



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove non-historic attached rear shed

500 Adams St

Address

Glenwood-Brooklyn

Historic District

Historic Property

COA-0107-2024

Certificate Number

8/23/2024

Date of Issue

2/23/2025

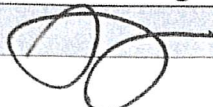
Expiration Date

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, Elin Morton Pugh

Raleigh Historic Development Commission

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

Type or print the following:		
Applicant name: Alya Jakubowicz		
Mailing address: 504 Adams Street		
City: Raleigh	State: NC	Zip code: 27605
Date: 8/19/2024	Daytime phone #: 9196106253	
Email address: alyajakubowicz@gmail.com		
Applicant signature: 		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions > 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>Office Use Only</p> <p>Transaction #: _____</p> <p>File #: <u>COA-0107-2024</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 500 Adams Street Raleigh NC 27605		
Historic district: Yes		
Historic property/Landmark name (if applicable): NA		
Owner name: Alya and Andrew Jakubowicz		
Owner mailing address: 504 Adams Street Raleigh NC 27605		

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 <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>15</u>
Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input type="radio"/>	

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
4	Minor Work	Tear down of delapidated shed. Original siding of main home to remain.

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 02/23/2025.

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) *Eric North Pugh* Date 08/23/2024

Written Description

500 Adams is in a historic overlay district, but it is a non-contributing property. At the rear of the home is a dilapidated shed. It has not been tended to in 50 years and poses a safety concern. We want to tear down the shed after closing the home sale. The original siding of the back of the home will remain post-removal of the shed.

OFFER TO PURCHASE AND CONTRACT

[Consult "Guidelines" (Form 2G) for guidance in completing this form]

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. TERMS AND DEFINITIONS: The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) "Seller": Clarissa Harms, Julia Busby

(b) "Buyer": Alya Jakubowicz, Andrew Jakubowicz

(c) "Property": The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon and the fixtures and personal property listed in Paragraphs 2 and 3 below.

The Property will not include a manufactured (mobile) home(s).

The Property will not include an off-site and/or separate septic lot, boat slip, garage, parking space, or storage unit.

NOTE: If a manufactured home(s) or a septic lot, boat slip, garage, parking space, or storage unit is included, Buyer and Seller are strongly encouraged to include further details in the Additional Provisions Addendum (Form 2A11-T) and attach it to this offer.

Street Address: 500 Adams Street

City: Raleigh Zip: 27605

County: Wake, North Carolina

NOTE: Governmental authority over taxes, zoning, school districts, utilities and mail delivery may differ from address shown.

Legal Description: (Complete ALL applicable)

Plat Reference: Lot/Unit LO31-35, Block/Section, Subdivision/Condominium, as shown on Plat Book/Slide at Page(s)

The PIN/PID or other identification number of the Property is: 1704545150

Other description: LO31-35 PRT OF GLENWOOD LAND COMPANY BL12 BM1885-00086

Some or all of the Property may be described in Deed Book 02118 at Page 0383

d) "Purchase Price":

\$ 485,000.00

\$ 15,000.00

\$

\$

\$

\$

\$

\$ 470,000.00

paid in U.S. Dollars upon the following terms:
BY DUE DILIGENCE FEE made payable and delivered to Seller on the Effective Date by cash personal check official bank check wire transfer electronic transfer
BY INITIAL EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) within five (5) days of the Effective Date of this Contract by cash personal check official bank check wire transfer electronic transfer.
BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable and delivered to Escrow Agent named in Paragraph 1(f) no later than 5 p.m. on TIME IS OF THE ESSENCE by cash official bank check wire transfer electronic transfer
BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum (Standard Form 2A6-T).
BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).
BY BUILDING DEPOSIT in accordance with the attached New Construction Addendum (Standard Form 2A3-T).
BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan).



This form jointly approved by: North Carolina Bar Association's Real Property Section North Carolina Association of REALTORS®, Inc. Buyer's initials Seller's initials



STANDARD FORM 2-T Revised 7/2024 © 7/2024

ACKNOWLEDGMENT OF RECEIPT OF MONIES

Seller: Clarissa Harms, Julia Busby ("Seller")

Buyer: Alya Jakubowicz, Andrew Jakubowicz ("Buyer")

Property Address: 500 Adams Street, Raleigh, 27605 ("Property")

LISTING AGENT ACKNOWLEDGMENT OF RECEIPT OF DUE DILIGENCE FEE

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Seller of a Due Diligence Fee in the amount of \$ 15,000.00, receipt of which Listing Agent hereby acknowledges.

Date: 08/08/2024

Firm: DuBois Property Group

By: Autumn DuBois (Signature) dotloop verified 08/08/24 1:57 PM EDT B91D-0G5C-D2RB-D6KR (Print name)

SELLER ACKNOWLEDGMENT OF RECEIPT OF DUE DILIGENCE FEE

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Seller of a Due Diligence Fee in the amount of \$ 15,000.00, receipt of which Seller hereby acknowledges.

Date: 08/16/2024

Seller: Clarissa Harms (Signature) dotloop verified 08/16/24 2:35 PM CDT KJGB-EE8B-IJY4-UTWW

Date: 08/16/2024

Seller: Julia Busby (Signature) dotloop verified 08/19/24 2:13 PM EDT VH2N-GEWY-KYGU-XNAP

ESCROW AGENT ACKNOWLEDGMENT OF RECEIPT OF INITIAL EARNEST MONEY DEPOSIT

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Escrow Agent of an Initial Earnest Money Deposit in the amount of \$. Escrow Agent as identified in Paragraph 1(f) of the Offer to Purchase and Contract hereby acknowledges receipt of the Initial Earnest Money Deposit and agrees to hold and disburse the same in accordance with the terms of the Offer to Purchase and Contract.

Date: Firm: N/A

By: (Signature) (Print name)

ESCROW AGENT ACKNOWLEDGMENT OF RECEIPT OF (ADDITIONAL) EARNEST MONEY DEPOSIT

Paragraph 1(d) of the Offer to Purchase and Contract between Buyer and Seller for the sale of the Property provides for the payment to Escrow Agent of an (Additional) Earnest Money Deposit in the amount of \$. Escrow Agent as identified in Paragraph 1(f) of the Offer to Purchase and Contract hereby acknowledges receipt of the (Additional) Earnest Money Deposit and agrees to hold and disburse the same in accordance with the terms of the Offer to Purchase and Contract.

Date: Firm: N/A

Time: AM PM

By: (Signature) (Print name)

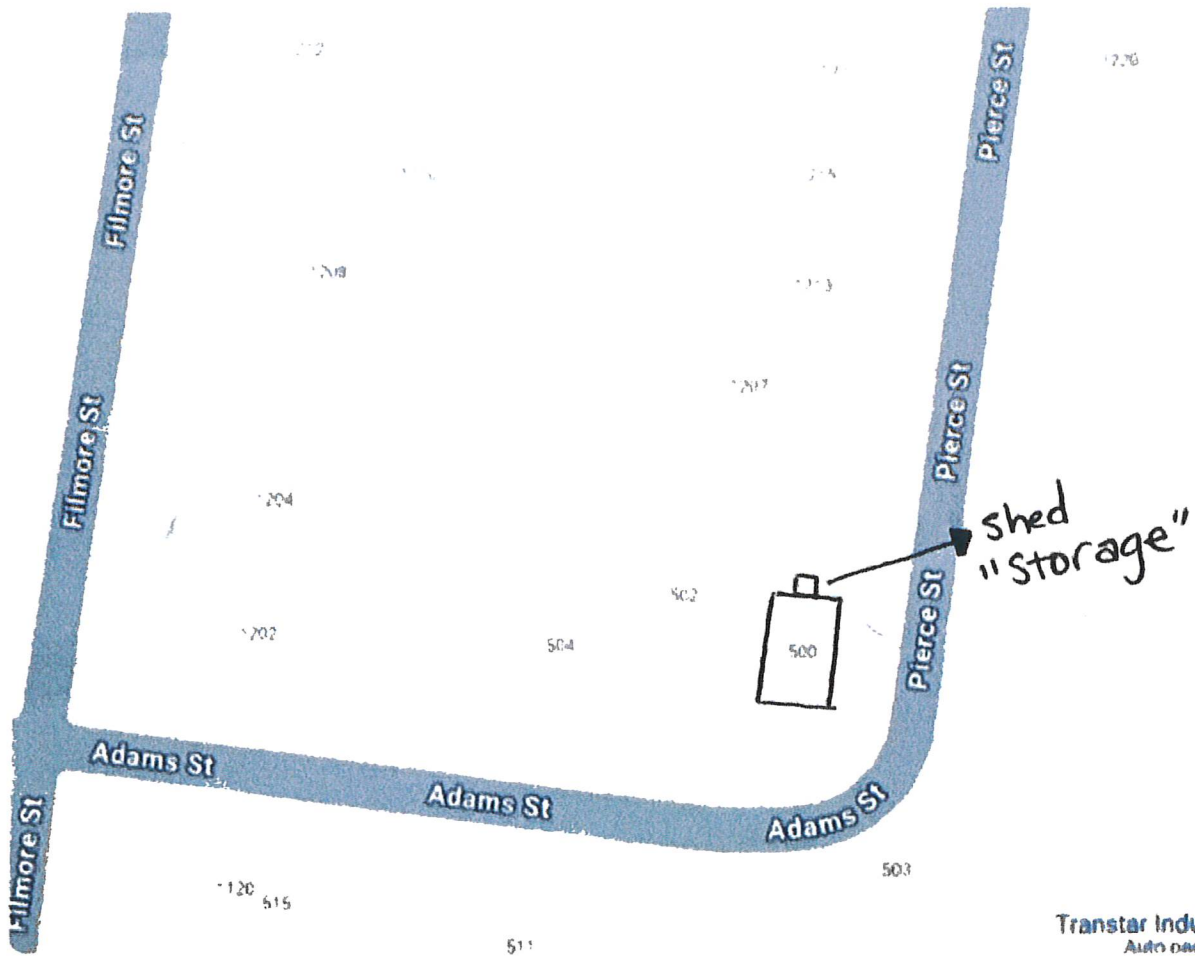
500 Adams St

Raleigh NC 27605 (Wake County)

\$515,000 **PENDING** on Aug. 2024 **3 DAYS ON MARKET**

Constructed in 1952 Residential
 1194 sq. ft. living area 3 bedrooms 1 bathrooms

Satellite View & Map



Transtar Industr
Auto parts

Overview

Exterior Features: Storage
Property Condition: Fixer
Construction Materials: Wood Siding
Other Structures: Storage

Pool and View

View: City, City Lights, Downtown, Neighborhood, Skyline

Parking

Garage/Carport Information

Total Parking: 2

Parking Features

Features: On Street

Other

School Information

Elementary: Partnership Magnet Elementary School
Elementary District: Wake County Schools
Middle: Oberlin Magnet Middle School
Middle District: Wake County Schools
High: Broughton Magnet High School
High District: Wake County Schools



Street view of front and side of home.

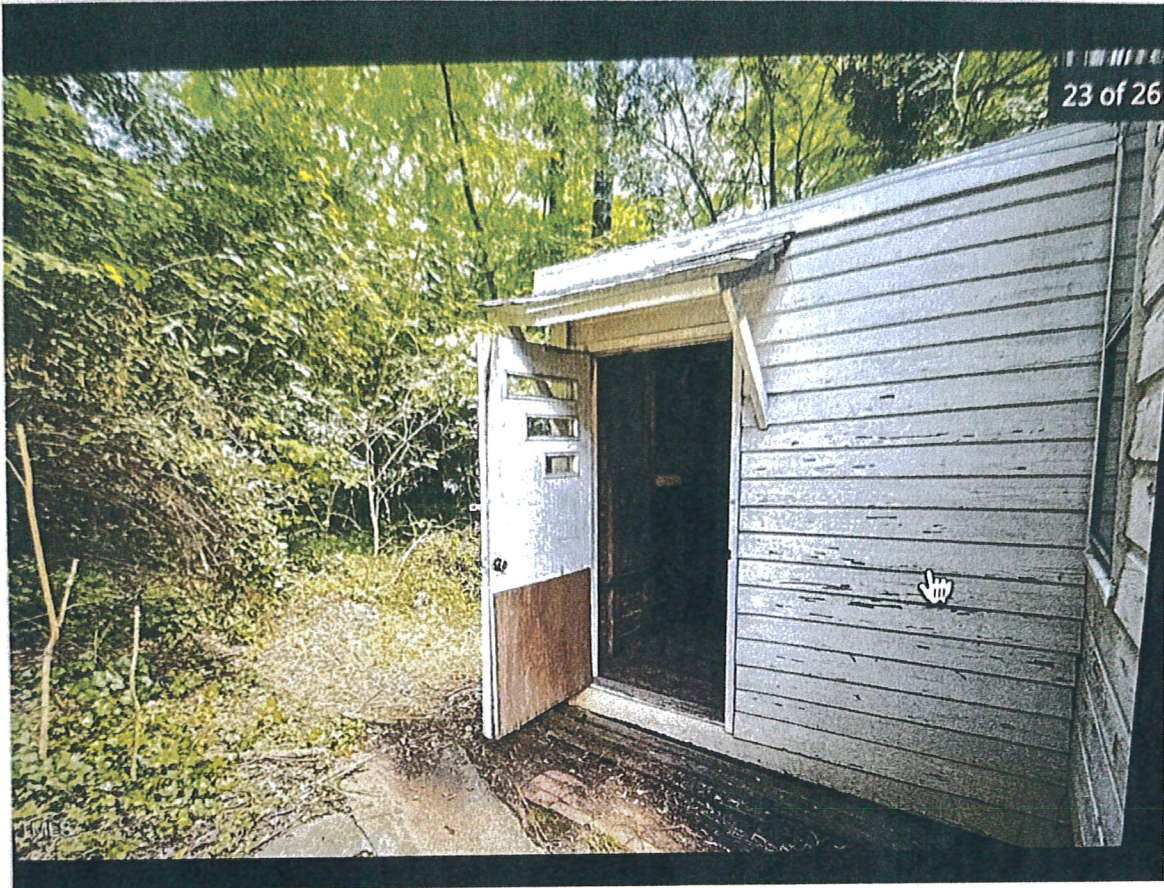
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Street view of the shed to be torn down.

Back
→



Shed to be torn down. Original siding on main home to remain.