

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Alter previously-approved COA-0004-2020 to raise rear porch ceiling height

206 Linden Ave

Address

Oakwood

Historic District

Historic Property

COA-0186-2020

Certificate Number

11/10/2020

Date of Issue

5/10/2021

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

Erin Morton

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

Type or print the following:		
Applicant name: Nissan Patel		
Mailing address: 206 Linden Ave		
City: Raleigh	State: NC	Zip code: 27601
Date: 11/06/2020		Daytime phone #: 3363403656
Email address: nissan.patel0312@gmail.com		
Applicant signature: <i>Nissan Patel</i>		
<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 style="text-align: center;">Office Use Only</p> <p>Transaction #: _____</p> <p>File #: <u>COA-0186-2020</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 206 Linden Ave, Raleigh NC 27601		
Historic district: Oakwood		
Historic property/Landmark name (if applicable):		
Owner name: Nissan and Laura Patel		
Owner mailing address: 206 Linden Ave, Raleigh, NC 27601		

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

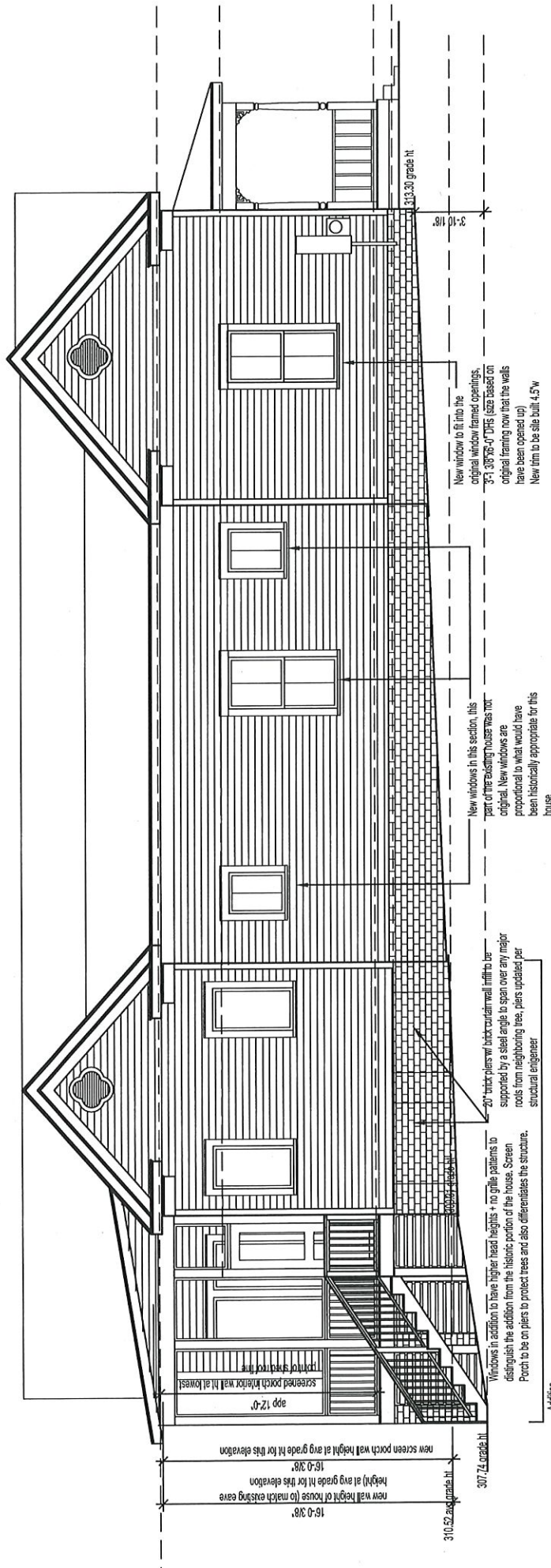
I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application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

Will you be applying for rehabilitation tax credits for this project? Yes <input checked="" type="radio"/> No <input type="radio"/>	Office Use Only Type of work: <u>89</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).
		Raise porch ceiling on previously approved plans to align fascia boards and reduce water issues

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>05/10/2021</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>Evin Morton</u>	Date <u>11/10/2020</u>

Requesting changing previously approved plans. Would like to change the height of the porch roof proposed originally to match the fascia board of the rest of the addition. Previously was going to be slightly lower but during construction, framer and roofer both suggested aligning it. Previously the porch roof started above the fascia board on the neighboring gable and ended below it. This not only created a strange look, it also would be very difficult to waterproof (water would come off of the porch's shed roof and hit the wood fascia board and wood siding on the main house). This new approach aligns the fascia boards to make them more visually appealing and allows shingles to run continuously eliminating waterproofing concerns.



Addition

House is located in a HO-G neighborhood as is not subject to the infill requirements. COA was approved for permit.

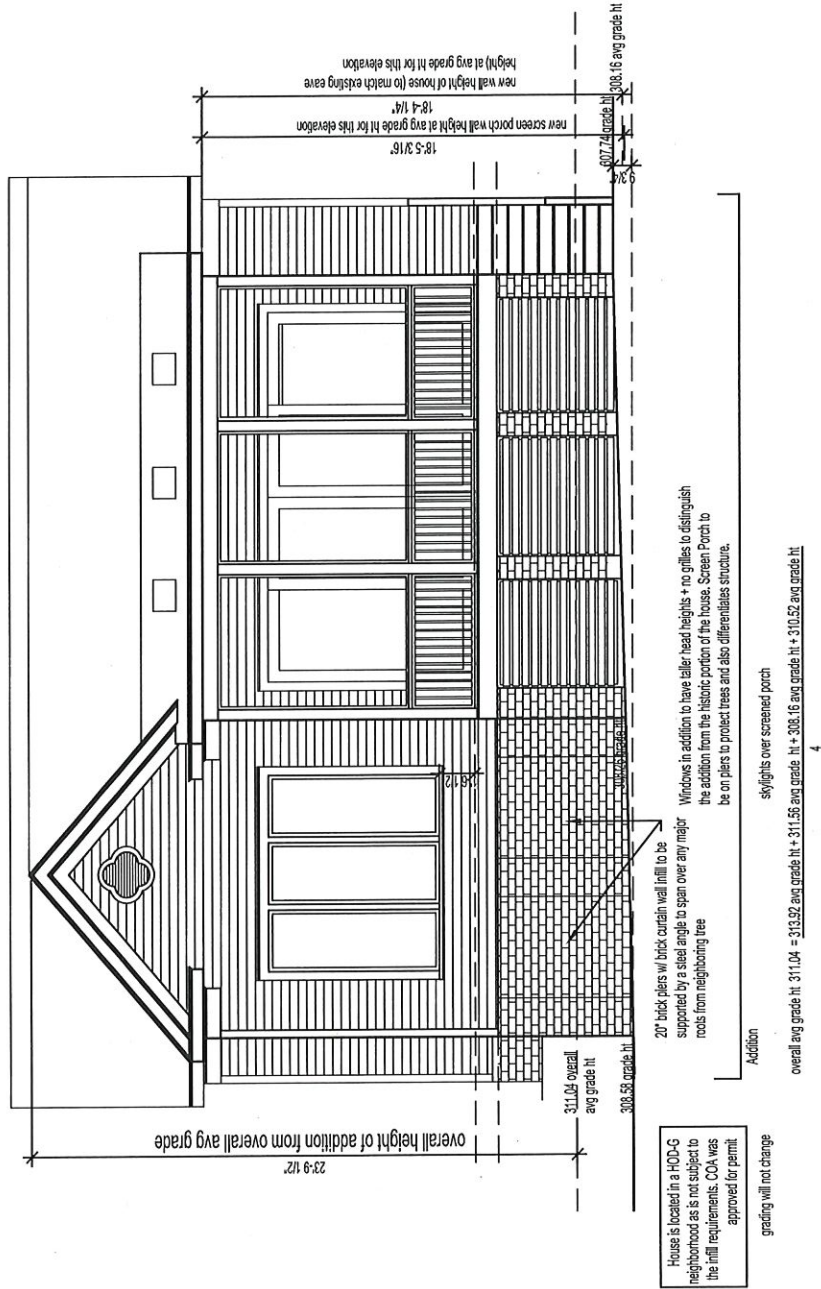
grading will not change

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

206 Linden Ave - New Driveway Side Elevation

Scale - 1/8" = 1'-0"

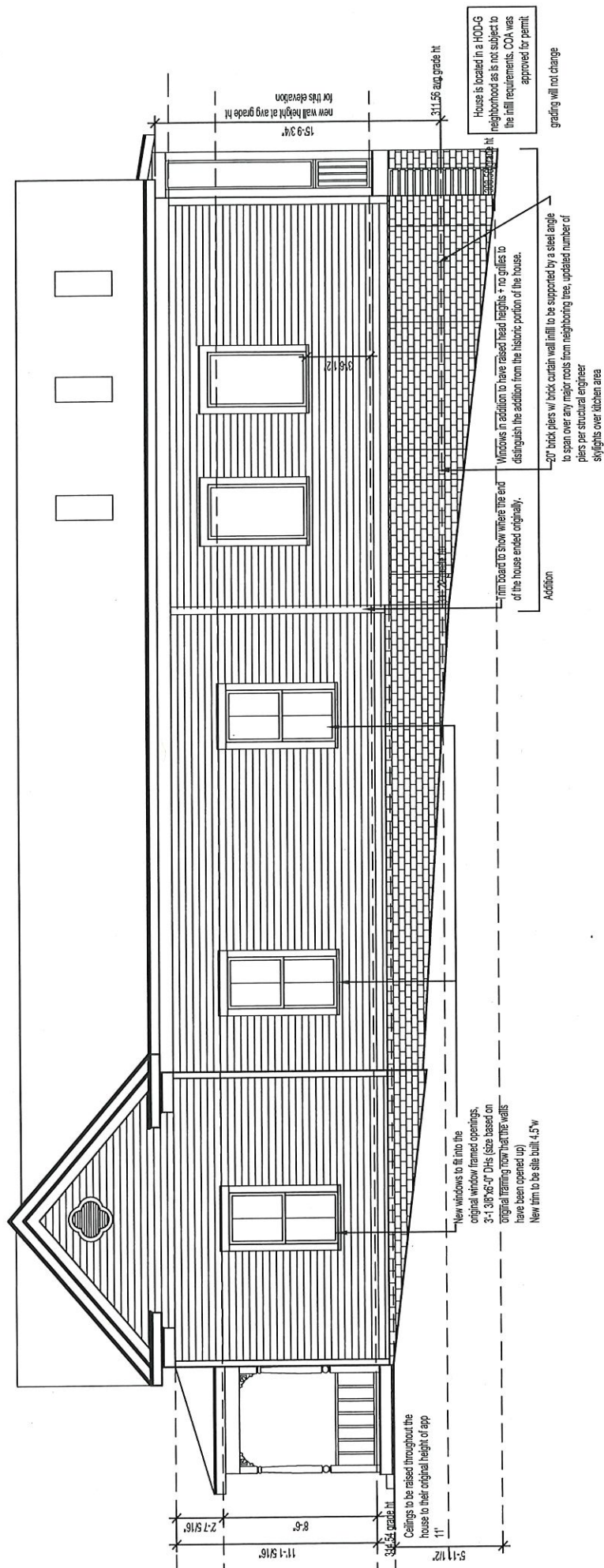


PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

206 Linden Ave - New Rear Elevation

Scale - 1/8" = 1'-0"





Patel, Nissan

From: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Sent: Tuesday, November 3, 2020 11:07 AM
To: Nissan Patel; Ashley Morris
Cc: Morton, Erin; Tully, Tania; Laura Fasolak
Subject: RE: 206 Linden Ave - Structural Updates during Construction

Hi, Nissan –

These changes are approvable. The amount of change to the originally approved design is just slightly more substantial than the types of changes we can approve through the conditions process, because of this, please submit the change as a minor work COA. The drawings you attached are more than sufficient. Feel free to also include this email in your submission.

Thanks,
Collette

Collette Kinane

Preservation Planner II

City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

919-996-2649 | raleighnc.gov

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

From: Nissan Patel <nissan.patel0312@gmail.com>
Sent: Tuesday, October 27, 2020 11:37 PM
To: Ashley Morris <pellststudio@gmail.com>
Cc: Kinane, Collette <Collette.Kinane@raleighnc.gov>; Morton, Erin <Erin.Morton@raleighnc.gov>; Tully, Tania <Tania.Tully@raleighnc.gov>; Laura Fasolak <fasolak@gmail.com>
Subject: Re: 206 Linden Ave - Structural Updates during Construction

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. **EXTERNAL EMAIL ADDRESS:** nissan.patel0312@gmail.com

Hi Collette:

One more quick update as we worked through the porch framing details with the Framer. Attached are the new elevations. The porch roof will be slightly higher than in the original plans. The old plans had it lower resulting in the roof being above the soffit to start and then below to end. This was creating some issues making it really difficult to frame structurally and making it very difficult for the roofer to water proof (since water would always be running off the porch roof and hitting the fascia board and soffit it would eventually make its way into the wall).

Per the framers recommendation, we are going to raise the porch roof slightly to align better with the house fascia/soffit/roof.

Please let me know if you have any questions.

Best,
Nissan

On Wed, Oct 7, 2020 at 11:18 AM Ashley Morris <pellststudio@gmail.com> wrote:

Hi Collette

We are sending you updated elevations for 206 Linden Ave. The new elevation drawings attached are showing that the lines between piers and curtain wall on the addition's foundation are no longer visible as we had previously shown in the approved COA drawings.

The reason for this is that the steel angles needed to support the brick curtain wall (in order to span over the root systems of the trees) are to be embedded in the cmu block which is the main structural support of the piers. This in turn meant that the brick curtain wall was going to sit proud of the siding by 1.5"-2" which does not align with the brick of the existing foundation. The engineer has found a way to get the brick back in line with the siding but in doing so has eliminated the joint between the piers and the curtain walls as we had shown in the approved elevations. The brick will all now run straight in a line as one surface. See the updated new elevations attached.

Please let me know if you have any questions at all,

Ashley

Ashley Henkel Morris
owner/registered architect
919.696.0970
<http://pellstreetstudio.com>



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