

RHDC

RALEIGH HISTORIC
DEVELOPMENT COMMISSION

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

218 PACE STREET

Address

BLOUNT STREET

Historic District

Historic Property

053-17-MW

Certificate Number

03-29-2017

Date of Issue

09-29-2017

Expiration Date

Project Description:

- Alter roof covering;
- replace porch roof

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.

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

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



| | |
|---|---|
| <input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval | <p style="text-align: center;">For Office Use Only</p> Transaction # <u>503937</u> File # <u>05 3-17-MW</u> Fee <u>29.00</u> PAID Amount Paid <u>29.00 - Credit Card</u> Received Date <u>2/16/17</u> Received By <u>Pruitt</u> |
|---|---|

Property Street Address 218 Pace St *Complete 3/22/17*

Historic District Blount Street

Historic Property/Landmark name (if applicable)

Owner's Name Mary and Bret Page

Lot size .07 (width in feet) 28 (depth in feet) 104

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 ([Label Creator](#)).

| Property Address | Property Address |
|------------------|------------------|
| 210 Pace | 216 Pace |
| 215 Pace | 223 Pace |
| 217 Pace | 619 Person St |
| 630 Blount | |
| | |
| | |
| | |

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 The Northgate Group, LLC

Mailing Address 1008 W South St

City Raleigh

State NC

Zip Code 27603

Date 2/6/17

Daytime Phone 9196334622

Email Address emily@thenorthgategroup.com

Applicant Signature *Emily Brinker*

Will you be applying for rehabilitation tax credits for this project? Yes No

Did you consult with staff prior to filing the application? Yes No

Office Use Only

Type of Work _____

CO

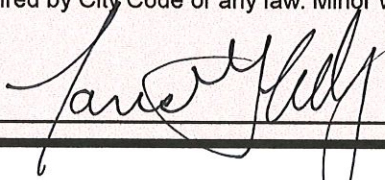
Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

| Section/Page | Topic | Brief Description of Work (attach additional sheets as needed) |
|--------------|--------------------|--|
| 3.3.2 | Metals and Roofing | Entire shingle roof was damaged in Hurricane Matthew and had to be rebuilt. New shingle roof color to be Charcoal Black in the Landmark Architectural Series. |
| 3.5.5 | Roofing | |
| | | Additionally porch roof collapsed in the storm. This roof was a copper standing seam roof that had been painted black over the years. We will put back a copper standing seam roof and leave it unpainted. |
| | | |
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| | | |
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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 9/29/17. 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 Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) _____



Date _____

3/29/17

| TO BE COMPLETED BY APPLICANT | TO BE COMPLETED BY CITY STAFF | | | | |
|---|-------------------------------------|-------------------------------------|-----|----|-----|
| | YES | N/A | YES | NO | N/A |
| Attach 8-1/2" x 11" or 11" x 17" 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. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 10 copies | | | ✓ | | |
| 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. Minimum image size 4" x 6" as printed. Maximum 2 images per page. | <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 existing and proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from 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). Use the Label Creator to determine the addresses. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | ✓ |
| 8. Fee (See Development Fee Schedule) | <input type="checkbox"/> | | | | |

The

BUILD REBUILD

218 Pace COA Minor Work for new roofing material



0004687 02/12/2012

This plot or map is not a subdivision, but a recombination of previously plotted property, and meets all statutory requirements for recording.
Planning Director/Wake County Review Officer.

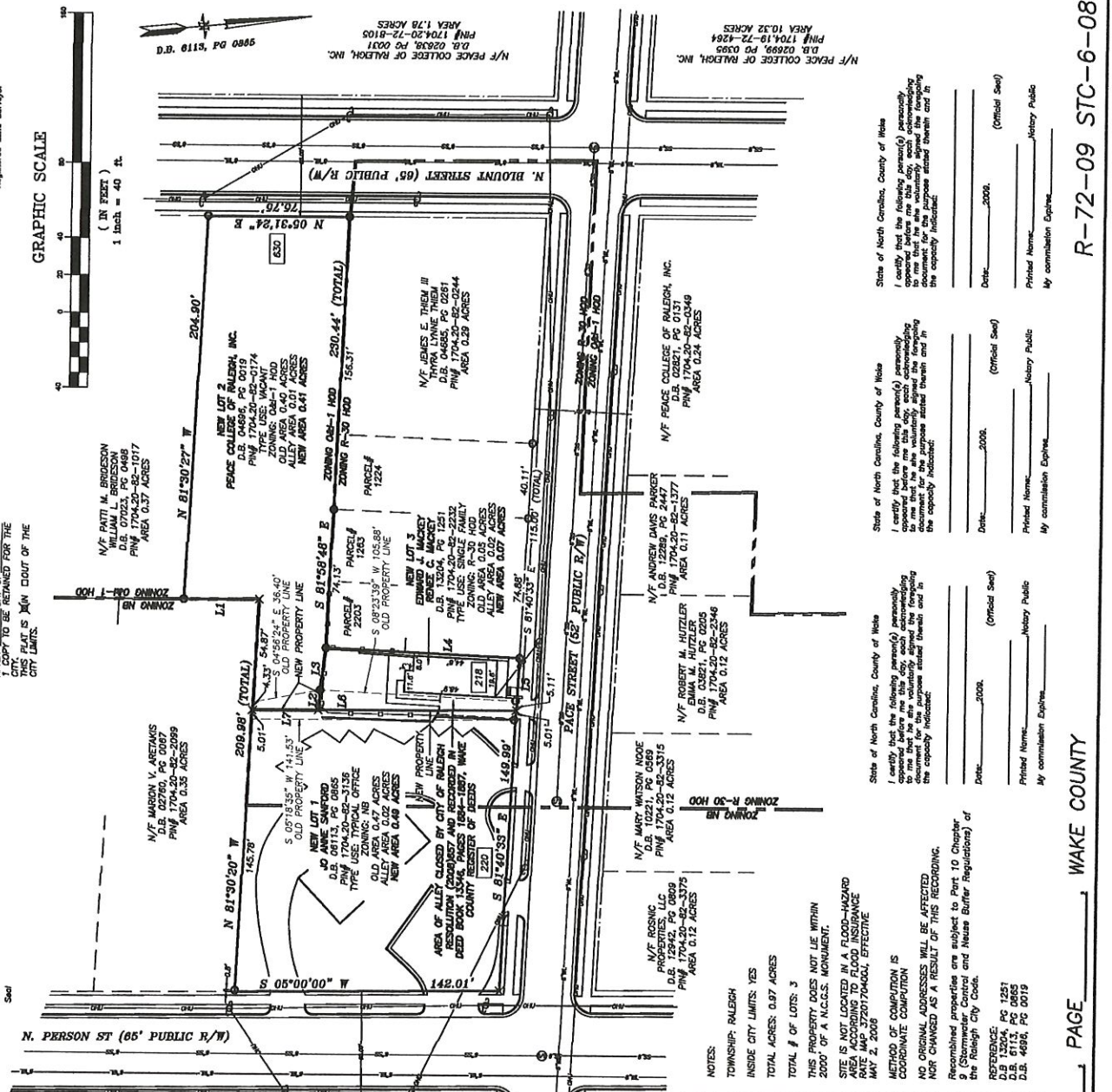
This map is of another category, such as the recombination or showing of easements to the definition of subdivision.

FILED FOR REGISTRATION
DATE: 08-18-2009
LAINA L. BROCK
REGISTER OF DEEDS
WAKE COUNTY
BY: ASSISTANT DEPUTY

THIS PLAT NOT TO BE RECORDED
UNLESS THE FOLLOWING PERSON(S)
HAS/HAVE BEEN OBTAINED FROM THE
CITY PLAT IS A PART OF THE
CITY LIMITS.

STATE OF NORTH CAROLINA, COUNTY OF WAKE
I certify that the following person(s) personally appeared before me this day each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Date: 8/20/09 (Official Seal)
Printed Name: History Public
My commission Expires: _____

| LINE | LENGTH | BEARING |
|------|---------|-------------|
| L1 | 40.44' | S89°24'40"W |
| L2 | 10.81' | S81°58'45"E |
| L3 | 10.73' | S77°08'13"E |
| L4 | 10.73' | S72°08'13"E |
| L5 | 28.11' | S81°40'33"E |
| L6 | 105.97' | N65°18'33"E |
| L7 | 35.55' | N02°18'33"E |



I, Jeffrey M. Davis, P.L.S., certify this map was drawn under my supervision from an actual survey made under my supervision and that the error of closure as calculated by latitude and longitude is 0.0000, that the boundaries not surveyed are shown as a paper line plotted from information found in Book of that this map was prepared in accordance with G.S. 47-20 amended.

Witness my official signature, registration number and seal this 18TH day of AUGUST 2009.

THIS PLAT NOT TO BE RECORDED
UNLESS THE FOLLOWING PERSON(S)
HAS/HAVE BEEN OBTAINED FROM THE
CITY PLAT IS A PART OF THE
CITY LIMITS.

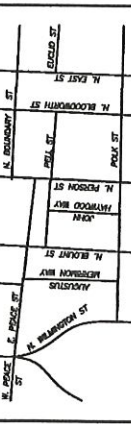
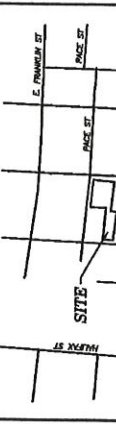
STATE OF NORTH CAROLINA, COUNTY OF WAKE
I certify that the following person(s) personally appeared before me this day each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:
Date: 8/20/09 (Official Seal)
Printed Name: History Public
My commission Expires: _____

THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.C.S. MONUMENT.
SITE IS NOT LOCATED IN A FLOOD HAZARD
AREA ACCORDING TO FLOOD INSURANCE
RATE MAP 3720170404L EFFECTIVE
MAY 2, 2008

METHOD OF COMPUTATION IS
COORDINATE COMPUTATION
NO ORIGINAL ADDRESSES WILL BE AFFECTED
NOR CHANGED AS A RESULT OF THIS RECORDING.
Recombined addresses are subject to Part 10 Chapter
9 (Stormwater Control and Neuse Buffer Regulations) of
the Raleigh City Code.

REFERENCE: PG 1251
D.B. 12044, PG 0865
D.B. 6113, PG 0865
D.B. 0468, PG 0579

NOTES:
TOWNSHIP: RALEIGH
INSIDE CITY LIMITS: YES
TOTAL ACRES: 0.97 ACRES
TOTAL # OF LOTS: 3



LEGEND
Property Line (not surveyed)
Right-of-Way Line
Easement Line
Creek Centerline
Water Line
Overhead Utility
Chain Link Fence

Parcel # 5015
Property Line (not surveyed)
Right-of-Way Line
Easement Line
Creek Centerline
Water Line
Overhead Utility
Chain Link Fence

Parcel # 5111
Property Line (not surveyed)
Right-of-Way Line
Easement Line
Creek Centerline
Water Line
Overhead Utility
Chain Link Fence

Parcel # 5123
Property Line (not surveyed)
Right-of-Way Line
Easement Line
Creek Centerline
Water Line
Overhead Utility
Chain Link Fence

N/F JOHN E. TREADEWELL
D.B. 09883, PG 0272
PIN# 1704.20-82-3313
AREA 0.11 ACRES

* This plat is not a subdivision, but a recombination of previously plotted property, and meets all statutory requirements for recording.
This plat is not a subdivision, but a recombination of previously plotted property, and meets all statutory requirements for recording.

BOOK NO. _____
PAGE NO. _____
SIGNATURE(S) OF PROPERTY OWNER(S): _____

RECORDED IN BOOK OF MAPS PAGE _____ WAKE COUNTY R-72-09 STC-6-08

Tully, Tania

From: Bankston Lewis <bankston@thenorthgategroup.com>
Sent: Wednesday, March 22, 2017 8:12 AM
To: Tully, Tania
Cc: Emily Brinker; Eric Brinker
Subject: COA 218 Page.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Categories: COA Guidance

Tania,

Hope all is well. This is Bankston Lewis over here with The Northgate Group. I am responding to you questions on the specifications of the roofs at 218 Pace Street. The copper roof specs are.

- The panels will be 16 inches wide
- the panels will be flat
- 1.5inch seams tall seems
- there isn't a ridge vent on the copper roof nor was there previously

The rest of the roof that has asphalt shingles

- Bew ridgevent will be installed
- Certainteed Ridgvent 1000

I hope this answers all of your questions. Please don't hesitate to contact me if you have any more questions.

Thank you,

Get [Outlook for iOS](#)

Tully, Tania

From: Tully, Tania
Sent: Tuesday, March 21, 2017 9:43 AM
To: 'Bret Page'
Cc: Robb, Melissa (Melissa.Robb@raleighnc.gov)
Subject: COA for Roofing Changes at 218 Pace Street

Hi Bret –

I've reviewed your COA application and I'm confident it will be approved, but additional details are needed.

- Will there be any new vents (ridge or otherwise) added? If so, please provide the specs.
- Please provide the specs for the new porch roof. Provide the pan width; seam width and height; clarify that the pans will be flat; how the ridges will be treated. If you happen to have a close-up photo of the old roof that is being matched, that will work too.

Best,
Tania

Tania Georgiou Tully, Planner II
Historic Preservation
Urban Design Center
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

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