

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

312 N PERSON STREET

Address

OAKWOOD

Historic District

Historic Property

063-17-MW

Certificate Number

04-13-2017

Date of Issue

10-13-2017

Expiration Date

Project Description:

- Construct rear deck;
- install rear door;
- remove upper side window;
- alter lower side window.
-

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; margin: 0;">For Office Use Only</p> <p>Transaction # <u>504856</u></p> <p>File # <u>063-17-MW</u></p> <p>Fee <u>\$29</u></p> <p>Amount Paid <u>\$29</u></p> <p>Received Date <u>2/24/17</u></p> <p>Received By <u>MCCOY</u></p> <p>More info <u>3/6/17</u></p> <p style="margin-top: 5px;"><i>Amended 3/31/17</i></p>
Property Street Address <u>312 N Person Raleigh, NC 27601</u>	
Historic District <u>Oakwood</u>	
Historic Property/Landmark name (if applicable)	
Owner's Name <u>Richard and Loureen Hall</u>	
Lot size	(width in feet)
(depth in feet)	
<p>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).</p>	
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 Loureen Hall

Mailing Address 2704 Bedford Avenue

City Raleigh

State NC

Zip Code 27607

Date 2-23-2017

Daytime Phone 919-623-3717

Email Address lorikhall@kellanproperties.com

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 _____

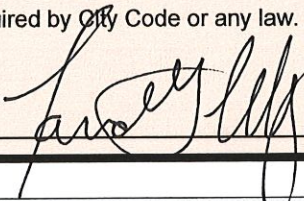
84, 24, 29, 30

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)
51	windows and doors	Removing upstairs window on north side to make bathroom Replacing window on south side main floor and replacing with smaller window for kitchen
65	Deck	Adding door in the back to access deck Adding small deck at rear of house
23	Landscaping	Replacing dieing plants in front of house and replacing with low growing bushes.
39 & 45	wood and paint	Replace rotten exterior boards and paint the house the same color
		→ removing lower sash only. 1GT per 3/31/17 email. 4/13/17

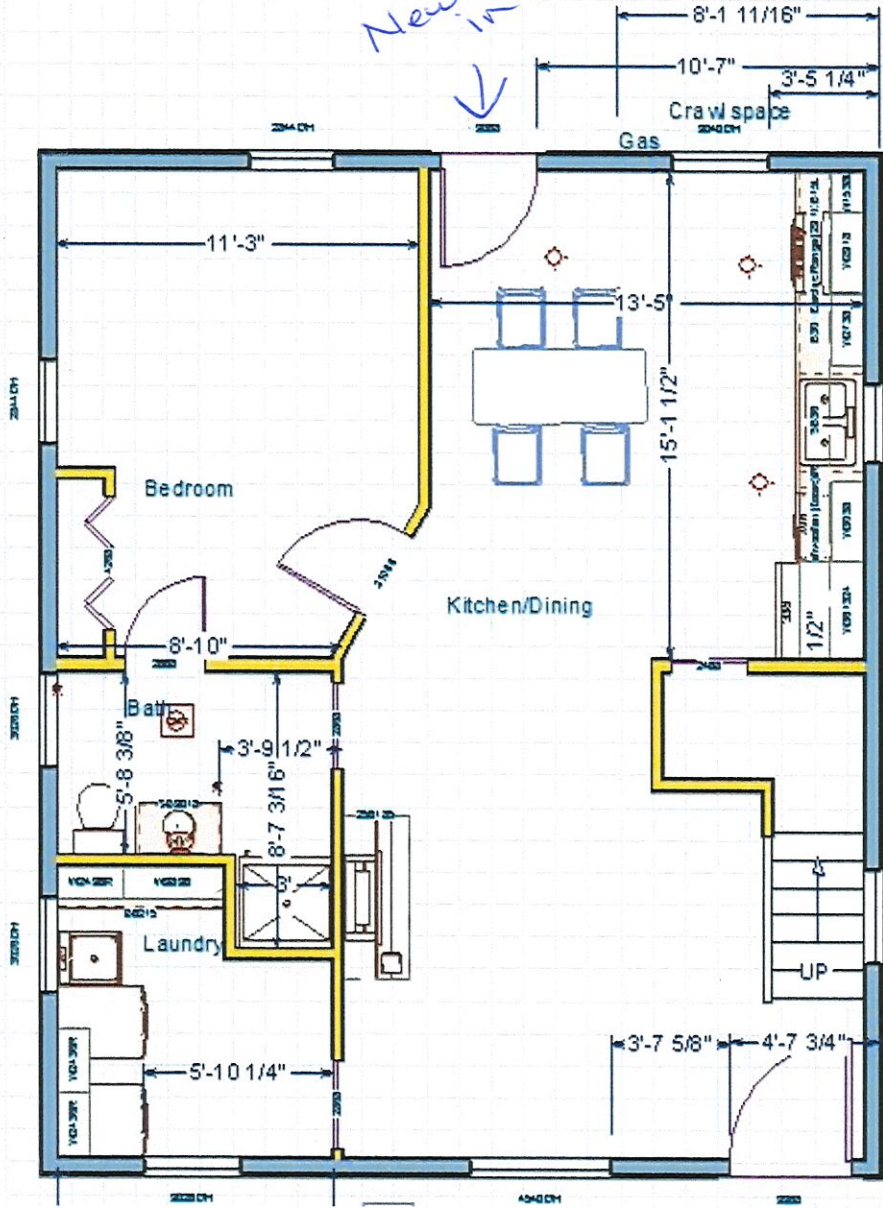
Minor Work Approval (office use only)

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 10/13/17. 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 4/13/17

	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 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 type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" 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 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 Label Creator to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

New door in back



remove lower sash
per 3/2/17 email

Smaller window to replace existing

Proposed Renovation

312 N Person St.
Cameron House Interiors
Joyce Angel
scale 1/4"=1' 2/22/2017

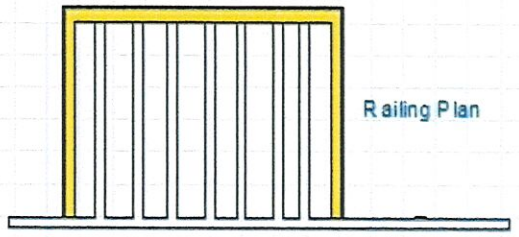
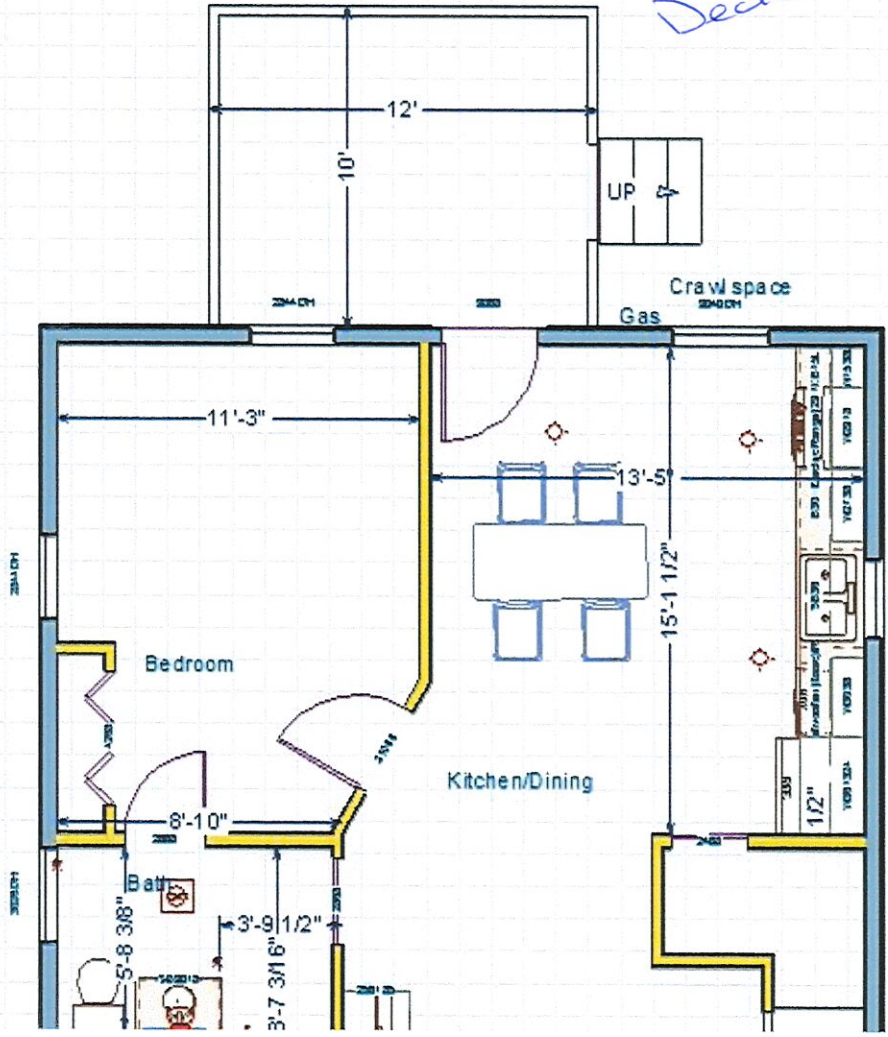
~~Smaller
Window
Will replace on
existing on
South side~~



Upper
S/S



New Deck in back



Railing Plan

LIVING AREA
57 sq ft

Proposed Renovation

312 N Person St.
Cameron House Interiors
Joyce Angel
scale 1/4"=1' 2/22/2017

312 N Person St 27601



Front



~~Window
replaced
with
smaller
window~~

per
3/31/17
email

South Side

owner: Laureen Hall

312 N Person St , 27601

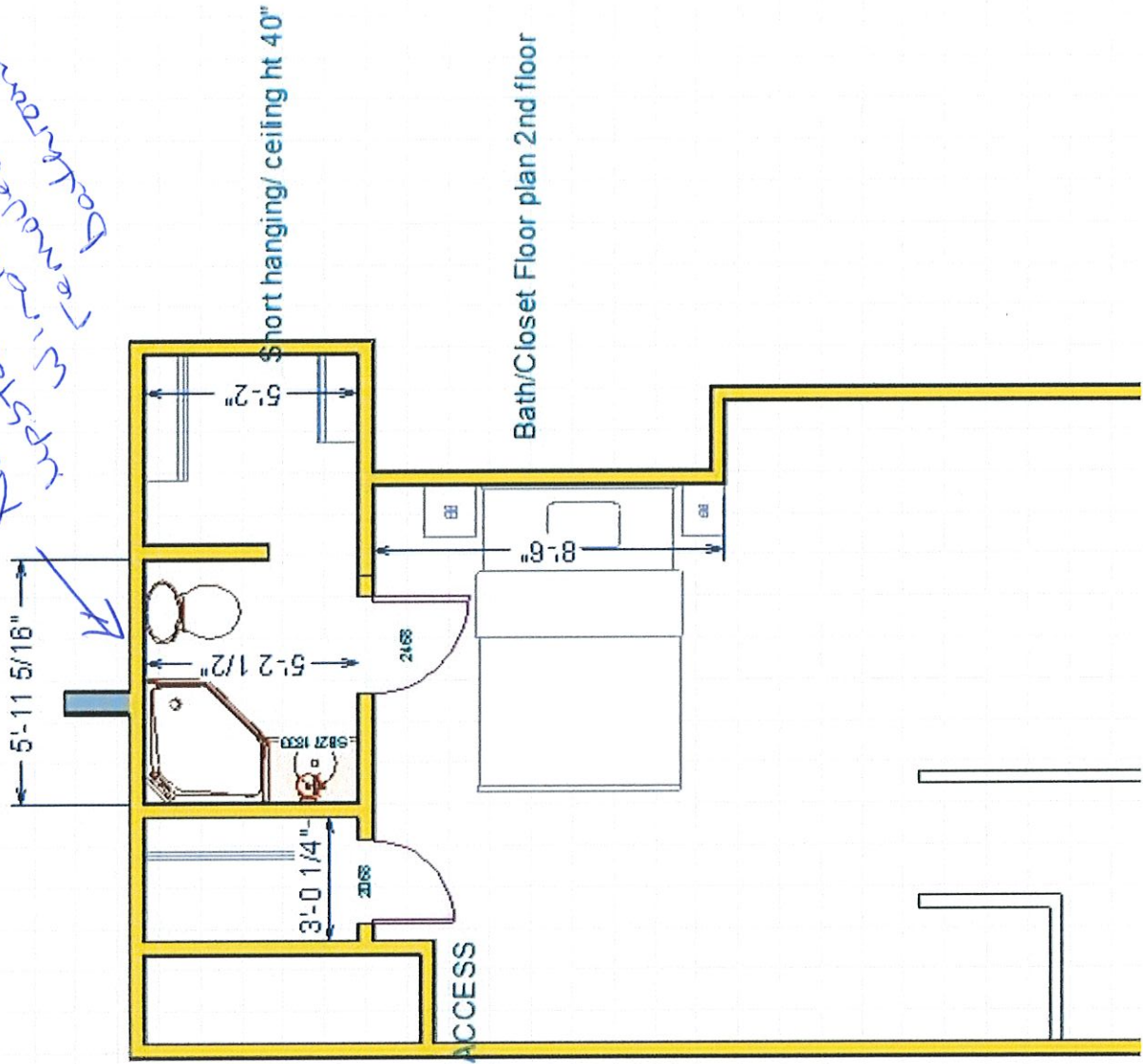


Southside corner and Back

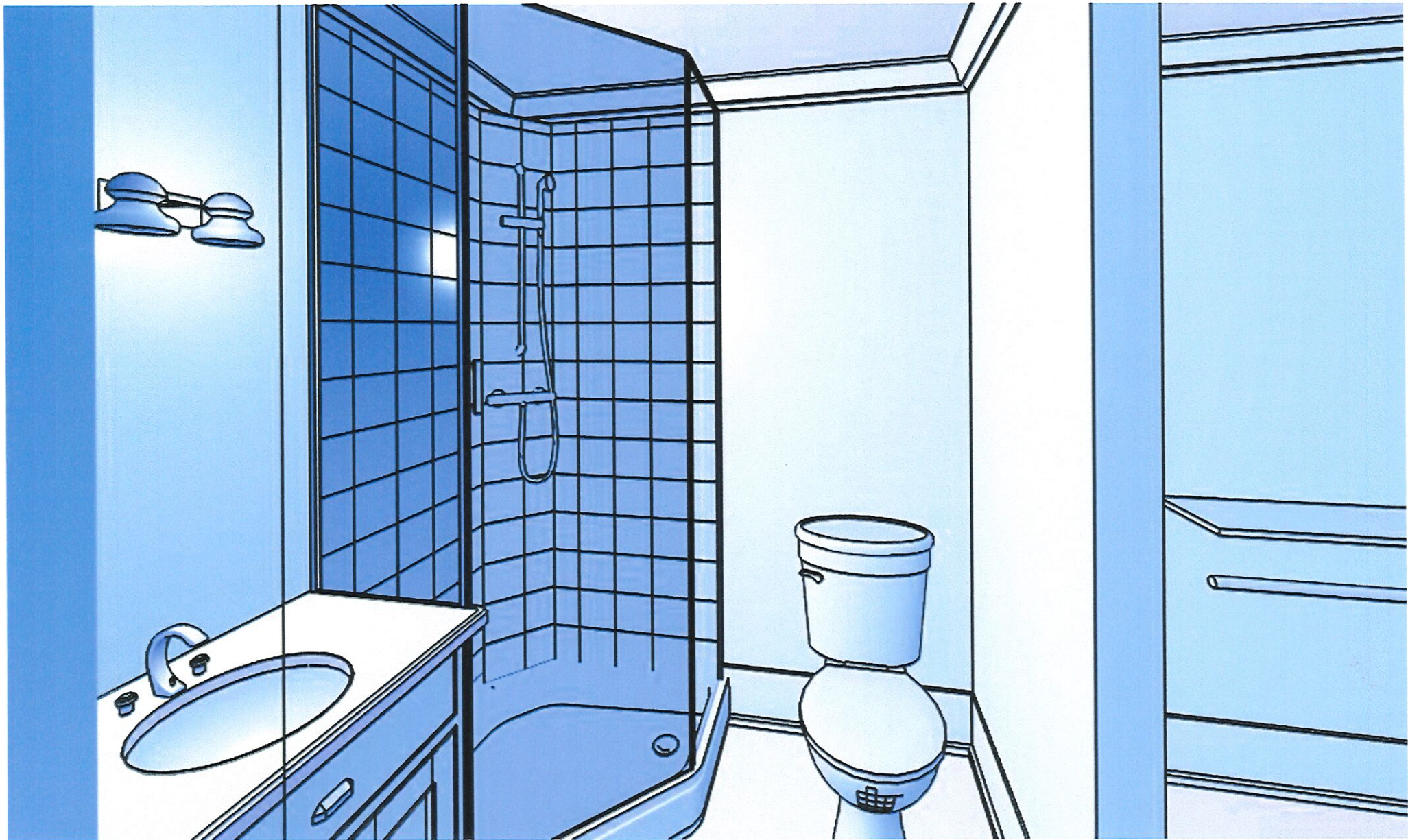


Back: Door Added to back
to access deck
Deck added to back of house
owner: Loureen Hall

North Side
Upstairs
Removal
of
Bathroom



Upstairs Bathroom



312 N Persson St. , 27601



Back Door

owner: Loureen Hall

Anagnost, John

From: Lori Hall <lorikhall@kellanproperties.com>
Sent: Monday, March 06, 2017 5:52 PM
To: Anagnost, John
Subject: RE: Minor Work COA at 312 N Person St
Attachments: Lori's Plans 2 001 (004).jpg; Scan.pdf; Deck and Railing Plan (002).jpg; Hall window specifications.pdf

John,
I have attached a drawing of the deck specs. Elevation 36"; size of deck: 10' x 12' with deck railing with inset pickets. Deck will be built with pressure treated boards; floor will be stained, railing will be painted same cream color as existing trim on house. I have also included the original plat that we received upon purchase.
~~I have also attached the window we plan to preplace on the side of the house.~~
I hope this answers all of your questions.

Feel free to call or email me anytime.
Lori Hall
Kellan Properties,LLC
919-623-3717

From: Anagnost, John [mailto:John.Anagnost@raleighnc.gov]
Sent: Monday, February 27, 2017 2:15 PM
To: lorikhall@kellanproperties.com
Subject: Minor Work COA at 312 N Person St

Loureen: Thank you for submitting a Minor Work application for 312 N Person St. I've reviewed the application and I have a few comments. Additional materials may be sent in by email.

- Please provide section drawings of the replacement windows you intend to install
- Please provide a section drawing of the deck railing you are proposing (Note: it should have the appearance of inset pickets)
- Please indicate the dimensions and material type of the building materials to be used for the deck
- Please provide an elevation drawing showing the height of the deck from ground level
- Please resubmit site drawings with graphic indicators of scale (instead of ratios like 1/4"=1')

Thanks,

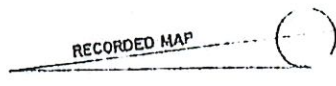
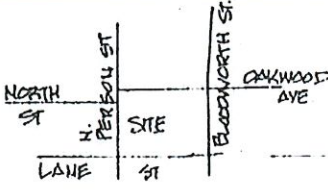
John

"E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official."

Open
Site

SUBJECT PROPERTY IS ___ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 37183C0343 E ZONE X

RANDALL S TEMPLE
BARBARA T TEMPLE
PIN 170420805485

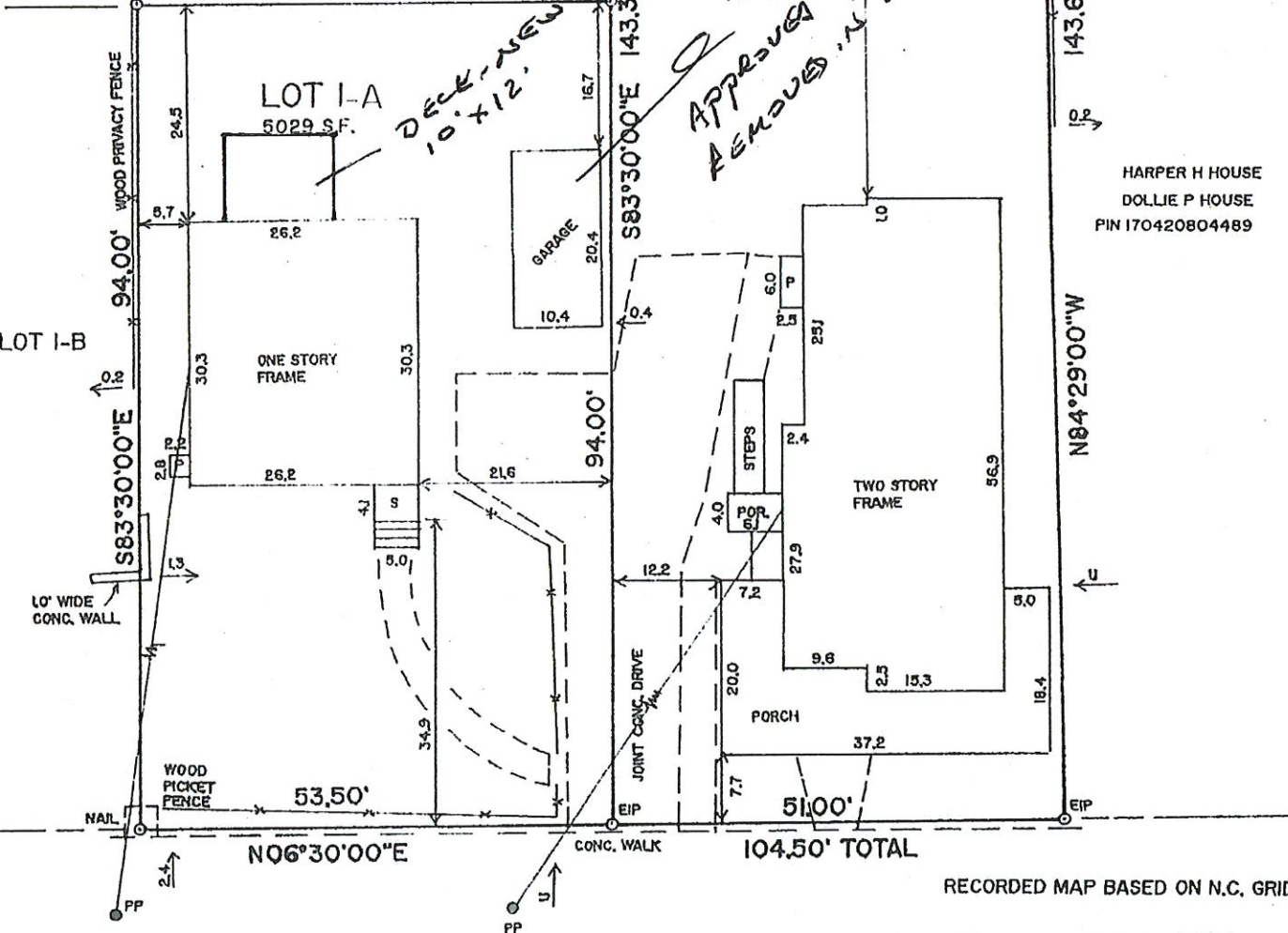


LOT 1

LOT 2
7,139 S.F.

*DECK - NEW
10' x 12'*

*APPROVED
REMOVED IN 2000*



HARPER H HOUSE
DOLLIE P HOUSE
PIN 170420804489

NORTH PERSON STREET 66' RW

RECOMBINATION & SUBDIVISION
OF LOTS I. I-A. 2

RECORDED MAP BASED ON N.C. GRID.

FIELD CLOSURE = 1:12,274

LEGEND

EIP	EXISTING IRON PIPE	MH	MAN-HOLE
NP	NEW IRON PIPE	PP	POWER POLE

2x4x12

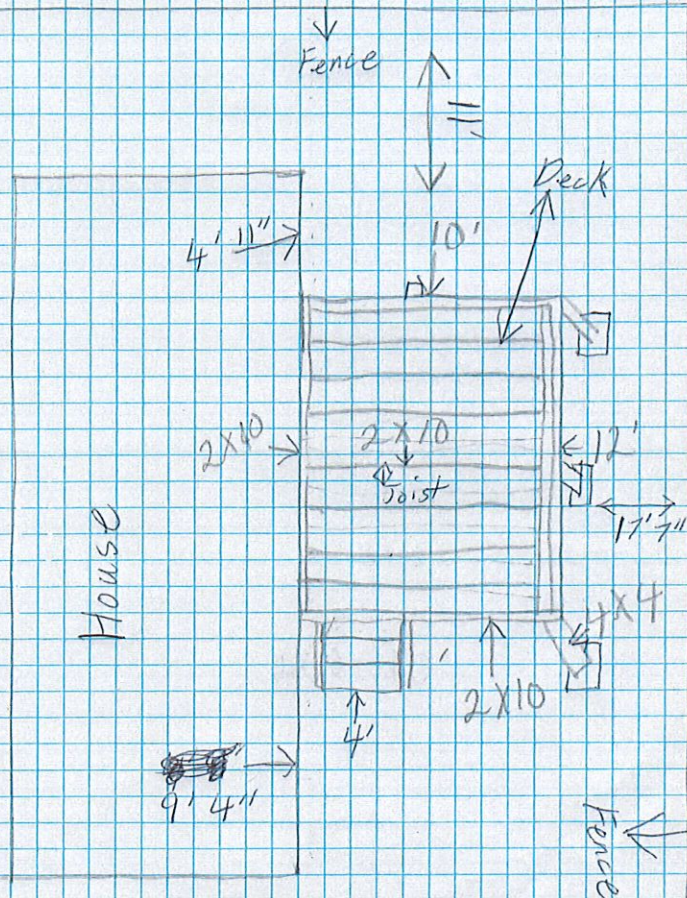
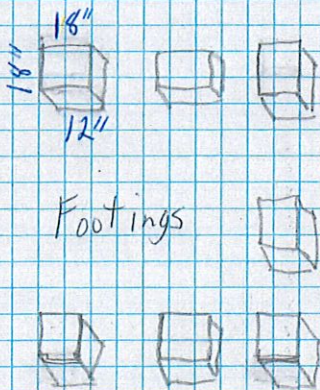
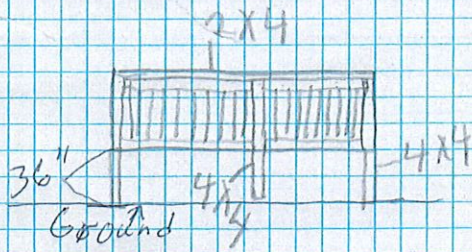
2x10x12

2x10x10 Pressure treated

2x2x34'

3/4x3/4x12

4x4



Tully, Tania

From: Lori Hall <lorikhall@kellanproperties.com>
Sent: Friday, March 31, 2017 11:16 AM
To: Tully, Tania
Subject: RE: Minor Work COA Questions - 312 N Person Street
Attachments: Final Floor Plan.jpg; front 312.jpg; 20170223_125953543_iOS.jpg; Deck Drawing.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: COA Processing

Hi Tania,

For side window:

Thanks for taking to time to talk to me to clarify. Yes, we will remove lower sash of window and raise the historic sill as you advised. We hope to hinge it from the top as you suggested, otherwise it will be stationary. Siding will be woven in.

For the deck:

The attached floor plan and photo show that the railings will not hit the sills of either window. Sorry, you need to rotate the photo of deck drawing. Railings will be painted the same color as trim around the windows. The door will be trimmed to match the windows; width, design and color.

Yes, we will put wood lattice under the deck.

Is this what you need for approval? If there is anything else please let me know.

We are considering re-shingling the roof exactly as it is now. Would we need approval for this as well? If so, can you include in our certificate?

Thank you for taking the time to look at this.

Lori Hall

919-623-3717

From: Tully, Tania [mailto:Tania.Tully@raleighnc.gov]
Sent: Thursday, March 30, 2017 2:55 PM
To: lorikhall@kellanproperties.com
Cc: Robb, Melissa <Melissa.Robb@raleighnc.gov>
Subject: Minor Work COA Questions - 312 N Person Street

Lori –

Thank you for filing the COA application and for providing the additional information requested by John. In general the proposed work appears to meet the Design Guidelines. However, I have the following additional comments and requests for additional information.

1. Removal of a window and replacement with a smaller window does not clearly meet the *Design Guidelines*. What is typically approved in situations like yours is the removal of the lower sash of the window. The upper sash is retained and the historic sill raised up to the bottom of the upper sash.
2. Please confirm that the siding under the window will be woven in with the existing so as to avoid matching vertical seams.
3. A larger detail of the deck railing is needed. The small sketch sent helps, but it is still unclear. Attached is an example of the level of detail sought.

Tully, Tania

From: Tully, Tania
Sent: Thursday, March 30, 2017 2:55 PM
To: 'lorikhall@kellanproperties.com'
Cc: Robb, Melissa (Melissa.Robb@raleighnc.gov)
Subject: Minor Work COA Questions - 312 N Person Street
Attachments: SampleRailingSection.pdf; Pages from SAMPLE_Deck_Addition_Conditions_Submittal.pdf

Lori –

Thank you for filing the COA application and for providing the additional information requested by John. In general the proposed work appears to meet the *Design Guidelines*. However, I have the following additional comments and requests for additional information.

1. Removal of a window and replacement with a smaller window does not clearly meet the *Design Guidelines*. What is typically approved in situations like yours is the removal of the lower sash of the window. The upper sash is retained and the historic sill raised up to the bottom of the upper sash.
2. Please confirm that the siding under the window will be woven in with the existing so as to avoid matching vertical seams.
3. A larger detail of the deck railing is needed. The small sketch sent helps, but it is still unclear. Attached is an example of the level of detail sought.
4. Minor plantings of Flowers and Shrubbery in existing beds is considered Routine Maintenance and no Certificate of Appropriateness is required.
5. For the deck, how does it interact with the windows? It appears as though the railings will hit the sills of both windows. It looks like the deck needs to be slid over and/or resized to avoid the windows. Please revise and resubmit via email.
6. To meet the *Design Guidelines* the open area under the deck needs to be screened with vegetation or wood lattice. Attached is an example of wood lattice. Please confirm which you will have.
7. Please confirm that the exterior trim of the new door will match the width, design, material, and color of the adjacent windows.

Best,
Tania

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

There are new Major Work COA application [deadlines!](#)
COA process information is available [here](#).

3/31/17

DECK
LOCATION





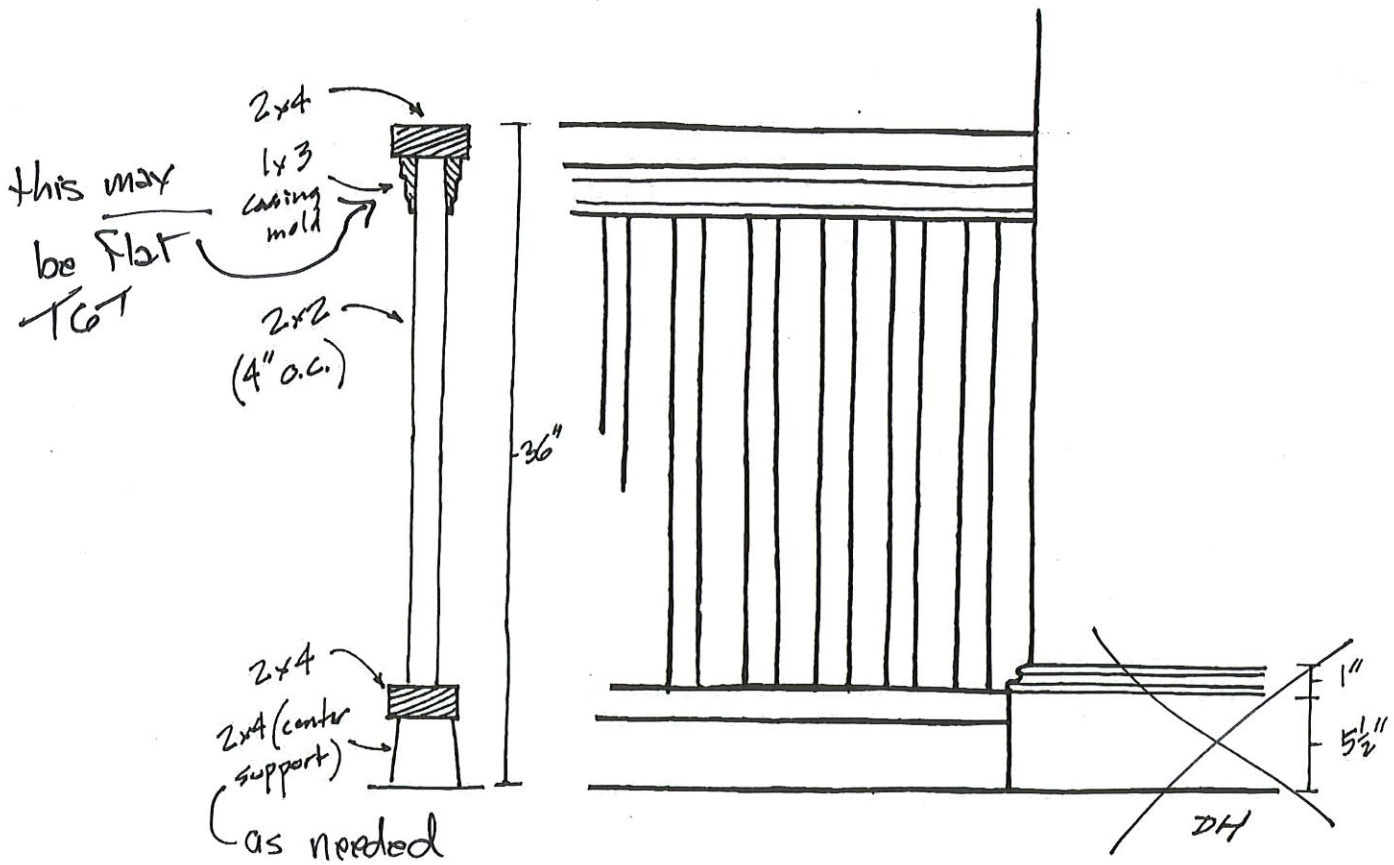
Approved railing
design. TGT

4/13/17

312 N Person St

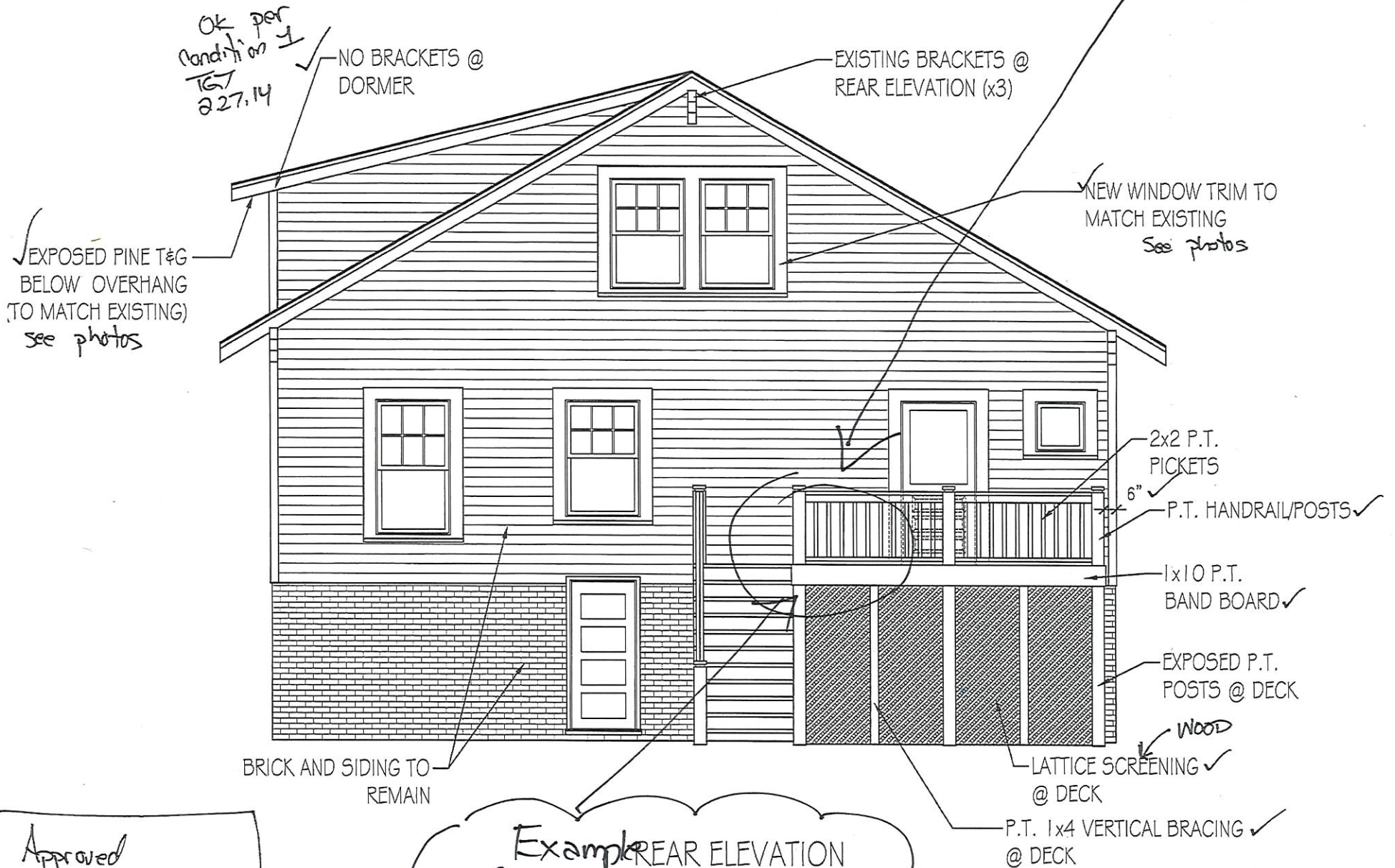
PORCH RAILING & COLUMN BASE DESIGN ~~(as amended, 3/24/07)~~

~~703-709 W. SOUTH ST.~~



All lumber to be painted white
to match trim color.

4/13/17 note for
312 N Person St COA



Approved
TGT 2.27.14

Example REAR ELEVATION
of how post $1/8" = 1'-0"$
is to sit on top of deck. 4/13/17