



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

701 N EAST STREET

Address

OAKWOOD

Historic District

Historic Property

115-15-MW

Certificate Number

8/12/2015

Date of Issue

2/12/2016

Expiration Date

## Project Description:

- Demolish and replace Pace Street brick retaining wall in-kind

*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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

- 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 # 4419210  
 File # 115-15-MW  
 Fee \$ 29.00  
 Amt Paid \$ 29.00  
 Check # # 1091  
 Rec'd Date 8/4/2015  
 Rec'd By SNC

• 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 701 N. East Street Raleigh NC 27604

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Brian Starkey & Lisa Finaldi

Lot size 0.13 (width in feet) 53 ft (depth in feet) 100 ft.

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 Brian Starkey, Lisa Finaldi

Mailing Address 702 N. Bloodworth St

City Raleigh State NC Zip Code 27604

Date \_\_\_\_\_ Daytime Phone 919 834 8086 or 919 522 8562

Email Address lfinaldi@nc.rr.com

Signature of Applicant [Signature]

**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 2/12/16. 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 [Signature] Date 8/12/15

**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 35

\_\_\_\_\_

\_\_\_\_\_

**Design Guidelines** Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work
<u>3/37</u>	<u>3.6 Exterior Walls</u>	<u>demolish and rebuild exterior retaining wall on Pace Street</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><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 13 copies</b></p>					
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. <b>Photographs</b> of existing conditions are required.	<input checked="" type="checkbox"/>				
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. <b>Plot plan</b> (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. <b>Drawings</b> showing proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the new façade(s).</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale.</li> <li><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.</li> </ul>	<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. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>				

701 North East Street  
Raleigh, NC 27604

We will replace the brick retaining wall only on the Pace Street side of the house. The photos show the house and the retaining walls as well as the degraded state of the wall. It is leaning significantly and has several large cracks. At some point before we owned the property someone secured the wall on the front of the house but did not address the side.

We will demolish and replace the wall using a Nash Brick - Ablemarle. The design of the wall will be exactly the same as the existing wall. If possible, we aim to use some existing brick for the top of the wall.

sample provided - TGT



Pace St.



N. East

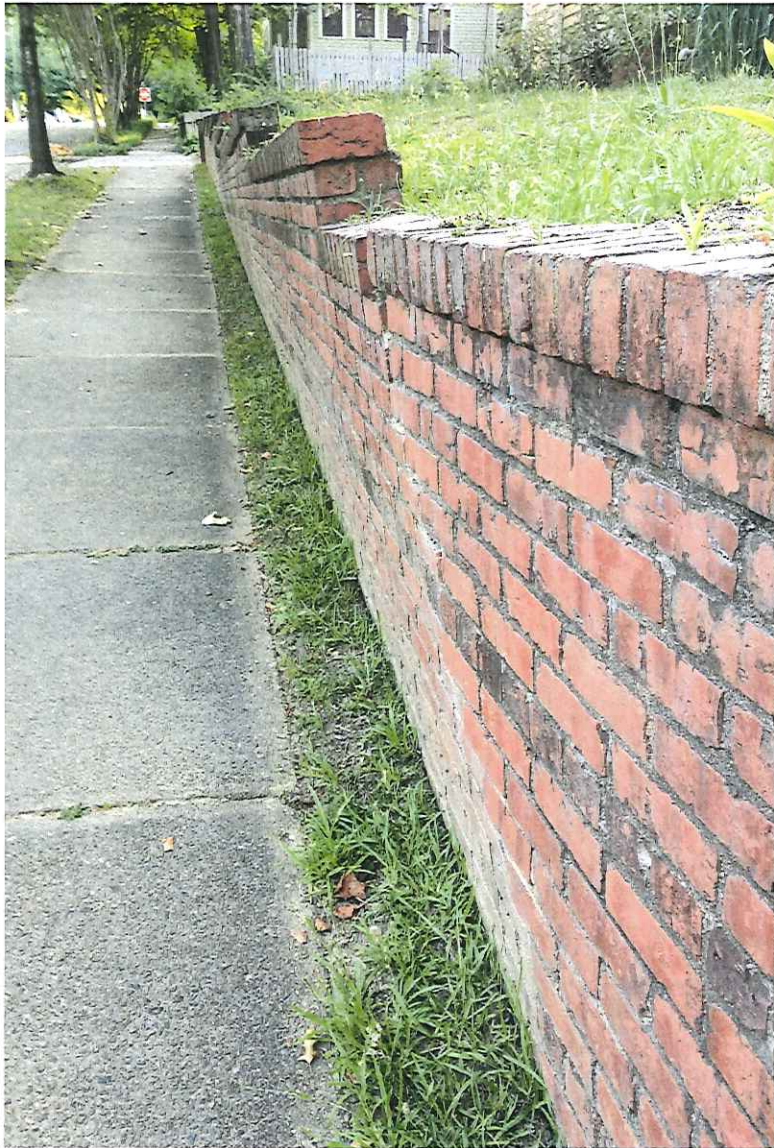


Corner Pace / N East



Pace St.





Pace St.





Pace St.



Pace St.

**Tania Georgiou Tully**

---

**From:** Lisa Finaldi <lfinaldi@buildthefoundation.org>  
**Sent:** Wednesday, June 17, 2015 8:50 AM  
**To:** ttully@rhdc.org  
**Subject:** Re: retaining wall replacement - 701 N. East Street  
**Attachments:** ncecf-logo-web-exsmall-180x80[24].png; Untitled attachment 00004.htm; IMG\_0954.jpg; Untitled attachment 00007.htm; IMG\_0956.jpg; Untitled attachment 00010.htm; IMG\_0957.JPG; Untitled attachment 00013.htm; IMG\_0958.jpg; Untitled attachment 00016.htm

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Tania

Attached are some photos showing the cracks and the overall leaning of the wall. I wish it could be repaired but no one that came to look at it said that was possible. At some point someone secured the front wall before it got too bad but according to several masons repair is not possible at this point. This is a huge wall (80 linear feet) and the mason said that unless the mortar is really brittle we probably cannot salvage much brick. He is trying to get a close match and we will reuse some of the bricks in another small project on site, but I think this is very cost prohibitive. When I first purchased the house I attempted to have the wall included in my historic tax credits, but the state wouldn't agree. It would be rebuilt exactly as it stands now.

So I am caught with a very expensive project that I need to address.

Thanks Lisa

Lisa Finaldi  
Community Engagement Leader  
907 Glenwood Avenue  
Raleigh, NC 27605  
919~987~1370 ext. 311  
[www.first2000days.org](http://www.first2000days.org)  
[www.nearlychildhoodfoundation.org](http://www.nearlychildhoodfoundation.org)



## Tania Georgiou Tully

---

**From:** Tania Georgiou Tully <ttully@rhdc.org>  
**Sent:** Thursday, June 18, 2015 2:59 PM  
**To:** 'Lisa Finaldi'  
**Subject:** RE: retaining wall replacement - 701 N. East Street

Hi Lisa –

That answers my questions and replacement seems justified. A Minor Work COA does need to be filed since replacement of that large of a wall can't really be considered routine maintenance. The application should include the following:

- Hard copies of the photos you emailed;
- A photo that shows the front of the house and wall in context with it;
- Brick sample;
- Something that clarifies the extent of the wall to be replaced/rebuilt;
- Description of proposed work.
- Since you will have photos of the existing, drawings are not needed.
- Application and Fee (\$29)

Best,  
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](http://www.rhdc.org)

Design Guidelines are online [here](#).

---

**From:** Lisa Finaldi [<mailto:lfinaldi@buildthefoundation.org>]  
**Sent:** Wednesday, June 17, 2015 8:50 AM  
**To:** [ttully@rhdc.org](mailto:ttully@rhdc.org)  
**Subject:** Re: retaining wall replacement - 701 N. East Street

Tania

Attached are some photos showing the cracks and the overall leaning of the wall. I wish it could be repaired but no one that came to look at it said that was possible. At some point someone secured the front wall before it got too bad but according to several masons repair is not possible at this point. This is a huge wall (80 linear feet) and the mason said that unless the mortar is really brittle we probably cannot salvage much brick. He is trying to get a close match and we will reuse some of the bricks in another small project on site, but I think this is very cost prohibitive. When I first purchased the house I attempted to have the wall included in my historic tax credits, but the state wouldn't agree. It would be rebuilt exactly as it stands now.

So I am caught with a very expensive project that I need to address.





701 N. East St  
Raleigh NC 27604

2008  
FILE PHOTO