

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Renew COA 165-17-CA

3227 Birnamwood Rd

Address

Historic District

Paul & Ellen Welles House

Historic Property

COA-0170-2018

Certificate Number

10/18/2018

Date of Issue

4/16/2019

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. Kinnane

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	For Office Use Only Transaction # <u>572188</u> File # <u>COA 0170 2018</u> Fee <u>\$30</u> Amount Paid <u>\$30</u> Received Date <u>10/8/18</u> Received By <u>C. McCoy</u>
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Property Street Address 3227 Birnamwood Rd

Historic District _____

Historic Property/Landmark name (if applicable) Paul + Ellen Welles House

Owner's Name Ken Kohagen

Lot size <u>1.85 acres</u>	(width in feet) <u>209' front (250' rear)</u>	(depth in feet) <u>291'</u>
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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.

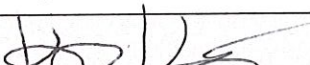
Type or print the following:

Applicant Ken Kohagen

Mailing Address 3227 Birnamwood Rd

City Raleigh	State NC	Zip Code 27604
Date 9/28/2018	Daytime Phone 1-919-673-6642	

Email Address Kenneth.Kohagen@unchealth.unc.edu

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 _____

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)
		<p>Request for renewal of COA blue placard for Case 165-17-CA. Construction is to start this month and we have been using the time since the hearing to review contractors, satisfy requested conditions, and get ready for permitting and construction.</p>

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 04/16/2019. 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. [Signature] Date 10/18/2018

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. 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 type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input 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 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 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 type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				



December 5, 2017

Ann Brown and Kenneth Kohagen
3227 Birnamwood Road
Raleigh, NC 27604

RE: 165-17-CA (3227 Birnamwood Road)— Approved as Amended with Conditions

Dear Ms. Brown and Mr. Kohagen:

Your application, 165-17-CA, which was presented at the November 27, 2017, meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission, was approved as amended with conditions:

1. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:

PLACARD PRINTED 3/9/18

APPROVED 3/9/18 MR

- ✓ a. Eave construction details;
- ✓ b. Screened porch section drawing;
- ✓ c. New site plan drawings showing the site walls not extending the full length of the driveway.

2. That details and specifications for the following be provided to and approved by staff prior to installation or construction:

APPROVED 9/21/18 MR

- ✓ a. Garage vehicular door;
- b. Brick sample for bedroom addition;
- ✓ c. Window section drawings;
- d. Gate design;
- e. Deck stain.

APPROVED 3/9/18 MR

A draft Certified Record that describes the committee's action is enclosed. The draft will become final when the committee votes at its next meeting to approve the November minutes. Please note that you and aggrieved parties have a 20-day window for notification of intent to appeal or to file a petition to submit a request for reconsideration. *Commencement of work within the appeal period is at your own risk.*

In order to complete your application, you must contact the commission staff when you have met the conditions. You will then be issued the blue placard form of the certificate which is valid through May 27, 2018. Please note that all items for fulfillment of conditions should be submitted together, as each additional conditions review after the first review is subject to an additional fee. To obtain your building permit (if applicable), take the placard and this letter with you to the Office of Development Services. Please post the blue placard in public view, as indicated at the bottom of the

Post Office Box 829
Raleigh, North Carolina 27602
(919) 832-7238 ph
(919) 516-2682 fax

www.rhdc.org



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

3227 BIRNAMWOOD ROAD

Address

Historic District

PAUL/ELLEN WELLES HOUSE

Historic Property

165-17-CA

Certificate Number

11-27-2017

Date of Issue

05-27-2018

Expiration Date

Project Description:

- Reconstruct retaining wall
- Construct driveway retaining walls
- Reconstruct walkway and stair
- Alter existing garage
- Install new windows and skylight
- Expand screened porch
- Alter rear deck
- Construct two-story addition

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Signature, Elizabeth Caliendo /mn
Raleigh Historic Development Commission

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