



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Remove vinyl shutters; remove storm windows; alter siding

523 Elm St

Address

Oakwood

Historic District

Historic Property

COA-0101-2020

Certificate Number

7/13/2020

Date of Issue

1/13/2021

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, \_\_\_\_\_

Raleigh Historic Development Commission

A handwritten signature in dark ink, appearing to read "Erin Morton", is written over a horizontal line.

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



Type or print the following:		
Applicant name: Phillip Swystun and Kristina Davidson		
Mailing address: 523 Elm Street		
City: Raleigh	State: NC	Zip code: 27604
Date: 6/30/20	Daytime phone #: 931-260-2798	
Email address: phillip.swystun@gmail.com, kristinadavi@gmail.com		
Applicant signature: <i>Phillip Swystun</i> <i>Kristina Davidson</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-0101-2020</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 523 Elm Street		
Historic district: Oakwood		
Historic property/Landmark name (if applicable): Jasper Capps		
Owner name: Phillip Swystun & Kristina Davidson		
Owner mailing address: same		

**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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Did you consult with staff prior to filing the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Office Use Only Type of work: <u>63, 71</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).
2.1.4	Wood	Remove current synthetic siding to expose original wood siding.
2.4.3	Paint	Paint exposed wood siding closely matching original color.
2.7.8	Windows	Remove non-functional vinyl shutters.

<p align="center"><b>Minor Work Approval (office use only)</b></p> <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 <u>01/13/2020</u>.</p> <p>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.</p> <p>Signature (City of Raleigh) <u>Eiri Martin</u>                      Date <u>07/13/2020</u></p>
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Synthetic (asbestos transite cement board) siding will be removed in its entirety by an asbestos abatement company to expose wood siding underneath. The current siding is in poor condition and would require > 100 replacement panels to replace the cracked and chipped panels if we were to keep.

Aluminum eave trim will be removed as well as remaining aluminum window trim to restore original trim underneath

Vinyl shutters and vinyl soffit under entry and side porch will be removed.

Upon completion of removal of these items the original material underneath will be restored and repainted. The paint schedule will be in the same color scheme of white/off white. We will sample the original paint underneath to finalize the paint schedule.





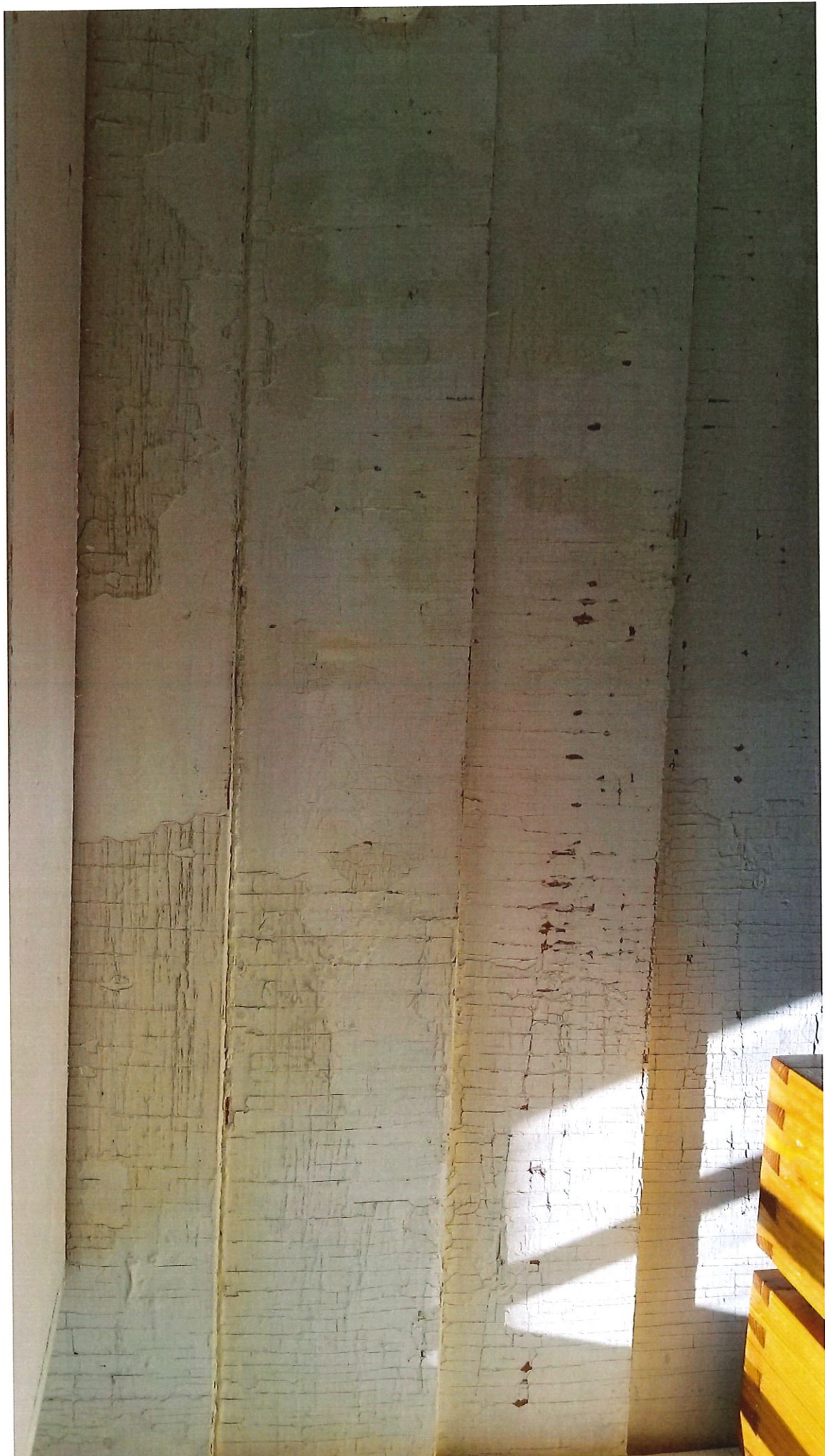








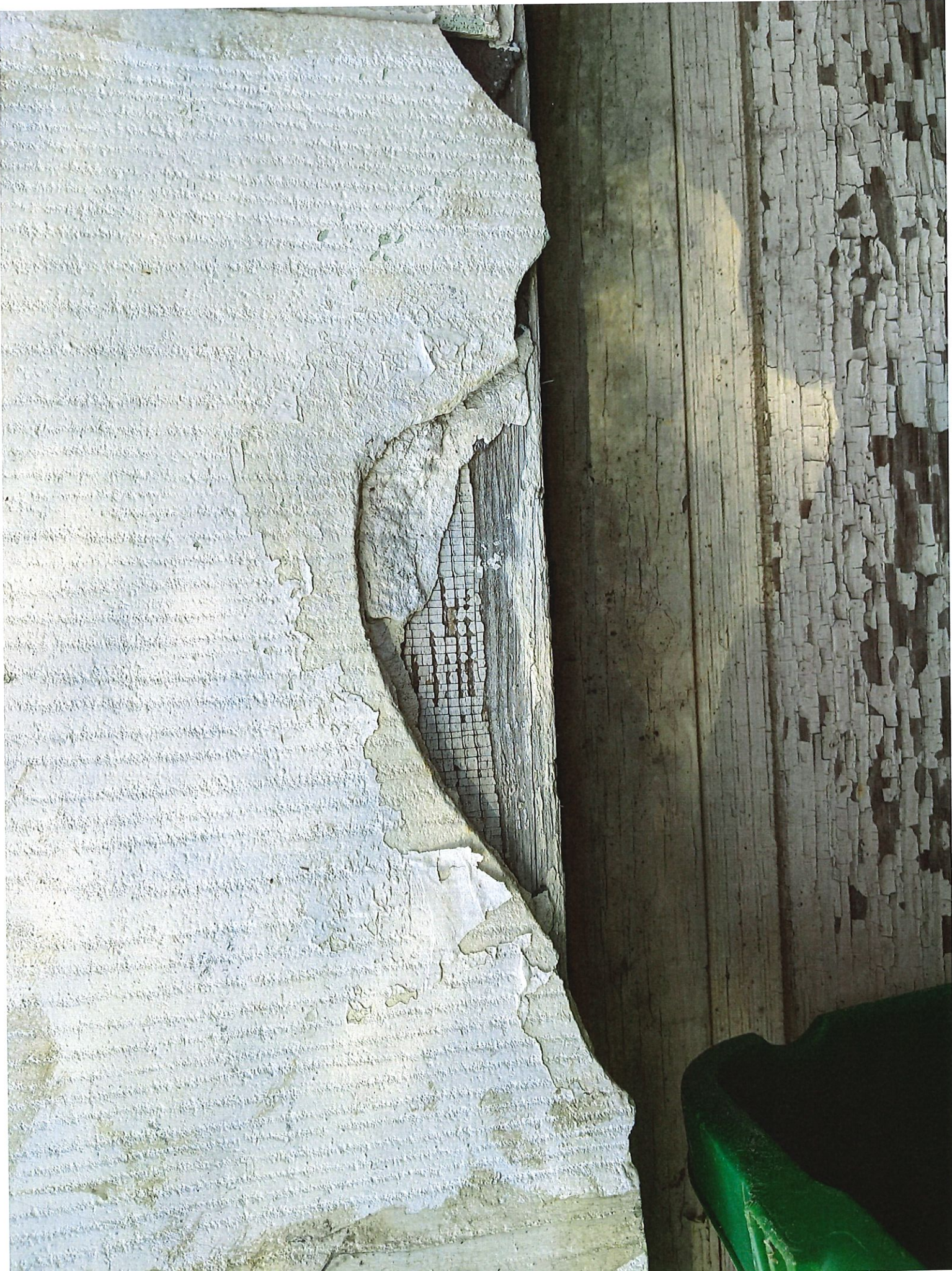




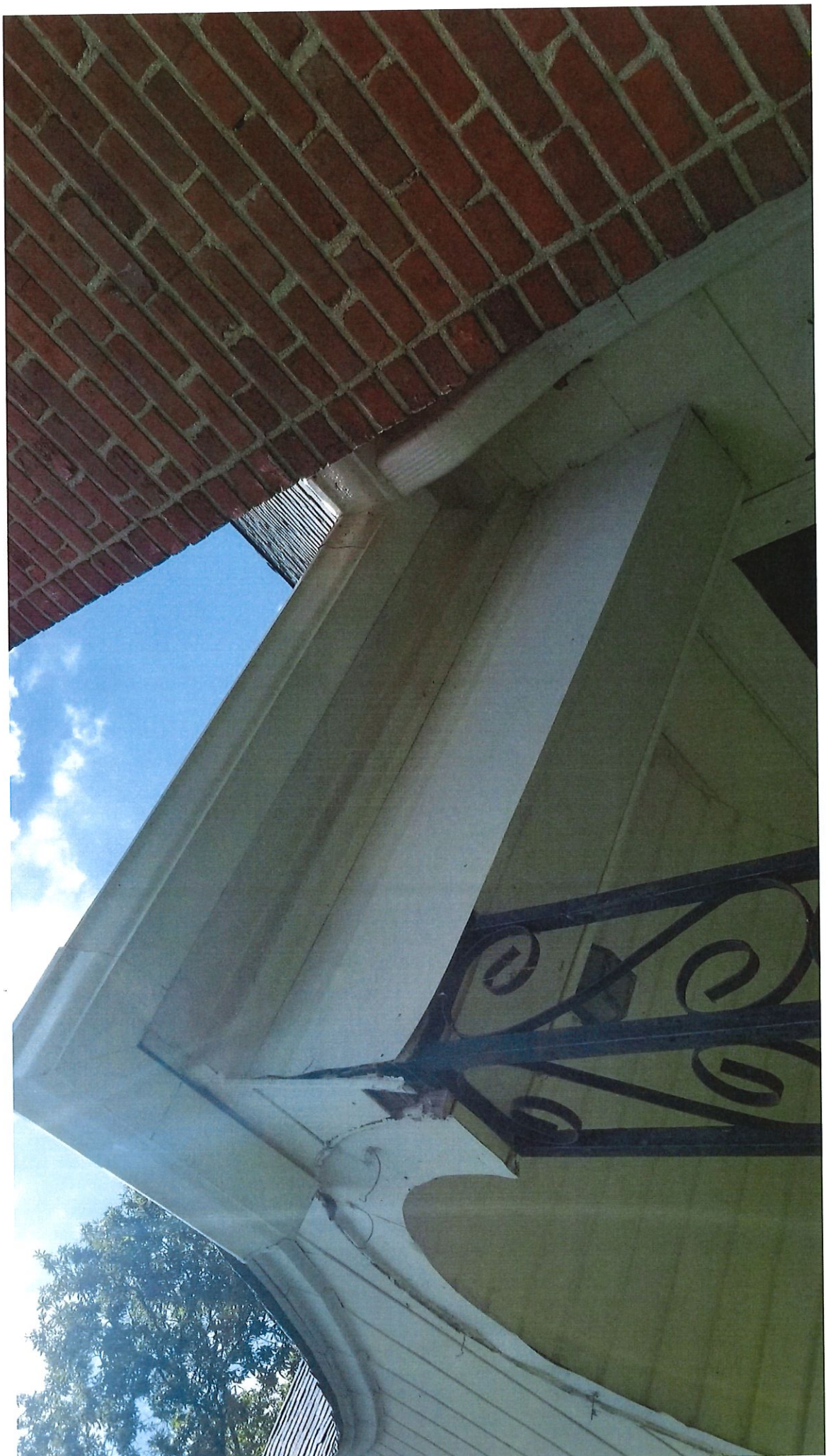














































































## Morton, Erin

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**From:** Phillip S <phillip.swystun@gmail.com>  
**Sent:** Friday, July 10, 2020 2:05 PM  
**To:** Morton, Erin  
**Cc:** Kristina Davidson; Tully, Tania; Kinane, Collette  
**Subject:** Re: COA-0101-2020 (523 Elm Street) Minor Work

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

Hi, I have uploaded more photos in the portal. Some of the windows have been restored as of general maintenance with aluminum removed, a number haven't had the aluminum trim since prior to my ownership of the house. There is a similar occurrence with the vinyl shutters, some have been removed or degraded/broke away since prior to my ownership. There is one lone shutter on a front window highlighted that is kind of goofy. Also noting there are two windows that have a storm window, a singular one in the front visible in pictures and one on the south side visible in pictures, those would come off for the general window restoration/painting and stay off. The house doesn't have large eaves, there is aluminum covering the trim that would be removed where the gutters are not present and from what I can tell wood trim/covering under the aluminum where the gutters are present. The gutters may temporarily come down if needed to patch what's behind them if needed and remounted, they are new and were from a previous minor works coa when we did the roof and gutters. <https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR15/096-17-MW.pdf>

Ultimately in the future I would look into adding period correct shutters where applicable but not in this COA. I am also trying to get some information from the son of the original owner about originality, he is in his 90's so communicating currently is a little difficult. It's possible the house originally didn't have them, there is a sister house at 2500 Van Dyke Ave with wood siding and no shutters.

On Fri, Jul 10, 2020 at 9:05 AM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Hi Phillip and Kristina,

Thank you for submitting a minor work application for the property at 523 Elm Street. We have begun the review and have a few comments and questions for you. First, thank you for all the detailed photographs of the siding investigation around the house. It appears that you intend to apply for historic tax credits as a part of the project, which is great news! We hope that the original siding is in good shape for your repairs. You may already have this information, but you can contact David Christenbury ([david.christenbury@ncdcr.gov](mailto:david.christenbury@ncdcr.gov) or 919-814-6574) at the State Historic Preservation Office for help with the historic tax credit program and questions about appropriate treatment methods once you have exposed the original siding.

Your work request seems to be fully approvable. We will need a few more items to consider the application complete for a final review. Please provide clear photos of all four sides of the house and detail photographs of the windows, shutters, and soffits being altered. Also, are there gutters in the locations where soffits are being removed? Will the gutters remain? Thank you and we look forward to hearing from you.



Best,

Erin

**Erin Morton**

Preservation Planner II

**City of Raleigh**

Planning and Development

■ Raleigh Urban Design Center

919-996-2632 | [raleighnc.gov](http://raleighnc.gov)

For Planning and Development COVID-19 updates, [visit our information page.](#)