



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

304 N PERSON STREET

Address

OAKWOOD

Historic District

Historic Property

114-18-MW

Certificate Number

07-17-2018

Date of Issue

1-17-2019

Expiration Date

Project Description:

- Installation of columns below oriel window - wood or wood wrapped steel

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, _____

A handwritten signature in blue ink, appearing to read "Collette R. K.", is written over a horizontal line.

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 # 558446

File # 114-18-MW

Fee _____

Amount Paid _____

Received Date _____

Received By _____

Property Street Address 304 N. Person Street

Historic District Oakwood

Historic Property/Landmark name (if applicable) _____

Owner's Name Anne F. Hinder

Lot size (width in feet) 58.07 (depth in feet) 107.42

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 Vandoster Restoration & Construction, LLC

Mailing Address _____

City Raleigh State ~~Raleigh~~ NC Zip Code ~~27601~~

Date 12 June 18 Daytime Phone 919 2640912

Email Address vandosterllc@gmail.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 _____

57

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)
		<p>Add 2 support columns to oriele window on right side of house per Engineers Letter and per conversation with Melissa Robb</p> <p>This is a hazardous condition!</p>

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 1/17/2019. 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) Collette R K Date 07/17/2018

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</u> (staff review) – 1 copy <u>Major Work</u> (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 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 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 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 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"/>		✓		

P. E. TEAGUE, P.E., PLLC
2705 WATERLOO CT., RAL, NC 27613
PSTEAGUE@INTEGRITY.COM
(919)247-2572

July 3, 2018

(Lic. #P-0207)

To: Bob Doster
Subject: 304 N. Person Street
Raleigh, NC

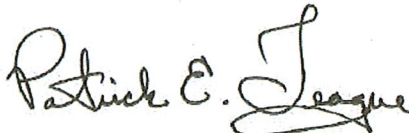
To Whom It May Concern,

The following observations were made on subject project after a construction site inspection has been conducted. Necessary field adjustments on subject project were made onsite per builder. A concrete slab floor was successfully constructed for the basement floor. The first floor framing has been reinforced in areas with LVL joists. For example, there is a depression in the floor at the double door entrance to the living room area that is in the surface of the wood flooring not caused by structure framing. An LVL beam has been installed in this area to attempt to remove the depression. All loads are adequately supported and the modifications are still in compliance with current NC Building Code.

The wall on the second floor has been reframed to handle loads after an existing header on the first floor was discovered to have been cut in the past. I recommend installing 24" CS16 straps on the hinge wall section at the 2x4 double top plate. On the back addition 4x4 post were installed in between the proposed beams. This is acceptable and helps distributes the loads. I recommend installing over each double window on the back right corner of the old addition area (2)7.25" LVL's with 2-stud columns on either side. The right side large bay window needs 6" or 8" structural round columns with 24"x24"x10" concrete footings with 12"x12"x12" masonry base. I highly recommend Permacast or Endura-Stone column products instead of wood because these materials will not be eaten by termites, rot, or twist, and retains the historical integrity of the home.

If you have any questions, please feel free to call me at (919)247-2572.

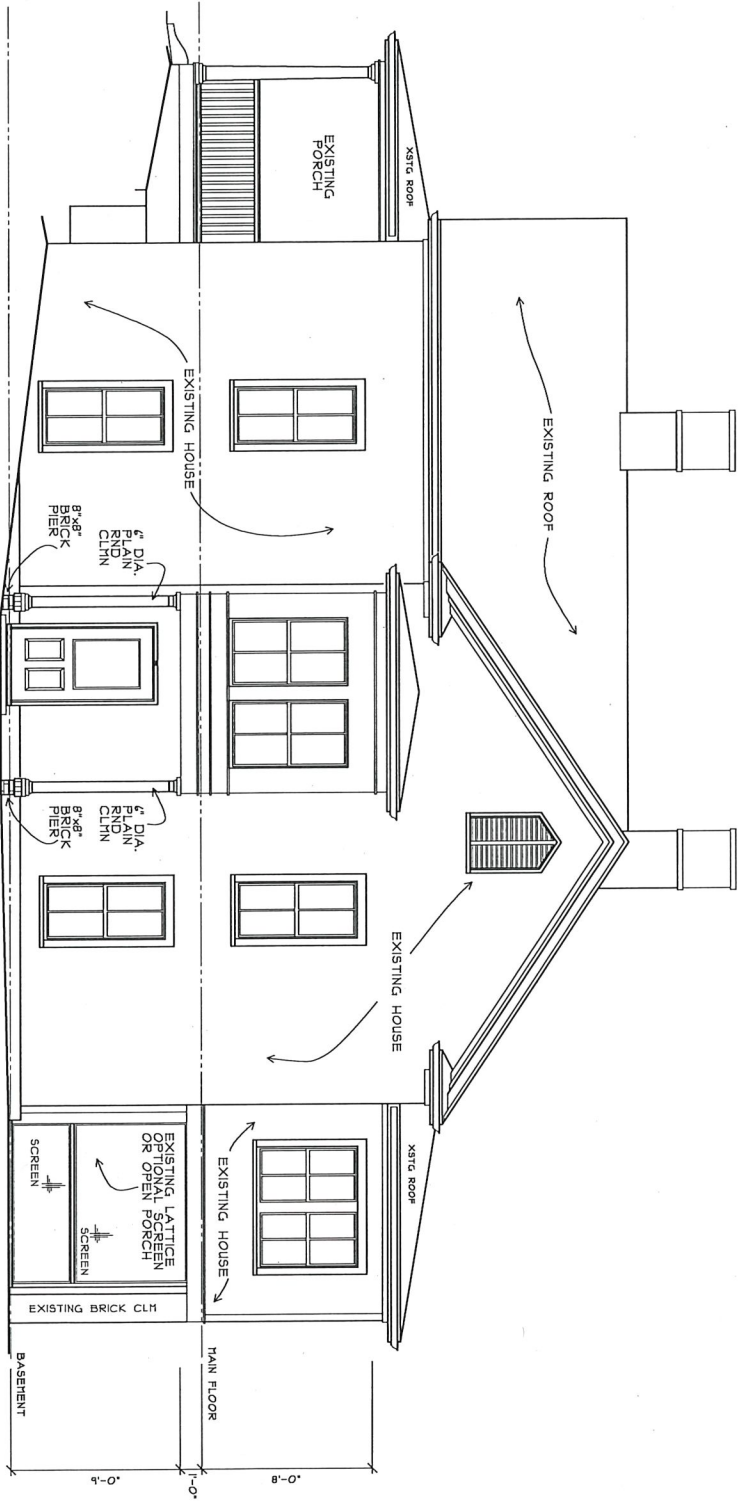
Sincerely,



Patrick E. Teague, P.E.



7/03/18



RIGHT ELEVATION
 SCALE 1/4" = 1'-0"
 1" 0 1 2 3 4 5 6 7 FT.

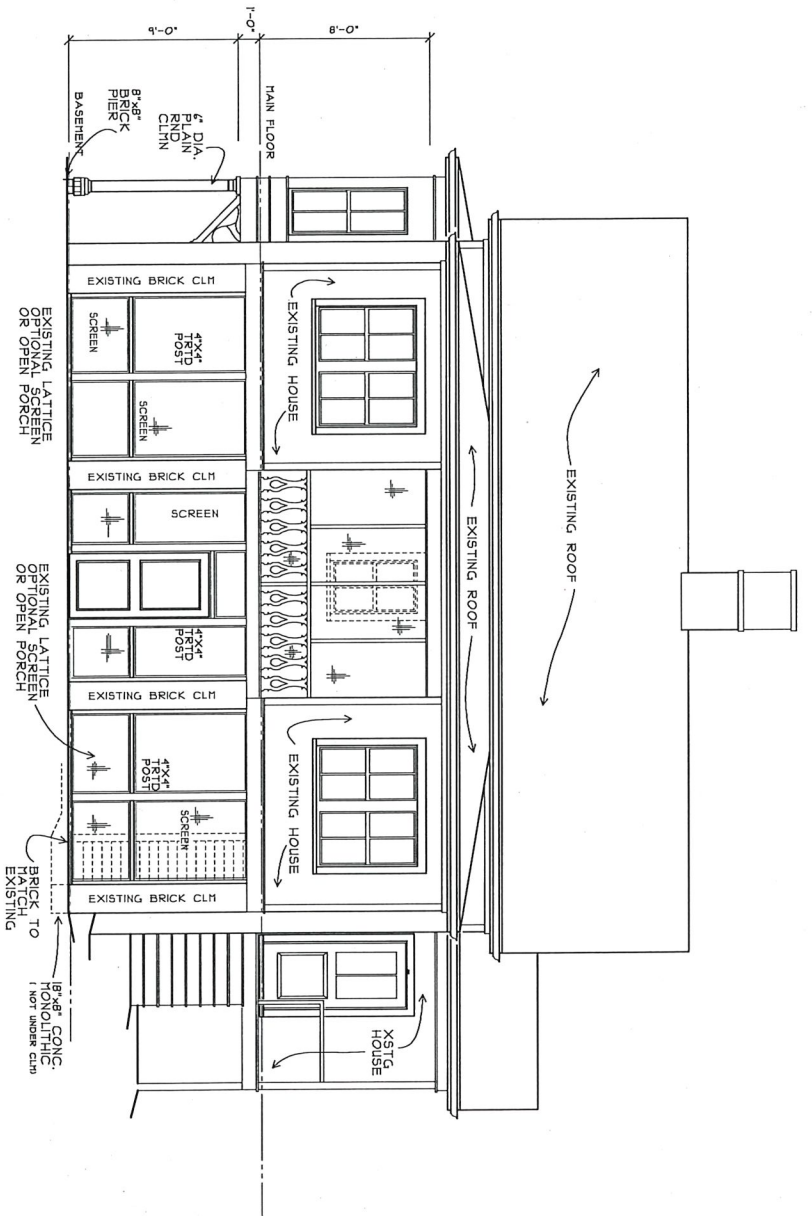
PROJECT
 STRUCTURAL PLANS
 FOR:
 ANNE
 LINDER
 RESIDENCE
 PLAN
 MAIN FLOOR
 RENOVEL
 LOCATION:
 304
 N. PERSON
 STREET

THOMAS A. BETTS
 CUSTOM
 HOME PLANS
 3103 CLARK AVE., RALEIGH, N.C. 27607
 (919) 832-1801

DRAWN BY:
 THOMAS BETTS
 DATE:
 FEB. 13, 2011
 SHEET:

NOTE:

1. THESE PLANS ARE THE PROPERTY OF THOMAS A. BETTS AND ARE TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THOMAS A. BETTS IS STRICTLY PROHIBITED. 2. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. 3. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THOMAS A. BETTS. 4. THOMAS A. BETTS ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE PLANS. 5. ALL DIMENSIONS ARE IN FEET AND INCHES. 6. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SPECIFIED IN THESE PLANS. 7. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. 8. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THOMAS A. BETTS. 9. THOMAS A. BETTS ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE PLANS. 10. ALL DIMENSIONS ARE IN FEET AND INCHES. 11. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SPECIFIED IN THESE PLANS.



REAR ELEVATION

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

PROJECT
 STRUCTURAL PLANS
 FOR:
 ANNE
 LINN
 REIDEL
 RESIDENCE
 PLAN
 MAIN FLOOR
 RENODEL
 LOCATION:
 304
 N. PERSON
 STREET

THOMAS A. BETTS
 CUSTOM
 HOME PLANS
 3103 CLARK AVE., RALEIGH, N.C. 27607
 (919) 832-1801

DRAWN BY:
 THOMAS BETTS
 DATE:
 6/26/18
 SHEET:
 1 OF 5

NOTE:

THOMAS A. BETTS CUSTOM HOME PLANS
 3103 CLARK AVE., RALEIGH, N.C. 27607
 (919) 832-1801
 ALL STRUCTURAL COMPONENTS SUCH
 AS FOUNDATIONS, WALLS, FLOORS, ROOFS,
 AND CEILING JOISTS SHALL BE CONSTRUCTED
 IN ACCORDANCE WITH THE LATEST EDITIONS
 OF THE INTERNATIONAL RESIDENTIAL CODE
 AND ALL OTHER APPLICABLE CODES AND
 REGULATIONS. ALL OTHER COMPONENTS SHALL
 BE CONSTRUCTED IN ACCORDANCE WITH
 THE LATEST EDITIONS OF THE MANUFACTURER'S
 INSTALLATION INSTRUCTIONS. THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND FOR VERIFYING THE
 ACCURACY OF ALL INFORMATION PROVIDED
 HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE
 FOR VERIFYING THE ACCURACY OF ALL
 INFORMATION PROVIDED HEREON. THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR OBTAINING ALL
 NECESSARY PERMITS AND FOR VERIFYING THE
 ACCURACY OF ALL INFORMATION PROVIDED
 HEREON.











Quote Form



AMERICAN CEDAR MILLWORK-RALEIG
3401 TARHEEL DR
RALEIGH NC 27609
919-871-0200



Project Information (ID #2344603) [Hide](#)

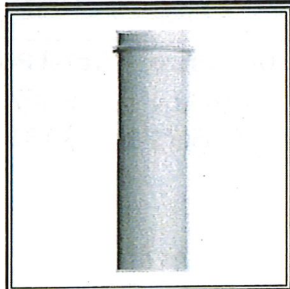
Project Name: VONDOSTER	Quote Date: 5/17/2018
Customer:	Submitted Date:
Contact Name:	PO#: 304 PERSON STREET
Phone (Main):	
Phone (Cell):	Sales Rep Name: Kenny Rogerson
Customer Type:	Salesperson:
Terms:	

Delivery Information [Hide](#)

Shipping Contact:	Comments:
Shipping Address:	
City:	
State:	
Zip:	

Unit Detail [Hide All Configuration Options](#)

Item: 0001: 6X10' PLAIN ROUND COL PINE/FIR 00031	Location:	Quantity: 2
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6X10' PLAIN ROUND COL PINE/FIR 00031 183.63

Configuration Options [Hide](#)

- **Product Category:** HBG Columns, Porch Post & Rail
- **Manufacturer:** HB&G
- **Category:** Shelf Items
- **Material Type:** Wood
- **Product Type:** Columns
- **Item Type:** Plain Round
- **Size:** 6"
- **Height:** 10'
- **Model:** 00031

Kinane, Collette

From: VonDoster LLC <vondosterinc@gmail.com>
Sent: Tuesday, July 17, 2018 4:13 PM
To: Kinane, Collette; Tully, Tania; Robb, Melissa
Subject: Minor Work COA - 304 N. Person St. - 1 of 2
Attachments: 304 N Person Front c.jpg; 304 N Person Left Side Front c.jpg; 304 N Person Left Side Rear c.jpg; 304 N Person Rear c.jpg; 304 N Person Right Side c.jpg

Hi Collette,

Please find attached color photos of 304 N. Person Street. Melissa already has these same photos on file for two other Certificates of Appropriateness.

Please also find attached the letter from our engineer. In the past, we have been able to submit the application and wait for the final engineer's letter. In this case I had him do a special interim letter for you. Just letting you know this because now we must invoice the customer for two engineer's letters. They are \$500.00 each. The engineer's letter addresses column bases and three column choices. He strongly advises against using wooden columns in this application due to strength and overhead loads. We will install wooden columns if you require it. We will cite your requirements in a waiver letter to our customer, if you direct wood. The specs for the wooden and the stone columns are attached. The engineer sent us the stone selection. Both are identical in look and style.

Please also find attached a side elevation of the columns and bases mentioned in the engineer's letter. These columns are smaller in diameter than the front porch columns.

Also attached is a copy of an updated rear elevation that includes center posts between the masonry columns. The engineer is requiring this update to the design.

As far as design, I am submitting what the customer requested in column design to match the columns of the front porch. This is a duplex and the columns are being installed at the entrance to the lower unit. I would greatly appreciate, if this style is rejected, that either Melissa or Tania contact Mrs. Anne Hunter, the property owner, to explain her choices. She is 85 years old and grew up in the house. She struggles to understand some of our historic district rules. We will of course provide you with her contact information if needed.

I spoke with Melissa concerning this issue over a month ago, at the time of installing temporary bracing. As marked on the COA application this is a hazardous condition as the oriel window is falling away from the structure. We have had it posted for two week longer that we should because we waited for the engineer's interim visit and to write the letter you requested. In the past, for similar time sensitive or hazardous situations, we have been allowed to proceed while the COA is processing. Anything you could do to expedite this would be greatly appreciated.

Thanks for your help.

Best,

Bob Doster, Manager
919.264.0712

VonDoster Restoration & Construction, LLC