placard the following be provided to and approved by staff:*
  - a. *full documentation of the building with photographs and drawings;*
  - b. *location and species of replacement trees;*
  - c. *tree protection plan for the 18" sycamore and 11" oak.*
4. *That an RHDC member be appointed as liaison to the applicant during the delay period to explore alternatives to demolition.*
5. *That the application be revisited on the August COA Committee agenda to update the Committee on the alternatives to demolition and the demolition delay.*

A draft Certified Record that describes the committee's action is enclosed. The draft will become final when the committee votes at its next meeting to approve the April minutes. Please note that you and aggrieved parties have a 20-day window for notification of intent to appeal or to file a petition to submit a request for reconsideration. *Commencement of work within the appeal period is at your own risk.*

In order to complete your application, you must contact the commission staff when you have met the conditions. You will then be issued the blue placard form of the certificate which is valid through October 26, 2018. Please note that all items for fulfillment of conditions should be submitted together, as each additional conditions review after the first review is subject to an additional fee. To obtain your building permit (if applicable), take the placard and this letter with you to the Office of Development Services. Please post the blue placard in public view, as indicated at the bottom of the

Post Office Box 829  
Raleigh, North Carolina 27602  
(919) 832-7238 ph  
(919) 516-2682 fax

[www.rhdc.org](http://www.rhdc.org)

card, while the work is in progress. For more information about permits, call the Office of Development Services at 919-996-2495.

When your project is complete, you are required to ask for a final zoning inspection. Call the Raleigh Historic Development Commission office at 919-832-7238 or email rhdc@rhdc.org and the commission staff will coordinate an inspection. If you do not call for this final inspection, your Certificate of Appropriateness is null and void. If you have any questions concerning your application, please contact the commission office.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth Caliendo /mc". The signature is written in a cursive style.

Elizabeth Caliendo, Chair  
Certificate of Appropriateness Committee

Encl: Certified Record 041-18-CA

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – CERTIFIED RECORD

041-18-CA      501 E LANE STREET  
Applicant:      MIKE POUPARD FOR GRAYSON HOMES  
Received:      3/13/2018      Meeting Date(s):  
Submission date + 90 days: 6/11/2018      1) 4/26/2018      2)      3)

### INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Demolish building; remove trees

Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance.... **If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.**”

### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Setting	remove trees
4.2	Demolition	demolish building

### PUBLIC TESTIMONY

Staff Introduction: Ms. Melissa Robb [affirmed] provided a summary of the project, including revisions to the suggested conditions from the original staff report. Staff suggested approval with conditions.

Mr. Francis Rasberry, the COA Committee attorney, stated that the applicant, as a representative of a corporate entity, must offer testimony and present the evidence of the case only, but not act as if he is an attorney by presenting arguments and examining witnesses and other actions such as an attorney makes.

Support:

Applicant Mike Poupard [affirmed], 1005 Collins Drive, was present to speak in support of the application. Mr. Poupard provided copies of three new documents for the Committee, including a structural assessment, a document labeled “Preliminary Drainage Assessment Report”, and a letter from an arborist. He spoke about issues with settlement of the building,

sinkholes and storm water drainage. Mr. Poupard also stated that there would be significant costs to rehabilitate the building, and that he does not want to delay the demolition as there is mixed evidence about whether the building is contributing to the district or not based on the period of significance.

Mr. Fountain asked for clarification on the location of the storm drain, which Mr. Poupard described as from southwest to northeast.

Mr. Thiem asked what is intended for the future use of the site. Mr. Poupard responded that it would be subdivided into two or three lots with either single family houses or duplexes. Mr. Thiem and Mr. Poupard discussed issues with the location of the storm drain line. Mr. Thiem pointed out that any new structures would be impacted by the site conditions.

Ms. Pamela Herndon [affirmed], 3900 Barwell Road, stated that she is in support of the application. She said they have been in the building for ten years and have spent a lot to sustain it. Ms. Herndon said that the church cannot afford to spend more on the building, and they will have to find somewhere else to go.

#### Opposition:

There was no one else present to speak in favor of or in opposition to the application.

#### Responses and Questions:

Mr. Thiem stated that he appreciated the arborist report that stated the large sycamore has significant issues which he agreed with, but there was no tree protection plan provided from an arborist to protect the two trees in the corner of the site. He said it is likely a 25' radius no construction zone would be sufficient to protect the critical root zone, which needs to be in a tree protection plan.

Ms. Caliendo asked staff to explain sections A.4 and A.5 in the staff report. Ms. Robb explained that the original survey records of Oakwood were slim, and that Matthew Brown from the Society for the Preservation of Historic Oakwood wrote a description of the property in 2014 and included the non-contributing status from an earlier National Register nomination, based on the understanding that it was built in 1939. She said a more recent draft update of the district survey reclassifies the property as contributing, with new information that it may have been constructed around 1900 and moved to the site in 1939. Ms. Robb read additional facts from the report. Ms. Tully added that there will be a formal determination when the report is finalized, but not in time for this case. She said that according to the UDO, the building must be found to have no significance or value in order to waive the demolition delay period, and that the burden of proof is on the applicant. She said that whether the building is contributing or not does not have to be the deciding factor. Mr. Thiem asked if she could elaborate on value. Ms. Tully responded that she generally describes it as when you drive through a neighborhood does the building fit in. She said it is up to the Committee to weigh the evidence and comments from the applicant to assess it. Mr. Thiem said it is not uncommon to have small commercial and non-residential buildings in residential historic districts like Oakwood, which is different from suburban neighborhoods developed in the 1950s and 60s. He asserted that these small



buildings are part of the social context of the neighborhood. He said he finds the value in the religious use of the building in the neighborhood, regardless of its architectural character.

Mr. Rasberry expanded on the language in the UDO and state statute, saying the design guidelines disfavor demolition, but demolition may not be disallowed per state statute. He said the committee may impose a delay of up to 365 days, and it is up to the discretion of the Committee if they impose the maximum delay or some portion of it. Mr. Rasberry stated it is a discretionary call, and neither the statute nor guidelines have any criteria for evaluating, so they must use reasonable consideration in weighing the evidence. He continued that it is not whether it is contributing or not, but about whether the resource has significance or value toward the character of the district or it has no particular significance or value. If it is found to have no significance or value, the statutory requirement kicks in that the Committee waive some or all of the potential demolition delay period. If significance or value has been found the statute does not require waiving the delay.

Mr. Fountain said the structure has economic value and that helical piers or the like could be used to stabilize the structure. He continued that economic value is not the test, but as Mr. Thiem said it has significance to the character of the neighborhood. He said that he understood they didn't have the power to deny demolition, but he would look separately at the addition.

Mr. Thiem asked if the addition was contributing. Ms. David responded that from the National Register perspective it would all be considered one building, and that either it is all contributing or all not contributing.

With no objection from the committee, Ms. Caliendo closed the public hearing portion of the meeting.

#### COMMITTEE DISCUSSION

The following points were made in discussion [speaker indicated in brackets]:

I agree with the consultants that it's contributing. It's a late 19<sup>th</sup> Century/early 20<sup>th</sup> Century rural church building that was moved at some point. It's different from others in Oakwood, like some of the wood frame commercial buildings. There's no evidence that it is without value. The evidence shows the front corner is sinking. What happens during the demolition delay? Is there some way we can work with the owners to find alternatives? A delay is meant to find a successful outcome for the building, not punish the applicant. [David]

Here's a technical question; If the soil problem is a result of the pipe and a structural failure, then substantial work will be required to accommodate the building during the process. My guess is the estimate was done as if there were no building on the site. It appears that retaining the structure would be difficult, if the intention would be to keep it structurally sound for renovation. [Thiem]

Is the City paying for it? [Davis]

The document has not attribution and it is not on City letterhead, and while it's not a question of believing the information, it needs to be legally defensible. [Tully]



That's one of the reasons for the revised conditions. That we will work to explore alternatives during that delay. [Caliendo]

We can impose the demolition delay for now. The applicant can come back later if there is additional evidence and we can modify the delay period. [Fountain]

I'd be interested if the owner is interested in being involved in retaining the building. The whole building is considered contributing, even though the addition is outside the date. When I walked around the building I saw that the addition has a lower occupied basement level. The foundation for that goes deeper than the original soil borings at 3' below. [Thiem]

If someone applied to demolish just the addition, that could be found to have no value and then there would be no delay. [Tully]

We let people demolish non-historic additions. [David]

Staff discussed the property with other potential buyers, and we told them in all likelihood the Committee would approve the demolition of the 1950s portion. [Tully]

If the owner was willing to look at other options and retain the original portion I could see modifying the delay time. [Thiem]

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

Mr. Fountain moved that based on the information contained in the amended application and materials and in the evidentiary hearing, the Committee finds staff suggested findings from the Staff Report, A. (inclusive of facts 1-11), to be acceptable as findings of fact, with the modifications and additions as listed below:

A. Demolition of the building and removal of two trees is incongruous according to *Guidelines* section 4.2.1, 4.2.2, 4.2.4, 4.2.5, and the following facts:

1\* Two trees are proposed for removal; a 52" diameter sycamore southeast of the front walk and a 9" diameter tree (species not identified) in the northwest corner of the site.

Information regarding the health of the trees was not provided. The proposal to remove the trees presumes the demolition of the building.

2\* A tree protection plan was not provided for the 18" diameter sycamore and 11" diameter oak in the northeast corner of the site.

3\* No replacement trees were proposed for the two trees proposed for removal.

4\* The application includes pages from the "Inventory of Structures in The Oakwood National Register Historic Districts" Raleigh, North Carolina By Matthew Brown, Historian, Society for the Preservation of Historic Oakwood Researched and written from 2004 to 2015. That document includes the following statements:

a. "Those built 1939 or later are listed as non-contributing (NC), following the designation in current National Register documents, which designation accords with the judgment of the author of this inventory."

b. "WA6848 (NC) 501 E. Lane St. Raleigh Christian & Missionary Alliance Church c.1939 This Colonial Revival vernacular frame church building was built for the Raleigh Christian & Missionary Alliance Church. It has a front gabled saddle roof with shallow eaves. Most windows are six-over-six. The Colonial Revival classroom building was added in c.1949. It is veneered in brick. It has a side-

gabled saddle roof with shallow eaves. The front door has a transom. This became the First Original Free Will Baptist Church of Raleigh in 1958, then the Civitan Club in 1966, then the Boys Club of Wake County in 1969, then the Praise Temple Apostolic Faith Church in 1978, then the Remnant of Christ Fellowship Church in 2010.”

- 5\* The subject property is within the original boundaries of Oakwood Historic Districts listed in the National Register in 1974. That nomination form does not contain an inventory list nor a clearly defined period of significance. The Commission has generally used the mid-1930s as the end date. A draft update of the nomination, including an inventory list is under review by the State Historic Preservation Office. That draft document describes this property as follows:
- a. “501 E Lane Street; Historic name: Raleigh Christian & Missionary Alliance Church; SSN: WA6848; Form: Single-nave; Year built: ca. 1939; Stylistic influences: No Style; Contributing Status: Contributing”
  - b. “This vernacular frame church building appeared on this site ca. 1939. However, the building's architecture and materials suggest that it may have been constructed ca. 1900 and moved to this site ca. 1939. It has a front-gabled saddle roof with shallow eaves. Most windows are six-over-six and small in scale. The front entrance has a pair of six-panel wood doors. A tall brick chimney rises from the roof toward the building's rear. The church's simple appearance is consistent with the primitive church movement that emerged in North Carolina ca. 1900, primarily in rural communities. On this site, though, the first city directory entry appears in 1948 and lists the Raleigh Christian Alliance Church at 503 E. Lane Street (later the known as the Raleigh Christian & Missionary Alliance Church). The Colonial Revival classroom wing adjoining the church's east side likely was constructed ca. 1949, and it is visible on the 1950 Sanborn Map. This wing is veneered in brick. It has a side-gabled saddle roof with shallow eaves. The front door has a transom. The church became the First Original Free Will Baptist Church of Raleigh in 1958, then the Civitan Club in 1966, then the Boys Club of Wake County in 1969, then the Praise Temple Apostolic Faith Church in 1978, then the Remnant of Christ Fellowship Church in 2010.”
  - c. The district's period of significance is defined as between 1867 and 1941.
- 6\* The applicant states that the building is not suitable for repurpose and that the foundation and footings are faulty. Evidence is not provided to support the statement.
- 7\* A letter stamped by a Professional Engineer evaluated the bearing capacity of the soil for a residential foundation as inadequate without additional support such as pylons or helical piers.
- 8\* The site is transected by a stream and has had sinkholes.
- 9\* The application proposes to salvage architectural elements such as siding, transoms and brick fireplaces for use in a proposed new building or building(s)
- 10\* The application does not present any evidence that the applicant has fully documented the building with photographs and drawings and deposited these materials with RHDC for storage.
- 11\* The application does not present any evidence that the applicant has worked with RHDC and other interested parties to find an alternative to demolition.

12\* The applicant has failed to meet their statutory burden of presenting sufficient convincing evidence that the property has no significance or value.

The motion was seconded by Ms. David; passed 4/1. (Thiem opposed.)

### DECISION ON THE APPLICATION

Following discussion on an initial motion made by Mr. Fountain and seconded by Ms. David, Mr. Fountain made an amended motion that the application be approved, with the following conditions:

1. That a 365-day demolition delay for the building and trees be imposed, with an effective date of April 26, 2018 to April 25, 2019. No demolition delay will be imposed for the removal of the 52" sycamore.
2. That tree protection plans be implemented and remain in place for the duration of construction for the 18" sycamore and 11" oak.
3. That prior to the issuance of the blue placard the following be provided to and approved by staff:
  - a. full documentation of the building with photographs and drawings;
  - b. location and species of replacement trees;
  - c. tree protection plan for the 18" sycamore and 11" oak.
4. That an RHDC member be appointed as liaison to the applicant during the delay period to explore alternatives to demolition.
5. That the application be revisited on the August COA Committee agenda to update the Committee on the alternatives to demolition and the demolition delay.

The motion was seconded by Ms. David; passed 5/0.

Committee members voting: Caliendo, David, Davis, Fountain, Thiem.

Certificate expiration date: 10/26/18.



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The City of Raleigh assumes no responsibility for any errors,  
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## 041-18-CA

### 501 E LANE STREET

### OAKWOOD HISTORIC DISTRICT (HOD-G)

0 30 60 120  
Feet



Nature of Project:  
Demolish building

APPLICANT:  
MIKE POUPARD FOR  
GRAYSON HOMES

OAKWOOD AVE

E LANE ST

N BLOODWORTH ST

NEAST ST

ELM ST



# 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**
- x Major Work (COA Committee review) – 10 copies**
- ☐ Additions Greater than 25% of Building Square Footage
- ☐ New Buildings
- ☒ Demo of Contributing Historic Resource
- ☒ All Other (demolition by neglect of existing structure)
- ☐ Post Approval Re-review of Conditions of Approval

## For Office Use Only

Transaction # \_\_\_\_\_

File # 041-18-CA

Fee \_\_\_\_\_

Amount Paid \_\_\_\_\_

Received Date \_\_\_\_\_

Received By \_\_\_\_\_

Property Street Address :  
501 E LANE ST  
RALEIGH NC 27601-1143

Historic District: OAKWOOD

Historic Property/Landmark name (if applicable)

Owner's Name: GRAYSON HOMES, LLC

Lot size 0.38 ACRES

(width in feet) 163.6 (N Boundary)  
164.1 (S Boundary)

(depth in feet) 100

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 ATTACHED LIST.	

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: GRAYSON HOMES, LLC

Mailing Address: 3948 BROWNING PL, #109

City: RALEIGH

State: NC

Zip Code: 27609

Date: MARCH 5<sup>TH</sup> 2018

Daytime Phone: (919) 801 1187

Email Address: mike@graysonhomesonline.com

Applicant Signature

*[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

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)
N/A	N/A	N/A



### 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.  <u>Minor Work</u> (staff review) – 1 copy  <u>Major Work</u> (COA Committee review) – 10 copies					
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"/>	<input checked="" type="checkbox"/>			
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. <u>Plot plan</u> (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 checked="" type="checkbox"/>	<input type="checkbox"/>			
6. <b>Drawings</b> showing existing and proposed work <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 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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. <b>Fee</b> ( <u>See Development Fee Schedule</u> )	<input checked="" type="checkbox"/>				

# Certificate of Appropriateness (COA)

## Written Description

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501 E. Lane Street | 919.801.1187 | [mike@graysonhomesonline.com](mailto:mike@graysonhomesonline.com)

We propose to repurpose the property at 501 E lane street for residential use. The existing structure through neglect is not suitable for repurpose and therefore would need to be demolished.

The stability of the existing structure has been compromised due to poor compaction soil, underground stormwater drainage and existing sinkhole as documented in the attached engineer evaluation, photos and historic records. The stormwater drainage will also need to be relocated and the sycamore tree will need to be removed to stabilize land for future development.

We have conducted a renovation evaluation that concluded demolition is eminent due to the faulty footings and foundation of existing structure. All salvageable historic elements (transoms, siding boards and brick fireplace) will be preserved and incorporated into new structure at a later time. The site will be prepared and secured as per City of Raleigh requirements until construction plans have been reviewed and approved through the Certificates Of Appropriateness and permitting process.

Mike Poupard, President  
Grayson Homes, LLC



8600 'D' Jersey Ct  
Raleigh, NC 27617

(P) (919) 218-4421  
866.792.5107

*Firm Lic. No: P-0961*

Mike Poupard  
Grayson Homes  
PO Box 1253  
Youngsville, NC 27596  
mike@graysonhomesonline.com

March 8, 2018

Subject: Preliminary Subsurface Testing  
Location: 501 East Lane Street (Raleigh, NC)  
Project No: BCH180935  
Review Date: 3/7/2018

We are pleased to provide the evaluation of the subject and location referenced above.

**Observations:**

Builder requested preliminary subsurface testing in regards to bearing capacity at the above referenced location. The technician hand augured at (4) locations to 3' in depth adjacent to the existing crawl space portion of the structure.

**Recommendations:**

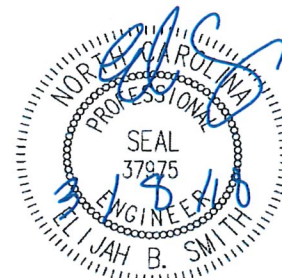
Based on our observations, preliminary testing (Hand Auger, Probe, DCP), and review, the on-site materials and bearing capacity do not appear suitable for the required 2000 PSF soil bearing capacity for the proposed residential foundation. The proposed residential foundation would require additional support (i.e., helical piers, pylons, etc.) to accommodate the existing soil conditions.

Preliminary subsurface testing is limited in nature. JDS shall not be held responsible for organics, aggregate, soft soils, or water tables (high or perched) that might be encountered during the excavation. JDS recommends additional borings to greater depths, and testing the footings once they have been excavated for the proposed foundation.

If you have any questions or if I can be of further assistance to you on this project, please contact me at (919) 218-4421

Respectfully Submitted,  
Brian Hickey  
JDS Consulting & Design, PLLC

Reviewing Engineer: Elijah B. Smith, P.E.





# INVENTORY OF STRUCTURES IN THE OAKWOOD NATIONAL REGISTER HISTORIC DISTRICTS Raleigh, North Carolina

By Matthew Brown, Historian, Society for the Preservation of Historic Oakwood

Researched and written from 2004 to 2015

Please send any corrections or additional information to [askmisterbrown@yahoo.com](mailto:askmisterbrown@yahoo.com) 919-834-6488

This inventory presents a history and description for every structure within the original Oakwood National Register Historic District, and the four additions thereto. Structures are listed by street address. Streets are in alphabetical order by name, with "North" directionals before "South." For example, the first street listed is North Bloodworth Street and the second is South Bloodworth Street. The structures are listed in numerical order by address. Each principal structure has a history/description including the name and date of the structure, the architectural style and form, information about the original owners and later owners or residents of note, a detailed architectural description, and a description of changes that have been made to the structure, including when and by whom changes were made. Subordinate structures are listed after principal structures at that address. After each history/description is a compendium of supporting information. Numbers separated by colons are citations to Wake County Deed Book:Page. RCD stands for "Raleigh City Directory."

Chandrea Burch has given permission to use site survey numbers WA 6550 to WA 6999 for this inventory

There are 594 principal structures on this inventory. Three were moved to Person St. outside the district. There are three others outside the National Register district. These six structures are candidates for addition to the district. Minus all these leaves 588 in the current National Register districts.

There are 87 principal structures in the National Register Districts that are not in the Oakwood Historic District as designated by the City of Raleigh. That leaves 501 principal structures in the locally designated district. Three are churches.

Houses built thru 1938 are listed as contributing. Those built 1939 or later are listed as non-contributing (NC), following the designation in current National Register documents, which designation accords with the judgment of the author of this inventory.

	TOTAL	NAT REG	LOCAL	ADDITIONS
Total	594	588	501	6
Contributing		476	425	6
Non-Contributing		111	76	0
Originally houses		577	488	5
Originally houses C		483	421	5
Originally houses NC		98	68	0
Orig. houses used as res.		562	483	0
Originally churches C		0	0	1
Originally churches NC		3	3	0
Originally businesses total		10	8	0
Originally businesses C		6	5	0
Originally businesses NC		4	3	0
Orig. bus. used as residence		2	2	0
Orig. houses used as bus.		15	14	2
Institution		1	1	0

(NC) 72 (28 built pre-historic district; 43 built post-historic district)

(NCnr) 32

Of the 509 buildings in the local district, 3 are churches,

## SOURCES:

Wake County Register of Deeds

Raleigh City Directories 1875-1990

Maps of Raleigh from 1847 to the present (see list below)

Decennial Federal Census of Wake County

Records of Wake County Revenue Department at [wakegov.com](http://wakegov.com)

Raleigh newspapers from 1870 to 1930 on-line at [newspapers.com](http://newspapers.com)

Plaque applications on file in S.P.H.O. Archives, Olivia Rainey Local History Library

Photos in the Archie Henderson Collection at the N.C. Archives PhC\_145\_Misc

Oakwood Garden Club annual scrapbooks 1950-1994, at Olivia Rainey Local History Library 2004.170

"Oakwood Historic District Slides" of every house in Oakwood, taken in 1989 perhaps by Janet Wellman, housed in an album at Olivia Rainey Local History Library, no catalog number

*The Oakwood Study: Value Development in Transitional Oakwood* Meredith College Dept. of History 1972-73, including interviews with 7 older Oakwood residents.

Oakwood Oral History Project 2011-2013 produced by the S.P.H.O., directed by Liisa Ogburn, comprising interviews of 47 present or former Oakwood residents

"Remembering Oakwood 1907" in Brochure Folder, by Katherine Parker Freeman of 218 N. East St.

Cheney, John L., Jr., ed. *North Carolina Government 1858-1979: A Narrative and Statistical History* (Raleigh: N.C. Dept. of the Secretary of State, 1981)

Harris, Linda L. & Lee, Mary Ann, *An Architectural and Historical Inventory of Raleigh, North Carolina* (Raleigh: City of Raleigh Planning Dept. and Raleigh Historic Properties Commission, 1978)

=WA6848 (NC) 501 E. Lane St. Raleigh Christian & Missionary Alliance Church c.1939 This Colonial Revival vernacular frame church building was built for the Raleigh Christian & Missionary Alliance Church. It has a front-gabled saddle roof with shallow eaves. Most windows are six-over-six. The Colonial Revival classroom building was added in c.1949. It is veneered in brick. It has a side-gabled saddle roof with shallow eaves. The front door has a transom. This became the First Original Free Will Baptist Church of Raleigh in 1958, then the Civitan Club in 1966, then the Boys Club of Wake County in 1969, then the Praise Temple Apostolic Faith Church in 1978, then the Remnant of Christ Fellowship Church in 2010.

644:435 Paul C. West, trustee for W. C. Horton, bankrupt to Roy M. Banks Feb 7, 1933, what is now 501, 513-515, 517 & 519 E. Lane

630:554 Roy & Lizzie Banks to W. C. Riddick Aug 21, 1933 this lot

877:316 W. C. & Lillian Riddick to Rev. H. P. Rankin & other trustees of Christian & Missionary Alliance Church of Raleigh Dec 31, 1941

BM1959:16 prop of Christian & Missionary Alliance Church of Raleigh

1392:678 R. B. Stokes & other trustees of Christian & Missionary Alliance Church of Raleigh to J. D. Ballance and other trustees of First Original Free Will Baptist Church of Raleigh May 2, 1958 \$35,000

1761:540 J. D. Ballance & other trustees of First Original Free Will Baptist Church of Raleigh to Raleigh Civitan Club Apr 28, 1966

1876:565 Raleigh Civitan Club to Boys Club of Wake County Mar 25, 1969

2624:239 Boys Club of Wake County to Praise Temple Apostolic Faith Church Feb 28, 1978

13938:273 Praise Temple to Remnant of Christ ROC Fellowship Church May 12, 2010 \$475K

1939 RCD No listing

1940 RCD Raleigh Christian Alliance Church

1948 RCD: Raleigh Christian Alliance Church

1950 Sanborn: current sanctuary and brick-veneered addition "Christian Missionary Alliance Church"

1957 RCD: Christian & Missionary Alliance

1963 RCD: First Free Will Baptist Church

1968 RCD: vacant

1973 RCD: Boys Club of Raleigh

Photos in 1977-78 Garden Club scrapbook show big sinkhole just to west of front stoop.

















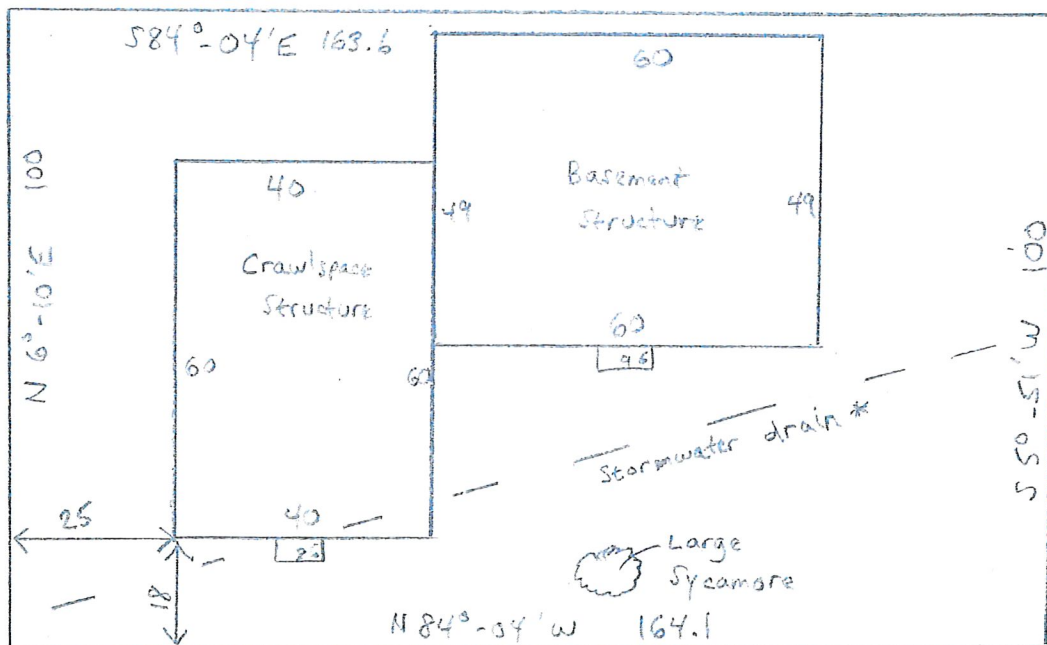




Plot of 50( E. Lane St.

(from BM(959 pg 16)

N. East Street



E. Lane Street

Scale 1" = 30'

\* Exact location of underground stormwater needs to be verified.

# Certificate of Appropriateness (COA)

## List of Homes within 100 ft 501 E Lane

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Owner	Mail Address	City State
UNKNOWN	PO BOX 2331	RALEIGH NC 27602-2331
TAYLOR, JONATHAN B TAYLOR, ABIGAIL J	408 E LANE ST	RALEIGH NC 27601-1120
BRAGG, LAUREN C	413-415 E LANE ST	RALEIGH NC 27601-1119
BERRIER, MICHAEL M	309 N EAST ST	RALEIGH NC 27601-1115
URQUHART, RICHARD A III URQUHART, CYNTHIA W	412 OAKWOOD AVE	RALEIGH NC 27601-1156
WILLETT, ROBERT T BROWN WILLETT, GRACE MARLETTE	224 N EAST ST	RALEIGH NC 27601-1114
SCOTT, RANDALL CRAIG SCOTT, HEATHER LEE	218 N EAST ST	RALEIGH NC 27601-1114
STEVENS, AGNES C	512 E LANE ST	RALEIGH NC 27601-1144
REMNANT OF CHRIST ROC FELLOWSHIP CHURCH	4341 KARLBROOK LN	RALEIGH NC 27616-8050
BECOM, WILLIAM D BECOM, TERESA	308 N EAST ST	RALEIGH NC 27601-1116
1206 KINGS, LLC	203 QUEENSFERRY RD	CARY NC 27511-6313
JELENEVSKY, PETER A JELENEVSKY, BARBARA A	512 OAKWOOD AVE	RALEIGH NC 27601-1158
YARBOROUGH, MARY ANN	514 E LANE ST	RALEIGH NC 27601-1144
CHO, MICHAEL CHO, KRISTEN LEIGH JOHNS	1020 BELLENDEN DR	DURHAM NC 27713-9282
EAST LANE STREET LLC	1714 PARK DR	RALEIGH NC 27605-1611
SCHWETZ, R W	523 E EDENTON ST	RALEIGH NC 27601-1127
JELENEVSKY, PETER A DOLL, BARBARA A	512 OAKWOOD AVE	RALEIGH NC 27601-1158
BEYER, JASON WILLIAM MCCOR BEYER, JESSICA NICOLE	519 E LANE ST	RALEIGH NC 27601-1143
JURKOWSKI, ALAN F JURKOWSKI, MARY L	1716 PARK DR	RALEIGH NC 27605-1611



## Robb, Melissa

---

**From:** Allison Diego <allisondiego1@gmail.com>  
**Sent:** Wednesday, April 04, 2018 12:43 PM  
**To:** Robb, Melissa  
**Cc:** Tully, Tania; Kinane, Collette; Mike Poupard; Donna Poupard; Darin Leigh  
**Subject:** COA Meeting - Thursday, April 26, 2018- 041-18-CA (501 E Lane Street) - Response to Initial Staff Comments  
**Attachments:** 501E\_Lane\_Plot\_after\_demo.pdf; 501E\_Lane\_Plot\_r2.pdf

Good afternoon Melissa,

On behalf of Mike Poupard, I am forwarding the following response to your email dated March 27, 2018. Mike can be reached at 919.801.1187 or via email if you have any questions or need additional information. Thank you.

---

Provide a site plan of the existing building and *all exterior elements*, including porches, stairs, walkways, public sidewalks, parking areas and curb cuts. Also, since this lot is on the corner, please indicate the street names adjacent to the lot. A sample plot plan is attached to provide guidance.

Thank you for the guidance. Please see attached site plan.

On the site plan please include the species, sizes and critical root zones of all trees with a combined stem girth of 8 inches or greater in diameter when measured 4 ½ feet above ground level, including trees in the public rights-of-way. The critical root zone is defined as: "The area uniformly encompassed by a circle with a radius equal to one and one-quarter (1.25) foot per inch of the diameter of a tree trunk measured at four and one-half (4.5) feet above the ground, with the trunk of the tree at the center of the circle."

Included on the attached site plan

Provide a site plan for the proposed post-demolition stage. Will it be fenced? Will sod or grass seed be installed? Will replacement trees be planted?

Yes. Fence, sod and replacement trees will be completed. Please see attached site plan.

State whether any trees that are proposed for removal will be replaced. Also, specify the species and locations of replacement trees on a post-demolition site plan.

We are working with an arborist and will provide species at the meeting.

Provide evidence for the removal of trees. If they are they dead, diseased or dangerous, please provide an assessment from an arborist certified by the International Society of Arboriculture or a NC licensed landscape architect. If there is another reason for removal, please document it.

Based on preliminary site visit with structural engineer, the tree must be removed to relocate the water and sewer system running underneath the tree and to stabilize the soil condition. The structural engineer will be submitting professional opinion report in time to distribute to members at meeting.

Since you highlighted the photograph of a sinkhole in the 1977-78 Garden Club scrapbook, please provide that photograph with your application.

Current property owners will be submitting photos from an incident that was reported to the City of Raleigh in June/July 2013 regarding a maintenance worker falling into the sinkhole. We were able to confirm with the City of Raleigh that the sinkhole incident occurred and have requested staff notes from Rhonda Barret to distribute at the meeting. The City also confirmed that a 36" stormwater drain runs underneath the building foundation.

Provide evidence of the "faulty footing and foundation of the existing structure" described in your written description. Your application includes a letter from an engineer that addresses the suitability of the site for construction of new residential foundations, but does not address the condition of the existing structure. Successful applications provide support of such arguments from experts who have experience in assessing buildings in designated historic districts.

We have engaged a structural engineer and will be presenting video footage and written professional opinions at the meeting.



Please note that the COA committee has the option of imposing demolition delays of up to 365 days for both the building and any trees over 8 inches in diameter. Staff is likely to recommend the full delay, as the building is likely to be determined a contributing resource to the Oakwood Historic District.

We expect the committee be able to make a demolition decision based on evidence as it is presented without delay.

Staff has also made an initial review for adherence to the [Design Guidelines](#) and offers the following guidance and examples of the type of evidence included in successful applications.

1. [Section 4.2](#) of the Design Guidelines will be the guidelines used by the COA committee to assess your application. From the "Things to Consider as You Plan" section: In considering a request for a certificate of appropriateness to demolish a structure within a historic district, the commission will weigh the impact of the proposed demolition on the overall character of the historic district as well as adjacent contributing buildings. In addition, the commission will consider whether any specific use for the site has been proposed to mediate the loss of the historic structure."
2. As the applicant requesting demolition, it is your responsibility to make the case for demolition and the "contributing" status of the building. An architectural historian may be a good expert to consult for such an evaluation.
3. Successful applications address each of the guidelines for the sections which pertain to the application.

We have read the design guidelines in its entirety and are committed to promote the character of the historic district. We are consulting with an architectural historian and will be prepared to present findings at the meeting.

----- Forwarded message -----

From: "Robb, Melissa" <[Melissa.Robb@raleighnc.gov](mailto:Melissa.Robb@raleighnc.gov)>

Date: Tue, Mar 27, 2018 at 12:58 PM -0400

Subject: COA Meeting - Thursday, April 26, 2018- 041-18-CA (501 E Lane Street) - Initial Staff Comments

To: "[mike@graysonhomesonline.com](mailto:mike@graysonhomesonline.com)" <[mike@graysonhomesonline.com](mailto:mike@graysonhomesonline.com)>

Cc: "Tully, Tania" <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>, "Kinane, Collette" <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>

Mike,

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the April 26, 2018 agenda of the COA Committee of the Raleigh Historic Development Commission. The meeting will be held at 4:00 p.m. in the City Council chamber.

Based on what was submitted, the agenda will describe the request as follows. Please let staff know if this is inaccurate.

Demolish building and remove tree

In preparation for completing the report, staff has made an initial review of your application regarding clarity and completeness and has the following questions, comments, and suggestions:

1. Provide a site plan of the existing building and *all exterior elements*, including porches, stairs, walkways, public sidewalks, parking areas and curb cuts. Also, since this lot is on the corner, please indicate the street names adjacent to the lot. A sample plot plan is attached to provide guidance.
2. On the site plan please include the species, sizes and critical root zones of all trees with a combined stem girth of 8 inches or greater in diameter when measured 4 ½ feet above ground level, including trees in the public rights-of-way. The critical root zone is defined as: "The area uniformly encompassed by a circle with a radius equal to one and one-quarter (1.25) foot per inch of the diameter of a tree trunk measured at four and one-half (4.5) feet above the ground, with the trunk of the tree at the center of the circle."



3. Provide a site plan for the proposed post-demolition stage. Will it be fenced? Will sod or grass seed be installed? Will replacement trees be planted?
4. State whether any trees that are proposed for removal will be replaced. Also, specify the species and locations of replacement trees on a post-demolition site plan.
5. Provide evidence for the removal of trees. If they are they dead, diseased or dangerous, please provide an assessment from an arborist certified by the International Society of Arboriculture or a NC licensed landscape architect. If there is another reason for removal, please document it.
6. Since you highlighted the photograph of a sinkhole in the 1977-78 Garden Club scrapbook, please provide that photograph with your application.
7. Provide evidence of the "faulty footing and foundation of the existing structure" described in your written description. Your application includes a letter from an engineer that addresses the suitability of the site for construction of new residential foundations, but does not address the condition of the existing structure. Successful applications provide support of such arguments from experts who have experience in assessing buildings in designated historic districts.
8. Please note that the COA committee has the option of imposing demolition delays of up to 365 days for both the building and any trees over 8 inches in diameter. Staff is likely to recommend the full delay, as the building is likely to be determined a contributing resource to the Oakwood Historic District.

Staff has also made an initial review for adherence to the [Design Guidelines](#) and offers the following guidance and examples of the type of evidence included in successful applications.

1. [Section 4.2](#) of the Design Guidelines will be the guidelines used by the COA committee to assess your application. From the "Things to Consider as You Plan" section: In considering a request for a certificate of appropriateness to demolish a structure within a historic district, the commission will weigh the impact of the proposed demolition on the overall character of the historic district as well as adjacent contributing buildings. In addition, the commission will consider whether any specific use for the site has been proposed to mediate the loss of the historic structure."
2. As the applicant requesting demolition, it is your responsibility to make the case for demolition and the "contributing" status of the building. An architectural historian may be a good expert to consult for such an evaluation.
3. Successful applications address each of the guidelines for the sections which pertain to the application.

**Any amendments or additional documents must be received via email by 4:00 pm Wednesday, April 4 to guarantee inclusion in the staff report.**

A few additional notes regarding the process:

- The agenda, information letter, and staff report will be sent via email April 13, 2018.
- A sign will be posted on the property by April 13, 2018. The applicant is required to returned the posted sign to Planning either at the public meeting or within 3 business days following the public meeting.
- City policy requires that any presentations must be emailed to staff prior to meetings in Council Chambers and may not be loaded from non-employee flash drives. The deadline for providing staff with a presentation is 10:00 am, Tuesday, April 24, 2018. Most COA applications do not need a formal presentation.

- If any documents are brought to the meeting at least 10 sets of copies should be provided.

Please let me know if you have any questions.

Best,  
Melissa

**Melissa Robb**  
Preservation Planner

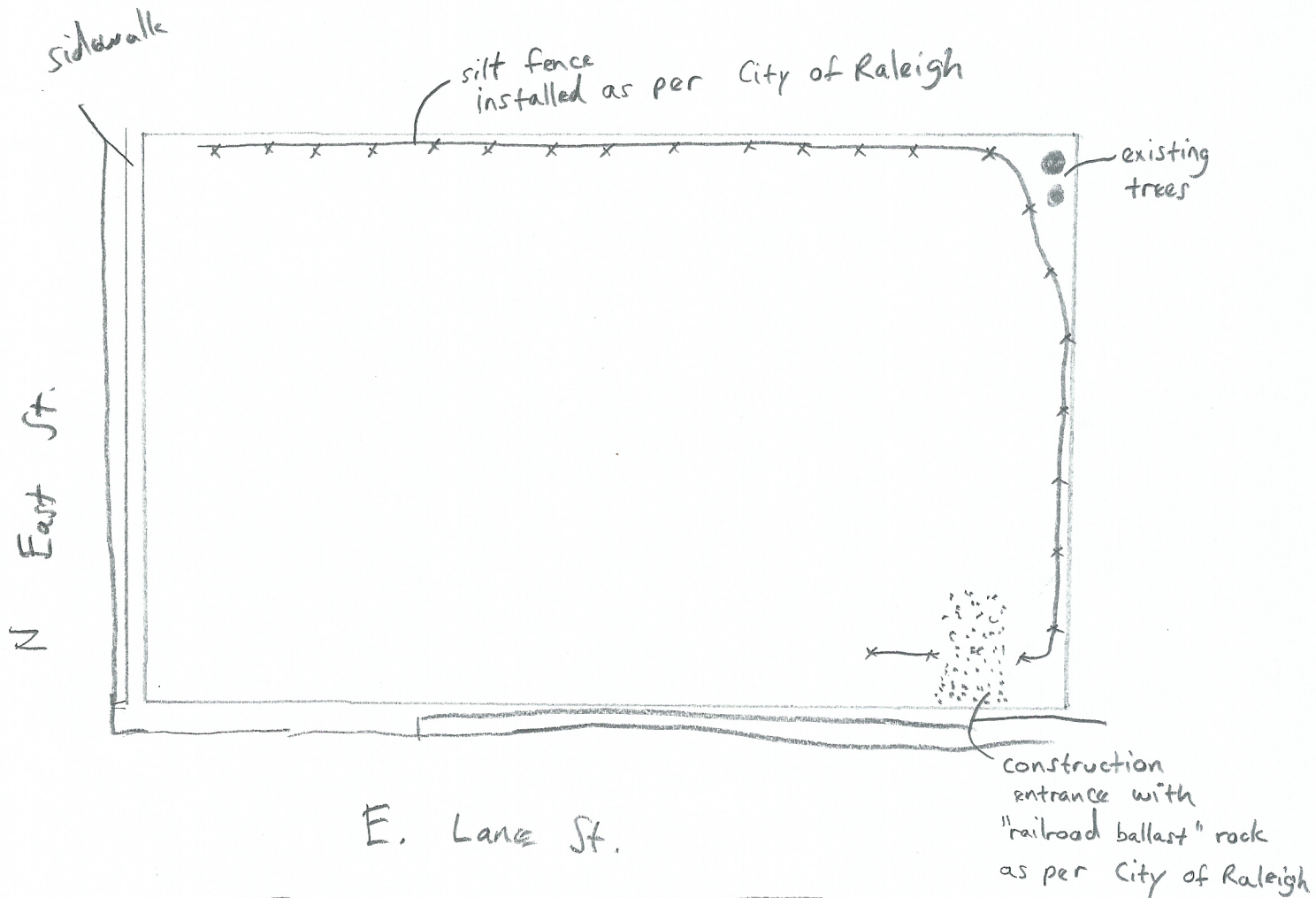
■ **Raleigh Urban Design Center**  
One Exchange Plaza, Suite 300 | Raleigh, NC 27601  
919-996-2632 | [raleighnc.gov](http://raleighnc.gov)

--  
Allison Diego  
919.624.3674



501 E. Lane St.

(after demolition of existing  
structures and large Sycamore tree)



Scale 1" = 30'

NOTE: 1. All disturbed area after demolition will be brought to grade, seeded and strawed.

2. Trees planted in Row as per City of Raleigh.

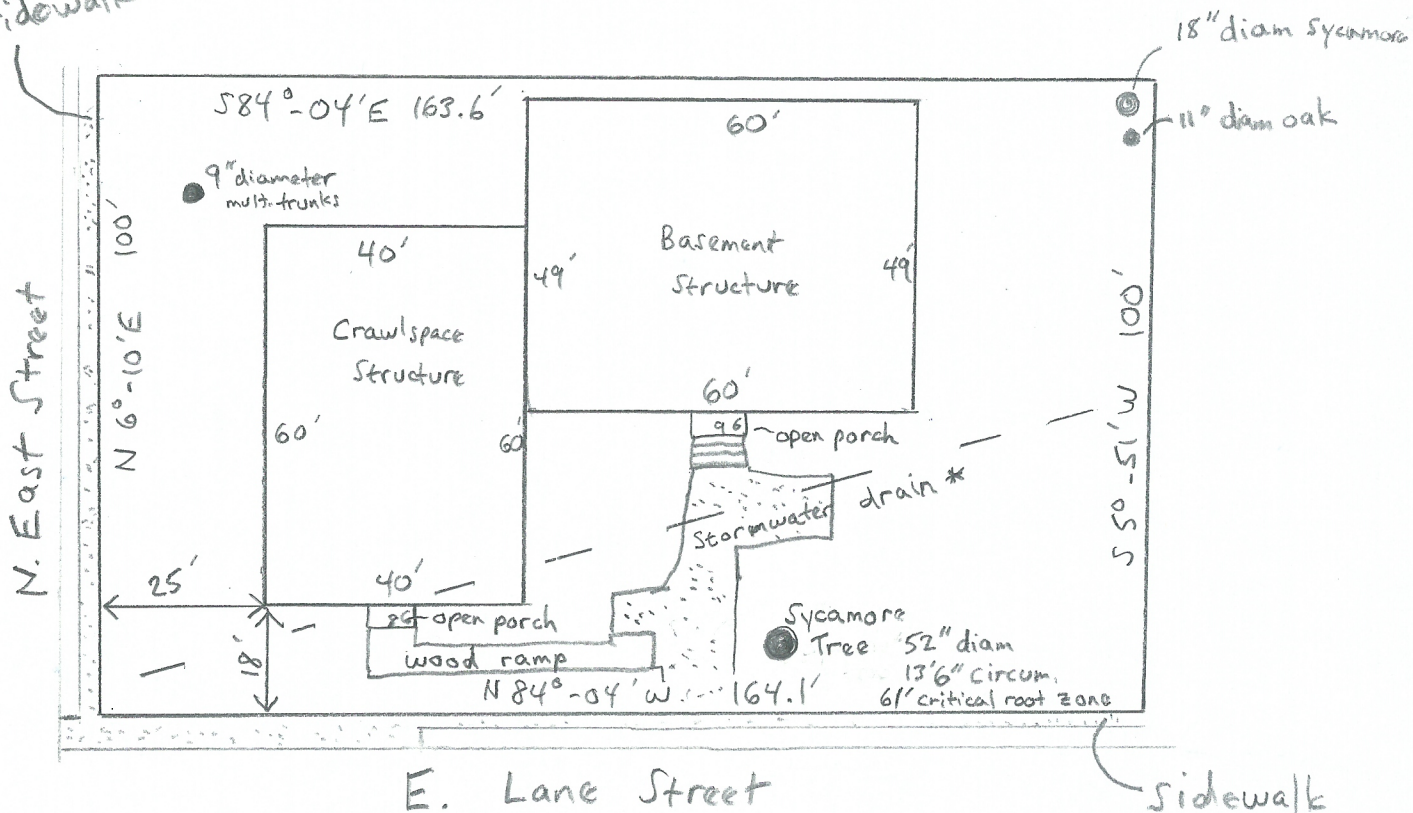


Plot of 50( E. Lane St.

(from BM(959 pg 16)



sidewalk



Scale 1" = 30'

 sidewalk

\* Exact location of underground stormwater needs to be verified.