

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

211 E SOUTH STREET

Address

PRINCE HALL

Historic District

Historic Property

006-16-MW

Certificate Number

1/20/2016

Date of Issue

7/20/2016

Expiration Date

Project Description:

- Paint front door;
- remove asbestos siding from gable end;
- paint gable end;
- replace mailbox and light fixtures;
- replace front steps railing;
- remove side door and stoop;
- install new rear door;
- replace concrete wall in-kind.

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 # 454409

File # 006-16-MW

Fee 29.00

Amt Paid 29.00

Check # 1120

Rec'd Date 11/24/2015

Rec'd By Pamela Best

All Complete 11/20/16

• 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 211 E. South Street Raleigh, NC 27601

Historic District Prince Hall

Historic Property/Landmark name (if applicable)

Owner's Name OAK CITY PROPERTY GROUP LLC

Lot size .08 ACRES (width in feet) 40' (depth in feet) 90'

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 ALEX LOCKLEAR (owner of Oak City Property Group LLC)

Mailing Address P.O. Box 26401

City Raleigh State NC Zip Code 27611

Date 11-17-15 Daytime Phone 919-606-8487

Email Address ALEX@OakCityPropertyGroup.com

Signature of Applicant Alex Locklear

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 7/20/16. 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 7/20/16

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, 57, 29, 30
35, 48, 49, 71

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

Section/Page	Topic	Brief Description of Work
3.1	Wood	Replace small section of old concrete siding with hardiplank
3.7	Windows & Doors	Close & seal current back-side door and add new door off laundry room.
3.2	Masonry	Replace concrete wall that has deteriorated
3.8	Entrances, Porches, & Balconies	Replace current metal railings with wooden railings that are up to code
2.4	Fences and Walls	Add wooden fencing around side & back
2.1	Public Rights-of-Ways and Alleys.	Yard to replace old, tangled metal wiring. Replace current mailbox with new one. paint door

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 checked="" 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 checked="" 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 checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				

211 E. South Description of Exterior Work

1. ~~Section 3.1 from the Design Guidelines: Wood~~

removed per 1/15/16 email

Replace a small section of old, concrete siding on the front exterior of the house with Hardie-Plank siding. ~ 16x12 squares. See Picture #1

2. Section 3.7 from the Design Guidelines: Windows & Doors

Close & Seal off current back, side door of house and remove concrete steps and railings. Add new back door coming off the back of the house/laundry room area. New Door will be 32" and is a Nine Light Steel Door. See Picture #2 and #3

3. Section 3.2 from the Design Guidelines: Masonry

Replace concrete retaining wall that has been broken/deteriorated over the years. Replace with same materials: Concrete blocks with caps. See Picture #4.

4. Section 3.8 from the Design Guidelines: Entrances, Porches, & Balconies

Replace current metal railings with wooden railings that are up to code. New railings will match the rest of the front porch railings. Materials include Pressure Treated Wood. See Picture #5.

metal per 12/10/15 email

5. Section 2.4 from the Design Guidelines: Fences and Walls

Add Wooden fencing around both sides of the house to replace old, tangled/mangled wire fencing that is falling apart. Materials include 6' Wooden Fencing. See Picture #6, #7, and #10.

6. Section 2.1 from the Design Guidelines: Public Rights-of-Way and Alleys

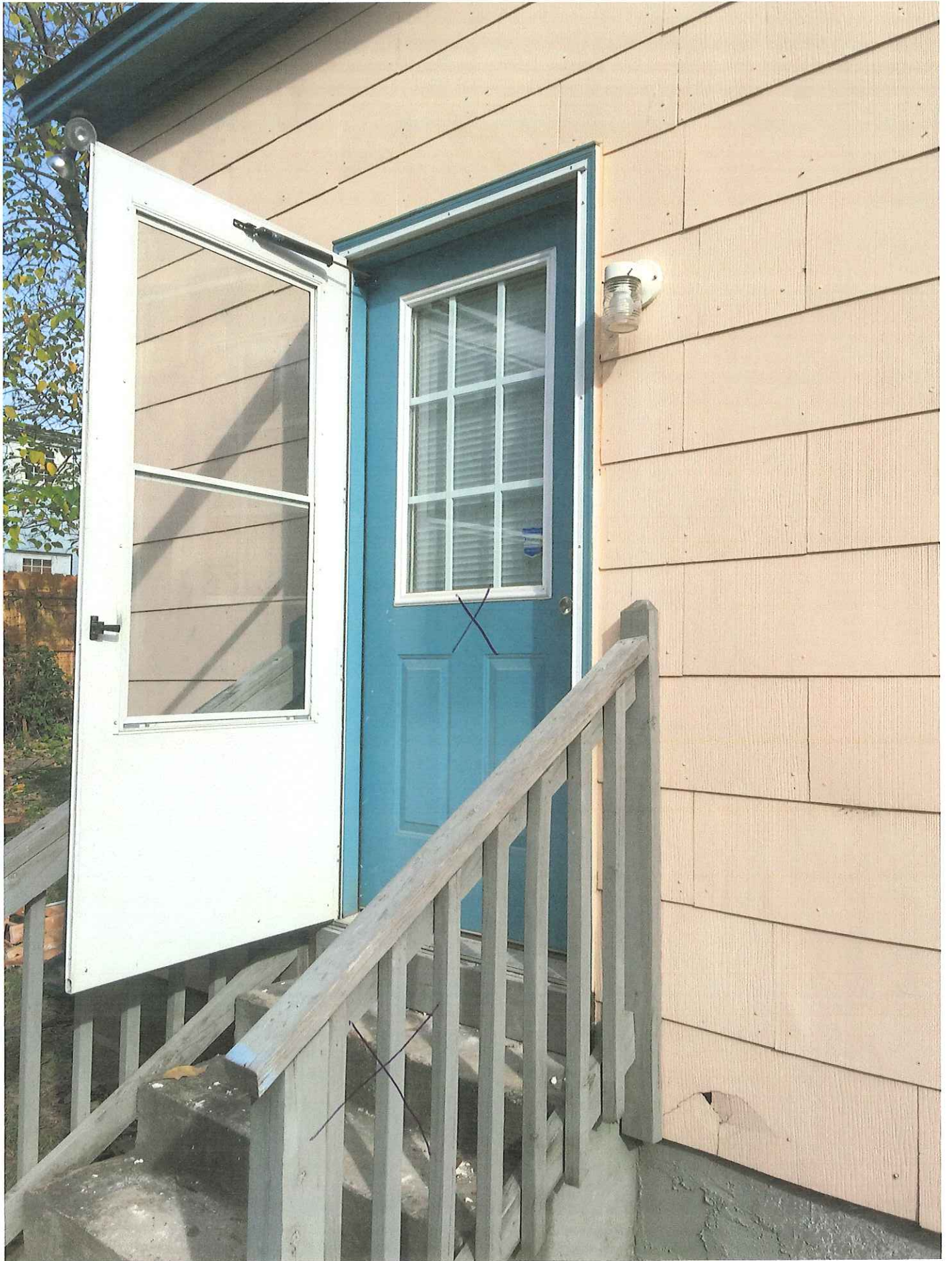
Replace current, rusted Mailbox with new. Material include "Special Lite SHH-1006 Horizon Horizontal Mailbox". See Picture #8 and #9.

removed
per 12/10/15
email.

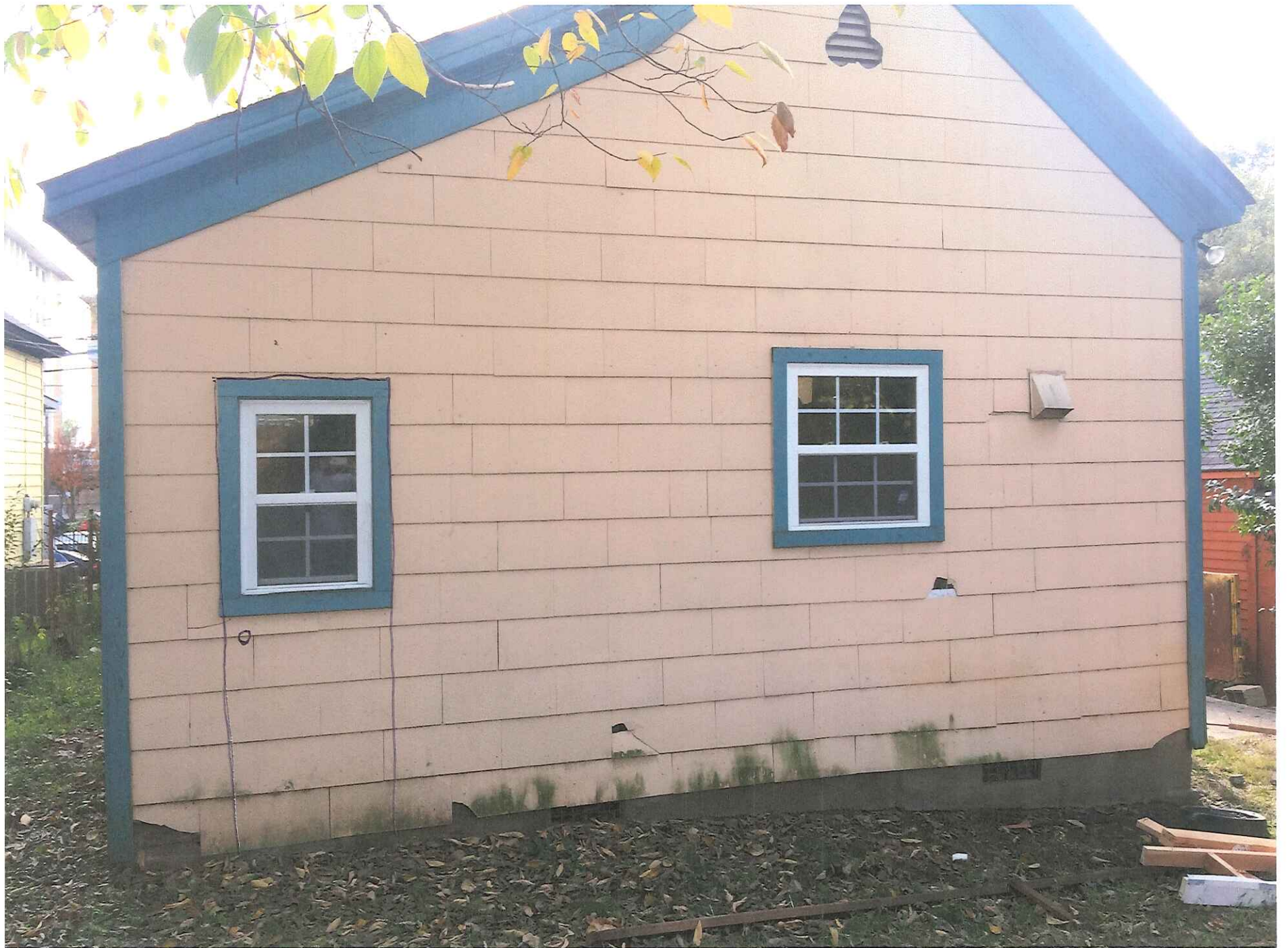
Picture #1



Picture # 2



Picture #3



Picture # 4



Picture #5



Picture #6



Picture # 7



Special Lite SHH-1006 Horizon Horizontal Mailbox
By Special Lite



all that's good
Free shipping @ any price!*



SKU #
5890429S

Price
\$52.20

Finish
Black

Dimensions
Height: 8.25in
Length: 3.75in
Width: 16in

Description

The Horizon horizontal mailbox will add charm and grace to your home's exterior.

- Newspaper scrolls included.

PICTURE #9



Robinson, Simone

From: Robinson, Simone
Sent: Wednesday, December 02, 2015 8:36 AM
To: 'alex@oakcitypropertygroup.com'
Cc: Tully, Tania; Band, Daniel
Subject: Minor Work Application - 211 E. South Street

Tracking:	Recipient	Read
	'alex@oakcitypropertygroup.com'	
	Tully, Tania	Read: 12/2/2015 9:03 AM
	Band, Daniel	Read: 12/2/2015 8:40 AM

Alex: Thank you for submitting a Minor Work application for 211 E. South Street. After reviewing your application I have a few comments. Additional materials may be submitted by email.

- Please identify (in the photo) the small section of old concrete siding to be replaced. The replacement siding should have as similar texture to the existing as possible. You mention hardie-plank siding. James Hardie does have a product that may work, but the texture is different from what I can tell: <http://www.jameshardie.com/Products/HardieShingle-Siding> A better option may be the historic looking fiber cement siding available from GAF. Product page: <http://www.gaf-weatherside.com/index.html> Please include a close-up photo of the existing siding and specs on the specific product selected.
- Please specify if the seal for the back, side door will be of like materials. See comment above regarding materials. Also, the new siding should be woven in so as to avoid matching vertical seams. (in other words it should not be obvious that a door was there)
- Please provide specifications for the replacement door. A steel door is not approvable. Thus far on historic houses only wood doors have been approved. Please include a photo that clearly identifies where on the house the door being removed is located.
- Please confirm that the replaced retaining wall will also have the same dimensions as well as materials. Also, is the section in the photo the only part being replaced?
- Please confirm the height of the new stair railing. If required to be taller than the existing porch railing (likely), then a new simple black metal railing is more appropriate to the house.
- The proposed fencing (new and removal of old) exceeds the 42 inch height threshold for minor work. Please remove this item from the Minor Work application and submit as a separate Major Work. The new app should include the dimensions and locations for the proposed fencing on a larger scale version of site map or a property sketch as well as the proposed fence and gate designs.

Please let me know if you have any questions.

Thanks,

Simone Robinson, Planner I
Long Range Planning Division

Robinson, Simone

From: Alex Locklear <alex@oakcitypropertygroup.com>
Sent: Thursday, December 10, 2015 1:40 PM
To: Robinson, Simone
Cc: Tully, Tania; Band, Daniel
Subject: Re: Minor Work Application - 211 E. South Street

Simone,

Sorry for the delay!! See below for my responses (in red text) and/or pictures at your request...!

·Please identify (in the photo) the small section of old concrete siding to be replaced.

Attached is a picture showing the proposed area of siding to be replaced. It would be the top, triangle portion highlighted below.



The replacement siding should have as similar texture to the existing as possible. You mention hardie-plank siding. James Hardie does have a product that may work, but the texture is different from what I can tell:<http://www.jameshardie.com/Products/HardieShingle-Siding> A better option may be the historic looking fiber cement siding available from GAF. Product page: <http://www.gaf-weatherside.com/index.html> Please include a close-up photo of the existing siding and specs on the specific product selected.

Attached is a close-up of the existing siding.



After getting quotes, both the James Hardie Product and GAF product would be cost prohibitive for my budget. If possible, I would like to use LP SmartSide Cedar Shake Siding. I have attached a picture of an example of the product. You can also visit the product page. Product Page: <http://lpsmartside.com/products/cedarshakes>



I have included a picture outlining the area. The old siding taken down from the front will be used on the left, backside of the house where the present back door exists. The old siding will be woven in so as to have no vertical seams (aka: it will look like there was never a door there).

·Please specify if the seal for the back, side door will be of like materials. See comment above regarding materials. Also, the new siding should be woven in so as to avoid matching vertical seams. (in other words it should not be obvious that a door was there)

The seal for the back door will be of like materials. Siding will be woven in to avoid matching vertical seams.

✘ · Please provide specifications for the replacement door. A steel door is not approvable. Thus far on historic houses only wood doors have been approved. Please include a photo that clearly identifies where on the house the door being removed is located.

A Steel door is what is currently there now (the front door is a steel door as well). Was going to use the same type door (steel) for the new proposed replacement door.

·Please confirm that the replaced retaining wall will also have the same dimensions as well as materials. Also, is the section in the photo the only part being replaced?

New, replaced retaining wall will have the same dimensions and materials used as current retaining wall. The section in the photo is the only part being replaced.

✘ ·Please confirm the height of the new stair railing. If required to be taller than the existing porch railing (likely), then a new simple black metal railing is more appropriate to the house.

Will replace with new, like black metal railing.

·The proposed fencing (new and removal of old) exceeds the 42 inch height threshold for minor work. Please remove this item from the Minor Work application and submit as a separate Major Work. The new app should include the dimensions and locations for the proposed fencing on a larger scale version of site map or a property sketch as well as the proposed fence and gate designs.

I will submit a "Major Work Application" for this. Thank you!

*** **** NEW REQUEST:**

~~I would like to replace the current front living room window (that has dimensions of : 72" wide x 55" height) with a new window having dimensions of: 101" wide x 65" height. This would look more appropriate for the size of the front exterior of the home. I have attached a picture of the current window.~~

*removed
per 1/3/16
email*



window

Thanks so much!!

Alex

Alex J. Locklear, Investor/Broker



Oak City Property Group LLC

919.606.8487-Direct

1.844.795.2274-Fax

<http://SellMyHomeFastRaleigh.com>

LICENSED NC REAL ESTATE BROKER- NCREC LICENSE #268600

Be phenomenal, or be forgotten.

From: Robinson, Simone <Simone.Robinson@raleighnc.gov>

Sent: Wednesday, December 2, 2015 8:36 AM

To: Alex Locklear

Cc: Tully, Tania; Band, Daniel

Subject: Minor Work Application - 211 E. South Street

Alex: Thank you for submitting a Minor Work application for 211 E. South Street. After reviewing your application I have a few comments. Additional materials may be submitted by email.

- Please identify (in the photo) the small section of old concrete siding to be replaced. The replacement siding should have as similar texture to the existing as possible. You mention hardie-plank siding. James Hardie does have a product that may work, but the texture is different from what I can tell: <http://www.jameshardie.com/Products/HardieShingle-Siding> A better option may be the historic looking fiber cement siding available from GAF. Product page: <http://www.gaf-weatherside.com/index.html> Please include a close-up photo of the existing siding and specs on the specific product selected.
- Please specify if the seal for the back, side door will be of like materials. See comment above regarding materials. Also, the new siding should be woven in so as to avoid matching vertical seams. (in other words it should not be obvious that a door was there)
- Please provide specifications for the replacement door. A steel door is not approvable. Thus far on historic houses only wood doors have been approved. Please include a photo that clearly identifies where on the house the door being removed is located.

PICTURE #10



Tully, Tania

From: Alex Locklear <alex@oakcitypropertygroup.com>
Sent: Tuesday, January 05, 2016 2:31 PM
To: Tully, Tania; Robinson, Simone
Cc: Band, Daniel
Subject: Re: Minor Work Application - 211 E. South Street

Follow Up Flag: Follow up
Flag Status: Completed

Hi Tania!

Per our discussion at 211 E. South Street before the holiday, I wanted to follow up with official responses to your last email so we can get this minor COA approved and I can start working on the major COA I need to do for the fencing. Please see a copy of your last email below with my responses intertwined and highlighted...

In addition, since our last meeting, I have come up with an additional item I'd like added to the list. I would like to paint the front exterior door. The color I would like to use is Sherwin Williams 6177 "Softened Green".

Thanks so much and let me know any questions you have.

Best,

Alex

Alex –

I have reviewed the application and have the following comments:

1. The fence request has been removed and will be submitted as a Major Work application. The next deadline is January 12 for the February 1st meeting.
2. These items are approvable as submitted/amended:
 - a. Railing replacement;
 - b. concrete block retaining wall replacement;
 - c. mailbox replacement;
 - d. removal of the asbestos siding on the front gable end to determine wood condition; confirmation my staff is needed to proceed with next steps;
 - e. removal of side door and residing with shingles from front gable;
 - f. removal of side stoop and railing.
3. The following items need more information:
 - a. New door:
 - i. Manufacturer specifications for proposed new door;
New door will be a 32" by 80" Reliabilt, Steel door (a steel door is what is being used now).
The door is a 6 panel molded, hollow core, right hand unit.
 - ii. Confirmation that the trim for the new door will match the material and dimensions of the existing;

New trim will match the material and dimensions of existing.

iii. Clarification on which side of the house the door and stoop are currently located. Based on Google Streetview I think it's the west side.

Door and stoop are currently located on the left (west side) of the house.

b. Siding removal:

i. It is highly likely that there is existing wood siding under the asbestos that is in good condition. If so, that must be retained and repaired. Replacement with new siding is only approvable if the wood underneath is either missing or deteriorated beyond repair.

If there is existing wood siding underneath the asbestos, we will retain and repair.

ii. The quatrefoil gable vent will need to be retained and repaired or if necessary replaced in kind.

The quatrefoil gable vent is deteriorated beyond repair (per your site visit). We will replace with diamond gable vent.

c. Siding replacement (if determined to be approvable):

i. Since the entire gable end would be resided, an exact match to the existing non-historic siding would not be needed.

ii. The material of the LP SmartSide product is approvable by staff, but the faux wood grain texture is not. The commission has consistently only approved the use of substitute materials when there is a smooth paintable finish.

iii. The gable end does not need to have a shingle look, but may be horizontal siding with a 5" or 6" reveal depending on what is found underneath.

iv. Material options include smooth faced fiber cement or engineered wood, horizontal wood siding, or painted cedar/wood shingles.

If there isn't wood underneath the current asbestos siding or if it is deteriorated beyond repair, and if determined to be approvable, we will replace with smooth faced fiber cement or painted cedar/wood shingles.

d. Front window replacement:

i. Removal of the existing are approvable since they are already replacements;

ii. The proportions of the proposed new pair of windows creates sashes that are horizontal, rather than vertical;

iii. Keeping the same width and going taller would be more appropriate for the house;

iv. Manufacturer specifications for the new pair of windows is needed. The windows must be wood with either true or simulated divided lights.

Front window replacement can be removed from this application. We no longer will change or replace the current window.

Your options are as follows:

1. Amend the application to remove everything needing more information so I can approved the remainder.
2. Keep as is and provide the additional information.
3. Do a mix of the two.

Any items removed may either be submitted as a new Minor Work or included in the major Work application. Note that staff approvals must have all details. Major Works are frequently approved with conditions. For example, the front window replacement could be approved, but with the details to be provided to staff. This gives you comfort of an approval with the time to get the specs.

Alex J. Locklear, Investor/Broker



Tully, Tania

From: Alex Locklear <alex@oakcitypropertygroup.com>
Sent: Thursday, January 07, 2016 11:32 AM
To: Tully, Tania
Subject: RE: Minor Work Application - 211 E. South Street

Follow Up Flag: Follow up
Flag Status: Completed

Hi Tania,

observed by staff
TGT

I just dropped off a paint swatch to the receptionist on the 3rd floor of your building; she said she would get it to you.

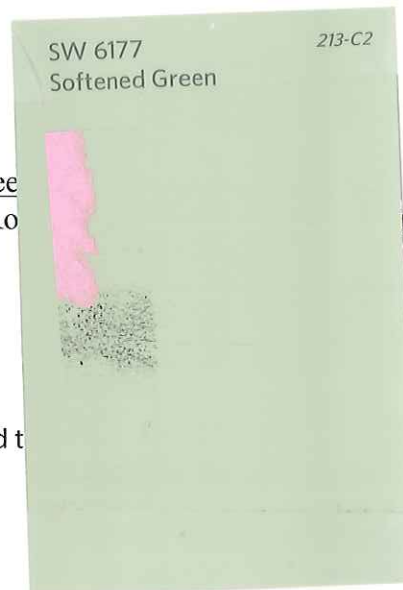
Also, when would you be available to come back out to the property to inspect the wood that was found underneath the gable?

Thanks so much!

Alex

Sent from Outlook

From: Tully, Tania <vania.tully@raleighnc.gov>
Sent: Wednesday, January 6, 2016 10:23 AM
Subject: RE: Minor Work Application - 211 E. South Street
To: Alex Locklear <alex@oakcitypropertygroup.com>, Robinson@raleighnc.gov
Cc: Band, Daniel <daniel.band@raleighnc.gov>



Alex –

Thanks I'll review and get back to you. In the meantime I need to see the color.
-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

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

From: Alex Locklear [<mailto:alex@oakcitypropertygroup.com>]
Sent: Tuesday, January 05, 2016 2:31 PM
To: Tully, Tania; Robinson, Simone

Additional 211 E. South Street Minor COA Items:

Backdoor Exterior Light

Hinkley Freeport 9 ¼" High Bronze Outdoor Wall Light
Style # N9353

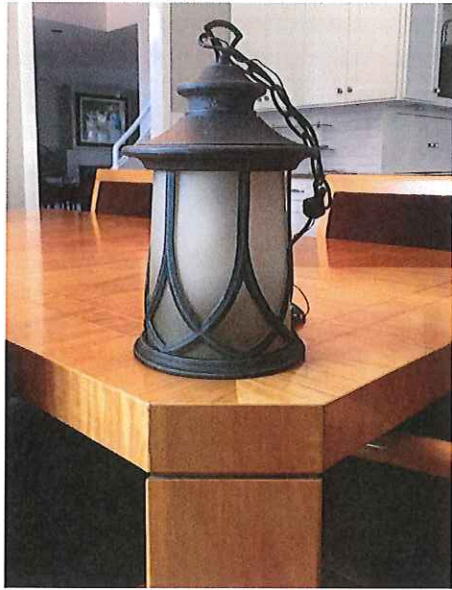
"Evoke New England design with this outdoor wall light features an oil-rubbed bronze finish with clear seedy glass.

Inspired by traditional design, this cast aluminum outdoor wall light boasts clean lines and a matte black finish. Clear seedy glass adds a decorative touch to the grid style housing. A rectangular back plate and straight-arm hold the fixture to the wall."



Front Door Exterior Light

9 ½ " Light , with 100 watt bulb light. Light was purchased from an antique shop in Maryland. No other info.



Mailbox

TOWNHOUSE 15.25-in x 6.75-in Metal Black Wall Mount Mailbox



Per 1/19/16 site visit, bottom boards may be replaced in-kind
all else to remain & to be painted. TGT



211b



211a