

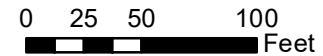


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COA-0159-2018

510 S PERSON STREET

PRINCE HALL
HISTORIC DISTRICT (HOD-G)



Nature of Project:
Partially demolish structure;
construct new building

APPLICANT:
STEPHANIE SCHUYLLER

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0159-2018 510 S PERSON STREET

Applicant: STEPHANIE SCHULLER

Received: 10/10/2018

Meeting Date(s):

Submission date + 90 days: 01/08/2019

1) 11/26/2018 2) **12/27/2018** 3)

INTRODUCTION TO THE APPLICATION

Historic District: PRINCE HALL HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Partially demolish structure; construct new building

DRAC: An application was reviewed by the Design Review Advisory Committee at its October 29, 2018, meeting. Members in attendance were Dan Becker, Curtis Kasefang, and Mary Ruffin Hanbury; also present were Stephanie Schuller, applicant, Cleve Pate, architect; and Collette Kinane, staff.

Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance.... **If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.**”
- Changes to the staff report appear in bold lettering below.**

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Setting	Construct new building
3.3	New Construction	Construct new building
3.5	Non-residential new construction	Construct new building
4.2	Demolition	Partially demolish structure

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

A. Partially demolishing a structure is not incongruous according to *Guidelines* 4.2.1, 4.2.2, 4.2.4, 4.2.5, and the following suggested facts:

- 1* The subject property is described in the Prince Hall Historic District designation report as non-contributing.
- 2* The applicant states that the building is not suitable for repurpose.

- 3* The application proposes the demolition of the front, rear, and south facades; as well as the roof and partial floor structure.
- 4* The application does not present any evidence that the applicant has fully documented the building with photographs and drawings and deposited these materials with RHDC for storage.

B. Constructing a new commercial building is not incongruous in concept according to *Guidelines* 3.3.1, 3.3.2, 3.3.12, 3.5.2, 3.5.3, 3.5.5, 3.5.6, 3.5.7; however, the three-story height **may be** incongruous according to *Guidelines* 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, and the following suggested facts:

- 1* The Prince Hall Historic District features a historic mix of residential and commercial character **buildings**.
- 2* **A site plan was provided illustrating the proposed setback of the building compared to nearby buildings. The front (east) wall of the new building is brought forward towards the sidewalk, with a centered door and stairs. It is unclear how the stairs are to connect with the public sidewalk.**
- 3* **The proposed plan includes a ramp leading to the south side of the building. It is unclear how the ramp is to connect with the public sidewalk.**
- 4* **The setback from the right-of-way and inclusion of plantings in the right-of-way is atypical for commercial buildings in most commercial historic districts. However, setbacks and plantings in the Prince Hall Historic District are somewhat inconsistent for the commercial buildings.**
- 5* **The site plan does not indicate the presence of trees. It is unclear if any trees on neighboring properties have critical root zones (CRZs) that may be impacted by demolition or construction.**
- 6* **The application does not indicate whether the existing curb cut and driveway apron are proposed to be removed, nor were the design details and materials for the altered area provided.**
- 7* **Photographs were provided showing other commercial buildings in Prince Hall and nearby Moore Square historic districts which were used as design references. Some of the examples shown are not in any historic district.**

- 8* Photographs were also provided showing the mix of commercial and residential buildings in Prince Hall, as well as the variety of building forms and heights.
- 9* The proposed Person Street façade is three stories tall **with a height of 36'-8"**. A street elevation was provided showing the proposed building and its two nearest neighbors. The top of the proposed front wall is lower in height than the front gables of the multistory residential building to the north. It is taller than the bungalow to the south by approximately 15'.
- 10* Evidence to support the proposed height of the building appears to be limited to photographs of other 3-story buildings in Prince Hall and Moore Square historic districts and other buildings that do not fall within historic districts. Guideline 3.3.7 states in part, **"The height of new buildings should generally fall within 10 percent of well-related nearby buildings."**
- 11* The building has a pedestrian scale which is typical of commercial buildings. This is done in part by emphasizing **the ground floor base that features a recessed entrance with paired doors and a transom flanked by metal-framed storefront glass over recessed panels. The second and third floors feature three sets of paired windows that are aligned with the ground floor openings.** The effect is that of a traditional early 20th century modest high-rise with a distinct base. **Rows of corbelled bricks create a cornice above the ground floor and at the roof cornice. Details of the proposed cornices were not provided.**
- 12* Materials proposed for the building are **brick for cladding, aluminum for window frames, metal or fiber cement for the canopy, standing seam metal for the roof stair tower and screening,** painted steel or aluminum railings, and fabric awnings. **No material samples or specifications were provided.**
- 13* **Ornamental quoins are shown on the ground-floor street façade, but no materials were specified.**
- 14* Brick is a material used on some of the historic buildings within the district and is a material commonly used to help create a sense of scale.
- 15* There appears to be an enclosed stair access to the roof that is dashed in. **The material is shown as "bronze standing seam over brick." No details for the standing seam material were provided.**

- 16* The roof plan shows a patio at the rear of the building with a privacy screen or railing. No materials were specified for either the patio or the privacy screen or railing, nor were detailed drawings provided.
- 17* The roof plan shows four rectangles that are not labeled, but which may indicate the locations of mechanical equipment. No HVAC equipment specifications nor screening were provided.
- 18* A horizontal canopy is proposed for the front (east) elevation over the ground floor storefront. It partially wraps around the north and south sides to cover the side entrances. The application states the canopy “provides a horizontal element that reduces the visual height of the building.” Canopies are atypical for the historic district where a detailed cornice is often found above the ground floor, such as with the Prince Hall building. No evidence was provided to support the use of a projecting canopy. The application states the canopy (overhang) is proposed to be “bronze material or Hardie trim painted to match windows, if off-white cream is chosen.”
- 19* In Raleigh’s historic districts fabric awnings are more typical for small-scale historic commercial buildings.
- 20* A fabric canopy is indicated on the south elevation by the side entry. No details or material samples were provided.
- 21* The front and rear façade windows are two-over-two and vertical in proportion, which is common in the historic district. The rear façade also includes paired square windows on the ground floor. The south façade features two rows of two-over-two windows in similar proportions to those found elsewhere, as well as a single circular window on the ground floor. No windows are shown on the north elevation. Window specifications were not provided.
- 22* A note on the drawings states “Window placement per tenant layout, max 10% glass.” This note may indicate the elevation drawings are not finalized at this time.
- 23* The windows are proposed to be bronze or off-white cream aluminum. Specifications were not provided. Bronze is an atypical finish in the district.
- 24* Aside from street numbers located on the front door transom, no specifications for signage are shown.
- 25* Exterior lighting was shown on three elevations, but no lighting specifications were provided.

26* Neither gutters nor downspouts were shown on plan or elevation drawings, nor were specifications provided.

27* No exterior vents were shown on the plan or elevation drawings.

28* The drawings appear to show some inconsistencies;

- a. The ground floor plan shows the front portion of the south wall is inset slightly to allow for the ramp, but the front elevation drawing does not depict it accurately, nor does the fabric canopy appear on the front elevation;
- b. A small Juliette balcony is shown on both the north (right) and south (left) side elevations at the rear of the building, but it does not appear on the rear elevation;
- c. Window openings are not shown on the plan views that match the elevation drawings;
- d. The location of the rooftop stair access tower appears to be inconsistent between the plan and elevation views;
- e. The roof plan shows a rounded canopy on the front of the building that does not appear in the front elevation drawing.

Staff suggests that the Committee discuss the congruity of the proposed height within the Prince Hall HOD. Should the committee determine that the height meets the *Guidelines*, staff suggests the following conditions:

1. That there be no demolition delay for the removal of the building.
2. That the building not have the proposed projecting canopy.
3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. Full documentation of the building to be demolished with high-quality digital photographs and scaled, measured drawings of all facades, as well as a floor plan and roof plan;
 - b. An accurate set of plan and elevation drawings for the proposed building;
 - c. A site plan showing the location of all buildings, hardscape features, trees if any and tree protection features, if needed. Trees should be labeled with species name, diameter at breast height (DBH) and critical root zone (CRZ);

- d. If needed, a tree protection plan prepared by an arborist certified by the International Society of Arboriculture (ISA) or by a North Carolina licensed landscape architect that addresses the critical root zones and provides staging areas for construction activity and material storage;
 - e. The site plan should indicate whether the existing curb cut and driveway apron are proposed to be removed, as well as the design and materials for the altered area;
 - f. Detailed section and elevation drawings for the cornices;
 - g. Manufacturer's specifications for windows, showing both section and elevation views, muntin profiles and material descriptions.
4. That details and specifications for the following be provided to and approved by staff prior to installation:
- a. Manufacturer's specifications for doors, showing both section and elevation views, and material descriptions;
 - b. Roofing materials;
 - c. Brick sample;
 - d. Specifications and sample for material on front quoins;
 - e. Specifications and sample for material on canopies;
 - f. Standing seam metal specifications and/or material sample;
 - g. Detailed elevation and section drawings for railings on front porch, north side porch, south side ramp and roof top patio;
 - h. Detailed drawings and material samples for the fabric canopy on the south elevation by the entry;
 - i. Patio materials;
 - j. Roof privacy screen or railing;
 - k. Paint color swatches from paint manufacturer;
 - l. HVAC location and screening;
 - m. Manufacturer's specifications for exterior lighting;
 - n. Address numbers;
 - o. Gutters and downspouts, and location on building;
 - p. Exterior vents, such as for kitchen and bathroom exhaust, and location on building.

510 S Person Street
COA-0159-2018
Revised application materials
for 12/27/18 COA meeting

G. CLEVELAND PATE PLLC
6013 FORDLAND DRIVE, RALEIGH, N.C. 27606
PH. 919 851-0052 patearchitecture@gmail.com

DATED: 12/3/18

ATTN: Review Staff

RE: 510 South Person Street Project Description and Similar "neighborhood references"

Staff & Committee Members:

We have included drawings showing site plan reference noting relationships to adjacent buildings, floor plans, elevations with materials and dimensions of various locations, windows etc. and a street view drawing of the proposed 510 Person building in reference to the buildings each side.

In our revisions to the building per Staff and Committee recommendations, we have considered and modified the following (please see the photos being sent per email and their direct reference in this letter):

1. We have simplified our full brick facade with windows and street level storefront using details we have taken inspiration from in terms of geometry and placement. Specifically we have reduced the open nature of the street level entry storefront with a lower historical style opaque panel, and incorporated window mullions per similar historical details in the area. The upper level windows are doubles separated by a full 4" center built mullion. Note that we removed the brick decorative head from the windows as exploration of windows from the period in this area had a brick sill, but in many cases no soldier head. Also on one of our examples noted this paragraph see the trim over the entry storefront level on the referenced example. This trim exists we note on numerous period buildings. We have included this location/profile in our short overhang above the first level to provide some weather cover to the front and side entrances. This also we believe provides a horizontal element that reduces the visual height of the building. Thought three stories it is a low three story building, not much taller than some two story commercials in the area, and certainly shorter than many of the newer three story buildings in the area. We believe other details are very similar to historical period details and that the building has a distinct historical appearance in its details and scale. It gives a direct historical nod to the period, much more than many/most of the newer buildings in the area. In email number 1 see photos B and C (in order of attachment) for two similar reference buildings, one 3 story and one 2 story with similar window type treatments and detailing.

2. We have included in the drawings a site reference drawing showing our location in reference to the street sidewalk as compared to adjacent buildings. We have also included a street view drawn rendering of the proposed 510 Person in relationship to the buildings currently on each side of 510.

General Neighborhood Summary

We have walked the neighborhood of course, and when you view the photos note that most occur within the block, and in most cases not more than two blocks away in each direction. What becomes apparent that within one block of downtown multiuse development is the norm. It would seem logical that South Person within the Prince Hall district is a good candidate for more multiuse development. It is understood that a historical style is important to incorporate as this occurs. This we have tried to do and we continue to develop even more reference moving into construction phase when that occurs. A good bit of the existing single family appearing buildings in the area are in use as more than one family, or Shaw University student housing. If you move even to the rear of our block, closer to downtown there is a mix of older commercial and single family housing next to each other that is somewhat run down. These will no doubt be considered for future commercial or multifamily properties. In other words the neighborhood is going to significantly change over the years. We believe our building is trending in that direction and hope it can be seen as showing design respect to the neighborhood's historical past.

Photos Sent by Email

The photos sent by email reference Person Street and are labeled 1 thru 6. The actual photo attachments reference for each email areas they are attached, A, B, C....etc. per as many attached. Please see some general notes referencing these below and also referenced above.

EMAIL 1- Picture "C", Martin and Blake Street, green brick building. See lower entry storefront, and double upper windows. See the trim directly above the storefront below the brick. This is two story but is referenced above in our building description.

Picture "B", 3 story corner on Blount Street. See the metal storefront at street level, window details and parapet brick trim.

EMAIL 2- Our building as exists for reference and adjacent buildings. See our street rendering in the drawing package. Please note the last photo shown which is a child care commercial building use in 2 story cmu. This building is about 29' tall on E. Cabarrus.

EMAIL 3- Picture "E", Shows Blount and Lenoir Street buildings including multistory Shaw University within view of 510 Person. Note here a mix of commercial and some single family, some in depressed appearance. We think our building will aid in upgrading the area for future consideration and incomes.

Picture "A", Green siding building (believe was renovated). Commercial but not historically significant in style though in its original time most likely somewhat utilitarian in use. This is maintained in this building, but believe we represent significant upgrade to the area.

EMAIL 4- Picture "A", Corner of Davie, new multistory, balconies, some reference to historical detail in a newer format.

Picture "C", Corner of Blount, note brick parapet style. Reference this to relate our rear building parapet rail of brick at roof top seating (which is not visible from the street view as it is in the rear).

Picture "D", One block over from us on S. Person, multifamily with open balconies. We reference, but note we have removed any open balcony look or use from our building front facade.

EMAIL 5-Commercial multistory on South Person up 2 blocks. These represent 3 stories, some in contemporary style and next door a more traditional mix of architecture. Please note directly across the street from 510 Person the church renovation which will transition to commercial. In reference to the house next door to 510 I have included a photo showing it in relation to the new contemporary multifamily on the corner. It dwarfs the existing house in scale where as our rendering shows height but not such a scale differential.

EMAIL 6-Existing reference buildings within a few blocks of 510 Person indicating three story buildings.

Please review and feel free to ask any questions or make comments regarding this submittal package.

Cleve Pate
G. Cleveland Pate, PLLC Architecture-Planning
Raleigh, NC
919 851-0052

Thank You, Cleve Pate

510 S Person St (COA-0159-2018)

Revised application materials for 12/27/18 COA meeting



EMAIL 1-B: corner Blount street 3 story. See storefront below (metal), window details, parapet brick detail. Another important photo. Three story with similar details to our building. Note storefront color and street sign.



EMAIL 1-C: Corner Martin & Blake St. (green brick). See lower glass / panel (storefront) and upper level double windows. See trim detail horizontal directly above lower storefront. 510 S. Person uses similar details. Important photo referenced in our letter green brick building. Note double windows upper and lower level street front. Also reference the trim above storefront which is similar style to prince hall. We use a similar detail on our short overhang.



EMAIL 2-C: CMU 2 story bldg. Child care on block across the street approx. 29' high. Not necessarily historical in appearance. Commercial use. Block across the street. CMU child care. Two stories but about 29' high.



EMAIL 3-E: Shows Blount and Lenoir street bldg. Includes multi story Shaw university with view of 510 south person. Noted here mix of business and commercial bldg. Somewhat depressed property in appearance. We believe 510 Person will upgrade historically the area setting precedent to follow more details of the period. See street sign. Commercial and single-family mix. Somewhat in state of disrepair. We in our design believe represent a neighborhood upgrade needed for commerce.



EMAIL 4-B- PRINCE HALL. SEE DETAIL SIMILARITY TO 510 S. PERSON. We utilize many of these elements.



Email 5-a: Same block new modern multifamily new to our residential neighbor. Scale dwarfs the house. 510 Person though taller much closer to scale. New modern multifamily with view of our single-family neighbor. We believe our scale doesn't dwarf the house as much.



EMAIL 5-B: Moore Square South Person. Contemporary next to more traditional. 2 story next to multi story. Person commercial contemporary and traditional



EMAIL 5-C: "Church" across street going commercial. Representing a trend which is most likely coming through the neighborhood over time. Church to commercial across street.



EMAIL 6-E: Hargett, 3 story. Though not close to Person, much more variety of detail but not as close to period details as other buildings shown of which 510 S. Person is modeled. Interesting Hargett Street bldg. Not really in the neighborhood but nice detailing.



More similar three story



More three story



And more three story.



Letter reference to brick parapet look we use as rail on roof balcony



Street view of 510. See our street view drawing.



Close view showing how much we are overshadowed by the current 3 story multifamily.



Reference photo 510 and our close neighbor



Next door neighbor



Street view current 510



Walk view towards 510



Reference photo our street.



Commercial Street behind us.



Green siding building renovated ref in our letter. Commercial but believe our building represents more historical features.



Close up of Person traditional commercial



In view of 510 multistory Shaw.

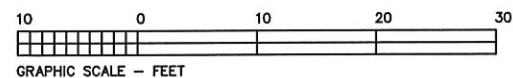


See the street sign. New multifamily that uses some historical references.



One block over multifamily with open balcony. We deleted ours on 510

PHYSICAL SURVEY FOR
MIMOSA CREEK DEVELOPMENT GROUP, LLC
510 SOUTH PERSON STREET – CITY OF RALEIGH
DEED BOOK 2610 PAGE 751
PIN # 1703.43-86-1761
RALEIGH TOWNSHIP – WAKE COUNTY
NORTH CAROLINA – NOVEMBER 1, 2007



BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH # (919)-552-9813

NOTES

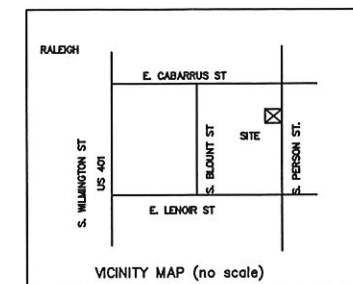
AREA BY COORDINATES

THIS LOT IS NOT LOCATED IN A FEMA MAPPED
FLOOD HAZARD AREA. FEMA MAP # 37201703004
ZONE X₁ EFF. DATE 5/2/04.

LOT IS SUBJECT TO ABOVE AND OR
UNDERGROUND UTILITIES AND OR EASEMENTS.

LEGEND

CMS – CONCRETE MONUMENT SET
ECM – EXISTING CONCRETE MONUMENT
EP – EXISTING IRON PIPE
ES – EXISTING IRON STAKE
ERB – EXISTING REBAR
ECS – EXISTING COTTON SPIKE
EPK – EXISTING PK NAIL
EN – EXISTING NAIL
ERS – EXISTING RAILROAD SPIKE
IPS – IRON PIPE SET
ISS – IRON STAKE SET
RSS – RAILROAD SPIKE SET
NS – NAIL SET
PKS – PK OR MAG. NAIL SET
R/W – RIGHT OF WAY
CL – CENTERLINE
B.M. – BOOK OF MAPS
P.B. – PLAT BOOK
M.B. – MAP BOOK
D.B. – DEED BOOK
SB – SET BACK
EP – EDGE PAVEMENT
BC – BACK OF CURB
MH – MANHOLE
ELEV – ELEVATION
UP – UTILITY POLE
TP – TELEPHONE PEDESTAL
C/O – SEWER CLEAN OUT
WV – WATER VALVE
WM – WATER METER
HYD – FIRE HYDRANT
T – TELEPHONE
E – ELECTRIC
W – WATER
S – SANITARY SEWER
G – GAS LINE
D – DRAINAGE



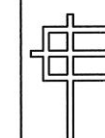
510 S. PERSON
RALEIGH, NC

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ARE INTENDED FOR REVIEW
& DISCUSSION PURPOSES.

REV. DATE: REVISION DESCRIPTION



G. CLEVELAND PATE, PLLC
Architecture • Planning
6013 Fordland Drive, Raleigh, NC 27606
919-851-0052

SEALS:

SCHEMATIC
NFC
SEE ORIG.

SEALS:

EXISTING
SURVEY/SITE
W/DEMO NOTE

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	S-1
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
ROPERSON	ROPERSON A	12/4/18
CAD FILE NAME:	PROJECT #	DATE:

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
NO. L-3040, CERTIFY:
THAT THIS PLAT IS OF A BOUNDARY SURVEY OF AN
EXISTING PARCEL OF LAND THAT IS REGULATED
BY A COUNTY OR MUNICIPALITY ORDINANCE THAT
REGULATES PARCELS OF LAND.

BENTON W. DEWAR NCPLS 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION; THAT THE RATIO OF PRECISION IS 1:_____
THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES
PLOTTED FROM INFORMATION FOUND IN BOOK _____
PAGE _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE
LICENCE NUMBER AND SEAL THIS _____ DAY OF _____ 20____

BENTON W. DEWAR, NCPLS – 3040

PERSON POINTE
CONDOMINIUMS
D.B. 9375 PG. 2448
CONDO. FILE 2002
PAGE 296 A4

DEMO NOTE: DEMO FRONT
LEFT, REAR WALLS, ROOF
PARTIAL FLOOR. LEAVE
BASEMENT WALLS. EXTEND
NEW WALLS TO 3' OF P.L.
SEE NEW PLAN/ELEV.

BERNESTINE SANDERS et al
DEED BK. 12033 PG. 272
PIN # 1703.43-86-1626

DEMO ALL EXISTING
WALKS, DRIVES, DECOR
FREESTANDING WALLS

EXISTING SANITARY
SEWER MANHOLE
AT THE CENTERLINE
INTERSECTION OF S. PERSON &
E. CABARRUS STREETS

TIE TO EP
S 4011'18"W
2.29'

TIE LINE
N 1320'54"E
139.89'

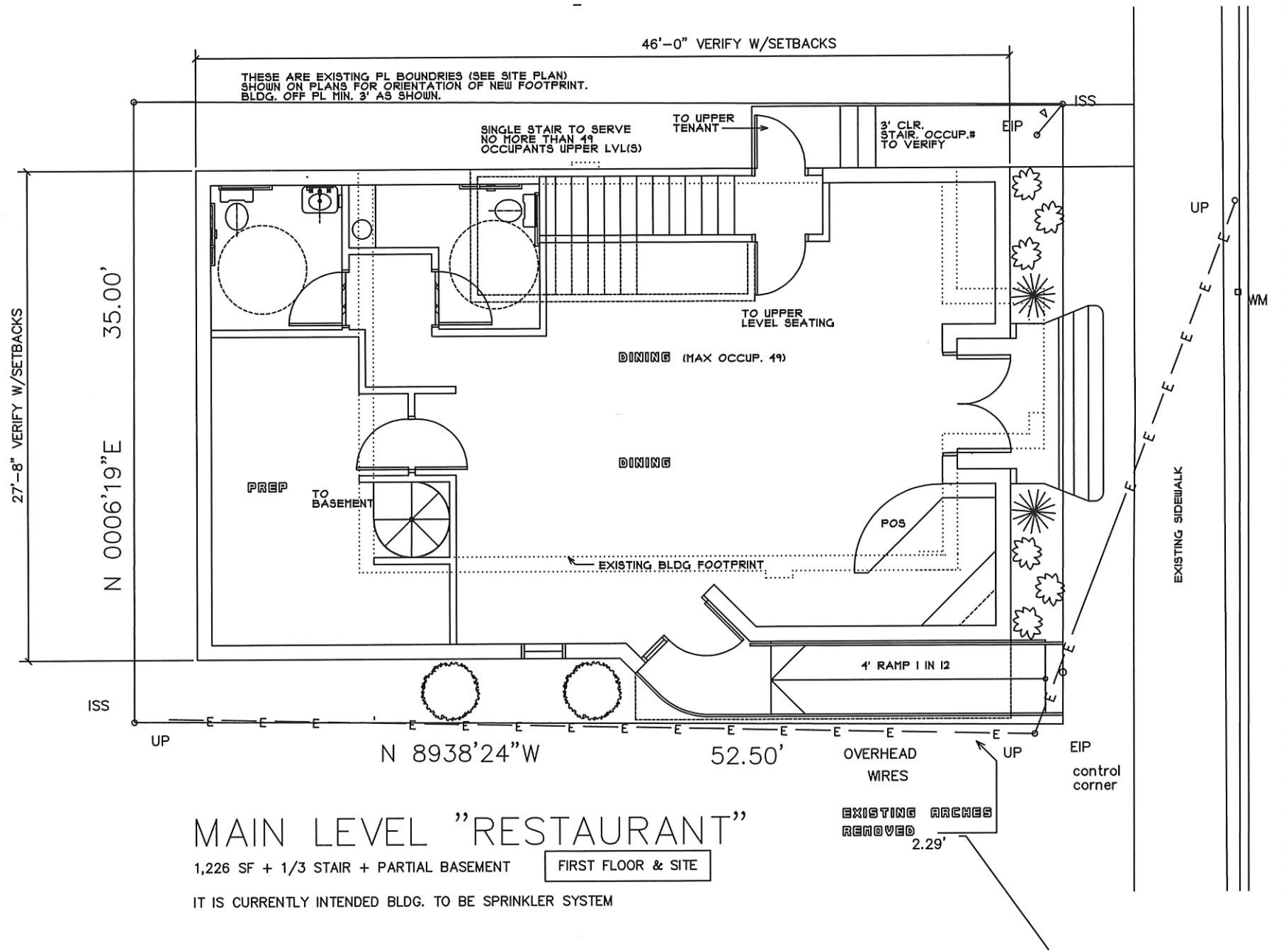
SOUTH PERSON STREET
60' PUBLIC R/W

GENERAL PROJECT SCOPE: SEE SITE PLAN FOR DEMO NOTES AND SEE FLOOR PLAN FOR DOTTED EXISTING BLDG. FOOTPRINT. SEE ELEV. FOR EXISTING AND PROPOSED NEW. DEMO TO REBUILD NEW FIRST, SECOND AND THIRD LEVEL OVER EXISTING BASEMENT TO REMAIN. EXPANDING WALLS (AS VIEWED FROM STREET), FRONT, LEFT SIDE AND REAR TO SETBACKS. THE PROJECT WILL BE VIEWED AND DESIGNED AS A WHITE BOX, SUITE TO TENANT BUT INITIALLY CONSIDERATION GIVEN TO FIRST FLOOR ASSMBLY RESTAURANT W/ SECOND LEVEL OPEN OR CLOSED WINDOW SEAT "PATIO". SECOND LEVEL OFFICE AND THIRD LEVEL OFFICE W/ROOF ACCESS

510 S. PERSON
RALEIGH, NC

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MAIN LEVEL "RESTAURANT"
1,226 SF + 1/3 STAIR + PARTIAL BASEMENT FIRST FLOOR & SITE
IT IS CURRENTLY INTENDED BLDG. TO BE SPRINKLER SYSTEM

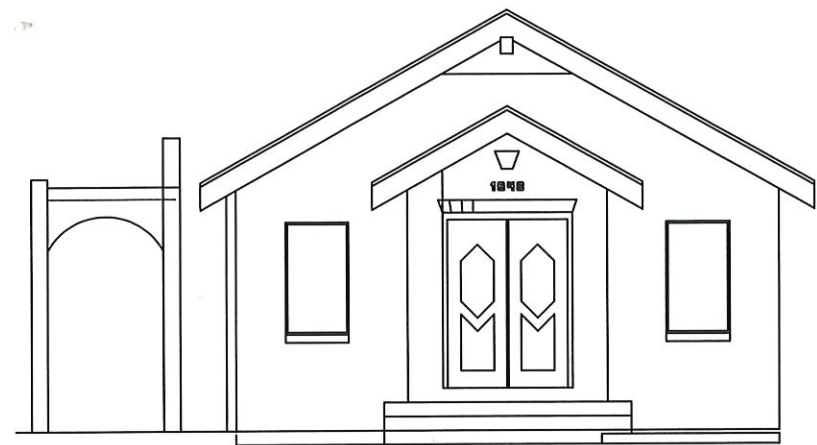
REV. DATE:	REVISION DESCRIPTION


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6013 Fordland Drive, Raleigh, NC 27606
919-861-0052

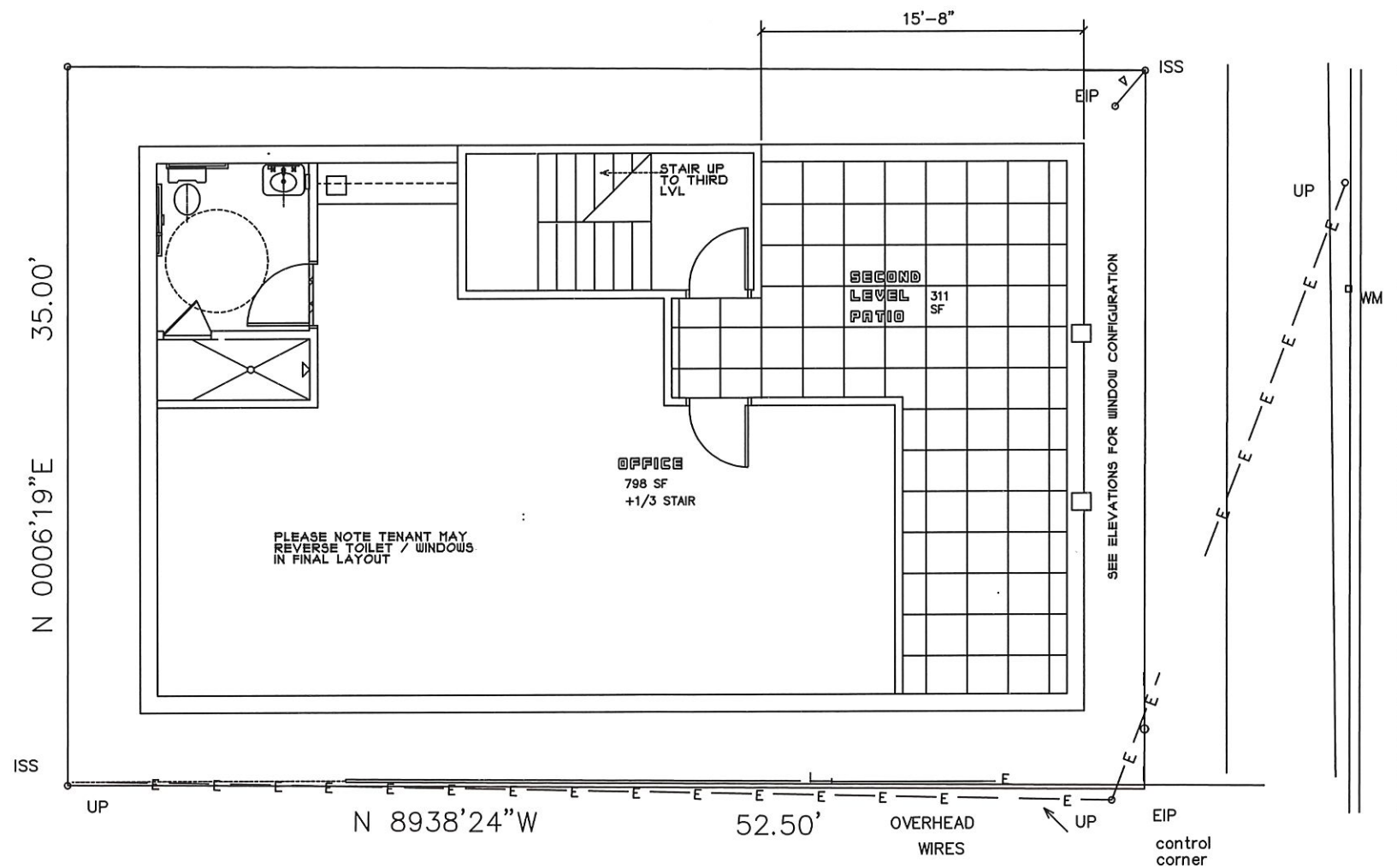
SEALS:

SEALS:

FIRST
FLOOR PLAN

GCP	GCP	SHEET
DESIGNED BY:	DRAWN BY:	AIA
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
BOPERSON	BOPERSON A	12/4/18
CAD FILE NAME:	PROJECT #	DATE:



EXISTING FACADE



SECOND LEVEL BUSINESS
W/UPPER OUTSIDE PATIO

510 S. PERSON
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REV. DATE:	REVISION DESCRIPTION


G. CLEVELAND PATE, PLLC
Architecture • Planning
6013 Fordland Drive, Raleigh, NC 27604
919-861-0052

SEALS:



SEALS:

SECOND
FLOOR PLAN

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	AIB
GCP	GCP	OF:
CHECKED BY:	APPROVED BY:	DATE:
BIOPERSON	BIOPERSON A	12/4/18
CAD FILE NAME:	PROJECT #	DATE:

ALL @ 1/4"

510 S. PERSON
RALEIGH, NC

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919-861-0062

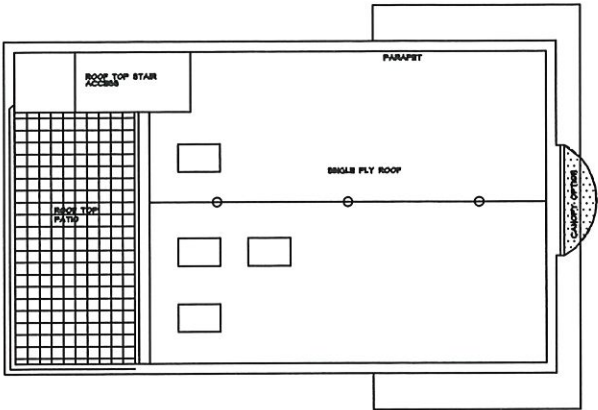
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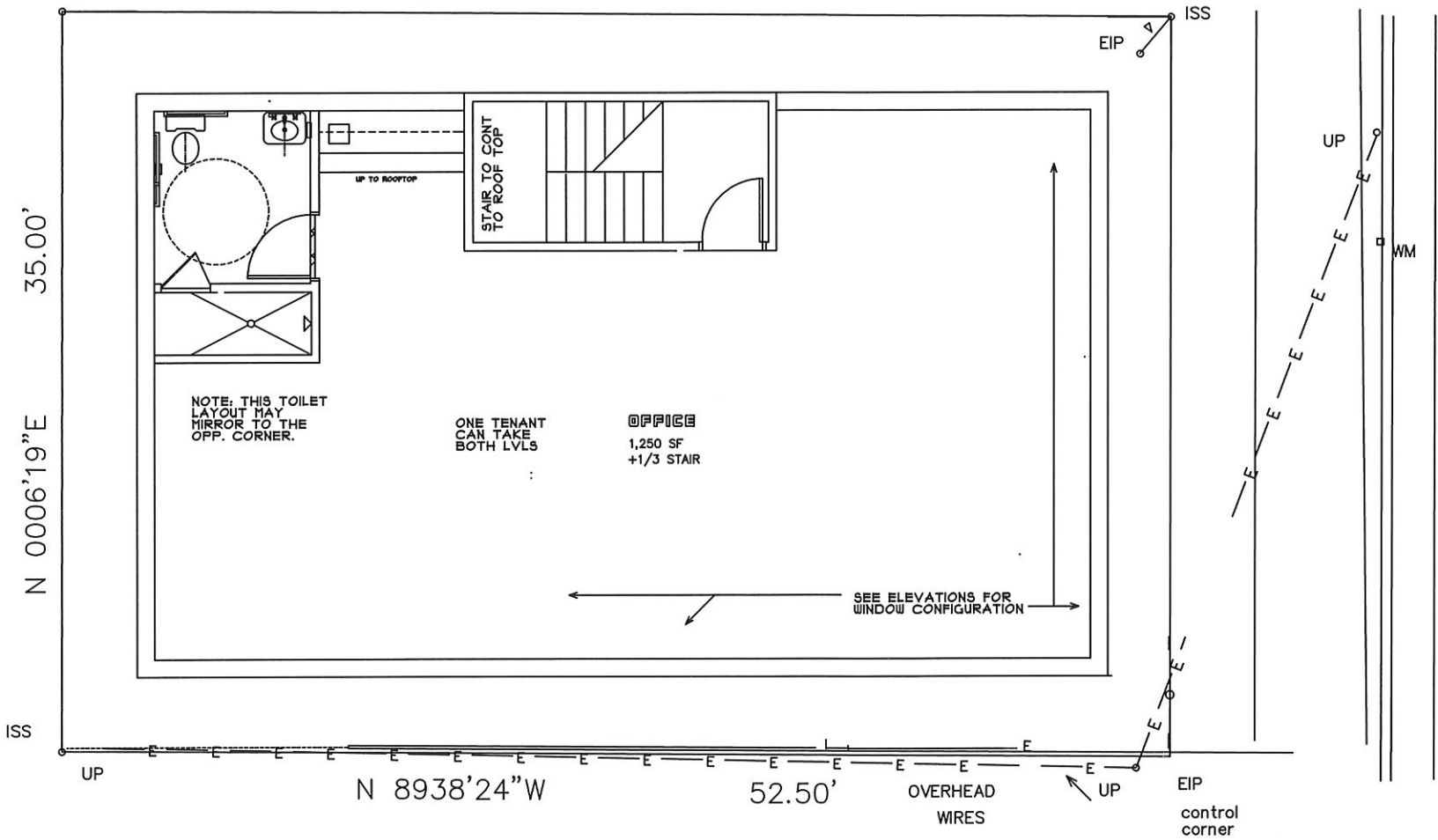
SEALS:

THIRD
FLOOR PLAN

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	AIC
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
HOPPERSON	HOPPERSON A	12/4/18
GAD FILE NAME:	PROJECT #	DATE:



ROOF PLAN



THIRD LEVEL BUSINESS (OPTION ROOF TOP SEATING)

TYPICAL BUILDING MATERIALS/FINISHES: **NEW**

BRICK-PHOENIX TUMBLED, RAKE JTS. BUFF MORTAR
CONC. STEPS/RAMP-FLOAT CONC. STAINED.

DOORS, WINDOWS-ALUM. STOREFRONT DIVIDED LITES
COLOR OPTIONS: LIGHT BRONZE OR OFF WHITE CREAM

HORIZ. OVERHANG FRONT SIDES- BRONZE MTL. OR
HARDIE TRIM PAINTED TO MATCH WINDOWS IF OFF WHITE
CREAM IS CHOSEN. WE ARE INTERESTED IN CITY COMMENTS
REGARDING COLOR SELECTION.

ROOF- SINGLE PLAY
ROOF ACCESS BUMP IS BRONZE STANDING SEAM ABOVE
BRICK.

RAILINGS-SEE ELEVATION NOTES

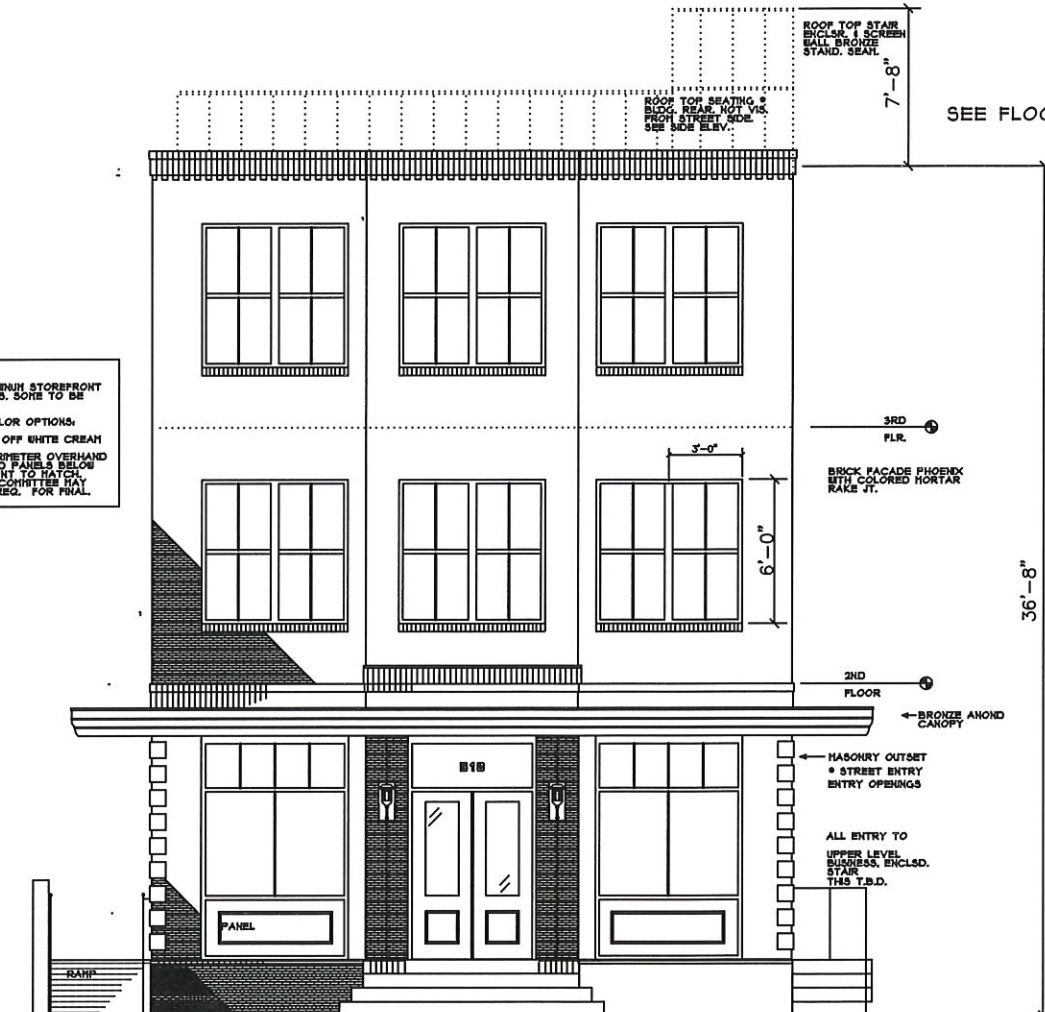


EXISTING FACADE
TO BE DEMO



LEFT SIDE

WINDOW & TRIM:
WINDOWS ARE ALUMINUM STOREFRONT
WITH REAL MULLIONS. SOME TO BE
OPERABLE.
WINDOW FRAME COLOR OPTIONS:
LIGHT BRONZE OR OFF WHITE CREAM
TRIM INCLUDING PERIMETER OVERHANG
& LOWER LEVEL AND 1st FLOOR BELOW
STREET STOREFRONT TO MATCH
COLOR OPTIONS. COMMITTEE MAY
SUGGEST OPTION REG. FOR FINAL.



FRONT

ALL = 1/8"



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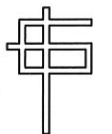
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919-851-0052

SEALS:



SEALS:

PROPOSED
ELEVATIONS
FRONT, LEFT SIDE

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A26
GCP	GCP	OF:
CHECKED BY:	APPROVED BY:	DATE:
PROPERSON	PROPERSON A	12/4/18
CAD FILE NAME:	PROJECT #	DATE:

TYPICAL BUILDING MATERIALS/FINISHES:

BRICK-PHOENIX TUMBLED, RAKE JTS. BUFF MORTAR
CONC. STEPS/RAMP-FLOAT CONC. STAINED.

DOORS, WINDOWS-ALUM. STOREFRONT DIVIDED LITES
COLOR OPTIONS: LIGHT BRONZE OR OFF WHITE CREAM

HORIZ. OVERHANG FRONT SIDES- BRONZE MTL. OR
HARDIE TRIM PAINTED TO MATCH WINDOWS IF OFF WHITE
CREAM IS CHOSEN. WE ARE INTERESTED IN CITY COMMENTS
REGARDING COLOR SELECTION.

ROOF- SINGLE PLAY
ROOF ACCESS BUMP IS BRONZE STANDING SEAM ABOVE
BRICK.

RAILINGS-SEE ELEVATION NOTES

SIO S. PERSON
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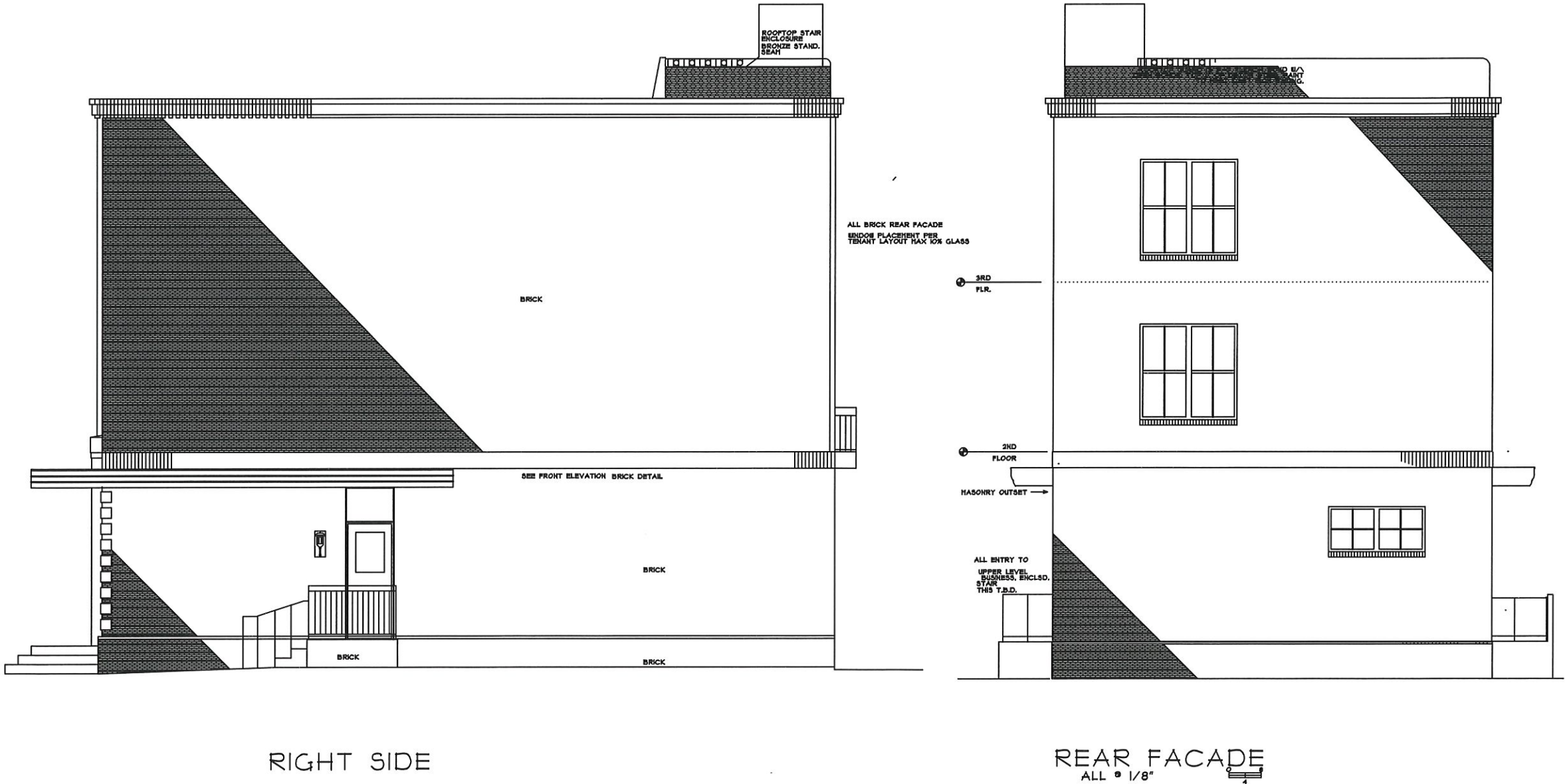
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SEALS:

PROPOSED
ELEVATIONS
REAR, RIGHT SIDE

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A2b
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
SIOPERSON	SIOPERSON A	12/4/18
CAD FILE NAME:	PROJECT #	DATE:





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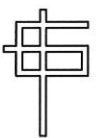
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919-851-0052

SEALS:



SEALS:

PROPOSED
ELEVATION
ENLGR. FRONT

FRONT

ALL @ 1/4"

DESIGNED BY:	DRAWN BY:	DATE:
GCP	GCP	12/4/18
CHECKED BY:	APPROVED BY:	DATE:
BOPERSON	BOPERSON A	12/4/18
CAD FILE NAME:	PROJECT #	DATE:



510 PERSON SHOWING ADJACENT PROPERTY ELEVATIONS IN CONTEXT
SEE LARGER 24 X 36" SHEET

510 S. PERSON
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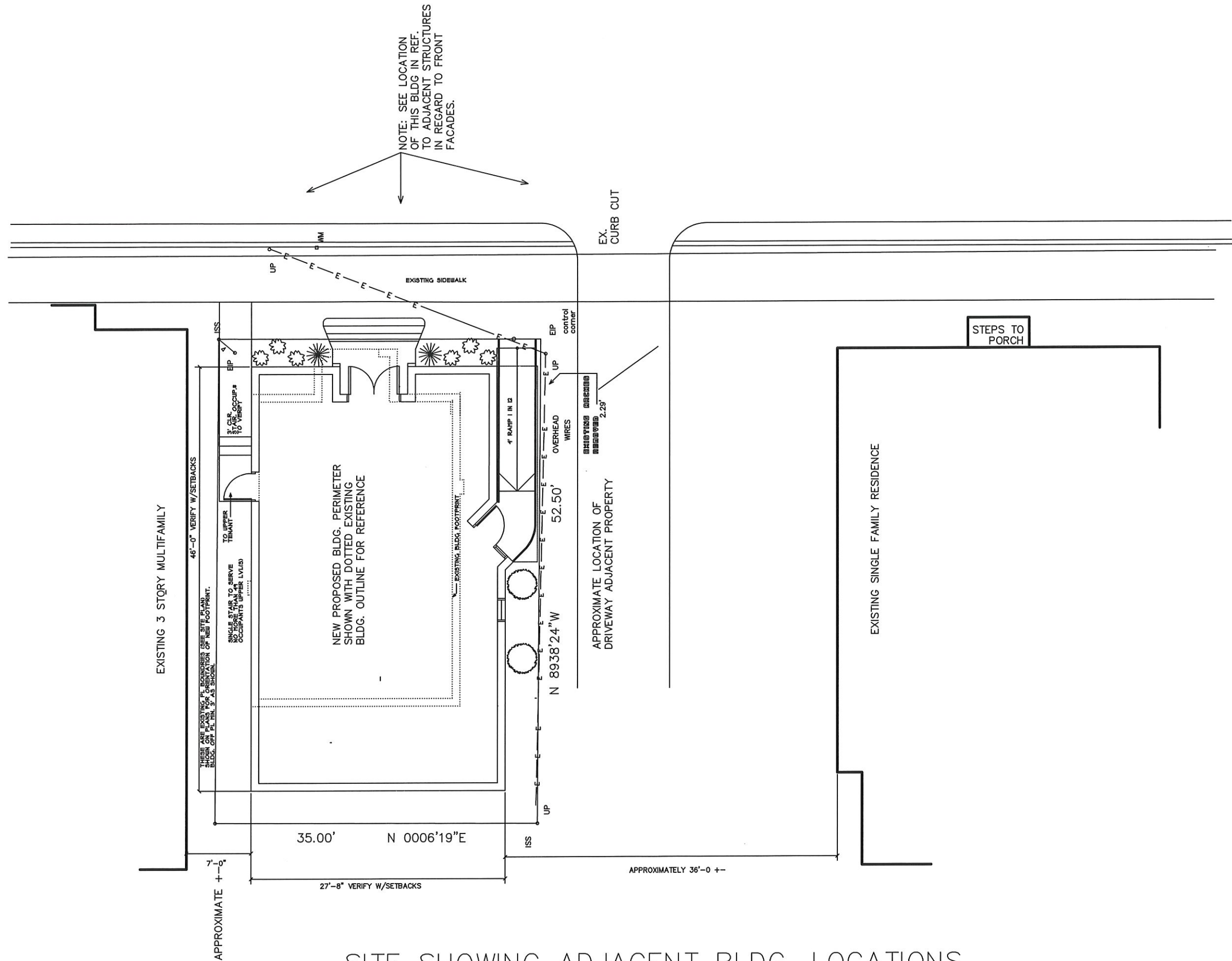
SEALS:

SEALS:

CONTENT
ELEVATIONS
ENLRG. FRONT
ADJ. PROPERTY REF.

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A2d
GCP	GCP	OF:
CHECKED BY:	APPROVED BY:	DATE:
510PERSON	510PERSON A	12/4/18
CAD FILE NAME:	PROJECT #	DATE:

ALL @ 1/4"



SITE SHOWING ADJACENT BLDG. LOCATIONS
SEE SURVEY AND FIRST FLOOR PLAN.

3/16" = 1'-0 @ FULL SIZE 24X36 SHEET.


S10 S. PERSON
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SEALS:


SEALS:

SITE
REFERENCE

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	S-2
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
BOPERSON	BOPERSON A	12/4/18
CAD FILE NAME:	PROJECT #	DATE:

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 # 572777

File # COA-0159-2018

Fee \$304

Amount Paid \$304

Received Date 10/11/18

Received By SUNF

Property Street Address 510 South Person St

Historic District Prince Hall

Historic Property/Landmark name (if applicable) Non Contributing

Owner's Name Stephane Jeff Schuller

Lot size .04 (width in feet) 52.50' (depth in feet) 35'

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

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 <i>1 copy PER COLLETTE Jure</i>			✓		
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 <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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (<u>See Development Fee Schedule</u>)	<input type="checkbox"/>				

1703861761
SCHULLER, JEFFREY J SCHULLER,
STEPHANIE
2812 GLASTONBURY RD
APEX NC 27539-8634

1703860542
BESAJA LLC
203 YALE LN
CHAPEL HILL NC 27517-8095

1703860737
TUPPER MEMORIAL BAPTIST CHURCH OF
RALEIGH
501 S BLOUNT ST
RALEIGH NC 27601-1827

1703861502
THE TEN AT SOUTH PERSON
HOMEOWNERS ASSOCIATION, INC...
YORK PROPERTIES INC
2108 CLARK AVE
RALEIGH NC 27605-1606

1703861626
SANDERS, BERNESTINE W
820 S STATE ST
RALEIGH NC 27601-2050

1703861650
CARAVANO, ANGELO A II
101 TAYLOR AVE N APT 116
SEATTLE WA 98109-5150

1703861737
PERSON POINTE CONDOMINIUM
PO BOX 25573
RALEIGH NC 27611-5573

1703861737
BASTIAN, JARVIS MICHAEL
508 S PERSON ST APT 101
RALEIGH NC 27601-1876

1703861737
RUPARD, MELINDA
508 103 S PERSON ST
RALEIGH NC 27601-1876

1703861737
SOLOVAY, RUSSELL S SOLOVAY, JULIE E
508 107 S PERSON ST
RALEIGH NC 27601-1876

1703861737
LAMONT, BRUCE
1406 WARD ST
DURHAM NC 27707-1556

1703861737
DECKER, BRIAN R
3211 SW AVALON WAY APT 403
SEATTLE WA 98126-2651

1703861737
KIMBERLEY, FREDERICK A
508 S PERSON ST APT 205
RALEIGH NC 27601-1876

1703861737
PERRY, BRIAN JAMISON, WHITNEY
508 207 S PERSON ST
RALEIGH NC 27601-1876

1703861737
COHEN, ERIC L
508 S PERSON ST APT 301
RALEIGH NC 27601-1876

1703861737
JOSSET, GABRIEL O
508 S PERSON ST APT 303
RALEIGH NC 27601-1876

1703861737
FARKAS, JOHN K FARKAS, JACQUELINE M
313 BAYTREE DR
GREENVILLE NC 27858-6112

1703861737
KANDIES, TOBY E
508 S PERSON ST APT 307
RALEIGH NC 27601-1876

1703862788
TRAN, PHUC
PO BOX 12994
RALEIGH NC 27605-2994

1703862792
BEGINNING & BEYOND CHILD
DEVELOPMENT CENTER INC
322 E CABARRUS ST
RALEIGH NC 27601-1836

1703863559
HOSSEINI, ASHKAN HOSSEINI, SAYED
HASSAN
108 KINGSMILL RD
CARY NC 27511-7240

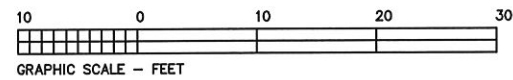
1703863658
BEGINNING AND BEYOND CHILD
DEVELOPMENT CENTER
322 E CABARRUS ST
RALEIGH NC 27601-1836

1703863762
RALPH URBAN DEVELOPMENT LLC
2714A CLARK AVE
RALEIGH NC 27607-7102

1703864622
BEGINNING & BEYOND CHILD
DEVELOPMENT CENTER
322 E CABARRUS ST
RALEIGH NC 27601-1836

PHYSICAL SURVEY FOR
MIMOSA CREEK DEVELOPMENT GROUP, LLC

510 SOUTH PERSON STREET – CITY OF RALEIGH
DEED BOOK 2610 PAGE 751
PIN # 1703.43-86-1761
RALEIGH TOWNSHIP – WAKE COUNTY
NORTH CAROLINA – NOVEMBER 1, 2007



BENTON W. DEWAR AND ASSOCIATES
PROFESSIONAL LAND SURVEYOR
5920 HONEYCUTT ROAD
HOLLY SPRINGS, NC 27540
PH. # (919)-552-9813

NOTES

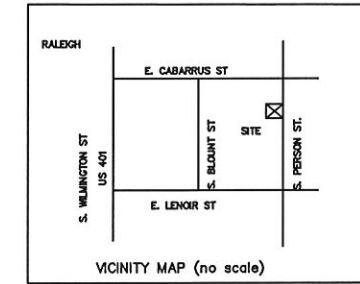
AREA BY COORDINATES

THIS LOT IS NOT LOCATED IN A FEMA MAPPED
FLOOD HAZARD AREA, FEMA MAP # 37201703004
ZONE X; EFF. DATE 5/2/06.

LOT IS SUBJECT TO ABOVE AND OR
UNDERGROUND UTILITIES AND OR EASEMENTS.

LEGEND

CMS – CONCRETE MONUMENT SET
ECM – EXISTING CONCRETE MONUMENT
EP – EXISTING IRON PIPE
ES – EXISTING IRON STAKE
ERB – EXISTING REBAR
ECS – EXISTING COTTON SPIKE
EPK – EXISTING PK NAIL
EN – EXISTING NAIL
ERS – EXISTING RAILROAD SPIKE
IPS – IRON PIPE SET
ISS – IRON STAKE SET
RSS – RAILROAD SPIKE SET
NS – NAIL SET
PKS – PK OR MAG. NAIL SET
R/W – RIGHT OF WAY
CL – CENTERLINE
B.M. – BOOK OF MAPS
P.B. – PLAT BOOK
M.B. – MAP BOOK
D.B. – DEED BOOK
SB – SET BACK
EP – EDGE PAVEMENT
BC – BACK OF CURB
MH – MANHOLE
ELEV – ELEVATION
UP – UTILITY POLE
TP – TELEPHONE PEDESTAL
C/O – SEWER CLEAN OUT
WV – WATER VALVE
WM – WATER METER
HYD – FIRE HYDRANT
T – TELEPHONE
E – ELECTRIC
W – WATER
S – SANITARY SEWER
G – GAS LINE
D – DRAINAGE



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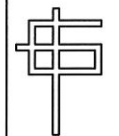
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REV. DATE:	REVISION DESCRIPTION



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919-851-0052

SEALS:

SCHEMATIC
NFC
SEE ORIG.

SEALS:

EXISTING
SITE PLAN
W/DEMO NOTE

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	SITE
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
BOPERSON	BOPERSON A	OCT 10/18
CAD FILE NAME:	PROJECT #	DATE

I, BENTON W. DEWAR, PROFESSIONAL LAND SURVEYOR
NO. L-3040, CERTIFY:
THAT THIS PLAT IS OF A BOUNDARY SURVEY OF AN
EXISTING PARCEL OF LAND THAT IS REGULATED
BY A COUNTY OR MUNICIPALITY ORDINANCE THAT
REGULATES PARCELS OF LAND.

BENTON W. DEWAR NCPLS 3040

I, BENTON W. DEWAR CERTIFY THAT THIS PLAT WAS DRAWN UNDER
MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY
SUPERVISION; THAT THE RATIO OF PRECISION IS 1:_____
THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES
PLOTTED FROM INFORMATION FOUND IN BOOK _____
PAGE _____; THAT THIS PLAT WAS PREPARED IN ACCORDANCE
WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE
LICENCE NUMBER AND SEAL THIS _____ DAY OF _____ 20____

BENTON W. DEWAR, NCPLS – 3040

PERSON POINTE
CONDOMINIUMS
D.B. 9375 PG. 2448
CONDO. FILE 2002
PAGE 296 A4

DEMO NOTE: DEMO FRONT
LEFT, REAR WALLS, ROOF
PARTIAL FLOOR. LEAVE
BASEMENT WALLS. EXTEND
NEW WALLS TO 3' OF P.L.
SEE NEW PLAN/ELEV.

BERNESTINE SANDERS et al
DEED BK. 12033 PG. 272
PIN # 1703.43-86-1626

DEMO ALL EXISTING
WALKS, DRIVES, DECOR
FREESTANDING WALLS

EXISTING SANITARY
SEWER MANHOLE
AT THE CENTERLINE
INTERSECTION OF S. PERSON &
E. CABARRUS STREETS

SOUTH PERSON STREET
60' PUBLIC R/W

GENERAL PROJECT SCOPE: SEE SITE PLAN FOR DEMO NOTES AND SEE FLOOR PLAN FOR DOTTED EXISTING BLDG. FOOTPRINT. SEE ELEV. FOR EXISTING AND PROPOSED NEW. DEMO TO REBUILD NEW FIRST, SECOND AND THIRD LEVEL OVER EXISTING BASEMENT TO REMAIN. EXPANDING WALLS (AS VIEWED FROM STREET). FRONT, LEFT SIDE AND REAR TO SETBACKS. THE PROJECT WILL BE VIEWED AND DESIGNED AS A WHITE BOX, SUITE TO TENANT BUT INITIALLY CONSIDERATION GIVEN TO FIRST FLOOR ASSEMBLY RESTAURANT W/ SECOND LEVEL OUTSIDE SEATING, REMAINDER OF SECOND LEVEL OFFICE, AND THIRD LEVEL OFFICE.

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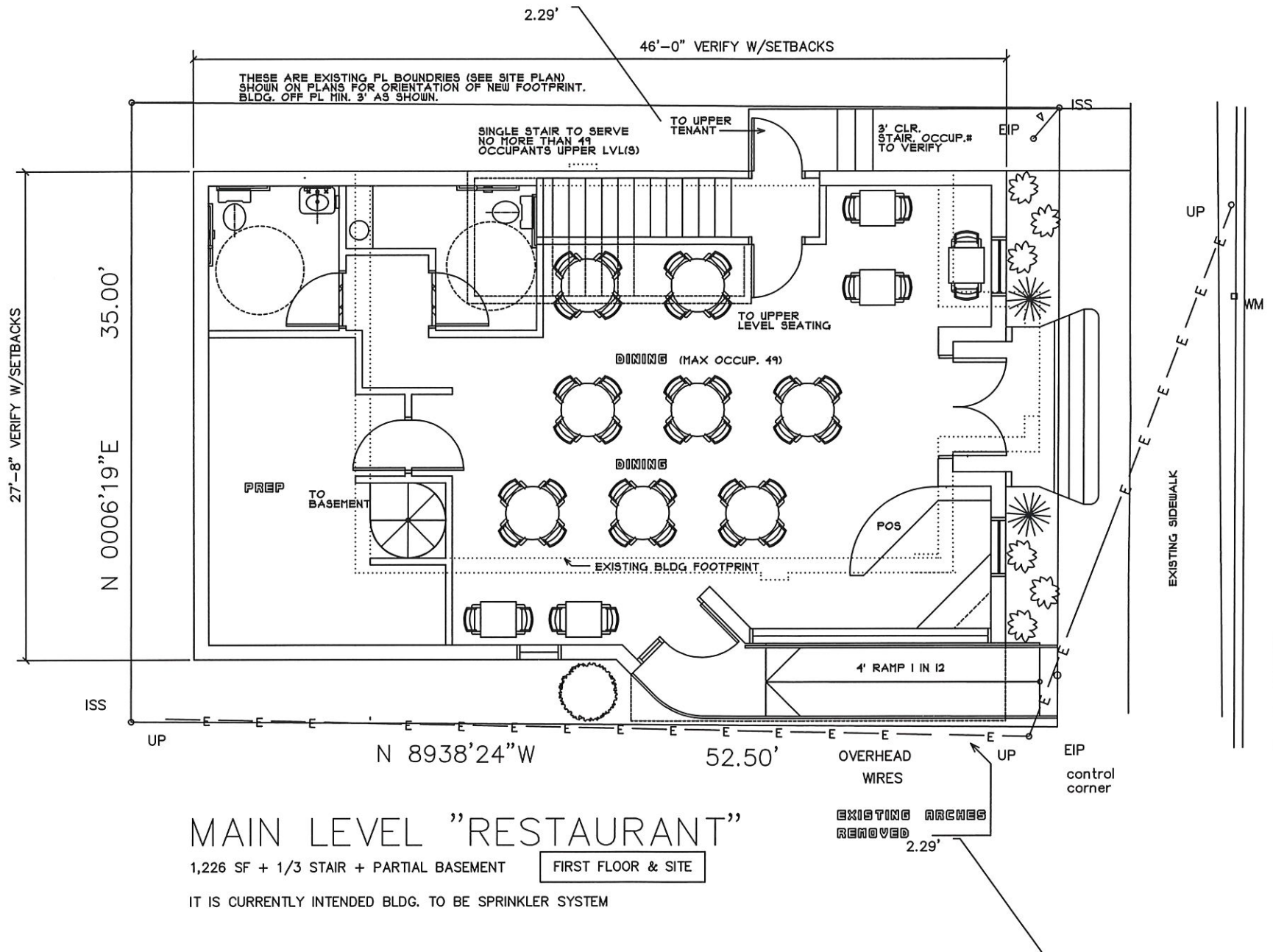
SEALS:



SEALS:

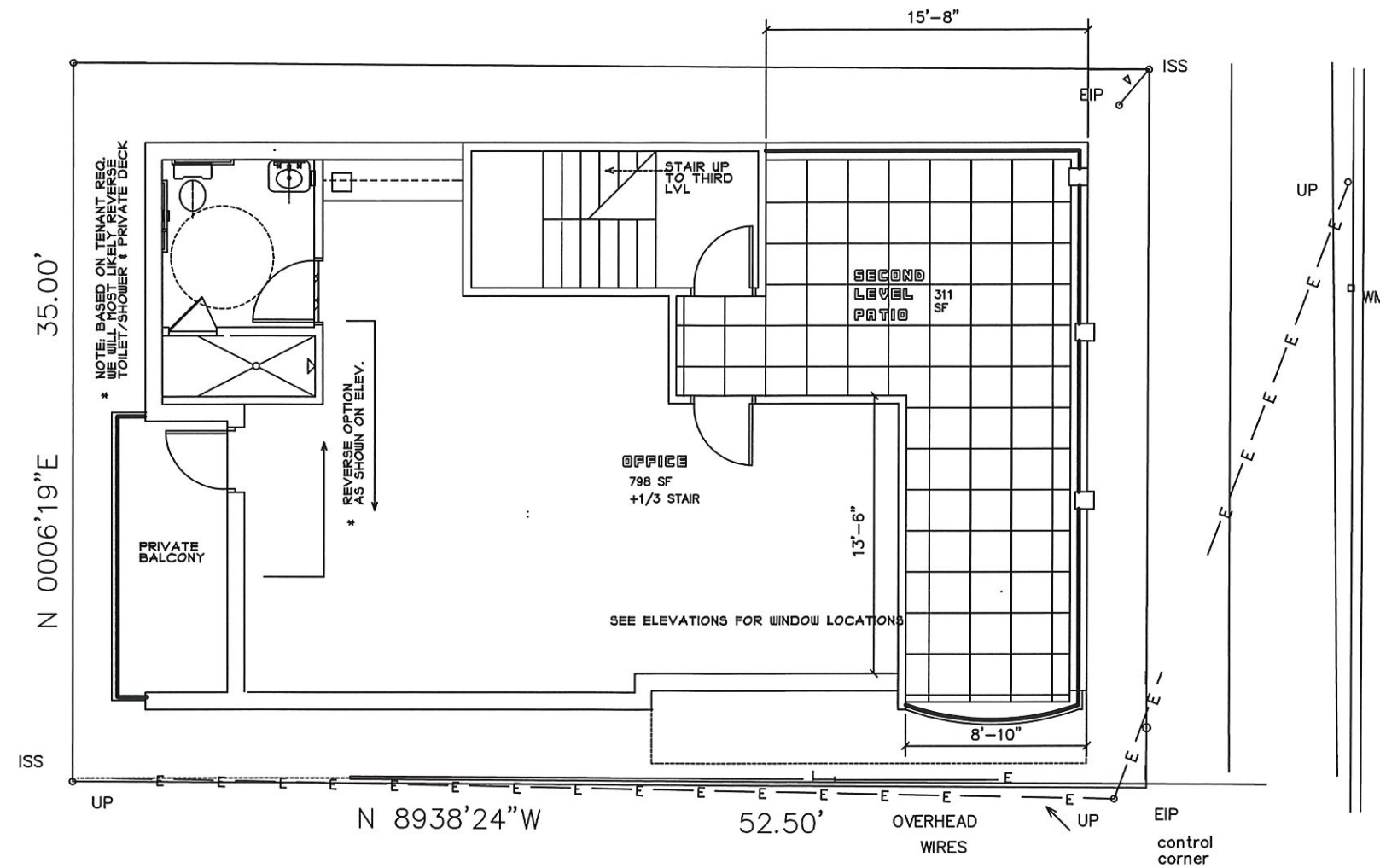
FIRST
FLOOR PLAN

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A1(1)
GCP	GCP	OF:
CHECKED BY:	APPROVED BY:	OCT. 10, 18
PROJECT NAME:	PROJECT #	DATE:



MAIN LEVEL "RESTAURANT"
1,226 SF + 1/3 STAIR + PARTIAL BASEMENT FIRST FLOOR & SITE
IT IS CURRENTLY INTENDED BLDG. TO BE SPRINKLER SYSTEM

0 4'
ALL @ 1/4"
@ FULL SIZE



SECOND LEVEL BUSINESS
W/UPPER OUTSIDE PATIO

0 4'
ALL @ 1/4
@ FULL SIZE


910 S. PERSON
RALEIGH, NC

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8013 Fordland Drive, Raleigh, NC 27608
919-851-0052

SEALS:


SEALS:

SECOND
FLOOR PLAN

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A1(2)
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
910PERSON	910PERSON A	OCT. 10, 18
CAD FILE NAME:	PROJECT #	DATE:

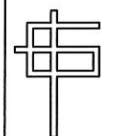
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RALEIGH, NC

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REV. DATE: REVISION DESCRIPTION



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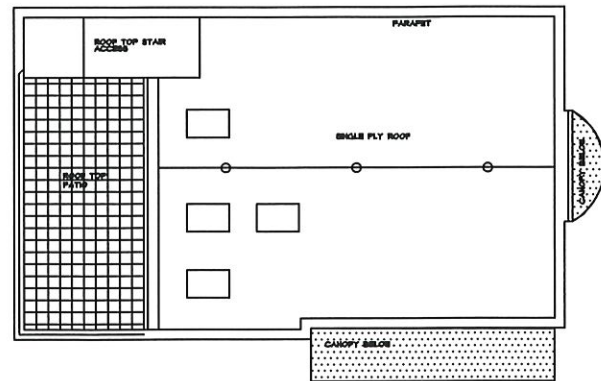
SEALS:



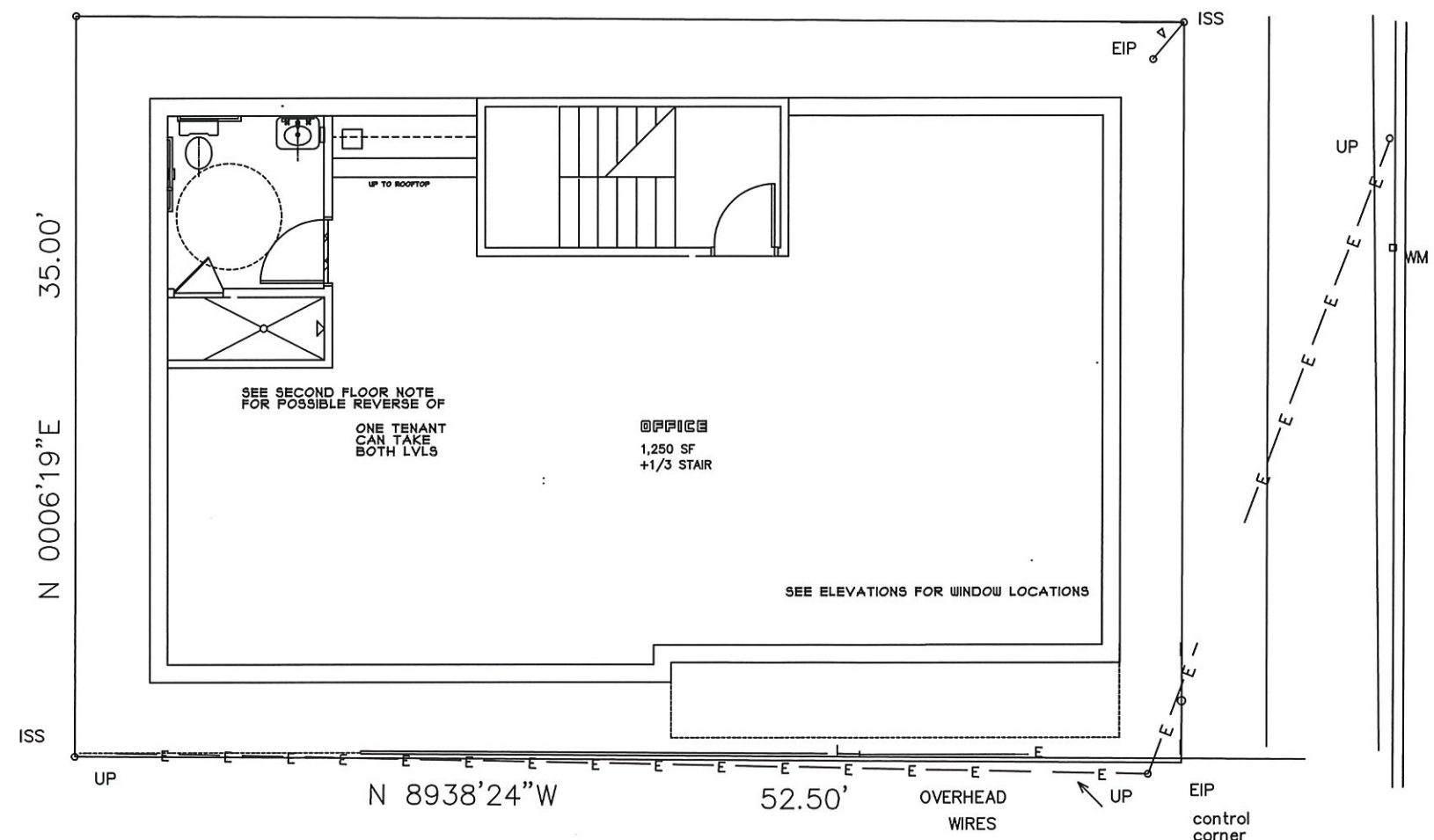
SEALS:

THIRD
FLOOR PLAN

GCP	GCP	SHEET:
DESIGNED BY:	DRAWN BY:	A1(3)
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
510PERSON	510PERSON A	OCT. 10, 18
CAD FILE NAME:	PROJECT #	DATE:



ROOF PLAN



THIRD LEVEL BUSINESS (OPTION ROOF TOP SEATING)

0 4'

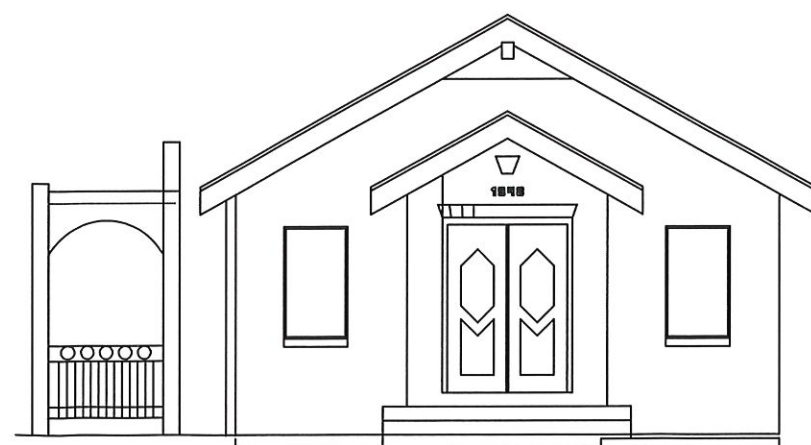
ALL @ 1/4
@ FULL SIZE



PROPOSED FACADE

SEE FLOOR PLANS

OPENINGS
FOR REAR FACADE
3498 SF
10% 350 SF
15% 525 SF (SPRINKLER)



EXISTING FACADE



LEFT SIDE FACADE

OPENINGS
5,352 SF FACADE
10%=535 SF
15%=803 SF (SPRINKLER)

TYPICAL BUILDING MATERIALS/FINISHES:

BRICK-PHOENIX TUMBLED, RAKE JTS. BUFF MORTAR
CONC. STEPS/RAMP-FLOAT CONC. STAINED.
SIDING-FAUX WOOD, BROWN WOOD GRAIN, T&G, FLUSH FACE
ALL TRIM- HARDIE MIN 3 1/2" TO 1 1/2" PER LAYER
ENTRY DOORS-ALUM STOREFRONT, MED BRONZE, GLASS
WINDOWS-ALUMINUM MED BRONZE (REAL MUNTINS, SEE LOC)
ROOF- SINGLE PLAY

RAILS/VERTICALS-PAINTED STEEL WELDED OR PREFAB ALUMINUM.

0 4'

ALL @ 1/4
@ FULL SIZE

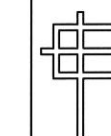
510 S. PERSON
Raleigh, NC

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919-861-0062

SEALS:



SEALS:

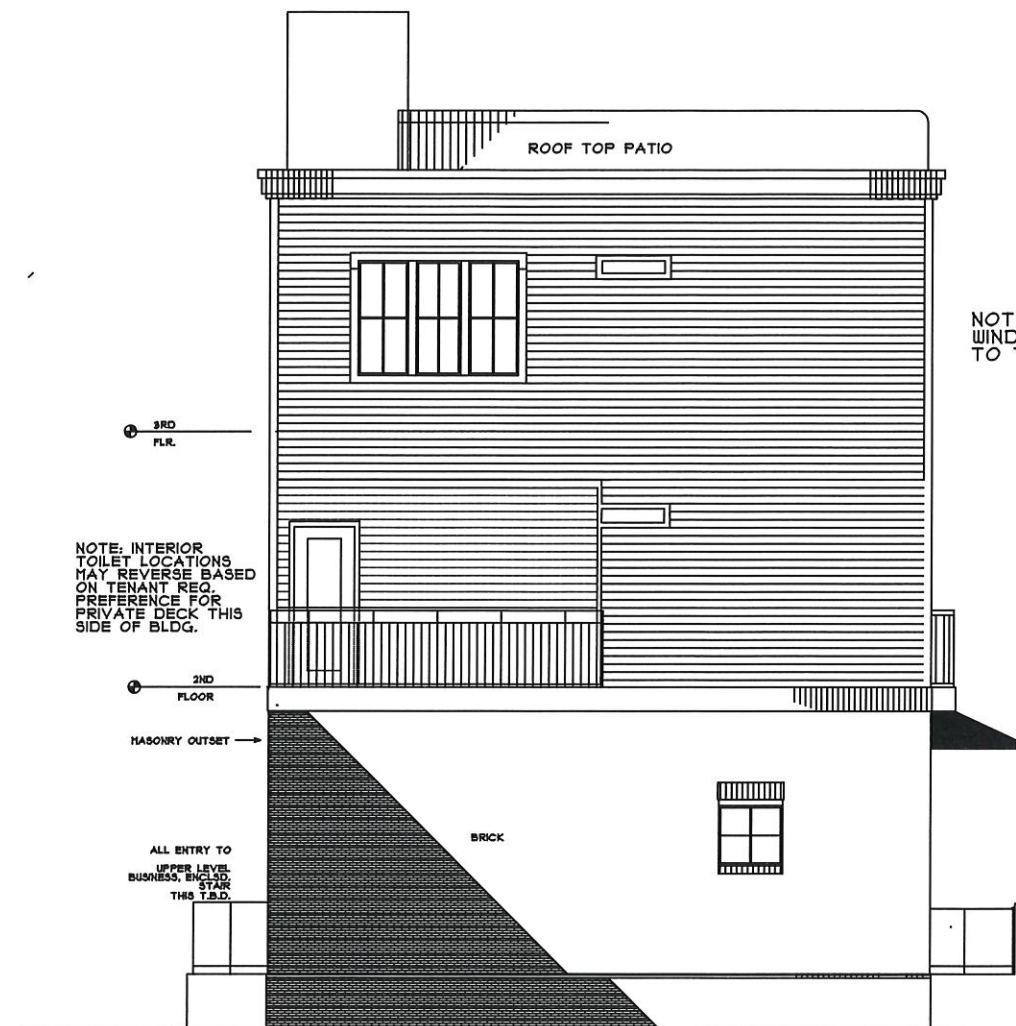
SCHEMATIC
ELEVATIONS
EXIST/NEW

GCP	GCP	SHEET
DESIGNED BY:	DRAWN BY:	A-2
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
510PERSON A	510PERSON A	OCT. 10/18
CAD FILE NAME:	PROJECT #	DATE:



RIGHT SIDE FACADE

OPENINGS
5,352 SF FACADE
10%=535 SF
(SPRINKLER) 15%=803 SF



REAR FACADE

SEE FLOOR PLANS

OPENINGS
FOR REAR FACADE
3498 SF
350 SF 10%
(SPRINKLER) 525 SF 15%

0 4'

AALL@01/14
@ FULL SIZE

510 S. PERSON
Raleigh, NC

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NOTE: ADDITIONAL WINDOWS MAY BE ADDED TO THIS FACADE 3RD LVL.

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919-851-0052

SEALS:



SEALS:

SCHEMATIC
ELEVATIONS
RS-NEW

GCP	GCP	SHEET
DESIGNED BY:	DRAWN BY:	A2a
GCP	GCP	
CHECKED BY:	APPROVED BY:	OF:
NO PERSON	NO PERSON A	OCT. 10/18
CAD FILE NAME:	PROJECT #	DATE







