

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

516 POLK STREET

Address

OAKWOOD

Historic District

Historic Property

050-14-MW

Certificate Number

4/28/2014

Date of Issue

10/28/2014

Expiration Date

Project Description:

- Remove non-historic window and frame;
- install new wood window, frame & trim

This card must be kept pasted 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, _____

Raleigh Historic Development Commission

A handwritten signature in dark ink, appearing to read "Larry G. Hilly", is written over a horizontal line. The signature is fluid and cursive.



Planning & Development

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

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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

- ☒ Minor Work (staff review) – 1 copy
Major Work (COA Committee review) – 13 copies
- ☐ Most Major Work Applications
☐ Additions Greater than 25% of Building Square Footage
☐ New Buildings
☐ Demo of Contributing Historic Resource
☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 394027
File # 050-14-MW
Fee 28.00
Amt Paid 28.00
Check # 4214
Rec'd Date 4-17-14
Rec'd By M. Bride

- If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 516 Polk Street

Historic District Oakwood Historic District

Historic Property/Landmark name (if applicable) Bashford House, ca. 1882

Owner's Name Mark Galifianakis

Lot size .22-acres


(width in feet) 70

(depth in feet) 140

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

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 Mark Galifianakis		
Mailing Address 516 Polk Street		
City Raleigh	State NC	Zip Code 27604
Date 3/24/14	Daytime Phone 919-839-0778 or 919-949-9406	
Email Address mark@hallmarkcre.com		
Signature of Applicant 		

Minor Work Approval (office use only)	
<p>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>10/28/14</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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.</p>	
Signature 	Date <u>4/28/14</u>

<p>Project Categories (check all that apply):</p> <p><input checked="" type="checkbox"/> Exterior Alteration</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Demolition</p> <p>Will you be applying for state or federal rehabilitation tax credits for this project?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p style="text-align: center;">(Office Use Only)</p> <p>Type of Work <u>84</u></p> <p>_____</p> <p>_____</p>
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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
Section 3.7 Pages 38-41	Windows and Doors	Replacing a non-contributing element (a window not original to the home that was installed in the 1970s) to one that matches the original.

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>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.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>			✓		
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 checked="" type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

1. Written description. The existing windows, shown in Figures 3 & 4 below and installed in the 1970s, include a plain plate glass window above a stained glass unit. Neither window opens, and the stained glass window prohibits an outdoor view thus limiting natural light inside the home. Figures 4 & 5 below show that the stained glass window is much smaller than the home's original windows and highlight where the exterior siding was patched to cover the size of the original rough opening.

The planned work affecting the home's exterior is only at the exact location of these two windows on the east side near the home's rear. Specifically, the work involves removal of the two non-contributing windows and installation of a custom-built replica of the home's original windows. The replicated window will be installed in the original rough opening made during the home's construction. Exterior siding will be reinstalled in the area currently occupied by the plain glass window. Siding repairs will be staggered to avoid a linear and obvious patch job as shown in Figure 5 below.

Sashes have already been made to match the existing and original wood sashes of the home (Figure 7). A local craftsman will assemble these sashes in an operating frame unit with all interior and exterior trim matching the original windows. The craftsman will simply be instructed to replicate the existing windows to fit inside the original rough opening.

2. Description of materials. The sashes were made of native hardwood for stability and durability and painted to match the existing paint schedule. The six lights per sash are plain, modern window glass (not insulated glass or old style glass with visible imperfections). Lights were installed with oil-based window glazing like the original windows. The remainder of the window assembly will be a combination of new yellow pine and old growth pine salvaged from interior renovations of the home.

3. Photographs.

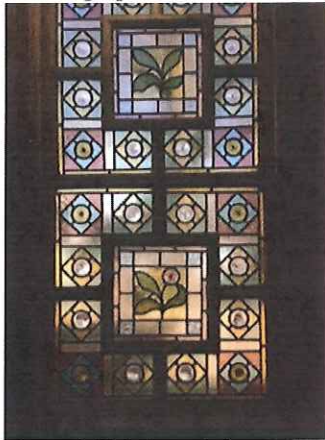


Figure 1: Existing window and non-contributing element—to be replaced (inside view)



Figure 2: Existing window and contributing element—for comparison (inside view)

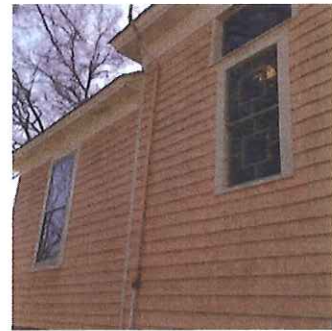


Figure 3: Size discrepancy between windows—non-contributing on the right (outside view #1)



Figure 4: Size discrepancy between windows—non-contributing on the left (outside view #2)

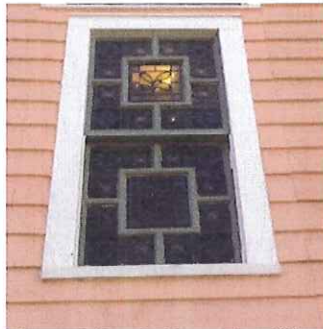


Figure 5: Patched exterior siding surrounding non-contributing element (outside view #1)



Figure 6: Patched exterior siding surrounding non-contributing element (outside view #2)



Figure 7: New window sash

4. Paint Schedule: To match existing paint schedule with prior COA.

5. Plot plan. Attached.

6. Drawings. N/A

7. Stamped envelopes. N/A

8. Fee. Attached

NOTE "A"

THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON VISIBLE EVIDENCE AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON, AND ADDITIONAL BURIED UTILITIES MAY EXIST. CONTACT THE APPROPRIATE UTILITY COMPANIES FOR INFORMATION REGARDING BURIED UTILITIES.

NOTE "B"

EXCEPT AS SPECIFICALLY STATED OR SHOWN, THIS SURVEY DOES NOT REPORT ANY OF THE FOLLOWING: EASEMENTS, OTHER THAN THOSE VISIBLE DURING FIELD EXAMINATION, BUILDING SETBACKS, RESTRICTIVE COVENANTS, ZONING OR LAND USE REGULATIONS AND ANY FACTS WHICH A TITLE SEARCH MAY DISCLOSE.

NOTE "C"

ALL DISTANCES ARE HORIZONTAL GROUND AND AREA BY COORDINATE COMPUTATION.

NOTE "D"

THIS SURVEY WAS DONE WITHOUT A TITLE SEARCH AND IS BASED ON REFERENCED INFORMATION. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH COULD AFFECT THIS PROPERTY

NOTE "E"

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN HEREON.

NOTE "F"

THIS SURVEY IS BASED ON THE DISCRPTION FOUND IN DEED BOOK 2224, PAGE 549. NO ADDITIONAL RESEARCH WAS DONE BY THIS SURVEYOR. SEE NOTE "D"

NOTE "G"

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS WHICH MAY AFFECT THE USE OF THIS TRACT.

NOTE "H"

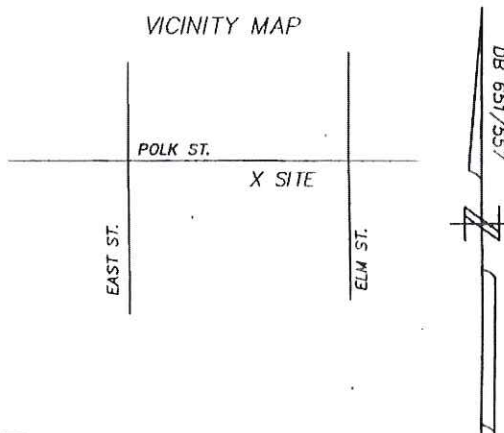
THIS SURVEY IS FOR LOAN & TITLE PURPOSES ONLY. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL OWNERS.

NOTE "I"

THIS LOT IS NOT LOCATED WITHIN A FLOOD PLANE.

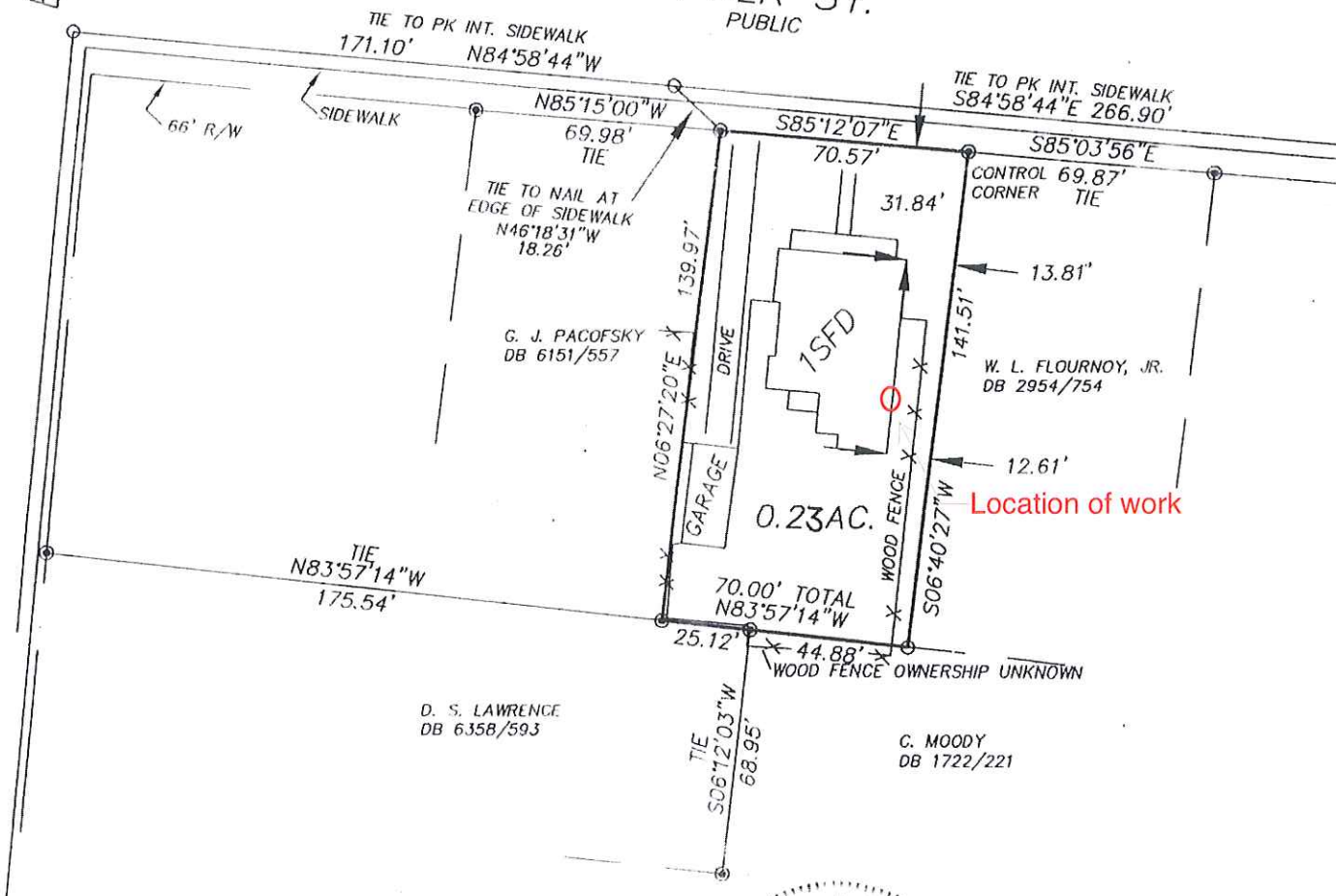
COPY

VICINITY MAP



EAST ST.

POLK ST.
PUBLIC



Tully, Tania

From: Mark Galifianakis <mark@hallmarkcre.com>
Sent: Friday, April 25, 2014 4:05 PM
To: Tully, Tania
Subject: Re: COA Application for 516 Polk Street
Attachments: existing window_exterior.png; existing window_interior.png; Figure 1.png; Figure 2.png; Figure 3.png; Figure 4.png; Figure 5.png; Figure 6.png; Figure 7.png

Hi Tania,

Thank you for your quick help and attention. In response to your request for additional information:

- The exterior trim and sill will precisely match that of the adjacent (and all original) windows. The fellow making the window frame will take measurements & pictures himself.
- First attachment on this email is a photo of an original window. (all of the windows original to the home match in size & design).
- Remaining 8 attachments are the photos contained the COA application.

Please let me know if you need anything else. Thanks again,

Mark

Mark Galifianakis
Hallmark Commercial
Real Estate Services
office: 919-839-0778
mark@hallmarkcre.com

From: "Tully, Tania" <Tania.Tully@raleighnc.gov>
Date: Friday, April 25, 2014 12:09 PM
To: Mark Galifianakis <mark@hallmarkcre.com>
Subject: COA Application for 516 Polk Street

Hi Mark –

I am in receipt of your COA application for window replacement at 516 Polk Street. Overall it is a great application and project! I need only the following additional information in order to finalize processing and approve the application:

- confirmation that the exterior trim and sill will match the trim and sill of the adjacent historic window;
- close-up photo of the window being matched;
- digital copies of the photos included in the application (the printed images are rather small).

Thanks,
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674 new phone number
919.516.2684 (fax)
tania.tully@raleighnc.gov

"E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official."



Figure 2

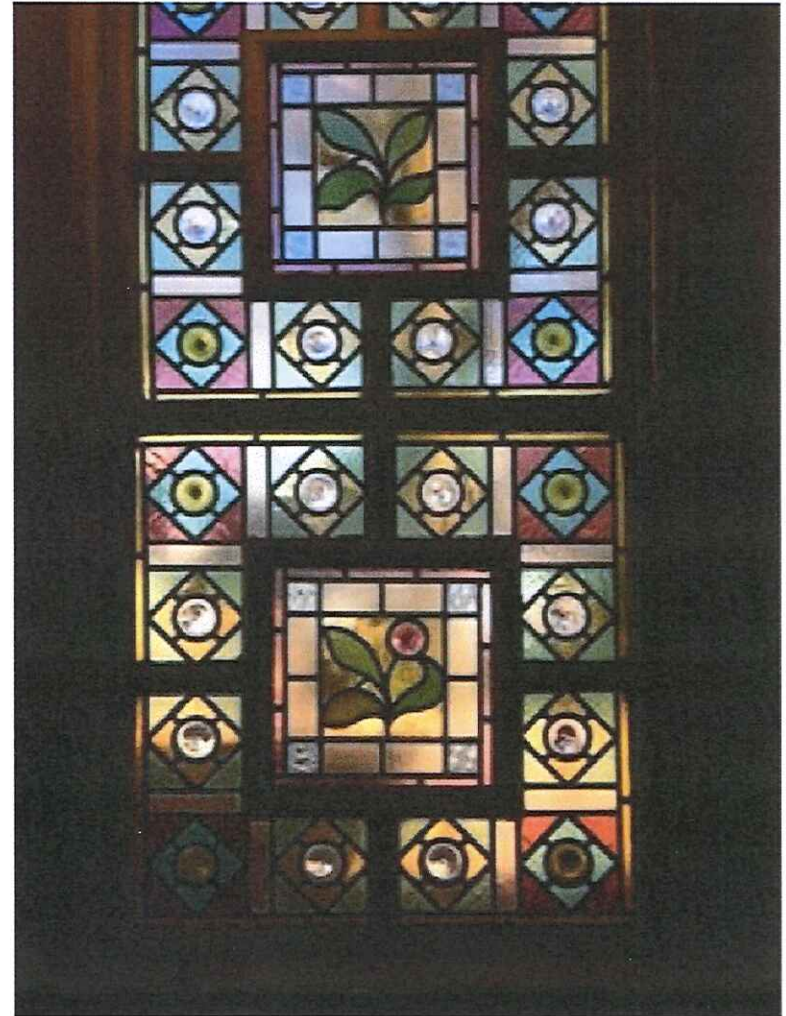


Figure 1



Figure 3



Figure 4

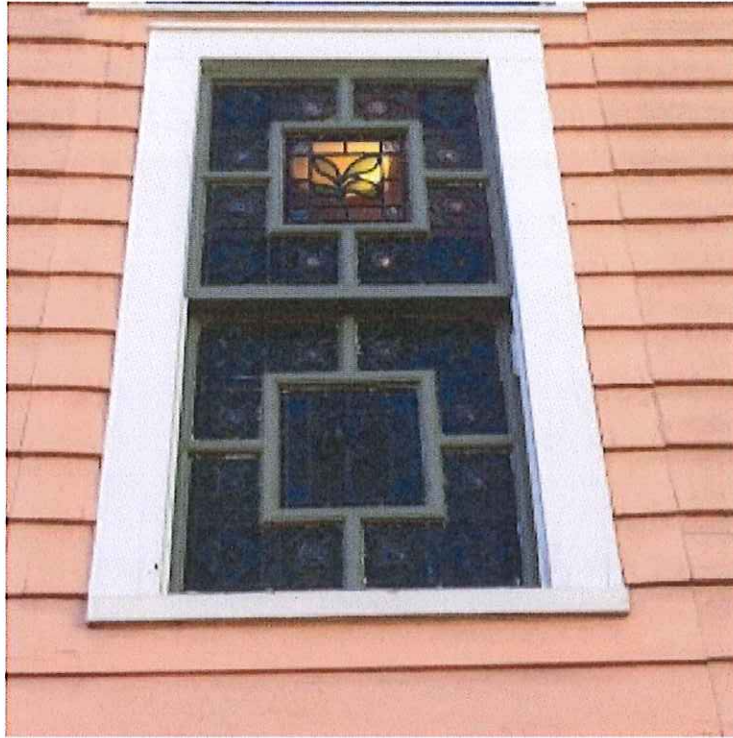


Figure 5

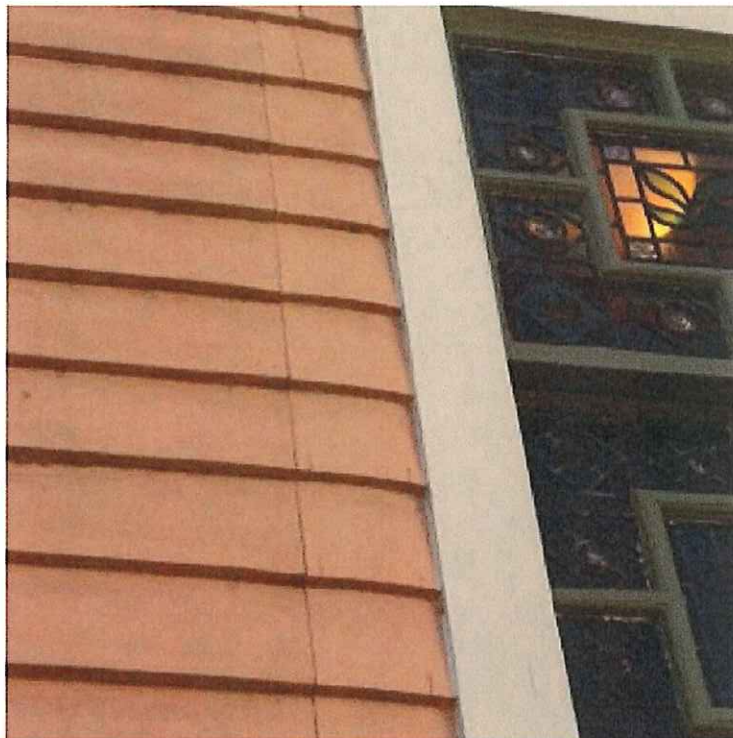


Figure 6



Figure 7



existing window_exterior