

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Move mechanical units; alter retaining wall; install brick pathway; install 42" fence; relocate door; install steps

215 N East St

Address

Oakwood

Historic District

Historic Property

COA-0163-2018

Certificate Number

10/17/2018

Date of Issue

4/15/2019

Expiration Date

This card must be kept posted 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, _____

Collette R Kinne

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



- Minor Work (staff review) – 1 copy
- Major Work (COA Committee review) – 10 copies
 - Additions Greater than 25% of Building Square Footage
 - New Buildings
 - Demo of Contributing Historic Resource
 - All Other
- Post Approval Re-review of Conditions of Approval

For Office Use Only	
Transaction #	570726
File #	COA 0163-2018
Fee	\$ 30.00
Amount Paid	\$ 30.00
Received Date	9/25/18
Received By	J. Jones

Property Street Address 215 N East St

Historic District Oakwood

Historic Property/Landmark name (if applicable) Mebane-Stien House

Owner's Name Meghan & Jim Melo

Lot size .12 (width in feet) 51' (depth in feet) 98'

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

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 Jim Melo

Mailing Address 215 N East St.

City Raleigh

State NC

Zip Code 27601

Date

Daytime Phone 919-451-3483

Email Address Jim@melo.net

Applicant Signature 

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 35, 50, 83

35, 29, 67

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

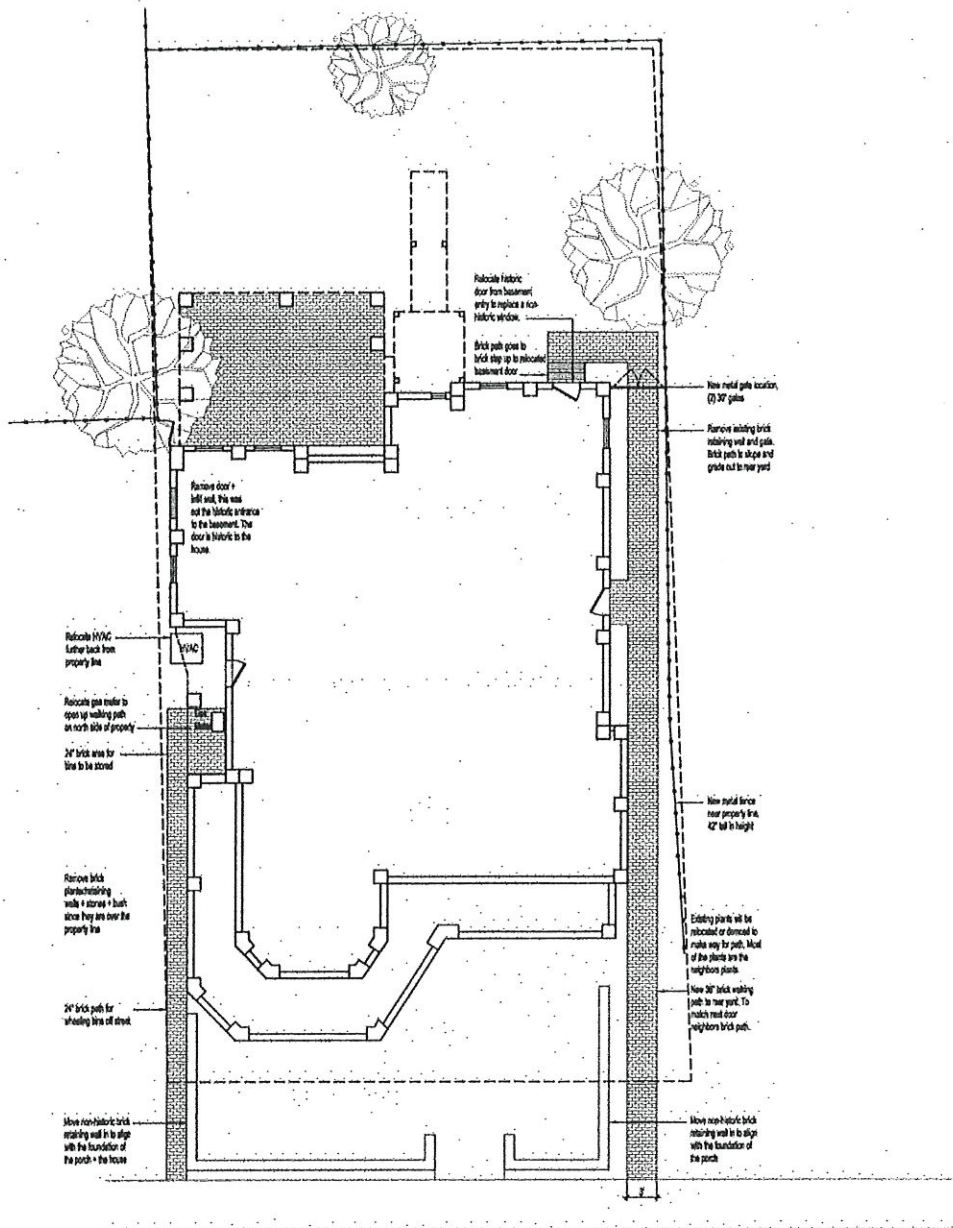
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
1.4/24	Fences and walls	1. Move gas meter from north side to south side.
1.5/26-27	Walkways	2. Shrink retaining wall in front of house (non-historic and I believe installed around 2000, there is a COA application by the Hastings). We need to create more walking space on the north side for the new path. Also the reason for moving the meter. We want the retaining wall to line up with the sides of the house. Currently they extend past the house and go the entire distance of our property line.
2.7/50-51	Windows and Doors	
Unsure	Move A/C unit and Gas Meter	3. install brick pathway down north side of house. Use same brick as previous COA's (Albamarle OS from Custom Brick)
		4. Move A/C unit to accommodate gas meter.
		5. Install fence between 215 N East and 217 N East less than 4 ft in height. See Pic for proposed fence. In use at 206 E Jones St.
		6. Move door to basement apartment from south side of basement to the north side, but facing west. It will replace a non-historic window. The door is original to the house but not the location. It was repurposed by previous owners. In addition, the basement had two known historic entrances which have since been closed off and the new entrance at its current location installed.
		7. Install small landing/steps in front of door.

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 10/17/2019. 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) Collette R K Date 10/17/2018

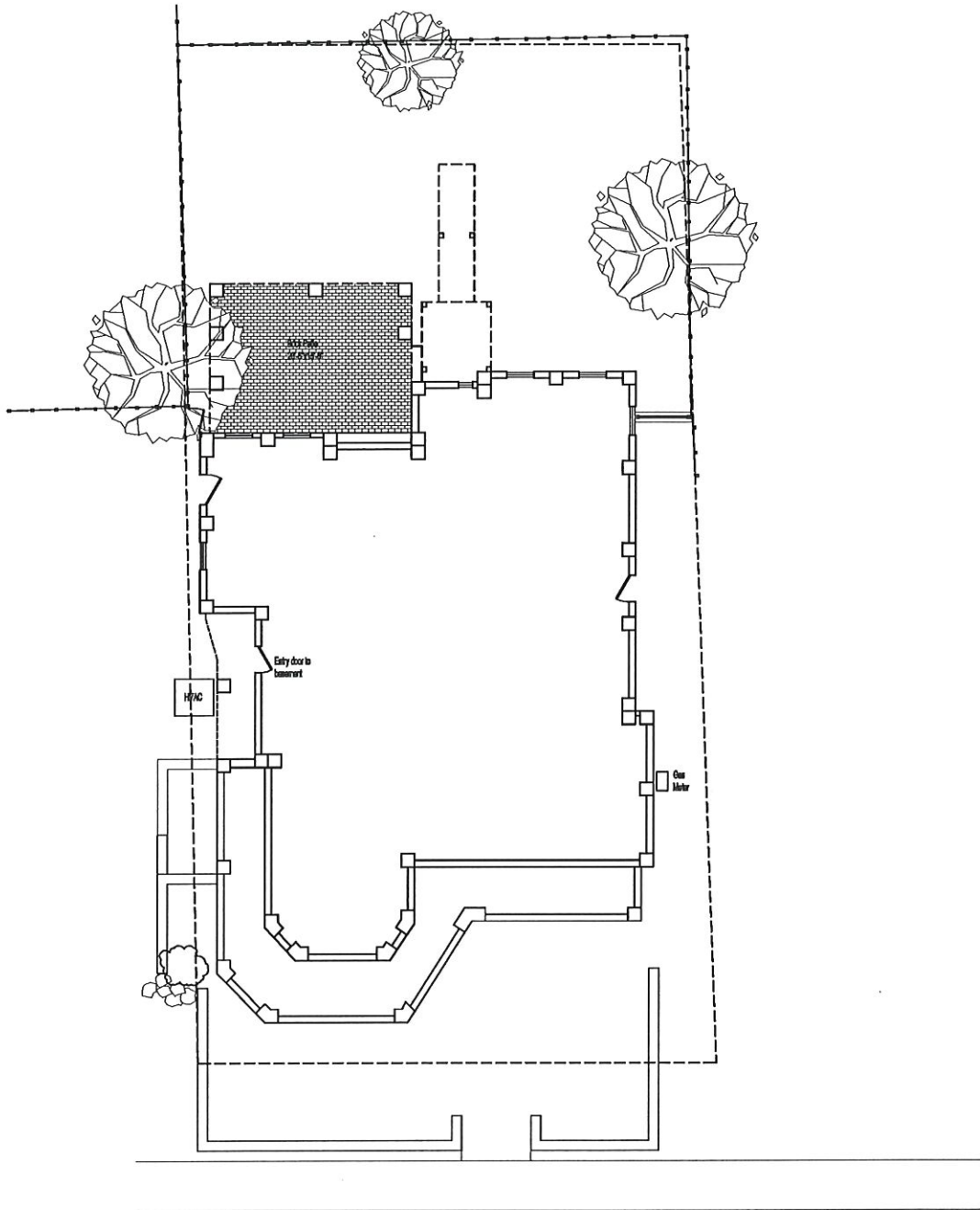
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. <u>Minor Work (staff review) – 1 copy</u> <u>Major Work (COA Committee review) – 10 copies</u>					
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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" 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 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). Use the <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		✓		



PELL ST studio

Architect
 Ashley Henrik Morris
 300 Pell Street
 Raleigh, NC 27604
 919.694.0970

215 N East St - New Foundation/Site Plan
 Scale - 3/32" = 1'-0" (11x17 paper)



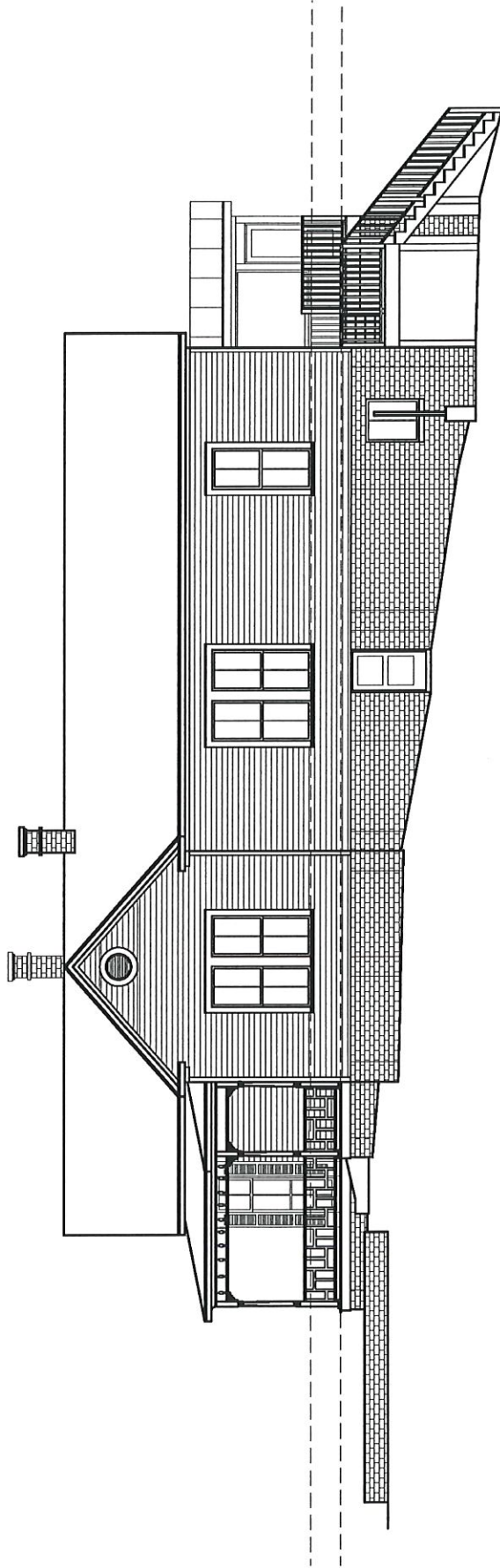
215 N East St - Existing Foundation/Site Plan
 Scale - 3/32" = 1'-0" (11x17 paper)



PELL ST studio

Architect
 Ashley Herkel Morris
 308 Pell Street
 Raleigh, NC 27604
 919.696.0970



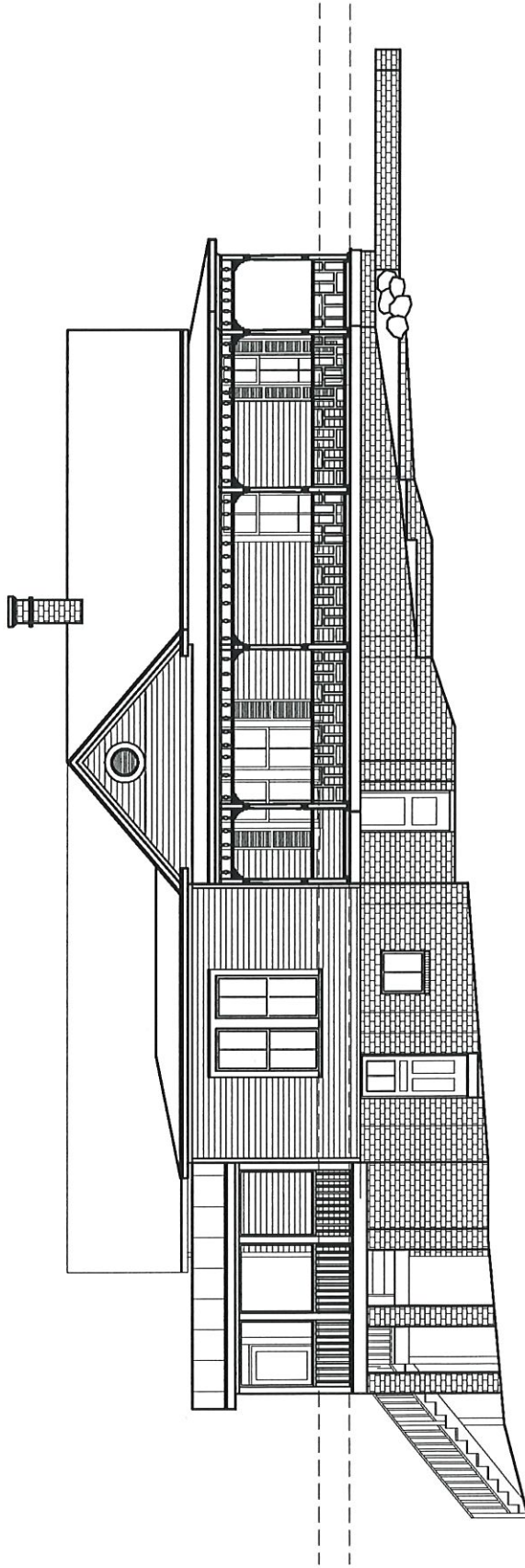


PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

215 N East St - Existing North Side Elevation

Scale - 3/32" = 1'-0"

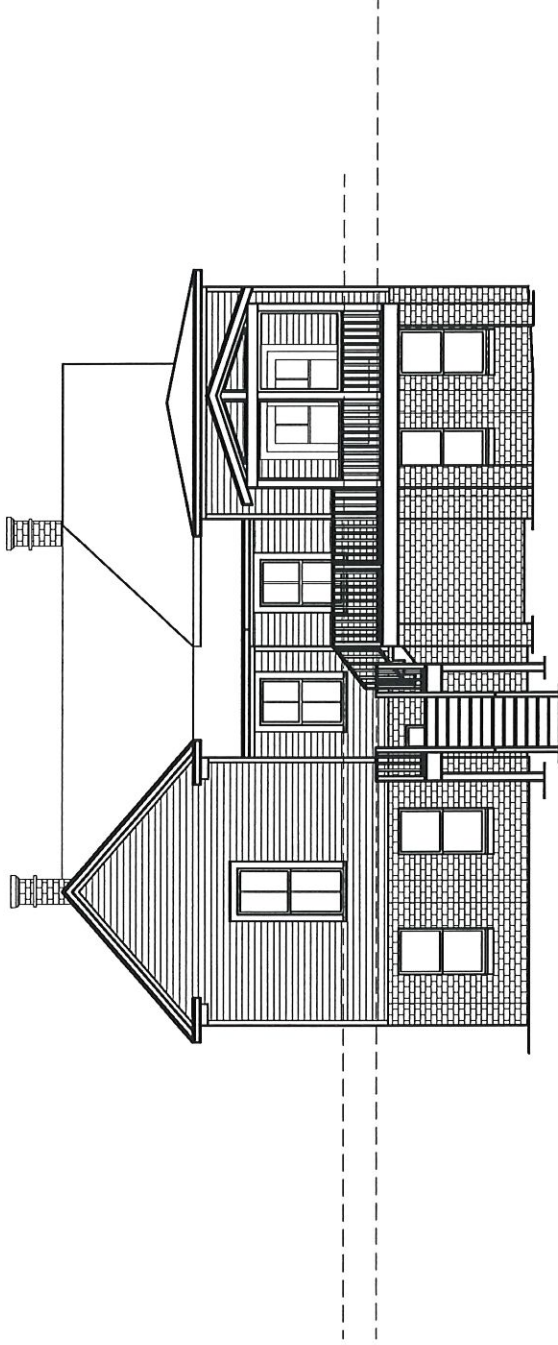


PELL ST studio

Architect
Ashley Hankel Morris
306 Pell Street
Raleigh, NC 27604
919.686.0970

215 N East St - Existing South Side Elevation

Scale - 3/32" = 1'-0"

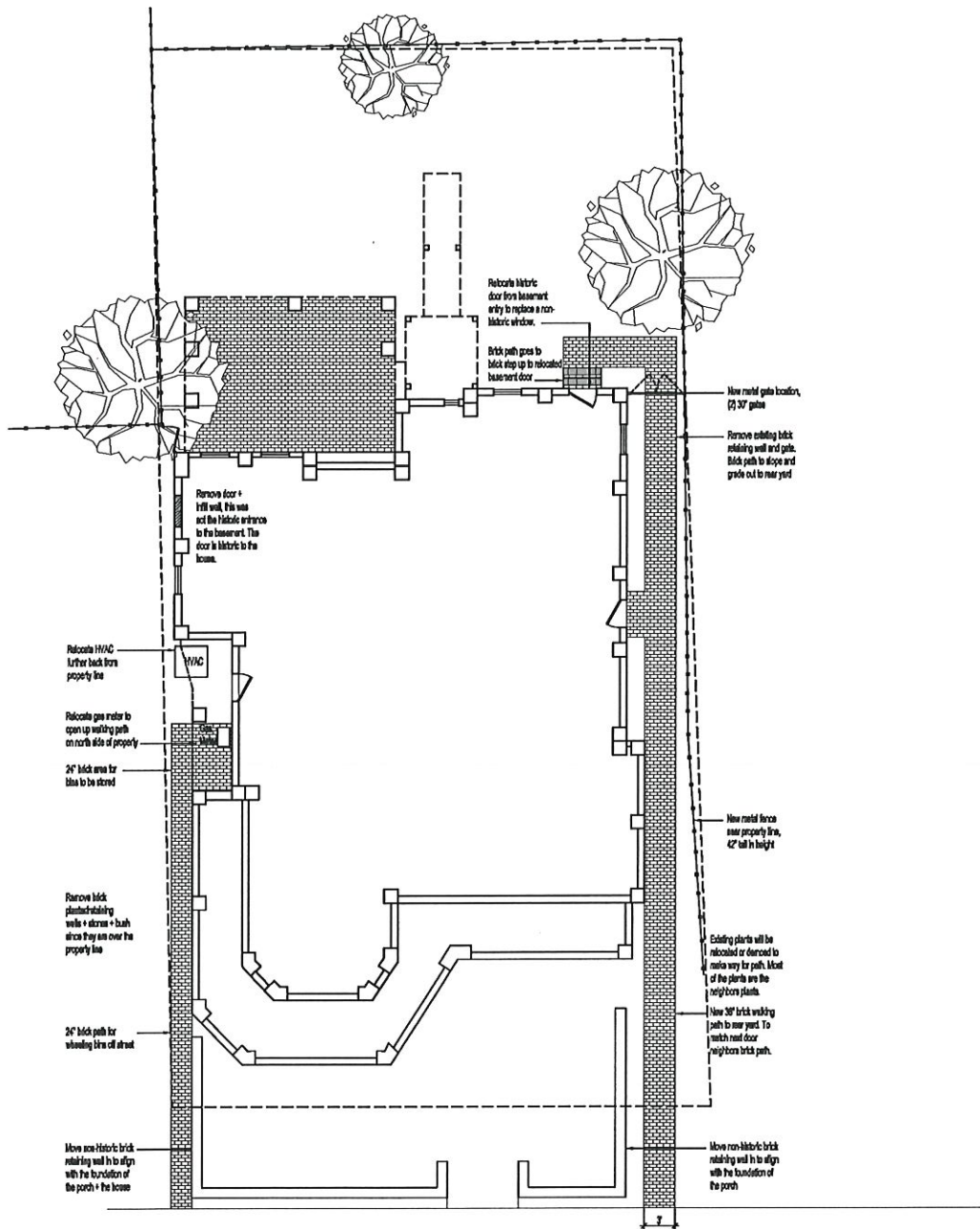


PELL ST studio

Architect
Ashley, Hentzel Morris
306 Pell Street
Raleigh, NC 27604
919.666.0970

215 N East St - Existing Rear Elevation

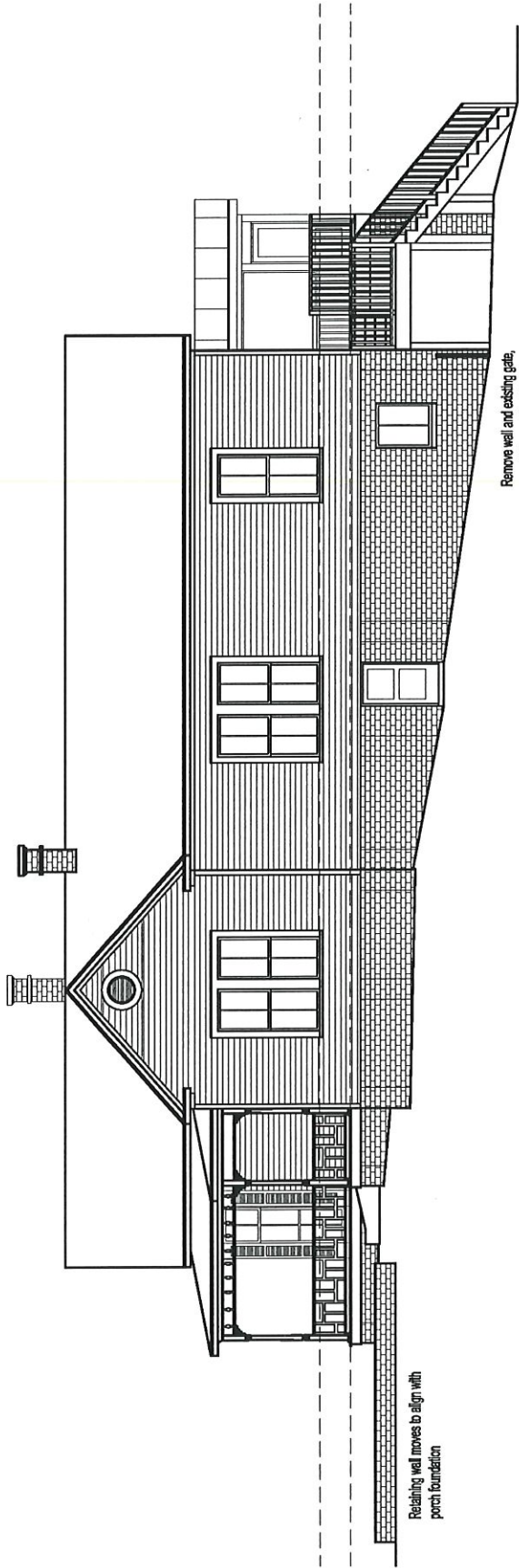
Scale - 3/32" = 1'-0"



PELL ST studio

Architect
 Ashley Henkel Morris
 308 Pell Street
 Raleigh, NC 27604
 919.698.0070

215 N East St - New Foundation/Site Plan
 Scale - 3/32" = 1'-0" (11x17 paper)



Retaining wall moves to align with porch foundation

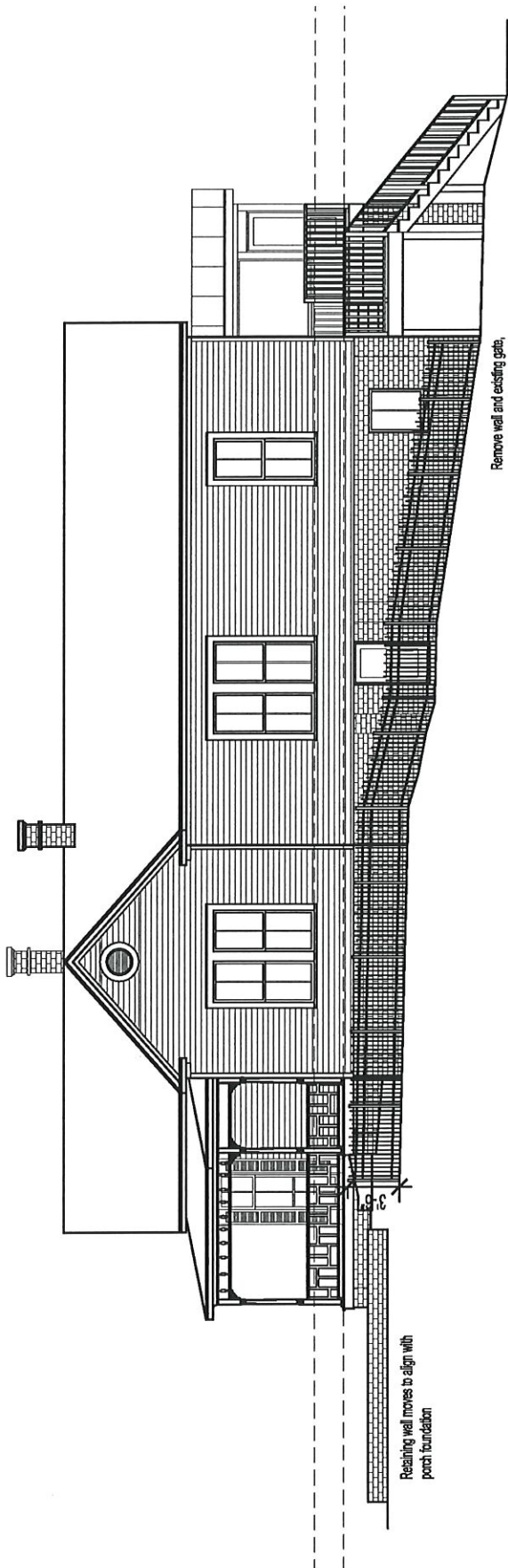
Remove well and existing gate, regrade to a gentler slope

PELL ST studio

Architect
Ashley Henkel Morris
308 Pell Street
Raleigh, NC 27604
919.856.0970

215 N East St - New North Side Elevation

Scale - 3/32" = 1'-0"

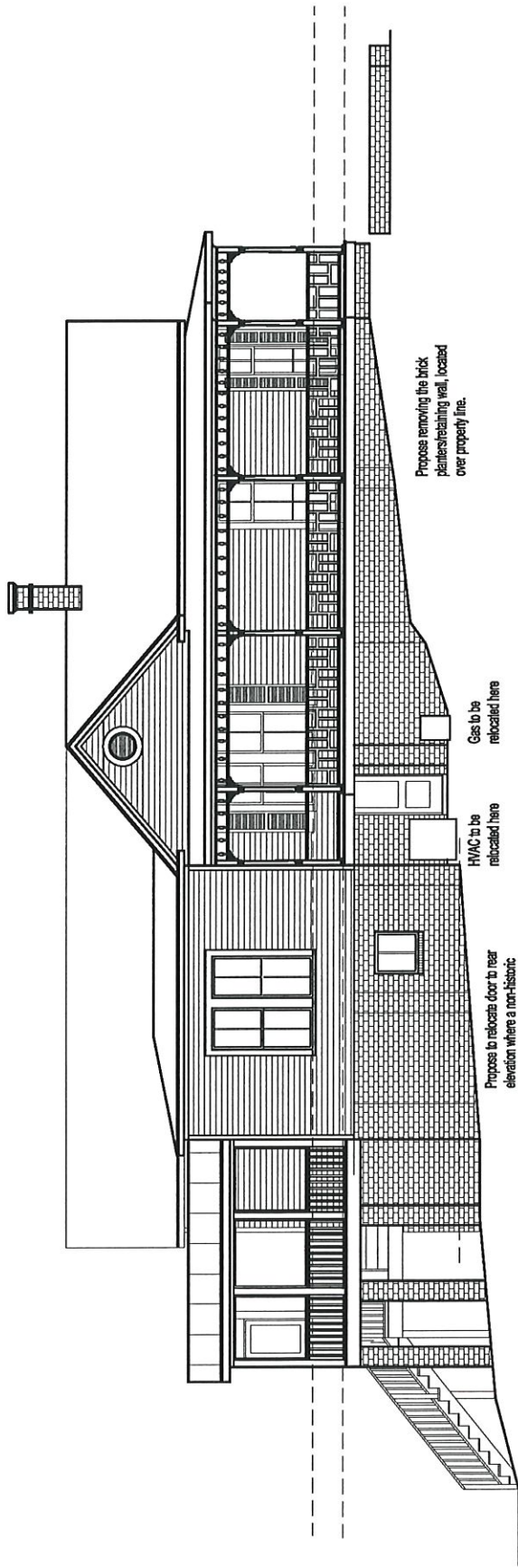


PELL ST studio

Architect
 Ashley Henkel Morris
 308 Peal Street
 Raleigh, NC 27604
 919.696.0970

215 N East St - New North Side Elevation with Fence

Scale - 3/32" = 1'-0"

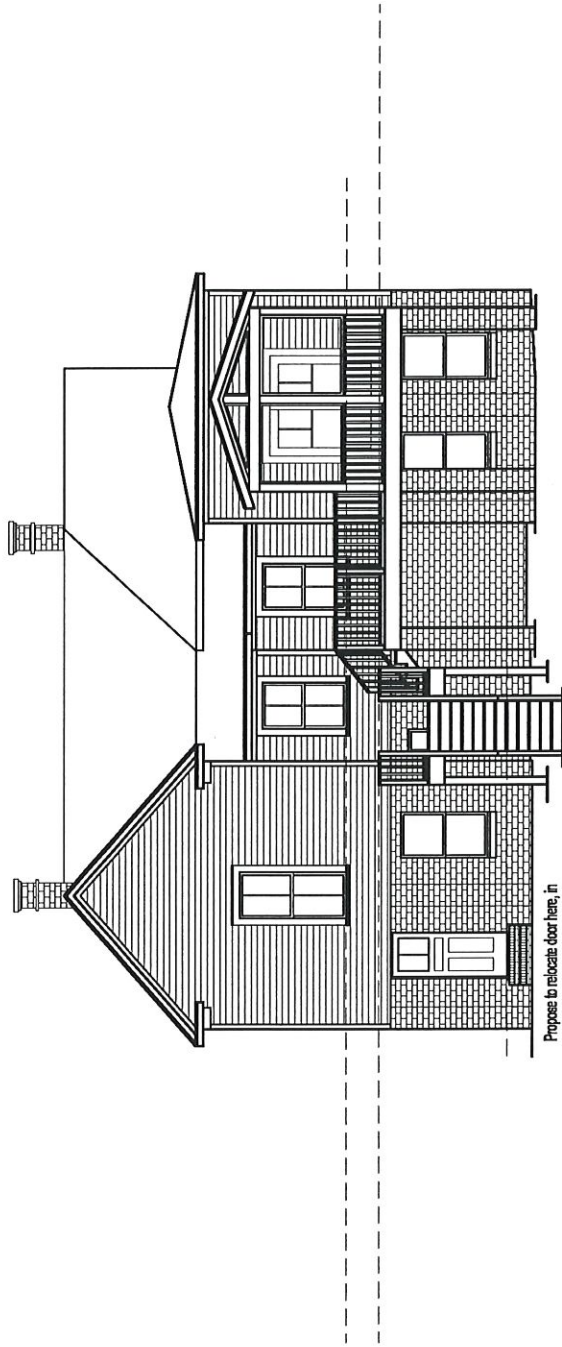


PELL ST studio

Architect
 Ashley Henkel Morris
 306 Pell Street
 Raleigh, NC 27604
 919.696.0970

215 N East St - New South Side Elevation

Scale - 3/32" = 1'-0"



Propose to relocate door here, in place of a non-historic window. New brick steps up to just below FF height

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

215 N East St - New Rear Elevation

Scale - 3/32" = 1'-0"



East Elevation



North Elevation

Neighbors Pathway
Brick will be same
pattern: path same
size to match
neighbors
at 217 N. East St.



North East Corner /Brick retaining wall and porch edge



Gas Meter on North Elevation

Proposed Brick for Pathway



North Elevation facing backyard



North Elevation Facing backyard



Landing

North West Back Corner (site of new door, left basement window)

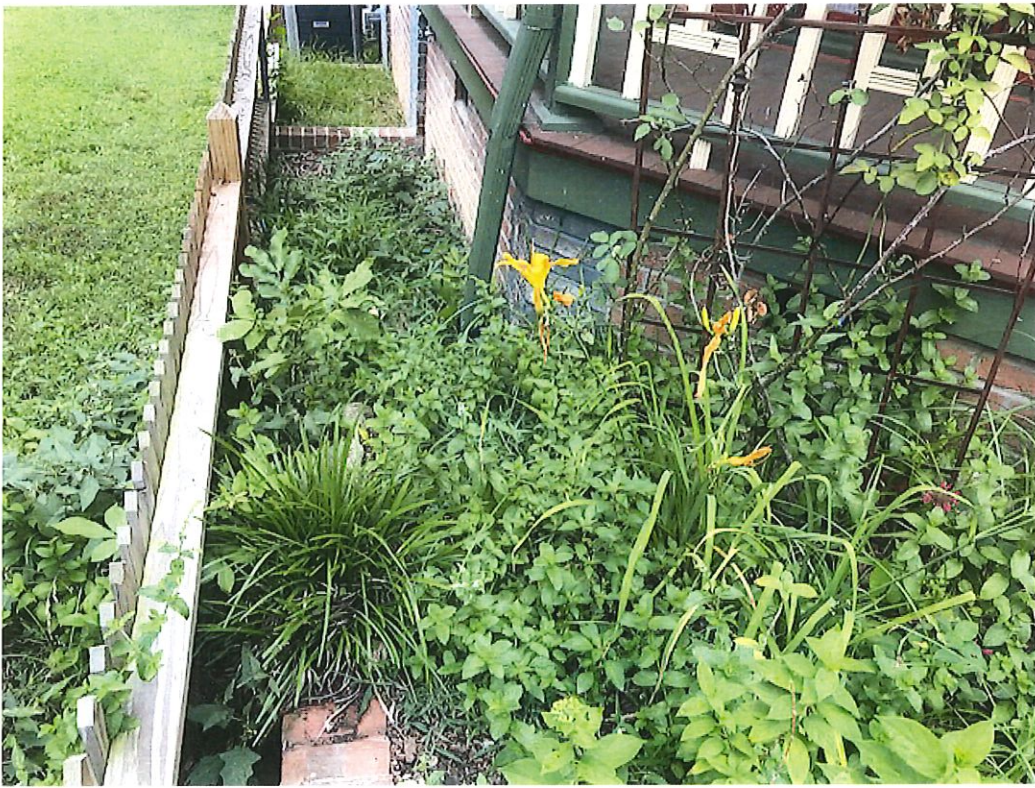
new Door



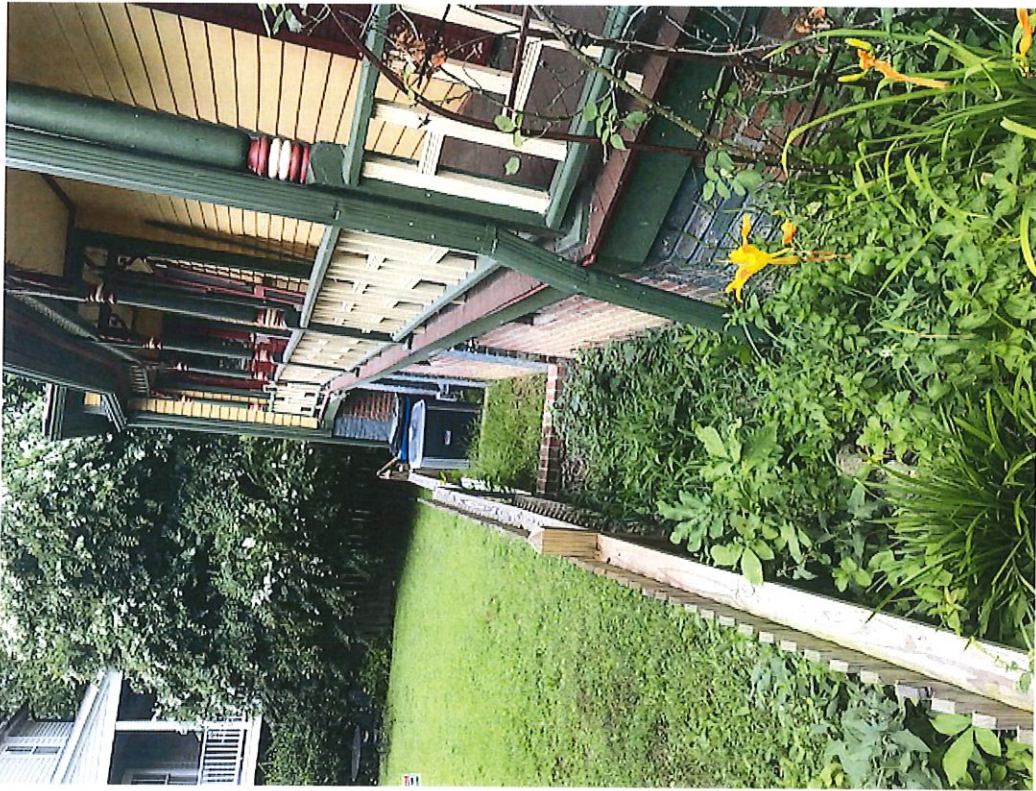
South West Back Corner



South East Corner



Close up of retaining wall and house/porch foundation



South East Elevation



South Elevation Current A/C and future gas meter location

move A/C



Close up of location of future gas meter and A/C unit



Current Door to Apartment Southern Elevation

Gas Unit
Behind where
current A/C
located.



424
Fence at 406 E. Jones St. same will be used.



West Elevation picture from circa 1983 (pics obtained from RHDC)



Front of House circa 1983

Kinane, Collette

From: Robb, Melissa
Sent: Wednesday, July 11, 2018 4:54 PM
To: Meghan Jim Melo
Cc: Kinane, Collette; Tully, Tania
Subject: RE: 215 N East St COA Review Minor Work

Jim,

There's no need to supply a sample of the brick, just make sure the application states it has been used on previously approved COA projects. In a quick glance at these materials I don't see any questions or issues. Please allow 10-15 business days for the review. We will, of course, do it as quickly as we are able.

Best,
Melissa

From: Meghan Jim Melo [mailto:meghanandjim@melo.net]
Sent: Wednesday, July 11, 2018 11:16 AM
To: Robb, Melissa <Melissa.Robb@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: 215 N East St COA Review Minor Work

Hello,

We had a property dispute with our neighbors and it looks like we are reaching a settlement. As part of that settlement we need to move a door and create better access to our backyard. Without this work, we will in essence have no access to do work in our yard.

I don't think you need to be bothered with the details of the dispute but of course we need to obtain a COA for the work to be done. I did discuss this with Tania a while back and it appears that all of the work qualifies as minor work. I would like to submit this as soon as possible so we can begin work immediately. This has been an almost 3 year legal battle so you can imagine we are eager to move forward.

I've attached the COA application I will be submitting along with some design plans from Ashley over at Pell St. Studio. I of course will submit current photos of the house and some older photos documenting the placement of the door and the previous doors/windows (or lack thereof). Also a couple of photos from neighbors yards showing the type of fence we plan on installing.

Do I need to submit another sample of the brick? We will be using the same brick we have used throughout various work and prior major work COA's?

Please let me know if this submission is acceptable as well as the proposed work and I'll get it submitted ASAP.

Should you have any questions or concerns please do not hesitate to call me at 919-451-3483.

Regards,
Jim Melo
215 N East St.