

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

523 ELM STREET

Address

OAKWOOD

Historic District

Historic Property

096-17-MW

Certificate Number

06-05-2017

Date of Issue

12-05-2017

Expiration Date

Project Description:

- Replacement of roof
- Removal of gutters
-

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, _____

Melissa Robb

Raleigh Historic Development Commission

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

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 checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input 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 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>513930</u> File # <u>096-17-MW</u> Fee <u>2900</u> Amount Paid <u>2900</u> Received Date <u>5-10-17</u> Received By <u>[Signature]</u>
Property Street Address 523 Elm Street	
Historic District Oakwood	
Historic Property/Landmark name (if applicable)	
Owner's Name Phillip Swystun & Kristina Davidson	
Lot size .19	(width in feet) 98
(depth in feet) 87	
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

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 12/5/17. 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) *Melissa Robb* Date 6/5/17

	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.					
Minor Work (staff review) – 1 copy					
Major Work (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 checked="" type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" 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 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 checked="" 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 Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				



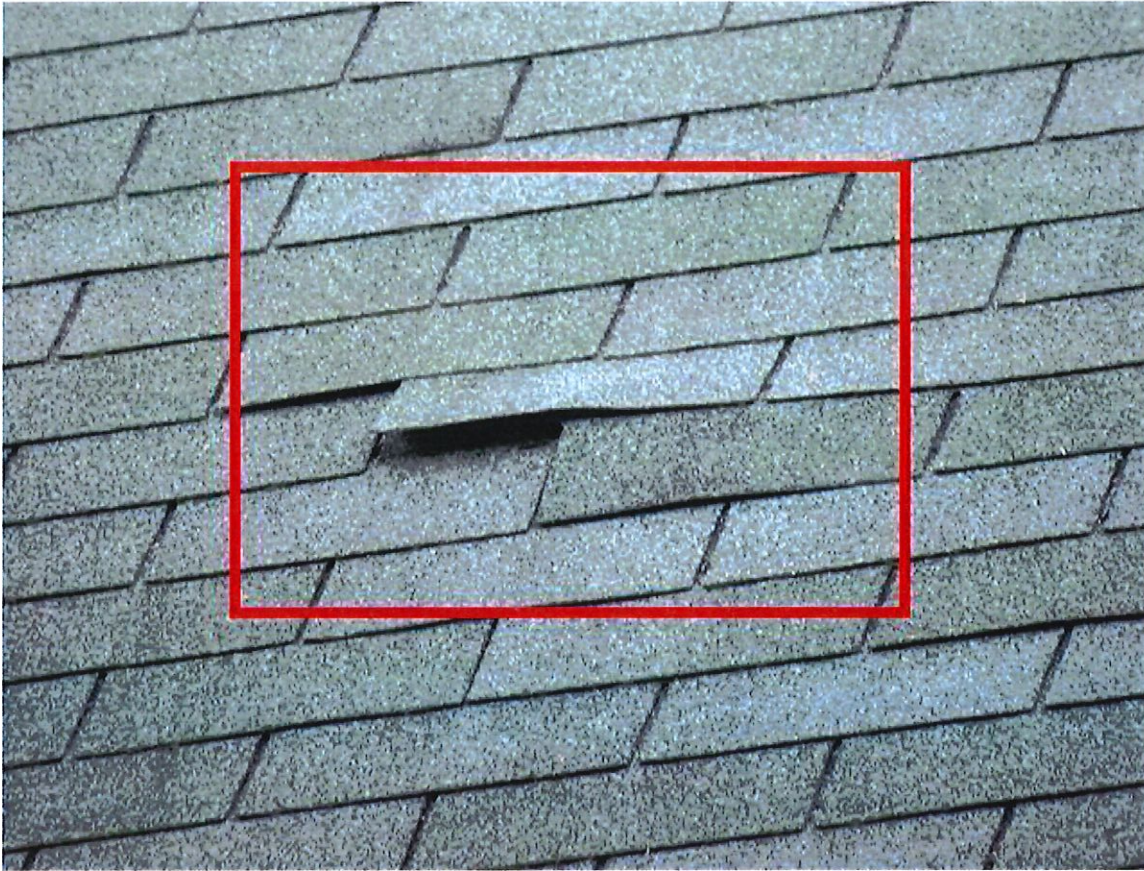
524 Elm St
Raleigh, North Carolina
Street View - Feb 2016

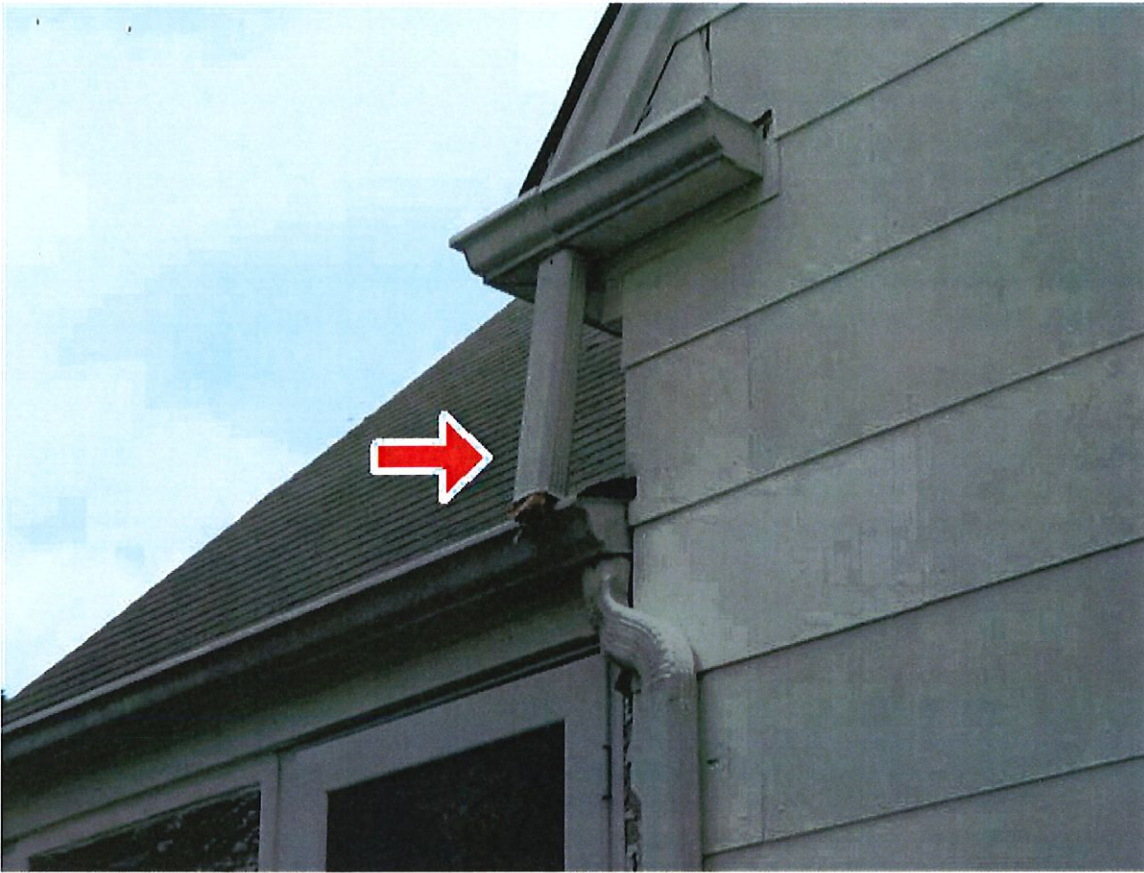


Google

Image capture: Feb 2016 © 2017 Google

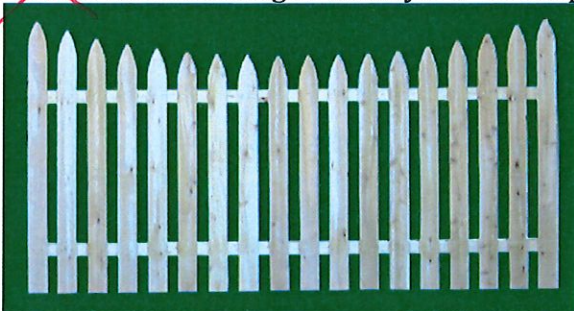
#1: Photos of current roof deterioration:





Proposed replacement examples, CertainTeed products:
Independence or Landmark architectural shingle in Weathered Wood or Driftwood.

~~2. Add wood fencing to front yard Scalloped straight picket design, highest post <42".~~



REMOVED PER APPLICANT REQUEST

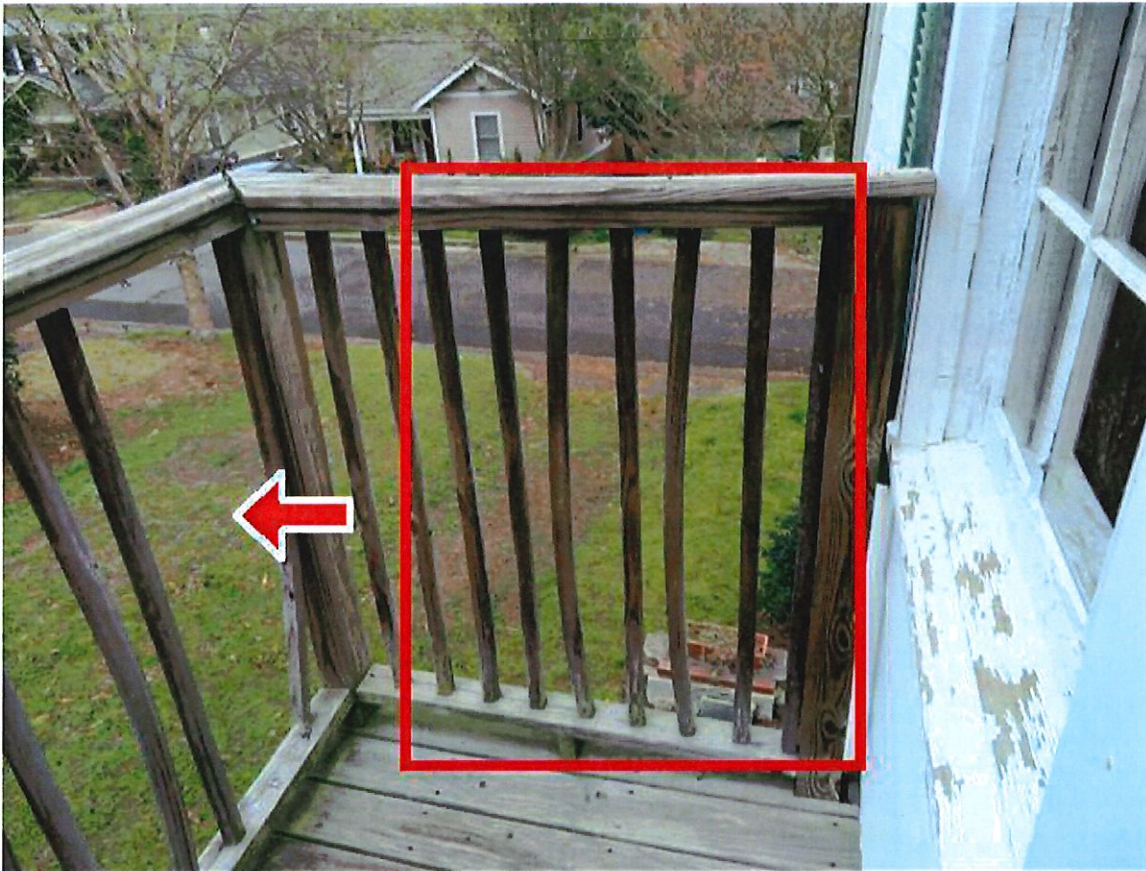


~~See survey with markings of proposed fence location.~~

~~3. Rebuild unstable & unsightly balcony deck on the rear side of the house.~~

REMOVED PER
APPLICANT REQUEST

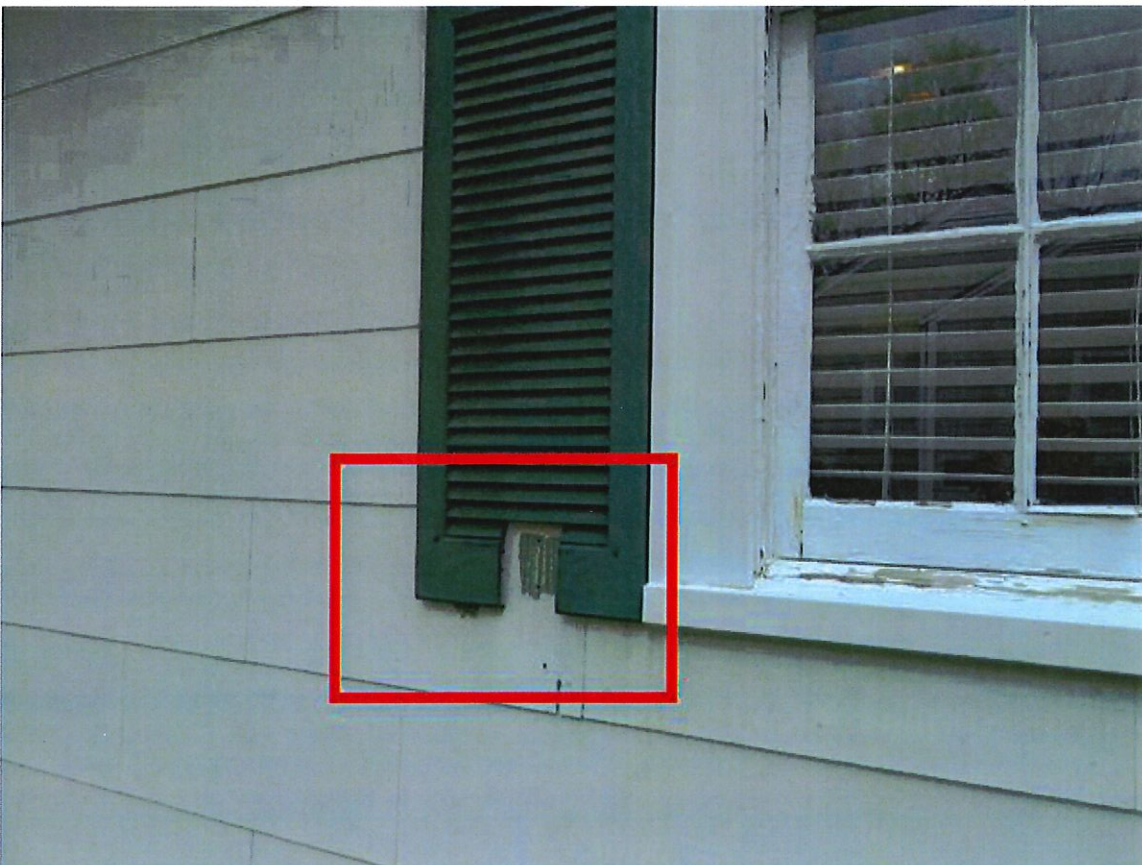




~~Proposal~~, to expand decking width 18 inches (toward Euclid) and depth 24 inches. Increase lateral supports.

REMOVED PER APPLICANT REQUEST

4. Removal of vinyl shutters & ~~replace~~ with wood shutters.



Anagnost, John

From: Kristina Davidson <kristinadavi@gmail.com>
Sent: Tuesday, May 23, 2017 6:17 PM
To: Anagnost, John
Cc: Phillip S
Subject: Re: Minor Work COA at 523 Elm St

Ok, thank you for the clarity. We do not want to delay the fence in lieu of the deck now being a major work. We have dogs and need to go ahead and process the fence major work application as planned at the June meeting. If this means we have to delay the deck until a later meeting when we can answer all your questions, that's OK. I understand this might mean another major work application fee. Please see responses in red to your other questions below:

- Please note that the floor of the deck is taller than 42" and will require a Major Work COA for the proposed modifications. You may amend the minor work application to remove the deck and submit a separate major work for the deck **or** you may submit a major work application that includes all of the proposed activities. **Prefer to amend the minor works to remove deck now.**
- Please indicate the paint color (or type of wood and stain if unpainted) to be used on the deck. **Will include on future major works app.**
- Please provide an image of the type of rail and balusters to be used for the deck **Will include on future major works app.**
- Please provide a site drawing showing the footprint and dimensions of the proposed deck **Will include on future major works app.**
- Please indicate if replacement shutters will be the same style and color as existing. **TBD, so we can remove the new shutters from the current minor works app in order to get it processed sooner. I would like to remove the current shutters for now if that can be approved on the current app.**
- Please provide images showing the dimensions, style, and color of window boxes to be installed **TBD, so we can remove the window boxes from the current minor works app.**

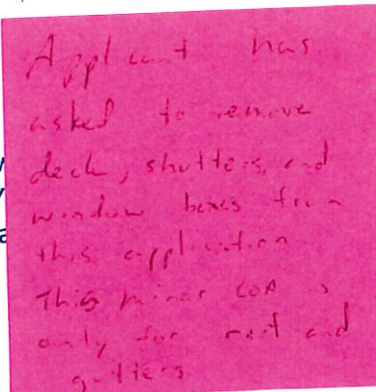
Please let me know if you need anything else.

On Tue, May 23, 2017 at 4:33 PM, Anagnost, John <John.Anagnost@raleighnc.gov> wrote:

Hi Kristina,

You may combine the deck with the major work application. Your minor work application is still waiting on your responses to the questions in my original email. Your responses about the deck, and I will attach your responses to the major work application.

- Answer all the questions I have asked in my earlier email
- Provide all the materials I asked for in my earlier email



Applicant has asked to remove deck, shutters, and window boxes from this application. This minor COA is only for roof and gutters.

and because we the questions: