



# City of Raleigh



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## 089-16-CA

### 212 E LENOIR STREET

PRINCE HALL  
HISTORIC DISTRICT  
(GENERAL)

0 25 50 100  
Feet



Nature of Project: Install vinyl siding; remove and install porch columns and railings; replace windows and doors; install fence; install utility panel box; parge foundation. [After-the-Fact]

APPLICANT:  
TRIANGLE GREEN PROPERTIES

089-16-CA  
Amendment &  
Addendum

TRIANGLE GREEN PROPERTIES, LLC  
PO Box 721  
Morrisville, NC 27560  
919-651-0155

July 29, 2016

Tania Georgiou Tully, Planner II  
Historic Preservation  
Urban Design Center  
220 Fayetteville Street,  
Briggs Building, Suite 200  
Raleigh, NC 27601

Re: Amendment of COA Application Pending for 212 E. Lenoir Street

Dear Ms. Tully,

Please accept this letter as an Amendment to the Certificate of Appropriateness Application we previously submitted for this property. We have sent photos of the property in a separate email.

We are seeking approval of:

- a wood picket fence in a style similar to the existing vinyl fence shown in the photographs;
- the covering of the electrical panel
- safety railings on the front steps
- replacement windows

We can confirm that:

- the windows we put in were placed into the existing window openings (we are looking for the manufacturers specifications and will supplement this letter).
- the siding, the back fence, and the rear satellite dish are as we found them
- the vinyl picket fence will be removed
- the step stone footpath in the front will be removed and replaced with a gravel path.
- we have made no other structural changes

Thank you for your Consideration of this letter along with our prior application. Please let us know what additional information we can provide.

Sincerely

Eric R. Green  
Managing Member

## Tully, Tania

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**From:** Irene G <trianglehomes@ymail.com>  
**Sent:** Thursday, September 01, 2016 5:12 PM  
**To:** Tully, Tania  
**Subject:** Re: Letter Amendment of COA Application for 212 E. Lenoir St.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Tully,

We bought the windows at Lowes and we will check through our records and on-line to see if we can recognize them. Just curious -- why are the manufacturer specs important?

We did put in very small bushes along the line where the fence was -- I hope that's OK. We are concerned about creating a barrier because passersby tend to walk across the yard for some reason.

Thanks for letting me know about the hearing!

Eric Green

On Thursday, September 1, 2016 4:58 PM, "Tully, Tania" <Tania.Tully@raleighnc.gov> wrote:

Mr. Green --

Yes. You received an agenda because of a COA next door. Your item was on the agenda as "Deferred -- not being heard." Have you found any information on the window manufacturer and/or model yet?

Best,  
Tania

Tania Georgiou Tully, Planner II  
Historic Preservation  
Urban Design Center  
919.996.2674  
919.516.2684 (fax)  
[tania.tully@raleighnc.gov](mailto:tania.tully@raleighnc.gov)

COA process information is available [here](#).

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**From:** Irene G [mailto:trianglehomes@ymail.com]  
**Sent:** Thursday, September 01, 2016 4:54 PM  
**To:** Tully, Tania  
**Subject:** Re: Letter Amendment of COA Application for 212 E. Lenoir St.

Thanks Ms. Tully,

I look forward to hearing from you. We have removed the vinyl fence and the pavers footpath.

We did get a notice that this property was on the agenda at the August meeting (we got the notice after the hearing date). I presume that was a status update since we were obviously in the middle of discussions?

Thanks so much,

## Tully, Tania

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**From:** Irene G <trianglehomes@ymail.com>  
**Sent:** Thursday, July 28, 2016 9:36 PM  
**To:** Tully, Tania  
**Subject:** Fw: Photos or 212 E. Lenoir Street  
**Attachments:** 20160624\_123345.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



**Categories:** COA Prep

Dear Ms. Tully,

Here are the pictures I have for 212 E. Lenoir St. I recall you taking some as well. I am completing a new COA application and please consider these as part of it.

Thank you,

Eric Green  
Triangle Green Properties, LLC

973-945-0883  973-945-0883 

Show original message

On Thursday, July 28, 2016 9:20 PM, "Green, Eric" <[Eric.Green@inventivhealth.com](mailto:Eric.Green@inventivhealth.com)> wrote:



Applicant 2016-07-28













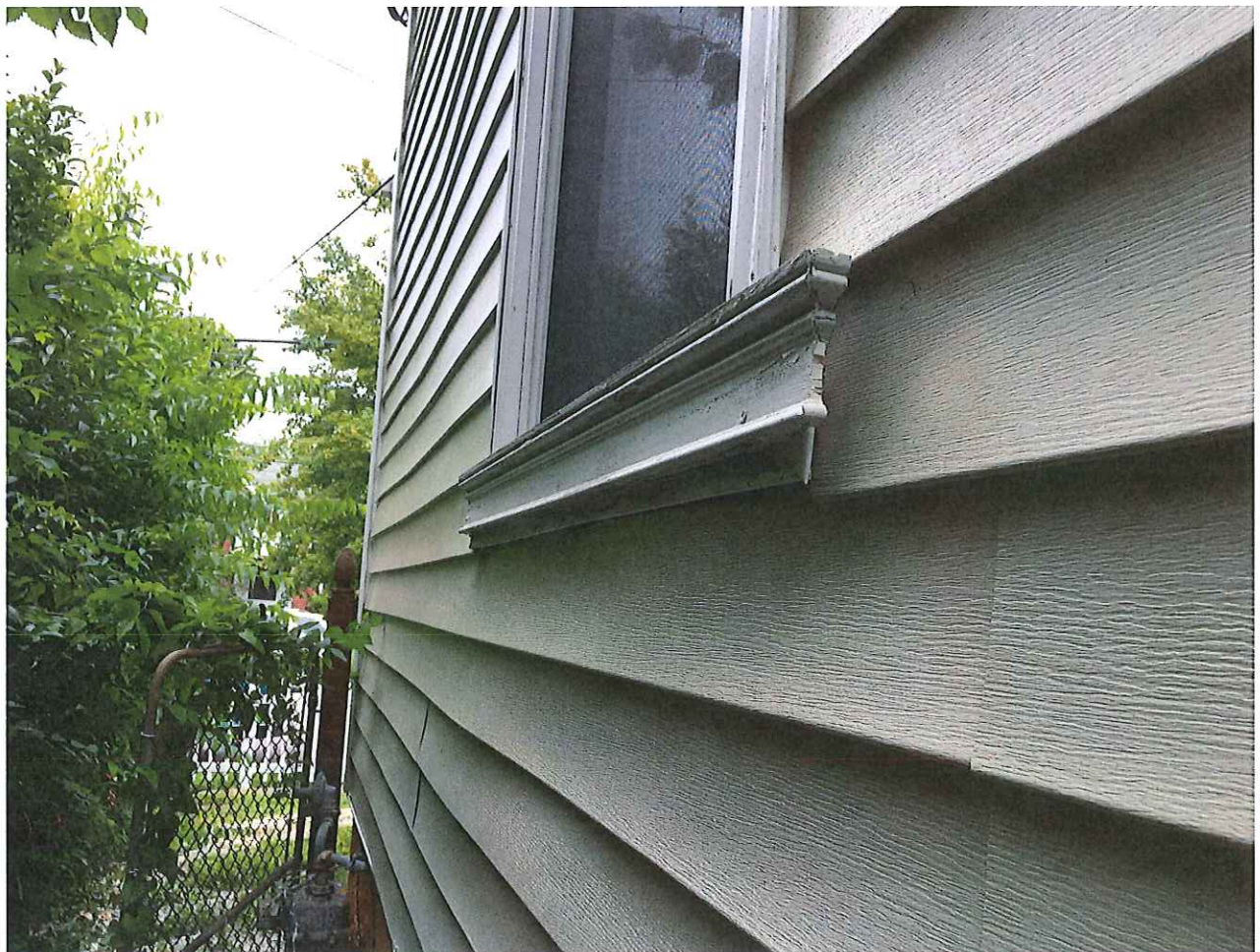
TGT 2016-06-24

















DB

2016-03-02















# 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 # 474036  
File # 089-16-CA  
Fee \$147  
Amt Paid \_\_\_\_\_  
Check # \_\_\_\_\_  
Rec'd Date 5/27/16  
Rec'd By ACTH  
9/1/16 amendment

- 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 212 E. Lenoir St.

Historic District Prince Hall

Historic Property/Landmark name (if applicable)

Owner's Name TRIANGLE GREEN PROPERTIES, LLC

Lot size

(width in feet)

(depth in feet)

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
<u>See Attached Sheet</u>	

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 <u>Triangle Green Properties</u>		
Mailing Address <u>113 Bathgate Ln</u>		
City <u>Cary</u>	State <u>NC</u>	Zip Code <u>27513</u>
Date <u>April 1, 2016</u>	Daytime Phone <u>973-9450883</u>	
Email Address <u>TRIANGLEHOMES@YMAN.COM</u>		
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 _____. 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 _____

<p>Project Categories (check all that apply):</p> <p><input 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 type="checkbox"/> No</p>	<p>(Office Use Only)</p> <p>Type of Work _____</p> <p><u>100, 57, 71, 37</u></p> <p><u>35</u></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
3.6	Exterior walls	Replace existing siding w/ Like
3.7	Windows & Doors	Replace existing windows with Like
2.4	<del>Walls</del> Fences	install 3' high front fence Picket fence
3.8	Porches & BALCONIES	repair existing porch to maintain appearance
3.10	<del>Walls</del> Utilities	Add utility panel cover for safety



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.					
Minor Work (staff review) – 1 copy					
Major Work (COA Committee review) – 13 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.	<input type="checkbox"/>				
4. <a href="#">Paint Schedule</a> (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			
5. <a href="#">Plot plan</a> (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"> <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" 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.</li> </ul>	<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 ( <a href="#">See Development Fee Schedule</a> )	<input type="checkbox"/>				

NO Additions to Property

NO Change of ELEVATIONS OR FOOTPRINT.

Added 3ft vinyl picket Fence & 2' x 1' utility box cover  
 All other work was repair of existing structures  
 with like materials

NO Added Concrete

NO Change of Colors

215 and 217 E lenoir st Raleigh

CARLTON, MAURY W CARLTON, CARLETTE B  
508 HILLWOOD CT  
GREENSBORO NC

219 E Lenoir st

GILBERT, ROBERT A GILBERT, SUSAN R  
219 E LENOIR ST  
RALEIGH NC 27601-2332

208 and 218 E lenoir st

FRANCIS, FLORENCE I  
1515 BATTERY DR  
RALEIGH NC 27610

216 E Lenoir st Raleigh

WEATHERVANE PROPERTIES LLC  
106 N EAST ST  
RALEIGH NC 27601-1112

211 E south st

OAK CITY PROPERTY GROUP LLC  
PO BOX 26401  
RALEIGH NC 27611-6401

213 E South st

ESLAVA, RICKY M  
3404 APACHE DR  
RALEIGH NC 27609-7406

205 and 207 E South st

GUPTA, ANGELA K  
3316 BOULDER CT  
RALEIGH NC 27607-3111

206 E Lenoir St

BLOUNT & LENOIR LLC  
5019 NEIMAN CV  
RALEIGH NC 27612-3675

217 E South st

MOORE, DANIEL  
217 E SOUTH ST  
RALEIGH NC 27601-2354







## Tully, Tania

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**From:** Tully, Tania  
**Sent:** Thursday, May 12, 2016 12:26 PM  
**To:** 'trianglehomes@ymail.com'  
**Cc:** Lauer, Martha; Becker, Dan (Dan.Becker@raleighnc.gov)  
**Subject:** COA Application for 212 E Lenoir Street

Dear Mr. Green:

Thank you for submitting your after-the-fact Certificate of Appropriateness ([COA](#)) Application for exterior changes to the house at 212 E. Lenoir Street in the Prince Hall Historic Overlay District. Prince Hall was designated a historic district on May 1, 2012. You acquired the property on May 23, 2013.

You have filed your application as a “minor work” application. You indicate in the application that the work replaced existing siding and windows “with like”; that the existing front porch was repaired “to maintain appearance”; that there was “no change to elevations....”; that a 3-foot vinyl picket fence was added; and “all other work was repair of existing structures with like materials.”

It appears from Wake County property records that this is your first property interest in a Raleigh Historic Overlay District. You may not be familiar with the historic development standards in the City of Raleigh Unified Development Ordinance ([UDO](#)) zoning code that govern exterior changes in the historic district, or with the definition of “in-kind” or “in like kind” repair. It is more than the simple appearance of the work at a distance. The code (section 5.4.1.C.3.a) essentially defines in-kind as:

The ordinary maintenance or repair of any features that do not involve a change in:

- i. Design;
- ii. Material;
- iii. Color; or
- iv. Outer appearance.

Staff does not believe the work performed on the property meets the definition of ordinary maintenance or repair. Photographic records and field inspection show clearly that there have been changes to the house in all four areas of design, material, color, and outer appearance.

Based then on our evaluation of the work in conjunction with the development standards ([Design Guidelines for Raleigh Historic Districts](#)), staff cannot approve the application and will have to refer it to the Certificate of Appropriateness Committee of the Raleigh Historic Development Commission for review in a quasi-judicial evidentiary hearing. This is a very formal hearing procedure conducted with sworn or affirmed testimony as to the facts of the case relative to the development standards. The standards are consistent that vinyl as a modern material is not appropriate to introduce for siding and fences in the historic district. Other aspects of the work are also at odds with the standards. The clear outcome of such a hearing upon review of photographic and other evidence would be denial of the application and a requirement to remove the non-conforming work under the oversight of the City's zoning enforcement staff.

I would like to schedule a meeting with you where we can figure out together the best path forward to resolve these current non-conformities with the City Code. Please contact me by May 20 with a couple of convenient times for you to meet. We will need to have some understanding before the committee meets to avoid a more public discussion.

Best,



Tania Georgiou Tully, Planner II  
Historic Preservation  
Urban Design Center  
919.996.2674  
919.516.2684 (fax)  
[tania.tully@raleighnc.gov](mailto:tania.tully@raleighnc.gov)

COA process information is available [here](#).