



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Remove two rear utility chimneys

\*Beyond this expiration date, NC Session Law 2021-03 grants an extension to all valid development permits until 150-days after NC Executive Order 116 is rescinded.

515 Polk St

Address

Oakwood

Historic District

Historic Property

COA-0178-2021

Certificate Number

11/9/2021

Date of Issue

5/9/2022\*

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: Pouria Saidi and Stacie Kurtz			
Mailing address: 800 St. Mary's St., Apt 301			
City: Raleigh	State: NC	Zip code: 27605	
Date: 11-8-21	Daytime phone #: 240-418-0427 or 504-232-1977		
Email address: po@thesaidfirm.com and staciekurtz@gmail.com			
Applicant signature:			
<div style="border: 1px solid red; border-radius: 50%; padding: 2px; display: inline-block;">Minor work (staff review) – one copy</div> 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		<div style="text-align: center; font-weight: bold;">Office Use Only</div> Transaction #: _____ File #: <u>COA-0178-2021</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____	
Property street address: 515 Polk Street, Raleigh, NC 27604			
Historic district: Oakwood			
Historic property/Landmark name (if applicable): N/A			
Owner name: Pouria Saidi and Stacie Kurtz			
Owner mailing address: 800 St. Mary's Street, Apt 301, 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.**


<p>Will you be applying for rehabilitation tax credits for this project?</p> <p><input checked="" type="radio"/> Yes    <input type="radio"/> No</p> <p>Did you consult with staff prior to filing the application?</p> <p><input checked="" type="radio"/> Yes    <input type="radio"/> No</p>	<p>Office Use Only</p> <p>Type of work: <u>22</u></p> <p>_____</p> <p>_____</p>
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------

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).
2.5/pg 47	Roofs: Guidelines	Remove rear damaged chimneys - not within sight lines
		Please also see attached

**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 05/09/2021.

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)  Date 11/09/2021



## Minor Work COA Application

### Description of Planned Work

11-9-21

Historic District: Oakwood

Property Street Address: 515 Polk Street, Raleigh, NC 27604

Owners: Pouria Saidi and Stacie Kurtz

#### Current Conditions:

We purchased this property on November 8, 2021. The prior owners have not adequately maintained the property, and the property is currently in need of substantial repairs to preserve the house, including replacement of the roof (both due to deterioration of entire roof, as well as an active leak), addressing of various issues with existing chimneys, replacement of HVAC system, repointing of foundation and other internal repairs. The minimal repairs that must be done in the next few months to preserve the house will easily cost more than \$60,000.

The most pressing issue is the replacement of the roof, but prior to replacing the roof, we need to address significant issues with the chimneys. The house contains: – (1) two front chimneys that contribute to the historic character of the home and (2) two rear chimneys that are not usable / serviceable and not visible from the street (except as noted below).

This POA relates to the two rear chimneys on the property, which must be addressed prior to replacing the roof with architectural shingles. The condition of these two chimneys are as follows:

- Rear Left Chimney: This is a service/utility chimney and is a subject of this POA. Per our mason, this chimney is not serviceable and either needs to be removed or repaired. There is no stack below the roof line, and it seems that the chimney is entirely above the roof line and is in terrible shape. Notably, this chimney is only visible from the rear left side of the property or from the back – it is not at all visible from the front. Given its condition, location and lack of supporting structure beneath, we are concerned that the chimney will likely be a source of leaks and/or pose a threat of falling on the roof, so our strong preference would be to remove it to eliminate these potential adverse impacts.
- Rear Right Chimney: This is a service/utility chimney and is a subject of this POA. This chimney was part of a structure that was built separately from the original four-square cottage and was only added to the rest of the cottage at a later date, though we are not sure when exactly. Per our mason, this chimney is not serviceable and is in need of significant repairs. It is also leaning towards the front of the house. This chimney is only visible from one spot in the front-right side of the property (see included picture). Given that we need to replace the entire roof and the chimney is barely visible from one spot in the front of the property, our strong preference would be to remove it to minimize the maintenance / potential leak issues moving forward.



Please note that that there are two front chimneys that are both visible from the street and that contribute to the historic character of the home. Both of these chimneys require substantial repairs and repointing, and although the repair work is extensive – our strong preference is to use our budget to repair these chimneys with no change in the design, materials, or general appearance of these structures. **The estimated cost of repairing these two chimneys and replacing the roof (including new gutters) is between \$26,000-30,000.**

Description of Work:

- Rear Left Chimney: Remove chimney to minimize risk of collapse and future maintenance / potential leak issues moving forward. Work is urgent given condition of chimney and the need to complete this work before replacing the roof.
- Rear Right Chimney: Remove chimney to minimize risk of collapse and future maintenance / potential leak issues moving forward. Work is urgent given that it must be completed before replacing the roof.

Please let us know if you have any questions with respect to the above. Thank you for your consideration!

Sincerely,

Pouria (Po) Saidi and Stacie Kurtz



515 Polk Street, Raleigh, NC 27604  
11/9/21

Front left chimney  
needs to be repaired  
and repointed

Front right chimney  
needs to be repaired  
(i.e., rebuilt) and  
repointed

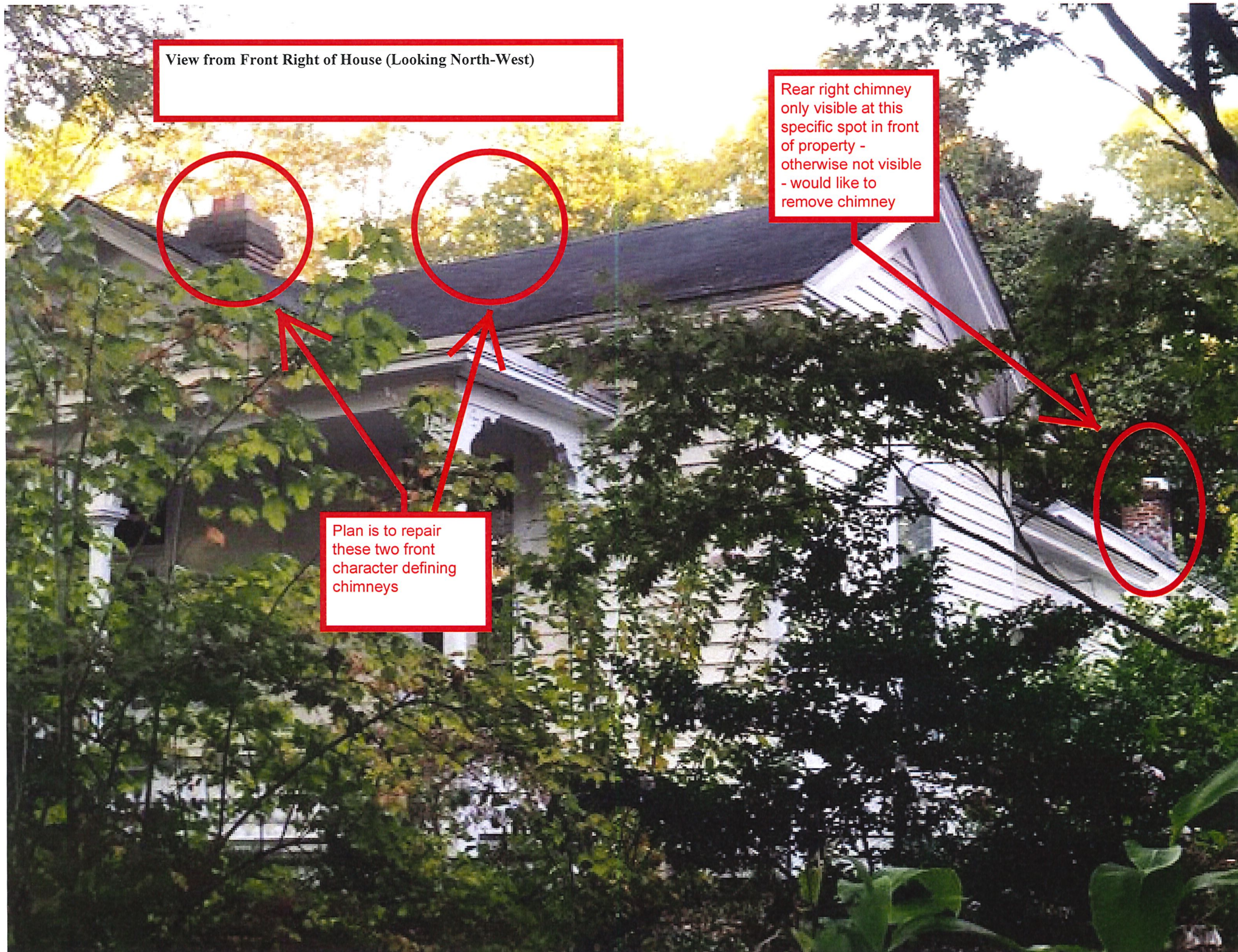




View from Front Right of House (Looking North-West)

Rear right chimney  
only visible at this  
specific spot in front  
of property -  
otherwise not visible  
- would like to  
remove chimney

Plan is to repair  
these two front  
character defining  
chimneys







View from Front Left of House (Looking North-East)


Rear left chimney is not visible from anywhere from front of property - would like to remove given its condition and lack of support below



Rear left chimney - in bad  
shape, leaning and not  
visible from street - also  
no stack below





A photograph of a brick chimney on a roof. The chimney is made of red bricks and has a metal cap. It is situated on a roof with grey shingles. In the background, there are green trees and a blue sky with some clouds. A red arrow points from a text box to the chimney. The text box contains the following text:

Rear right chimney -  
in better shape, but  
also in need of  
significant repairs and  
leaning towards the  
front of property (not  
visible from this  
angle)



515 Polk Street  
Approximate Chimney Locations  
11/9/21

N/F  
TIMOTHY  
METCALFE  
D.B. 5638, PG 45

