APPLICANT: MARIA DIMAIO

Nature of Project: Extend existing 8' privacy fence; construct 17'x17' concrete pad with hot tub; construct stone grill island.
Response to Staff Questions to COA Submission for 522 N. Person St.

- What are the width and length dimensions for wood decking that surrounds the hot tub. If in fact the plywood on the ground is defining the area that the hot tub and deck surround are intending to cover, when you compare drawing to photo, the hand-drawn plot plan is misleading as to the ground area covered by the proposed installation
  - The width of the decking surrounding the hot tub will be 3 feet and will run approximately 14 feet long on each side in a square shape surrounding the spa.
  - See details included in updated scale drawing.
  - Plywood on the ground is unrelated and has been removed. See latest pictures below.
- What is the relationship of the deck edge to ground plane...is it flush? Is there a step or steps? How is the deck constructed?
  - The deck edge will be approximately 6 inches above finished ground grade and will be flush with the existing patio. All Construction will conform to the latest deck codes. The deck will sit on top of a 12" solid grouted CMU foundation wall, which in turn, will be sitting on an 8" thick concrete footing. The deck will be cantilevered out from the top of the CMU wall to the edge of the hot tub enclosure and will be supported by 4x4 posts secured into the solid grouted wall and 2x6 cross braces. The outer edge of the deck will also be secured with a 2x6 bottom plate anchored every 4' with 1/2 inch anchor bolts at a minimum 7 inch embedment into the CMU core (just like a house foundation).

- Clarification on the visual appearance of the opposite side of the fence that is depicted at top of second photo page as the one being extended. Is the first picture on the first photo page representative of the opposite side? Is that picture taken from the 306 or 308 Pell Street side? Good neighbor design for 306 Pell Street and 528 Person Street properties that the new fence will abut?
Included are photos of both sides of the existing fence between 520 and 522 N. Person St. The proposed fence will match the existing fence.

This is the fence between 522 N. Person St and 520 N. Person St. This represents the side facing 522 N. Person St.
Are there any gates in the fence? Perhaps in the section where the fence returns to the north side of the house?
  ○ Yes, there will be a gate in the fence where the fence return to the north side of the house.

How does the 8’ height of the fence work? The existing fence is above a brick wall. Is it a 6’ fence on top of a 2’ wall? Is there going to be a brick wall with the new fence? Or is the new fence going to be an 8’ tall wood fence? Given the preponderance of 6’ fences in the neighborhood, the a new 8’ fence is likely out of character of the existing context of the historic district, where 6’ has been the max for decades.
  ○ The fence will run behind the retaining wall not on top of the retaining wall and will match the style and look of existing fence between 520 and 522 N. Person St.
  ○ See photo above to see how the fence runs between 520 and 522 N. Person St. New fence will replace existing chain link and wire fence shown in pictures below.
This is the back lot line and shows where the new fence will sit behind the retaining wall.
These show the fence line between 522 N. Person St and 528 N. Person St.

- Provide elevation drawings of grill island with dimensions. How tall? How thick is granite top? What is “leathered top”? How does the top related to the stone cladding of the island?
  - See attached updated drawings.

Picture of black leathered granite from kitchen at 522 N. Person St.
- What is the nature of the water and electrical access? What do they look like?
  - The water and electrical will be installed to current code. The water will be just an additional spigot on the outside of the house to fill the pool when necessary. There will be no permanent, fixed water supply to hot tub. The electrical code requires a GFCI within 5-10 feet of the hot tub and will be mounted on one of the existing deck posts.
- Provide a description of the hot tub. In ground? Height? Materials? We have no data on the hot tub next door at 520 upon which to judge the statement “installation consistent with the hot tub at 520 N Person St the property next door.”
  - The Hot Tub is the Cameo model hot tub: [http://www.sundancespas.com/880series/cameo/](http://www.sundancespas.com/880series/cameo/)
  - The cabinet is the Mahogany finish and the shell is Platinum

Additional Photos of project space:
Trees:
There are three trees that run along the back fence line and two that run between 522 N. Person St. and 528 N. Person St. that will need to be accounted for in the fence plan. The proper tree protection zones will be setup around all 5 impacted trees as determined by the fence contractor and a consulting arborist (Robert Underwood).
Raleigh Historic Development Commission –
Certificate of Appropriateness (COA) Application

Property Street Address: 522 N. Person St
Historic District: Oakwood
Historic Property/Landmark name (if applicable): N/A
Owner's Name: Maria S. DiMaio

Lot size: .16 Acres
Width in feet: 60'
Depth in feet: 122'

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 300 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>528 N Person St, Raleigh NC 27604</td>
<td>308 Pell St, Raleigh NC 27604</td>
</tr>
<tr>
<td>520 N Person St, Raleigh NC 27604</td>
<td>306 Pell St, Raleigh NC 27604</td>
</tr>
<tr>
<td>518 N Person St, Raleigh NC 27604</td>
<td>324 Pell St, Raleigh NC 27604</td>
</tr>
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516 N. Person St, Raleigh NC 27604
501 N. Person St, Raleigh NC 27604
506 N Person St, Raleigh NC 27604
519 Bloodworth St, Raleigh NC 27604

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 Maria DiMaio

Mailing Address 522 N Person St

City Raleigh State NC Zip Code 27604

Date 6/6/2016 Daytime Phone 1-919-451-4488

Email Address maria.dimaio@gmail.com

Applicant Signature

Will you be applying for state or federal rehabilitation tax credits for this project? Yes ☐ No ☐

Office Use Only

Type of Work

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
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</thead>
<tbody>
<tr>
<td>2.4/14</td>
<td>Fences and Walls</td>
<td>Fence: Continuation of existing wood privacy fence from 520 N. Person St. to continue along back property line of 522 N. Person St and up North property line between 522 N Person St and 528 N. Person St.</td>
</tr>
<tr>
<td>Article XV – COA List/Item 100</td>
<td>Work Items not listed</td>
<td>Other: Construction of natural stacke stone grill island with black leathered granite countertop</td>
</tr>
</tbody>
</table>
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

Attach 8-1/2" x 11" 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) – 13 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.)

2. Description of materials (Provide samples, if appropriate)

3. Photographs of existing conditions are required.

☐ Paint Schedule (if applicable)
1. **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.

2. **Drawings showing proposed work**
   - ✔ Plan drawings
   - ☐ Elevation drawings showing the new façade(s)
   - ☐ Dimensions shown on drawings and/or graphic scale
   - ☐ 8-1/2" x 11" or 11" x 17" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" or 11" x 17" snap shots of individual drawings on the big sheet.

3. **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.

4. **Fee** *(See Development Fee Schedule)*
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

522 N PERSON STREET
Applicant:    Maria S. DiMaio
Received: 6/6/2016

INTRODUCTION TO THE APPLICATION

Historic District:   OAKWOOD HISTORIC DISTRICT
Zoning:         R-10
Nature of the Project: Continuation of existing wood privacy fence from 520 N. Person St. along rear property line between 522 N. Person St and 306 Pell St and up north property line between 522 N. Person St and 528 N. Person St. Installation of hot tub in backyard.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Section</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.4</td>
<td>Fences &amp; Walls</td>
<td>Construct 8' wood privacy fence along rear and north property line consistent with existing 8' wood privacy fence along south property line.</td>
</tr>
<tr>
<td>Article XV</td>
<td>Addition of Swimming Pool</td>
<td>Construction of (17&quot; x 17&quot;) concrete pad and hot tub installation consistent with the hot tub at 520 N Person St the property next door.</td>
</tr>
<tr>
<td>Article XV</td>
<td>Work Items not listed</td>
<td>Construction of natural stack stone grill island with black leathered granite countertop.</td>
</tr>
</tbody>
</table>
528 N. Person St.

5 Proposed:
1. Proposed Grill Island (4x4)
2. Proposed Hot Tub (17x17)
3. Proposed New Privacy Fence
4. Proposed New Decking Around Hot Tub
5. Proposed electrical for grill island + hot tub
6. Proposed new water access for hot tub

522 N. Person St.

Porch
Existing fence between 306 Pell St and 308 Pell St.

Existing chain link fence between 522 N. Person St and 528 N. Person St.

Back property line of 522 N. Person St showing existing chain link fence between 522 N. Person St and 308 Pell St.
Existing fence between 522 N. Person St and 520 N. Person St.

Rear of 522 N. Person St where hot tub and grill island will be located.

Stacked Stone to be utilized for proposed grill island.
Existing decking at 522 N. Person St... to be replicated w/ like materials for proposed hot tub decking