



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

401 N PERSON ST

Address

OAKWOOD

Historic District

Historic Property

039-18-MW

Certificate Number

03-20-2018

Date of Issue

09-20-2018

Expiration Date

Project Description:

- Remove and replace retaining wall
- Install HVAC equipment, fence and bushes

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.

543595

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 # 543595

File # 039-18-MW

Fee \$2900

Amount Paid 2900

Received Date 02/01/18

Received By Pamela Best

Property Street Address 401 N. Person St.

Historic District Oakwood

Historic Property/Landmark name (if applicable) Lamar-Brown-Arthur House

Owner's Name Matthew M. Brown

Lot size .21 acres

(width in feet) 78

(depth in feet) 117

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

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 **Matthew M. Brown**

Mailing Address **601 E. Lane St.**

City **Raleigh**

State **NC**

Zip Code **27601**

Date **1/30/18**

Daytime Phone **919-834-6488**

Email Address **askmisterbrown@yahoo.com**

Applicant Signature *Matthew M. Brown*

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	_____
	35, 50

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)
1.4/24	Fences and Walls	Take down dilapidated stone retaining wall built between 1951 and 1957. Rebuild retaining wall in same location, re-using some of stones in existing wall, but mostly using gneiss Belgian blocks salvaged from streets in Oakwood. Height of new wall to range from 18" on northern end to 26" on western end, measured from public sidewalk. See attached page for more detailed explanation.
1.3.11/23	Site features and plantings	Place two AC units at rear of original house, beside c.1940 addition, screened by wooden picket fence and bushes. The larger unit will be 36" by 36" by 44" tall. The smaller will be 32" by 32" by 36" tall. See attached page for more detailed explanation.

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 _____. 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 _____

	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 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 checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> <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 type="checkbox"/>	<input checked="" 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"/>				

EXPLANATIONS FOR COA APPLICATION 401 N. PERSON ST.

STONE WALL:

There is currently a stone retaining wall on the eastern and southern borders of the property, and for the southernmost few feet of the western border. It was built by or for owner W. T. Arthur at some point between 1951 and 1957. I can narrow it down to those years because I interviewed Olin Wilson, who lived in the house from 1941 and 1951; the wall was not yet built when he moved out. I interviewed Ann Honeycutt Lawrance, who lived in the house from 1957 to 1973; the wall was already built when she moved in.

The wall is constructed of a variety of materials including (in order of prevalence in the wall) brown quartz, leucogneiss, gneiss Belgian Blocks, concrete chunks, granite, and bricks. The wall is badly dilapidated due mostly to decayed mortar. Some sections of the wall are almost nonexistent, and some sections are in various stages of dilapidation. Some sections appear intact, but the mortar is decayed and dilapidation is imminent.

My mason Clay Cain advises me that the wall needs to be taken down and rebuilt. I would like to rebuild it mostly with gneiss Belgian blocks. I would also like to re-use the leucogneiss and granite stones in the wall, but I would rather not use the brown quartz, concrete chunks, or bricks. The Belgian blocks and leucogneiss and granite blocks are of a more regular shape, and will make for a much sturdier and handsomer wall than the brown quartz stones, which are smaller and of irregular shape, or the concrete chunks or bricks, which are not very handsome.

The gneiss Belgian blocks are the stones used to pave many of Oakwood's streets in the years between 1891 and 1910. They were quarried where Hunter Elementary School is now, on Rock Quarry Road. After 1920, Oakwood's streets were gradually paved in asphalt, and Oakwoodians began salvaging the Belgian blocks to build retaining walls. These can be seen at 229, 403, and 408 Elm Street, 224, 526, and 703 N. East Street, 101 S. Bloodworth Street, 313 E. Lane Street, and 517 and 522 Oakwood Avenue. More recent walls of Belgian blocks can be seen at 532 N. Bloodworth Street and 318 Oakwood Avenue.

The brown quartz is not native to Raleigh. I suspect Mr. Arthur brought it from land he owned in the country. I have saved the stones that have fallen out during the last couple years, but they had already been disappearing for years, so it would not be possible to rebuild the wall with them.

I would like to rebuild the wall with the same footprint it had originally (and still has except for where it has worn away), except that there would be no steps on the south side. I would like the wall to have beaded mortar joints, as can be seen at 313 E. Lane, 522 Oakwood, 227 Elm, and 703 N. East. I would like it to have the appearance of piers at the corners and astride the steps, as can be seen at 313 E. Lane, 227 and 229 Elm, and 224 and 703 N. East

The existing wall varies from 14 inches high on the northern end to 22 inches high on the western end, measuring from the public sidewalk in front of the wall. I would like to rebuild it close to the same height, but slightly higher, so that it functions better to prevent erosion. The wall tends to be slightly too low, especially in some areas, and the land behind it suffers from erosion. (I have recently placed stones and bricks atop the wall to ameliorate the erosion.) I would like to increase the height of the wall by about four inches on the western and northern ends, with the increase gradually increasing to about eight inches in the southeastern section. The resulting wall would be about 18 inches high at its shortest point (the northern end), and 26 inches high at its tallest point (the western end).

A.C. UNITS

I will have two outside AC units. The larger will be 36" by 36" by 44" tall. The smaller will be 32" by 32" by 36" tall. I would like to put them behind the original house, on the south side of the c.1940 addition. I would like to screen them by means of a wooden picket fence, and bushes in front of the fence. I have already planted three aucuba bushes. They are small but grow fast.

There is no "perfect location" for these units. The house is on a corner, and has a shared driveway in the rear. Because of this, and because of the floorplan of the house, the north side is the natural side to use for outdoor activity, so I don't want the units there. (For the same reason, most houses in Oakwood don't have their AC units in the back yard, but rather beside the house.)

Fortunately, the back of my house has a generous setback, so the units will be about 34 feet from the public sidewalk. Many units in Oakwood are much closer to the public sidewalk; some are just a few feet from it!

March 16, 2018

Melissa Robb
Preservation Planner
One Exchange Plaza, 3rd Floor
Raleigh, NC 27601

Dear Melissa,

Thank you for your message requesting further information regarding my COA minor work application for 401 N. Person St. filed on 2/1/18. I apologize for not including this information in the original application! Below are answers to your questions in *italics*.

Attached are the site plan with the pier locations added, and elevations of the wall showing the wall and pier heights. I apologize for the crudeness of the elevations. It is difficult to be accurate at this scale. Also attached are photos of three stone retaining walls in Oakwood, showing the relationship of the piers to the walls, which I will emulate at 401 N. Person St.

Thank you,
Matthew Brown
919-834-6488
askmisterbrown@yahoo.com

In reviewing your application for projects at 401 N Person St, staff has a few questions/requests:

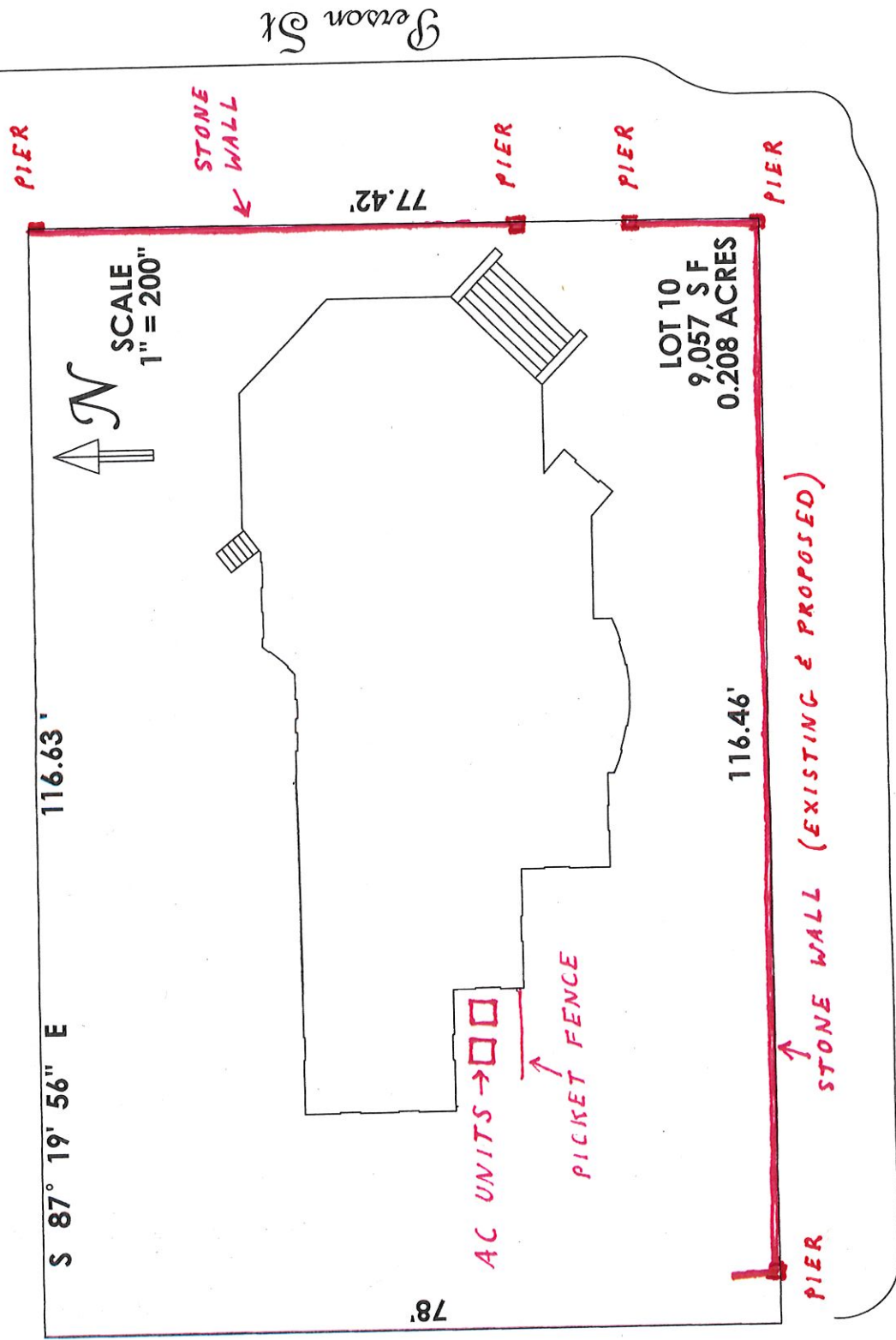
1. Will your fence for screening the new HVAC units be painted or stained? If so, please provide the manufacturer's paint/stain samples. You can bring them to the 3rd floor of the One Exchange Plaza building and leave them with the receptionist. *I would rather not paint or stain the fence, but let it weather naturally, like many of the back-yard and side-yard utility fences in Oakwood. It is treated pine, so does not need paint or stain. If this is not acceptable, I could stain it with the gray opaque stain we used on the front porch. (It looks like paint but is actually a stain, and would bond with the treated wood better than paint.)*
2. I've made notations on the attached site plan you submitted with the proposed wall heights as I understand them. Can you confirm that this is accurate? *The wall heights on the ends are accurate, but the height on the southeast corner will be about 24 inches (about 8 inches higher than the old wall probably was). Sorry my application was confusing on this point!*
3. Please provide more information about the location of the piers you propose. Updating the site plan drawing with the locations will suffice. *The piers will be at the north end, the west end, the southeast corner, and astride the front steps. Please updated site plan and elevations.*
4. Please provide information about how tall will the piers will be. Please provide elevation views of the wall with piers, as if you are viewing it from across both N Person St and E North St. *The piers will be about 8 inches taller than the adjacent portions of the wall, similar to the piers at 313 E. Lane Street, and 227 and 229 Elm Street. Please see elevations, and attached photos.*
5. How wide is the wall proposed to be? *The wall will be about 12 inches thick, similar to the stone retaining walls at 313 E. Lane Street, and 227 and 229 Elm Street.*

Thank you for the thorough documentation about the history of the retaining wall and the use of retaining wall materials in the district. And thank you for your patience while we've been dealing with an increasing number of COA applications.

Best,
Melissa

Matthew Brown
919-834-6488
askmisterbrown@yahoo.com

SITE PLAN
Lamar Hall
401 N Person St
Raleigh, NC 27601



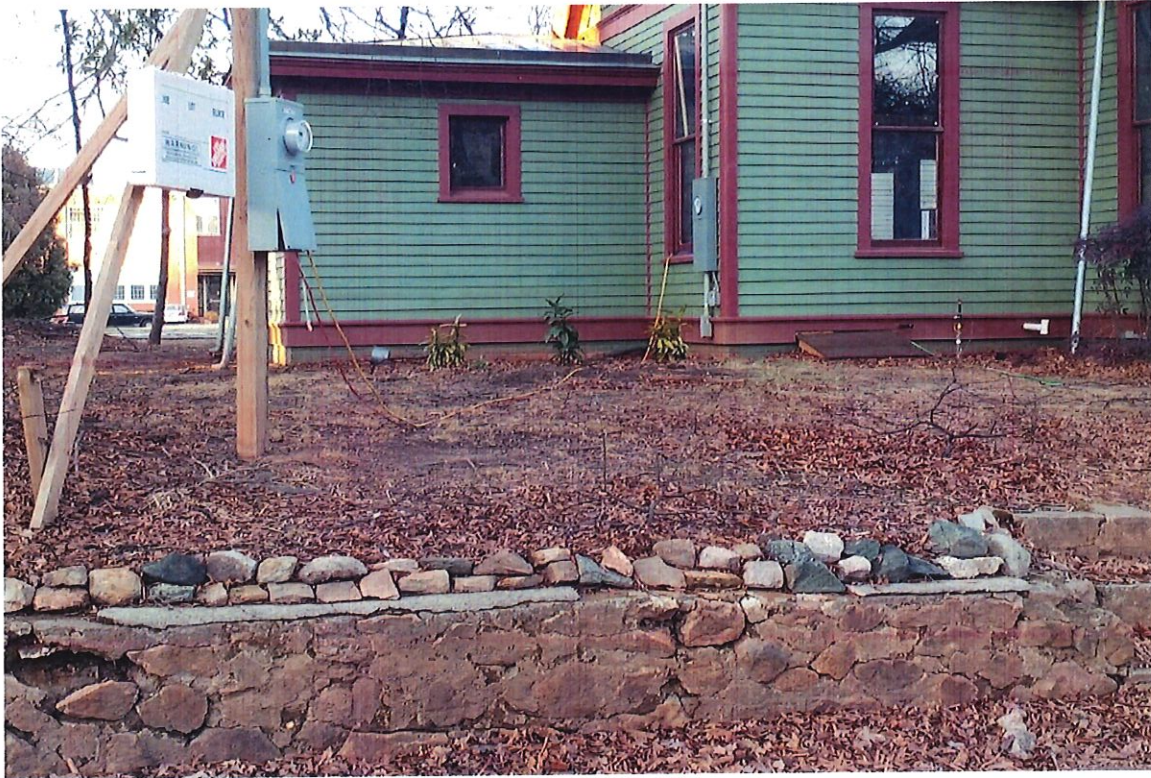
& North St

MATTHEW BROWN 401 N. PERSON ST.



EXISTING WALL AT 401 N. PERSON FROM SOUTHEAST

MATTHEW BROWN 401 N. PERSON ST.



EXISTING WALL AT 401 N. PERSON - SOUTH
SIDE NEAR WEST END, ALSO SHOWING PROPOSED
LOCATION OF A.C. UNITS, BEHIND SMALL
BUSHES.

MATTHEW BROWN 401 N. PERSON ST.



EXISTING WALL AT 401 N. PERSON -
WEST END

MATTHEW BROWN 401 N. PERSON ST.



WALL AT 703 N. EAST, SHOWING BEADED
MORTAR JOINTS & APPEARANCE OF PIERS AT
STEPS

MATTHEW BROWN 401 N. PERSON ST.



WALL AT 227 ELM SHOWING BEADED
MORTAR JOINTS & APPEARANCE OF PIERS
AT CORNERS

MATTHEW BROWN 401 N. PERSON ST.



WALL AT 313 E. LANE SHOWING BEADED
MORTAR JOINTS & APPEARANCE OF PIERS
AT STEPS



229 ELM ST.

MATTHEW BROWN 401 N. PERSON ST.



PICKET FENCE Item #156718 at Lowe's
PRESSURE-TREATED PINE 42" tall
(TO SCREEN AC. UNITS)