

City of Raleigh



This document is a graphic representation only,
created from the best available sources.
The City of Raleigh assumes no responsibility for any errors,
or misuse of this document.

004-18-CA

319 E LANE STREET
OAKWOOD HISTORIC
DISTRICT (HOD-G)

0 25 50 100
Feet



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.

9.1.2018

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

A handwritten signature in dark ink, appearing to read 'Roger Austin', with a long horizontal line extending to the right.

Drawing 1. East Elevation (Original Approval)



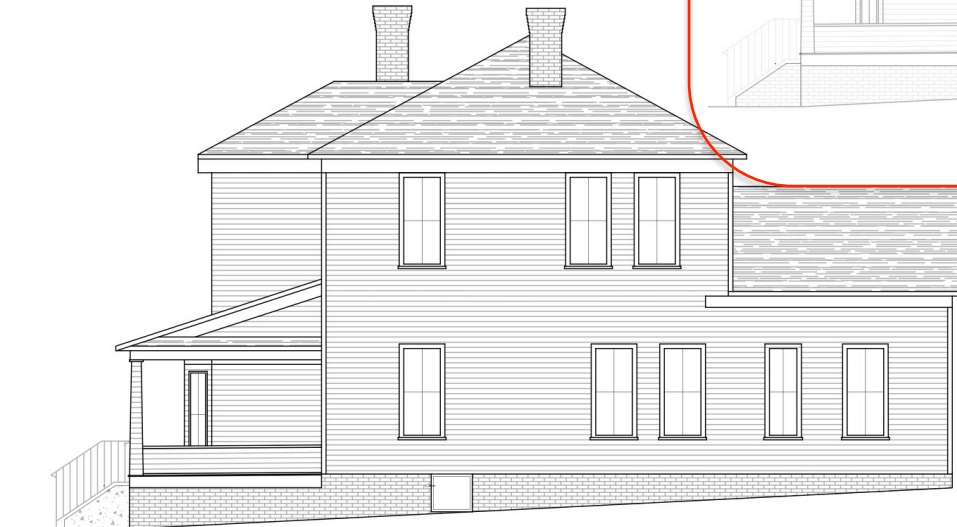
120 St. Mary's Street
Raleigh, NC 27605
919.833.0495
lysaghtAssociates.com
Firm No. C-0621

319 E. LANE ST. OAKWOOD - RALEIGH, NC
ELEVATIONS AND ROOF PLANS
OWNER: ROGER AUSTIN

FILE NAME: 319 E. LANE ST.
UPDATED 01/04/18
SHEET NO. 103

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.



Drawing 2. East Elevation (Updated)



120 St. Mary's Street
Raleigh, NC 27605
919.833.0495
LysaghtAssociates.com
Firm No. C-0621

319 E. LANE ST. OAKWOOD - RALEIGH, NC
ELEVATIONS AND ROOF PLANS
OWNER: ROGER AUSTIN

FILE NAME: 319 E. LANE ST.

UPDATED: 08/23/18

SHEET NO. 103

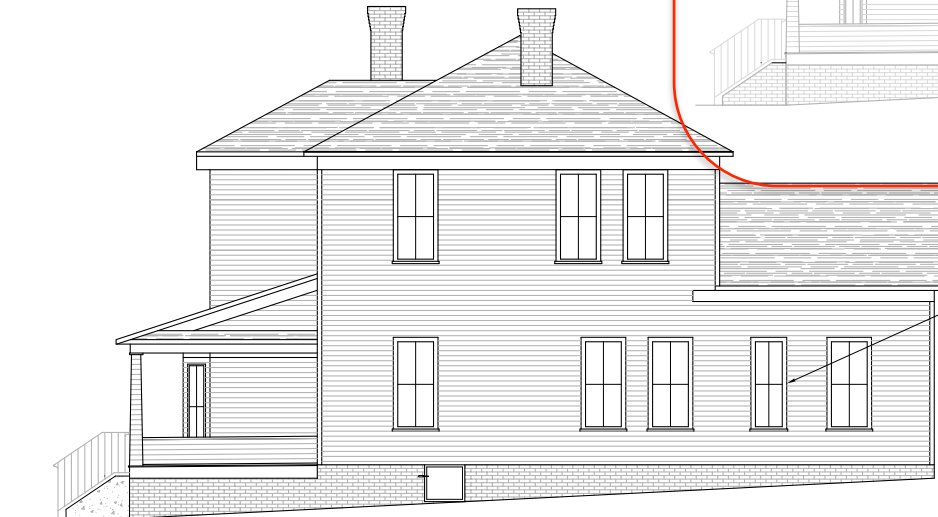
REVISED 01/24/18

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.



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



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

Drawing 3. West Elevation (Original Approval)



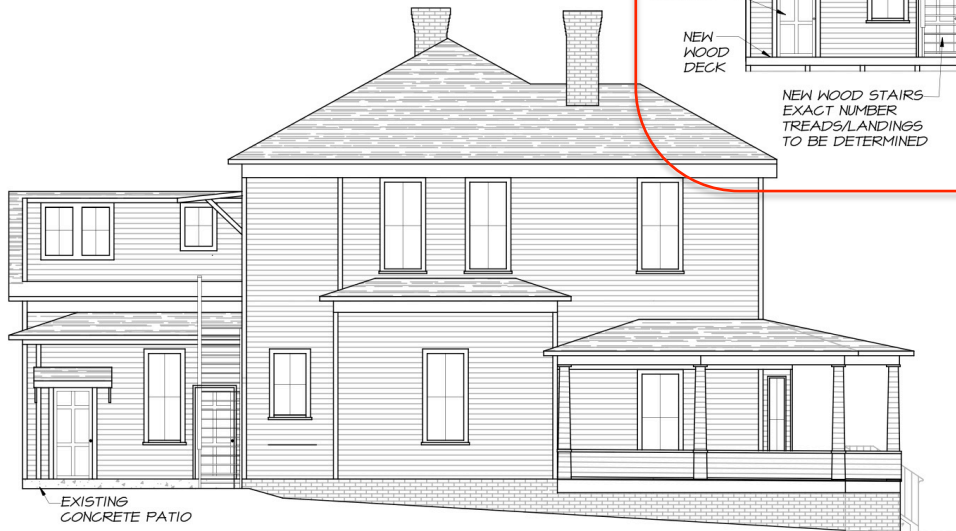
120 St. Mary's Street
Raleigh, NC 27605
919.833.0495
lysaghtAssociates.com
Firm No. C-0621

319 E. LANE ST. OAKWOOD - RALEIGH, NC
ELEVATIONS AND ROOF PLANS
OWNER: ROGER AUSTIN

FILE NAME: 319 E. LANE ST.
UPDATED 01/04/18
SHEET NO. 104

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 LEFT SIDE (WEST) ELEVATION
1/8" SCALE



NEW LEFT SIDE (WEST) ELEVATION
1/8" SCALE

Drawing 4. West Elevation (Updated)



120 St. Mary's Street
Raleigh, NC 27605
919.833.0495
LysaghtAssociates.com
Firm No. C-0621

319 E. LANE ST. OAKWOOD - RALEIGH, NC
ELEVATIONS AND ROOF PLANS
OWNER: ROGER AUSTIN

FILE NAME: 319 E. LANE ST.

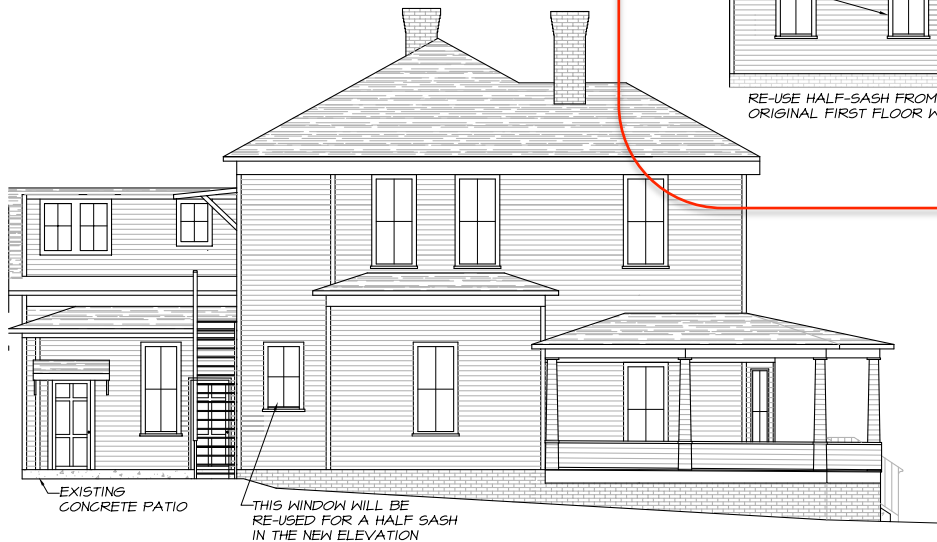
UPDATED: 08/23/18

SHEET NO. 104

REVISED 01/24/18

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 LEFT SIDE (WEST) ELEVATION
1/8" SCALE



NEW LEFT SIDE (WEST) ELEVATION
1/8" SCALE

Drawing 5. North Elevation (Original Approval)



120 St. Mary's Street
Raleigh, NC 27605
919.833.0495
lysaghtAssociates.com
Firm No. C-0621

319 E. LANE ST. OAKWOOD - RALEIGH, NC
ELEVATIONS AND ROOF PLANS
OWNER: ROGER AUSTIN

FILE NAME: 319 E. LANE ST.
UPDATED 01/04/18
SHEET NO. 105

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 REAR (NORTH) ELEVATION
1/8" SCALE



NEW REAR (NORTH) ELEVATION
1/8" SCALE

Drawing 6. North Elevation (Updated)



120 St. Mary's Street
Raleigh, NC 27605
919.833.0495
LysaghtAssociates.com
Firm No. C-0621

319 E. LANE ST. OAKWOOD - RALEIGH, NC
ELEVATIONS AND ROOF PLANS
OWNER: ROGER AUSTIN

FILE NAME: 319 E. LANE ST.

UPDATED 08/10/18

SHEET NO. 105

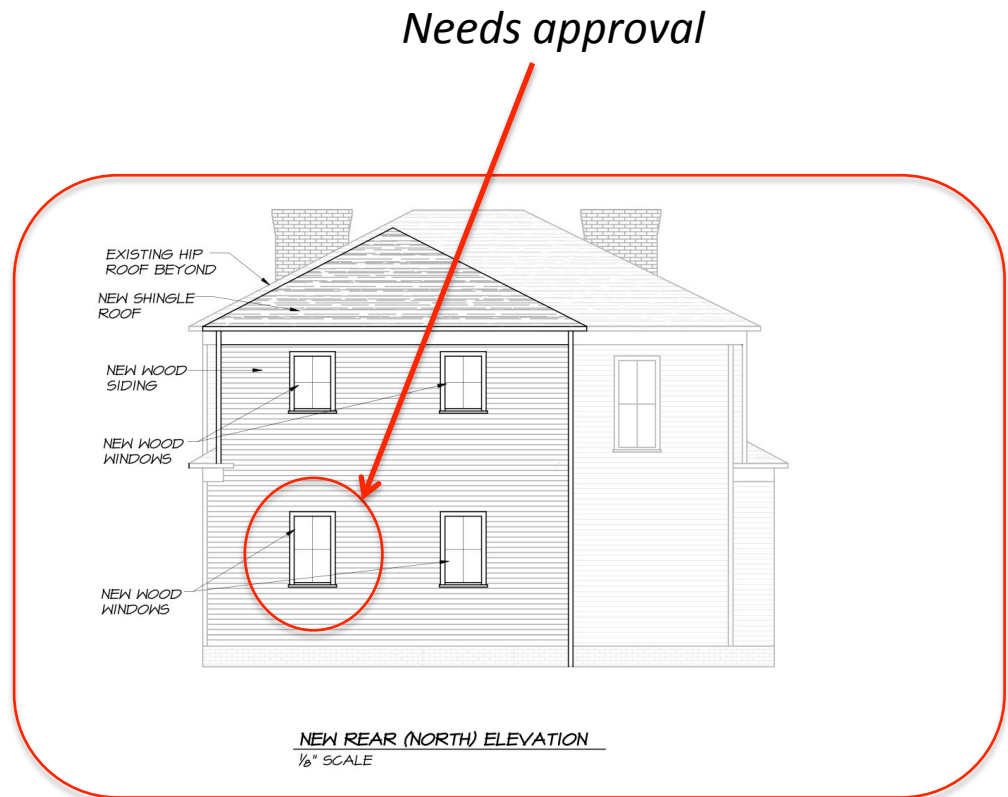
REVISED 07/24/18

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 REAR (NORTH) ELEVATION
1/8" SCALE



NEW REAR (NORTH) ELEVATION
1/8" SCALE

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

004-18-CA 319 E LANE STREET

Applicant: ROGER AUSTIN

Received: 12/7/2017

Submission date + 90 days: 3/7/2018

Meeting Date(s):

1) 1/25/2018 2) 3)

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

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

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.

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 # 538620
 File # 004-18-CA
 Fee \$147
 Amount Paid _____
 Received Date 12/7/17
 Received By Eubanks

Property Street Address 319 E Lane St (Raleigh, NC 27601)

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Roger That Roger LLC

Lot size .15 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).

Property Address	Property Address
(attached)	

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 112-384)

City Raleigh

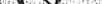
State NC

Zip Code 27612

Date 12/6/2017

Daytime Phone 302 236 3549

Email Address raer@raeraustinonline.com

Applicant Signature 

Will you be applying for rehabilitation tax credits for this project? ☐ Yes ☒ No

Did you consult with staff prior to filing the application? ☒ Yes ☐ No

Office Use Only

Type of Work 3 35505170

2, -3, 50, 51, 10

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

[illegible]

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
<p>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.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 10 copies</p>			✓		
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. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	☑		✓		
4. Paint Schedule (if applicable)	☑	☐			✓
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.	☑	☐	✓		
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> ☑ Plan drawings ☑ Elevation drawings showing the façade(s) ☑ Dimensions shown on drawings and/or graphic scale (required) ☑ 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. 	☑	☐	✓		
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.	☑	☐	✓		
8. Fee (See Development Fee Schedule) \$147	☑		✓		

Design Guidelines

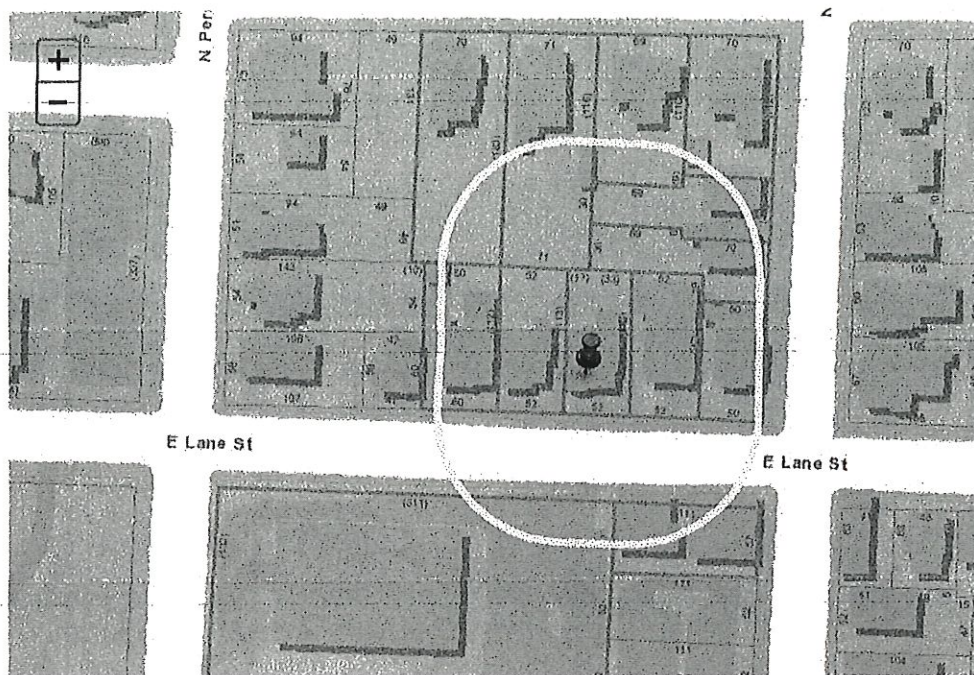
- 2.2. Masonry. Add new foundation on the rear, West side of the house and partially on the rear, northern facing side of the house to increase footprint slightly and make foundation contiguous. The foundations will be brick to match existing
- 2.4. Paint & Paint Color. Paint entire exterior (siding, 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.

**RALEIGH, NORTH CAROLINA
UDO MAILING LIST GENERATOR****Search**

Enter the beginning of an address and select from list. Help

Buffer Right-of-Way

If buffer goes into a right-of-way, use the measure tool to draw a line across the ROW. This will buffer the distance of the ROW. Use this buffer as a reference to add additional properties using the Add button below. Repeat for each ROW. Help

Manage Selected Properties **Export**

Unified Development Ordinance (<http://www.raleighnc.gov/business/content/PlanCurrent/Articles/NewRaleighCode.html>) · Disclaimer

Designed and developed by the City of Raleigh Geographic Information Systems (<http://www.raleighnc.gov/business/content/ITechAdmin/Articles/GeographicInformationServices.html>)
Division

1704806484
ROGER THAT ROGER LLC
3434 EDWARDS MILL RD STE 112-384
RALEIGH NC 27612-4275

1704805263
MEDICAL SOC OF THE STATE OF N C
%N C MEDICAL SOCIETY
PO BOX 27167
RALEIGH NC 27611-7167

1704805485
CAPPS, WILLIAM R
313 E LANE ST
RALEIGH NC 27601-1037

1704805680
TAYLOR, APRIL TAYLOR, JOHN WALLACE
312 OAKWOOD AVE
RALEIGH NC 27601-1063

1704806434
WOOTEN, MARY LUCRETIA
225 N BLOODWORTH ST
RALEIGH NC 27601-1105

1704806559
TWISDALE, JACQUELINE ANN
318 OAKWOOD AVE
RALEIGH NC 27601-1063

1704807259
WOOTEN, MARY LUCRETIA
225 N BLOODWORTH ST
RALEIGH NC 27601-1105

1704807455
BUFORD, ELIZABETH FARRIOR MATHEWS,
DONALD G
321 E LANE ST
RALEIGH NC 27601-1037

1704807493
ANDERSON, MARK M
PO BOX 78
ONECO FL 34264-0078

1704807561
PHILLIPS, ROBERT D PHILLIPS, KATHY S
2415 FAIRVIEW RD
RALEIGH NC 27608-1325

1704807585
WHITE, KATHERINE RUSSELL
309 N BLOODWORTH ST
RALEIGH NC 27601-1107

1704807622
CINDRIC, MICHAEL A CINDRIC, SUSAN
MARGART
322 OAKWOOD AVE
RALEIGH NC 27601-1063

1704807692
BADER, MATHEW BADER, MARTHA
326 OAKWOOD AVE
RALEIGH NC 27601-1063

Adjacent Properties

Neighboring Property Address

323 E Lane St
321 E Lane St
315 E Lane St
313 E Lane St
320 E Lane St
222 N Person St
307 N Bloodworth St
309 N Bloodworth St
326 Oakwood Ave
322 Oakwood Ave
318 Oakwood Ave
312 Oakwood Ave

Owner's Address

Mark Anderson / PO Box 78 / Oneco, FL 34264-0078
Elizabeth Farrior Mathews & Donald G Buford / 321 E Lane St / Raleigh, NC 27601-1037
Mary Lucretia Wooten / 225 N Bloodworth St / Raleigh, NC 27601-1105
William R Capps / 313 E Lane St / Raleigh, NC 27601-1037
Mary Lucretia Wooten / 225 N Bloodworth St / Raleigh, NC 27601-1105
Medical Society of the State of NC / PO Box 27167 / Raleigh, NC 27611-7167
Robert & Kathy Phillips / 2415 Fairview Rd / Raleigh, NC 27608-1325
Katherine Russell White / 309 N Bloodworth St / Raleigh, NC 27601-1107
Mathew & Martha Bader / 326 Oakwood Ave / Raleigh, NC 27601-1107
Michael & Susan Cindric / 322 Oakwood Ave / Raleigh, NC 27601-1063
Jacqueline Twisdale / 318 Oakwood Ave / Raleigh, NC 27601-1063
April & John Wallace Taylor / 312 Oakwood Ave / Raleigh, NC 27601-1063

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



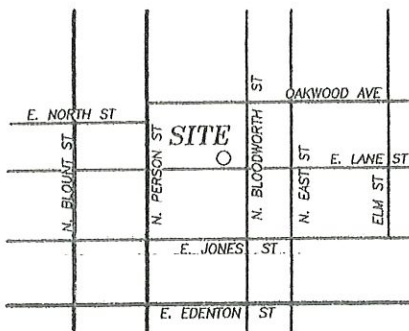
West side of house viewed from the back yard



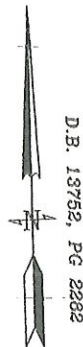
East side of house



East side of house viewed from the back yard

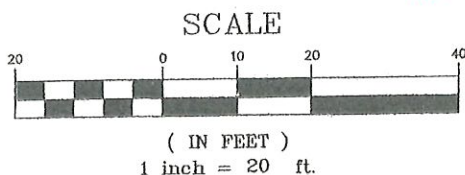


VICINITY MAP
(N.T.S.)



N/F MARY
LUCRETIA WOOTEN
DB 8832, PG 0886

T1 — N 88°12'57" W
266.96'
T2 — N 89°15'37" W
52.51'
T3 — S 88°12'57" E
102.74'



LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL
OR PARCELS OF LAND.

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

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

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

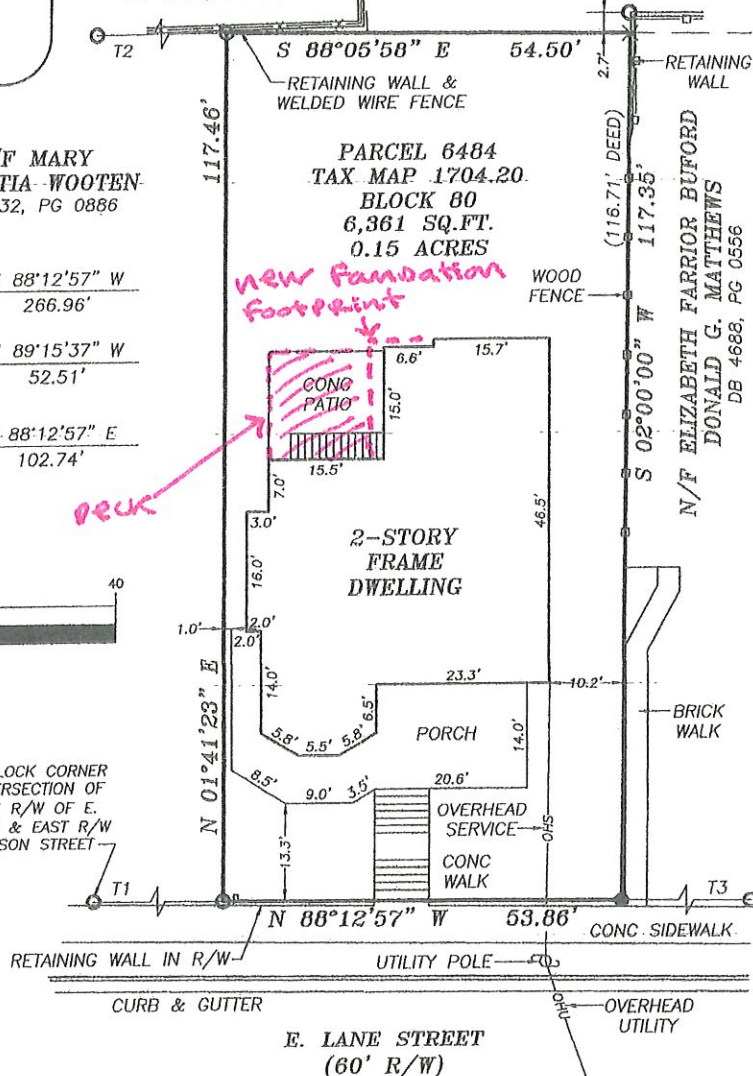
FLOOD CERTIFICATION

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



I, 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+; that the boundaries not surveyed
are shown as broken lines plotted from information found in Book —; Page —; that this map was prepared in
accordance with G.S. 47-30 amended.

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

Signed

Jeffrey H. Davis

Seal



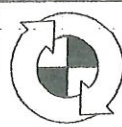
C.N. = 15431
B.O.M. DB 13752
PAGE 2282
WAKE CO. REG.

ROGER THAT ROGER, LLC

PARCEL 6484
TAX MAP 1704.20, BLOCK 80
319 E. LANE STREET
RALEIGH NORTH CAROLINA

DATE: 12-02-2009
SCALE: 1" = 20'

DWG. NO.
A-12452



**TURNING POINT
SURVEYING PLLC**

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234
License No: P-0121





READILITE
919-231-4309 RALEIGH
919-493-1115 DURHAM
919-842-0889 CHAPEL HILL
800-662-8839

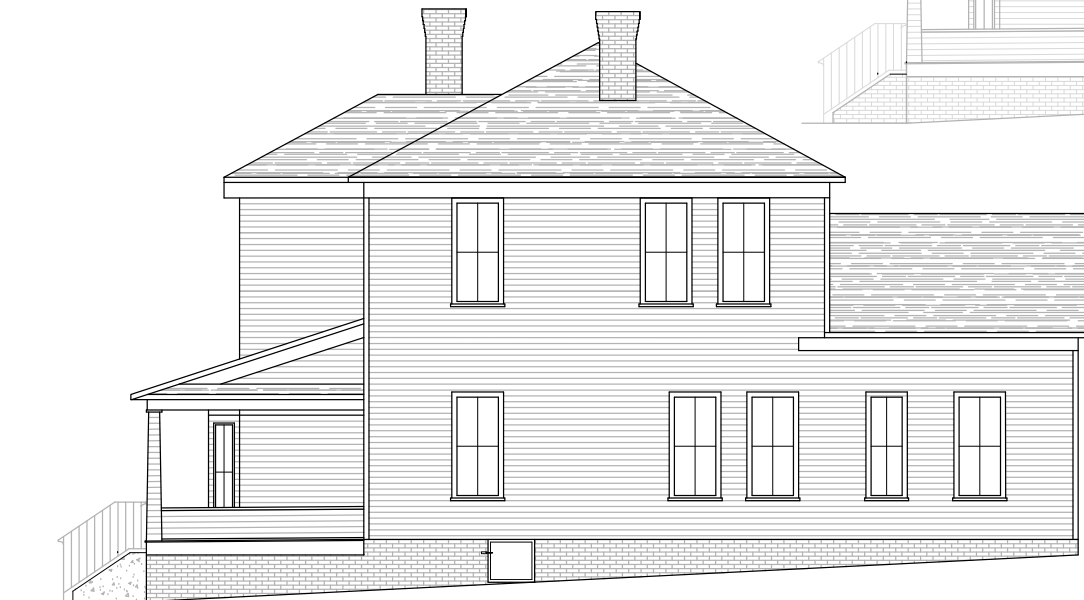


NOTES:

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.



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



EXISTING RIGHT SIDE (EAST) 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, WOOD SIDING AND TRIM, SHINGLE ROOF, AND WOOD WINDOWS.



NEW LEFT SIDE (WEST) ELEVATION
1/8" SCALE

EXISTING LEFT SIDE (WEST) ELEVATION
1/8" SCALE

NOTES:

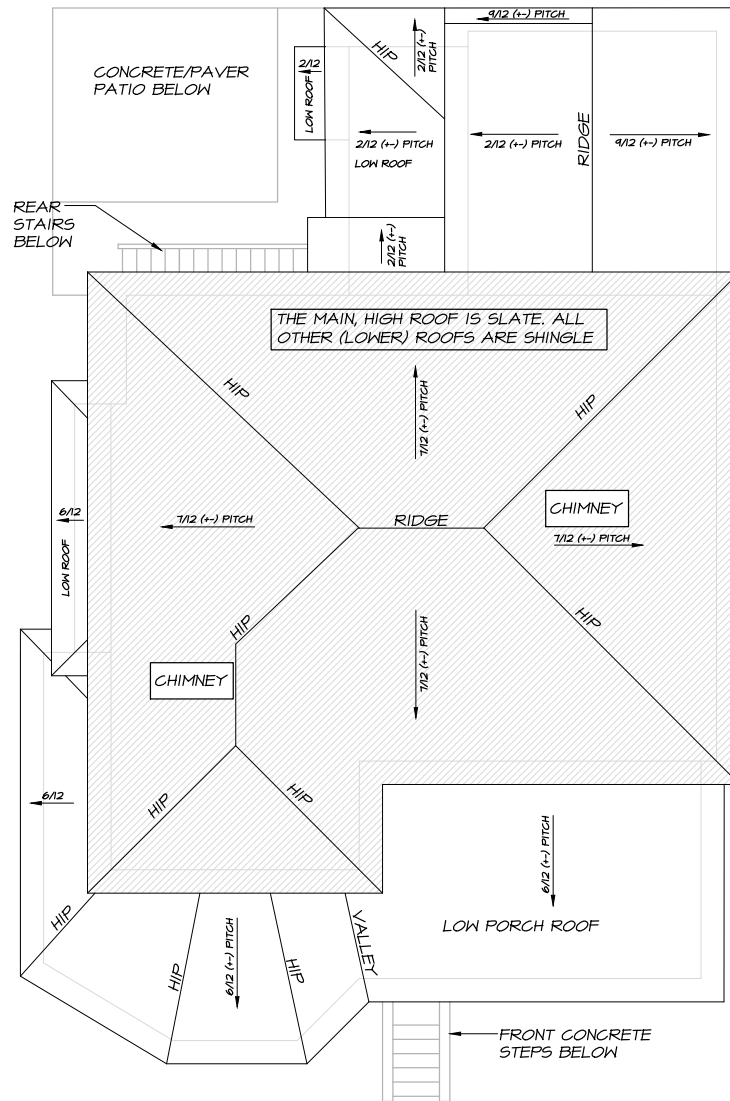
1. THESE ELEVATIONS ARE FOR THE PURPOSE OF SUBMITTING A SCHEMATIC REPRESENTATION OF EXISTING CONDITIONS. THE DRAWINGS ARE NOT FOR CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE VERIFIED.
3. NEW CONSTRUCTION EXTERIOR MATERIALS SHALL MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE INCLUDING: BRICK FOUNDATION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



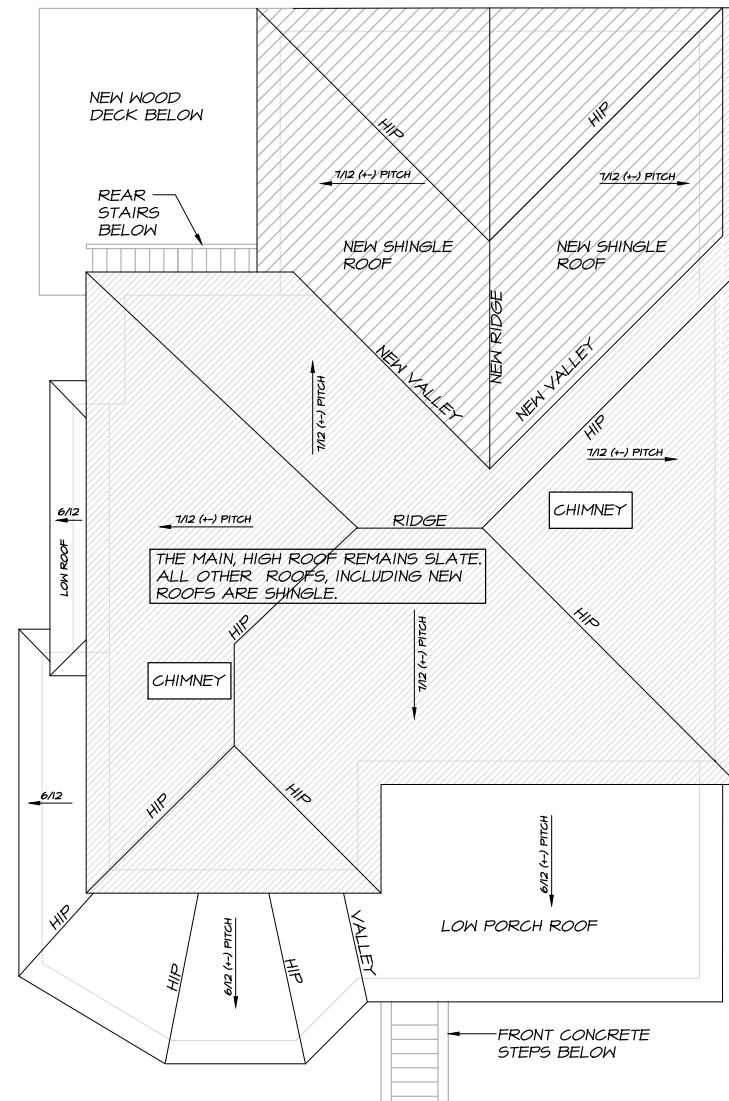
EXISTING REAR (NORTH) ELEVATION
1/8" SCALE



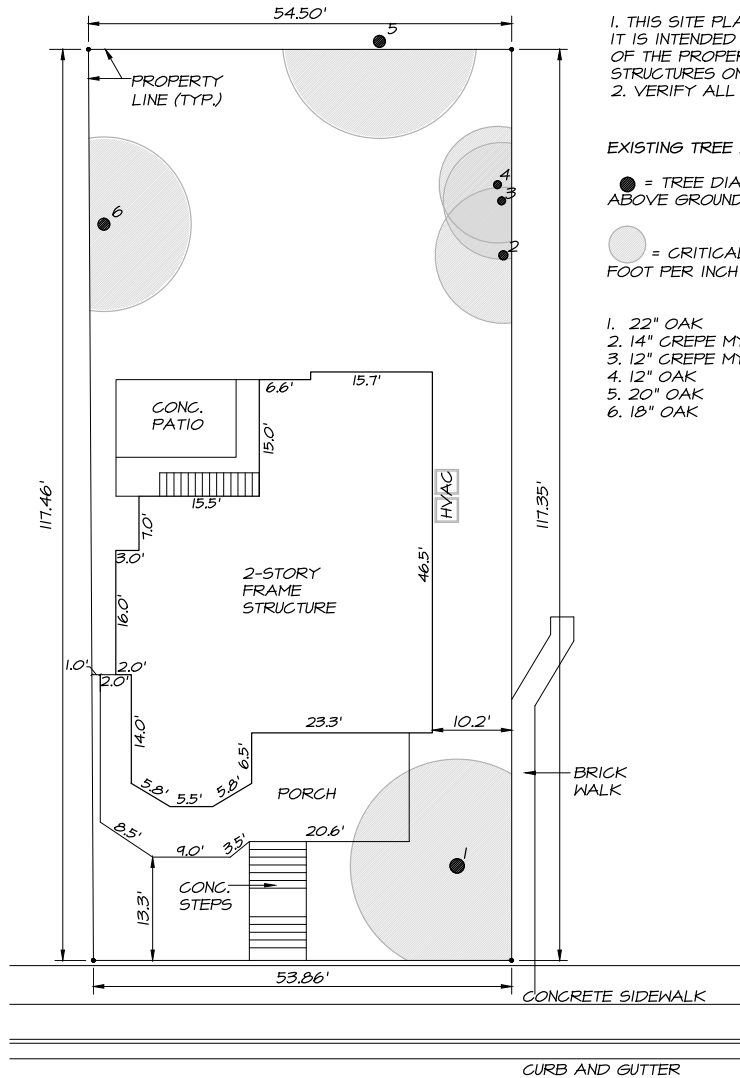
NEW REAR (NORTH) ELEVATION
1/8" SCALE



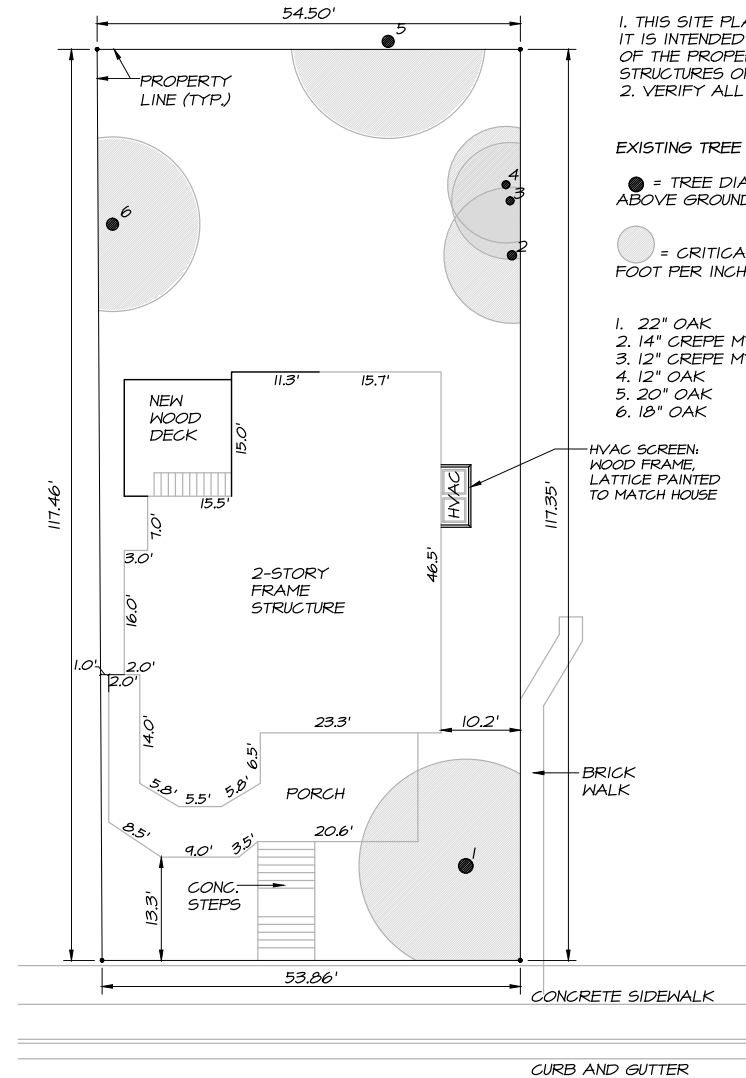
EXISTING ROOF PLAN
 $1/8"$ SCALE



PROPOSED NEW ROOF PLAN
 $1/8"$ SCALE



EXISTING SITE PLAN
1/16" SCALE



PROPOSED NEW SITE PLAN
1/16" SCALE