

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

323 PACE STREET

Address

OAKWOOD

Historic District

Historic Property

083-16-MW

Certificate Number

5/26/2016

Date of Issue

11/26/2016

Expiration Date

Project Description:

- Change previously approved COA 081-14-CA.
- Change location of garage by 6 feet.

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

Pending the resolution of appeals, commencement of work is at your own risk.



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



- 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 # 472744

File # 083-16-MW

Fee 29.00

Amt Paid 29.00

Check # 10900 3495

Rec'd Date 5/17/16

Rec'd By [Signature]

• 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 **323 Pace Street, Raleigh, NC 27601**

Historic District **Oakwood**

Historic Property/Landmark name (if applicable) **NA**

Owner's Name **Karen Moriarty Penry Revocable Trust**

Lot size **.25 acres** (width in feet) **89.3 (front)** (depth in feet) **156'**

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 **Karen Moriarty Penry**

Mailing Address **315 N. Boundary Street**

City **Raleigh** State **NC** Zip Code **27604**

Date **5/12/16** Daytime Phone **919-852-4000**

Email Address **karen.moriarty@carillonassistedliving.com**

Signature of Applicant _____

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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature _____ Date 5/26/16

Project Categories (check all that apply):

Exterior Alteration

Addition

New Construction

Demolition

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

Yes

No

(Office Use Only)

Type of Work _____

89

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
2.6	Garage and Accessory Structure	See attached description
2.3	Site landscaping/features	
2.4	Fences and Walls	

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 type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required.	<input type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

Pace Street Photo



Pace Street - Rear Towards Garage



Pace Street From Garage Towards House



Statement of Written Work

We are requesting a shift of the garage approved in COA 081-14-CA from the previously approved location 3' off the rear property line to 9' off the rear property line, a change of 6'. The relocation will move the garage further away from the large oak at the rear of the property and would better protect and preserve the tree.

On the Site Plan attached, the change in garage location is shown by the 9' dimension off the rear property line "clouded" on the plan. On the Landscaping Plan attached, changes from the plan approved in COA 167-15-CA are shown in dark black lines. The changes shown on the landscaping plan arise from shifting the garage. In brief, there is less brick parking in front of the garage, as it is being displaced by the garage. The brick landing outside the garage door was elongated slightly, and walks and fences were re-configured minimally to accommodate the garage shift.

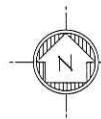
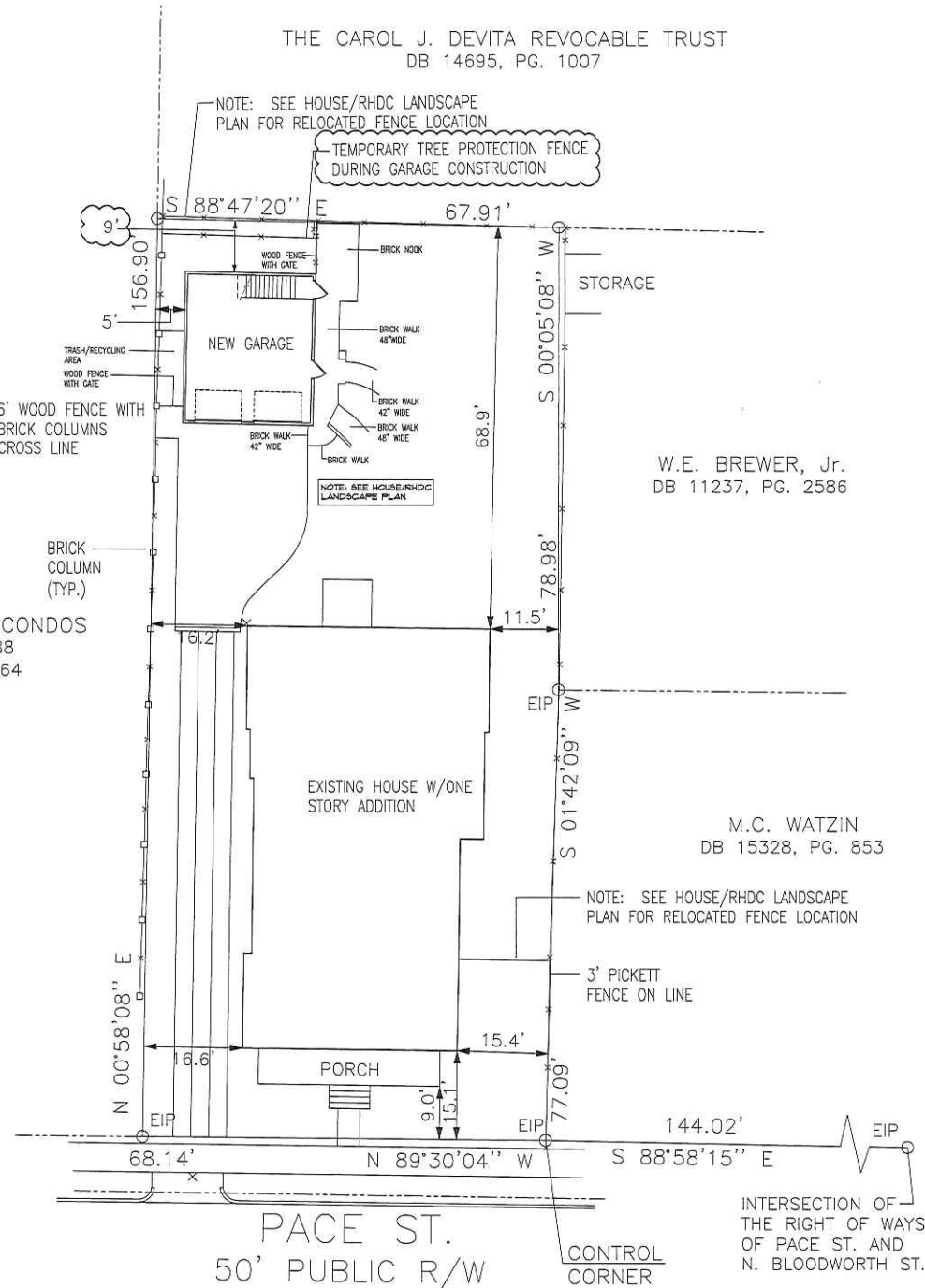
The approved tree protection will be unchanged from the one previously approved. As noted on the Tree Protection plan of the approved COA 167-15-CA as it specifically relates to the garage and tree in question, "We will leave the old fence in place until after construction of the garage. This, along with mulch, will act as protection."



VICINITY MAP N.T.S

GOVERNOR'S SQUARE CONDOS
DB 7955, PG. 588
BM 1997, PG. 1064

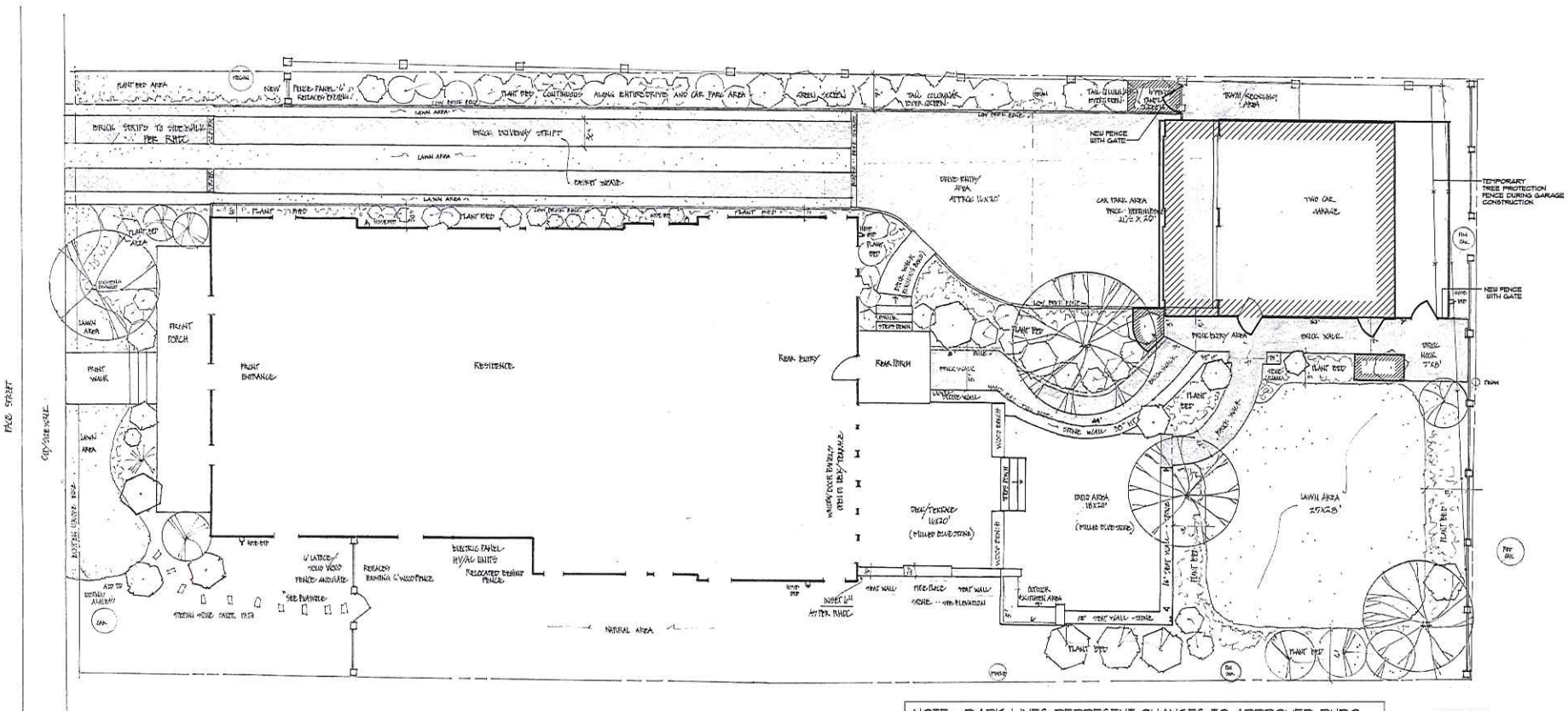
THE CAROL J. DEVITA REVOCABLE TRUST
DB 14695, PG. 1007



SITE PLAN - EXISTING/NEW CONSTRUCTION

NOT TO SCALE

DATE: 9 MAY 2016



NOTE: DARK LINES REPRESENT CHANGES TO APPROVED RHDC LANDSCAPE PLAN. NEW GARAGE LOCATION IS DENOTED BY THE LARGE DARK BOX WITH THE CROSS HATCHING AT THE PERIMETER.

REVISION 01 MAY 2016
 GARAGE SHIF
 NOVEMBER 2015
 REVISION 11 DEC 15
 AS PER RHDC 7/20/15
 Harriet Belterjean, MLAR
 Landscape Designer
 515 Outler Street
 Raleigh, NC 27603

SCALE: 1"=5'-0"

LANDSCAPE PLAN - 323 PACE STREET
 Oakwood Historic District, Raleigh, NC 27604

OWNER
 Andy Penry and Karen Moriarty Penry
 315 N Boundary Street
 Raleigh, NC 27604