



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Renewal of previously-approved COA  
(COA-0162-2021)

2307 Van Dyke Ave

Address

Oberlin Village

Historic District

Historic Property

COA-0026-2023

Certificate Number

2/24/2023

Date of Issue

2/24/2024

Expiration Date

*This card must be kept posted 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, \_\_\_\_\_

*Erin Morton*

Raleigh Historic Development Commission

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



Type or print the following:		
Applicant name: Douglas & Thalia Williams		
Mailing address: 7808 Jeffrey Alan Court		
City: Raleigh	State: NC	Zip code: 27613
Date: 2/24/2023	Daytime phone #: 7039673401	
Email address: douglas.h.williams09@gmail.com		
Applicant signature: <i>Douglas Williams</i>		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions &gt; 25% of building sq. footage</p> <p style="padding-left: 40px;">New buildings</p> <p style="padding-left: 40px;">Demolition of building or structure</p> <p style="padding-left: 40px;">All other</p> <p>Post approval re-review of conditions of approval</p>	<p style="text-align: center;"><b>Office Use Only</b></p> <p>Transaction #: _____</p> <p>File #: <u>COA-0026-2023</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 2307 Van Dyke Ave Raleigh NC 27607		
Historic district: Oberlin Village Historic District		
Historic property/Landmark name (if applicable): N/A		
Owner name: Douglas and Thalia Williams		
Owner mailing address: 7808 Jeffrey Alan Court Raleigh NC 27613		

**For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.**

Property Owner Name & Address	Property Owner Name & Address

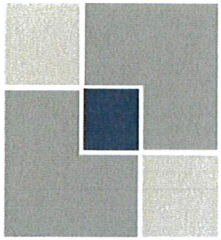


I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <u>EW</u> No Did you consult with staff prior to filing the application? Yes <u>EW</u> No	Office Use Only Type of work: <u>91</u>
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Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
4.2.1	Discuss demolition alternatives	Discussion with COA staff occurred.
4.2.2	Record pre-existing structure	See attached document.
4.2.4	Submit site plan showing proposed development	See attached document
4.2.6	Create tree protection plan	See attached document.

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 <u>08/24/2023</u> . 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) <u>Erin Moctin</u>	Date <u>02/24/2023</u>



**RHDC**  
RALEIGH HISTORIC  
DEVELOPMENT COMMISSION

December 09, 2021

~~Vince J DeFreitas~~ **Douglas and Thalia Williams**  
~~214 queensferry~~ **7808 Jeffrey Alan Ct**  
~~Cary, NC 27511~~ **Raleigh, NC 27613**

RE: COA-0162-2021 (2307 Van Dyke Ave) - Approved with Conditions

**Douglas and Thalia**  
Dear ~~Vince J DeFreitas~~:

Your application, COA-0162-2021, which was presented at the December 08, 2021 meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission, was approved with the following condition(s):

- Met 12/08/21 - EM 1. *That a 365-day demolition delay not be imposed.*
- Met 12/08/21 - EM 2. *The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies.*
- Met 12/08/21 - EM 3. *That any revisions or deviations to any portion of the as-submitted work shall be submitted to staff prior to installation or construction for review and approval.*
- Met 12/08/21 - EM 4. *That a tree protection plan be implemented and remain in place for the duration of construction.*
- Met 12/08/21 - EM 5. *That the site be promptly seeded and planted with grass following demolition until such time that replacement features are approved and work begins.*
- Met 6. *That details and specifications for the following be provided to and approved by staff prior to issuance of the COA blue placard:*
  - Met 08/19/22 - EM a. *Full documentation of the building with photographs and measured architectural drawings;*
  - Met 08/19/22 - EM b. *That the tree protection plan be revised to include all regulated trees.*

A draft Certified Record that describes the committee's action will be available upon request in approximately ten business days from the date of the meeting. The draft will become final when the committee votes at its next meeting to approve the December 08, 2021 minutes. The Certificate of Appropriateness is valid through June 08, 2022. Please note that you and aggrieved parties have a 20-day window for notification of intent to appeal or to file a petition to submit a request for reconsideration. *Commencement of work within the appeal period is at your own risk.*

Post Office Box 829  
Raleigh, North Carolina 27602  
(919) 832-7238 ph  
(919) 516-2682 fax  
[www.rhdc.org](http://www.rhdc.org)



In order to complete your application, you must contact the commission staff when you have met the conditions. You will then be issued the blue placard form of the certificate which is valid through June 08, 2022. Please note that all items for fulfillment of conditions should be submitted together, as each additional conditions review after the first review is subject to an additional fee. To obtain your building permit (if applicable), take the placard and this letter with you to the Office of Development Services. Please post the blue placard in public view, as indicated at the bottom of the card, while the work is in progress. For more information about permits, call the Office of Development Services at 919-996-2495.

When your project is complete, you are required to ask for a final zoning inspection. Call the Raleigh Historic Development Commission office at 919-832-7238 or email [rhdc@rhdc.org](mailto:rhdc@rhdc.org) and the commission staff will coordinate an inspection. If you do not call for this final inspection, your Certificate of Appropriateness is null and void. If you have any questions concerning your application, please contact the commission office.

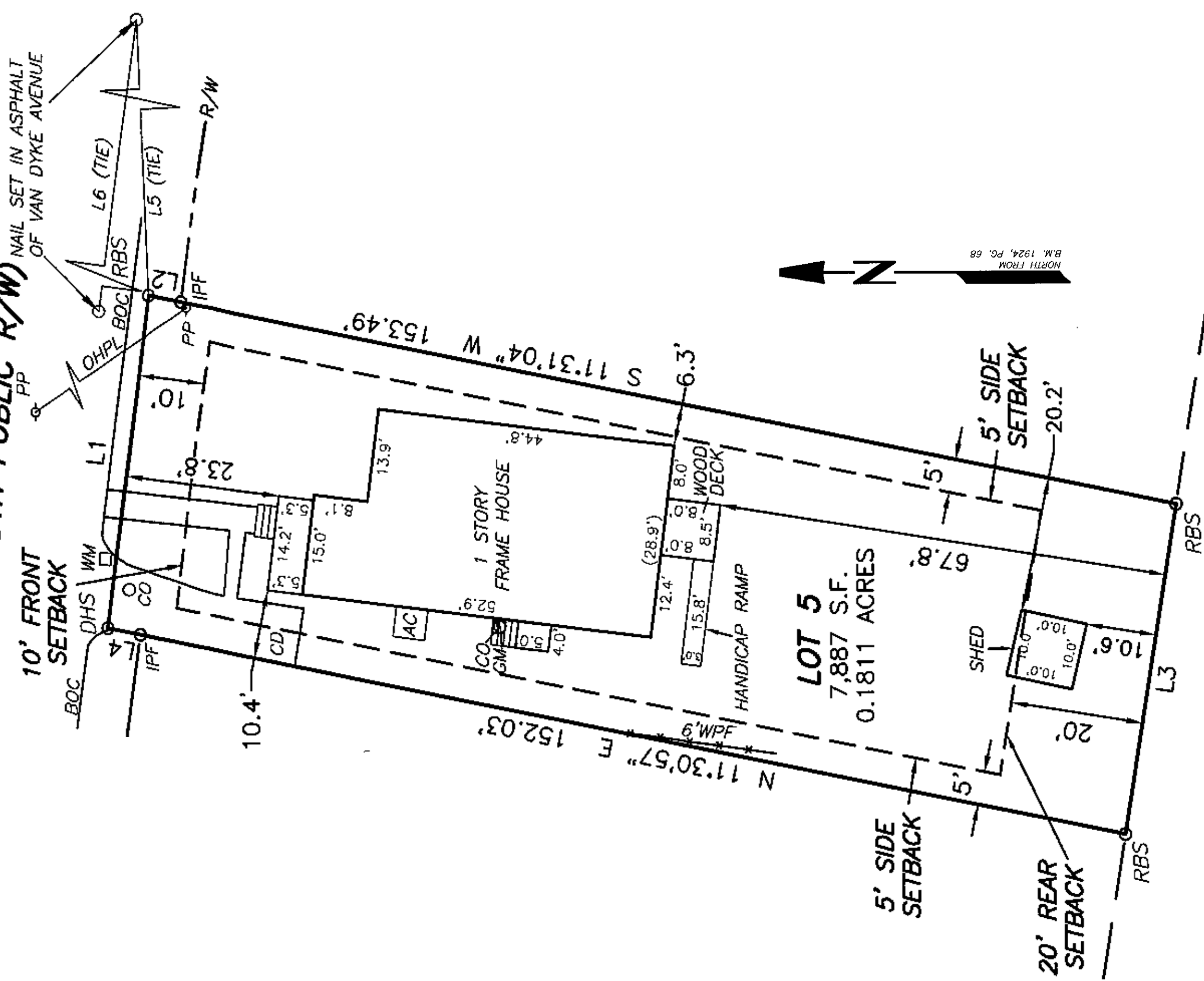
On behalf of the commission, thank you for your positive efforts in making these proposed changes, thereby enhancing the .

Sincerely,

Erin Morton, Historic Planner  
Certificate of Appropriateness Committee

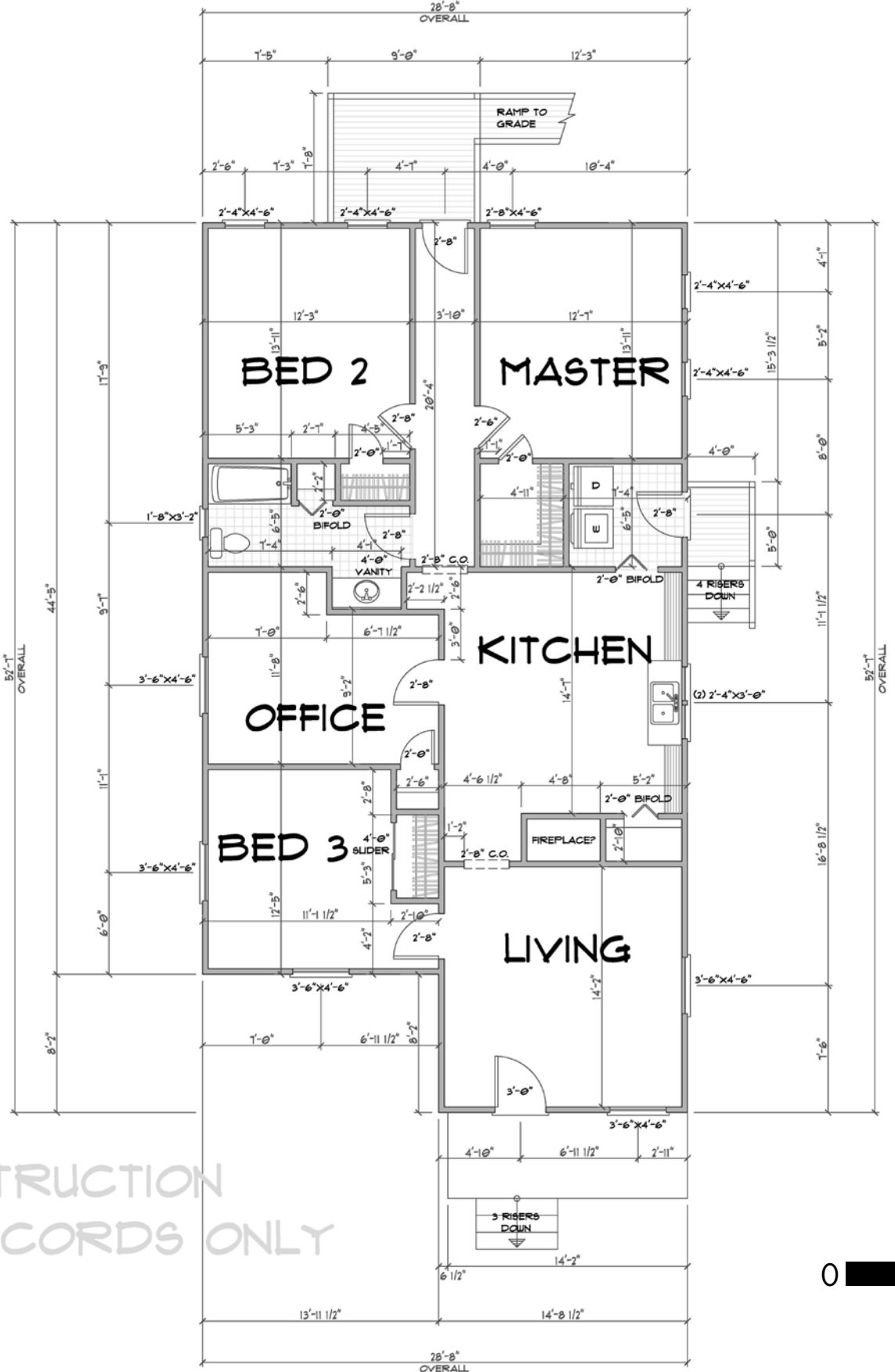
Encl: COA Decisions

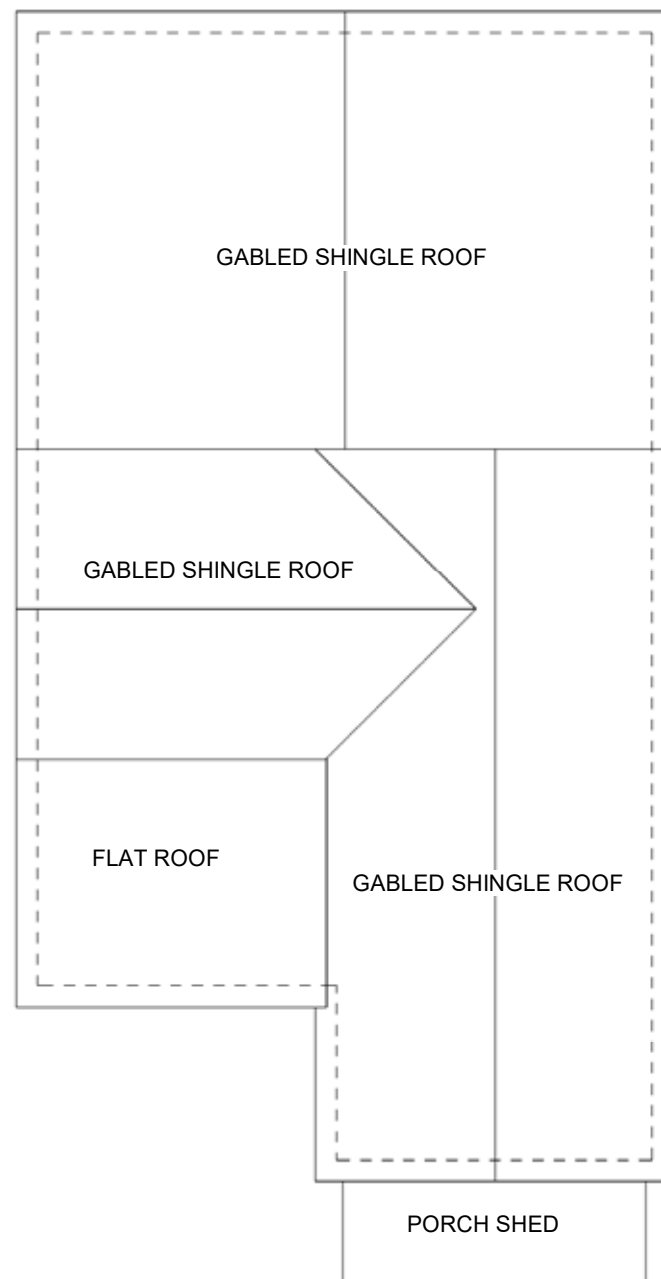
**VAN DYKE AVENUE  
(VARIABLE WIDTH PUBLIC R/W)  
10' FRONT PP**



TALLON HALL CONDOMINIUM  
D.B. 10888, PG. 435  
PIN 0794.16-94-8470

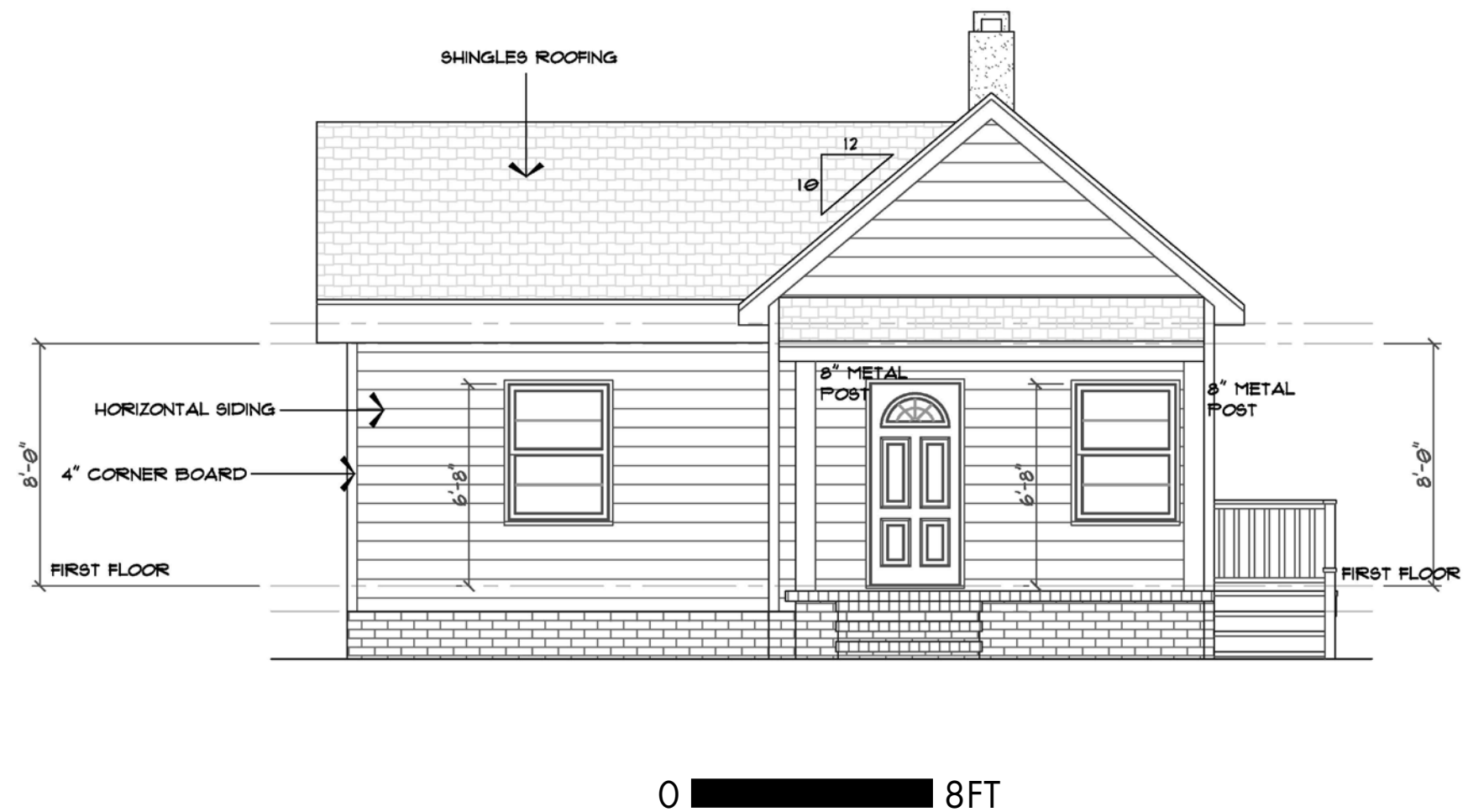
NOT FOR CONSTRUCTION  
FOR HISTORICAL RECORDS ONLY





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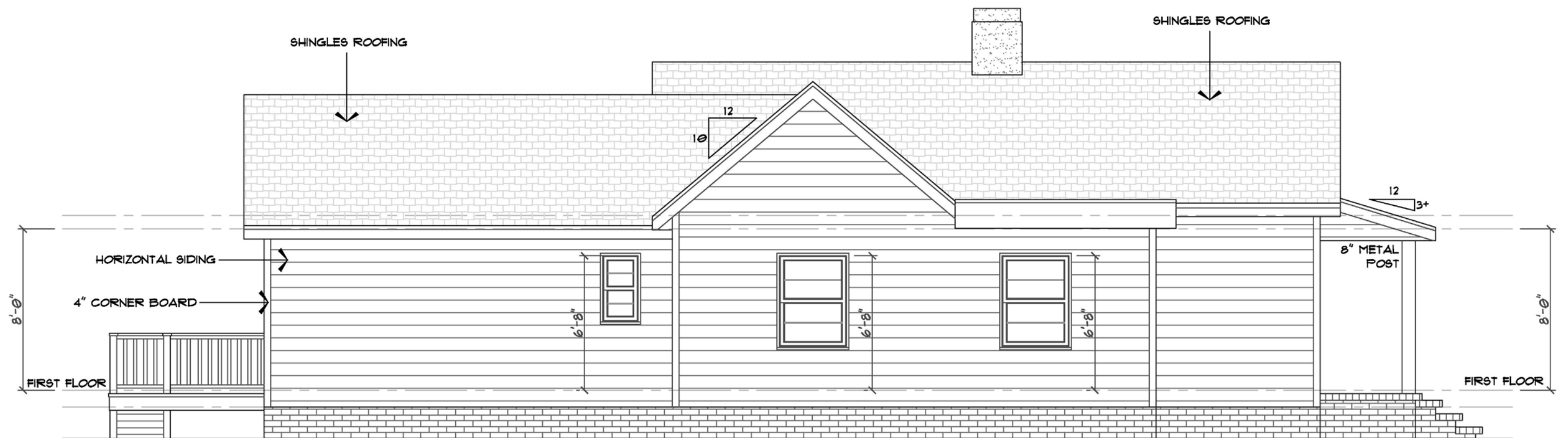




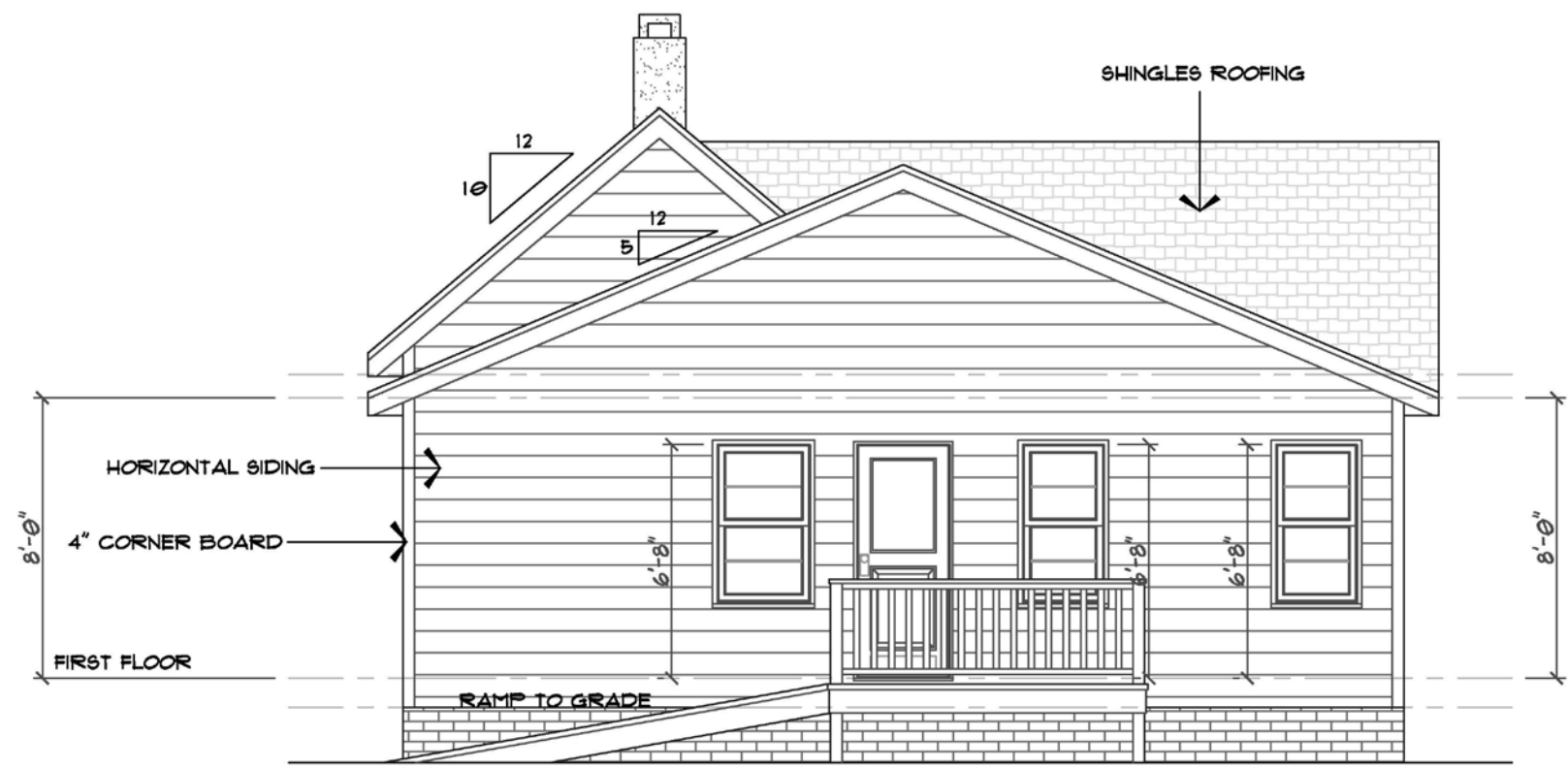


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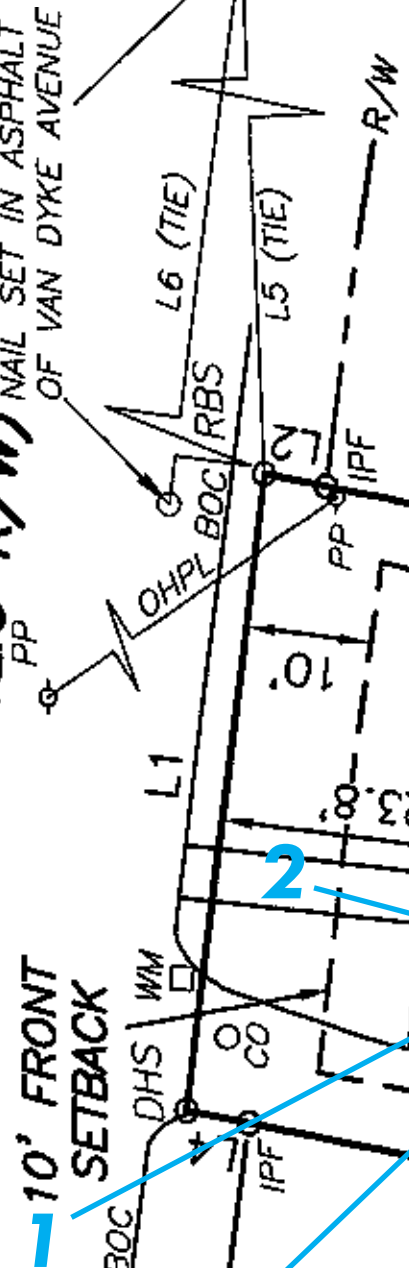
0 8FT



# VAN DYKE AVENUE (VARIABLE WIDTH PUBLIC R/W)

NAIL SET IN ASPHALT  
OF VAN DYKE AVENUE

10' FRONT  
SETBACK



10

2

3

9

8

4

7

5

LOT 5

7,887 S.F.  
0.1811 ACRES

N 11°30'57" E 152.03'

S 11°31'04" W 153.49'

1 STORY  
FRAME HOUSE

WOOD  
DECK

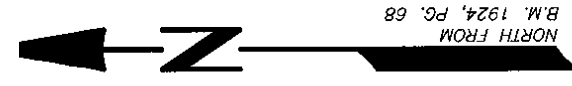
HANDICAP RAMP

SHED

20' REAR  
SETBACK

5' SIDE  
SETBACK

5' SIDE  
SETBACK



NORTH FROM  
B.M. 1924, P.C. 68

TALLON HALL CONDOMINIUM  
D.B. 10888, PG. 435  
PIN 0794.16-94-8470





**street views**



**1: view from north west**



**2: front porch**





**3: view from northeast**



**4: 2nd view from northeast**



**5: view from southeast**



**6: view from south**





**7: view from southwest**



**8: view from west**

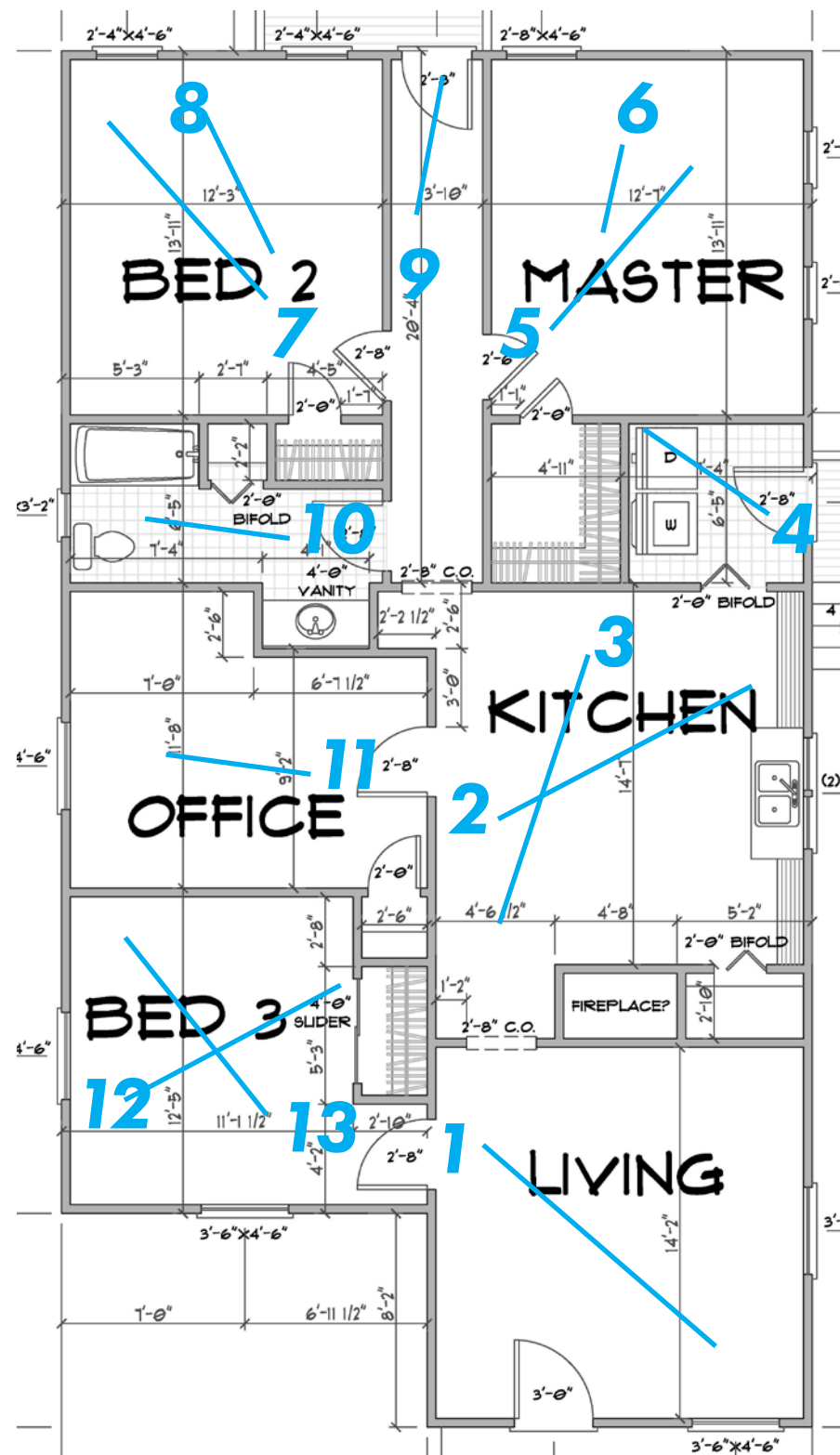


**9: view from west at driveway**



**10: view from northwest**





1: living room



2: kitchen



**3: kitchen**



**4: laundry**



**5: master**



**6: master**



7: bed 2



8: bed 2



9: hallway



10: bath

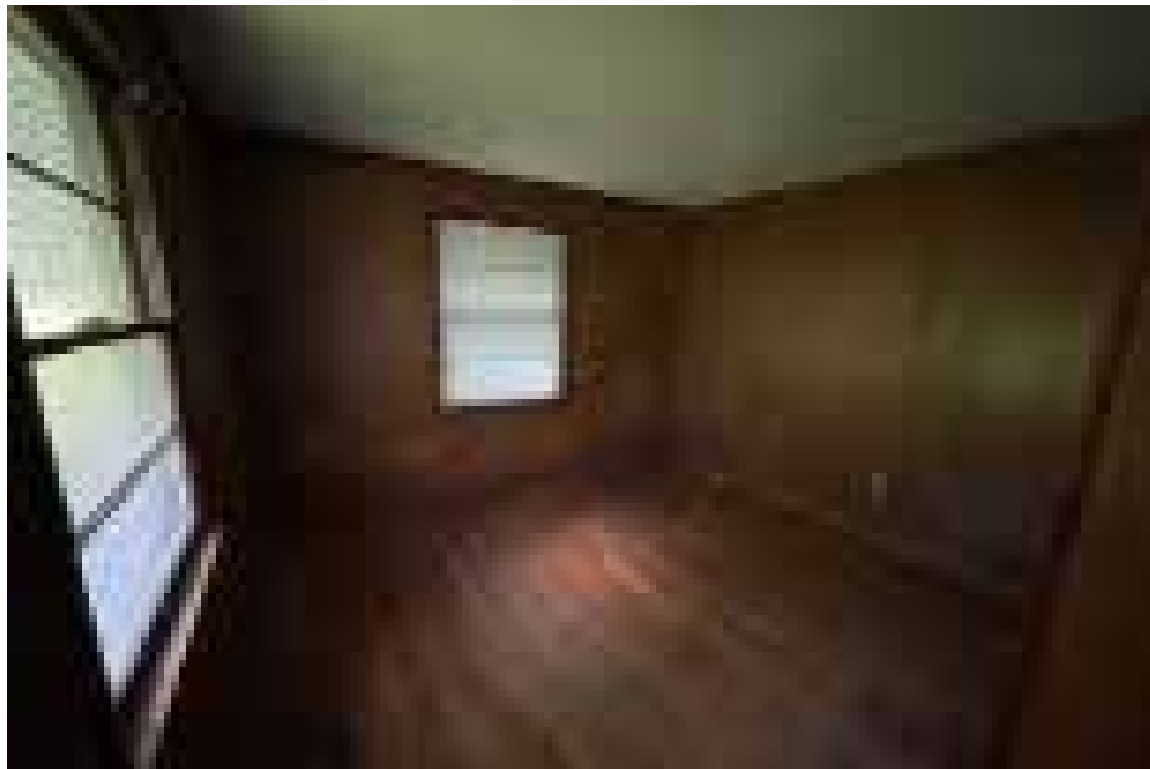




**11: office**



**12: bed 3**



**13: bed 3**

