

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

324 E DAVIE STREET

Address

PRINCE HALL

Historic District

Historic Property

154-15-MW

Certificate Number

10/26/2015

Date of Issue

4/26/2016

Expiration Date

Project Description:

- Change slope and length of driveway apron;
- change dimensions of driving strips

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

A handwritten signature in black ink, appearing to read "Laurie Kelly", is written over a horizontal line. The signature is fluid and cursive.

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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

- 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 # 449812
 File # 154-15-MW
 Fee 29.00
 Amt Paid 29.00
 Check # cc
 Rec'd Date 10/12/15
 Rec'd By [Signature]
 Amended 10/23/15

• 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 **324 E Davie Street**

Historic District **Thompson Hunter**

Historic Property/Landmark name (if applicable)

Owner's Name **TELEGRAPH ROAD PROPERTIES LLC**

Lot size **.06**

(width in feet) **35**

(depth in feet) **80**

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.

① 10/20 site visit of asperid to amendment.

Type or print the following:

Applicant **Nicholas Baglio / Karen Kaspar**

Mailing Address **324 E Davie Street**

City **Raleigh** State **NC** Zip Code **27601**

Date **10.12.15** Daytime Phone **305.609.1222 / 919.606.1879**

Email Address **danixsta@gmail.com / kkaspar400@gmail.com**

Signature of Applicant Nicholas Baglio

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 4/26/16. 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 10/26/15

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 34

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

Section/Page	Topic	Brief Description of Work
2.1	Public Rights of Way	Change the grading of the entrance to existing driveway/sidewalk to allow vehicles to enter and exit the driveway without damaging the vehicles.
		Amended: Alter length & slope of driveway apron.
		Change driving strip configuration.

<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>					
<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.)</p>	<input checked="" type="checkbox"/>				
<p>2. Description of materials (Provide samples, if appropriate)</p>	<input checked="" type="checkbox"/>				
<p>3. Photographs of existing conditions are required.</p>	<input checked="" type="checkbox"/>				
<p>4. Paint Schedule (if applicable)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<p>6. Drawings showing proposed work</p> <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"/>			
<p>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)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
<p>8. Fee (See Development Fee Schedule)</p>	<input checked="" type="checkbox"/>				

Proposed Change to the driveway at 324 E Davie Street

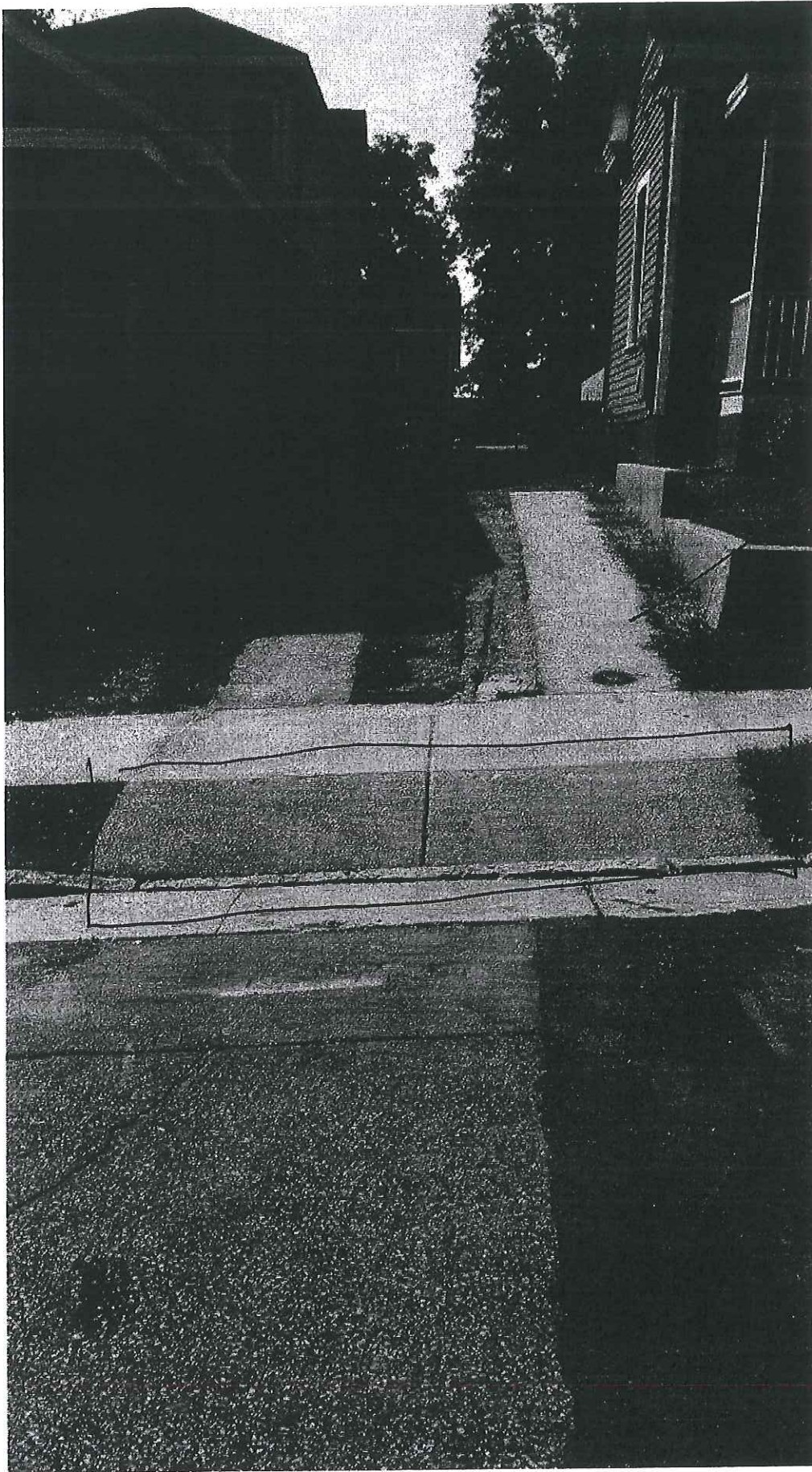
We are requesting permission to change the entrance of the driveway to 324 E Davie Street. The current conditions do not allow a vehicle to enter or exit the driveway without damage to the front and rear bumpers and/or the under carriage.

To change the grade ~~from the point of entry at the street to the existing strips~~ requires changing the grade of the city sidewalk that runs across the driveway.

> re Moved
per 10/23
email,

We have no intention of altering the appearance with regard to the style of the driveway or sidewalk. We simply want to lessen the severity of the grade so that both property owners at 324 and 322 E Davie are able to use their shared driveway without difficulty and damage to their vehicles.

Staff site visit 10/20/15 confirmed change to
apron only. Sidewalk not changing. TGT



~~→ this will not
be changed.~~

~~this section is too
steep. cars & trucks bottom
out when entering & exiting
Even going extremely slow
& entering at an angle~~

~~The driveway will not be
altered in appearance or
style. We simply want
the grade to be correct
in order for cars to
use the driveway without
damaging the vehicles~~

324 E Davie St

Raleigh, NC

Remove 36' of existing concrete sidewalk in front of property. Remove existing driveway apron. No curbing will be disturbed.

Re slope new concrete sidewalks 30% in grade from grass to street to reduce slope of apron. Currently apron is approximately 50% grade and makes it impossible to enter driveway with most vehicles.

~~New slope of sidewalk will divert water run off to street gutter from both sides of driveway and allow apron to be under 30% grade to allow entry to driveway.~~

Concrete will match existing design and type of concrete currently in place.

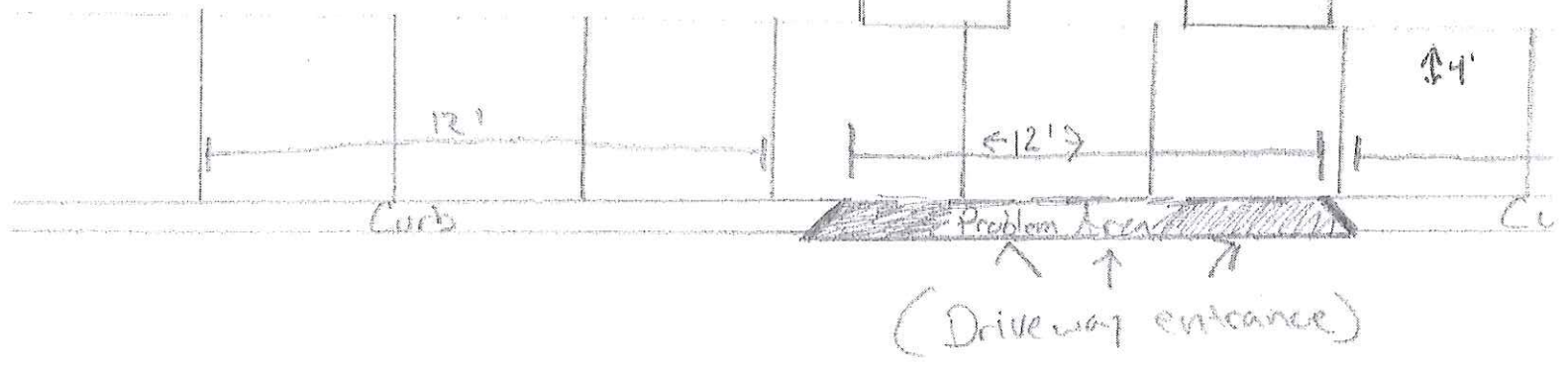
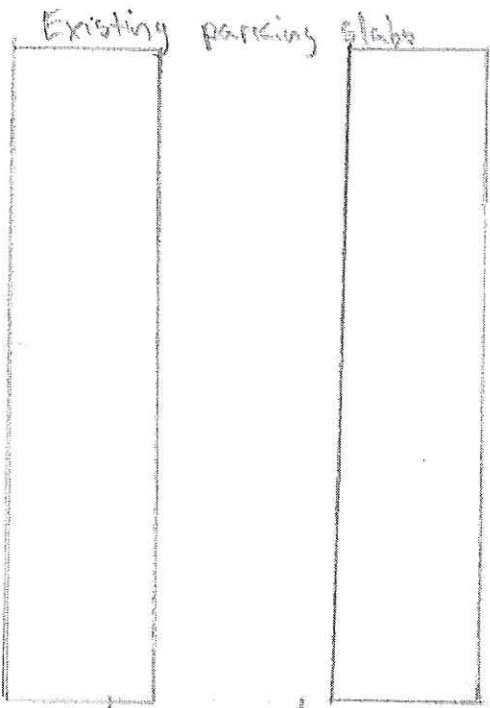
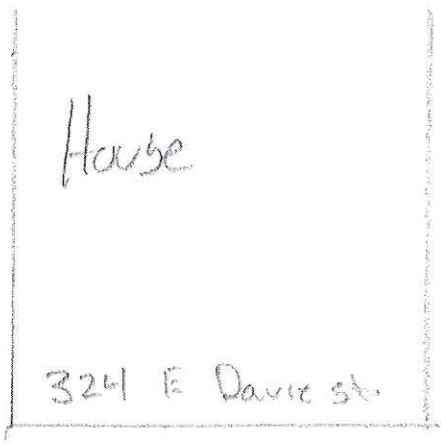
Justin Kaspar

Carolina Facility Management

3805 Opportunity Dr

Raleigh, NC 27603

919.406.2517



← E Davie st. →



Amendment
10/20/15
TGT

reduce slope

granite to be raised to apron surface

apron to extend length

Tully, Tania

From: Tully, Tania
Sent: Tuesday, October 13, 2015 3:01 PM
To: 'Jason Queen'; James Ebert; Matthew Munoz; Edwards, Britni W; Glover, Ashley; Reid, Dustin; 'kkaspar400@gmail.com'; 'danixsta@gmail.com'
Cc: Matthew Fitzgerald; Band, Daniel; Lauer, Martha
Subject: RE: 322-324 E Davie St.

- 1) I just received a COA from Nicholas Baglio and Karen Kaspar (copied on this email) requesting that the curb cut and adjoining sidewalk be regarded to 50% rather than 30%. This may be in conflict with *Design Guideline 2.5.8* "Maintain the continuity of sidewalks in the public-right-of-way when introducing new driveways."
- 2) One alternative may be to install a product such as these: <http://www.bridjit.com/> or <http://eco-flex.com/products/index.php?productId=34>. Per Bradley Kimball and Paul Kallam The City wouldn't require a formal submittal or encroachment associated with the "device". The hard rubber helps to bridge that drastic gap that affects low cars. The City would not maintain this nor replace in the event of damage or theft.
- 3) Because of the number of people involved I suggest that you proffer a few times and days to get responses.

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

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

From: Jason Queen [<mailto:j.queen@monarchrealty.co>]
Sent: Tuesday, October 13, 2015 2:39 PM
To: Tully, Tania; James Ebert; Matthew Munoz; Edwards, Britni W; Glover, Ashley; Reid, Dustin
Cc: Matthew Fitzgerald
Subject: 322-324 E Davie St.

Hi Everyone,

We are getting the runaround regarding what to do about the entrance to the shared drive way at 322-324 E. Davie St. and the sidewalk. I would like to request an on-site meeting with someone from RHDC and someone from the Inspections Dept. about what to do about the driveway entrance and concrete finish.

Issue: Too steep and not functional. Cannot get a car up the entrance ramp.

What we have been told:
Nothing we can do about it
Has to be that way to pass Inspections
Concrete for driveway/sidewalk needs to be water washed (told by RHDC)
Concrete for driveway/sidewalk does not need to be water washed (Told today by Inspector)
Put something over it.
Cannot do curb apron
No flare sides
Must keep granite curbs

Tully, Tania

From: James Ebert <saebertconstruction@gmail.com>
Sent: Tuesday, October 20, 2015 4:23 PM
To: Tully, Tania
Cc: Jason Queen; Matthew Fitzgerald
Subject: Re: Message from KMBT_C250

Follow Up Flag: Follow up
Flag Status: Completed

Tania,

Attached is the curb detail drawing for 322/324 shared driveway. At the driveway entrance the existing granite curb will remain in place through the entire apron. The granite at entrance will remain flush with the concrete poured. Driveway strips will be 3.5 ft wide and have a 3 ft wide strip in between them. All concrete is to have a water washed finish. Please let me know if you need anything else from me

Thanks,

Andy

On Tue, Oct 20, 2015 at 1:08 PM, Matthew Fitzgerald <m.fitzgerald@monarchproperty.co> wrote:
your scan good sir

----- Forwarded message -----
From: <scans@carolinaos.net>
Date: 2015-10-20 17:07 GMT-04:00
Subject: Message from KMBT_C250
To: m.fitzgerald@monarchproperty.co

--

MATTHEW FITZGERALD
-
919-710-3985
207 Fayetteville St. Ste. 200 / Raleigh, NC 27601
-
www.MONARCHPROPERTY.co

LIVE THE CITY

--

Tully, Tania

From: Tully, Tania
Sent: Thursday, October 22, 2015 1:04 PM
To: 'Matthew Fitzgerald'
Cc: Andy Saebert Construction (saebertconstruction@gmail.com)
Subject: RE: Message from KMBT_C250

Andy * Matt –

As I explained to Jason on the phone yesterday, the drawings and description do not describe what will actually be happening.

As I understand it, the existing apron will be removed and replaced with a longer one of lesser slope. The additional length will go into the parking area of the street and not alter the slope of the sidewalk. The existing granite will then be raised up to the level of the apron and tie into the adjacent curbing.

Please confirm.

I will then amend the driveway Minor Work COA to reflect the above and the change in dimensions of the driveway strips.

Thanks!
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

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

From: Matthew Fitzgerald [<mailto:m.fitzgerald@monarchproperty.co>]
Sent: Tuesday, October 20, 2015 4:59 PM
To: Tully, Tania
Subject: Re: Message from KMBT_C250

324 Driveway drawing from Andy @ Saebert Construction

On Tue, Oct 20, 2015 at 4:30 PM, Matthew Fitzgerald <m.fitzgerald@monarchproperty.co> wrote:
Hey Tania,

And just to confirm, we will be filling out another Minor COA for the narrowing of the steps.

Thanks,

On Tue, Oct 20, 2015 at 4:23 PM, James Ebert <saebertconstruction@gmail.com> wrote:
Tania,

Tully, Tania

From: Matthew Fitzgerald <m.fitzgerald@monarchproperty.co>
Sent: Friday, October 23, 2015 9:39 AM
To: Tully, Tania
Cc: Andy Saebert Construction (saebertconstruction@gmail.com)
Subject: Re: Message from KMBT_C250

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

Good morning Tania,

The way you understand is correct, per Andy that is how it will be completed.

Thank you for all your help in this,

On Thu, Oct 22, 2015 at 1:03 PM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Andy * Matt –

As I explained to Jason on the phone yesterday, the drawings and description do not describe what will actually be happening.

As I understand it, the existing apron will be removed and replaced with a longer one of lesser slope. The additional length will go into the parking area of the street and not alter the slope of the sidewalk. The existing granite will then be raised up to the level of the apron and tie into the adjacent curbing.

Please confirm.

I will then amended the driveway Minor Work COA to reflect the above and the change in dimensions of the driveway strips.

Thanks!

Tania

Tania Georgiou Tully, Preservation Planner



IMG_6537

10/20/15

staff photo