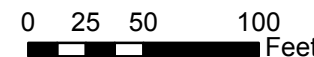




This document is a graphic representation only,
created from the best available sources.
The City of Raleigh assumes no responsibility for any errors,
or misuse of this document.

018-17-CA

322 E DAVIE STREET
PRINCE HALL HISTORIC
DISTRICT (HOD-G)



Nature of Project: Construct 2nd level addition; construct concrete retaining wall; install metal picket fence.

APPLICANT:
IN SITU STUDIO

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 # 502511
 File # 018-17-CA
 Fee \$294.00
 Amount Paid \$294.00
 Received Date 2/2/17
 Received By McClay

Property Street Address 322 E Davie Street Raleigh, NC 27601

Historic District Prince Hall

Historic Property/Landmark name (if applicable) na

Owner's Name Matthew Muñoz + Lara O'Brien Muñoz

Lot size (width in feet) (depth in feet)

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
1551 Rock Quarry Rd 27610	
133 Fayetteville St. FL 6 27601	
3323 Alleghany Drive 27609	
300 E Davie Street 27601	
318 E Davie Street 27601	
324 E Davie Street 27601	
1912 Southgate Drive 27610	
4101 Fowler Ridge Drive 27610	

Genl

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 *in situ studio*

Mailing Address 704 Person Street

City <i>Raleigh</i>	State <i>NC</i>	Zip Code <i>27604</i>
---------------------	-----------------	-----------------------

Date 02.02.16	Daytime Phone 919 397 3951
---------------	----------------------------

Email Address erin@insitustudio.us

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

Type of Work _____

3

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
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. <u>Minor Work</u> (staff review) – 1 copy <u>Major Work</u> (COA Committee review) – 10 copies	X		X		
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"/>		X		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		X		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		X		
4. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		X	
5. <u>Plot plan</u> (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"/>	X		
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"/>	X		
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"/>	X		
8. Fee (<u>See Development Fee Schedule</u>)	<input checked="" type="checkbox"/>				

~~1703875297
MUNOZ, MATTHEW G OBRIEN, LARA
322 E DAVIE ST
RALEIGH NC 27601-1810~~

1703874245
DAVIE STREET PRESBYTERIAN CHURCH
USA
300 E DAVIE ST
RALEIGH NC 27601-1810

1703874295
LITTLE, KEVIN
1912 SOUTHGATE DR
RALEIGH NC 27610-4116

1703874682
WAKE COUNTY BOARD OF EDUCATION
RE SERVICES DIRECTOR
1551 ROCK QUARRY RD
RALEIGH NC 27610-4145

1703875102
MCDONALD, ALAN
318 E DAVIE ST
RALEIGH NC 27601

1703875216
MOORE, MARY D
LYNETTE CULLOM, GUARDIAN
4101 FOWLER RIDGE DR
RALEIGH NC 27616-7407

1703875250
320 EAST DAVIE STREET LLC
ATTN: EMPIRE PROPERTIES
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

1703876121
SMITH, BEVERLY B
3323 ALLEGHANY DR
RALEIGH NC 27609-6903

1703876126
412 SOUTH BLOODWORTH STREET LLC
ATTN: EMPIRE PROPERTIES
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356

1703876221
SMITH, BEVERLY B
3323 ALLEGHANY DR
RALEIGH NC 27609-6903

1703876237
BAGLIO, NICHOLAS MICHAEL
324 E DAVIE ST
RALEIGH NC 27601-1810

1703876277
330 EAST DAVIE STREET LLC
ATTN: EMPIRE PROPERTIES
133 FAYETTEVILLE ST FL 6
RALEIGH NC 27601-1356



322 EAST DAVIE STREET AERIAL

in situ studio . 704 N. Person Street Raleigh, NC 27604

322 East Davie Street

RHDC COA application 02 02 17 for COA meeting on 02 23 17

REQUEST:

We respectfully request that you approve this application to provide a second story addition to the rear of the existing home located at 322 East Davie Street.

RESPONSES TO DESIGN GUIDELINES:

SECTION 2, PART 1 - 2.4 Fences and Walls

2.4.1 Retain and preserve fences and walls that contribute to the overall historic character of a building or a site, including such functional and decorative elements as gates, decorative rails and pickets, pillars, posts, and hardware.

Wood fencing on the property that already exists, or has previously been approved for additions and amendments is not part of this application.

A parged concrete retaining wall around the front yard of the house is proposed to be amended by adding concrete to the stepped down areas of wall on the east and north sides. This will allow for the tops of both walls to be consistent.

A relocated parged concrete retaining wall is proposed for the west side of the house along the property line.

A new metal picket fence is proposed to sit inside the new or amended parged concrete retaining wall, and will terminate at the wood fence on the west side, and the house on the east side.

2.4.2 Retain and preserve exterior fence and wall materials that contribute to the overall historic character of a building or a site, including brickwork, stucco, stone, concrete, wood, cast iron, and wrought iron.

See above response to 2.4.1.

2.4.3 Protect and maintain the wood, masonry, and metal elements of fences and walls through appropriate surface treatments:

- Inspect regularly for signs of moisture damage, corrosion, structural damage or settlement, vegetation, and fungal or insect infestation.
- Provide adequate drainage to prevent water from standing on flat, horizontal surfaces and collecting on decorative elements or along wall foundations.
- Clean fences and walls as necessary to remove heavy soiling or corrosion or to prepare them for repainting. Use the gentlest means possible.
- Retain protective surface coatings such as paint to prevent deterioration or corrosion.
- Reapply protective surface coatings such as paint when they are damaged or deteriorated.
- Follow the guidelines for masonry, architectural metals, and wood where applicable.

Existing and proposed walls and fences will be protected and maintained as described above.

2.4.4 Repair fences and walls using recognized preservation repair methods for the material or the surface coating.

The proposed amended parged concrete retaining wall will maintain the same parged surface as exists now. The existing wall is not historically significant in its construction or detail.

2.4.5 If replacement of a deteriorated detail or element of a fence or a wall is necessary, replace only the deteriorated portion in kind rather than the entire

feature. Match the original in design, dimension, detail, texture, pattern, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.

See above response to 2.4.2.

2.4.6 If replacement of an entire fence or wall is necessary because of deterioration, replace it in kind, matching the original in design, dimension, detail, texture, pattern, material, and color. Consider compatible substitute materials only if using the original material is not technically feasible.

See above response to 2.4.1.

2.4.7 If a fence or wall is completely missing, replace it with a new wall or feature based on accurate documentation of the original or a new design compatible with the historic character of the building and the district.

Not applicable.

2.4.8 Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the historic district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district.

See above response to 2.4.1.

2.4.9 It is not appropriate to cover historic fence or wall material, including wood, stone, brick, stucco, concrete, or cement block, with contemporary substitute coatings or materials.

Proposed new and amended retaining walls and fences will not be covered with contemporary substitute coatings or materials. See above response to 2.4.1.

2.4.10 It is not appropriate to introduce vinyl or metal chain-link fencing.

Vinyl or metal chain-link fencing is not proposed in this application.

2.4.11 It is not appropriate to introduce walls or fences taller than 42" or that are more than 65% solid into the front yard area (and/or street side yard area of a corner lot).

Walls or fences taller than 42" or more than 65% solid in the front yard area are not proposed in this application.

SECTION 4 - 4.0 Additions and New Construction

4.2.1 Construct new additions so that there is the least possible loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.

The character-defining features of the historic home are primarily embodied in the front portion of the house, parallel to East Davie Street. It is our understanding that the original footprint of the house included this mass, as well as an "L"-shaped portion along half of the rear, east side of the house. This "L"-shaped portion does not contain the same character-defining features as the front mass.

The proposed addition sits atop the original "L"-shaped portion of the house and a rear addition previously constructed adjacent to the "L"-shaped portion. The proposed addition will not destroy, damage, or obscure the primary character-defining elements of the original home.

4.2.2 Design new additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.

The proposed addition does not impact site topography, trees, or significant district vistas. While the overall character and views of the site will change with the new addition, the proposed mass is located in the rear of the house.

4.2.3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

The proposed changes to the site will be limited to the relocation of the west retaining wall in the front yard.

4.2.4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the drip line of trees.

No trees or significant site features will be affected by the proposed addition.

4.2.5 Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one.

The proposed second story addition is located in the rear of the house, which is the most inconspicuous elevation. The addition will rise above the peak of the existing home, but will be less visible from the street as a result of perspective and the elevated condition of the front yard.

4.2.6 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.

The proposed second story addition is 730 square feet. The existing single story home is 1,400 square feet. Due to site constraints on the ground level, the only available space for an addition to the home is on a second level. The size and scale of the second story addition are designed to be as unobtrusive as possible. The orientation of the roof matches that of the front portion of the existing home, and the pitch of the roof is approximately 6:12. The top plate of second story walls are only 6'-2" above the subfloor, which allows for the overall height of the addition to be lower than if the top plates of walls were a typical 8'-0" minimum height.

The second story addition is visible from the street and other areas in the district, but its rear location, compatible form, similar material application, and similar window patterns, allow it to blend in with the existing home, thereby maintaining focus on the character-defining features of the original historic home.

4.2.7 Design an addition to be compatible with the historic building in mass, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.

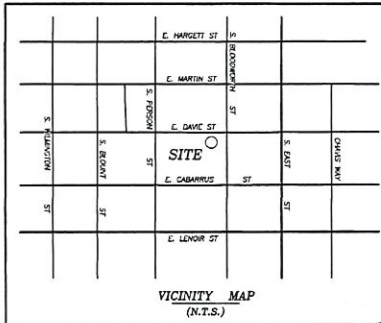
The proposed second story addition will be clad with the same wood siding, and painted the same color as the existing home. The relationships between solids and voids are similarly proportioned and positioned on the exterior walls as the existing home. The addition is discernable from the original house in that it is a second story addition.

4.2.8 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.

The proposed addition will not require removal of significant building elements or site features. The second story rear addition allows the overall character of the principal building to remain completely in tact and therefore not detract from what is most character-defining and historically significant to the existing home.

4.2.9 It is not appropriate to construct an addition that significantly changes the proportion of built mass to open space on the individual site.

The proposed addition does not change the proportion of built mass to open space at all since the addition is only on the second level of a portion of the house.



LEGEND

- Property Line
- Property Line (not surveyed)
- Right-of-Way Line
- Easement Line
- Creek Centerline
- Water Line
- Sanitary Sewer
- Overhead Utility
- Overhead Service
- Chain Link Fence
- Wood Fence

- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- Existing Concrete Monument
- Concrete Monument Set
- Property Corner
- PK Nail
- Cable TV Box
- Fire Hydrant
- Drop Inlet
- Utility Pole
- Telephone Box
- Light Pole
- Sewer Clean Out
- Water Valve
- Water Meter
- Power Box
- Gas Meter
- Handicapped Parking
- Sewer Manhole

- EIP - Existing Iron Pipe
- NIP - Iron Pipe Set
- PP - Power Pole
- DB - Dead Book
- PG - Page
- BOM - Book Of Maps
- YOL - Volume
- TM - Tax Map
- PAR - Parcel
- N/F - Now or Formerly
- XXX - DENOTES ADDRESS

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 $\frac{1}{10,000}$; 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 26TH day of APRIL, 2015.

Signed *Jeffrey H. Davis*

Seal



This survey is of another category, such as the recombination or existing parcels, a court-ordered survey, or other exception to the definition of subdivision.

Jeffrey H. Davis
Registered Land Surveyor

NOTES:

TOWNSHIP: RALEIGH

PIN: 1703.43-87-5297 (LOT 1)
1703.43-87-6237 (LOT 2)

ZONING: RH HOD-G DOD

INSIDE CITY LIMITS: YES

TOTAL ACRES: 0.14 ACRES

TOTAL # OF LOTS: 2

SITE IS NOT LOCATED IN A FLOOD-HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP 3720171300J, EFFECTIVE MAY 2, 2006

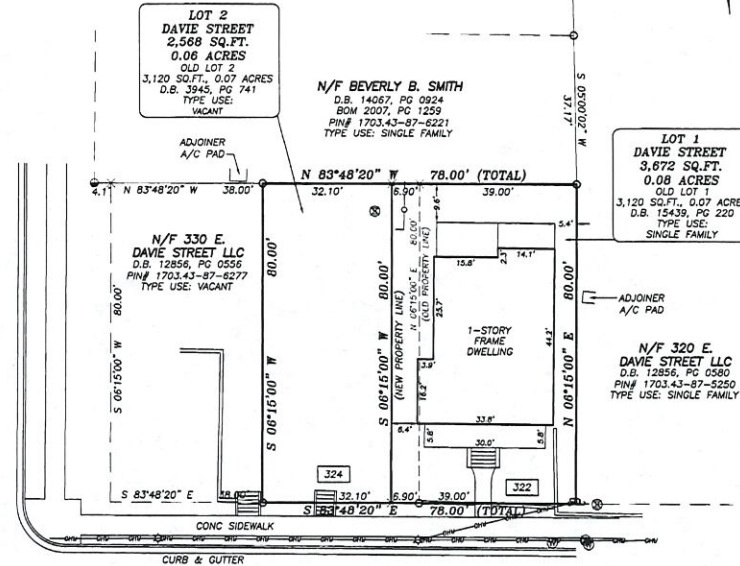
METHOD OF COMPUTATION IS COORDINATE COMPUTATION

NO ORIGINAL ADDRESSES WILL BE AFFECTED NOR CHANGED AS A RESULT OF THIS RECORDING.

ALL DOMESTIC SERVICES, FIRE LINES, AND PRIVATE MAINS MUST BE INSTALLED ENTIRELY ON THE LOT FOR WHICH IT SERVES

REFERENCE:
D.B. 15439, PG 220
D.B. 15910, PG 485

S. BLOOMINGHILL STREET
(PUBLIC R/W)



E. DAVE STREET
(PUBLIC R/W)

FILED FOR REGISTRATION

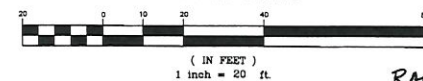
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: ASSISTANT DEPUTY
TIME

"This plat or map is not a subdivision, but a recombination of previously platted property, and meets all statutory requirements for recording."

Kim A. Boorman
Planning Director/Wake County Review Officer.

GRAPHIC SCALE



CASE # R-13-15
CASE # Z-21-11
TRANSACTION # 422211

DATE: 04-26-2015

DRAWN BY: ARS

CHK'D BY: JHD

JOB NO. C-641

SCALE: 1" = 20'

C.N. = 21186

DWG. NO.

C-641

SHEET 1 OF 1

RA039670

WAKE COUNTY, NC 162

LAURA M. RIDDICK

REGISTER OF DEEDS

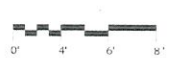
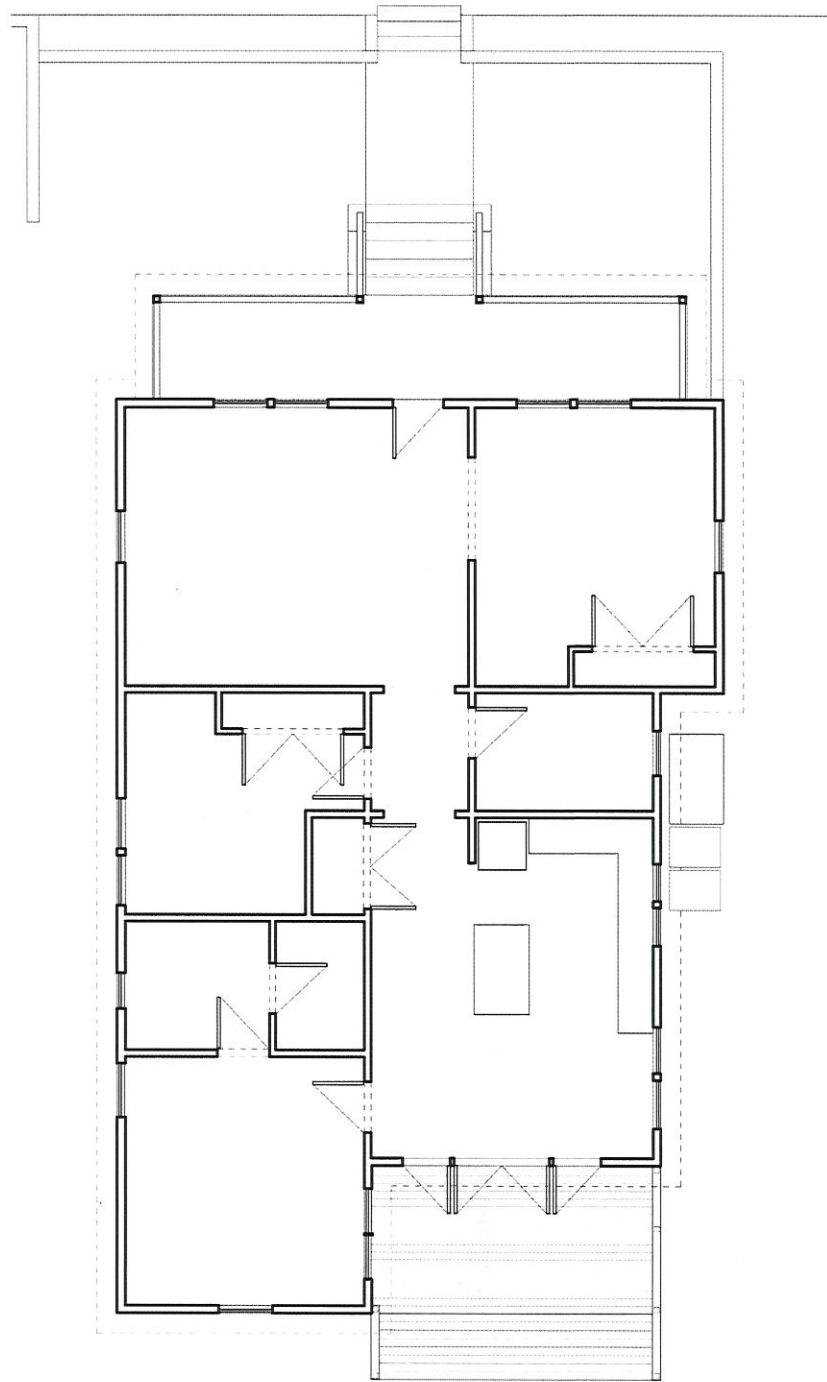
PRESENTED & RECORDED ON

05/06/2015 16:13:51

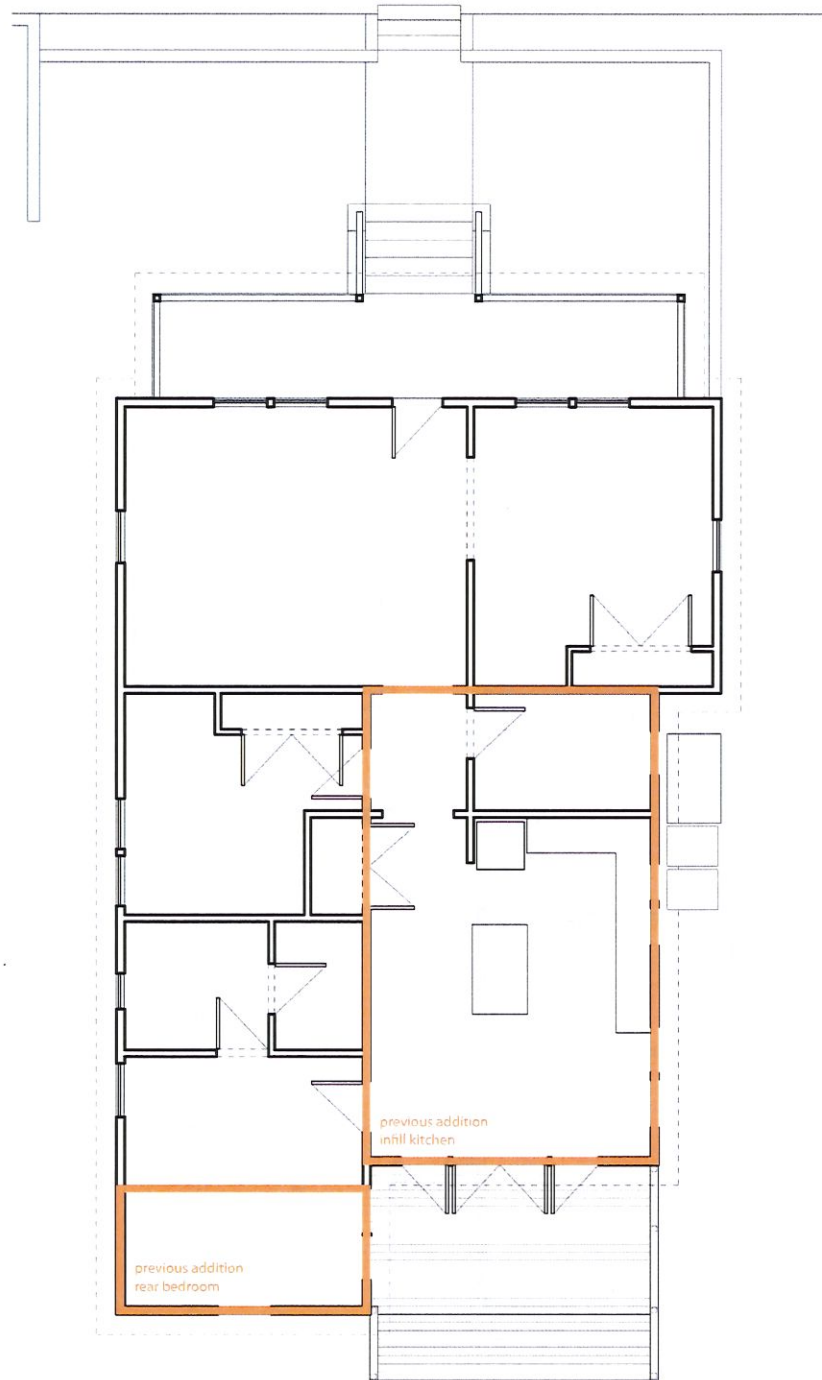
BOOK: 2015 PAGE: 00725

SURVEY

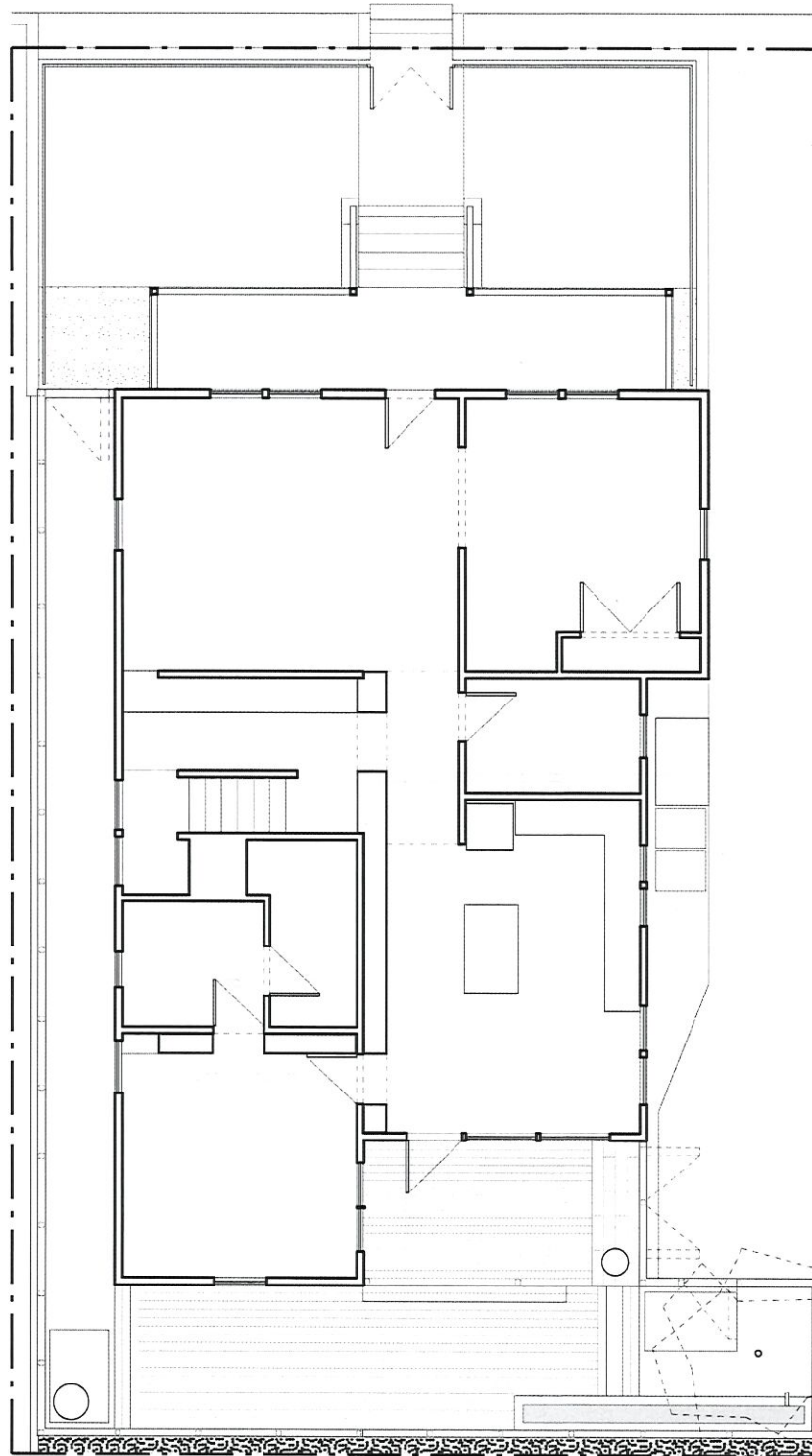
RECORDED IN BOOK OF MAPS 2015, PAGE 725, WAKE COUNTY



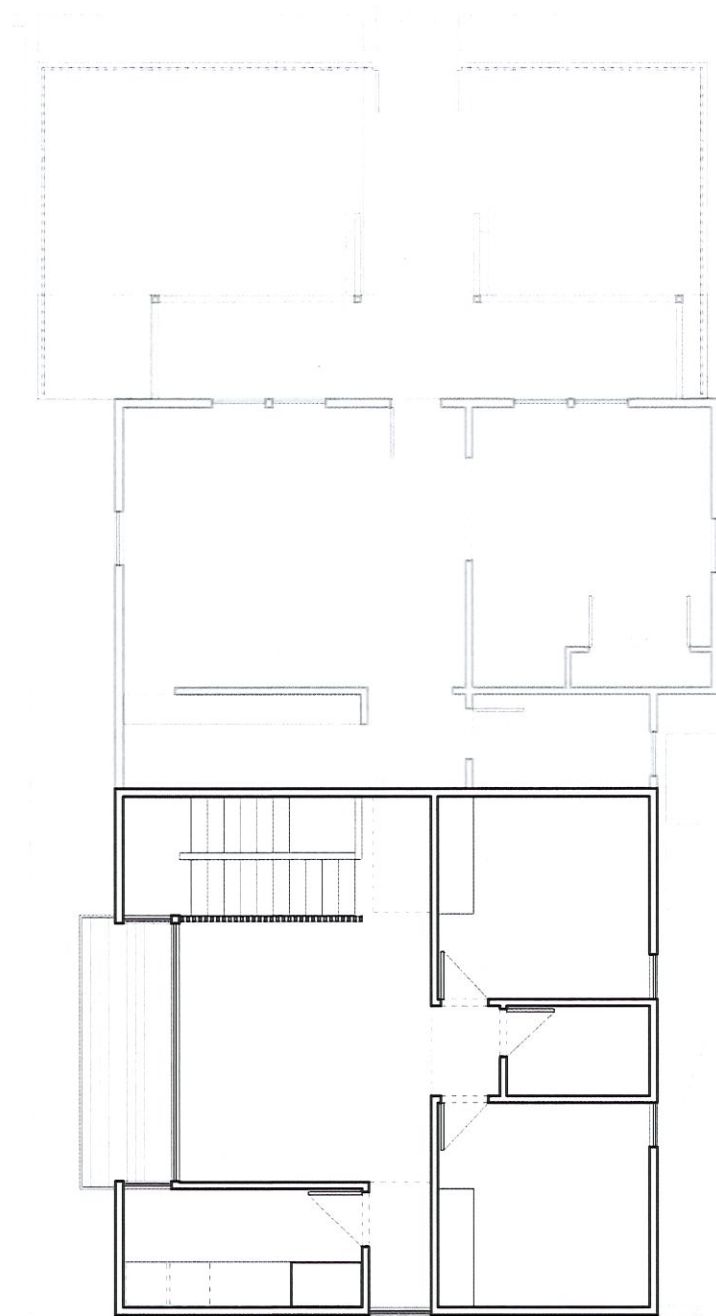
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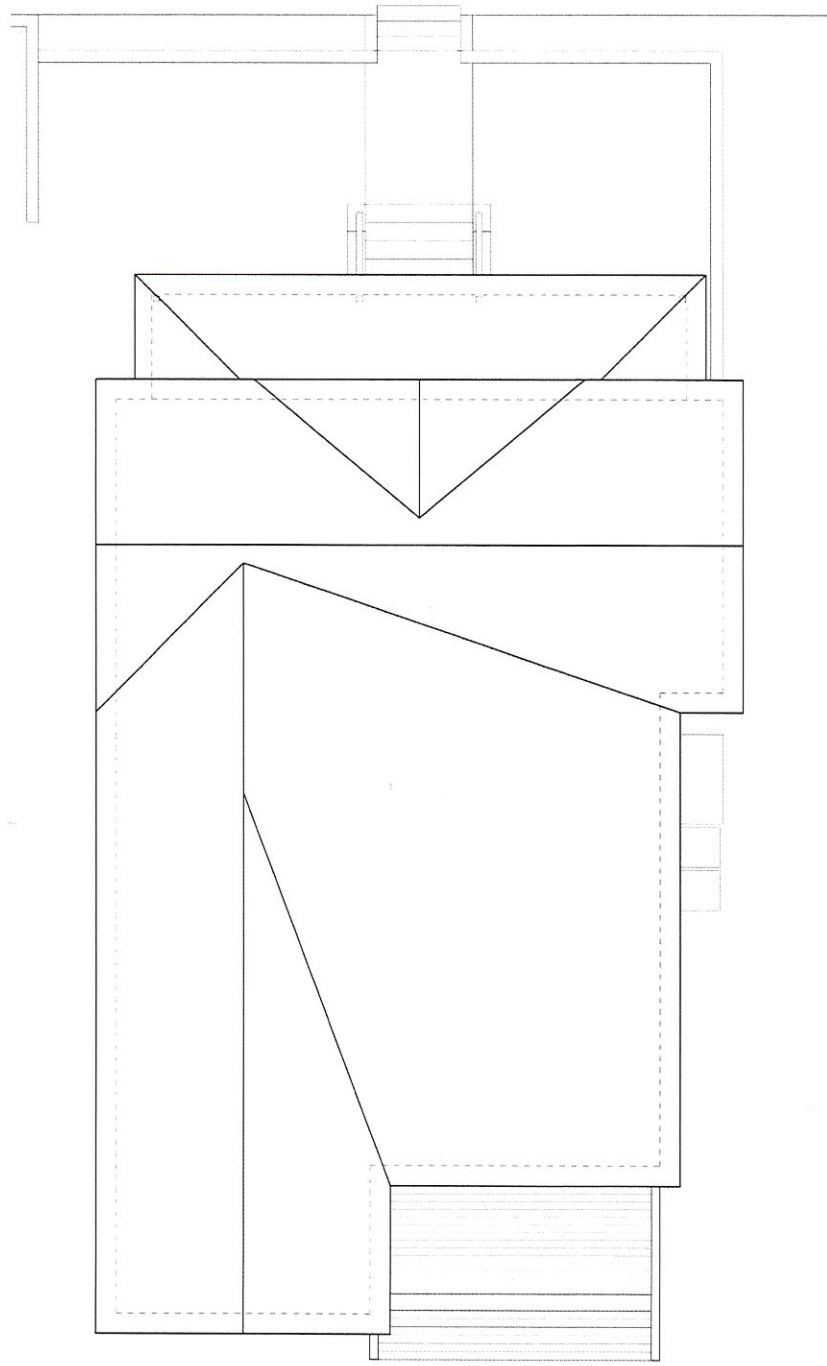
Existing Plan 01 – 1,471 SF



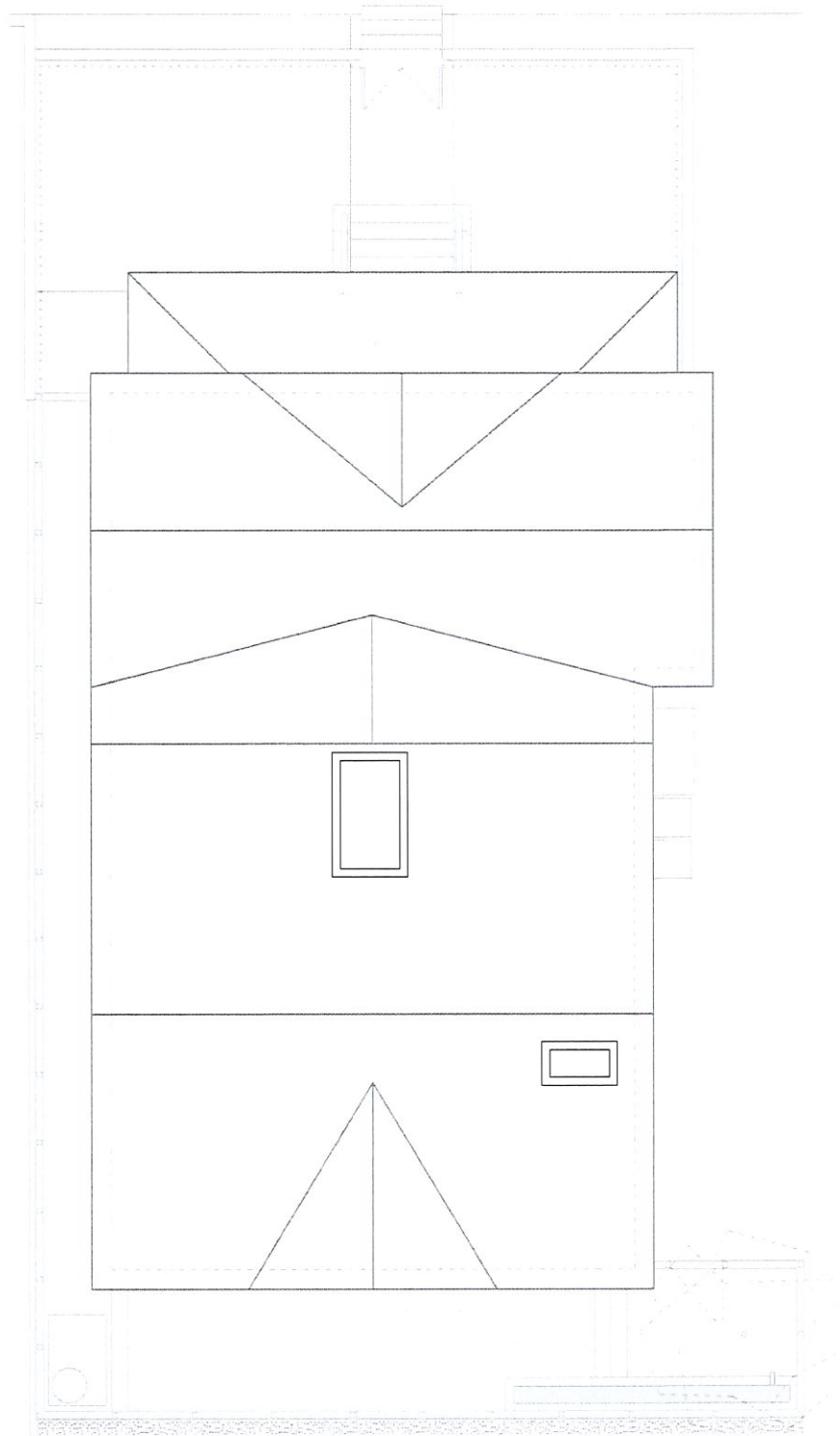
New Plan 01 – 1,471 SF



New Plan 02 – 844 SF



Existing Roof Plan



New Roof Plan



Existing Street Elevation



Existing Street Elevation



New Street Elevation



New Street Elevation



Existing Rear Elevation



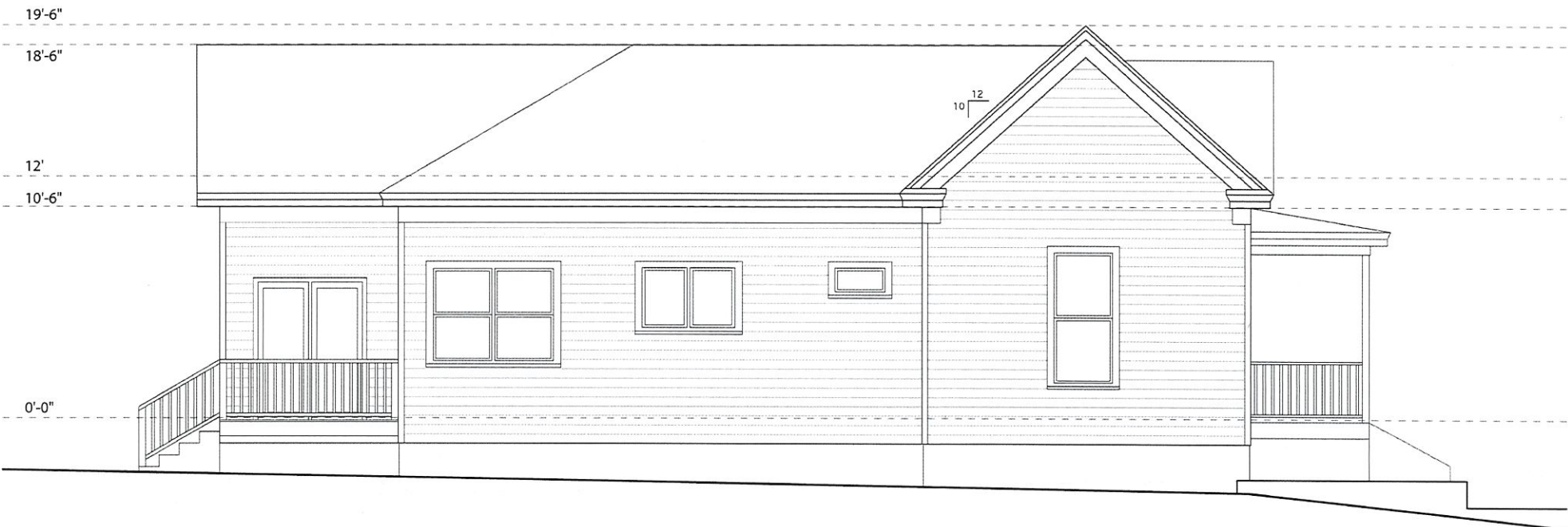
Existing Rear Elevation



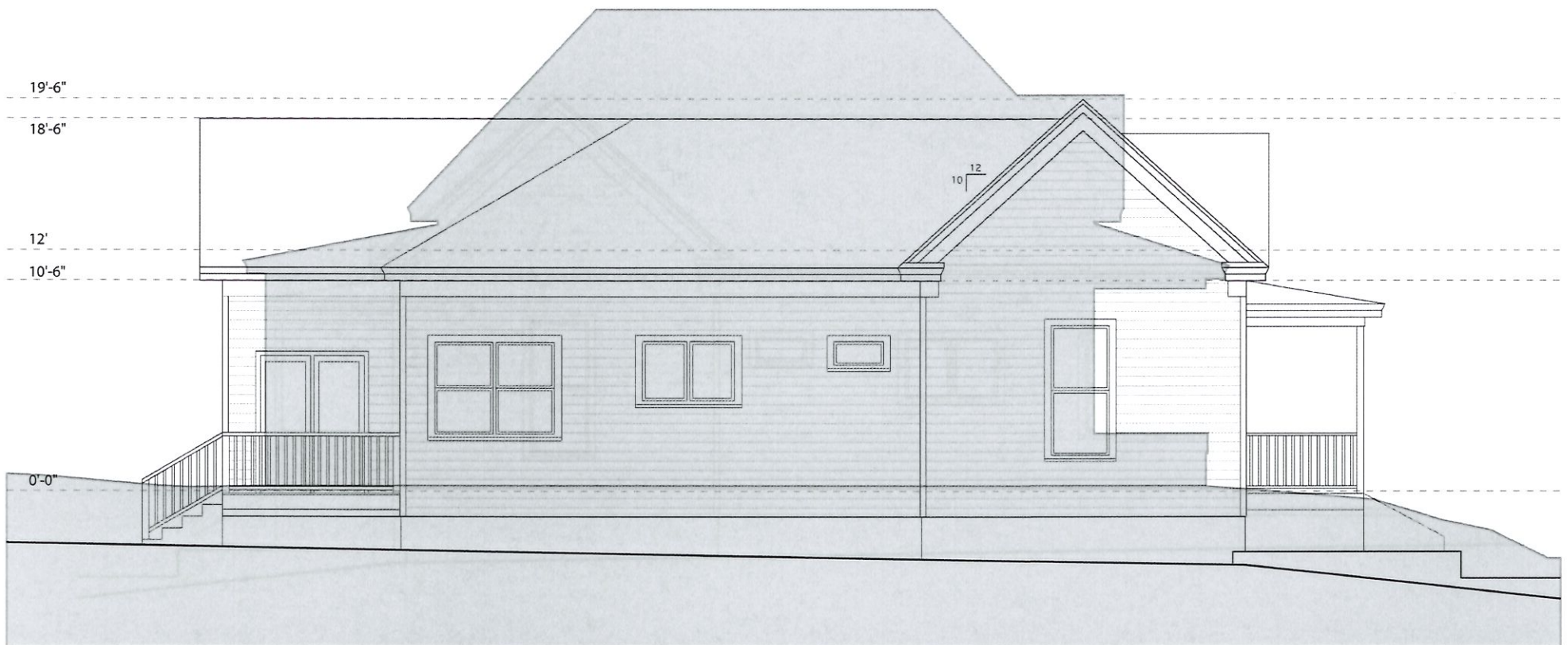
New Rear Elevation



New Rear Elevation



Existing East Elevation



Existing East Elevation



Existing East Elevation



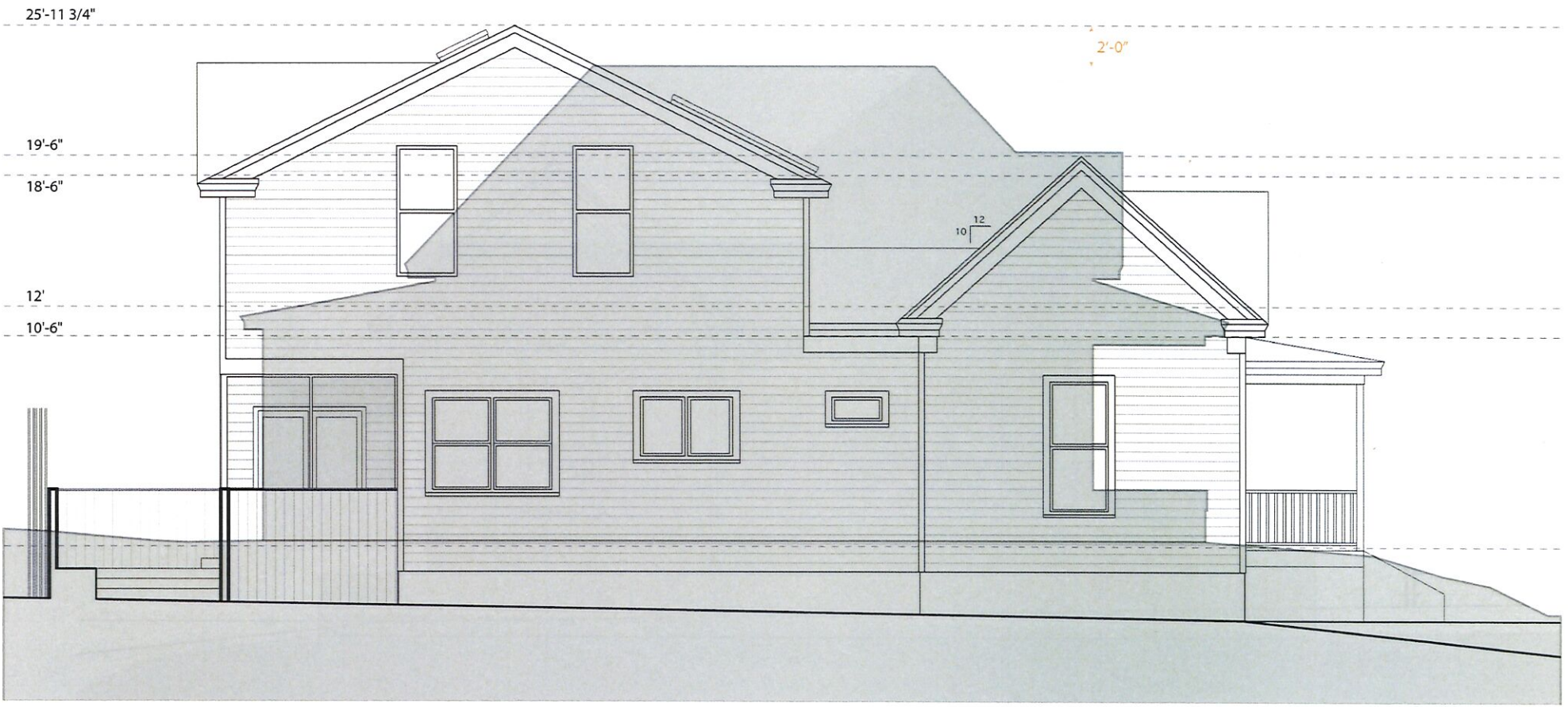
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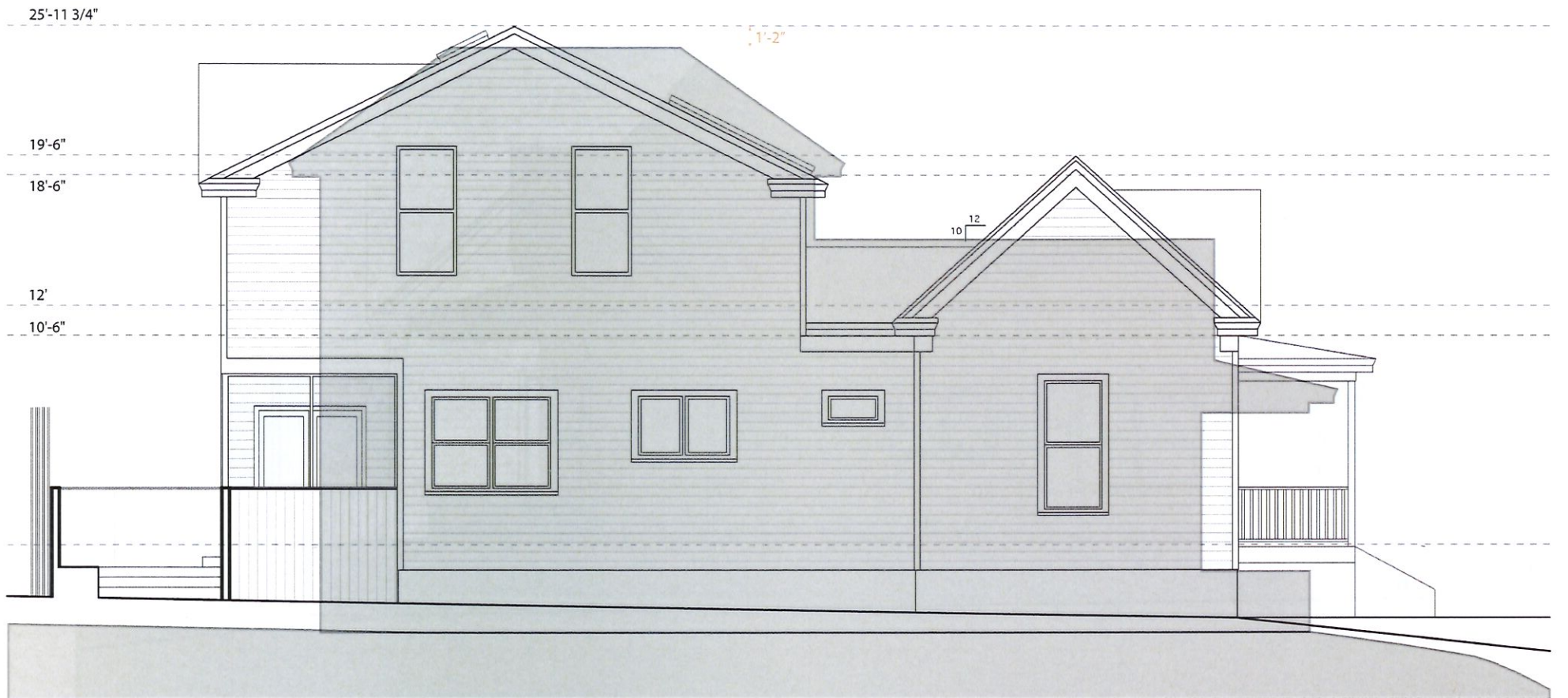
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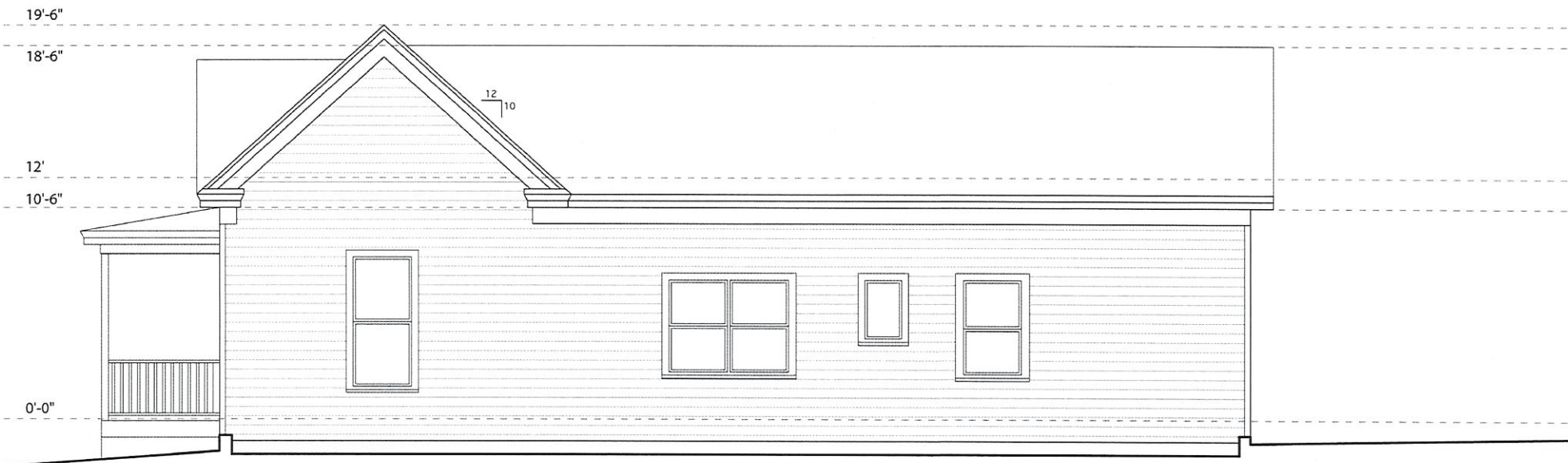
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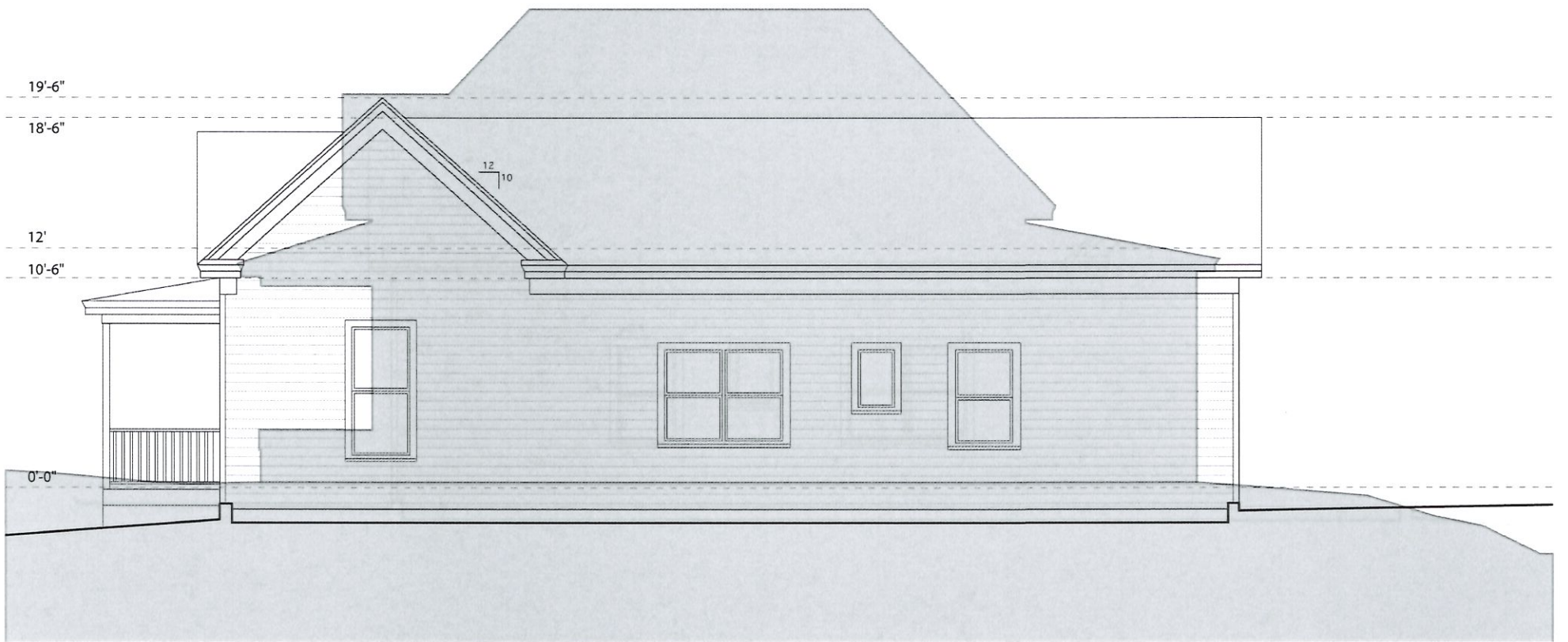
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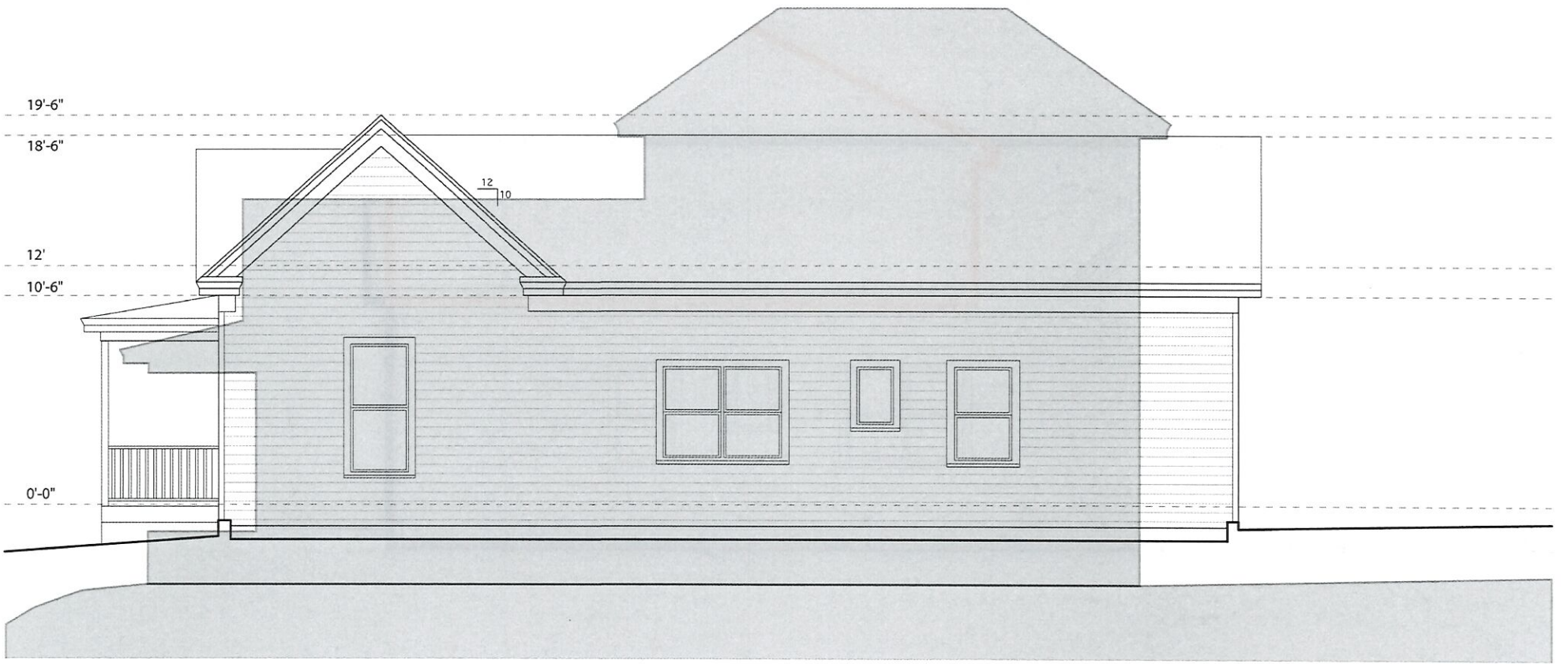
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Existing West Elevation



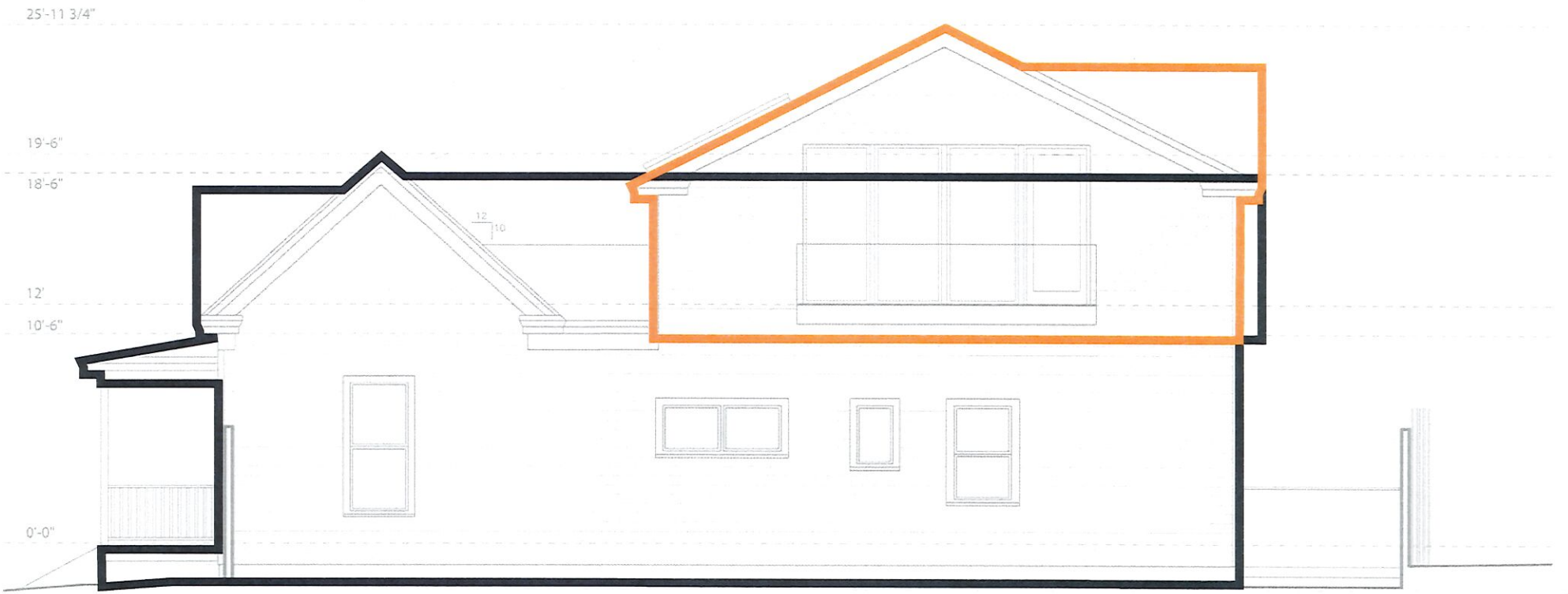
Existing West Elevation



Existing West Elevation



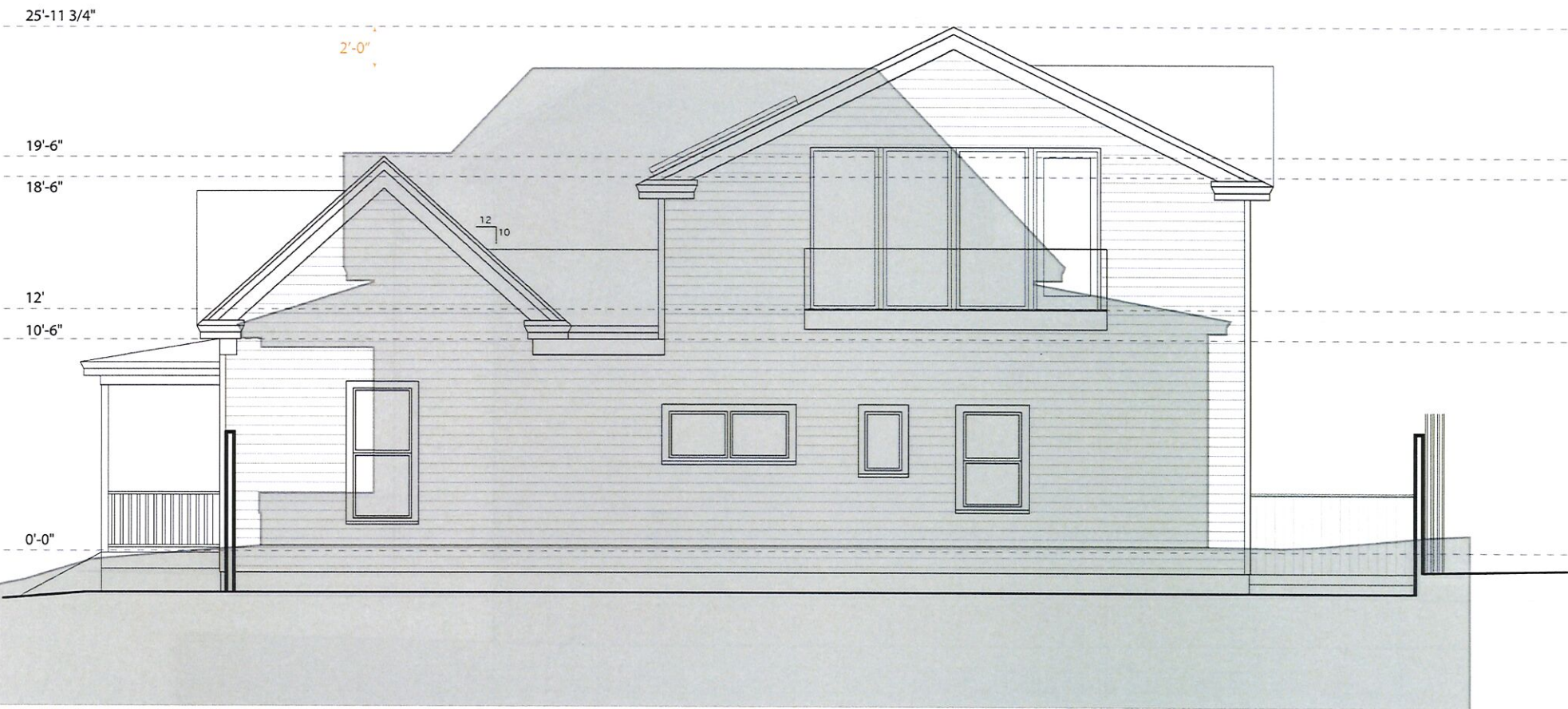
Existing West Elevation



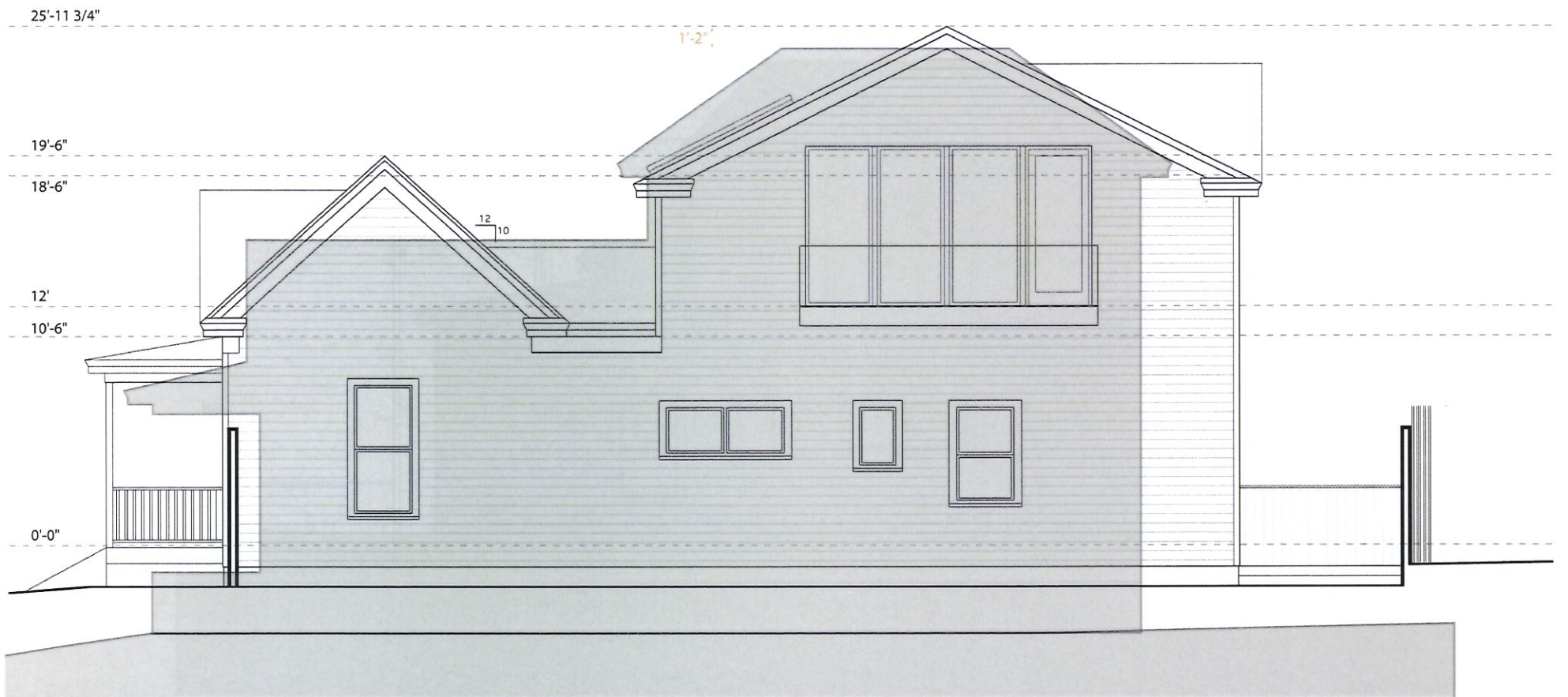
New West Elevation



New West Elevation



New West Elevation



New West Elevation



307 CUTLER STREET . BOYLAN HEIGHTS
REAR ADDITION PRECEDENT



421 CUTLER STREET . BOYLAN HEIGHTS
REAR ADDITION PRECEDENT



1022 SOUTH STREET . BOYLAN HEIGHTS
REAR ADDITION PRECEDENT

STAFF COMMENTS

Based on the information contained in the application, in staff's judgment:

A. Constructing a 15'-7" x 18'-7" 1-story garage is not incongruous in concept according to Guidelines section 2.6.6, 2.6.7, 4.3.1, 4.3.6, and 4.3.10, but may be incongruous according to Guidelines section 2.6.10.

1* The garage is located in a traditional position in the rear corner of the lot adjacent to the alley. Its one-bay size fits the tight confines of the site, while the gable roof form is an appropriate match to the house. Garages are characteristically secondary structures, and typically subservient to the form of the main house. No specific details of the garage door are included in the application. Page 20 of 31

2* Gable-roofed garages are typically oriented with the garage doors in their gable end in Oakwood. This usually results in a front gable appearance in relation to the public right of way.

3* Garages are typically more modest than the main structure and while they may be similar in architectural style to the main structure, not all design features are copied. These structures were typically utilitarian and were subservient to the main houses in their levels of detailing. The board and batten siding and cross bucks on the garage door are more elaborate details than are typical of garages within the district.

B. Constructing a rear addition and screened porch is not incongruous in concept according to Guidelines sections 4.2.1, 4.2.2, 4.2.5, 4.2.7, and 4.2.8; however, it may be incongruous according to Guidelines section 4.2.6.

1* Guidelines section 4.2.5 states: "Locate a new addition on an inconspicuous elevation of the historic building, usually the rear one." The proposed addition is located at the rear of the original building

2* Guidelines section 4.2.6 states: "Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building." There is no distinction between views from the public right-of-way and those from the interior of blocks.

3* The house sits at a slight angle on a relatively small lot. The public sidewalk is two to three feet above the street and the base of the house's front façade begins approximately four to five feet above that. The yard continues to slope upward as it continues east. The addition does not significantly change the proportion of built mass to open space on the site in terms of footprint. However, it does change the overall volume of the house through the addition of a second story at the rear.

4* The house is currently 1 ½ stories with a very small finished space under the low-pitched hipped roof. There is an existing brick patio that will remain.

5* The addition is located towards the rear (east) and the south sides of the original structure, which are less character-defining façades.

6* The portion of the addition that extends to the south remains behind an existing side addition and will likely not be visible from the street given existing vegetation.

7* A portion of the addition is taller than the existing house, creating a full second story. This portion sits on the rear half of the roof and on the existing 1-story rear addition. The 2nd level is inset from the sides of the main house and will likely be minimally visible from the street, but highly visible from the alley and from neighboring properties to the north and south.

8* The addition adds two second level bedrooms and a bathroom, expands the first floor bedroom and bath, enlarges the kitchen, and adds a screened porch.

9* General material information was provided, though specifications were not included with the application.

10* The rear chimney is within the roof of the addition and will need to be heightened.

11* The design of the addition contains elements of the historic house such as shingle siding and the hipped roof, but distinguishes it from the original construction with flared walls and windows (the historic house has 9/9). Flared walls are not a common feature to the district and are not present in the original portion of the house.

12* There is no tree protection plan included with the application.

13* Hipped bungalows have historically been increased in size by extending out the back into the rear yard, rather than going up and adding a floor.

14* It has been the committee's practice to have applicants reduce the roof height of rear additions to be somewhat shorter than that of the original structure so that the addition is subservient to the historic building.

15* The example additions provided by the applicant were either constructed prior to the creation of the Historic Overlay District or prior to adoption of the current design guidelines.

16* Although empirically the addition is not large, visually it overwhelms the historic house.

C. The proposed removal of a 10" mulberry tree is not incongruous in concept according to Guidelines sections 2.3.1 and 2.3.5; Raleigh City Code Section 10-2052(a)(2)c.5.i states that "An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure, or site within the district may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to three-hundred sixty-five (365) days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay.... If the Commission finds that the building, structure, or site has no particular significance or value toward maintaining the

character of the Overlay District, it shall waive all or part of such period and authorize earlier demolition or removal."

1* A June 15, 2007 letter from an ISA Certified Arborist states that there is dead wood on the tree is likely due to lack of sunlight and "though it would probably survive it will always be losing limbs due to the environmental conditions." The arborist report also states that the tree between 15 and 20 years old.

2* The mulberry tree is growing in proximity to other side yard trees of adjacent parcels. It is located very close to the subject structure. Pruning the tree limbs closest to the house does not appear to be a viable option, as it would remove a significant proportion of the tree's canopy. Due to the presence of the other side yard trees, removal of this tree would not significantly alter the tree canopy.

3* The proposal does not include a replacement tree.

Staff suggests that the committee approve in part and deny in part the application:

Staff suggests that the committee deny installation of the proposed rear addition and screened porch.

Staff further suggests that the committee approve the remainder of the application, waiving the 365-day demolition delay period for the side yard tree with an effective date of July 2, 2007, with the following conditions:

1. The new garage will not have board and batten siding, but rather will continue its staggered shake siding down the wall surface to the top of the foundation.

2. The garage door will not have a cross buck in the design.

3. That the applicant plant a canopy shade tree of a minimum 2" d.b.h., with location and species to be reviewed and approved by staff prior to planting.

PUBLIC TESTIMONY

Support: John Sibert [affirmed] with 2SL Design Build presented letters of support from neighbors. He introduced Chris and Julia Cox then described the evolution of the design and his design strategy. He states that the addition is smaller than originally planned, it is only 1 ½ stories and the visual impact has been minimized. The addition sits on top of a previous addition and overlaps onto the existing house, but steps in from the main body of the house allowing the roof structure to read. He believes the primary characterizing defining features to be at the front of the house.

The proposed garage is a typical structure for the neighborhood. He questions staff's comments regarding the "false historical" appearance of the garage.

Mr. Sibert displayed color computer renderings of the property to illustrate the perspective view of the addition. He stated

Mr. Kasefang asked about the height of the adjacent houses. Mr. Sibert confirms that they are taller than the subject house.

Mr. Sibert described the lack of attic space due to the low roof slope and that it is why the addition is taller.

Mr. Coleman asked about context and form as it related to the elevation. How is height measured? Mr. Becker [affirmed] stated that Raleigh Inspections measures height from grade.

Mr. M.B. Hardy [affirmed] provided comments in support and in question of the proposal. His concern is for the trees in the area, specifically the large Black Walnut at the rear of the property. He stated his support for the addition. The mulberry tree is important to him as shade for his backyard and he has been caring for it over the years. He stated that mulberry's do require pruning and clean-up because of the fruit they produce and the deadwood that occurs. He requested that the addition be designed not to harm the tree. The black walnut is a healthy significant shade tree. He requested that the garage be built with earth or gravel floor in order Page 23 of 31

to protect the roots of the tree. 30 to 40% of the roots of the tree are on the Cox's property. The tree is approximately 18" dbh.

Mr. Sibert asked if he could place the garage a certain number of feet away from the property.

Mr. Hardy and Mr. Coleman recommend an arborist.

Mr. Kasefang asked about the possibility of relocating the garage to the other side of the property. Ms. Julia Cox noted the existence of trees on the other side.

Ms. Catherine Bray [affirmed], a neighbor, stated her support of the 2-story addition.

Mr. Cruse asked if there are any concerns with staff's comments regarding the garage door. Mr. Sibert agreed that the garage door design could be simplified.

Mr. Cox [affirmed] asked about the request to extend the chimney. Ms. Tully stated that it is a code issue. Mr. Cox stated that the chimney is non-functional.

Mr. Cox addressed fact B.*13 and they the size of his lot does not allow for a rear extension. He stated that the issue comes down to whether or not the addition is visually overpowering. He stated that in his opinion, it is not.

Mr. Sibert brought up the addition on Oakwood again. Mr. Becker confirmed that the Oakwood addition was not a camelback, but a 2-story addition at the back attached by a "gasket."

Mr. Coleman asked from where the house is to be viewed when judging the addition. He wanted to determine how to be fair to this and other applicants. Mr. Fountain stated that in looking at the staff comments we try to look at how it is viewed from other houses and the rear, but that we may pay particular importance to the front.

Mr. Becker stated that the code and guidelines make no distinction about whether it is or is not visible from the public right of way, but simply speak directly to the architectural character of the neighborhood; the buildings and then the changes are made to them. It is a slippery slope once you start "where do you see it from" and get into more judgment than already required.

Mr. Sibert read guideline 4.2.5. His interpretation is that it implies that the front façade is of greater importance.

Mr. Cox stated that he believes the design to meet the guidelines. They lowered the roof and pulled it in from the sides.

There was no one else present to speak in favor of or in opposition to the application.

Mr. Becker distributed photographs of the property taken by staff.

Mr. Fountain closed the public testimony portion of the hearing.

Committee Discussion

The following points were made in discussion [speaker indicated in brackets]:

[Coleman]: Staff is not very concerned with the addition.

[Kasefang]: Staff has left the decision regarding the mass and scale of the addition up to the committee.

[Cruse]: Doesn't see a problem with the massing considering it is on the very back of the house.

[Kasefang] Agrees with Cruse and adds the way it fits into the character of the neighborhood. Care was taken to minimize the impact. Until visiting the site he thought the west elevation was of concern. The view from the east side does fit in with the teeth of the houses on the block.

[Kasefang] responding to Coleman. The addition is on top of a previous addition; the addition in perspective from the street will be hidden visually from the original structure; adjacent houses are of greater scale; the addition is inset from the original structure on the 1st floor

[Sterling] Emphasis should be placed on 4.2.6 where at the end it states "does not diminish or visually over power the building."

[Kasefang] More concerned with the garage and its Position in relationship to the Black Walnut tree at the right rear of the property. Looking at the design of the garage it will be challenging to fit it into the site. Significant tree canopy and root structure to consider.

[Coleman] Asked about the significance of the trees on the other side of the lot and received confirmation that an arborist is needed to make that determination.

[Fountain] The location and gravel floor possibility might help and should be looked at.

[Cruse] Working with an arborist can be left to staff.

Findings of Fact

Mr. Kasefang moved that based upon the facts presented in the application and the public hearing, the committee adopt staff comments for case 101-07-CA as the findings of fact, with modifications and additions noted below:

A. Constructing a 15'-7" x 18'-7" 1-story garage is not incongruous in concept according to Guidelines section 2.6.6, 2.6.7, 4.3.1, 4.3.6, and 4.3.10, but the garage door design and board and batten detail is incongruous according to Guidelines section 2.6.10, and the placement of the garage overlapping tree roots of a large mature tree is incongruous according to Guidelines section 4.2.4.

2* Gable-roofed garages are typically oriented with the garage doors in their gable end in Boylan Heights. This usually results in a front gable appearance in relation to the public right of way.

4* There is a black walnut tree with a root system within the proposed footprint of the garage.

B. Constructing a rear addition and screened porch is not incongruous in concept according to Guidelines sections 4.2.1, 4.2.2, 4.2.5, 4.2.6, 4.2.7, and 4.2.8.

10* The rear chimney is inoperable.

14* It has been the committee's practice to have applicants reduce the roof height of rear additions to be somewhat shorter than that of the original structure so that the addition is subservient to the historic building

17* The addition is on top of a previous addition.

18* The addition in perspective from the street will be hidden visually by the original structure

19* Adjacent houses are of greater scale than the proposed design.

20* Addition is inset from the adjacent original structure on the first floor.

C. The proposed removal of a 10" mulberry tree is not incongruous in concept according to Guidelines sections 2.3.1 and 2.3.5; Raleigh City Code Section 10-2052(a)(2)c.5.i states that "An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure, or site within the district may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to three-hundred sixty-five (365) days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay.... If the Commission finds that the building, structure, or site has no particular significance or value toward maintaining the character of the Overlay District, it shall waive all or part of such period and authorize earlier demolition or removal."

The motion was seconded by Mr. Coleman.; passed 6/0.

Decision on the Application

Mr. Kasefang made a motion that the application be approved, waiving the three-hundred sixty-five (365) demolition day delay period for the side yard Mulberry tree with an effective date of July 2, 2007, with the following conditions:

1. The new garage will not have board and batten siding, but rather will continue its staggered shake siding down the wall surface to the top of the foundation.
 2. The garage door will not have a cross buck in the design.
 3. That the applicant plant a canopy shade tree of a minimum 2" d.b.h., with location and species to be reviewed and approved by staff prior to planting Page 26 of 31
 4. A tree protection plan prepared by a certified arborist will be prepared and provided to staff.
 5. That staff review and approve details for the following items prior to the issuance of building permits:
 - Roofing materials;
 - Architectural details;
 - hardware;
 - windows;
 - doors;
 - trim;
 - Lighting fixtures.
 6. The applicants will consult with a certified arborist and staff on the design and location of the garage in order to minimize impacts on the Black Walnut tree.
- The motion was seconded by Mr. Coleman.; passed 6/0.
- Committee members voting: Coleman, Cruse, Runyans, Fountain, Kasefang, Sterling.
- Certificate expiration date: 01/02/08.

1. The new garage will not have board and batten siding, but rather will continue its staggered shake siding down the wall surface to the top of the foundation.
 2. The garage door will not have a cross buck in the design.
 3. That the applicant plant a canopy shade tree of a minimum 2" d.b.h., with location and species to be reviewed and approved by staff prior to planting Page 26 of 31
 4. A tree protection plan prepared by a certified arborist will be prepared and provided to staff.
 5. That staff review and approve details for the following items prior to the issuance of building permits:
 - Roofing materials;
 - Architectural details;
 - hardware;
 - windows;
 - doors;
 - trim;
 - Lighting fixtures.
 6. The applicants will consult with a certified arborist and staff on the design and location of the garage in order to minimize impacts on the Black Walnut tree.
- The motion was seconded by Mr. Coleman.; passed 6/0.
- Committee members voting: Coleman, Cruse, Runyans, Fountain, Kasefang, Sterling.
- Certificate expiration date: 01/02/08.

STAFF COMMENTS

Based on the information contained in the amended application:

A. Removal of rear deck and addition; construction of new 2-story rear addition is not incongruous in concept according to Guidelines 2.3.2, 2.3.7, 2.3.8, 4.2.1, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9, and the following findings: December 1, 2014 COA Meeting Minutes

1* Except for one tree proposed for removal (see comment B.) there are no trees directly impacted by the construction. There appear to be trees on adjacent properties whose roots may be impacted by construction activity. No tree protection plan was provided.

2* The lot size is 6,534 SF; the house is 920 SF including the front porch for lot coverage of 14%. The portion of the house being removed is 128 SF; the new addition is about 523 SF for new lot coverage of about 20%. This appears similar to that of the other houses on the 1000 block of E Cabarrus Street.

3* The house is a 1928 house is a one-story Bungalow with a hip roof with gable dormer, and a full façade engaged porch. There is a 1-story hipped roof bump-out and small rear deck.

4* Based on the 1950 Sanborn Fire Insurance Map a portion of the bump out used to be an open porch. The proposal removes this to accommodate the new addition. The commission commonly approves removal of rear bump-outs.

5* The existing elevation drawing shows a corner board and roof delineation at the bump-out. Photographs indicate continuous siding and no roof delineation.

6* The proposed addition is two stories, but due to the slope of the yard it reads as 1-½ stories.

7* Due to the slope of the yard the foundation height varies. From the first floor, the house is 17' 2" tall. The new addition rises 3' 6" above the historic house.

8* There are a few examples in Boylan Heights of additions that are taller than the historic house including at 1022 W South Street (COA 101-07-CA). That addition is about 6' taller than the historic house.

9* The addition is at the rear of the house. It is inset on the west side and extends beyond the historic house by about 1' on the east.

10* The roof of the addition is a simple hipped form with a deep eave and exposed rafters similar to the historic house.

11* Four windows on the existing house are proposed for removal to accommodate the addition. There is no indication as to what will be done with them. It is customary to reuse historic windows on additions.

12* On the east side of the house there is no physical delineation between the old and new.

13* The siding used on the addition will be fiber cement siding that matches the dimensions of the existing wood siding. The siding is specified as 6" lap siding, 5/8" thick painted to match. The use of smooth faced fiber cement siding has been approved on additions to historic houses, but not when the new siding is in the same plane as the historic siding.

14* Details and specifications for the windows are not included in the application.

15* Windows on the addition are inconsistently shown with traditional casing, sill and drop cap. Details and specifications for the trim are not included in the application.

16* On the east side three of the windows on the addition have the same proportion as the windows on the historic house but with no muntins and asymmetrically sized sashes.

17* There are three horizontally-oriented windows proposed on the addition. There is one horizontal window existing on the west elevation.

18* The lower level of the addition on the west side has the appearance of an enclosed porch with wide eaves; the windows above follow the same proportion as the lower level doors.

19* There is a second-story covered porch on the upper level of the rear addition on the west side. December 1, 2014 COA Meeting Minutes

B. Removal of crape myrtle tree; planting of new tree; removal of portion of gravel patio; installation of new concrete pads patio is not incongruous in concept according to Guidelines 2.3.1, 2.3.2, 2.3.4, 2.3.5, and the following findings: (Raleigh City Code Section 10.2.15.E.1. states that "An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District or Historic Landmark 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.")

1* The crape myrtle proposed to be removed is medium sized, in the rear yard, and will be replaced. The species of the tree was not specified.

2* The new concrete pads are in the location of an existing gravel patio and adjacent to a concrete pad at the base of the west and south sides of the addition.

3* Concrete is a common material in the Boylan Heights historic district.

Staff recommends that the committee approve the amended application, with the following conditions:

1. That either the addition be sided in wood or that the east elevation be modified so that the historic wood siding and fiber cement siding not be in the same plane.

2. That the windows being removed either be stored on site or made available for salvage.

3. That details and specifications for the following be provided to and approved by staff prior to the issuance of permits:

a. Revised drawings to reflect condition 1;

- 1* Except for one tree proposed for removal (see comment B.) there are no trees directly impacted by the construction. There appear to be trees on adjacent properties whose roots may be impacted by construction activity. No tree protection plan was provided.
- 2* The lot size is 6,534 SF; the house is 920 SF including the front porch for lot coverage of 14%. The portion of the house being removed is 128 SF; the new addition is about 523 SF for new lot coverage of about 20%. This appears similar to that of the other houses on the 1000 block of E Cabarrus Street.
- 3* The house is a 1928 house is a one-story Bungalow with a hip roof with gable dormer, and a full façade engaged porch. There is a 1-story hipped roof bump-out and small rear deck.
- 4* Based on the 1950 Sanborn Fire Insurance Map a portion of the bump out used to be an open porch. The proposal removes this to accommodate the new addition. The commission commonly approves removal of rear bump-outs.
- 5* The existing elevation drawing shows a corner board and roof delineation at the bump-out. Photographs indicate continuous siding and no roof delineation.
- 6* The proposed addition is two stories, but due to the slope of the yard it reads as 1-½ stories.
- 7* Due to the slope of the yard the foundation height varies. From the first floor, the house is 17' 2" tall. The new addition rises 3' 6" above the historic house. December 1, 2014 COA Meeting Minutes
- 8* There are a few examples in Boylan Heights of additions that are taller than the historic house including at 1022 W South Street (COA 101-07-CA). That addition is about 6' taller than the historic house.
- 9* The addition is at the rear of the house. It is inset on the west side and extends beyond the historic house by about 1' on the east.
- 10* The roof of the addition is a simple hipped form with a deep eave and exposed rafters similar to the historic house.
- 11* Four windows on the existing house are proposed for removal to accommodate the addition. There is no indication as to what will be done with them. It is customary to reuse historic windows on additions.
- 12* On the east side of the house there is no physical delineation between the old and new.
- 13* The siding used on the addition will be fiber cement siding that matches the dimensions of the existing wood siding. The siding is specified as 6" lap siding, 5/8" thick painted to match. The use of smooth faced fiber cement siding has been approved on additions to historic houses, but not when the new siding is in the same plane as the historic siding.
- 14* Details and specifications for the aluminum clad windows are not included in the application.
- 15* Windows on the addition are inconsistently shown with traditional casing, sill and drop cap. Details and specifications for the trim are not included in the application.
- 16* On the east side three of the windows on the addition have the same proportion as the windows on the historic house but with no muntins and asymmetrically sized sashes.
- 17* There are three horizontally-oriented windows proposed on the addition. There is one horizontal window existing on the west elevation.
- 18* The lower level of the addition on the west side has the appearance of an enclosed porch with wide eaves; the windows above follow the same proportion as the lower level doors.
- 19* There is a second-story covered porch on the upper level of the rear addition on the west side.
- 20* The committee has heard testimony and seen samples of aluminum clad wood windows for previous applications and determined that with specific details they look the same as new wood windows.

B. Removal of crape myrtle tree; planting of new tree; removal of portion of gravel patio; installation of new concrete pads patio is not incongruous in concept according to Guidelines 2.3.1, 2.3.2, 2.3.4, 2.3.5, and the following findings: (Raleigh City Code Section 10.2.15.E.1. states that "An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District or Historic Landmark 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.")

1* The crape myrtle proposed to be removed is medium sized, in the rear yard, and will be replaced. The species of the tree was not specified. December 1, 2014 COA Meeting Minutes

2* The new concrete pads are in the location of an existing gravel patio and adjacent to a concrete pad at the base of the west and south sides of the addition.

3* Concrete is a common material in the Boylan Heights historic district.

Ms. David agreed to the changes. The amended motion passed 6/0.

Decision on the Application

Ms. Jackson made a motion that the application be approved as amended, waiving the 365-day demolition delay for removal of the tree and with the following conditions:

1. That either the addition be sided in wood or that the east elevation be modified so that the historic wood siding and fiber cement siding not be in the same plane.
2. That the windows being removed either be stored on site or made available for salvage.
3. That details and specifications for the following be provided to and approved by staff prior to the issuance of permits:
 - a. Revised drawings to reflect condition 1;



1003 LENOIR STREET . BOYLAN HEIGHTS
REAR ADDITION PRECEDENT



608 POLK STREET . OAKWOOD
REAR ADDITION PRECEDENT

STAFF POSITION

Based on the information contained in the amended application, in staff's judgment:

A. Addition of 2nd story to rear of 1-story house is not incongruous in concept according to Guidelines sections 4.2.1, 4.2.2, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.9 and the following facts:

1* There is very little room on the site for a rear 1-story addition. The owners wish to preserve a recent investment in rear yard landscape improvements for outdoor living space.

2* The addition is located over the rear ~40% of the existing building footprint, a location away from the front character-defining façade. June 23, 2016 COA Meeting Minutes Page 7 of 54

3* Because the second floor addition does not exceed the maximum extents of the footprint of the original building and utility room addition, it has minimal impact upon the ground plane of the site.

4* Site topography will minimize the perceptual impact of the second floor addition when viewed from the street. The house sits up an embankment from the sidewalk, and the finished first floor sits on a high foundation, a result of the sloping topography of the overall parcel. This will combine with the rearward location of the addition to reduce sight-lines to the addition.

5* The existing house has a primary hip roof. The front porch has a modified hip with gabled eyebrow. The addition has a low hip roof.

6* The committee has in the past approved similar rear second-story additions to one-story hip-roofed buildings, most notably and similarly at 1100 W. Cabarrus Street and 1022 W. South Street. In both these cases the new ridge height of the addition exceeded the original building height by a greater distance than this proposal does: 3'-6" and ~6'-0" respectively; this property proposes an increase of 2'-8". A two-story addition to the rear of a one-story shotgun house at 526 N. East Street was also approved by the committee.

7* The lower pitch of the addition's roof relative to the existing roof helps minimize the height, while the hip-roof profile evokes the existing hip roof. It is not uncommon to find different pitches for hip roofs on separate elements of one building; for example, many hip roof porches and other kinds of projecting wings such as sun rooms in the historic district have a lower pitch than the main roof.

8* The existing building to the south is two-stories and taller than both this house and its proposed addition.

9* There is a large mature deciduous tree on the adjacent parcel to the south that appears to overhang this property and the rear portion of the roof. A rear addition to the building on the south took extraordinary measures to preserve the health of the tree [011-94-CA]. There is no information in the application as to whether there would need to be any pruning of limbs on this tree in order to accommodate the proposed second-story addition.

10* Details of siding and trim for the addition are to match the existing house. The addition is discernable from the original by its form and by the retention of the original first-floor hip roof eaves on the sides of the building where the addition is located.

11* The utility room wing on the rear that will be overbuilt appears to have a flat roof. The south elevation drawing of the proposed addition indicates a first floor extension of the existing building's main hip roof eave in the area of this utility room's south façade. It is not clear whether this is a drafting error or if the proposal is to build a new extension of the line of the existing hip roof eave. It is also unclear from the drawings how the first floor hip roof eaves are detailed where they terminate at the northwest and south west corners of the addition. There is no first floor hip roof eave shown across the rear elevation.

12* The addition uses 6/1 DHS windows to match the predominant pattern of windows in the existing house.

13* The application proposes to use Marvin Wood Ultimate double hung windows. The specifications indicate 5/8" SDL ovolo exterior glazing profile. Where 5/8" SDLs have been proposed in the past, the committee has specified a putty bead profile. It does not appear June 23, 2016 COA Meeting Minutes Page 8 of 54

that Marvin offers a putty bead profile in its wood window line, based upon a staff search of the Marvin website. [http://www.marvin.com/marvin/windows/double-hung-ultimate; accessed 6/21/2016]

14* The drawings are unclear as to the detailing of the new porch post and support pier at the northwest corner under the addition. No information is included in the application as to the treatment of the ceiling surface and beam trim for this porch.

B. Removal of aluminum siding; changing of exterior paint colors, extension of fence is not incongruous according to Guidelines sections 3.4.1, 3.6.1, 3.6.4, 2.4.8, and the following facts:

1* This work was previously approved in COA application 027-13-CA. Ordinarily, COA renewals are handled by staff as a minor work approval; the approval for renewing the work of this prior COA is included here for administrative efficiency.

Staff recommends that the committee approve the amended application, with the following conditions:

1. That the following details be provided to and approved by staff prior to issuance of the blue placard:

a. any unfulfilled conditions of approval for 027-13-CA related to the fence extension and paint color change;

b. rear porch post and support pier, beams and ceiling.

of the line of the existing hip roof eave. It is also unclear from the drawings how the first floor hip roof eaves are detailed where they terminate at the northwest and south west corners of the addition. There is no first floor hip roof eave shown across the rear elevation.

12* The addition uses 6/1 DHS windows to match the predominant pattern of windows in the existing house.

13* The application proposes to use Marvin Wood Ultimate double hung windows. The specifications indicate 5/8" SDL ovolo exterior glazing profile. Where 5/8" SDLs have been proposed in the past, the committee has specified a putty bead profile. It does not appear that Marvin offers a putty bead profile in its wood window line, based upon a staff search of the Marvin website. [<http://www.marvin.com/marvin/windows/double-hung-ultimate>; accessed 6/21/2016]

14* The drawings are unclear as to the detailing of the new porch post and support pier at the northwest corner under the addition. No information is included in the application as to the treatment of the ceiling surface and beam trim for this porch.

B. Removal of aluminum siding; changing of exterior paint colors, extension of fence is not incongruous according to Guidelines sections 3.4.1, 3.6.1, 3.6.4, 2.4.8, and the following facts:

1* This work was previously approved in COA application 027-13-CA. Ordinarily, COA renewals are handled by staff as a minor work approval; the approval for renewing the work of this prior COA is included here for administrative efficiency.



709 McCULLOUGH STREET . BOYLAN HEIGHTS
BALCONY PRECEDENT



402 CUTLER STREET . BOYLAN HEIGHTS
BALCONY PRECEDENT



305 KINSEY . BOYLAN HEIGHTS
BALCONY PRECEDENT



313 E CABARRUS . PRINCE HALL
BALCONY PRECEDENT



1100 CABARRUS STREET . BOYLAN HEIGHTS
REAR ADDITION PRECEDENT

STAFF COMMENTS

Based on the information contained in the amended application:

A. Removal of rear deck and addition; construction of new 2-story rear addition is not incongruous in concept according to Guidelines 2.3.2, 2.3.7, 2.3.8, 4.2.1, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9, and the following findings: December 1, 2014 COA Meeting Minutes

1* Except for one tree proposed for removal (see comment B.) there are no trees directly impacted by the construction. There appear to be trees on adjacent properties whose roots may be impacted by construction activity. No tree protection plan was provided.

2* The lot size is 6,534 SF; the house is 920 SF including the front porch for lot coverage of 14%. The portion of the house being removed is 128 SF; the new addition is about 523 SF for new lot coverage of about 20%. This appears similar to that of the other houses on the 1000 block of E Cabarrus Street.

3* The house is a 1928 house is a one-story Bungalow with a hip roof with gable dormer, and a full façade engaged porch. There is a 1-story hipped roof bump-out and small rear deck.

4* Based on the 1950 Sanborn Fire Insurance Map a portion of the bump out used to be an open porch. The proposal removes this to accommodate the new addition. The commission commonly approves removal of rear bump-outs.

5* The existing elevation drawing shows a corner board and roof delineation at the bump-out. Photographs indicate continuous siding and no roof delineation.

6* The proposed addition is two stories, but due to the slope of the yard it reads as 1-½ stories.

7* Due to the slope of the yard the foundation height varies. From the first floor, the house is 17' 2" tall. The new addition rises 3' 6" above the historic house.

8* There are a few examples in Boylan Heights of additions that are taller than the historic house including at 1022 W South Street (COA 101-07-CA). That addition is about 6' taller than the historic house.

9* The addition is at the rear of the house. It is inset on the west side and extends beyond the historic house by about 1' on the east.

10* The roof of the addition is a simple hipped form with a deep eave and exposed rafters similar to the historic house.

11* Four windows on the existing house are proposed for removal to accommodate the addition. There is no indication as to what will be done with them. It is customary to reuse historic windows on additions.

12* On the east side of the house there is no physical delineation between the old and new.

13* The siding used on the addition will be fiber cement siding that matches the dimensions of the existing wood siding. The siding is specified as 6" lap siding, 5/8" thick painted to match. The use of smooth faced fiber cement siding has been approved on additions to historic houses, but not when the new siding is in the same plane as the historic siding.

14* Details and specifications for the windows are not included in the application.

15* Windows on the addition are inconsistently shown with traditional casing, sill and drop cap. Details and specifications for the trim are not included in the application.

16* On the east side three of the windows on the addition have the same proportion as the windows on the historic house but with no muntins and asymmetrically sized sashes.

17* There are three horizontally-oriented windows proposed on the addition. There is one horizontal window existing on the west elevation.

18* The lower level of the addition on the west side has the appearance of an enclosed porch with wide eaves; the windows above follow the same proportion as the lower level doors.

19* There is a second-story covered porch on the upper level of the rear addition on the west side. December 1, 2014 COA Meeting Minutes

B. Removal of crape myrtle tree; planting of new tree; removal of portion of gravel patio; installation of new concrete pads patio is not incongruous in concept according to Guidelines 2.3.1, 2.3.2, 2.3.4, 2.3.5, and the following findings: (Raleigh City Code Section 10.2.15.E.1. states that "An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District or Historic Landmark 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.")

1* The crape myrtle proposed to be removed is medium sized, in the rear yard, and will be replaced. The species of the tree was not specified.

2* The new concrete pads are in the location of an existing gravel patio and adjacent to a concrete pad at the base of the west and south sides of the addition.

3* Concrete is a common material in the Boylan Heights historic district.

Staff recommends that the committee approve the amended application, with the following conditions:

1. That either the addition be sided in wood or that the east elevation be modified so that the historic wood siding and fiber cement siding not be in the same plane.

2. That the windows being removed either be stored on site or made available for salvage.

3. That details and specifications for the following be provided to and approved by staff prior to the issuance of permits:

a. Revised drawings to reflect condition 1;

b. Tree protection plan similar to the RHDC sample plan;

c. Windows.

4. That details and specifications for the following be provided to and approved by staff prior to the construction/installation:

a. Doors;

b. Window and door trim.

PUBLIC TESTIMONY

Staff Introduction: Tania Tully [affirmed] showed the location of the property on the map and noted highlights from staff comments. She specified the amendments to the application including that the cladding has been to be all horizontal siding and there is clarity on the retaining wall that's being proposed. She noted that with staff's comments the only item that may come up for discussion is the siding. As proposed, there is new fiber cement siding abutting historic siding. It is staff's suggestion is that there should be a change in plane.

December 1, 2014 COA Meeting Minutes

Support:

Louis Cherry [affirmed], and Dan and Jill Ferguson [affirmed] were present to speak in support of the application. Mr. Cherry said that they had nothing to add. The application stepped through the the guidelines and remunerated their response

Anna Bigelow, 1003 W South Street [affirmed], neighbor said that she thinks it looks great.

Rob Allen, 1008 W Lenoir Street [affirmed], neighbor also spoke in support. He noted that the application shows there are other examples of taller additions. He added that because the first floor plan is dropping down, the impact won't be great in terms of the neighborhood.

There was no one else present to speak in favor of or in opposition to the application.

Questions:

Mr. Shackleton asked if there were any questions about the fiber cement being used in the same plane.

Mr. Davis asked the applicant if there were any plans to make a distinction between the two. Mr. Cherry said that there was a jog in the plane in the drawings presented to DRAC and fiber cement panels. After that discussion went to all horizontal siding. He added that it would be very easy to create a jog in the plane and differentiate.

Ms. Caliendo asked about aluminum clad windows. Ms. Tully said that aluminum clad windows have not been approved on an addition. She said that they know what they're looking for with detached new construction in aluminum windows. Ms. Tully noted that these are not replicative historic windows. She noted that so far the committee has seen that Herd and Jeld-Wen each have clad wood products with profiles that look enough like a wood window that they've approved them for detached new construction.

At Mr. Shackleton's suggestion Ms. Caliendo moved that the public testimony portion of the hearing be closed. Mr. Davis seconded; motion carried 6/0.

Committee Discussion

The following points were made in discussion [speaker indicated in brackets]:

There are definitely precedents in Boylan Heights of additions of this nature. This is generally appropriate and does not detract. [Jackson]

Are we on same page for requiring a jog? (commissioners nodding) Yes. What about the windows? [Shackleton]

I know from previous evidence in prior cases that aluminum clad wood can look exactly like painted wood. The only thing we want the applicant to avoid is the diagonal seam.

[David] December 1, 2014 COA Meeting Minutes

Staff commented that these windows are not intended to replicate historic windows. That's relevant in terms of that material being appropriate, since it's a modern addition.

[Jackson]

This will be a game changer. If we approve, we are now going to see all aluminum clad windows in most of our applications. That may even lead to revised COA applications. We need to be cognizant of that. [David]

Is there anything that would make it appropriate for this style of addition where it would not be appropriate for another style of addition? [Shackleton]

I am currently inclined to approve the windows since we've seen in person that they look like wood windows, and as far as we know, there's no reason they will harm the historic resource. The style doesn't matter. They can look exactly like wood windows. [David]

They are replacing the tree. The height issue has been addressed, including neighbors stating that it would not be overwhelming. [Shackleton]

Findings of Fact and Conclusions of Law

Following discussion on an initial motion made by Ms. Jackson and seconded by Ms. David, Ms. Jackson made an amended motion that based upon the facts presented in the application and the public hearing, the committee finds staff comments A. (inclusive of facts 1-19) and B. (inclusive of facts 1-3) to be acceptable as findings of fact, with the modifications and additions as listed below:

A. Removal of rear deck and addition; construction of new 2-story rear addition is not incongruous in concept according to Guidelines 2.3.2, 2.3.7, 2.3.8, 4.2.1, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9, and the following findings:

- 1* Except for one tree proposed for removal (see comment B.) there are no trees directly impacted by the construction. There appear to be trees on adjacent properties whose roots may be impacted by construction activity. No tree protection plan was provided.
- 2* The lot size is 6,534 SF; the house is 920 SF including the front porch for lot coverage of 14%. The portion of the house being removed is 128 SF; the new addition is about 523 SF for new lot coverage of about 20%. This appears similar to that of the other houses on the 1000 block of E Cabarrus Street.
- 3* The house is a 1928 house is a one-story Bungalow with a hip roof with gable dormer, and a full façade engaged porch. There is a 1-story hipped roof bump-out and small rear deck.
- 4* Based on the 1950 Sanborn Fire Insurance Map a portion of the bump out used to be an open porch. The proposal removes this to accommodate the new addition. The commission commonly approves removal of rear bump-outs.
- 5* The existing elevation drawing shows a corner board and roof delineation at the bump-out. Photographs indicate continuous siding and no roof delineation.
- 6* The proposed addition is two stories, but due to the slope of the yard it reads as 1-½ stories.
- 7* Due to the slope of the yard the foundation height varies. From the first floor, the house is 17' 2" tall. The new addition rises 3' 6" above the historic house. December 1, 2014 COA Meeting Minutes
- 8* There are a few examples in Boylan Heights of additions that are taller than the historic house including at 1022 W South Street (COA 101-07-CA). That addition is about 6' taller than the historic house.
- 9* The addition is at the rear of the house. It is inset on the west side and extends beyond the historic house by about 1' on the east.
- 10* The roof of the addition is a simple hipped form with a deep eave and exposed rafters similar to the historic house.
- 11* Four windows on the existing house are proposed for removal to accommodate the addition. There is no indication as to what will be done with them. It is customary to reuse historic windows on additions.
- 12* On the east side of the house there is no physical delineation between the old and new.
- 13* The siding used on the addition will be fiber cement siding that matches the dimensions of the existing wood siding. The siding is specified as 6" lap siding, 5/8" thick painted to match. The use of smooth faced fiber cement siding has been approved on additions to historic houses, but not when the new siding is in the same plane as the historic siding.
- 14* Details and specifications for the aluminum clad windows are not included in the application.
- 15* Windows on the addition are inconsistently shown with traditional casing, sill and drop cap. Details and specifications for the trim are not included in the application.
- 16* On the east side three of the windows on the addition have the same proportion as the windows on the historic house but with no muntins and asymmetrically sized sashes.
- 17* There are three horizontally-oriented windows proposed on the addition. There is one horizontal window existing on the west elevation.
- 18* The lower level of the addition on the west side has the appearance of an enclosed porch with wide eaves; the windows above follow the same proportion as the lower level doors.
- 19* There is a second-story covered porch on the upper level of the rear addition on the west side.
- 20* The committee has heard testimony and seen samples of aluminum clad wood windows for previous applications and determined that with specific details they look the same as new wood windows.

B. Removal of crape myrtle tree; planting of new tree; removal of portion of gravel patio; installation of new concrete pads patio is not incongruous in concept according to Guidelines 2.3.1, 2.3.2, 2.3.4, 2.3.5, and the following findings: (Raleigh City Code Section 10.2.15.E.1. states that "An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District or Historic Landmark 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.")

1* The crape myrtle proposed to be removed is medium sized, in the rear yard, and will be replaced. The species of the tree was not specified. December 1, 2014 COA Meeting Minutes

2* The new concrete pads are in the location of an existing gravel patio and adjacent to a concrete pad at the base of the west and south sides of the addition.

3* Concrete is a common material in the Boylan Heights historic district.

Ms. David agreed to the changes. The amended motion passed 6/0.

Decision on the Application

Ms. Jackson made a motion that the application be approved as amended, waiving the 365-day demolition delay for removal of the tree and with the following conditions:

1. That either the addition be sided in wood or that the east elevation be modified so that the historic wood siding and fiber cement siding not be in the same plane.
2. That the windows being removed either be stored on site or made available for salvage.
3. That details and specifications for the following be provided to and approved by staff prior to the issuance of permits:
 - a. Revised drawings to reflect condition 1;

b. Tree protection plan similar to the RHDC sample plan;

c. Windows.

4. That details and specifications for the following be provided to and approved by staff prior to the construction/installation:

a. Doors;

b. Window and door trim.

The motion was seconded by Ms. David; passed 6/0.

Committee members voting: Caliendo, David, Davis, Downer, Jackson, Shackleton.

Certificate expiration date: 6/1/15.

December 1, 2014 COA Meeting Minutes 1100 WEST CABARRUS STREET APPROVAL MINUTES 175-14-CA, 12-01-2014

1100 WEST CABARRUS STREET APPROVAL MINUTES 175-14-CA, 12-01-2014



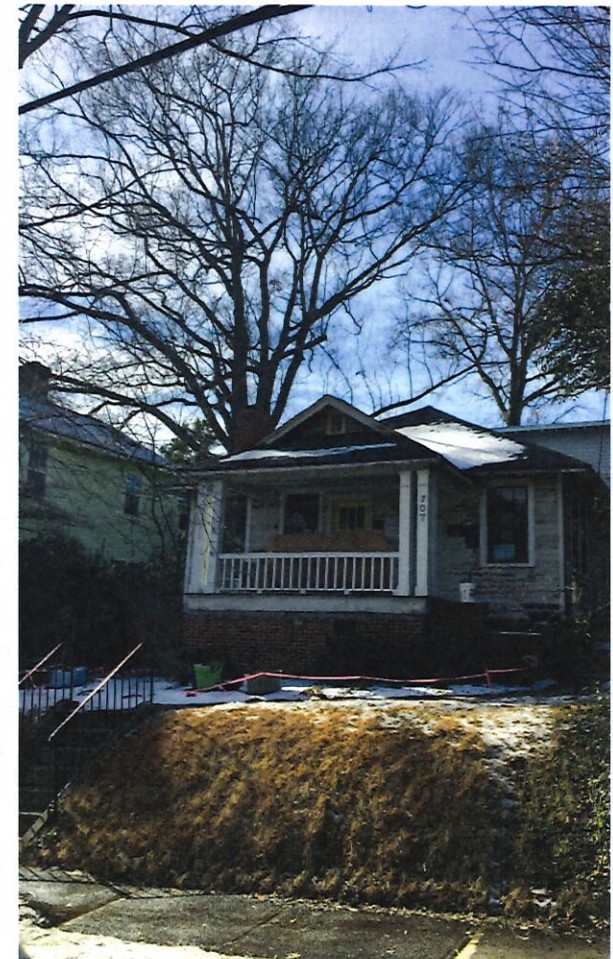
1003 LENOIR STREET . BOYLAN HEIGHTS
REAR ADDITION PRECEDENT



608 POLK STREET . OAKWOOD
REAR ADDITION PRECEDENT



526 NORTH EAST STREET . OAKWOOD
REAR ADDITION PRECEDENT



707 NORTH EAST STREET . OAKWOOD
REAR ADDITION PRECEDENT

STAFF POSITION

Based on the information contained in the amended application, in staff's judgment:

A. Addition of 2nd story to rear of 1-story house is not incongruous in concept according to Guidelines sections 4.2.1, 4.2.2, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.9 and the following facts:

1* There is very little room on the site for a rear 1-story addition. The owners wish to preserve a recent investment in rear yard landscape improvements for outdoor living space.

2* The addition is located over the rear ~40% of the existing building footprint, a location away from the front character-defining façade. June 23, 2016 COA Meeting Minutes Page 7 of 54

3* Because the second floor addition does not exceed the maximum extents of the footprint of the original building and utility room addition, it has minimal impact upon the ground plane of the site.

4* Site topography will minimize the perceptual impact of the second floor addition when viewed from the street. The house sits up an embankment from the sidewalk, and the finished first floor sits on a high foundation, a result of the sloping topography of the overall parcel. This will combine with the rearward location of the addition to reduce sight-lines to the addition.

5* The existing house has a primary hip roof. The front porch has a modified hip with gabled eyebrow. The addition has a low hip roof.

6* The committee has in the past approved similar rear second-story additions to one-story hip-roofed buildings, most notably and similarly at 1100 W. Cabarrus Street and 1022 W. South Street. In both these cases the new ridge height of the addition exceeded the original building height by a greater distance than this proposal does: 3'-6" and ~6'-0" respectively; this property proposes an increase of 2'-8". A two-story addition to the rear of a one-story shotgun house at 526 N. East Street was also approved by the committee.

7* The lower pitch of the addition's roof relative to the existing roof helps minimize the height, while the hip-roof profile evokes the existing hip roof. It is not uncommon to find different pitches for hip roofs on separate elements of one building; for example, many hip roof porches and other kinds of projecting wings such as sun rooms in the historic district have a lower pitch than the main roof.

8* The existing building to the south is two-stories and taller than both this house and its proposed addition.

9* There is a large mature deciduous tree on the adjacent parcel to the south that appears to overhang this property and the rear portion of the roof. A rear addition to the building on the south took extraordinary measures to preserve the health of the tree [011-94-CA]. There is no information in the application as to whether there would need to be any pruning of limbs on this tree in order to accommodate the proposed second-story addition.

10* Details of siding and trim for the addition are to match the existing house. The addition is discernable from the original by its form and by the retention of the original first-floor hip roof eaves on the sides of the building where the addition is located.

11* The utility room wing on the rear that will be overbuilt appears to have a flat roof. The south elevation drawing of the proposed addition indicates a first floor extension of the existing building's main hip roof eave in the area of this utility room's south façade. It is not clear whether this is a drafting error or if the proposal is to build a new extension of the line of the existing hip roof eave. It is also unclear from the drawings how the first floor hip roof eaves are detailed where they terminate at the northwest and south west corners of the addition. There is no first floor hip roof eave shown across the rear elevation.

12* The addition uses 6/1 DHS windows to match the predominant pattern of windows in the existing house.

13* The application proposes to use Marvin Wood Ultimate double hung windows. The specifications indicate 5/8" SDL ovolo exterior glazing profile. Where 5/8" SDLs have been proposed in the past, the committee has specified a putty bead profile. It does not appear June 23, 2016 COA Meeting Minutes Page 8 of 54

that Marvin offers a putty bead profile in its wood window line, based upon a staff search of the Marvin website. [http://www.marvin.com/marvin/windows/double-hung-ultimate; accessed 6/21/2016]

14* The drawings are unclear as to the detailing of the new porch post and support pier at the northwest corner under the addition. No information is included in the application as to the treatment of the ceiling surface and beam trim for this porch.

B. Removal of aluminum siding; changing of exterior paint colors, extension of fence is not incongruous according to Guidelines sections 3.4.1, 3.6.1, 3.6.4, 2.4.8, and the following facts:

1* This work was previously approved in COA application 027-13-CA. Ordinarily, COA renewals are handled by staff as a minor work approval; the approval for renewing the work of this prior COA is included here for administrative efficiency.

Staff recommends that the committee approve the amended application, with the following conditions:

1. That the following details be provided to and approved by staff prior to issuance of the blue placard:

a. any unfulfilled conditions of approval for 027-13-CA related to the fence extension and paint color change;

b. rear porch post and support pier, beams and ceiling.

2. That any pruning of overhanging tree limbs be performed by a certified arborist employing current best practices for target pruning;

3. That staff work with the applicant to identify, review and approve double hung windows with a 5/8" putty-bead SDL muntin profile;

4. That the first floor hip roof eave line be made continuous to include the rear façade of the addition.

PUBLIC TESTIMONY

Staff Introduction: Tania Tully [affirmed] showed the location of the property on the map and noted highlights from staff comments.

Support:

Mr. Bruce Cosgrove [affirmed] was present to speak in support of the application. Mr. Cosgrove stated he was very pleased with the addition the neighbors have proposed.

Opposition:

There was no one else present to speak in favor of or in opposition to the application.

Responses and Questions:

Mr. Davis noted that the revisions addressed his questions. Ms. Jackson pointed out that the changes in the design based on the feedback from the DRAC meetings and noted the improved design and that it fits more in with the Design Guidelines. Ms. Caliendo also thanked the June 23, 2016 COA Meeting Minutes Page 9 of 54 applicants for going to DRAC more than once and that the changes made the proposal meet the Guidelines.

At Ms. Caliendo's suggestion Mr. David moved that the public testimony portion of the hearing be closed. Ms. Webb seconded; motion carried 4/0.

Committee Discussion

The following points were made in discussion [speaker indicated in brackets]:

The form is simplified and the roof is simplified. [Caliendo]

The pictures helped show the precedence of the form in the district. The topography makes a difference. [Jackson]

Setting the addition father back helps. [Caliendo]

Findings of Fact and Conclusions of Law

Mr. Davis moved that based upon the facts presented in the application and the public hearing, the committee finds staff position A. (inclusive of facts 1-14) and B. (inclusive of fact 1) to be acceptable as findings of fact as listed below:

A. Addition of 2nd story to rear of 1-story house is not incongruous in concept according to Guidelines sections 4.2.1, 4.2.2, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.9 and the following facts:

1* There is very little room on the site for a rear 1-story addition. The owners wish to preserve a recent investment in rear yard landscape improvements for outdoor living space.

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6* The committee has in the past approved similar rear second-story additions to one-story hip-roofed buildings, most notably and similarly at 1100 W. Cabarrus Street and 1022 W. South Street. In both these cases the new ridge height of the addition exceeded the original building height by a greater distance than this proposal does: 3'-6" and ~6'-0" respectively; this property proposes an increase of 2'-8". A two-story addition to the rear of a one-story shotgun house at 526 N. East Street was also approved by the committee. June 23, 2016 COA Meeting Minutes Page 10 of 54

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809 SOUTH STREET . BOYLAN HEIGHTS
BALCONY PRECEDENT



402 CUTLER STREET . BOYLAN HEIGHTS
BALCONY PRECEDENT



709 McCULLOUGH STREET . BOYLAN HEIGHTS
BALCONY PRECEDENT



402 CUTLER STREET . BOYLAN HEIGHTS
BALCONY PRECEDENT



324 BOYLAN AVENUE . BOYLAN HEIGHTS
BALCONY PRECEDENT



601 W CABARRUS . BOYLAN HEIGHTS
BALCONY PRECEDENT



305 KINSEY . BOYLAN HEIGHTS
BALCONY PRECEDENT



313 E CABARRUS . PRINCE HALL
BALCONY PRECEDENT



704 BLOODWORTH STREET . OAKWOOD
BALCONY PRECEDENT



525 JONES STREET . OAKWOOD
BALCONY PRECEDENT