Nature of Project:
Construct 2nd level rear addition over slightly enlarged existing 1st level; construct rear deck; install new HVAC units; change exterior paint color; install storm windows

APPLICANT:
ROGER AUSTIN
Certificate of Appropriateness (COA)

Administrative Review of Conditions

COA Meeting Date: 9/27/18

COA #: 004-18-CA

Applicant Name: Roger Austin

Property Address: 319 E Lane St

Reason for COA Committee review:
After the decision at the January 25, 2018, COA Committee meeting for COA 004-18-CA, the applicant requested to alter some of the windows that had been approved for the rear addition at 319 E Lane St. Staff approved all but one window, as shown on the attached pages provided by the applicant. The window that is to be considered by the Committee is the lower left original window on the rear elevation, as shown on the page labeled Drawing 6 North Elevation (Updated). Given the denial by the Committee for similar requests to remove and replace a historic window, staff is referring this to the Committee for review.
To: RHDC & COA Committee
From: Roger Austin
Re: 319 E Lane St (004-18-CA)

The purpose of this letter is to request approval for changes made to a previously approved application. 319 E Lane St (004-18-CA) was presented at the January 25, 2018 meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission and was approved with conditions.

Please see attachments for both the original elevations (already approved) and the proposed changes. Drawings 1 and 2 show the East Elevation, Drawings 3 and 4 show the West Elevation, and Drawings 5 and 6 show the North Elevation.

*Note that all of these changes have already been reviewed and approved by Staff with the exception of the lower left window on the North Elevation (circled on Drawing 6).*

Originally, the existing window on the lower left was going to be retained as part of the addition/renovation. However, what I would like to do now is install smaller windows on the North Elevation, which would require replacing the lower left window (so the two lower windows would match in size). Staff has informed me that replacing this original window with a new window of a different size requires COA approval.

I am requesting this change because the smaller windows on the North Elevation allow for a more functional interior layout. The original windows are all 2' off the floor and as such make it difficult to incorporate cabinetry, countertops, furniture etc. into the design. And if I change three of the windows on this elevation, while leaving the lower left window, it would look strange and detract from the character of the building (as the two lower windows that are next to each other would be different sizes).

Additionally, the installation of smaller windows on the North Elevation helps to make the addition discernible from the original building (which is a requirement of the RHDC Guidelines), while still maintaining compatibility.

Furthermore, this change is not in conflict with the RHDC Guidelines. The Guidelines that are relevant to this request are 3.2.8, 3.2.9 and 3.2.10.

3.2.8
*Design an addition to be compatible with the historic building in mass, architectural style, materials, color and relationships of solids to voids in the exterior walls, yet make the addition discernible from the original*
Installing windows that are slightly smaller on the North Elevation fulfills the guideline to make the addition compatible with yet discernible from the original. It helps to identify the addition without looking out of place.

3.2.9

*Design additions so that the placement, configuration, materials, and overall proportion of windows and doors are compatible with those of the historic building. Select exterior surface materials and architectural details that are compatible with the existing building in terms of composition, module, texture, pattern and detail.*

Three of the four windows on the North Elevation have been approved by Staff and are therefore compatible with the historic building by definition. The lower left window would match the window next to it, which is approved, and would therefore also be compatible.

3.2.10

*It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.*

I don’t believe that removing one existing window on the rear of the house constitutes removal of a significant building element or feature. It is only one window and it is on the rear of the house (the least important façade), as opposed to the front or sides.

In summary, I believe this is a very reasonable request and I hope you will approve it. Thank you for your consideration and please let me know if there is anything else you need prior to the meeting on September 27.

Sincerely,

Roger Austin
NOTES:

1. THESE ELEVATIONS ARE FOR THE PURPOSE OF SUBMITTING A SCHEMATIC REPRESENTATION OF EXISTING CONDITIONS. THE DRAWINGS ARE NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE VERIFIED.
3. NEW CONSTRUCTION EXTERIOR MATERIALS SHALL MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE INCLUDING: BRICK FOUNDATION WALL, SIDING AND TRIM, SHINGLE ROOF, AND WINDOW TRIM.
Drawing 2. East Elevation (Updated)

NOTES:
1. THESE ELEVATIONS ARE FOR THE PURPOSE OF SUBMITTING A SCHEMATIC REPRESENTATION OF EXISTING CONDITIONS. THE DRAWINGS ARE NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE VERIFIED.
3. NEW CONSTRUCTION EXTERIOR MATERIALS SHALL MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE INCLUDING BRICK, FOUNDATION WALL, WOOD SIDING AND TRIM, SHINGLE ROOF, AND WOOD WINDOWS.

EXISTING RIGHT SIDE (EAST) ELEVATION
1/8" SCALE

NEW RIGHT SIDE (EAST) ELEVATION
1/8" SCALE

FILE NAME: 315 E. LANE ST.
UPDATED: 08/23/18
SHEET NO. 103

REMARKS:
THIS WINDOW WILL BE RE-USED TO MAKE (2) HALF-SASH WINDOWS - SEE NEW RIGHT SIDE ELEVATION.
Drawing 3. West Elevation (Original Approval)

NOTES:
1. THESE ELEVATIONS ARE FOR THE PURPOSE OF SUBMITTING A SCHEMATIC REPRESENTATION OF EXISTING CONDITIONS. THE DRAWINGS ARE NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE VERIFIED.
3. NEW CONSTRUCTION EXTERIOR MATERIALS SHALL MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE INCLUDING: BRICK FOUNDATION WALL, HOOD SIDING AND TRIM, SHINGLE ROOF, AND HOOD WINDOWS.

Existing Left Side (West) Elevation
1/8" Scale
NOTES:
1. THESE ELEVATIONS ARE FOR THE PURPOSE OF SUBMITTING A SCHEMATIC REPRESENTATION OF EXISTING CONDITIONS. THE DRAWINGS ARE NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE VERIFIED.
3. NEW CONSTRUCTION EXTERIOR MATERIALS SHALL MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE INCLUDING: BRICK, FOUNDATION WALL, HOOD SIDING AND TRIM, SHINGLE ROOF, AND HOOD WINDOWS.
NOTES:
1. THESE ELEVATIONS ARE FOR THE PURPOSE
OF SUBMITTING A SCHEMATIC REPRESENTATION
OF EXISTING CONDITIONS. THE DRAWINGS ARE
NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE VERIFIED.
3. NEW CONSTRUCTION EXTERIOR MATERIALS
SHALL MATCH EXISTING MATERIALS AS
CLOSER AS POSSIBLE INCLUDING: BRICK,
FOUNDATION WALL, WOOD SIDING AND TRIM,
SHINGLE ROOF, AND WOOD WINDOWS.
Needs approval

NOTES:

1. THESE ELEVATIONS ARE FOR THE PURPOSE OF SUBMITTING A SCHEMATIC REPRESENTATION OF EXISTING CONDITIONS. THE DRAWINGS ARE NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE VERIFIED.
3. NEW CONSTRUCTION EXTERIOR MATERIALS SHALL MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE INCLUDING: BRICK, FOUNDATION WALL, SIDING AND TRIM, SHINGLE ROOF, AND WOOD WINDOWS.
INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT  
Zoning: HOD-G  
Nature of Project: Remove existing upper half-story rear addition; construct new 2nd level rear addition over slightly enlarged existing 1st level; construct rear deck; install new HVAC units; change exterior paint color; install storm windows

DRAC: An application was reviewed by the Design Review Advisory Committee at its January 2, 2018, meeting. Members in attendance were Dan Becker, Curtis Kasefang, Jenny Harper and David Maurer; also present were Roger Austin, the applicant, and staff members Tania Tully and Melissa Robb.

Staff Notes:
- COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Remove existing upper half-story rear addition; construct new 2nd level rear addition over slightly enlarged existing 1st level; construct rear deck; install new HVAC units</td>
</tr>
<tr>
<td>2.4</td>
<td>Paint and Paint Color</td>
<td>Change exterior paint color</td>
</tr>
<tr>
<td>2.7</td>
<td>Windows and Doors</td>
<td>Install storm windows</td>
</tr>
<tr>
<td>2.10</td>
<td>Sustainability and Energy Retrofit</td>
<td>Install new HVAC units</td>
</tr>
<tr>
<td>3.1</td>
<td>Decks</td>
<td>Construct rear deck</td>
</tr>
<tr>
<td>3.2</td>
<td>Additions to Historic Buildings</td>
<td>Remove existing upper half-story rear addition; construct new 2nd level rear addition over slightly enlarged existing 1st level; install new HVAC units</td>
</tr>
</tbody>
</table>

STAFF REPORT

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

A. Removing the existing upper half-story rear addition, constructing a new 2nd level rear addition over a slightly enlarged existing 1st level, constructing a rear deck, installing new
HVAC units, changing exterior paint color, and installing storm windows are not incongruous in concept according to Guidelines 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 2.4.3, 2.7.5, 2.7.6, 2.10.8, 3.1.1, 3.1.2, 3.1.4, 3.1.5, 3.1.6, 3.1.7, 3.1.8, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, and the following suggested facts:

1* The house is a modest two-story with a broad front porch that wraps around to the west side. Since 1909 significant alterations to the house are illustrated on Sanborn Fire Insurance maps, including the addition of a second story between 1914 and 1950. The primary addition on the rear of the house is a 1 ½-story gable-end addition, with a wide dormer on the 2nd level west elevation, as well as a shed-roofed ground level addition on the west elevation. There is also a wood stair and landing at the 2nd level in the middle of the rear façade.

2* The applicant proposes removing the upper half-story rear addition and the shed-roofed ground level addition, as well as removing and replacing the wood stair and landing.

3* No analysis of built area/built mass to open space was provided by the applicant, although the existing and proposed site plans show only a nominal change in both measures.

4* The second level addition is inset from the existing east wall, thereby maintaining the existing roof cornice on the east wall.

5* The ridgeline of the hipped roof for the addition is lower than that of the main body of the house. The roof of the main body of the house is slate, while the addition’s new roof is to be shingle, as all other roofs are currently.

6* The proposed roof plan appears to have an error in how the proposed addition connects with the historic roof at the northeast corner.

7* A statement on the drawings reads “New construction exterior materials shall match existing materials as closely as possible including brick foundation wall, wood siding and trim, shingle roof.”

8* The existing windows are primarily two-over-two double-hung wood framed. According to the application, windows on the addition are “to match existing as close as possible in materials, style and design.” Window specifications were not provided.

9* The drawings indicate that the exterior doors will either be reused or replaced with new doors. No replacement door specifications were provided.
10* The proposed wood deck will be at the first-floor level and measure 13’ x 17’. It will be infilling the northwest corner of the house, in approximately the same space as a concrete patio is now.

11* A new set of rear stairs to the second level is shown with what appears to be modern deck rail detailing. The commission has found that inset pickets (or the appearance of) are more compatible with the historic character of the districts.

12* The site plans show the critical root zones for the six large trees on the property, but no tree protection plan was provided. Staging areas for construction materials were not specified.

13* The applicant states that new screening will be installed for the HVAC units on the east side of the house, described as “wood frame lattice painted to match house.” No other details (such as height) or elevation/detail drawings were provided.

14* Paint colors were not specified, nor were paint swatches provided.

15* The applicant states that metal or aluminum storm windows will be added to all windows. Storm window specifications were not provided. Low profile metal and aluminum storm windows with a painted finish are commonly approved.

Staff suggests that the committee approve the application with the following conditions:

1. That tree protection plans be implemented and remain in place for the duration of construction.

2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
   a. Window specifications including section drawings;
   b. Eave/soffit details;
   c. Door and window trim;
   d. Revised roof plan;
   e. A tree protection plan that addresses the critical root zones and provides staging areas for construction materials.

3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
a. Door specifications;
b. New roofing;
c. HVAC dimensions and associated screening;
d. Storm window specifications;
e. Stair railing;
f. Paint schedule and color samples from the manufacturer.
☐ 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 #: 538620
File #: 004-18-CA
Fee: $147
Amount Paid: 
Received Date: 12/17/17
Received By: E. Bane

Property Street Address: 319 E Lane St, Raleigh, NC 27601

Historic District: Oakwood

Historic Property/Landmark name (If applicable)

Owner's Name: Roger, Inc.

Lot size: 0.5 acres  
(width in feet) 53.86  
(depth in feet) 117.35

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).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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** Roger Austin  
**Mailing Address** 3434 Edwards Mill Rd (Ste #12-354)  
**City** Raleigh  
**State** NC  
**Zip Code** 27612  
**Date** 12/1/2017  
**Daytime Phone** 302-236-3549  
**Email Address** roger@rogeraustinonline.com  
**Applicant Signature**

<table>
<thead>
<tr>
<th>Will you be applying for rehabilitation tax credits for this project?</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Did you consult with staff prior to filing the application?</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

**Office Use Only**

Type of Work: 2, 25, 50, 51, 70

**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>(attached)</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></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

<table>
<thead>
<tr>
<th>Item</th>
<th>YES</th>
<th>N/A</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; 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.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor Work (staff review) – 1 copy</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Major Work (COA Committee review) – 10 copies</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Description of materials (Provide samples, if appropriate)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3. Photographs of existing conditions are required. Minimum image size 4&quot; x 6&quot; as printed. Maximum 2 images per page.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. Paint Schedule (if applicable)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6. Drawings showing existing and proposed work</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8. Fee (See Development Fee Schedule)</td>
<td>$147</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

---

**PAGE 3 OF 3**

WWWW.raleighnc.gov

REVISION 08.29.16
Design Guidelines

2.2. Masonry. Add new foundation on the rear, West side of the house and partially on the rear, northern facing side of the house to increase footprint slightly and make foundation contiguous. The foundations will be brick to match existing.

2.4. Paint & Paint Color. Paint entire exterior (siding, windows, trim, doors, etc.). New paint scheme to be submitted for approval with paint chips.

2.5. Roofs. Construct new roof over the new 2-story rear part of house. The new roof will tie into the main roof of the house. Soffit and fascia to match existing as close as possible. Material will be asphalt shingles to match existing shingle material on lower, existing sections of roofing.

2.7. Windows & Doors. Install new windows for the 2nd floor of the new, rear section of house. Windows will match existing as close as possible in material, style and design. Metal or aluminum storm windows to be added to all windows.

2.6. Exterior Walls. For the rear part of the house, new exterior walls to be added for the 2nd story, and for some of the 1st story (where the new foundation is).

3.1. Decks. Small deck to be built in back of house with approximate dimensions of 13’ by 17’ at level of 1st floor.

3.2. Additions. The footprint of the rear part of the house will be largely kept intact, but a 2nd story will be added over the whole area, thereby resulting in an increase in SF.

4.2. Demolition. The upper ½ story of the rear section of house, along with its attached dormer/shed roof, and the small attached single story addition, will be demolished so that the new 2nd story can be added.
ROGER THAT ROGER LLC
3434 EDWARDS MILL RD STE 112-384
RALEIGH NC 27612-4275

TAYLOR, APRIL TAYLOR, JOHN WALLACE
312 OAKWOOD AVE
RALEIGH NC 27601-1063

WOOTEN, MARY LUCRETIA
225 N BLOODWORTH ST
RALEIGH NC 27601-1105

BUFORD, ELIZABETH FARRIOR MATHEWS, DONALD G
321 E LANE ST
RALEIGH NC 27601-1037

WHITE, KATHERINE RUSSELL
309 N BLOODWORTH ST
RALEIGH NC 27601-1107

CINDRIC, MICHAEL A CINDRIC, SUSAN MARGA
### Adjacent Properties

<table>
<thead>
<tr>
<th>Neighboring Property Address</th>
<th>Owner's Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>323 E Lane St</td>
<td>Mark Anderson / PO Box 78 / Oneco, FL 34264-0078</td>
</tr>
<tr>
<td>321 E Lane St</td>
<td>Elizabeth Farror Mathews &amp; Donald G Buford / 321 E Lane St / Raleigh, NC 27601-1037</td>
</tr>
<tr>
<td>315 E Lane St</td>
<td>Mary Lucretia Wooten / 225 N Bloodworth St / Raleigh, NC 27601-1105</td>
</tr>
<tr>
<td>313 E Lane St</td>
<td>William R Capps / 313 E Lane St / Raleigh, NC 27601-1057</td>
</tr>
<tr>
<td>320 E Lane St</td>
<td>Mary Lucretia Wooten / 225 N Bloodworth St / Raleigh, NC 27601-1105</td>
</tr>
<tr>
<td>222 N Person St</td>
<td>Medical Society of the State of NC / PO Box 27167 / Raleigh, NC 27611-7167</td>
</tr>
<tr>
<td>307 N Bloodworth St</td>
<td>Robert &amp; Kathy Phillips / 2415 Fairview Rd / Raleigh, NC 27608-1325</td>
</tr>
<tr>
<td>309 N Bloodworth St</td>
<td>Katherine Russell White / 309 N Bloodworth St / Raleigh, NC 27601-1107</td>
</tr>
<tr>
<td>326 Oakwood Ave</td>
<td>Mathew &amp; Martha Bader / 326 Oakwood Ave / Raleigh, NC 27601-1107</td>
</tr>
<tr>
<td>322 Oakwood Ave</td>
<td>Michael &amp; Susan Cindric / 322 Oakwood Ave / Raleigh, NC 27601-1063</td>
</tr>
<tr>
<td>318 Oakwood Ave</td>
<td>Jacqueline Twisdale / 318 Oakwood Ave / Raleigh, NC 27601-1063</td>
</tr>
<tr>
<td>312 Oakwood Ave</td>
<td>April &amp; John Wallace Taylor / 312 Oakwood Ave / Raleigh, NC 27601-1063</td>
</tr>
</tbody>
</table>
1. **Written Description**
Modify the rear section of house to 2 stories and tie new roof into roof of the main part of the house. Expand the foundation footprint slightly as shown in the Survey and Drawings. The rear stairway that is damaged and does not currently meet Code will be replaced for safety and to provide egress from the upstairs units. The stairway will be accessed from the upstairs via the existing door and a covered landing underneath the roof.

A small deck will be built in the rear of the house with approximate dimensions of 13’ by 17.’ It will be at the level of the 1st floor and will be completely behind the house. The entire house will be repainted including siding, trim, doors and windows. Central AC will be added. Condensing units will be placed at the side of the house and will be obscured from view from the street by lattice work. All windows will have metal or aluminum storm windows added to improve energy efficiency and durability.

2. **Description of Materials**
Wood siding to match existing including dimensions. New windows to match existing as close as possible in material, style and design. I can provide specs for new windows if needed.

3. **Photographs**
attached

4. **Paint Schedule**
paint colors to be submitted with paint chips for approval

5. **Plot plan**
survey attached

6. **Drawings**
attached

7. **Stamped envelopes**
included

8. **Fee**
check included for COA “Major Work”
3. Pictures

Front of house viewed from Lane St.
Rear of house viewed from back yard
Rear of house, western side
West side of house viewed from the back yard
East side of house
East side of house viewed from the back yard
FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY
( ) IS or ( X ) IS NOT located in a SPECIAL FLOOD HAZARD AREA
as determined by the Department of Housing and Urban
Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1704 J

COMMUNITY # PANEL SUFFIX

N/F JACQUELINE
ANN TWISDALE
DB 3095, PG 629

N/F ROBERT D. PHILLIPS
KATHY S. PHILLIPS
DB 6285, PG 0397

SCALE

1 inch = 20 ft.

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN
200' OF A N.C.G.S. MONUMENT.

TIE POINT BLOCK CORNER
AT THE INTERSECTION OF
THE NORTH R/W OF L.
LATERAL STREET & EAST R/W
OF N. PERSON STREET

LEGEND

X COMPUTED CORNER

TIE POINT BLOCK CORNER

0 EXISTING IRON PIPE

O NEW IRON PIPE

POWER LINE LOCATION
UNITS SHOWN ARE FOR REPRESENTATION
ONLY AND NOT TO BE USED FOR
PROPERTY LINE LOCATION

ALL CLEARS, EASEMENTS, BUFFERS,
FLOOD LIMITS & SETBACKS TAKEN
FROM TAX MAP 1704.20, BLOCK 80.

Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision;
and that the error of closure as calculated by latitudes and departures is 1/10,000 plus; that the boundaries not surveyed
are shown as broken lines plotted from information found in Book - - - - - ; that this map was prepared in
accordance with 'S. 47-30' amended.

Witness my original signature, registration number and seal this
2ND day of DECEMBER 2009.

Signed:

Jeffrey H. Davis

NORTH CAROLINA
PROFESSIONAL LAND SURVEYOR

Seal: L-3463

TURNING POINT
SURVEYING PLLC
4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No. P-O121

PAO. DB 2282
CO. REG. 12452

30 20 10 0
SCALE: 1" = 20'

PARCEL 6484
TAX MAP 1704.20, BLOCK 80
319 E. LANE STREET
RALEIGH, NORTH CAROLINA
DATE: 12-02-2009
SCALE: 1" = 20'

A-12452
NOTES:
1. THESE ELEVATIONS ARE FOR THE PURPOSE OF SUBMITTING A SCHEMATIC REPRESENTATION OF EXISTING CONDITIONS. THE DRAWINGS ARE NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE VERIFIED.
3. NEW CONSTRUCTION EXTERIOR MATERIALS SHALL MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE INCLUDING: BRICK, FOUNDATION WALL, WOOD SIDING AND TRIM, SHINGLE ROOF, AND WOOD WINDOWS.
NOTES:
1. THESE ELEVATIONS ARE FOR THE PURPOSE OF SUBMITTING A SCHEMATIC REPRESENTATION OF EXISTING CONDITIONS. THE DRAWINGS ARE NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE VERIFIED.
3. NEW CONSTRUCTION EXTERIOR MATERIALS SHALL MATCH EXISTING MATERIALS AS CLOSER AS POSSIBLE INCLUDING: BRICK, FOUNDATION WALL, WOOD SIDING AND TRIM, SHINGLE ROOF, AND WOOD WINDOWS.

NEW SHINGLE ROOF

NEW WOOD WINDOWS

NEW WOOD SIDING

NEW WOOD DOORS OR RE-USE EXISTING

NEW WOOD DECK

NEW EXTERIOR LANDING

NEW LEFT SIDE (WEST) ELEVATION

EXISTING LEFT SIDE (WEST) ELEVATION

1/8" SCALE
1. These elevations are for the purpose of submitting a schematic representation of existing conditions. The drawings are not for construction.
2. All dimensions shall be verified.
3. New construction exterior materials shall match existing materials as closely as possible including: brick, foundation wall, wood siding and trim, shingle roof, and wood windows.

EXISTING REAR (NORTH) ELEVATION
1/8" SCALE

NEW REAR (NORTH) ELEVATION
1/8" SCALE
The main high roof is slate. All other (lower) roofs are shingle.

The main high roof remains slate. All other roofs, including new roofs, are shingle.

Existing Roof Plan

Proposed New Roof Plan
NOTES:
1. THIS SITE PLAN IS NOT A SURVEY. IT IS INTENDED TO SHOW THE LAYOUT OF THE PROPERTY AND RELEVANT STRUCTURES ON THE SITE.
2. VERIFY ALL DIMENSIONS ON SITE.

EXISTING TREE LEGEND.
- TREE DIAMETER AT 4.5' ABOVE GROUND
- CRITICAL ROOT ZONE (0.25 FOOT PER INCH OF TREE DIAMETER).

1. 22" OAK
2. 14" CREPE MYRTLE
3. 12" CREPE MYRTLE
4. 12" OAK
5. 20" OAK
6. 18" OAK

NOTES:
1. THIS SITE PLAN IS NOT A SURVEY. IT IS INTENDED TO SHOW THE LAYOUT OF THE PROPERTY AND RELEVANT STRUCTURES ON THE SITE.
2. VERIFY ALL DIMENSIONS ON SITE.

EXISTING TREE LEGEND.
- TREE DIAMETER AT 4.5' ABOVE GROUND
- CRITICAL ROOT ZONE (0.25 FOOT PER INCH OF TREE DIAMETER).

1. 22" OAK
2. 14" CREPE MYRTLE
3. 12" CREPE MYRTLE
4. 12" OAK
5. 20" OAK
6. 18" OAK