



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

324 E DAVIE STREET

Address

PRINCE HALL

Historic District

Historic Property

163-15-MW

Certificate Number

11/17/2015

Date of Issue

5/17/2016

Expiration Date

Project Description:

- Changes to previously approved COA 107-14-CA:
- alter driveway;
- alter side setbacks;
- alter side stoop;
- lighting fixture;
- alter front walk.

OK to PERMIT

ERROR TGT

As of 7/26/13 condition remain to be met for the following:
Garage doors; paint color; new HVAC unit, location & screening; driveway extension and concrete pad; trellis..

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 # 453397

File # 163-15-MW

Fee 29-

Amt Paid 29-

Check # 1034

Rec'd Date 11/18/11

Rec'd By [Signature]

• 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 324 E. Davie St. Raleigh, NC 27601

Historic District PRINCE HAL

Historic Property/Landmark name (if applicable) _____

Owner's Name Telegraph Road Properties, LLC

Lot size .06 acres

(width in feet) 32.10

(depth in feet) 80

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 **Telegraph Road Properties, LLC**

Mailing Address **7709 Sandy Bottom Way**

City **Raleigh** State **NC** Zip Code **27613**

Date **11/13/15** Daytime Phone **919-606-2905**

Email Address **jqueenone@gmail.com**

Signature of Applicant  **AS AGENT**

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 5/17/16. 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 11/17/15

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 88, 89

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

Section/Page	Topic	Brief Description of Work
2.5/17	Walkways, Driveways, and Offstreet Parking	Replace sod in driveway strip with gravel filler
4.3/57	new construction guidelines	Set back of House set to 5.10ft from original of 6.67ft as proposed
3.8/43	Entrances, porches, and balconies	As facing side entrance, Side entry stairs changed from front entry to side entry for more driveway space
2.5/17	Walkways, driveways, and offstreet parking	Front walk from existing steps to front of house needs approval
3.4/33	paint and paint color guidelines	paint chips approval
2.7/21	Lighting guidelines	lighting fixture approval

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"/>				

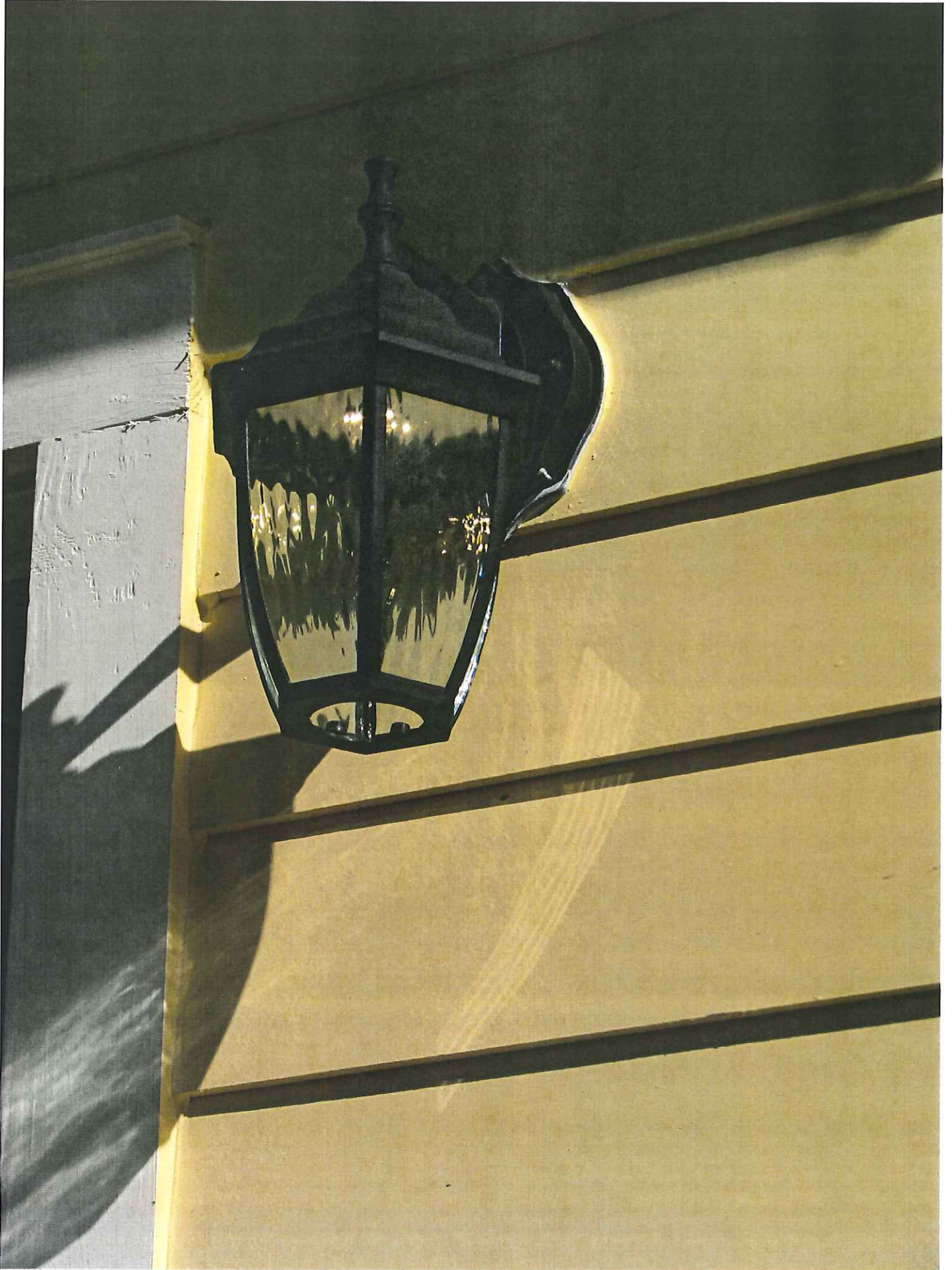




3
2
4

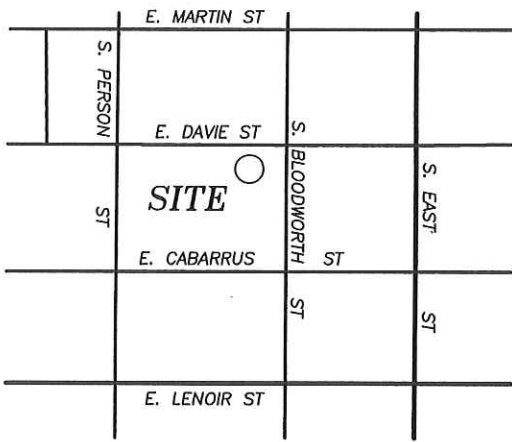












VICINITY MAP
(N.T.S.)

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY
() IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA
as determined by the Department of Housing and Urban
Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1713 J
COMMUNITY # PANEL SUFFIX

[Signature]
PROFESSIONAL LAND SURVEYOR

L1 $S 83^{\circ}48'20'' E$
32.10'

N/F BEVERLY B. SMITH

D.B. 14067, PG 0924
BOM 2007, PG 1259

BOM 2015, PG 725

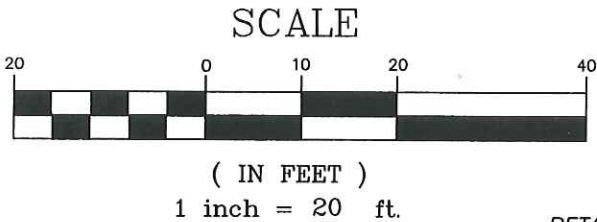
IMPERVIOUS AREA
HOUSE 790 SQ.FT.
C-DRIVE 670 SQ.FT.
PORCH 110 SQ.FT.
TOTAL 1570 SQ.FT.
61.1% IMPERVIOUS

N/F 330 E.
DAVIE STREET LLC
D.B. 12856, PG 0556

LOT 2
DAVIE STREET
2,568 SQ.FT.
0.06 ACRES

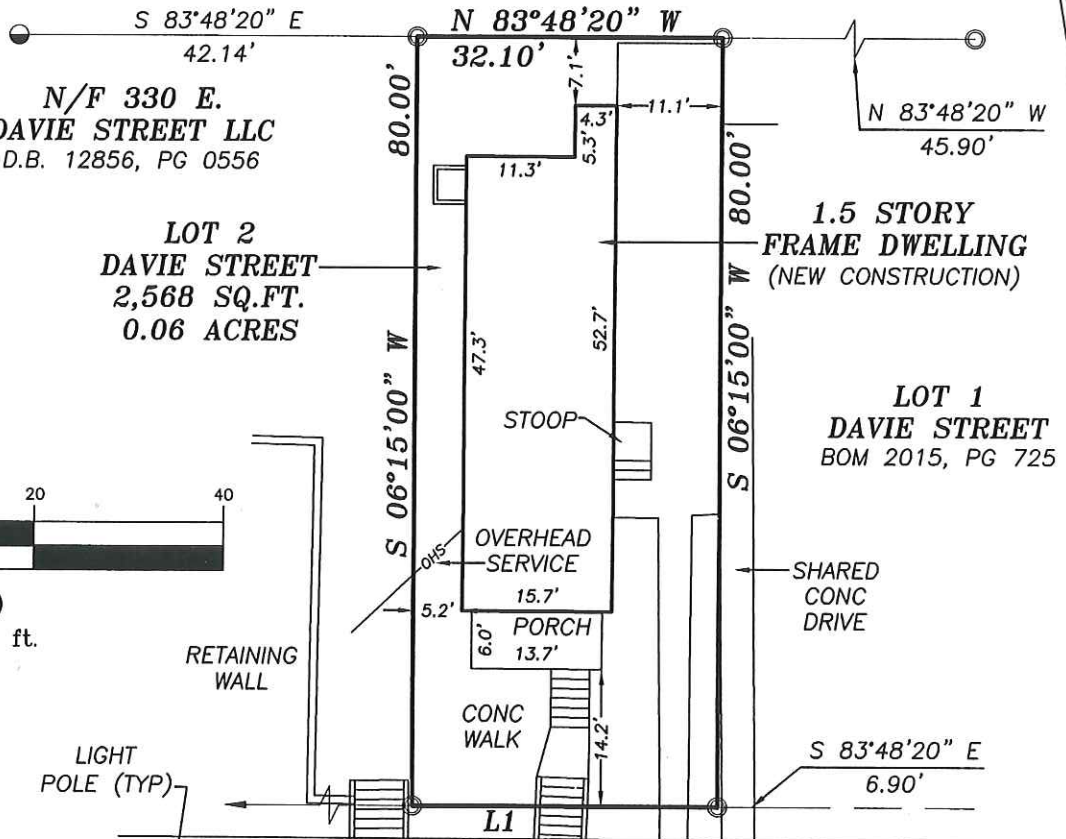
1.5 STORY
FRAME DWELLING
(NEW CONSTRUCTION)

LOT 1
DAVIE STREET
BOM 2015, PG 725



LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER



Band, Daniel

From: Jason Queen <jqueenone@gmail.com>
Sent: Monday, November 16, 2015 7:04 PM
To: Band, Daniel
Cc: Tully, Tania; Andy Ebert
Subject: Re: 324 E Davie St Closing Tomorrow

To All,

The side porch railing will have the appearance of inset pickets by tomorrow at 11am and painted at a later date.

Please let me know as soon as the C/O is ready. I will send it along to the closing attorney.

On Nov 16, 2015, at 12:45 PM, Band, Daniel <Daniel.Band@raleighnc.gov> wrote:

Hi Jason: After reviewing the application and discussing it with Tania, we have confirmed that all is approvable except for the construction of the stoop.

Please confirm in writing that the following adjustments will be made: The railing should have the appearance of inset pickets and painted. It is understood that the wood has to cure for a bit prior to painting.

In addition, since the paint chips are a condition from a prior COA they do not need to be brought in immediately but should be supplied soon.

Tania will process the COA & release the CO tomorrow morning after the RHDC meeting.

Thanks,
Daniel

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

From: Tully, Tania
Sent: Monday, November 16, 2015 11:02 AM
To: Jason Queen
Cc: Band, Daniel
Subject: Re: 324 E Davie St Closing Tomorrow

I'm home sick.

Dan, can you pull the COA and see if any additional information is needed?

++++
Sent via mobile device.

On Nov 16, 2015, at 10:00 AM, Jason Queen <jqueenone@gmail.com> wrote:

Hi Tania,

We are set to close on 324 E Davie St tomorrow. The attorney is asking for the C/O and I am trying to track it down. I believe Matthew you sent in the minor COA late Friday. Do you need anything else from us in order to release the C/O?

Thanks,

Jason Queen
Raleigh Restoration Group, LLC
Cell: 919-606-2905
Email: jqueenone@gmail.com

Raleigh Restoration Group's mission is to redevelop, enhance, and strengthen urban environments that are enjoyable on a pedestrian scale.

“E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official.”