



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Alter exterior paint colors for house and two accessory structures; remove paint from brick

518 Elm St

Address

Oakwood

Historic District

Historic Property

COA-0110-2022

Certificate Number

9/27/2022

Date of Issue

3/27/2023

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, _____

Ein 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: Katherine Bronstein		
Mailing address: 518 Elm Street		
City: Raleigh	State: NC	Zip code: 27604
Date: 9/21/2022	Daytime phone #: 610-217-4604	
Email address: kate.bronstein@gmail.com		
Applicant signature: Katherine Bronstein		
Minor work (staff review) – one copy Major work (COA committee review) – ten copies Additions > 25% of building sq. footage New buildings Demolition of building or structure All other Post approval re-review of conditions of approval		Office Use Only Transaction #: _____ File #: COA-0110-2022 Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____
Property street address: 518 Elm Street, Raleigh		
Historic district: Oakwood		
Historic property/Landmark name (if applicable):		
Owner name: Katherine Bronstein and Kristopher Nordstrom		
Owner mailing address: 518 Elm Street, Raleigh 27604		

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>51</u>
Did you consult with staff prior to filing the application? Yes <input type="radio"/> No <input checked="" 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).
2.4/44-45	Paint & Paint Color	Change exterior color palette on home and 2 detached accessory units
2.4/44-45	Paint & Paint Color	Strip paint from 4 brick pillars on front of house; will not repaint.

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>03/27/2023</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>Eni Martin</u>	Date <u>09/27/2022</u>

September 21, 2022

COA Application – Minor Work

Applicant: Katherine Bronstein and Kristopher Nordstrom

Street Address: 518 Elm Street, Raleigh, NC 27604

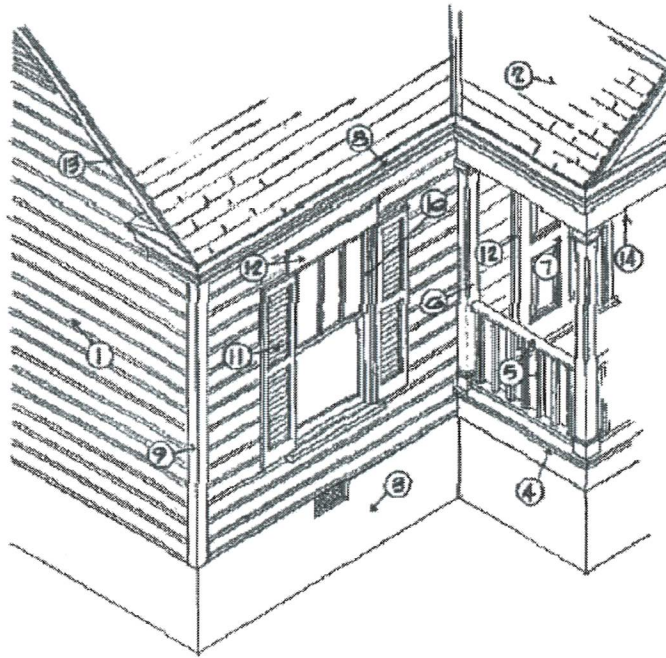
We are submitting this application to change the exterior paint colors for our home and two detached accessory structures (workshop and garden shed). The existing color palette is sand (body), brown (window sash and doors), and hunter green (door and window trim) as shown in the attached photographs. The new color palette is presented in the paint schedule below and attached to the application. The new color palette will apply to all 3 structures.

Paint Manufacturer: Sherwin Williams (SW)

Color Schedule:

1	Body of House	SW 7501 Threshold Taupe
2	Roofing	Brown asphalt shingles (no change)
3	Foundation	Red brick (no change)
4	Porch Floor	Stained wood (no change)
5	Railing	SW 6223 Still Water
6	Columns	We would like to strip the paint from the four brick columns on the front porch and leave them unpainted. One of the columns was having efflorescence problems; this has been corrected but the majority of the paint was removed in the process. If stripping the paint is not approved, we will paint the top and bottom in SW 6223 Still Water, and paint the middle and top collars in SW 7591 Red Barn.
7	Entrance Door	Storm door painted in SW 7591 Red Barn; main door is stained pine (no change)
8	Cornice	SW 6223 Still Water
9	Corner Boards	SW 6223 Still Water
10	Window Sash	SW 7591 Red Barn
11	Shutter	Not applicable
12	Door and Window Trim	SW 6223 Still Water
13	Rake	SW 6223 Still Water
14	Porch Ceiling	SW 6217 Topsail
15	Other – Storm Windows	SW 7591 Red Barn
15	Other - Louvers	SW 7591 Red Barn

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant Katherine Bronstein

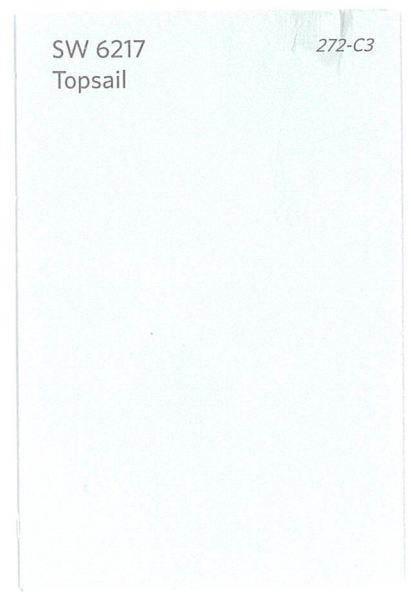
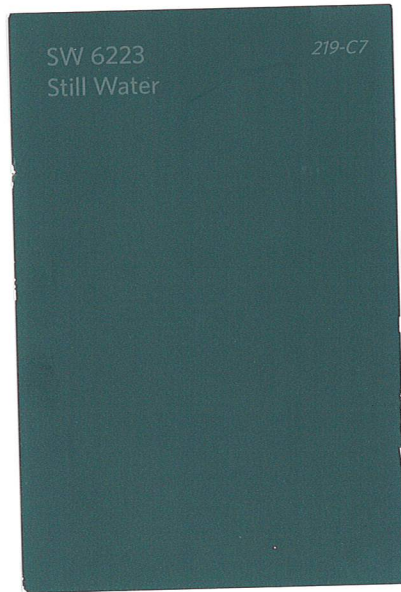
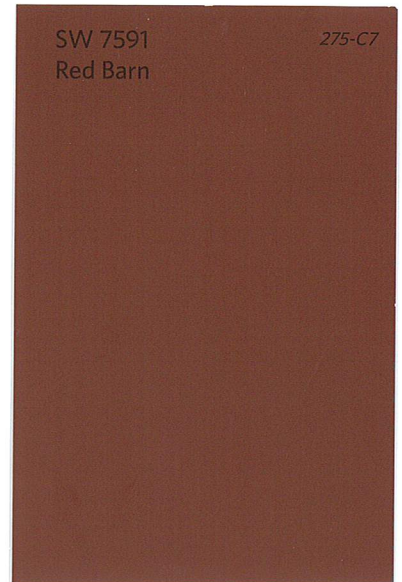
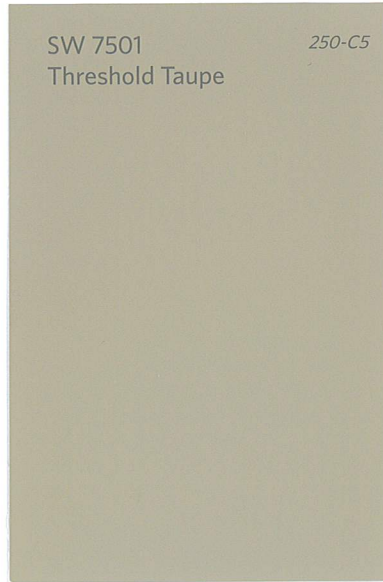
Address 518 Elm Street, Raleigh, NC 27604

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1	Body of House	SW 7501 Threshold Taupe
2	Roofing	Brown asphalt shingles (no change)
3	Foundation	Red brick (no change, unpainted)
4	Porch Floor	stained wood (no change)
5	Railing	SW 6223 Still Water
6	Columns	Brick (unpainted if approved; otherwise SW 6223 Still Water)
7	Entrance Door	Stained Natural Pine (no change)
8	Cornice	SW 6223 Still Water
9	Corner Boards	" "
10	Window Sash	SW 7591 Red Barn
11	Shutter	NA
12	Door & Window Trim	SW 6223 Still Water
13	Rake	" "
14	Porch Ceiling	SW 6217 Topsail
15	Other	Storm → SW 7591 Red Barn

Storm windows → SW 7591 Red Barn



Morton, Erin

From: Kate Bronstein <kate.bronstein@gmail.com>
Sent: Monday, September 26, 2022 4:58 PM
To: Morton, Erin
Cc: Kinane, Collette
Subject: Re: COA-0110-2022 (518 Elm St) - Minor Work
Attachments: Bronstein_518_Elm_Survey_2020.pdf; Back-shed_front.jpg; workshop_front.jpg; Side-house-workshop-right-corner.jpg

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 Erin,

Attached is a recent property survey with the 2 sheds circled in red and a few photos of the workshop (which is what we call the larger detached unit) and the back shed. One of the photos shows the workshop in the right-hand corner so you can see it in context to the house. We are planning to use Peel Away to strip paint from the front brick columns; no sandblasting or pressure washing.

I can drop the paint chips off tomorrow morning at 9 am or around 1 pm if that works.

Thanks,
Kate

On Mon, Sep 26, 2022 at 4:36 PM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Kate,

Thank you for submitting a minor work COA to alter exterior paint colors. We need some additional information to consider the application complete. You noted that there are 3 separate buildings that will be painted. Please provide photos of both accessory structures to be painted; a couple of overall photos to help place the accessory structures on site will also be helpful. Please also provide physical paint samples. You can bring them by our office or mail them to us. If coming by the office, please let us know so we can schedule a time and ensure someone is in the office to meet you. You can mail the paint samples to: City of Raleigh, Attn: Historic Preservation Unit, PO Box 829, Raleigh, NC 27602.

Removing paint from historic brick is approvable by staff as a minor work COA, but should be undertaken with caution. Please ensure that you are employing a contractor that is familiar with paint removal on historic structures – historic brick is much softer than modern brick and will not hold up to standard sandblasting techniques. Low PSI should be used, and alternative abrasive materials should be considered, such as crushed walnut shells. Additionally, care should be taken to adequately collect paint particles from the environment – laying down a tarp is often not enough to capture all paint flakes. Though it requires specialized skills, the application of a paste-and-peel product may be the most reliable removal method. More information on abrasive cleaning and historic masonry is [available online](#).



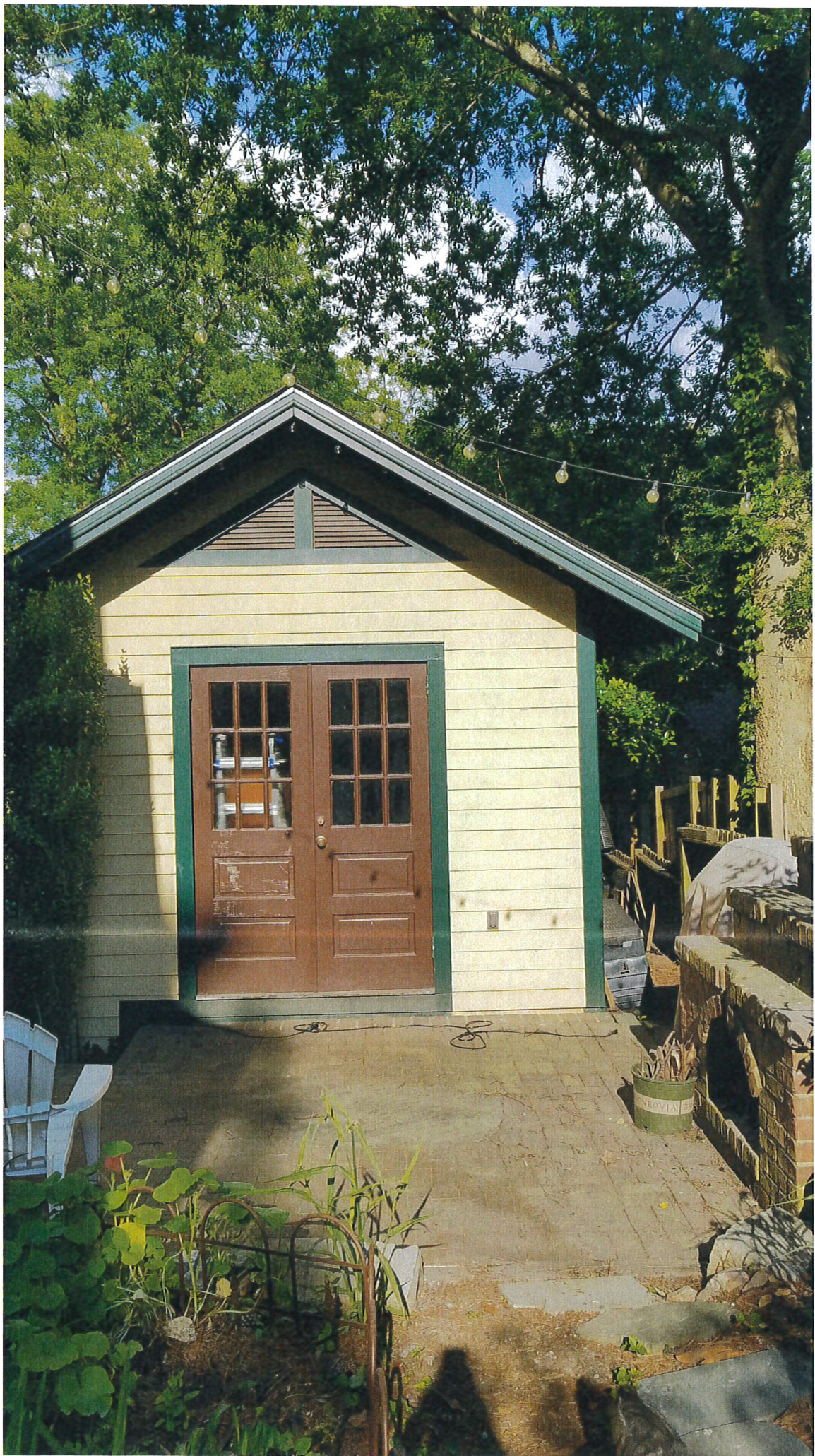








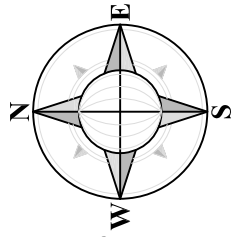






DESCRIPTION: NEW PATIO
RECORDED: D.B. 14774, PG 001
ADDRESS: 518 ELM STREET, RALEIGH
COUNTY/STATE: WAKE/NC DATE: 02/20/2020
SCALE OF DRAWING: 1"=30' DRAWN BY: AR
ZONED: R-10 REVIEWED BY: ARS
PARCEL ID NUMBER: 0054755

SITE DATA	
ZONING:	R-10 - HOD-G OAKWOOD
LOT SIZE	N/A
PRIMARY STREET	10' MIN
SIDE STREET	10' MIN
SIDE LOT LINE	5' MIN
REAR LOT LINE	20' MIN
BUILDING HEIGHT	40'
IMPERVIOUS MAX	65%



NORTH
NC GRID
NAD 83 (2011)

SCALE: 1"=30'

PLOT PLAN SURVEY

KATHERINE BRONSTEIN

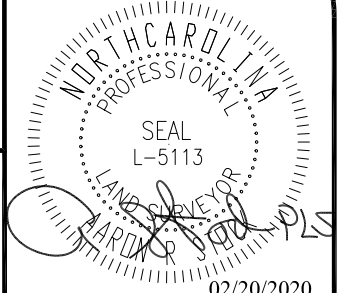
518 ELM STREET

CITY OF RALEIGH, RALEIGH TOWNSHIP

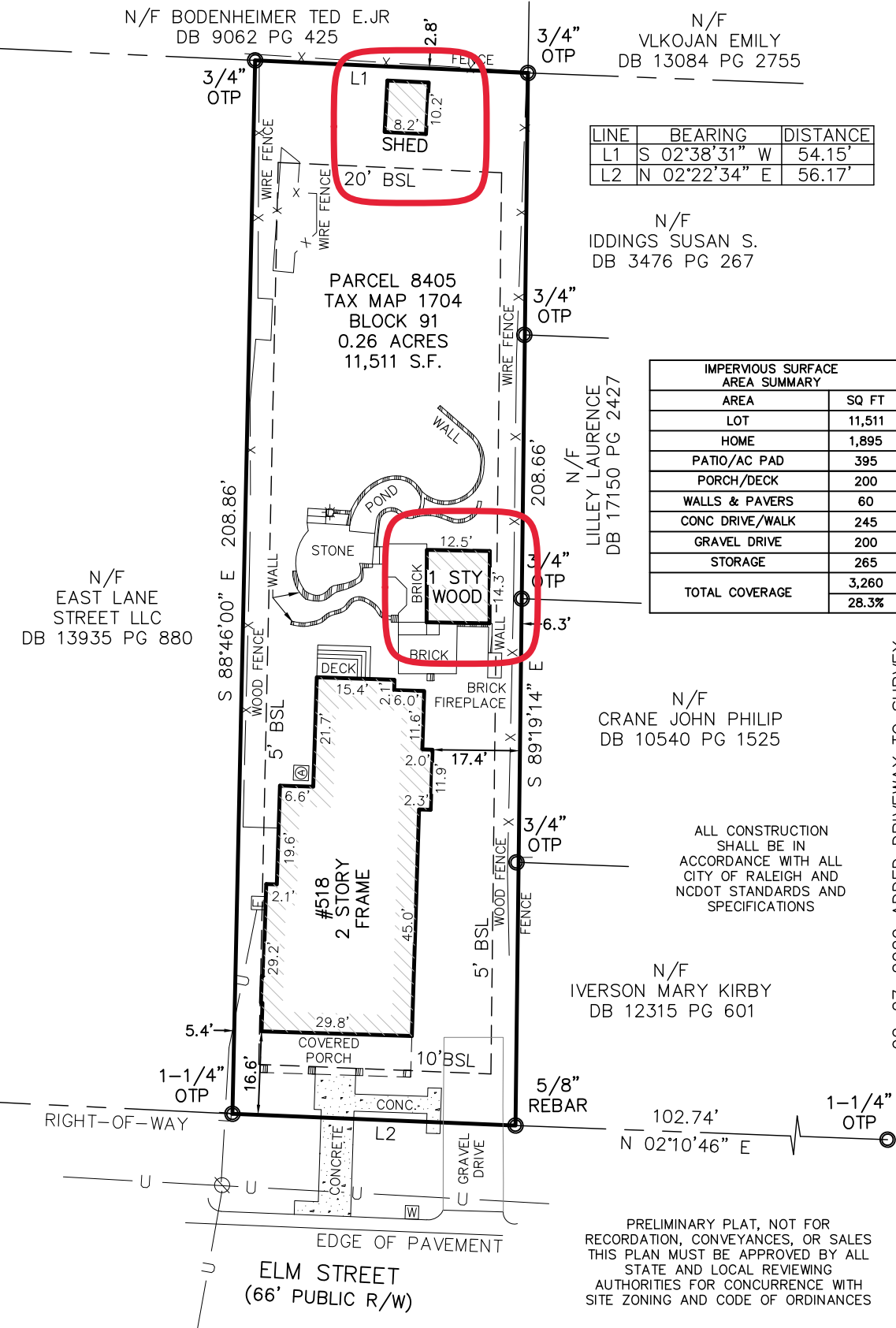
WAKE COUNTY, NORTH CAROLINA - 02/20/2020

THIS PLAN WAS PREPARED
FOR THE EXCLUSIVE USE
OF THE PERSON, PERSONS
OR ENTITY NAMED
HEREON AND DOES NOT
EXTEND TO ANY
UNNAMED PERSON.

NOT VALID WITHOUT
ORIGINAL SIGNATURE



FOR THE FIRM
BOUNDARY ZONE, INC.
FIRM NUMBER: C-3534



02-27-2020 ADDED DRIVEWAY TO SURVEY

ALL CONSTRUCTION
SHALL BE IN
ACCORDANCE WITH ALL
CITY OF RALEIGH AND
NCDOT STANDARDS AND
SPECIFICATIONS

PRELIMINARY PLAT, NOT FOR
RECORDATION, CONVEYANCES, OR SALES
THIS PLAN MUST BE APPROVED BY ALL
STATE AND LOCAL REVIEWING
AUTHORITIES FOR CONCURRENCE WITH
SITE ZONING AND CODE OF ORDINANCES

LEGEND :

- | | | | |
|------------------------------------|---------------|-------------------|----------------------|
| ○ PROPERTY CORNER FOUND (AS NOTED) | ⊠ GAS METER | ⊙ CLEAN OUT | EOP EDGE OF PAVEMENT |
| ⚡ FIRE HYDRANT | ⊠ GAS VALVE | ⊠ JUNCTION BOX | IPF IRON PIPE FOUND |
| ⊠ WATER METER | ⊠ POWER METER | ⊠ DRAINAGE INLET | OH OVERHANG |
| ⊠ WATER VALVE | ⊠ POWER BOX | ⊠ CABLE BOX | CTP CRIMP TOP PIPE |
| ⊠ POWER POLE | ⊠ A/C UNIT | ⊠ TELEPHONE BOX | OTP OPEN TOP PIPE |
| | ⊠ MANHOLE | 445.6' ELEVATIONS | BSL SETBACK LINE |
| | ⊠ SIGN | | CONC. CONCRETE |

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SURVEYING LANDSCAPE ARCHITECTURE LAND PLANNING
WWW.BOUNDARYZONE.COM (770) 271-5772 (919) 363-9226

CORPORATE OFFICE
454 SATELLITE BLVD.
SUITE 200
SAWANEE, GA 30024

RALEIGH OFFICE
8024 GLENWOOD AVE
SUITE 109
RALEIGH, NC 27612

PROJECT
R2008401

SHEET
1 OF 1

GRAPHIC SCALE - IN FEET

