

4/14/06

617 Elm Street

This house is back on the market because the prior buyers had a change in circumstances unrelated to the property.

The prior buyers have released to the seller the following documents that are available:

- A survey that shows that the house may be expanded without impinging on the border of the Neuse River buffer. This buffer prevents development within 50 feet of creek that drains into the Neuse River.
- Correspondence with the NC State Division of Water Quality that specified the location of the Neuse River buffer.
- Architectural plans for enlarging the house.
- A “Historic Preservation Certification Application” to the State of North Carolina. This is required to establish the eligibility of renovations for State rehabilitation tax credits.

State rehabilitation tax credits are potentially available because the property is located within a national historic district.

The property lies just outside the boundaries of the local Historic Oakwood district. For this reason it is not necessary to get approval for exterior changes from the Raleigh Historic Districts Commission. Maps showing the differing borders of the local and national districts for Oakwood may be seen in the “Neighborhood” section of my web site at www.peterRumsey.com.