

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

304 N PERSON STREET

Address

OAKWOOD

Historic District

Historic Property

019-18-MW

Certificate Number

02-13-2018

Date of Issue

08-13-2018

Expiration Date

Project Description:

- Move window on rear porch
- Expand entry porch stoop on south side
- Remove tree undermining old garage wall
- Replace lattice with screening on lower level rear porch and add screen door
- Replace lattice on north side lower porch with brick

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 #	541727
File #	019-18-MW
Fee	_____
Amount Paid	\$29
Received Date	1/12/18
Received By	_____

Property Street Address			304 N. Person / 309 East Lane		
Historic District			Oakwood		
Historic Property/Landmark name (if applicable)					
Owner's Name					
Lot size		(width in feet)	58	(depth in feet)	107
<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 VonDoster Restoration

Mailing Address 311 East Lane Street

City Raleigh

State NC

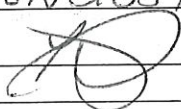
Zip Code 27601

Date 8 Jan 18

Daytime Phone 919 264 0712

Email Address vondosterinc@gmail.com

Applicant Signature

 Bob Doster

Office Use Only

Will you be applying for rehabilitation tax credits for this project? Yes No

Type of Work

84, 57, 78

Did you consult with staff prior to filing the application? Yes No

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)
		① Move Rear Porch window in Breezway 1 foot to left to accommodate New Bath.
		② Expand entry stoop per plans on Lane Street side of house lower entrance. Approximately 1' expansion.
		③ Remove tree undermining wall at back of house by old Spruce wall. ④ Per your feedback convert Rear lotter area to screen in rear 3 pgs but lotter is optional.

Please see elevative provided

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 8/13/18. 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 2/13/18

	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. <u>Minor Work (staff review) – 1 copy</u> <u>Major Work (COA Committee review) – 10 copies</u>					
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 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 checked="" 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 checked="" type="checkbox"/>			✓
6. Drawings showing existing and proposed work <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 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 <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>	<input type="checkbox"/>			✓
8. Fee (<u>See Development Fee Schedule</u>)	<input type="checkbox"/>		✓		

Robb, Melissa

From: VonDoster LLC <vondosterinc@gmail.com>
Sent: Tuesday, February 13, 2018 9:29 AM
To: Robb, Melissa
Cc: Tully, Tania
Subject: Re: Extra information 304 N Person Street/309 East Lane Street COA
Attachments: existing steps to stoop.jpg; Existing stoop.jpg; N. PERSON STREET PERMIT.pdf; north side to be bricked.jpg; screen door.jpg

Hi Melissa,

Thanks for reviewing our minor COA application.

1. Please see attached photos and updated survey.
2. The proposal is for lattice or screen. It will not be left open. The existing floor is a concrete slab and will be re-poured as a concrete slab. We must temporarily remove it to update plumbing.
3. We will forward elevations to you as soon as we have them. Please note photo attached to show existing north side at lattice corner. This area is proposed as brick per the engineered plans. It is not visible from the street in any direction. The brick will match the brick of the corner column. A storage closet is proposed inside the porch area at this location.
4. We plan to one of the existing screens from inside the lattice at doors as the new screen door. Please see attached photo.
5. The home owner is Mrs. Anne Hunter. Tania has met her. She grew up in the house and is now 84 years old. She contends that the lattice on the south side of house has always been there as privacy screening and that her father had it installed when she was a little girl to screen she and her sister's play area inside the porch area from Lane street passers by. She would like to keep that panel of lattice for that reason. Evidently the rear of the house has been altered between screen and lattice for 80 years +. Please note engineered plans call for brick on the north side. I am having a hard time explaining to her why a mix of wall materials wouldn't be appropriate when it has seemingly been appropriate for her entire life. Please advise.
5. Please disregard the "siding to match existing" note. That siding is inside the screen or lattice area.

On Mon, Feb 12, 2018 at 4:07 PM, Robb, Melissa <Melissa.Robb@raleighnc.gov> wrote:

Bob,

In reviewing your COA application staff has a few questions and comments:

1. For the expansion of the stoop on the south side, please provide photos showing what it looks like now. What material is the stoop now? What is the new material?
2. For the rear lattice area it appears that the proposal is for the removal of the lattice and the installation of screening material or just leaving it as an open porch. If it will be left open, please provide information about the porch flooring material. Will the flooring be altered? Photographs and a description will be helpful.
3. Please provide elevation drawings of the north and south sides of the house that illustrates the lower level lattice area proposal.
4. If the rear lattice area is screened, please provide more information about the screen door. A manufacturer's spec sheet with photos/drawings and material descriptions should be sufficient.
5. One note about the rear lattice area: The entire space should be treated the same way, so that it will either all be screened, all open or all covered with lattice. A mix of materials would not be appropriate.

6. The drawing shows the installation of "siding to match existing" adjacent to the far right column. There is no explanation provided. This is not something that staff can approve, as it does not appear to meet the Design Guidelines.

Both the tree removal and moving the window on the rear of the house can be approved by staff.

All your additional information can be provided via email. Please include both Tania and me. Thank you for your patience.

Best,

Melissa

From: VonDoster LLC [mailto:vondosterinc@gmail.com]

Sent: Friday, January 12, 2018 4:56 PM

To: Tully, Tania <Tania.Tully@raleighnc.gov>; Robb, Melissa <Melissa.Robb@raleighnc.gov>

Subject: Extra information 304 N Person Street/309 East Lane Street COA

Hi Tania and Melissa,

Today I submitted a minor COA application for restoration and improvement work to be performed at 304 N. Person Street/309 East Lane Street (an upstairs and downstairs duplex). Please find attached a site survey and images of the tree I've asked to remove. The customer is Anne Hunter. She has asked the tree be removed because it is undermining the old carriage house wall as seen in the photos. The wall is noted on the survey. She would like to plant a Kousa Dogwood by the front of the wall at which the tree currently exists as a tree replacement.

Please let me know what else I need to provide you for this portion of the application. We will be submitting another minor COA application for paint color soon if you would rather I move the tree removal to that application.

Also, I will follow this email with a few other emailed images that were submitted with today's application so that you have good color images of the house for review.

Best,

Bob Doster, Manager

VonDoster Restoration & Construction, LLC

919.264.0712

PROJECT
 STRUCTURAL PLANS
 FOR:
 ANNE
 HUNTER
 RESIDENCE

PLAN
 MAIN FLOOR
 REMODEL

LOCATION:
 304
 N. PERSON
 STREET

THOMAS A. BETTS
 CUSTOM
 HOME PLANS

303 CLARK AVE., RALEIGH, N.C. 27601
 (919) 832-1801

DRAWN BY:
 THOMAS BETTS

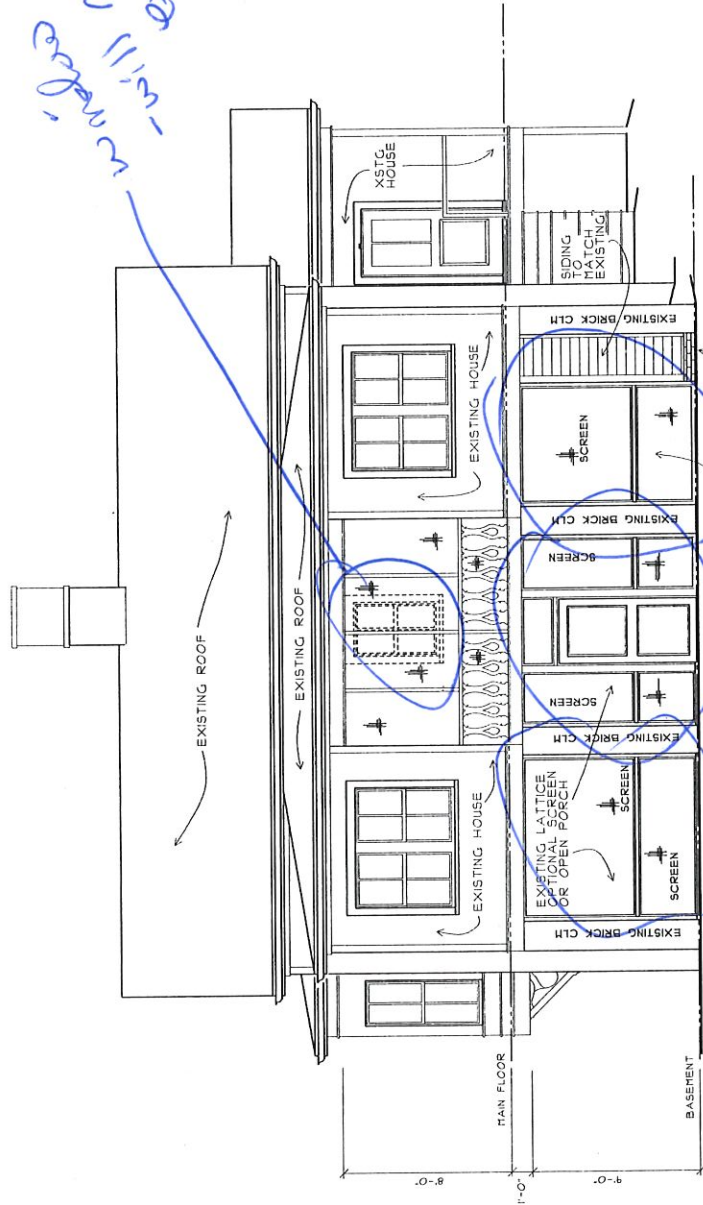
DATE:
 JAN. 2018

SHEET:
 1 OF 5

NOTE:
 THESE PLANS ARE THE PROPERTY OF THOMAS A. BETTS ARCHITECTURAL AND ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THOMAS A. BETTS ARCHITECTURAL AND ENGINEERING, INC. ALL RIGHTS ARE RESERVED. ANY REVISIONS TO THESE PLANS SHALL BE INDICATED BY A REVISION CIRCLE AND NUMBERED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL BUILDING DEPARTMENT AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE LOCAL BUILDING DEPARTMENT AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE.

Existing - will be replaced

Existing - will be replaced



REAR ELEVATION

SCALE 1/4" = 1'-0"

3 bays

PROJECT
 STRUCTURAL PLANS
 FOR:
 ANNE
 HUNTER
 RESIDENCE

PLAN
 MAIN FLOOR
 REMODEL
 w/ POWDER

LOCATION
 304
 N. PERSON
 STREET

THOMAS A. BETTS
 CUSTOM
 HOME PLANS

303 CLARK AVE., RALEIGH, N.C. 27607
 (919) 832-1801

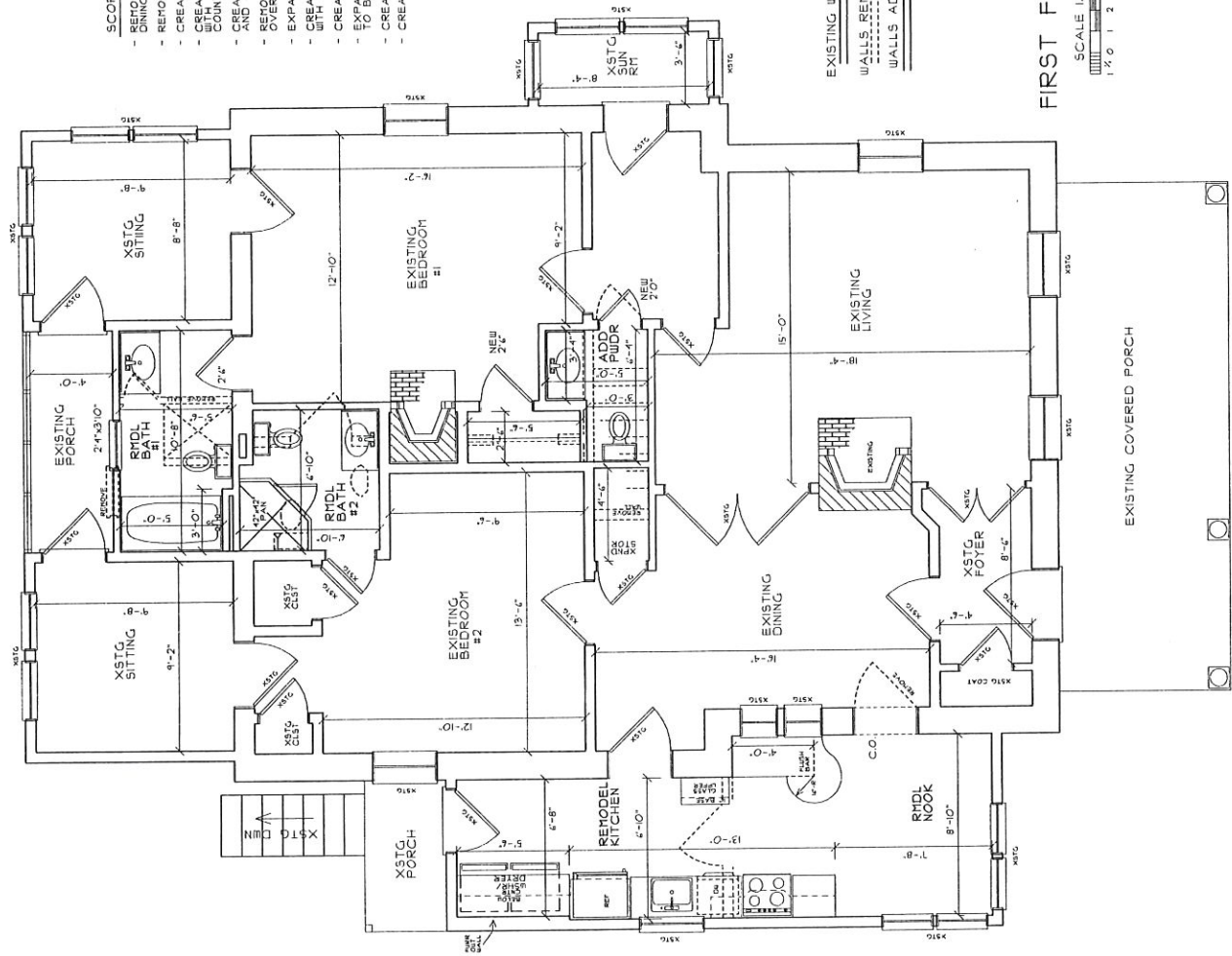
DRAWN BY:
 THOMAS BETTS

DATE:
 JAN. 2018

SHEET:
 2 OF 2

NOTE:
 THE STRUCTURAL COMMENT'S BOX
 IS TO BE USED TO RECORD ALL
 COMMENTS AND REVISIONS TO THE
 DRAWINGS. ALL COMMENTS SHOULD
 BE MADE IN THIS BOX AND NOT
 IN THE MARGINS. THE COMMENTS
 SHOULD BE MADE IN THE ORDER
 LISTED. ALL COMMENTS SHOULD
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 BOX AND NOT IN THE MARGINS.

- SCOPE OF WORK.**
- REMOVE DOOR FROM NOOK TO DINING TO CREATE CABED OPENING.
 - REMOVE WALL BETWEEN NOOK AND KITCHEN
 - CREATE EXPANDED KITCHEN OPEN TO NOOK.
 - CREATE WASHER/DRYER AREA AT BACK DOOR WITH BURIED OUT WALL AND VENT FOR UNDER COUNTER MACHINES.
 - CREATE COUNTER WITH FLUSH RADIUS BAR AND CABINETS BELOW.
 - DRYER FOR CLOSET BASEMENT AND FLOOR
 - EXPAND DINING ROOM CLOSET OVER STEPS.
 - UPH NEW DOOR.
 - NEW DOOR CLOSET AT OLD STAIR ENTRY
 - CREATE POWDER IN AREA OF STAIRS
 - REMOVE WALL BY REMOVING WALL AND DOOR TO ADD IN LAND FRAME WALL WITH FIREPLACE
 - CREATE BATH #1 IN AREA OF ORIGINAL BATH.
 - CREATE NEW WINDOW IN BATH #1.



FIRST FLOOR PLAN
 SCALE 1/4" = 1'-0"
 1 2 3 4 5 6 7 FT.



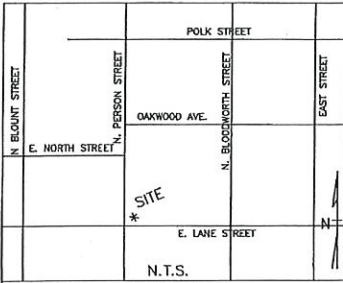
304 N PERSON - REAR



EXISTING STEPS TO STOOP



EXISTING STOOP



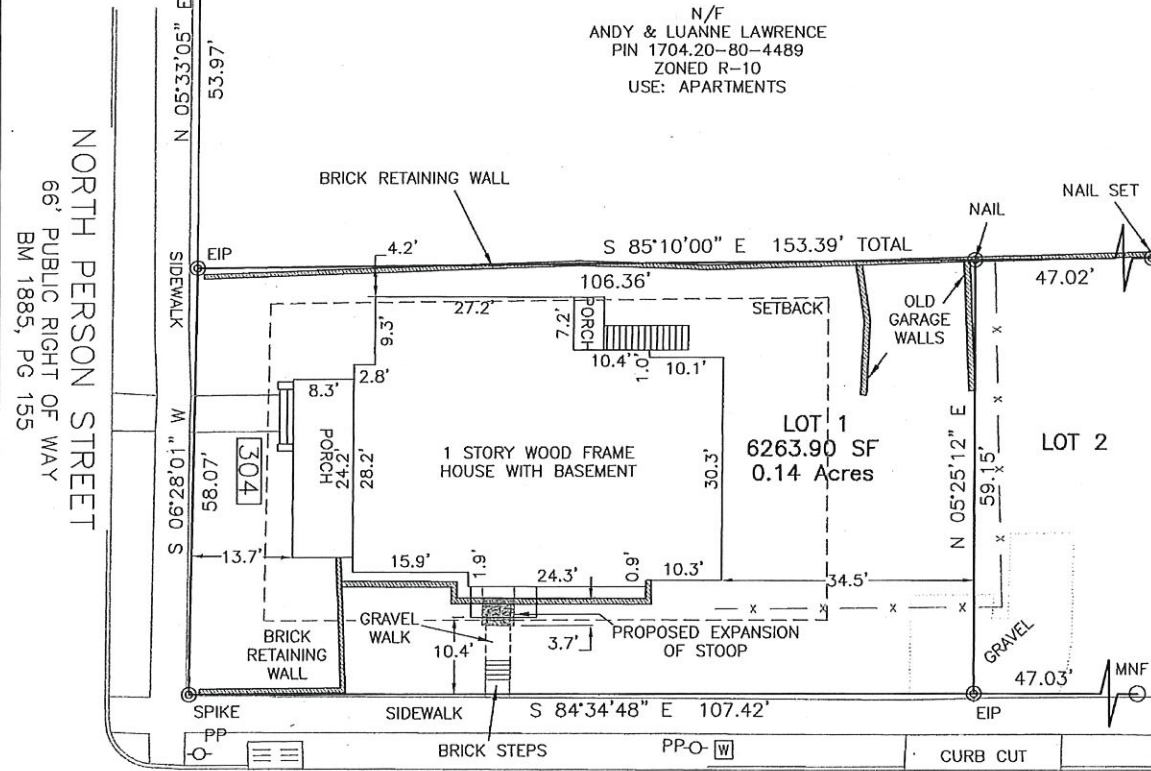
PROPERTY OF:
 ANNE FLEMING HUNTER
 LOT 1 FLEMING PROPERTY SUBDIVISION
 PIN: 1704.20-80-4453

- NOTE:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
 2. PROPERTY SUBJECT TO ALL EASEMENTS OF RECORD THAT A TITLE SEARCH MAY IDENTIFY.
 3. SURVEY PERFORMED WITHOUT TITLE SEARCH.
 4. ALL DASHED LINES REPRESENT LINES NOT SURVEYED.
 5. AREA BY COORDINATES.
 6. HOUSE DIMENSIONS ARE EXTERIOR WALLS.
 7. PRELIMINARY, NOT FOR SALES OR CONVEYANCES. NOT A BOUNDARY SURVEY.

ADOPTED MAGNETIC NORTH NORTH
 DB 8230, PG 2119

- REFERENCES:
- DB 17013, PG 1238
 - DB 174, PG 283
 - BM 1990, PG 1005
 - DB 581, PG 283
 - DB 10704, PG 277
 - DB 8230, PG 2119

R-10 SETBACKS:
 FRONT= 10'
 REAR= 20'
 SIDE= 5'
 SIDE STREET= 10'



EAST LANE STREET
 66' PUBLIC RIGHT OF WAY
 BM 1885, PG 155

IMPERVIOUS DATA:
 EXISTING HOUSE= 2075.0 SF
 EXISTING GRAVEL AREAS= 131.86 SF
 EXISTING SIDEWALK= 75.09 SF
 EXISTING BRICK STEPS= 15.01 SF
 EXISTING RET. WALLS= 147.09 SF
 PROPOSED STOOP EXPANSION (NOT COVERED BY ROOF)= 4.73 SF
 TOTAL= 2448.78 SF, 39.1%

- LEGEND:
- ⊙ EIP EXIST IRON PIPE
 - ⊙ MNF MAG NAIL FOUND
 - △ CALCULATED POINT

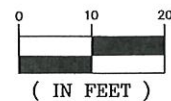
SITE LOCATION: 304 N. PERSON STREET
 RA; LEIGH NC 27604

TOWNSHIP: RALEIGH

ZONED: R-10

SCALE: 1" = 20'

DATE OF SURVEY:
 2-12-18



JOB# : 18_109

COUNTY: WAKE



I, MICHAEL PRESTON TUTT, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY AND FROM REFERENCES NOTED; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS NOTED. THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:20,000+. WITNESS MY ORIGINAL SIGNATURE, 12TH DAY OF FEBRUARY A.D., 2018.

Michael P. Tutt
 MICHAEL P. TUTT, PLS L-4443



ANGLE RIGHT
 LAND SURVEYING, PLLC
 SURVEYING THE PAST AND THE FUTURE TODAY
 919-810-4324
 NC LIC. # P-0446

603 HARDING STREET
 RALEIGH, NC 27604



304 N PEARSON TREE 1

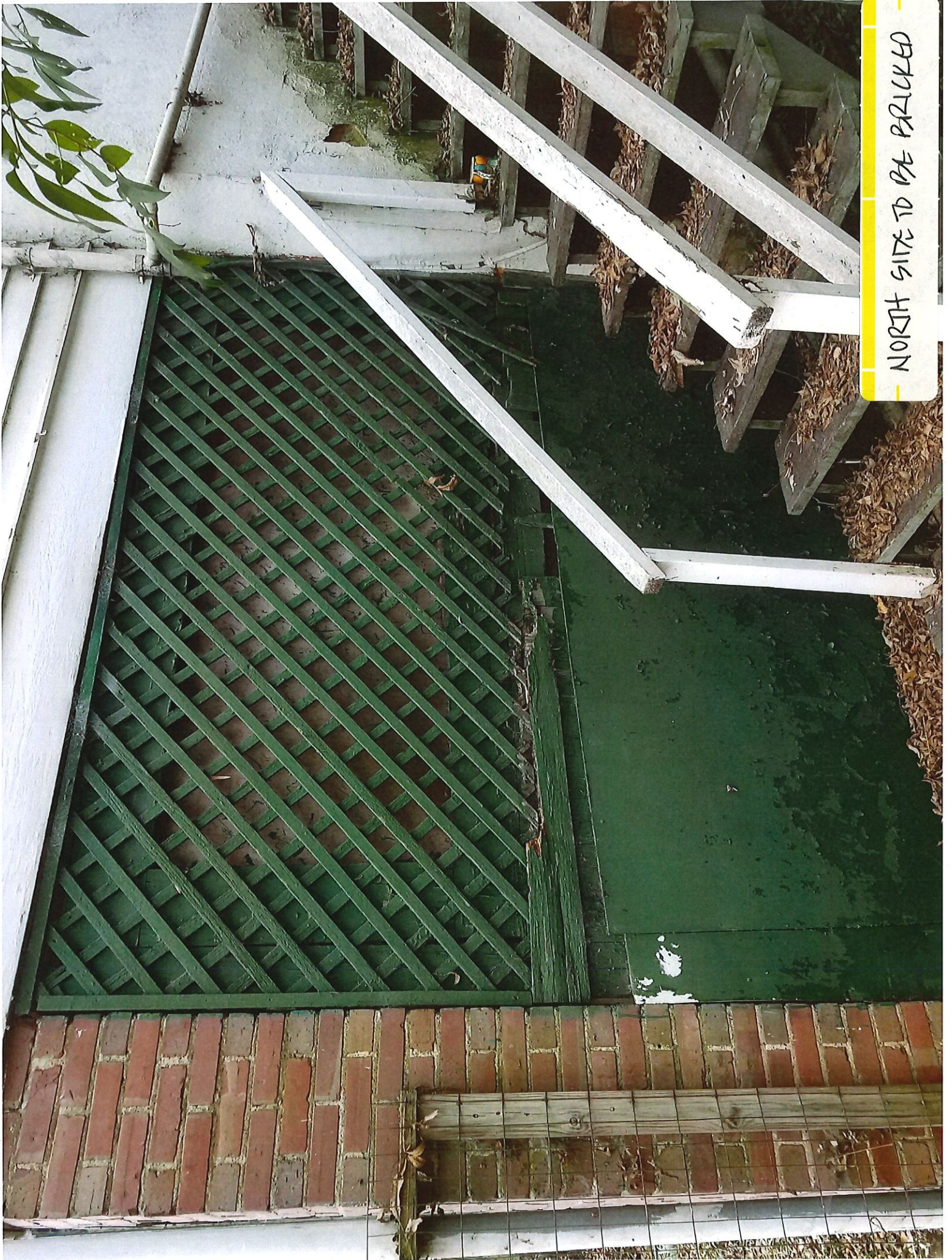


304 N PERSON

TREE Z



304 N PERSON TREE 3



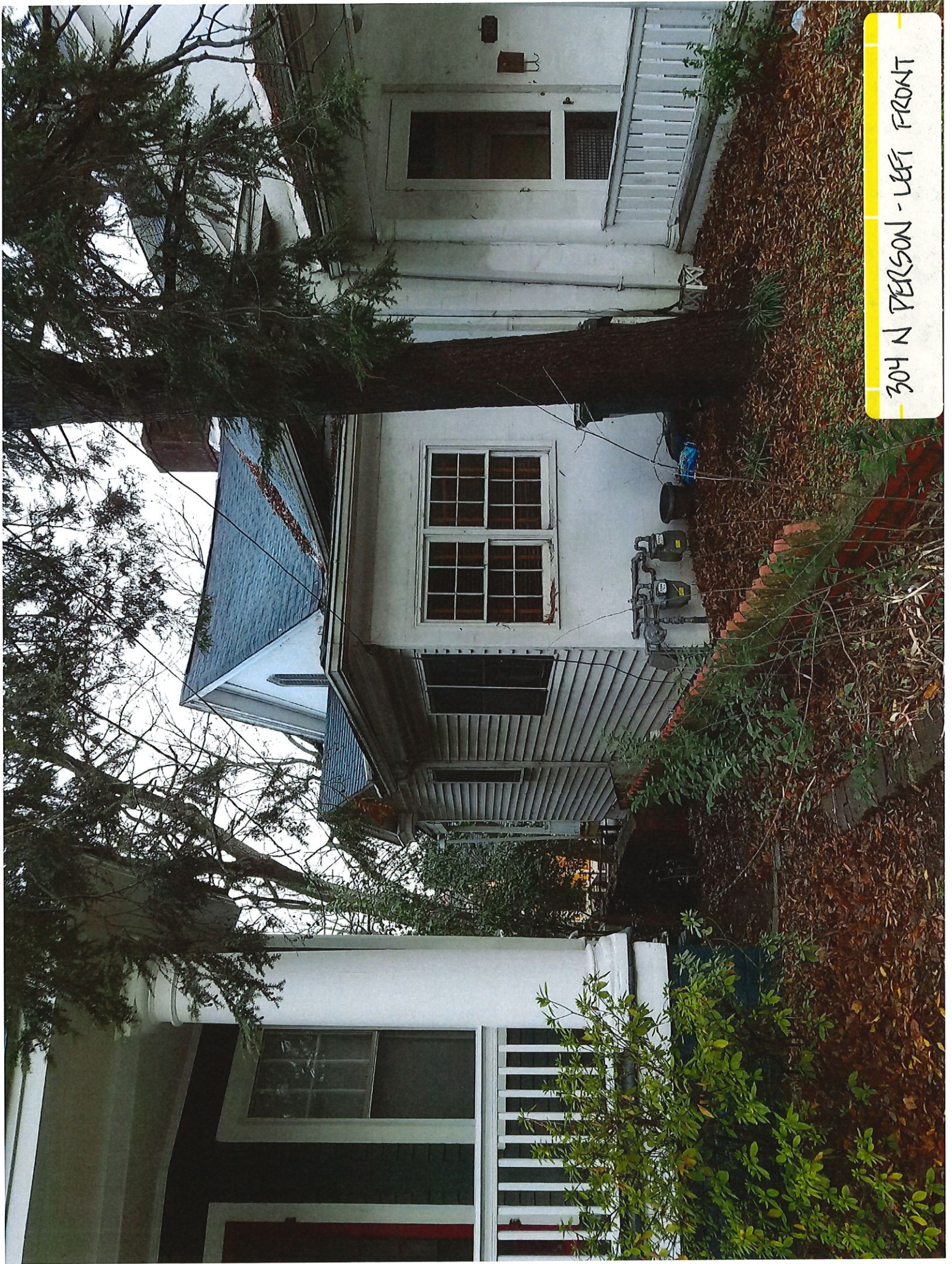
NORTH SIDE TO BE PRICKED



SCREEN DOOR



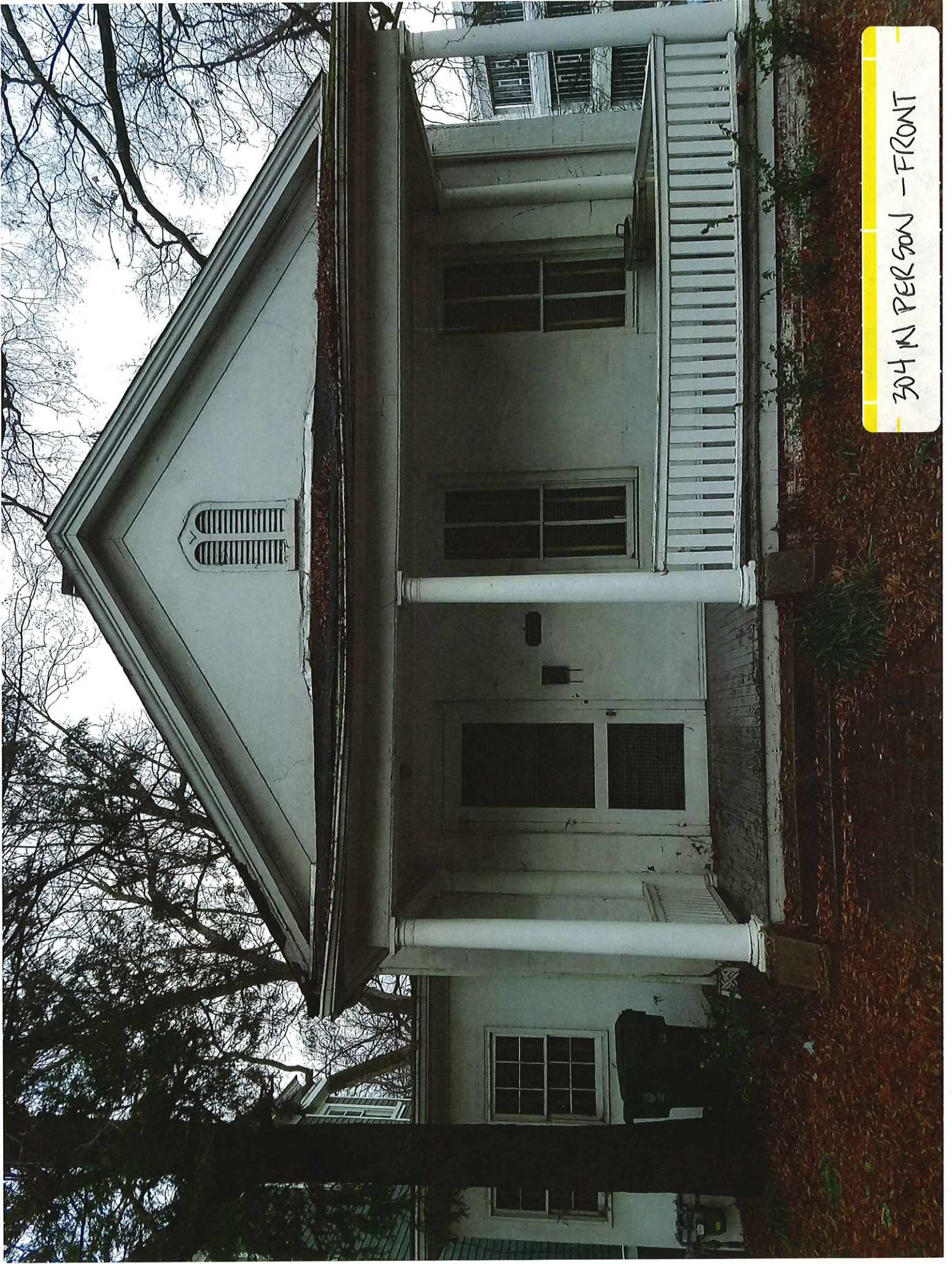
304 N PERSON - LEFT REAR



304 N PERSON - LEFT FRONT



304 N PERSON - RIGHT SIDE



304 W PERSON - FRONT

Robb, Melissa

From: VonDoster LLC <vondosterinc@gmail.com>
Sent: Friday, January 12, 2018 4:56 PM
To: Tully, Tania; Robb, Melissa
Subject: Extra information 304 N Person Street/309 East Lane Street COA
Attachments: FINAL-BM2016-1182.pdf; 304 N Person Tree1.jpg; 304 N Person Tree2.jpg; 304 N Person Tree3.jpg

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Best,

Bob Doster, Manager
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