

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

403 ELM STREET

Address

OAKWOOD

Historic District

Historic Property

023-14-MW

Certificate Number

3/7/2014

Date of Issue

9/7/2014

Expiration Date

Project Description:

- In right-of-way:
- remove and replace section of sidewalk;
- install two drain outlets.

This card must be kept pasted 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



Planning & Development

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- Minor Work (staff review) – 1 copy**
- Major Work (COA Committee review) – 13 copies**
- Most Major Work Applications
- Additions Greater than 25% of Building Square Footage
- New Buildings
- Demo of Contributing Historic Resource
- Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 390102

File # 023-14-MW

Fee \$28

Amt Paid \$28

Check # cc

Rec'd Date 3/16/14

Rec'd By skw

• If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address : 403 Elm St

Historic District: Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name: Michiel Doorn

Lot size 3663

(width in feet) 37

(depth in feet) 99

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

| Property Address | Property Address |
|------------------|------------------|
| | |
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| | |
| | |

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.


Type or print the following:

Applicant: 2SL Design Build

Mailing Address: 3230 Glen Royal Rd

| | | |
|---------------|-----------------------------|-----------------|
| City: Raleigh | State: NC | Zip Code: 27617 |
| Date: 3/6/14 | Daytime Phone: 919-730+3779 | |

Email Address: zfox@2slsdesignbuild.com

Signature of Applicant 

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 9/7/14. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature  Date 3/7/14

Project Categories (check all that apply):

- Exterior Alteration
- Addition
- New Construction
- Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

- Yes
- No

(Office Use Only)

Type of Work _____

82, 99

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

| Section/Page | Topic | Brief Description of Work |
|--------------|-------|---------------------------|
| | | See attached |
| | | |
| | | |
| | | |
| | | |
| | | |

| | TO BE COMPLETED BY APPLICANT | | TO BE COMPLETED BY CITY STAFF | | |
|---|------------------------------|--------------------------|-------------------------------|----|-----|
| | YES | N/A | YES | NO | N/A |
| <p>Attach 8-1/2 " x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p> | | | ✓ | | |
| 1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) | <input type="checkbox"/> | | ✓ | | |
| 2. Description of materials (Provide samples, if appropriate) | <input type="checkbox"/> | | ✓ | | |
| 3. Photographs of existing conditions are required. | <input type="checkbox"/> | | ✓ | | |
| 4. Paint Schedule (if applicable) | <input type="checkbox"/> | <input type="checkbox"/> | | | ✓ |
| 5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work. | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| 6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet. | <input type="checkbox"/> | <input type="checkbox"/> | | | ✓ |
| 7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work) | <input type="checkbox"/> | <input type="checkbox"/> | | | ✓ |
| 8. Fee (See Development Fee Schedule) | <input type="checkbox"/> | | ✓ | | |



**SITE PLANNING
ARCHITECTURE
CONSTRUCTION**

March 6, 2014

403 Elm St.
Sidewalk replacement Minor Work Order

Tania

We are proposing to demo and replace the section of sidewalk indicated on photo below. The sidewalk section we are proposing to replace shows significant deterioration and cracks creating a tripping hazard. There has already been patchwork done on the section adjacent to the one we propose.



3230 Glen Royal
Rd.

Raleigh, NC
27617

PHONE:
919.833.1448

FAX:
919.833.1252

Tully, Tania

From: Tully, Tania
Sent: Friday, March 07, 2014 11:32 AM
To: Zach Fox (zfox@2slsdesignbuild.com)
Subject: COA Application at 403 Elm Street

Zach –

I am in receipt of the COA application for replacement of a section of sidewalk at 403 Elm Street and need the following additional information in order to complete my review:

- electronic version of the photos; the blue text on the one image is very small and difficult to read;
- from what I can discern from the blue text, there is also a new drain being installed. Please include location of any visible drain output.
- Confirm that the surface texture of the new concrete will have a water washed finish to match the adjacent sections of sidewalk.
- Explain what you mean by having the sidewalk “allow foundation drains to drain to street.” What are the physical changes to the sidewalk?

Best,
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674 **new phone number**
919.516.2684 (fax)
tania.tully@raleighnc.gov

Tully, Tania

From: Zach Fox <zfox@2slidesignbuild.com>
Sent: Friday, March 07, 2014 11:47 AM
To: Tully, Tania
Cc: John Sibert
Subject: Re: COA Application at 403 Elm Street
Attachments: image copy 2.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Tania,

Attached is the digital photos and information you requested. I've added the drain locations to in purple.

We are proposing to trench drains to daylight on street side of sidewalk. Removal of the existing slab will allow us to trench underneath sidewalk location. No physical changes will be made. It will be repaired at same size of existing.

We will match texture of sidewalk as you requested.

Please let me know if you have any other questions. Thanks.

Zach Fox
919-730-3779
2SL Design Build

On Mar 7, 2014, at 11:31 AM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Zach –

I am in receipt of the COA application for replacement of a section of sidewalk at 403 Elm Street and need the following additional information in order to complete my review:

- electronic version of the photos; the blue text on the one image is very small and difficult to read;
- from what I can discern from the blue text, there is also a new drain being installed. Please include location of any visible drain output.
- Confirm that the surface texture of the new concrete will have a water washed finish to match the adjacent sections of sidewalk.
- Explain what you mean by having the sidewalk "allow foundation drains to drain to street." What are the physical changes to the sidewalk?

Best,
Tania

Already Been Replaced in Past

We would like to replace this section of sidewalk to allow foundation drains to drain to street instead of washing on to neighbors property. The section pointed at above has already been replaced in the past. There is severe damage at the top section of proposed concrete sidewalk. See other picture.

