



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

225 LINDEN AVENUE

Address

OAKWOOD

Historic District

Historic Property

107-15-MW

Certificate Number

7/21/2015

Date of Issue

1/21/2016

Expiration Date

Project Description:

- Change exterior paint colors;
- replace rear deck;
- remove dangerous Pecan Tree;
- prune tree;
- donation to NeighborWoods

OK to PERMIT

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

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



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 # 431569

File # 107-15-MW

Fee \$29

Amt Paid \$29

Check # 542

Rec'd Date 5/7/15

Rec'd By ROLDAN

App complete 7.16.15

• 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: 225 Linden Avenue, Raleigh, North Carolina, 27601

Historic District: Oakwood Historic District

Historic Property/Landmark name (if applicable)

Owner's Name: Thomas Park Simmons Jr. and Sandra Sotelo-Miller

Lot size

(width in feet) 52.5

(depth in feet) 106

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:

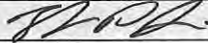
Applicant: Thomas Simmons

Mailing Address: 225 Linden Avenue

City: Raleigh State: North Carolina Zip Code: 27601

Date: April 28, 2015 Daytime Phone: 650-793-7155

Email Address: austincitytom@gmail.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 1/21/16. 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 7/21/15

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 51, 76, 80, 24

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

Section/Page	Topic	Brief Description of Work
3.4/32-33	Paint and Paint Color	Prepare and paint entire house (siding, eaves, windows, front porch ceiling, rails, columns, front steps, and foundation)
4.1/52-53	Decks	Remove and replace the current deck due to negligence by previous owners and structural issues per our home inspection
2.3/13	Site Features and Planting	Remove large Pecan tree growing out of our deck that is unable to support its' current growth pattern and endangers the structure and the foundation
		<u>Amended 7.16.15 - see emails</u>

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 checked="" 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 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"/>				

225 Linden Avenue
Raleigh, North Carolina 27601

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601

May 6, 2015

To Whom it May Concern:

Please find information for the work we would like to do below:

- We would like to repair, prepare, and paint the exterior of our house, including clear stain on our doors and front porch. We have attached a paint schedule and the corresponding paint chips for this project. *∪? Porch floor must be painted. Unless retaining same color & thus no change.*
- We would like to remove our current deck and replace it with a smaller, more durable and secure one. The entirety of the deck is below the 42 inch guidelines with the exception of roughly two square feet, closest to outside corner of the house. In conversation with Ms. Tania Tully, she said this should not present a problem. We have attached the proposal for the new deck to cover the scope of the work suggested. Another reason for the replacement of the deck is the work below. Currently, we have a large Pecan tree which is growing through the deck and damaging the integrity and structural security of the deck as it continues to grow.
- We would like to remove a large Pecan tree that present a clear danger to both the foundation and actual structure of our house. Several weeks ago, a 10 -12 foot branch came crashing down on the deck from the tree as well. We have included a statement from Robert Underwood, a certified arborist about the danger this particular tree presents to our house. We would like to pay the tree donation fee rather than replace this tree due to its proximity to the foundation *> ok* and structure of our house.
- The following pages provide photographs documenting the above work.

Please feel free to contact me with any questions you may have via email at austincitytom@gmail.com or by phone at 650.793.7155.

I appreciate your time in advance and look forward to hearing from you soon.

Sincerely,



Thomas P. Simmons



GONZALEZ PAINTERS & CONTRACTORS, LLC

3518 Guess Rd.
 Durham, NC 27705
 P: 919-477-6058
 www.fgpainting.com

ESTIMATE

Bill to:
Sandra Sotelo 225 Linden Avenue Raleigh, NC 27601

Date:	Estimate #:
8/8/2014	11041
Terms:	

Description:	Amount:
<p>- Acceptable forms of payment are cash, check, money order, or credit card. ACCEPTANCE OF PROPOSAL - Please indicate your acceptance of this proposal by signing this copy and returning to us. - We must have your signed copy in order to secure a start date. - By signing this contract, I acknowledge that I have read and understood the terms and conditions of this proposal. SIGN _____ DATE _____ (Upon your approval, please print this last page, sign and return)</p>	
<p>Thank you for the opportunity to quote your job</p>	<p>Total ██████████</p>



GONZALEZ PAINTERS & CONTRACTORS, LLC

3518 Guess Rd.
 Durham, NC 27705
 P: 919-477-6058
 www.fgpainting.com

ESTIMATE

Bill to:
Sandra Sotelo 225 Linden Avenue Raleigh, NC 27601

** low pressure / GT*

Date:	Estimate #:
8/8/2014	11041
Terms:	

Description:	Amount:
<p>EXTERIOR Fs Pressure wash and Paint entire house (siding, eaves, doors, windows, etc) Includes: Front porch ceiling ,rails, columns, front porch floor (apply two coats of stain), front steps, foundation, front door (Light sand and apply two coats of clear finish) - Protect work areas to avoid damage to furniture, plants, etc - Pressure wash areas to be coated (remove surface debris, mold, mildew, oxidation) - Inspect work area; review any damage areas, rotten wood. Discuss with homeowner - Remove downspouts to paint behind if needed _____ <i>of reims tall</i> - Scrape, sand and/or feather sand as needed to prepare surface (INCLUDING puttying nail holes) - Caulk and seal windows and door casings and siding joints in work areas - Use one coat of Sherwin Williams products to entire house - Apply one coat of oil base primer and one coat of paint - Use satin finish for siding and Semigloss or gloss for trim - Apply paint by spray and hand brush - Clean windows by hand at the end of the job - Remove all job-related debris and materials and leave in broom-clean condition</p> <p>NOTES: Remove storm windows to paint behind and re-install (clean windows glass)</p> <p>*INCLUDES MATERIALS & LABOR</p> <p>If customer decide to use Emerald paint the an additional \$600 extra will apply</p> <p>Angies List 10 % off</p> <p>INSURANCE - Liability insurance and worker's compensation are carried through CMA Insurance, certificate of insurance are available upon request</p> <p>LIMITED WARRANTY</p>	<p style="text-align: center;">[REDACTED]</p> <p style="font-size: 2em; text-align: center;"><i>downspouts should be painted to match wall color of wall/trim behind.</i></p> <p style="text-align: center;">[REDACTED]</p>
<p>Thank you for the opportunity to quote your job</p>	<p>Total</p>



GONZALEZ PAINTERS & CONTRACTORS, LLC

3518 Guess Rd.
 Durham, NC 27705
 P: 919-477-6058
 www.fgpainting.com

ESTIMATE

Bill to:
<p>Sandra Sotelo 225 Linden Avenue Raleigh, NC 27601</p>

Date:	Estimate #:
8/8/2014	11041
Terms:	

Description:	Amount:
<p>- Gonzalez Painters and contractors, LLC hereby guarantees that all work executed under this contract will be free of defects in materials and workmanship for a period of two (2) years from the date of final acceptance. All defects occurring within that period shall be replaced or repaired at no cost to the owner. This warranty is in lieu of all other warranties, expressed or implied. Our responsibility is limited to correct the condition as indicated above.</p> <p>- This warranty excludes and in no event will Gonzalez Painters and contractors, LLC be responsible for consequential or incidental damages caused by accident or abuse, temperature changes, settlement or moisture, i.e. cracks caused by expansion and/or contraction. Cracks will be properly prepared as indicated at time of job, but will not be covered under this warranty.</p> <p>WORK STANDARD</p> <p>- All work is to be completed in a manner according to standard practices. Worker(s) will remain on job premises until completion of project. Work site will be cleaned daily and upon project completion. All agreements are contingent upon strikes, accidents, or delayed beyond our control.</p> <p>- The painting contractor will produce a "properly painted surface". A "properly painted surface is one that is uniform in color and sheen. It is one that is free of foreign material, lumps, skin sags, holidays, misses, strike-through, or insufficient coverage. It is a surface that is free of drips, splatters, spills, or over-spray which the contractors' workforce causes. Compliance to meeting the criteria of the "properly painted surface" shall be determined when viewing without magnification at a distance of five feet or more under normal lighting conditions and from a normal viewing position.</p> <p>- Any prior drips or poor workmanship prior to this painting may or may not be able to be corrected and will be determined at the time of the estimate.</p> <p>CUSTOMER RESPONSIBILITY</p> <p>- Please take specific note of job description</p> <p>- Color must be chosen one (1) week prior to start date. An Additional cost will charged for color changes made after the commencement of work.</p> <p>- Closets are not included in price, unless otherwise stated.</p> <p>- Please have fragile or breakable items and electronics moved out of work areas prior to the start of project.</p>	
Thank you for the opportunity to quote your job	Total



GONZALEZ PAINTERS & CONTRACTORS, LLC

3518 Guess Rd.
 Durham, NC 27705
 P: 919-477-6058
 www.fgpainting.com

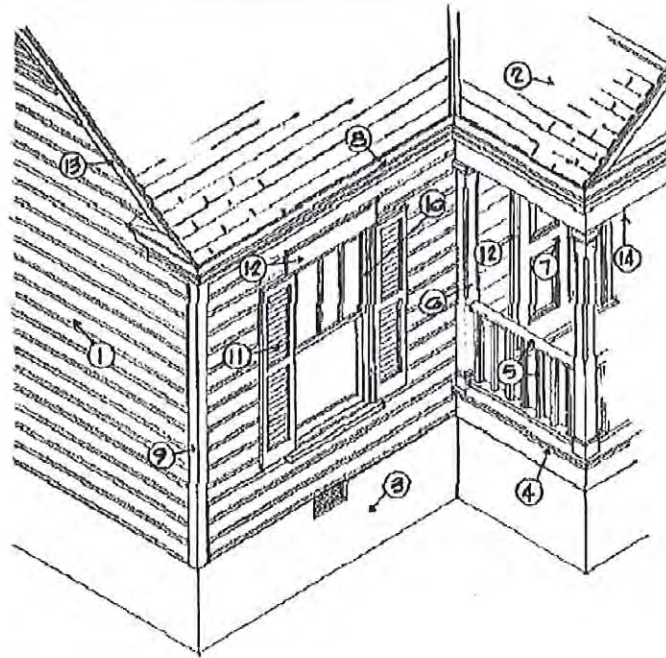
ESTIMATE

Bill to:
Sandra Sotelo 225 Linden Avenue Raleigh, NC 27601

Date:	Estimate #:
8/8/2014	11041
Terms:	

Description:	Amount:
<p>- Alarms must be turned off while work is in progress</p> <p>CHANGE ORDERS</p> <p>- This is only a proposal and your acceptance is subject to our approval in order to make this contract binding.</p> <p>- If after you agree to this work, you desire any change of additional work, please contact us, as the cost of all revisions must be agreed upon in writing. Workers are instructed not to undertake additional work without authorization.</p> <p>- Starting date is to be agreed verbally or through e-mail conversation. Change may require additional charge.</p> <p>- You will be notified of all needed carpentry or plaster repairs before they are done. If additional carpentry is found after project starts, \$25 per hour plus materials will be charged.</p> <p>- It is essential that the work area be available to us, free from other trades. As a result of trade interference, Gonzalez Painters and contractors, LLC, may leave the job and additional charges may be incurred.</p> <p>- Due to the concealed condition of existing wall coverings, it may be impossible to estimate the labor of removal and preparation necessary to achieve a properly painted or wall papered surface. Under normal conditions wall covering can be removed properly without damage to the surface, however, sometimes the substrate has not been sealed properly or other hidden conditions may exist. Due to these factors, added labor and materials cost may become necessary. If these conditions exist, the owner will be notified before further work commences.</p> <p>COST</p> <p>- We propose to furnish material and labor or labor only- complete and in accordance with above specifications for the sum of all as stated above. Individual tasks, if selected, may require additional pricing. Price is valid for 90 days, unless otherwise noted.</p> <p>PAYMENT</p> <p>- The balance is to be paid on the last day of the job.</p> <p>- Progress payments may be requested throughout the course of the job if the job lasts longer than three (3) weeks.</p>	
<p>Thank you for the opportunity to quote your job</p>	<p>Total</p>

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant --Thomas Park Simmons Jr.

Address 225 Linden Avenue, Raleigh, NC, 27601

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1	Body of House	Seaworthy, SW 7620
2	Roofing	n/a
3	Foundation	Peppercorn, SW 7674
4	Porch Floor	n/a or conservative gray
5	Railing	White
6	Columns	White
7	Entrance Door	n/a
8	Cornice	Surfer, SW 6946 white SW 7004
9	Corner Boards	Surfer, SW 6946 white SW 7004
10	Window Sash	Surfer, SW 6946 or Calypso SW 6950
11	Shutter	n/a
12	Door & Window Trim	Surfer, SW 6946 white SW 7004
13	Rake	Surfer, SW 6946 white SW 7004
14	Porch Ceiling	White
15	Other	

Amended per 7.16.15 email. TGT

Porch
Floor

SW 6183
Conservative Gray

SW 7620
Seaworthy

SW 7674
Peppercorn

st

Appro



Applicant --Thomas Park Sim

Address 225 Linden Avenue,

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1	Body of House	Seaworthy	
2	Roofing	n/a	
3	Foundation	Peppercorn	
4	Porch Floor	n/a	
5	Railing	White	
6	Columns	White	
7	Entrance Door	n/a	
8	Cornice	Surfer, SW-6946	white SW 7004
9	Corner Boards	Surfer, SW-6946	white SW 7004
10	Window Sash	Surfer, SW 6946	or Calypso SW 6950
11	Shutter	n/a	
12	Door & Window Trim	Surfer, SW-6946	white SW 7004
13	Rake	Surfer, SW-6946	white SW 7004
14	Porch Ceiling	White	
15	Other		



Amended per 7.16.15 email. TGT

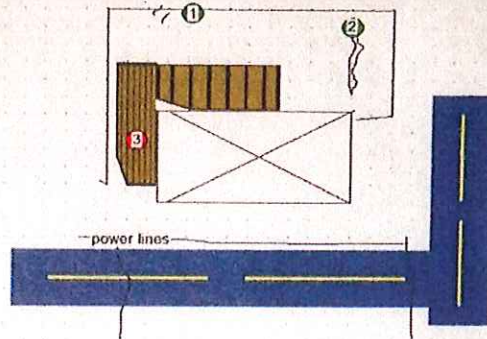
Underwood Tree Service
P.O.Box 5787
Cary NC, 27512
(919) 462-0031 (919) 796-3593 cell

Job Name:
 Oakwood 150420RKU

4/20/2015

Proposal By: Underwood Robert

Customer:
 John Oakwood
 225 Linden Aven
 Raleigh, NC. 27601



Work Site:
 225 Linden Aven
 Raleigh, NC. 27601
Phone 650 793-7155

Dear Oakwood,

Below are the prices for work requested. Note: not responsible for underground utilities and sprinklers .Please have all liines and sprinklers clearly marked before work begins. Thanks

Item #	Plant	Service Description	Cost
		mis	\$4200.00
		cut and haul away debris. Cut stump as low as possible.	
1	Oak	Prune prune large limbs back yard to right. Limb 10-14 inches in dlameter. Growing towards house	
2	Oak	Prune remove the broken limbs hanging in the tree . Back yard. Left side closer to service road or driveway behind the house.	
3	Pecan	Remove pecan tree, back left side of house. Growing out deck. Cut closet to to the grown as possible. Using a crane, Duke power will put a socks on the power lines at the street to protect from Power arcing. If the street needs to be detoured we will provide the signage for detour.	
Subtotal:			\$4,200.00
			\$0.00
Total:			\$4,200.00

Customer Signature **Date**

Thank You

Underwood Tree Service
P.O.Box 5787
Cary NC, 27512
(919) 482-0031 (919) 796-3593 cell

Job Name:
Oakwood 150420DXQ

4/20/2015
Proposal By: Underwood Robert

Customer:
John Oakwood
225 Linden Aven
Raleigh, NC. 27601

Work Site:
225 Linden Aven
Raleigh, NC. 27601

Phone 650 793-7155

Dear Oakwood,

Below are the prices for work requested. Note: not responsible for underground utilities and sprinklers .Please have all liines and sprinklers clearly marked before work begins. Thanks

Item #	Plant	Service Description	Cost
	Pecan	removal back left side of house. Growing out of deck. Large Pecan, DBH 22"-27". Leaning over house. Due to the extreme angle of growth, the tree is a hazard to the house. I recommend removal. All ANSI 300 standards will be used in the removal of the tree. Robert Underwood ISA Certified Arborist, SO-5616A	
Subtotal:			\$0.00
Total:			\$0.00

Customer Signature

Date

Thank You



1208 Kingston Ridge Road
 Cary, NC 27511
 Phone/Fax (919) 388-7886
 decksbyallmeans.com

PROPOSAL / INVOICE

DATE 8/6/14

Proposal Submitted To:

Work To Be Performed At:

Name SOTELO RESIDENCE
 Address 225 LINDEN AVE.
RALEIGH NC
 Phone No. SANDRA.SOTELO@GMAIL

Address _____
SAME
 Date of Plans _____
 Architect _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

- 1) REMOVE ENTIRE DECK AND HAUL AWAY.
 - 2) FRAME A 14x12 DECK WITH 5FT. WIDE STAIRS TO GRADE.
 - 3) INSTALL PREMIUM 5/4 DECKING BOARDS WITH GALVANIZED RING SHANK NAILS.
 - 4) INSTALL HANDRAILS WITH 4x4 POSTS, 2x4 RAILING, 2x2 PICKETS, 5/4 BOARD TOP CAP AND 1x4 TRIM.
 - * 5) REMOVE ALL CONSTRUCTION DEBRIS \$ [REDACTED] / 2x2 PICKETS
 - 6) PLANS AND PERMIT \$ [REDACTED] / BLACK ALUMINUM BALUSTERS.
 - * ONE RECEIPTAL REQUIRED BY CODE.
- LATTICE ALSO TO BE REINSTALLED
 RAILING TO MATCH THAT BEING
 REMOVED TGT

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work, and completed in a substantial workmanlike manner for the sum of

Dollars (\$ _____)

with payment as follows: UPON COMPLETION

Respectfully submitted by:

Any alteration or deviation from above specifications involving extra costs will be executed only upon order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

Customer Signature _____

Authorized Signature _____

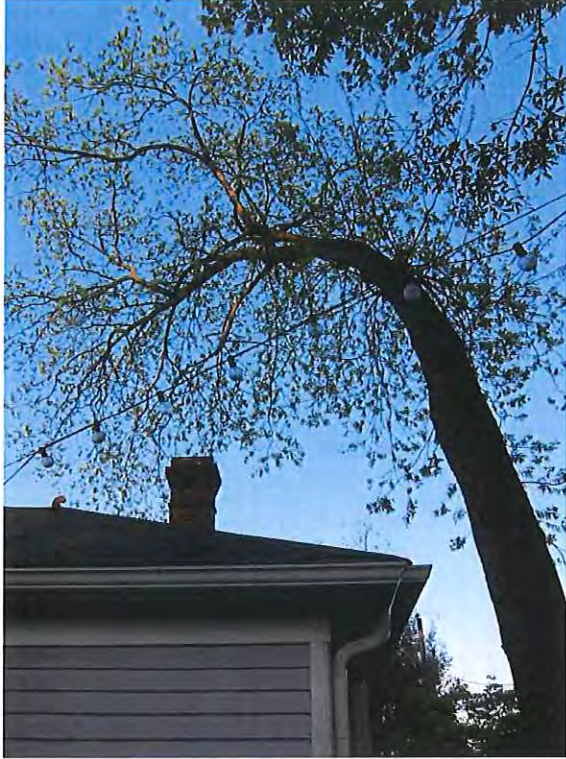


Figure 1: Taken from back of house looking forward showing impending issues with tree "arc."



Figure 2: Taken from different angle on back deck to highlight issue.



Figure 3: Taken from front of house showing how far over the house the tree extends.



Figure 4: Different angle to show same as above



Figure 5: Taken at the base of the tree looking towards the house



Figure 6: Taken at base of tree showing how deck is cutting off circulation to tree



Figure 7: Different angle of above photo



Figure 8: Taken from deck showing limb which recently fell during a storm and potential hazard of tree.

LOT _____ SECTION _____ BLOCK _____ PHASE _____ SUBDIVISION _____

AS RECORDED IN MAP BOOK 1946 VOL. _____ PAGE 57

OF THE WAKE COUNTY REGISTRY. D.B. 13923 - 439

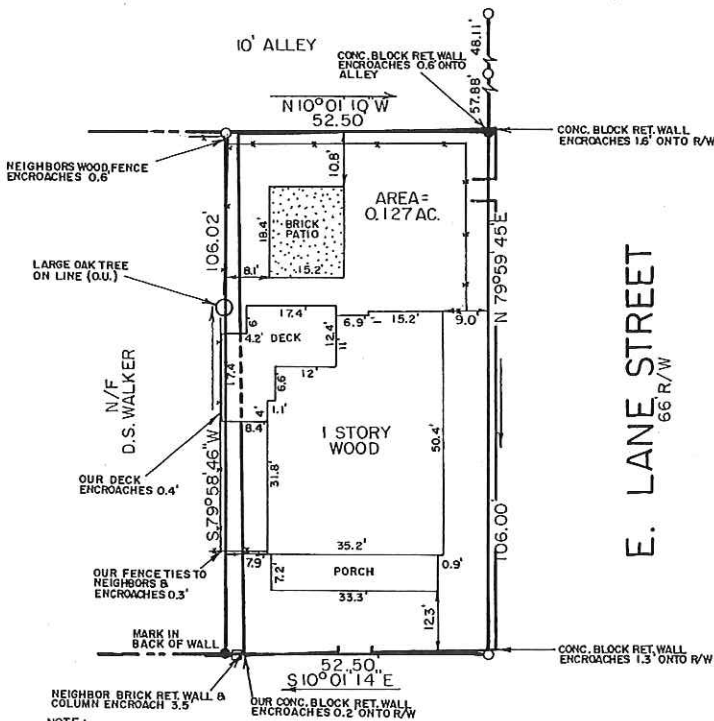
I declare that this survey complies with the North Carolina Standards of Practice for Surveying (section . 1600) for class A surveys and that the calculated ratio of precision before adjustments is 10.000+. Furthermore, building corners shown are primary control monumentation for the reestablishment of property corners in the absence of grid monuments and other subdivision property corners. This survey is not to be recorded without the written authorization of the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot to the person(s) shown on this map.

_____, Professional Land Surveyor

- Notes: 1) North arrow is referenced to recorded document shown above unless denoted otherwise.
- 2) House ties are radial to property lines unless shown otherwise.
- 3) Underground pipes not located with this survey.
- 4) All areas are computed by coordinates.
- 5) Flood plain statement attached separately, if requested, and not part of this survey.
- 6) This property may be subject to the Neuse River Buffer.

LEGEND:

- O = EXISTING IRON PIPE
- = NEW IRON PIPE
- P = PORCH, S = STOOP, SH = SHED
- *-*- = FENCE, R = RADIUS
- = CREEK (APPROX. LOCATION)
- E- = OVERHEAD ELECTRIC LINE
- LP = LIGHT POLE, PP = POWER POLE
- PK = MASONRY NAIL, MH = MANHOLE
- LBS = LOCATION BY SCALE
- C = CHIMNEY, ■ = ELECT. TRANSFORMER
- L = ARC LENGTH, CH = CHORD LENGTH
- YI = YARD INLET, DI = DROP INLET
- D = DECK, FH = FIRE HYDRANT
- N/F = NOW OR FORMERLY
- DU = DESTINATION UNKNOWN
- OU = OWNERSHIP UNKNOWN



NOTE:
SEE EASEMENT FOR ENCROACHMENT
(D.B. 11640-23501)

225 LINDEN AVENUE
66' R/W

Existing Deck Size

SURVEY FOR

THOMAS PARK SIMMONS, JR.
SANDRA EDITH SOTELO-MILLER

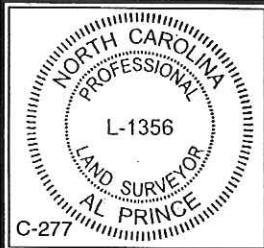
WAKE COUNTY, NORTH CAROLINA



DATE: 19 SEPTEMBER 2013

TOWNSHIP: RALEIGH

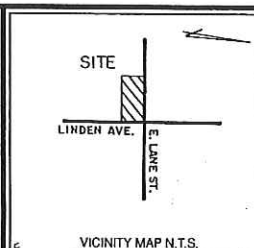
SCALE: 1" = 30'



AL PRINCE & ASSOCIATES, P.A.

ENGINEERS-SURVEYORS-PLANNERS

P.O. BOX 44, 27512-0044
209 NEW EDITION COURT
CARY, NORTH CAROLINA, 27511
PH. 919-467-3545 FAX 919-467-8607



Band, Daniel

From: Band, Daniel
Sent: Monday, May 11, 2015 9:05 AM
To: 'austincitytom@gmail.com'
Cc: Tully, Tania
Subject: Minor Work COA - 225 Linden Ave

Thomas: Thanks for turning in an application for a Minor Work COA for 225 Linden Avenue. I've reviewed the application and have a few comments. You may email in supplemental materials.

- Please send additional photos including: the front of the property; the Lane Street side; all sides of the deck being replaced; close-up photo of both sides of the railings being matched as well as deck edges.
- Please show the dimensions of the proposed deck and stairs on the site plan;
- Please send in a clearer image of arborist report;
 - The arborist report notes that a tree will be pruned; please include photo of tree and note limbs if that is also being proposed;
- Please provide a white paint chip;
- For the donation to NeighborWoods in lieu of the replacement tree please show that there is not another suitable location for a replacement tree on the property of adjacent right-of-way. Please also send the donation (\$50 is current NeighborWoods tree cost) with the form to us. We will forward to the program with a notation that the new tree is for Oakwood.

Thank you,

Daniel

Daniel Band, Planner I
Long Range Planning Division
Raleigh Planning Department
919-996-2180 - OEP, 2nd Floor

Tully, Tania

From: Band, Daniel
Sent: Thursday, May 14, 2015 5:02 PM
To: Tom Simmons
Cc: Tully, Tania
Subject: RE: Minor Work COA - 225 Linden Ave

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Tom: I'm passing them along to Tania Tully, our Preservation Planner, who is processing the application.

-Daniel

From: Tom Simmons [<mailto:austincitytom@gmail.com>]
Sent: Thursday, May 14, 2015 5:00 PM
To: Band, Daniel
Subject: Re: Minor Work COA - 225 Linden Ave

Dear Mr. Daniel Brand:

Attached you will find the requested documentation. I am sending the donation this evening, so this should arrive shortly. Please feel free to contact me with any further questions.

All the best,
Tom

On Mon, May 11, 2015 at 9:05 AM, Band, Daniel <Daniel.Band@raleighnc.gov> wrote:

Thomas: Thanks for turning in an application for a Minor Work COA for 225 Linden Avenue. I've reviewed the application and have a few comments. You may email in supplemental materials.

- Please send additional photos including: the front of the property; the Lane Street side; all sides of the deck being replaced; close-up photo of both sides of the railings being matched as well as deck edges.
- Please show the dimensions of the proposed deck and stairs on the site plan;
- Please send in a clearer image of arborist report;
 - The arborist report notes that a tree will be pruned; please include photo of tree and note limbs if that is also being proposed;
- Please provide a white paint chip;
- For the donation to NeighborWoods in lieu of the replacement tree please show that there is not another suitable location for a replacement tree on the property of adjacent right-of-way. Please also send the donation

LOT _____ SECTION _____ BLOCK _____ PHASE _____ SUBDIVISION _____

AS RECORDED IN MAP BOOK 1946 VOL. _____ PAGE 57

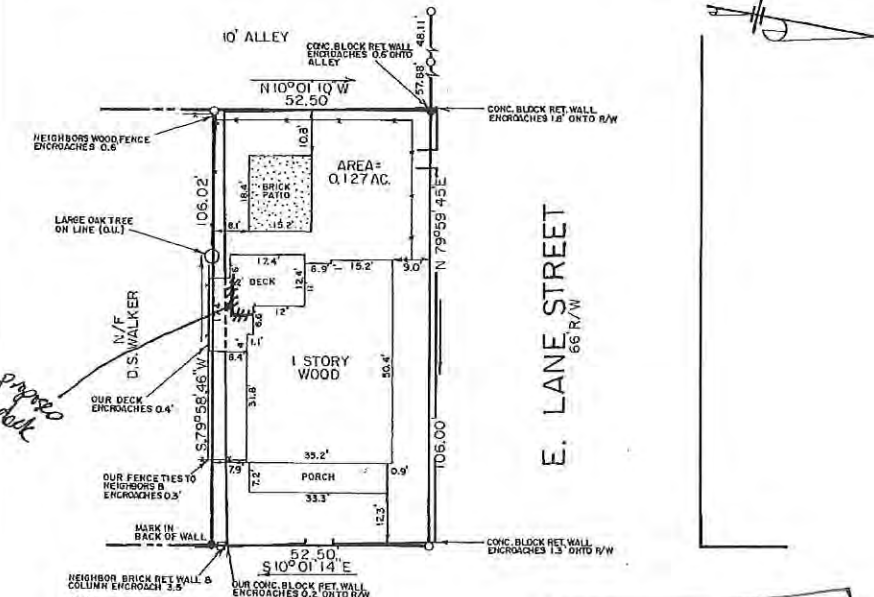
LEGEND:

OF THE WAKE COUNTY REGISTRY. D.B. 13923 - 439

I declare that this survey complies with the North Carolina Standards of Practice for Surveying (section 1600) for class A surveys and that the calculated ratio of precision before adjustments is 10,000:1. Furthermore, building corners shown are primary control monumentation for the reestablishment of property corners in the absence of grid monuments and other subdivision property corners. This survey is not to be recorded without the written authorization of the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot to the person(s) shown on this map.

- O = EXISTING IRON PIPE
- = NEW IRON PIPE
- P = PORCH, S = STOOP, SH = SHED
- x-x = FENCE, R = RADIUS
- = CHECK (APPROX. LOCATION)
- E- = OVERHEAD ELECTRIC LINE
- LP = LIGHT POLE, PP = POWER POLE
- PK = MASONRY NAIL, MH = MANHOLE
- LBS = LOCATION BY SCALE
- C = CHIMNEY, □ = ELECT. TRANSFORMER
- L = ARC LENGTH, CH = CHORD LENGTH
- YI = YARD INLET, DI = DROP INLET
- D = DECK, FH = FIRE HYDRANT
- N/F = NOW OR FORMERLY
- DU = DESTINATION UNKNOWN
- OU = OWNERSHIP UNKNOWN

Notes: 1) North arrow is referenced to recorded document shown above unless denoted otherwise.
 2) House ties are radial to property lines unless shown otherwise.
 3) Underground pipes not located with this survey.
 4) All areas are computed by coordinates.
 5) Flood plain statement attached separately, if requested, and not part of this survey.
 6) This property may be subject to the Neuse River Buffer.



NOTE:
 SEE EASEMENT FOR ENCROACHMENT
 I.D.B. 11640-23501

225 LINDEN AVENUE
 66' R/W

Reduced deck size.

SURVEY FOR

THOMAS PARK SIMMONS, JR.
 SANDRA EDITH SOTELO-MILLER

WAKE COUNTY, NORTH CAROLINA



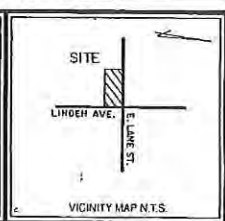
DATE: 19 SEPTEMBER 2013

TOWNSHIP: RALEIGH

SCALE: 1" = 30'



AL PRINCE & ASSOCIATES, P.A.
 ENGINEERS-SURVEYORS-PLANNERS
 P.O. BOX 44, 27512-0044
 209 NEW EDITION COURT
 CARY, NORTH CAROLINA, 27511
 PH. 919-467-3545 FAX 919-467-8607



225 Linden Avenue
Raleigh, North Carolina 27601

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601

May 14, 2015

Dear Mr. Daniel Band:

Please find information you requested regarding minor work for 225 Linden Avenue below:



Figure 1: Photo of front of house, Linden Avenue



Figure 2: Additional photo of front of house, Linden Avenue



Figure 3: House from Lane Street



Figure 4: House from Lane Street, additional angle



Figure 5: House from Lane Street, additional angle



Figure 6: Deck and stairs: taken looking towards front of property



Figure 7: Deck and stairs: taken looking towards back of property



Figure 8: Deck edge closest to neighbor



Figure 9: Additional angle of deck closest to neighbor



Figure 10: Edge of deck touching back section of house



Figure 11: Edge of deck closest to house

← Deck rail & lattice
of new deck to
match that removed,
TGT



Figure 12: Image of railing to be replaced



Figure 13: Image of railing to be replaced



Figure 14: Image of railing to be replaced



Figure 15: Image of railing to be replaced



Figure 16: Image of railing to be replaced



Figure 17: Image of railing to be replaced



Figure 18: Image of railing to be replaced



Figure 19: Limb to be pruned



Figure 20: Additional image of tree/limb to be pruned



Figure 21: Space with no availability for replacement tree



Figure 22: Space with no availability for replacement tree



Figure 23: Space with no availability for replacement tree



Figure 24: Space with no availability for replacement tree

I have attached a copy of the arborist report. It was sent to me via text, so this is the best image I have. Please let me know if you would like another copy, and I can contact the arborist.

I also am including a copy of the site plan with the proposed deck. The dimensions are approximately 14 x 12 per the initial contractor quote.

Finally, I have included the Sherwin William paint chip with the circled white we would like to use, SW 7004, Snowbound.

Please feel free to contact me with any questions you may have via email at austincitytom@gmail.com or by phone at 650.793.7155.

I appreciate your time in advance and look forward to hearing from you soon.

Sincerely,

Thomas P. Simmons

COA - OAKWOOD



NeighborWoods Tree Planting Program Tax Deductible Contribution Form

Name Thomas P. Simmons

Phone Number (650) 793-7155

Work Phone Number (650) 793-7155

Address 225 Linden Avenue

City Raleigh State NC Zip 27601

I am sending a check, made out to Raleigh NeighborWoods, for a one time tax deductible contribution of \$ 50.00

Please return to:

Raleigh Business Office
Attention: NeighborWoods
105 Pullen Road
Raleigh, NC 27607

Or email at trees@raleighnc.gov



RALEIGH

Parks,
Recreation *and*
Cultural Resources

parks.raleighnc.gov



Tully, Tania

From: Tully, Tania
Sent: Wednesday, June 03, 2015 1:11 PM
To: 'austincitytom@gmail.com'
Cc: Band, Daniel
Subject: RE: Minor Work COA - 225 Linden Ave

Hi Tom –

I appreciate your patience I work through a high number of COA applications. I have reviewed the now complete application and am prepared to approve all items except for the paint colors.

- The porch floor must be painted. The commission has not approved stained porch floors. Please select a color and provide a paint chip if different than what has already been submitted. A gray such as the foundation color is a common choice.
- The body color (Seaworthy) and foundation color (Peppercorn) are appropriate to the historic building and district.
- The other color (Surfer) is not appropriate to the historic building and district in its proposed placement on the window and door trim, cornice, corner boards, and rake. Highlighting the window sashes in this color is appropriate. I offer the following alternatives that are appropriate:

- Change the window and door trim, cornice, corner boards, and rake to White.
- Change the window and door trim, cornice, corner boards, and rake to Peppercorn.
- Change the window and door trim, cornice, corner boards, and rake to a less bright teal/blue with the paint chip to be provide and approved.

Please let me know how you wish to proceed.

Tania

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

amended per 7/18/15
email.
TGT

COA process information is available [here](#).

From: Band, Daniel
Sent: Tuesday, June 02, 2015 12:09 PM
To: Tully, Tania
Subject: FW: Minor Work COA - 225 Linden Ave

Hi Tania, Tom is inquiring as to the status of his application.

Thanks,

Dan

Tully, Tania

From: Tom Simmons <austincitytom@gmail.com>
Sent: Monday, June 08, 2015 8:48 AM
To: Tully, Tania
Subject: Re: Minor Work COA - 225 Linden Ave

Follow Up Flag: Follow up
Flag Status: Flagged

Tania,

I hope this message finds you well. I submitted new paint chips/samples on Friday and left them at the front desk. One of the reasons we had put down a finish for the porch is because that is what the current front porch had. I walked around and see that all other porches are painted, but our has never been painted or least the porch currently there has never been painted. Regardless, let me know if you have any other questions or concerns.

All the best,
Tom

On Thu, Jun 4, 2015 at 8:34 AM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Hi Tom –

I meant the front porch floor, not the rear deck. The rear deck may be stained/natural. As for the chips, you may either mail them or drop them at the 3rd floor reception desk of One Exchange Plaza.

-Tania

Tania Georgiou Tully, Preservation Planner

Long Range Planning Division

Raleigh Department of City Planning

[919.996.2674](tel:919.996.2674)

[919.516.2684](tel:919.516.2684) (fax)

tania.tully@raleighnc.gov

140

SW 7004
Snowbound

SW 7005
Pure White

SW 7006
Extra White

SW 7007
Ceiling Bright White

Tully, Tania

From: Tully, Tania
Sent: Tuesday, June 16, 2015 10:39 AM
To: 'Tom Simmons'
Subject: RE: Minor Work COA - 225 Linden Ave

Hi Tom –

I received the paint chips, but need clarity as to where they will be placed on the house. Is the Calypso for the sashes and the conservative gray for the trim?

As for the porch floor, if you are simply restaining it with the same color, then it isn't a change. It was stained without permission (like the rest of them), but you are not required to change that.

Thanks!
Tania

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

COA process information is available [here](#).

From: Tom Simmons [mailto:austincitytom@gmail.com]
Sent: Monday, June 08, 2015 8:48 AM
To: Tully, Tania
Subject: Re: Minor Work COA - 225 Linden Ave

Tania,

I hope this message finds you well. I submitted new paint chips/samples on Friday and left them at the front desk. One of the reasons we had put down a finish for the porch is because that is what the current front porch had. I walked around and see that all other porches are painted, but our has never been painted or least the porch currently there has never been painted. Regardless, let me know if you have any other questions or concerns.

All the best,
Tom

On Thu, Jun 4, 2015 at 8:34 AM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Hi Tom –

Tully, Tania

From: Tully, Tania
Sent: Thursday, June 18, 2015 2:34 PM
To: 'Tom Simmons'
Subject: RE: Minor Work COA - 225 Linden Ave

Tom –

Thanks for the clarification. Unfortunately, I do not see a big difference between the original blue and the new one submitted. (comment from prior email: Change the window and door trim, cornice, corner boards, and rake to a less bright teal/blue with the paint chip to be provide and approved.)

Have you done test samples on the rear of the house that I can look at? Or have a photo of a house painted in this same scheme? I've looked at all of the resources at my disposal and cannot find anything to support my approving a dark house with non-white bright trim. Guideline 3.4.3 states "When repainting, select paint colors appropriate to the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style..."

-Tania

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

COA process information is available [here](#).

From: Tom Simmons [mailto:austincitytom@gmail.com]
Sent: Tuesday, June 16, 2015 11:47 AM
To: Tully, Tania
Subject: Re: Minor Work COA - 225 Linden Ave

Hey Tania,

Thanks for your email. Our goal is to use the Calypso for the sashes and the trim. The Conservative Gray was for the front porch. I hope this helps. Please let me know if there is anything else you need from me/us.

All the best,
Tom

On Tue, Jun 16, 2015 at 10:39 AM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Hi Tom –

Amendment

Tully, Tania

From: Tom <austincitytom@gmail.com>
Sent: Saturday, July 18, 2015 3:52 PM
To: Tully, Tania
Subject: Re: Minor Work COA - 225 Linden Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

Tania,

My apologies for the delay in getting back to you, as it has been a crazy few weeks. We would like to just have the white sample we submitted be used for the trim, per one of your suggestions. Please let me know if you need anything more from me.

All the best,
Tom

Sent from my iPhone

On Jun 19, 2015, at 1:06 PM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Hi Tom –

I can't partially approve a Minor Work COA, so with your permission I'll remove the painting portion and proceed with approving the remainder of the application.

-Tania

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

COA process information is available [here](#).

From: Tom Simmons [<mailto:austincitytom@gmail.com>]
Sent: Friday, June 19, 2015 12:46 PM
To: Tully, Tania
Subject: Minor Work COA - 225 Linden Ave.

Tania,

Thanks for your email. I will talk with my wife about this and see how we would like to proceed. While we work on this, is it possible to begin work on the other aspects of the minor work: tree removal, tree pruning, and deck replacement? We were going to do the painting last, so if we could get started on the other stuff, that would be great.