



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

115 W MORGAN STREET

Address

Historic District

RALEIGH WATER TOWER

Historic Property

074-14-MW

Certificate Number

6/17/2014

Date of Issue

12/17/2014

Expiration Date

Project Description:

- Change brick flashing from lead to copper

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



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 # 399491
 File # 074-14-MW
 Fee \$28.00
 Amt Paid \$28.00
 Check # 1166
 Rec'd Date 6-12-14
 Rec'd By K Pruitt

• 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 **115 W. Morgan Street**

Historic District **Raleigh**

Historic Property/Landmark name (if applicable) **Raleigh Water Tower**

Owner's Name **S&A Real Estate, LLC**

Lot size **0.09 acres apprx.** (width in feet) **35 feet apprx.** (depth in feet) **110 feet apprx.**

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

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 **S&A Real Estate, LLC**

Mailing Address **115 W. Morgan Street**

City **Raleigh** State **NC** Zip Code **27601**

Date **06/12/2014** Daytime Phone **919-899-6278**

Email Address **ryanadams@shirley-adams.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 12/17/14. 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 [Signature] Date 6/17/14

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 _____

99

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

Section/Page	Topic	Brief Description of Work
3.2	Masonry	We have hired British Brick to repair loose and falling brick from the brick corbel area and to replace existing lead flashing with copper flashing.
		All work is to be done to keep the existing look as closely as possible.

	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 checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				





Tania Georgiou Tully

From: Ryan Adams <ryanadams@shirley-adams.com>
Sent: Wednesday, June 11, 2014 5:30 PM
To: ttully@rhdc.org
Subject: RE: 115 W. Morgan Street

Ok. no problem. I will try to get this to you tomorrow.

Thanks,

Ryan J. Adams
Shirley & Adams, PLLC
115 West Morgan Street
Raleigh, NC 27601
telephone (919) 899-6278
facsimile (919) 899-6279
ryanadams@shirley-adams.com

From: Tania Georgiou Tully [<mailto:ttully@rhdc.org>]
Sent: Wednesday, June 11, 2014 3:51 PM
To: Ryan Adams
Subject: RE: 115 W. Morgan Street

Hi Ryan –

Thanks for sending the photos. I've attached the image of the tower I have on file which shows the close-up of the flashing in context. Because of the change in color and the visibility of the flashing I deem it a change. An approvable change, but a change nonetheless. Please file a Minor Work COA. The application form is here: <http://www.raleighnc.gov/business/content/PlanDev/Articles/DevServ/HistoricDevAndLandmarks.html> and the fee is currently \$28.

Thank you for your careful stewardship of this historic landmark!

Tania

Tania Georgiou Tully, Preservation Planner
Raleigh Historic Development Commission
PO Box 829 Century Station
Raleigh NC 27602
919.832.7238
919.996.2674 (direct)
919.516.2684 (fax)
www.rhdc.org

Design Guidelines are online [here](#).

From: Ryan Adams [<mailto:ryanadams@shirley-adams.com>]
Sent: Wednesday, June 11, 2014 2:15 PM

To: ttully@rhdc.org

Subject: 115 W. Morgan Street

Tania,

I have attached a couple of the photos of the current flashing. As you can see, the current flashing has failed and vegetation is growing in the area the flashing protects.

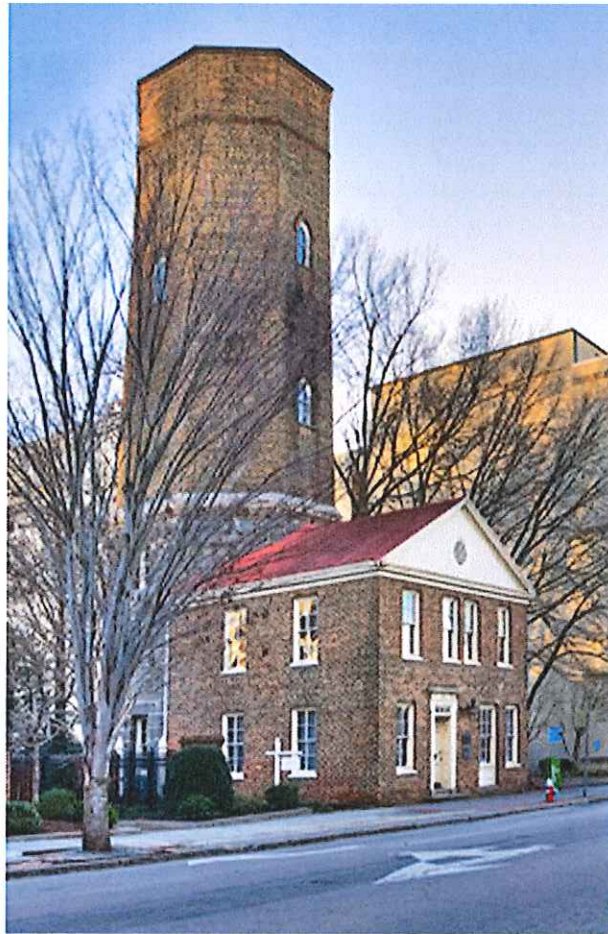
Chris with British Brick is doing the work.

The current flashing is lead. We want to go back with copper. I believe once the copper ages it will have the same look.

Let me know if you need anything else or need additional photos.

Thanks,

Ryan J. Adams
Shirley & Adams, PLLC
115 West Morgan Street
Raleigh, NC 27601
telephone (919) 899-6278
facsimile (919) 899-6279
ryanadams@shirley-adams.com



115_W_Morgan_st_raleigh_water_tower2_DRa...