

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

057-18-CA 611 N EAST STREET
Applicant: EVAN COVINGTON CHAVEZ
Received: 04-19-2018 Meeting Date(s):
Submission date + 90 days: 07-08-2018 1) 05/24/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Demolish shed

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.**”
- COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
4.2	Demolition	Demolish shed

STAFF REPORT

Based on the information contained in the application and staff’s evaluation:

A. Demolition of an accessory building is not incongruous in concept; however, demolition of an an accessory building that contributes to the overall historic character is incongruous in concept according to *Guidelines* 1.3.1, 1.3.3, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, and paragraph one on page 82, and the following suggested facts:

1* 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: **609-611 N. East St. Stronach-Chavez House c.1936** - This Craftsman frame two-story and its twin at 605-607 were among the six houses in Oakwood built in the 1930s for James Norfleet Stronach, Sr., a landowner

and minor developer. This and its twin were built as side-by-side duplexes, hence the double entrance.

2* Brown describes the accessory buildings:

There is a saddle-roofed one-car frame garage built in c.1936, to be used by the residents of 611. It is sided in vertical boards. It has been converted to a shed.

There is a saddle-roofed two-car frame garage also built in c.1936, to be shared by the residents of 607 and 609. It is sided in vertical boards. The upper corner of the doorways are clipped.

3* The shed is in the rear yard at the northwest corner of the property and includes a brick foundation.

4* The twin accessory building at 605 N East St, in the southwest corner of the property, was approved for demolition in 2016 (COA 148-16-CA) with a 365-day demolition delay imposed.

5* When this property and the property to the south are considered together and prior to the demolition of the similar shed at 605 N East St, the twin duplex buildings and the mirror-image design and layout of the accessory buildings formed an ensemble that is significant as a rare surviving example of coordinated multi-parcel development during the Oakwood Historic District's period of significance. The removal of the accessory building at 605 N East St had a negative impact on the development symmetry displayed by these structures on the two parcels, leaving its twin building near the north property line of 611 N East St an orphan.

6* A statement from the application lacks substantiation: "Given that both properties are identical, the removal of one shed on each property would not impact the historic integrity of the site."

7* The accessory building has been altered in its conversion into a shed. The original garage opening in the east façade of the building has been infilled and covered with lattice, and a 2-panel door has been added.

8* The application presents one photograph highlighting "deterioration of wood along foundation" on the south elevation of the building. No additional evidence is presented

that the deterioration is so extensive that the building cannot be repaired for extended service.

- 9* Following demolition, the site of the accessory building will be used for a garden and grassy area. A post-demolition site plan was not provided, and no specific information is included in the application regarding the location and dimensions of the garden.
- 10* The structure “would be demolished by hand so as not to damage surrounding trees and environment.” A tree protection plan was not provided.
- 11* Materials are proposed to be salvaged for repairs to the accessory building that straddles the property line between 605 and 609-611.

Staff suggests that the committee approve the application with the following conditions:

- 1. That a 365-day demolition delay be imposed.
- 2. That tree protection plans be implemented and remain in place for the duration of demolition.
- 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 measured, scaled drawings;
 - b. location and dimensions of the garden, shown in a post-demolition site plan;
 - c. a tree protection plan.

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	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>550612</u> File # <u>057-18-CA</u> Fee _____ Amount Paid <u>\$588</u> Received Date <u>4/9/18</u> Received By <u>Gm</u>
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Property Street Address 611 N. East St.

Historic District Historic Oakwood

Historic Property/Landmark name (if applicable) _____

Owner's Name Evan Covington Chavez & Edwin Chavez

Lot size <u>.13</u>	(width in feet) <u>51</u>	(depth in feet) <u>107</u>
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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 ([Label Creator](#)).

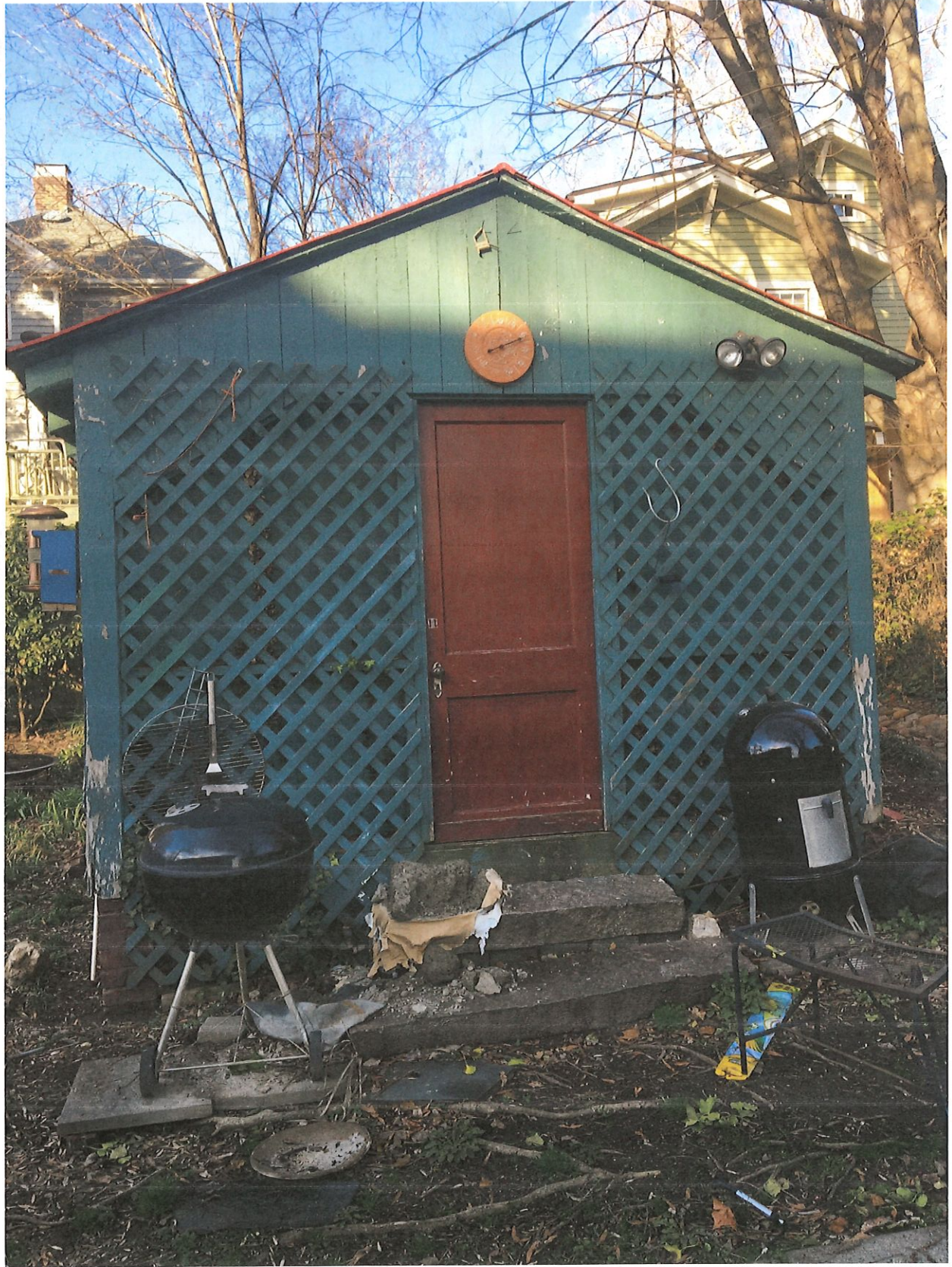
Property Address	Property Address
See attached	

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. 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 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. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input 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. 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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (<u>See Development Fee Schedule</u>)	<input type="checkbox"/>				

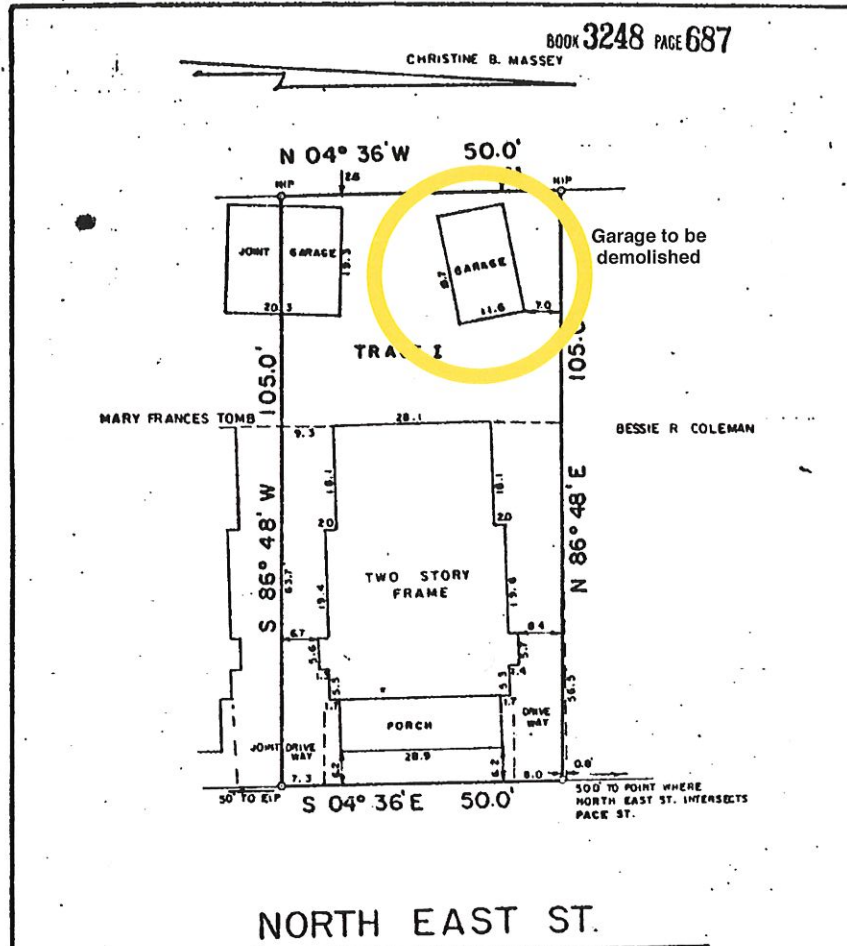


David Call
12/15/84

EXHIBIT A

BOOK 3248 PAGE 687

CHRISTINE B. MASSEY



NORTH EAST ST.

LOT..... BLOCK..... SEE DEED BK. 2030, PG. 141
RECORDED IN BOOK OF MAPS..... VOL..... PAGE..... WAKE COUNTY, N.C.

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE SAID LOT.

John Y. Phelps, Jr.

PROPERTY OF
LARRY EDWARD PRESNELL
609-611 N. EAST ST.
RALEIGH N.C.

SCALE
1" = 20'
DATE
02/29/84
308

JOHN Y. PHELPS, JR.
REGISTERED SURVEYOR
RALEIGH, N. C.

1704921115
LARA, EDWIN CHAVEZ CHAVEZ, EVAN
COVINGTON
609-611 N EAST ST
RALEIGH NC 27604-1237

1704920008
MCMAHAN, JAMES HOWARD MCMAHAN,
BARBARA S
602 N BLOODWORTH ST
RALEIGH NC 27604-1228

1704920012
LIBBY, LISA A
600 N BLOODWORTH ST
RALEIGH NC 27604-1228

1704920104
MOORE, TOVE A
604 N BLOODWORTH ST
RALEIGH NC 27604-1228

1704920200
CALVERT, JOHN J SR CALVERT,
CHRISTINE B
610 N BLOODWORTH ST
RALEIGH NC 27604-1228

1704920300
STARKEY, BRIAN H FINALDI, LISA A
702 N BLOODWORTH ST
RALEIGH NC 27604-1230

1704921005
SCHWETZ, ROSELLE WILL
523 E EDENTON ST
RALEIGH NC 27601-1127

1704921100
DUDZINSKI, PAUL J DUDZINSKI, RITA
ANNE
605 N EAST ST
RALEIGH NC 27604-1237

1704921210
BEAMAN, OLIVER J JR BEAMAN, MELISSA
H
521 N BOUNDARY ST
RALEIGH NC 27604-1952

1704921310
STARKEY, BRIAN H FINALDI, LISA A
702 N BLOODWORTH ST
RALEIGH NC 27604-1230

1704922050
HESTER, JOSEPH EILER, KENNAN
501 N BOUNDARY ST
RALEIGH NC 27604-1952

1704922078
TRACY, JOSHUA
616 N EAST ST
RALEIGH NC 27604-1238

1704922183
BEAMAN, OLIVER J JR BEAMAN, MELISSA
H
521 N BOUNDARY ST
RALEIGH NC 27604-1952

1704922189
STEVENSON, CLINTON DALE TATE,
KATHRYN HOPE
620 N EAST ST
RALEIGH NC 27604-1238

1704922285
KITCHENER, BARRY S KITCHENER, NANCY
E
624 N EAST ST
RALEIGH NC 27604-1238