



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

422 N PERSON STREET

Address

OAKWOOD

Historic District

Historic Property

130-17-MW

Certificate Number

08-01-2017

Date of Issue

02-01-2018

Expiration Date

Project Description:

- Install gravel parking pad and extend driveway
- Note: Due to the proximity of trees to the new parking pad, any digging will require hand excavation to protect nearby tree roots. Also, should any tree roots over 1" in diameter require cutting it must be done cleanly with a saw or loppers.

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, _____

Melissa Robb

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 # 520481

File # 130-17-MW

Fee 29⁰⁰

Amount Paid 29⁰⁰

Received Date 6/30/17

Received By (LUM)

Property Street Address	422 North Person Street		
Historic District	Oakwood		
Historic Property/Landmark name (if applicable)			
Owner's Name	Luis and Alison Turner		
Lot size	0.22 acre	(width in feet)	61.5
		(depth in feet)	163

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

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 2/1/18. 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) Melissa Robb Date 8/1/17

	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 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 type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				

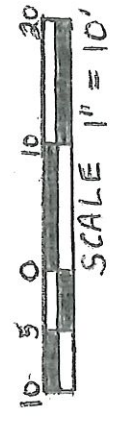




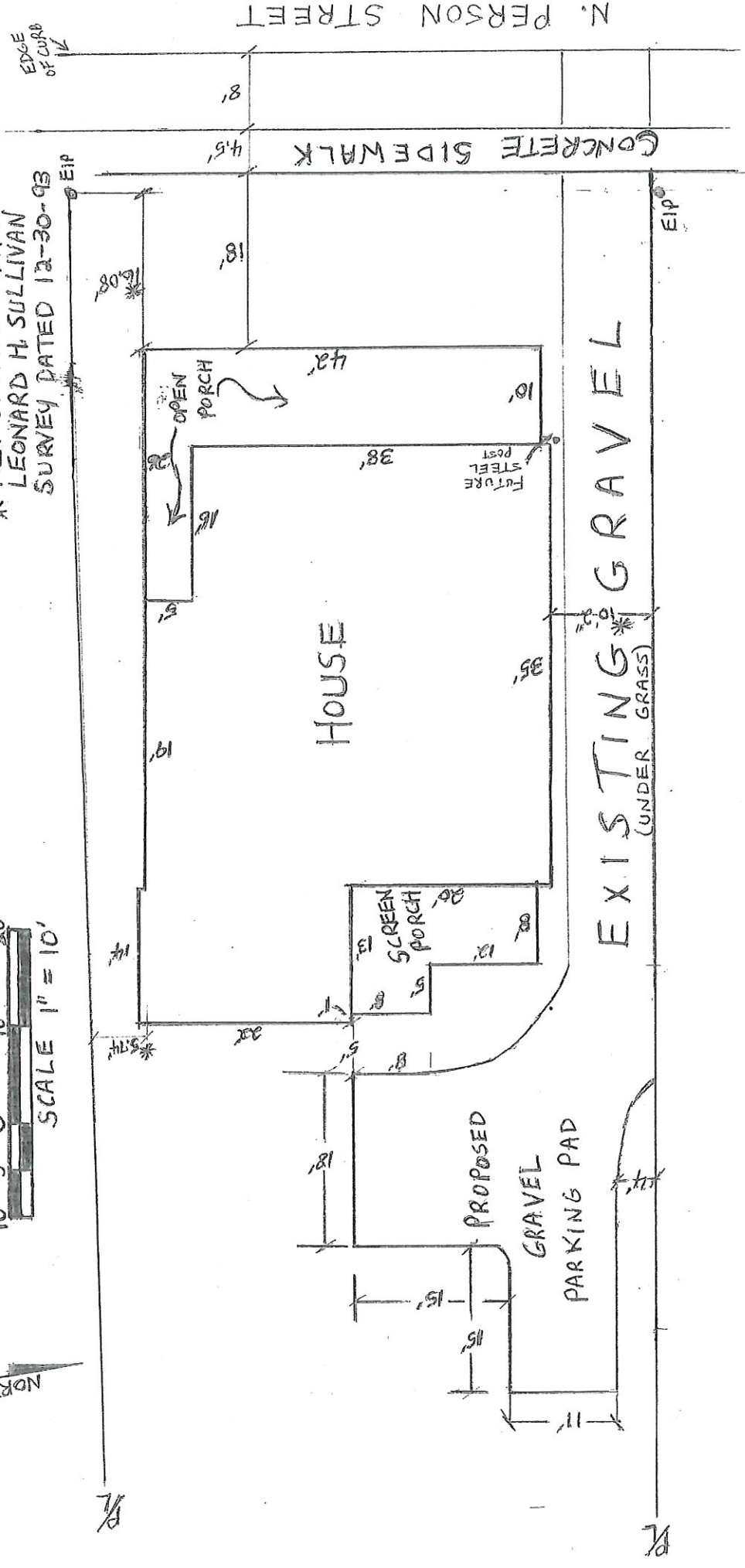




422 N. PERSON STREET
 RALEIGH, NC 27601



* MEASUREMENTS FROM
 LEONARD H. SULLIVAN
 SURVEY DATED 12-30-93



DUNCAN-PARNELL, INC. RALEIGH, NC 900-849-7709 336120



DEED BOOK 3380 Pg. 484

N/F BLACKBURN D.B. 4534-38

Vicinity No Scale

UNCLAIMED AREA

OVERLAP 0.07' S 08° 56' W - 56.00' TOTAL 56.00'

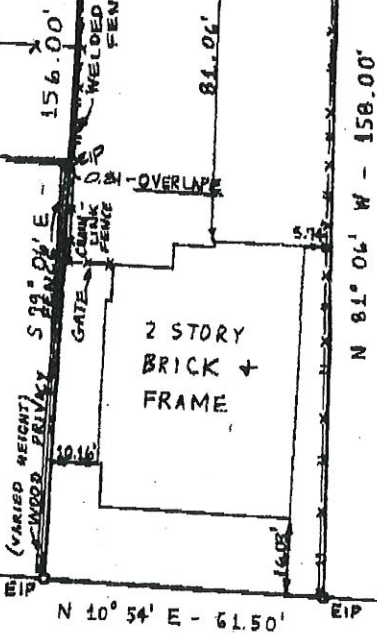
NO POINT FOUND OR SET (POINT FELL IN OLD TREE)

N/F STEIN P.B. 4217-511

N/F CITY OF RALEIGH D.W. 1974-110

N/F HOUSE D.B. 4862-361

2 STORY BRICK + FRAME



PRELIMINARY NOT FOR CONSTRUCTION OR SALE

422 N. PERSON STREET

THIS IS A PHYSICAL SURVEY ONLY: DOES NOT MEET GS47-30: NOT FOR RECORDATION

Book of Maps _____ SUBDIVISION _____

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDING FOUNDATION LIES WHOLLY ON THE LAND AND THAT THERE ARE NO ENCROACHMENTS ON SAID LOT EXCEPT AS NOTED.

Surv'd.	Drawn	Chk'd.	Job No.	Date	Scale
LWE	DAN / RSB	LHS	1784493	12-30-93	1" = 30'

LEONARD H. SULLIVAN, JR.
Land Surveyor
1005 Vickie Drive
Cary, North Carolina 27511
Telephone: 919/469-4738

SURVEY FOR: LUIS TURNER

RALEIGH TOWNSHIP, WAKE COUNTY, N. C.

Robb, Melissa

From: Luis Turner <ltinspections1@gmail.com>
Sent: Thursday, July 27, 2017 5:52 PM
To: Robb, Melissa; luisturner@nc.rr.com
Cc: Tully, Tania
Subject: RE: COA application - 422 N Person St
Attachments: Drawing revision to show existing gravel 422 N Person Street 7-27-2017.pdf; #1 Backyard 422 N Person Street facing east with sample locations overview 7-26-2017.jpg; #2 Backyard 422 N Person Street facing north with sample locations overview 7-26-2017.jpg; #3 Backyard sample location number 2 at 422 N Person Street 7-26-2017.jpg; #4 Backyard sample location number 4 at 422 N Person Street 7-26-2017.jpg

Melissa,

Thank you for the kind advice about digging in the backyard for gravel. The attached plot plan for 422 N Person Street has been revised since the original submittal of June 30, 2017. The changes are as follows.

Holes were dug in backyard to determine locations of previous gravel. Sample locations #1 through #7 provide that gravel is present at these locations. The drawing and photographs #1 and #2 below show these locations. Photographs #3 and #4 show gravel dug from sample locations #2 and #4 placed on paper towels. On this basis, dashed lines are shown on the drawing to represent the presence of existing gravel. The garden hose in the photographs shows the location of the dashed lines in the drawing. The three rectangles A, B, and C in the drawing show an existing gravel surface of 491 square feet as shown in the table below.

A	5' x 10'	50 square feet
B	19' x 21'	399 square feet
C	6' x 7'	<u>42 square feet</u>
Total		491 square feet

By my figures, inclusion of the existing gravel area described above causes the built area to increase by 4%, from 39.5% to 43.5%. Calculations are summarized below.

The lot size is an average depth of 165 feet with an average width of 58.75 feet. The dimensions are taken from the previously submitted survey and the property contains 9,694 square feet. This calculation does not include the sidewalk and adjacent area, but does include the 9 feet depth and 56 feet width at the rear of the property.

I come up with 2625 covered square feet for the house. This number considers the house, covered porches and an average overhang of one foot around the perimeter of the house. The table below summarizes existing built square feet.

House	2625 square feet
Existing driveway	710 square feet
Recently discovered existing gravel	<u>491 square feet</u>
Total	3826 square feet

Existing built area of 3826 square feet divided by property area of 9694 square feet equals 39.5%. The area of the proposed additional built area is 390 square feet and is summarized from the drawing in the next table.

	8' x 18'	=	144 square feet
	11' x 18'	=	198 square feet
Near fence	4' x 7'	=	28 square feet

Triangle section near fence 20 square feet
Total 390 square feet

Existing built area of 3826 square feet plus additional built area of 390 square feet divided by 9694 square feet which equals 43.5%. This is an increase of 4%.

In closing, I would love to increase the overall size of the built area by 1% to reach the 5% increase, but am choosing to leave my request as is.

Best,

Luis Turner
DIRECT: 919 291-1160

From: Robb, Melissa [mailto:Melissa.Robb@raleighnc.gov]
Sent: Wednesday, July 26, 2017 11:28 AM
To: luis Turner <ltinspections1@gmail.com>; Robb, Melissa <Melissa.Robb@raleighnc.gov>; luisturner@nc.rr.com
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>
Subject: RE: COA application - 422 N Person St

Luis,

See my response in red below. You might do a little digging on the property to see how far the driveway has gone back in the past. If you can find evidence of other gravel that shows it being larger at some point that will help you make the case for a slightly larger addition to it.

Melissa

From: luis Turner [mailto:ltinspections1@gmail.com]
Sent: Tuesday, July 25, 2017 7:03 PM
To: Robb, Melissa; luisturner@nc.rr.com
Cc: Tully, Tania
Subject: RE: COA application - 422 N Person St

Melissa,

Thank you for the additional input.

- I will run some numbers to see what kind of footprint the more modest increase will allow. Can you advise of any surface that might provide increased percentage of permeability and satisfy the appearance of historical guidelines? It's not about the permeability, but rather about the surface area. The intention of the guideline I cited is that historic properties should not be entirely built on or paved if they were not historically. A minor increase is more appropriate to the way changes happened over time. Your proposal to use gravel is approvable under the Design Guidelines, so there's no need to look for an alternative material.
- The tree root issue will need more thought.

Let's communicate further to see what needs to be done.

Best,
Luis

From: Robb, Melissa [<mailto:Melissa.Robb@raleighnc.gov>]
Sent: Tuesday, July 25, 2017 6:24 PM
To: Luis Turner <ltinspections1@gmail.com>; luisturner@nc.rr.com
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>
Subject: RE: COA application - 422 N Person St

Luis,

I discussed your project with my colleague and have additional information and questions for you.

- I have learned that a longer driveway that extends into the backyard is not uncommon in Oakwood, and neither is a turnaround space. However, the scale of your proposed driveway and parking area is still an issue and doesn't clearly meet the [Design Guidelines](#). Your proposal increases the built area to open space by 10%. If you could modify the proposal so that it is a more modest increase, perhaps 5%, it would be more readily approvable. This would require a reduction of roughly 50% of the area currently proposed.
- It is unclear if there are any trees that will be impacted by the project. If there are, especially tree roots that might be under the new driveway, you'll need to have a tree protection plan.

You still have the option of either modifying the design so that staff can review and approve it, or else submitting it as a major work application that will be reviewed by the COA Committee. Please let me know if I can assist you further.

Best,
Melissa

From: Luis Turner [<mailto:ltinspections1@gmail.com>]
Sent: Thursday, July 20, 2017 7:48 AM
To: Robb, Melissa; luisturner@nc.rr.com
Cc: Tully, Tania
Subject: RE: COA application - 422 N Person St

Thank you for the reply. Let me give some thought to what you have written.

Best,

Luis Turner
DIRECT: 919 291-1160

From: Robb, Melissa [<mailto:Melissa.Robb@raleighnc.gov>]
Sent: Wednesday, July 19, 2017 2:02 PM
To: luisturner@nc.rr.com
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>
Subject: COA application - 422 N Person St

Luis,

In reviewing your COA application for the driveway project at 422 N Person St I have a few questions for you. Is there any evidence of a parking area where you propose the new parking pads? I understand the driveway that runs alongside the house has been there for some time, but can you see any indication that there was any such area to the rear?

There are two issues that staff has found in reviewing your application

- This first is that you are significantly increasing the amount of built area to open space vs. what is there now. It appears that the house with its two porches and existing gravel driveway cover approximately 33% of the lot, while the newly proposed parking pad and driveway increase the lot coverage to 43%. This is in direct conflict

with an important design guideline: "1.3.8 In the residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of the original built area to open space on a given site through new construction, additions, or surface paving."

- The second is that the configuration is not appropriate for the historic district, as traditional driveways in Oakwood were straight runs that did not include the additional turnaround area you propose. The gravel you propose to use is a material that can be approved, however

There are two possible paths forward in order for this application to be approved at the staff level:

- Redesign the layout to be both more compatible with the historic design of driveways in the district and smaller in surface area, or
- Provide evidence of the existence of a driveway/parking area like the one you propose through historical documentation or evidence on site.

If you prefer to continue with the application as it is, it can be converted to a major work application which would require an additional fee of \$118. If that is your choice you would need to communicate with our office by August 15, and the case would be heard at the September 28 COA Committee meeting.

Please let me know how you would like to proceed.

Best,
Melissa

Melissa Robb, Planner II

Raleigh Historic Development Commission
Raleigh Urban Design Center
One Exchange Plaza, Suite 300
Raleigh, NC 27601

919.996.2632
919.516.2684 (fax)
melissa.robb@raleighnc.gov

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

"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."

"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."

"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."







4

