



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Install rear ramp and stairs; remove rear concrete pad

\*Beyond this expiration date, NC Session Law 2021-03 grants an extension to all valid development permits until 150-days after NC Executive Order 116 is rescinded.

7 N East St

Address

Oakwood

Historic District

Historic Property

COA-0053-2022

Certificate Number

5/10/2022

Date of Issue

11/10/2022\*

Expiration Date

*This card must be kept posted 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, \_\_\_\_\_

*Ein Morton*

Raleigh Historic Development Commission

*Pending the resolution of appeals, commencement of work is at your own risk.*



Type or print the following:

Applicant name: South Person Street LLC (David Mang)

Mailing address: 2021 Fairview Road

City: Raleigh

State: NC

Zip code: 27608

Date: 04-13-22

Daytime phone #: (919) 757-3652

Email address: mang@richrealtygroup.com

Applicant signature: *David Mang*

Minor work (staff review) – one copy

Major work (COA committee review) – ten  
copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of  
approval

**Office Use Only**

Transaction #: \_\_\_\_\_

File #: COA-0053-2022

Fee: \_\_\_\_\_

Amount paid: \_\_\_\_\_

Received date: \_\_\_\_\_

Received by: \_\_\_\_\_

Property street address: 7 N East Street

Historic district: Oakwood Local Historic District

Historic property/Landmark name (if applicable): n/a

Owner name: South Person Street LLC

Owner mailing address: 2021 Fairview Road, Raleigh NC 27608

**For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.**

Property Owner Name & Address	Property Owner Name & Address



I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>55, 59, 67</u>
Did you consult with staff prior to filing the application? Yes <input type="radio"/> No <input checked="" type="radio"/>	

Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
3.1	Decks	New wood stoop and ramp at back of building is unobtrusive and minimally visible.
3.1	Patio	Existing concrete patio below new wood stoop and ramp will need to be removed to offset impervious calculations.

#### 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 11/10/2022.

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) Emi Martin Date 05/10/2022



April 13, 2022

City of Raleigh  
Certificate of Appropriateness  
7 N East Street  
Raleigh, NC 27601  
Oakwood Historic District

**Written Description of Work**

This building is undergoing a change of use from Residential to Business. To meet the building code requirements, a new ramp and stairs are being added to the rear of the building.

The new ramp and stair will not be visible from the character-defining N. East Street elevation (3.1.1, 3.1.2, 3.1.3). The ramp and stair will be of wood construction and will be structurally separate from the existing building (3.1.5). The ramp, stair, and railings will be of sealed wood construction to fit the historic construction of stairs and porches.

Per the applicant's email dated 05/06/22, the existing rear concrete pad is also requested to be removed to meet impervious surface calculations.





01- Existing west elevation



02 - Existing west elevation





03- Existing north elevation



04 - Existing south elevation





05- Existing northeast elevation

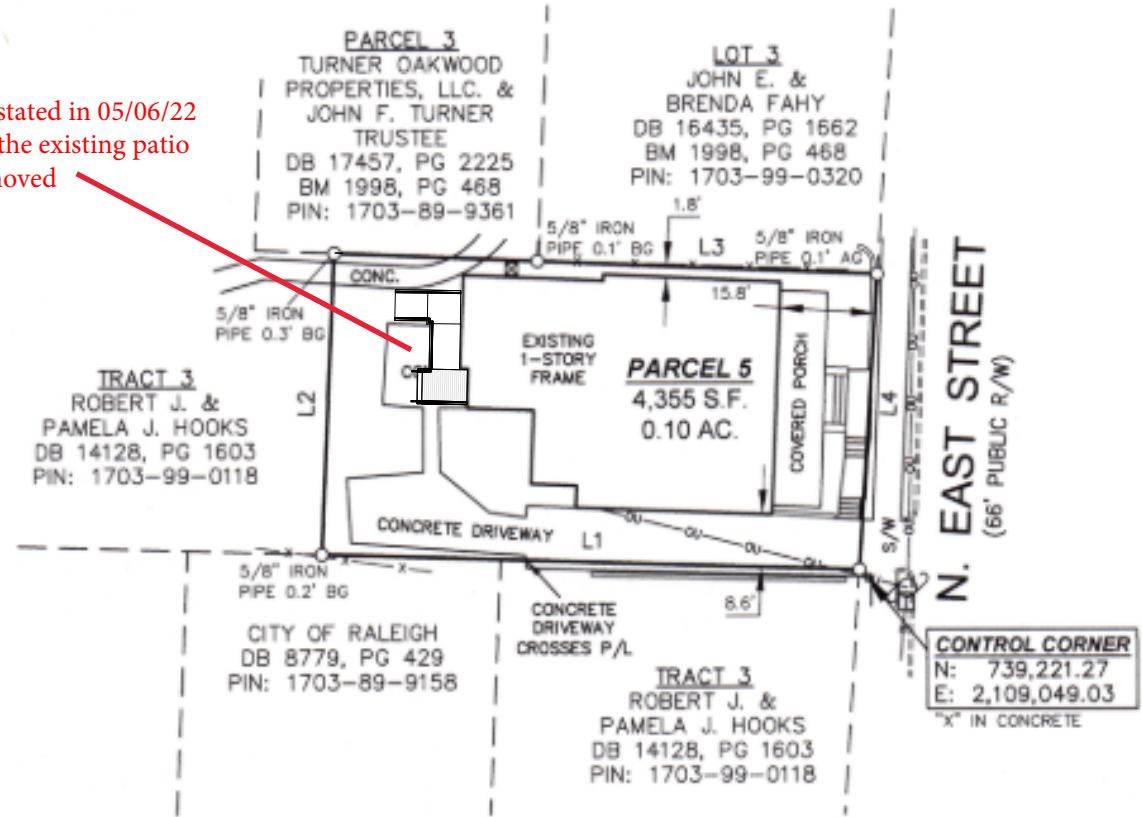
PROPERTY OF  
TURNER OAKWOOD PROPERTIES, LLC. & JOHN F. TURNER, TRUSTEE  
PARCEL 5, FRANK & AUGUSTA TURNER  
7 N. EAST STREET  
SCALE: 1"=30'  
REFERENCES: DEED BOOK 17457, PAGE 2225  
BOOK OF MAPS 1998, PAGE 468  
RALEIGH TOWNSHIP  
WAKE COUNTY  
RALEIGH, NORTH CAROLINA  
APRIL 28, 2021

- LEGEND
- Ex. iron pipe/rod or nail
  - Telephone pedestal
  - Utility pole
  - X— Existing fence
  - OU— Overhead utility
  - DB Deed Book
  - PB or BM Plat Book / Book of Maps
  - P/L Property line
  - PG Page
  - S.F. Square feet
  - AC. Acres
  - R/W Right-of-way
  - AG Above ground
  - BG Below ground
  - S/W Sidewalk
  - CONC. Concrete

LINE TABLE		
LINE	LENGTH	BEARING
L1	88.43	N 88°19'34" W
L2	49.39	N 02°27'19" E
L3	89.36	S 87°48'19" E
L4	48.60	S 03°33'37" W

NC GRID NORTH  
(NAD 83/2011)

Applicant stated in 05/06/22  
email that the existing patio  
will be removed



- NOTES:
- 1) All distances are horizontal ground in u.s. survey feet unless otherwise noted.
  - 2) The basis of all easements, right-of-way's, buffers, setbacks and adjoiners, etc., referenced from Book of Maps 1998, Page 468 & Wake County GIS unless otherwise noted.
  - 3) No investigation into the existence of jurisdictional wetlands or riparian buffers performed by Newcomb Land Surveyors.
  - 4) Subject property is not located within a special flood hazard zone per FEMA Flood Insurance Rate Map (FIRM) #3720170300J, effective date May 2, 2006.
  - 5) The State Plane Coordinates for this project were produced with RTK GPS observations and processed using the North Carolina VRS network. The network positional accuracy of the derived positional information is  $\pm 0.07'$ .



FINAL SURVEY  
NEWCOMB land surveyors, Llc, 7008 Harps Mill Road, Ste. 105, Raleigh, NC 27615  
Phone (919) 847-1800, License # P-0203

This survey performed and map prepared without benefit of a title report. This survey subject to any facts and easements which may be disclosed by a full and accurate title search.

I, Justin L. Luther, certify that this plat was drawn under my supervision from an actual survey made under my supervision from references as noted; that the boundaries not surveyed are clearly indicated as drawn from information noted under references; that the ratio of precision or positional accuracy exceeds 1:10,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 58.1600)

Witness my original signature, license number and seal this 28<sup>th</sup> day of April, 2021.

Professional Land Surveyor L-5107

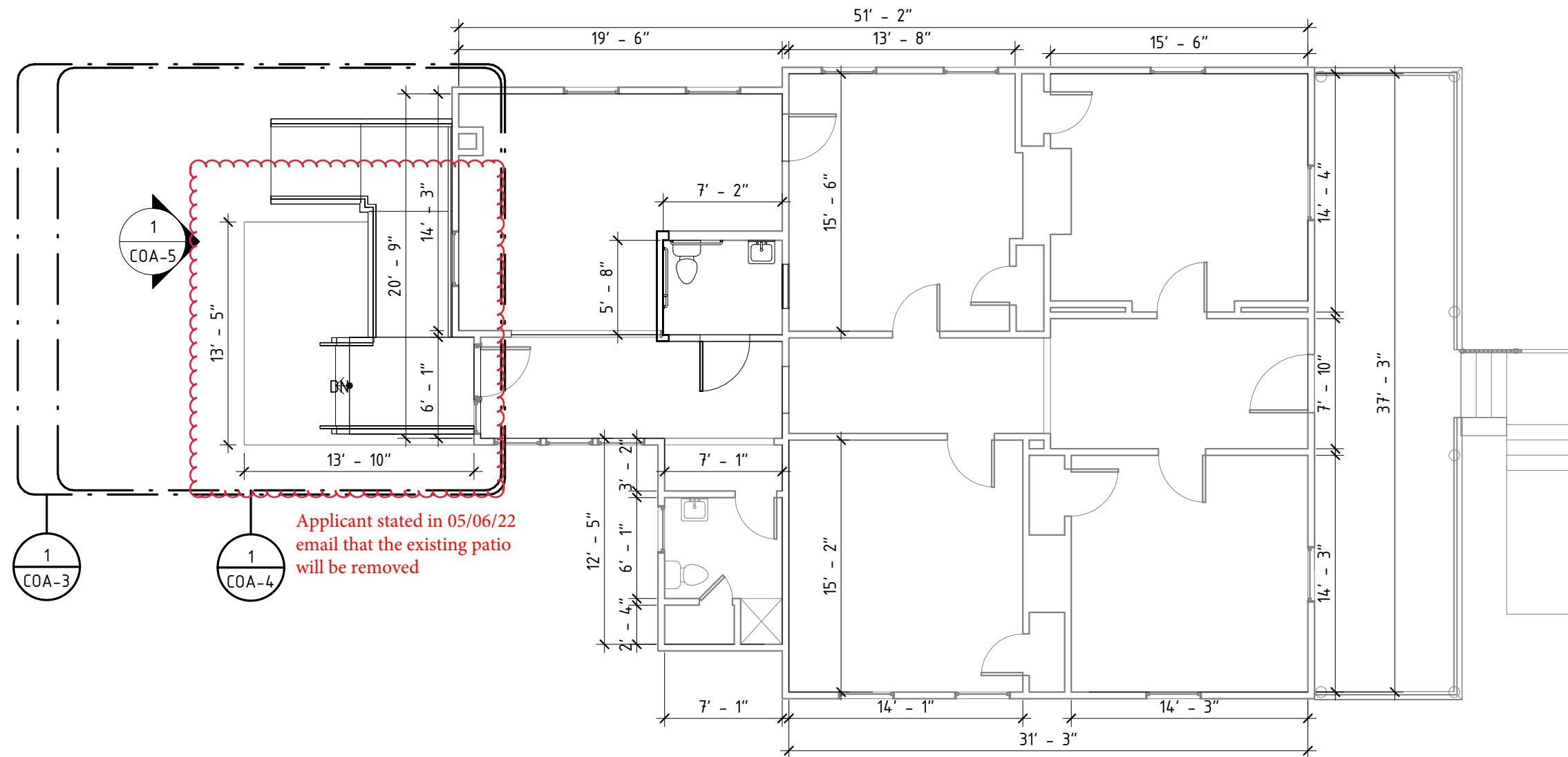
SCALE: N.T.S.

COA-1  
04/14/22

7 N. EAST ST.  
NEW RAMP ON SITE







1

# OVERALL FLOOR PLAN - COA

SCALE: 1/8" = 1'-0"

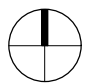


1/8" = 1'-0"





COA-3



As indicated

2

SCALE: 1" = 1'-0"

1

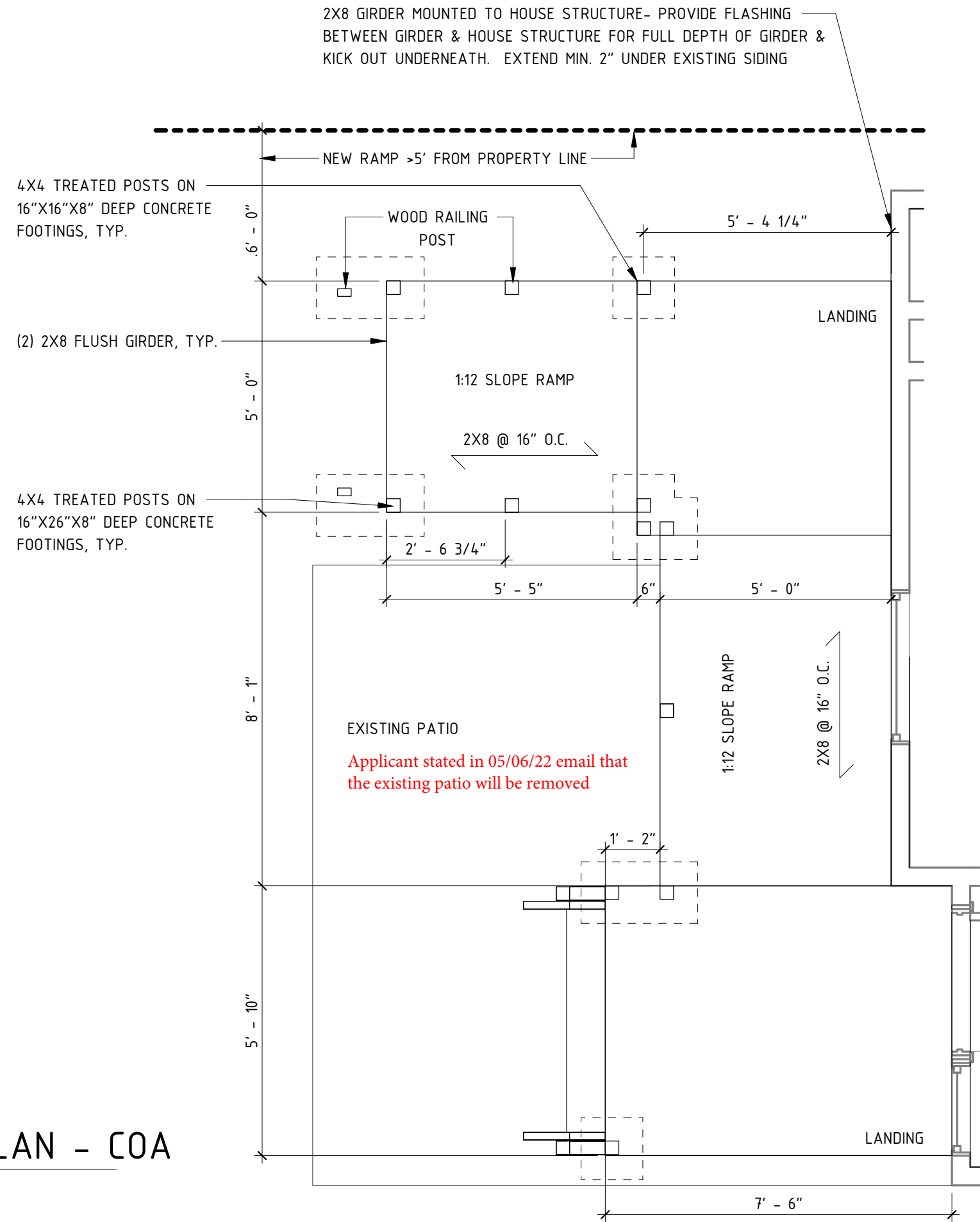
SCALE:  $3/8'' = 1'-0''$



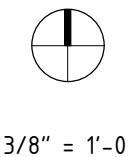
7 N. EAST ST.  
RAMP FRAMING PLAN

04/14/2022

COA-4



1 RAMP FRAMING PLAN - COA  
SCALE: 3/8" = 1'-0"





7 N. EAST ST.  
ELEVATION



1

WEST ELEVATION - NEW RAMP  
SCALE: 1/4" = 1'-0"

04/14/2022

COA-5

1/4" = 1'-0"