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148-16-CA

605 N EAST STREET

OAKWOOD
HISTORIC DISTRICT
(GENERAL)

0 25 50 100 Feet



Nature of Project: Demolish rear yard accessory structure.

APPLICANT:
PAUL DUDZINSKI





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 # 486379
 File # 148-16-CA
 Fee \$147.00
 Amt Paid \$147.00
 Check # 1036
 Rec'd Date 9/2/10
 Rec'd By AWM

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 605 N East Street, Raleigh, 27604

Historic District Oakwood

Historic Property/Landmark name (if applicable) NA

Owner's Name Paul and Annie Dudzinski

Lot size .12 Acres

(width in feet) 50

(depth in feet) 105

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
611 N East Street	501 N Boundary Street
603 N East Street	604 N Bloodworth
620 N East Street	602 N Bloodworth
618 N East Street	
616 N East Street	

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: Paul Dudzinski

Mailing Address 605 N East Street

City Raleigh State NC Zip Code 27604

Date September 2, 2016 Daytime Phone 202 739 1370

Email Address pjdzinski@gmail.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 _____

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 _____

14

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

Section/Page	Topic	Brief Description of Work
2.6	Garages and Accessory Structures	Demolition of accessory structure

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

605 N East Street

Major Work COA Application

We are requesting to remove one of two accessory structures at the rear of our property. Our home was originally constructed as a duplex, and has since been converted into a single family home prior to our purchasing the home in 2016. There are two accessory structures at the rear of our property, the larger of which is the most visible from the street and is shared by the neighboring home. This shared structure appears to have gone through very little change over the years.

The second structure (we are looking to remove) is smaller, about 11' x 19', is partially visible from the street, and appears to have been changed multiple times over the years. It has a newer front façade which filled the original garage opening to accommodate a modern front door. The building also has a raised particle board wooden floor and front steps which do not appear to be original to the structure.

The building has areas in poor condition, including a cracking/leaning foundation and rotting wood (photos provided). The added raised floor has also served as a nesting area for wasps and bees. We are interested in removing this building, and salvaging original materials from it to make needed repairs to the framing, roof and siding of the larger accessory structure on the property.

Photos are attached for reference. It is the white building we are looking to remove.



Street view



Foundation structural issues



Front façade



Rotting wood example



Damage



SUBJECT PROPERTY IS... IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170400J ZONE X

N/F
JAMES H McMAHAN
BARABA S. McMAHAN
DB 5242, PG 681
PIN 1704920008

N/F
TOVE A PATEL
VIJAY M MOORE
DB 8365, PG 2548
PIN 1704920104

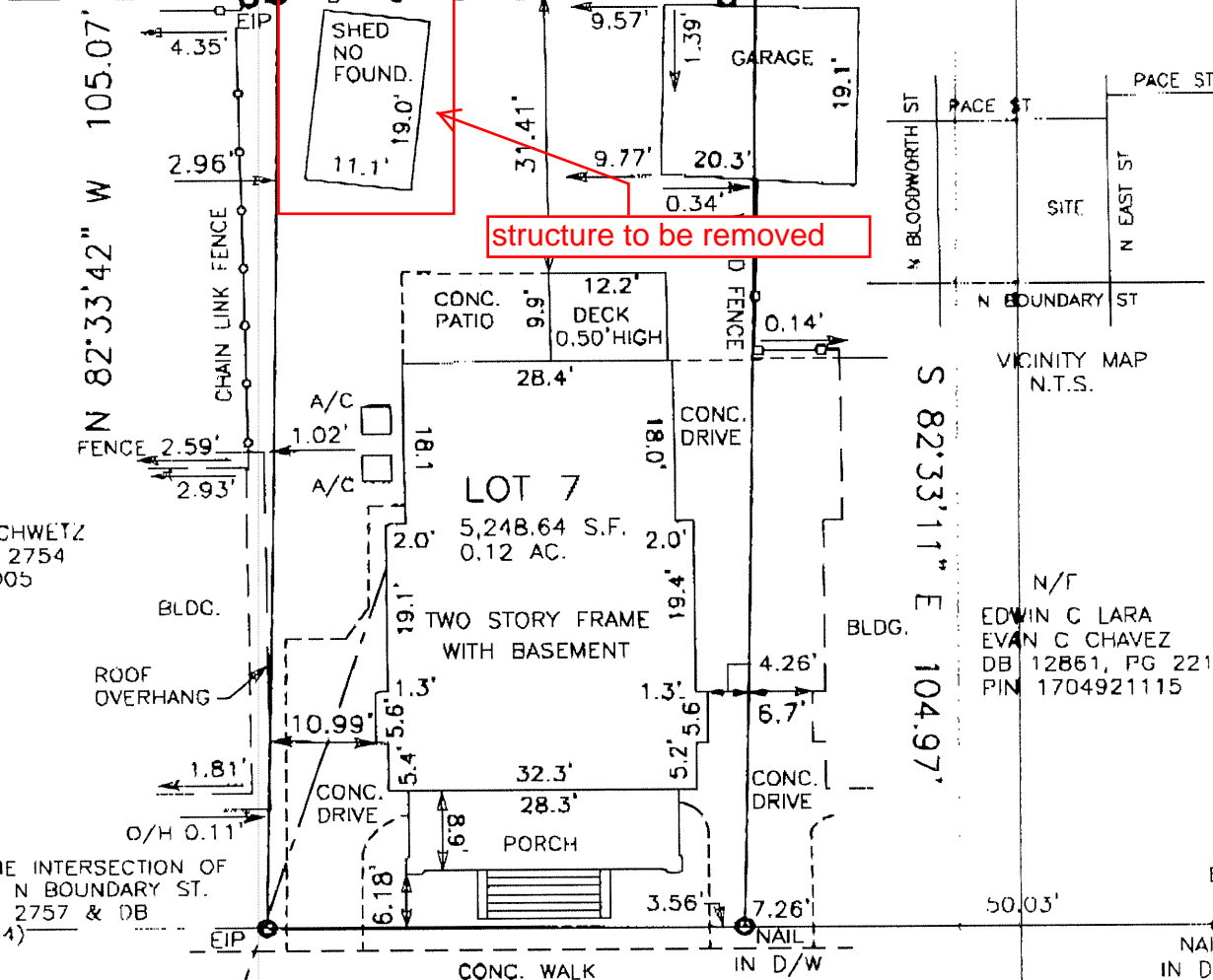
DB 15975, PG 442

N 06°06'37" E 50.00'

3.03' BETWEEN EIP & NIP

3.11' BETWEEN EIP'S

100.19' TO AN EIP



structure to be removed

N/F
ROSELLE W SCHWETZ
DB 8961, PG 2754
PIN 1704921005

N/F
EDWIN C LARA
EVAN C CHAVEZ
DB 12861, PG 2212
PIN 1704921115

102.15' TO THE INTERSECTION OF N EAST ST. & N BOUNDARY ST. (DB 8961, PG 2757 & DB 8961, PG 2754)

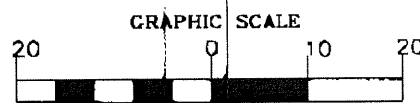
OVERHEAD LINE

S 05°59'50" W 49.99'

N. EAST STREET

ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASUREMENTS

FIELD CLOSURE= 1: 10,303



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

PIN 1704921100

STRONACH PROPERTY

NOT FOR RECORDING, INFORMATION FOUND
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

- LEGEND
- EIP EXISTING IRON PIPE
 - NIP NEW IRON PIPE
 - M/M MONUMENT
 - PP POWER POLE
 - R/W RIGHT OF WAY
 - PK PARKER KALON NAIL
 - C.B. CATCH BASIN
 - C/L CENTER LINE
 - FES FLARED END SECTION

LOT 7 BLOCK

RECORDED IN DEED BOOK 15975, PAGE 442, 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 SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDING.

PROPERTY OF

RITA ANN DUDZINSKI
PAUL JOHN DUDZINSKI

605 N. EAST STREET
RALEIGH, WAKE CO., N.C.

SCALE 1"=20'
DATE 02/26/16
FB 151B
#59964

JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR
5110 BUR OAK CIRCLE
RALEIGH, NORTH CAROLINA 27612 (919) 767-3658

