

022-18-CA

0 25 50 100  
Feet



APPLICANT:  
MEG MCLAURIN

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

022-18-CA      606 E LANE STREET

Applicant:      MEG MCLAURIN

Received:      2/2/2018

Meeting Date(s):

Submission date + 90 days: 5/3/2018

1) 3/22/2018      2)      3)

### INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: General Historic Overlay District (HOD-G)

Nature of Project: Construct 2-story rear addition; construct dormer on west side; insert new windows on east and west sides; replace rear patios and walkways; alter driveway

DRAC: An application was reviewed by the Design Review Advisory Committee at its March 5, 2018, meeting. The member in attendance was David Maurer; also present were applicants Meg McLaurin, Orin Bishop, and Heather Bishop, and staff members Tania Tully, Melissa Robb and Collette Kinane, and a guest from the NC Historic Preservation Office, Amber Kidd.

Staff Notes:

- COA's mentioned are available for review.

### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Replace rear patios and walkways; alter driveway
1.5	Walkways, Driveways, and Off-street Parking	Replace rear patios and walkways; alter driveway
2.5	Roofs	Construct dormer on west side
2.7	Windows and Doors	Insert new windows on east and west sides
3.2	Additions to Historic Buildings	Construct 2-story rear addition

### STAFF REPORT

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

- A. Constructing a 2-story rear addition is not incongruous in concept according to *Guidelines* sections 3.2.1, 3.2.2, 3.2.3, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12; however, removing or damaging trees during construction is incongruous according to *Guidelines* sections 3.2.4, 3.2.5, and the following suggested facts:

- 1\* The house is the middle of a trio of American Foursquare houses on the 600 block of E Lane St. The house to the west, 602 E Lane St, recently constructed a two-story addition on the rear (COA 021-17-CA).
- 2\* Currently there is a one-story shed-roofed addition on the back of the house. The proposal is to construct a two-story addition to replace it, with a small expansion in the total footprint.
- 3\* The addition will be inset slightly on both the east and west elevations with the intention of differentiating the addition from the historic house.
- 4\* The proposed cladding is fiber cement, matching the existing profile of the weatherboard. The application did not state if it would be installed with the smooth face out. Because of the inset the fiber cement siding and wood siding will not meet on the same plane.
- 5\* The drawings show that the eave, overhangs, trim, fascia, and soffits will match the existing materials.
- 6\* The proposed windows are wood windows to match the existing. Window specifications were not provided. Window trim is proposed to match the existing. Neither detailed drawings nor close-up photos of the existing trim were provided.
- 7\* Doors are proposed to be  $\frac{3}{4}$  light with a lower panel and transom above. Door specifications were not provided.
- 8\* The roof is proposed to be a gable form. Roofing is proposed to be asphalt architectural roofing shingles.
- 9\* The side porch is proposed to include a hipped roof supported by squared wood columns that reflect the design of those on the front porch.
- 10\* The rear porch includes a small balcony above it, again supported by squared columns. According to drawings, the handrail for the balcony is "to imitate front porch handrail (painted wood)." A section drawing for the railing was not provided.
- 11\* One of the drawings shows brick landings at the new side and back doors, as well as a brick foundation. A brick sample was not provided.
- 12\* It is unclear from the application if any trees will be impacted during construction or as a result of the addition or backyard alterations. A tree protection plan was not provided.

13\* The application does not include any information about exterior lighting or gutters and downspouts.

14\* Paint colors were not specified.

B. Constructing a dormer on the west side is not incongruous in concept according to *Guidelines* sections 2.5.1, 2.5.10, and the following suggested facts:

1\* The proposed new dormer mimics details from the dormer on the front of the house; paired windows that appear to be the same dimensions, a hipped roof form, and matching siding and trim.

2\* The applicant states the new dormer “would be slightly wider to have the bearing required on existing walls.”

3\* The character-defining hipped roof form is unaltered.

C. Inserting new windows on the east and west sides is not incongruous in concept according to *Guidelines* section 2.7.9, and the following suggested facts:

1\* One new window will be added on the west elevation on the second floor at the rear. It appears to match the other windows on that elevation. Window specifications were not provided.

2\* One new window will be added on the east elevation on the first floor at the rear. It appears to match the other windows on that elevation. Window specifications were not provided.

D. Replacing rear patios and walkways, and altering the driveway is not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.6, 1.3.8, 1.3.9, 1.5.1, 1.5.2, 1.5.5, 1.5.6; however, removing or damaging trees during construction **is** incongruous according to *Guidelines* sections 1.3.5, 1.3.6, 1.3.7, 1.5.9, and the following suggested facts:

1\* A brick and slate patio, brick walkway and concrete patio are proposed to be replaced with brick patios and a gravel walk. Samples of the brick pavers and gravel were not provided.

2\* The application states that the driveway will be shortened approximately 12' due to the addition of the side porch. The driveway is a concrete ribbon design with brick infill and concrete curbs flanking both sides.



- 3\* It is unclear from the application if any trees will be impacted during construction or as a result of the addition or backyard alterations. A tree protection plan was not provided.
- 4\* Photographs of the rear yard were not provided.
- 5\* A shallow retaining wall that does not appear to be historic is proposed to be removed from the rear of the house. A new retaining wall constructed of timber or masonry will be moved to a new location south of the proposed gravel walkway. Timber retaining walls are atypical in the historic district.

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

- 1. That the fiber cement siding be installed with the smooth face out.
- 2. That tree protection plans be implemented and remain in place for the duration of construction.
- 3. That specifications and details for the following be provided to and approved by staff prior to the issuance of the blue placard:
  - a. manufacturers specifications for new windows, including elevation and section drawings;
  - b. window trim;
  - c. eave detail drawing;
  - d. tree protection plan prepared by an arborist certified by the International Society of Arboriculture or a Licensed Landscape Architect that addresses the critical root zones and provides staging areas for construction materials;
  - e. dormer details.
- 4. That specifications and details for the following be provided to and approved by staff prior to installation/construction:
  - a. manufacturers' specifications for new doors, including elevation and section drawings;
  - b. section drawing for rear porch railing;
  - c. brick sample;
  - d. paint schedule and samples from paint manufacturer;

- e. exterior lighting, gutters and downspouts, including locations on the elevations;
- f. brick paver and gravel samples;
- g. masonry sample for backyard retaining wall.

# 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 # 543668

File # 022-18-CA

Fee \$147.00

Amount Paid \$147.00

Received Date 2/2/18

Received By SUNI

Property Street Address 606 East Lane Street

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Orin and Heather Bishop

Lot size .114 Acres

(width in feet) 47.5

(depth in feet) 104

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
see attached list & envelopes	

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 Meg McLaurin, AIA

Mailing Address 511 Hillsborough St

City Raleigh

State NC

Zip Code 27603

Date 2.1.18

Daytime Phone 919.749.3008

Email Address megmcl@mindspring.com

Applicant Signature

*Meg McLaurin*

Will you be applying for rehabilitation tax credits for this project?

(MAYBE)  
☒ Yes ☐ No

Did you consult with staff prior to filing the application?

☐ Yes ☒ No

Office Use Only

Type of Work \_\_\_\_\_

*2,58,32,85*

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

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
1.5	DRIVES & OFFSTRT PKG	SEE ATTACHED "DESCRIPTION OF WORK"
2.5	ROOFS	
2.6	EXTERIOR WALLS	
2.8	PORCHES/BALCONIES.	



### 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.  <b>Minor Work</b> (staff review) – 1 copy  <b>Major Work</b> (COA Committee review) – 10 copies			✓		
1. <b>Written description.</b> Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. <b>Paint Schedule</b> (if applicable) (MATCH EXISTING)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			/
5. <b>Plot plan</b> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. <b>Drawings</b> showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings ✓ <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) ✓ <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) ✓ <input checked="" type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. ✓	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <a href="#">Label Creator</a> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>				

**Proposed addition to 606 East Lane Street.....2.1.18**

**Description of Work**

The original structure on this property is a two-story framed house, very similar to the houses on either side of it, with large front porch, wood siding and hipped slate roof with a hipped dormer in the attic of the front facade. A single story addition to the rear of the structure has a shed roof and is not really executed in the style of the main house. It is also built into the grade in such a way that it requires a retaining wall placed within a foot of the outside walls, presumable to keep the foundation dry. The owners would like to expand the footprint of that addition to square it up to the house and make a better connection to their living spaces and to make it a two story structure to maximize their living space, connect better to the back yard, and to correct the drainage situation with a better and better looking alternative. The back roof would be a gable to maximize the attic space above.

In addition, because there is space available in the attic for a possible playroom for their children — as well as storage, they would like to access it with a stairway that will require a side dormer in the attic space to accommodate the new stairway to the attic above their existing stair. There is already an existing dormer on the front of the house, and the one proposed for the side would be slightly wider in order to have the bearing required on existing walls,

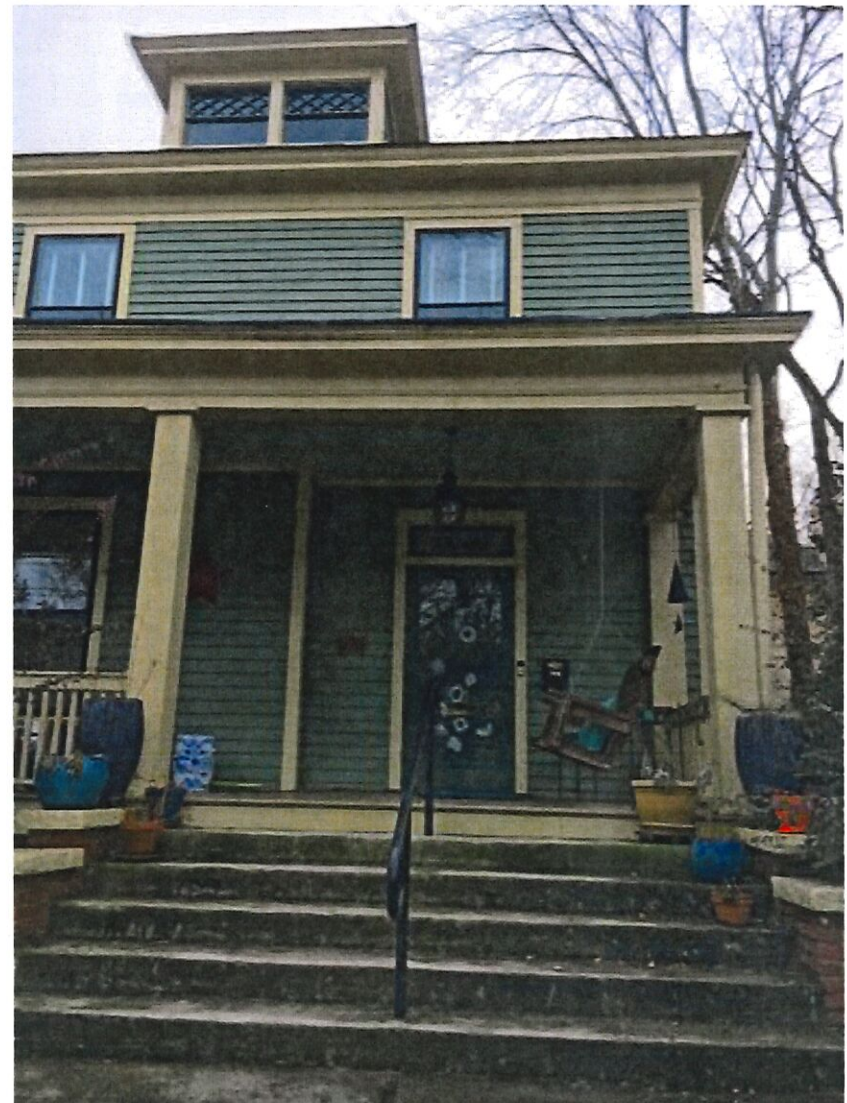
Where there are outside doorways on the proposed addition, we would like to provide a side entry porch, for protection from the rain at the end of the driveway, and a cover for the door to the rear yard area that might provide a small balcony for the new bedroom above it. Moving the back entry from rear of the house to the side will allow it to be further above the grade and allow the driveway to be shortened about 12'

All the existing windows are full lite double hung with wide exterior trim and extended sills. The new ones will also be wood double hung, either Lincoln or Marvin, with exterior detailing to match the existing as closely as possible. The sizing of the windows in the living spaces will be similar to the overall size of the existing windows in the original structure. The roof on the addition, slightly offset on each side to distinguish it from the original, is hoped to be a slate-like blend asphalt shingle. The siding shall be Hardiplank with exposure of the same size as the original wood siding





FRONT FACADE FROM ACROSS LANE ST.



RECESSED FRONT ENTRY & PORCH DETAILS.  
EXISTING ATTIC DORMER ABOVE.





FRONT PORCH DETAILS & NEIGHBORING HOUSE





EXISTING ATTIC DORMER DETAIL



WEST FACADE





NORTHWEST CORNER @ FRONT PORCH  
CONNECTION



FRONT NORTHWEST CORNER/ROOF OVERHANG,  
WINDOW & TRIM DETAILS





FRONT PORCH



REAR ELEVATION W/ EARLIER SINGLE STORY  
ADDITION





REAR ENTRY @ PREVIOUS ADDITION

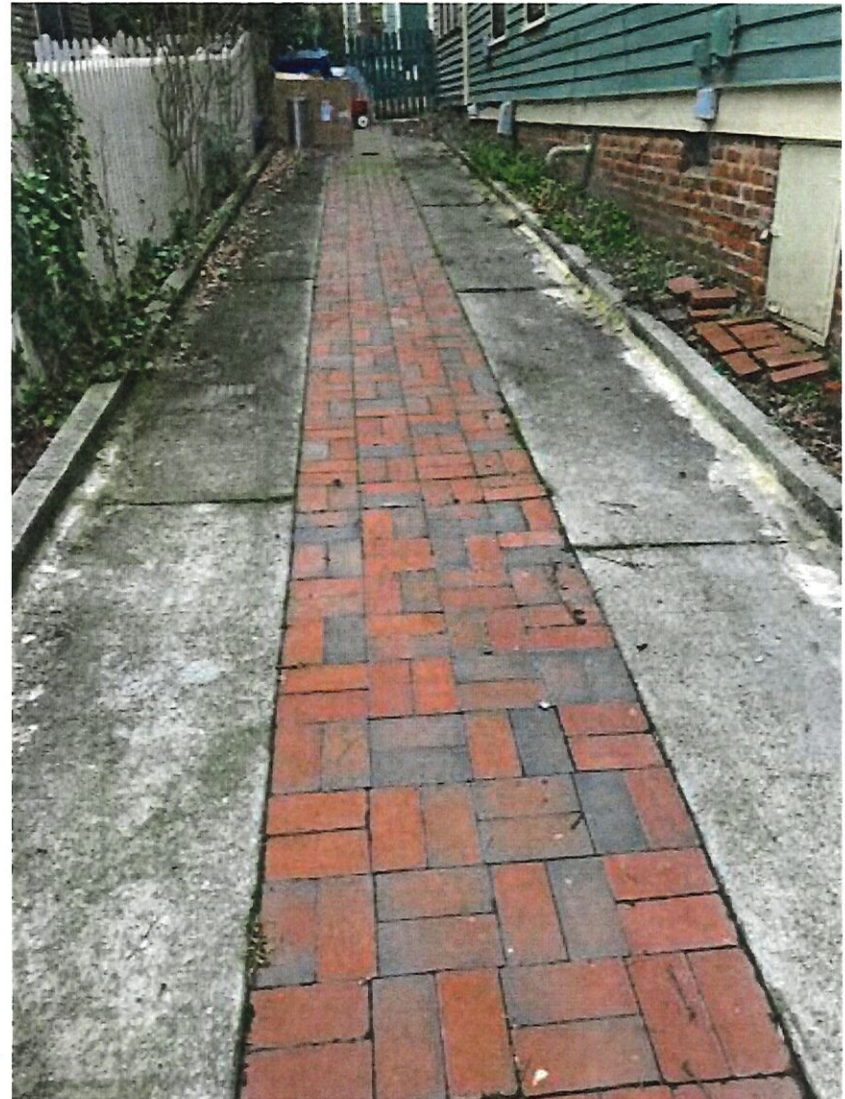


RETAINING WALL @ PREVIOUS ADDITION

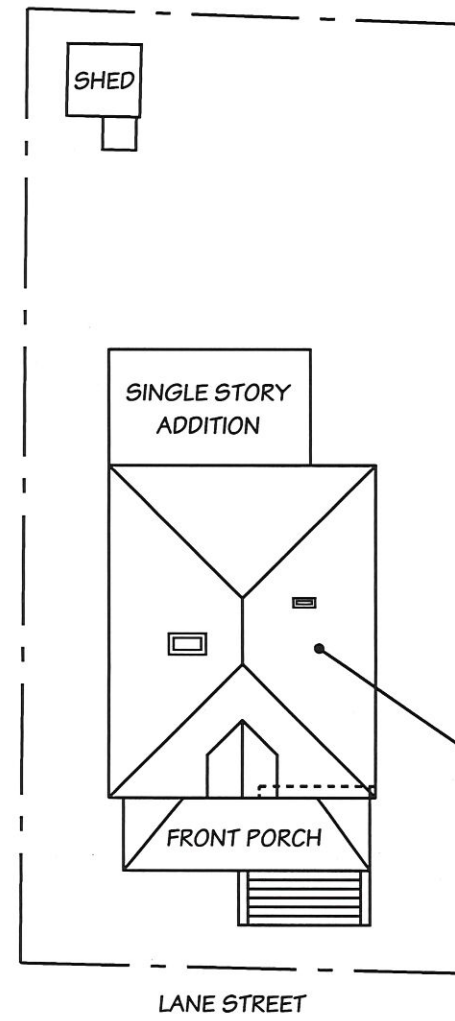




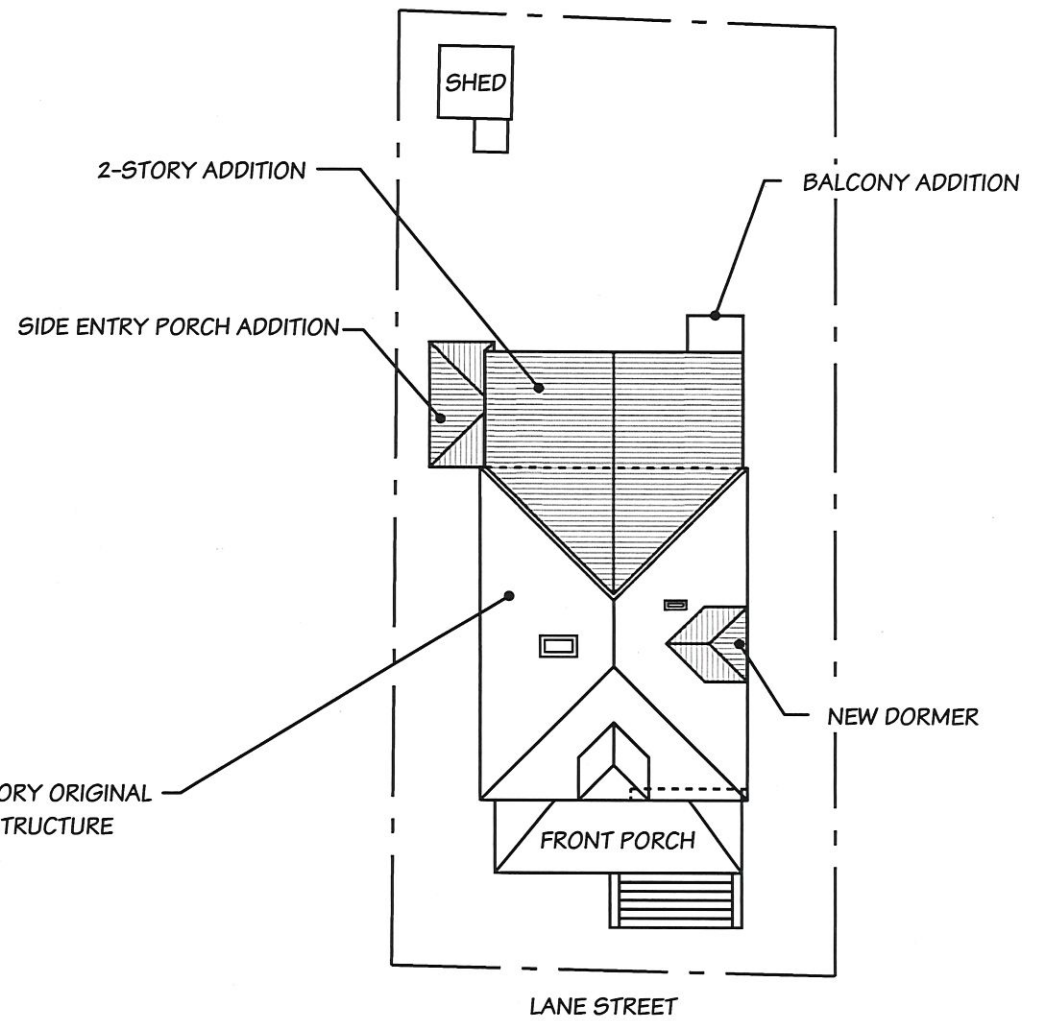
EAST ELEVATION/STORAGE SHED IN REAR



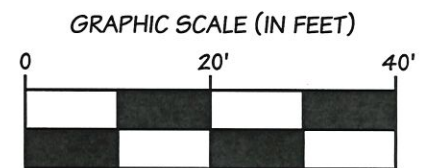
DRIVEWAY TO BE SHORTENED FOR SIDE ENTRY  
PORCH

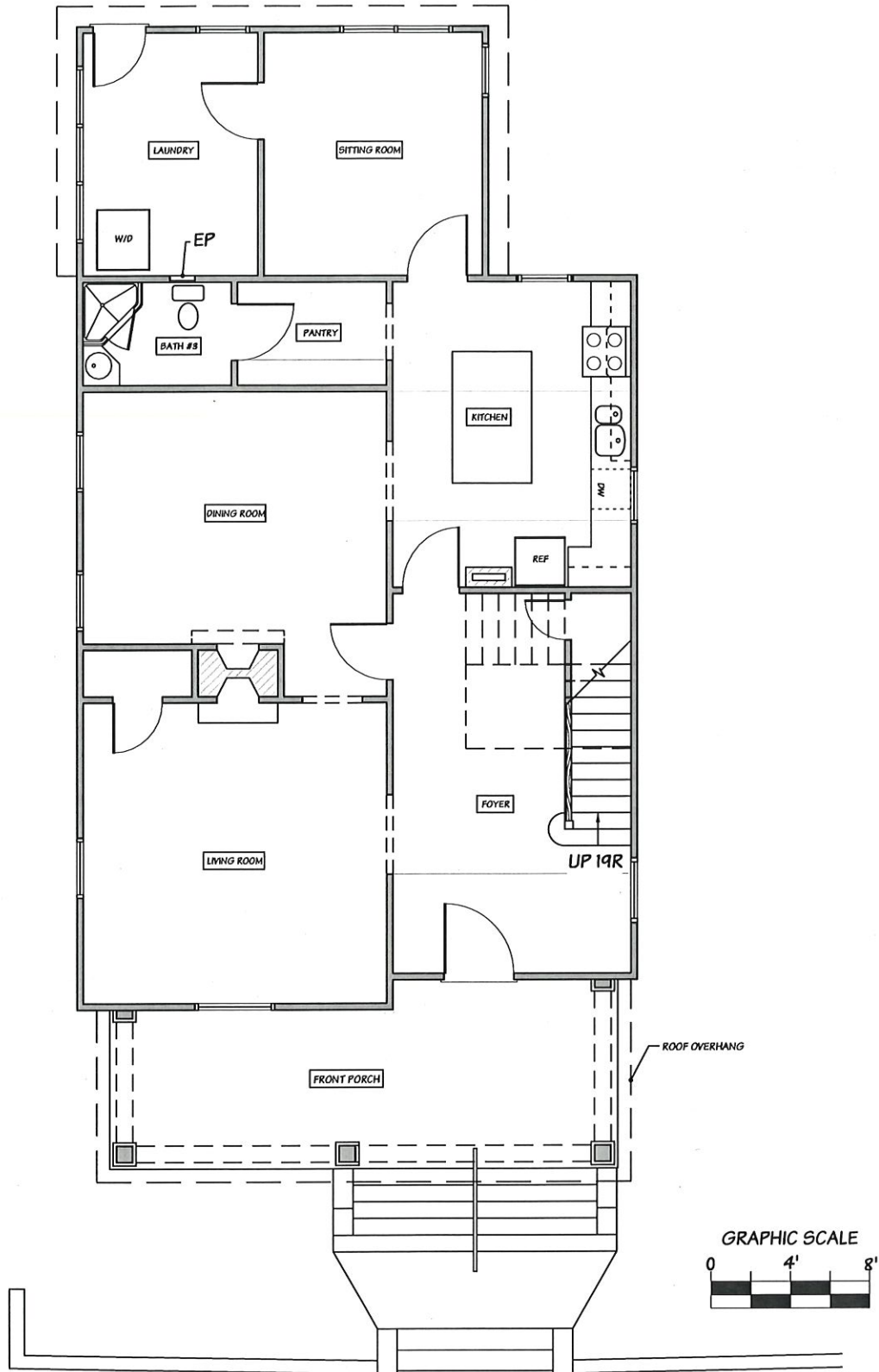


EXISTING SITE PLAN



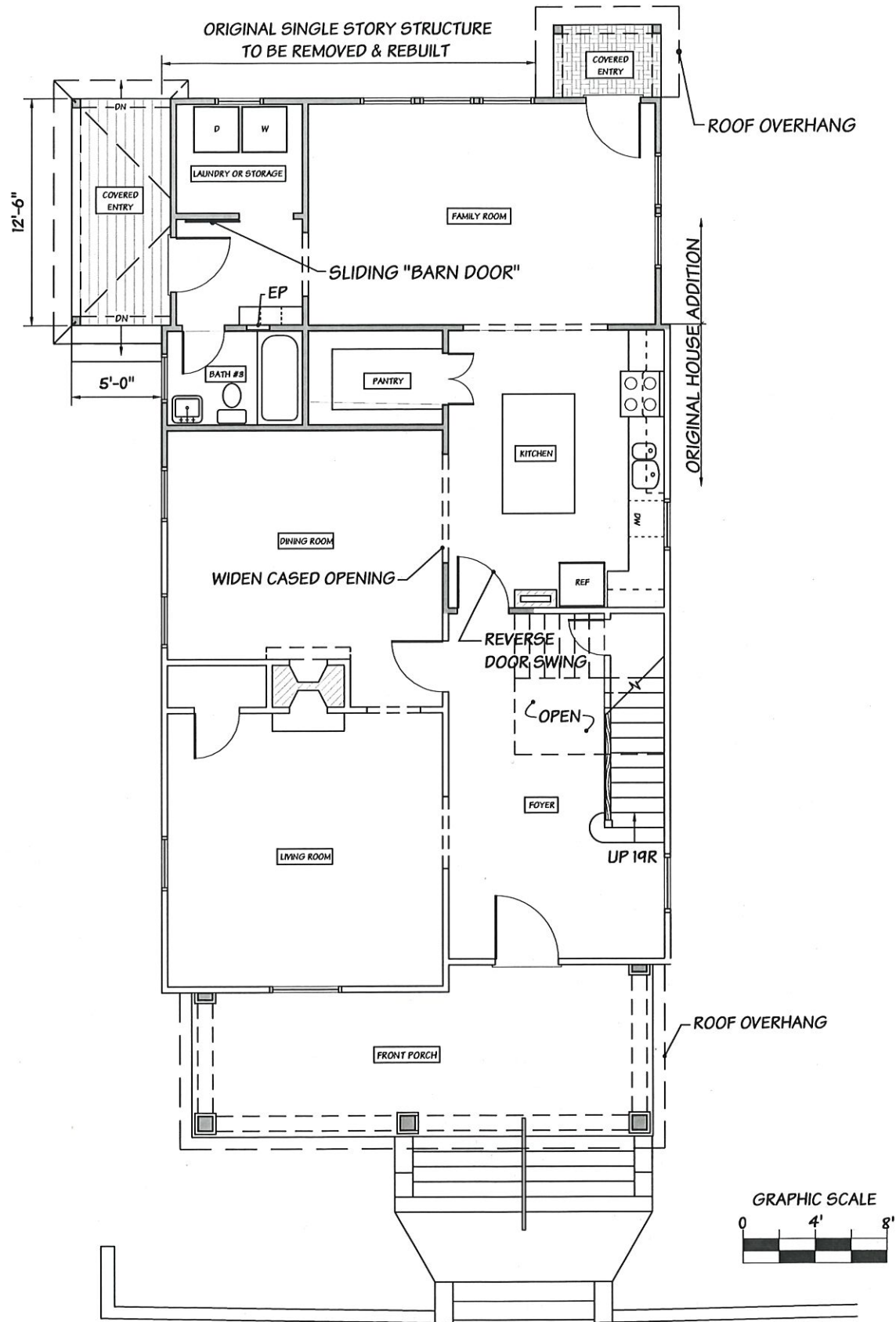
PROPOSED SITE PLAN





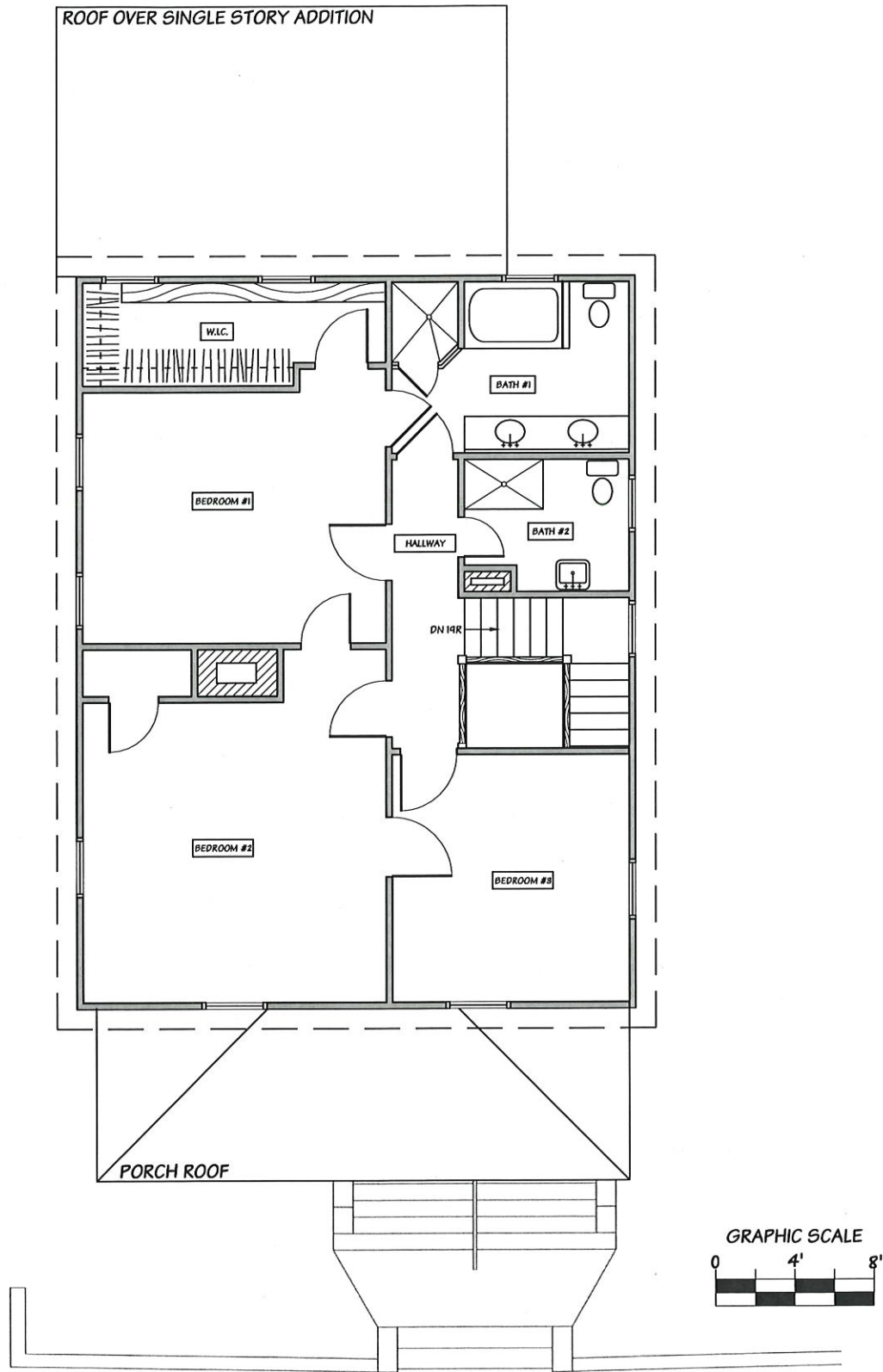
EXISTING FIRST FLOOR PLAN



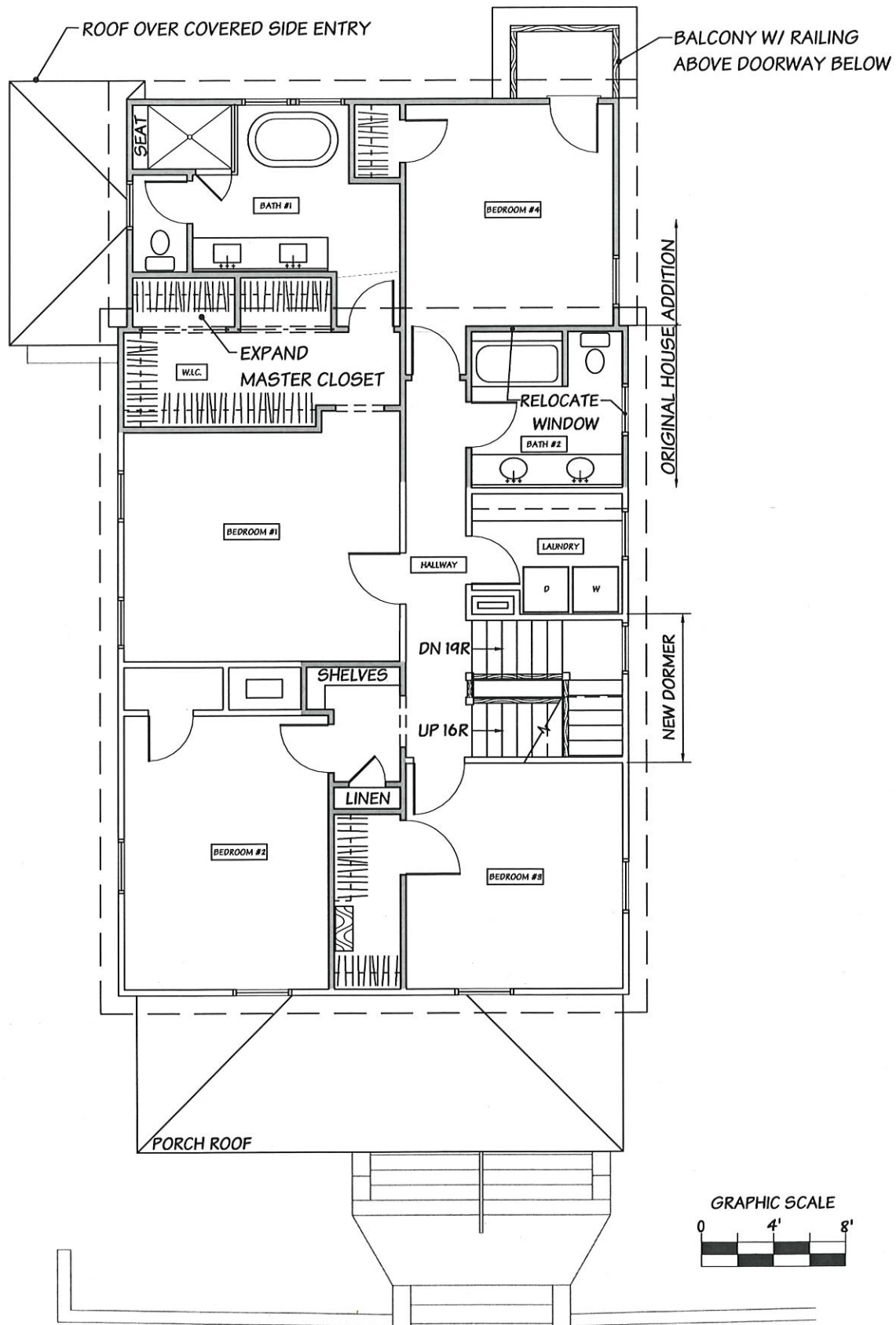


PROPOSED FIRST FLOOR PLAN

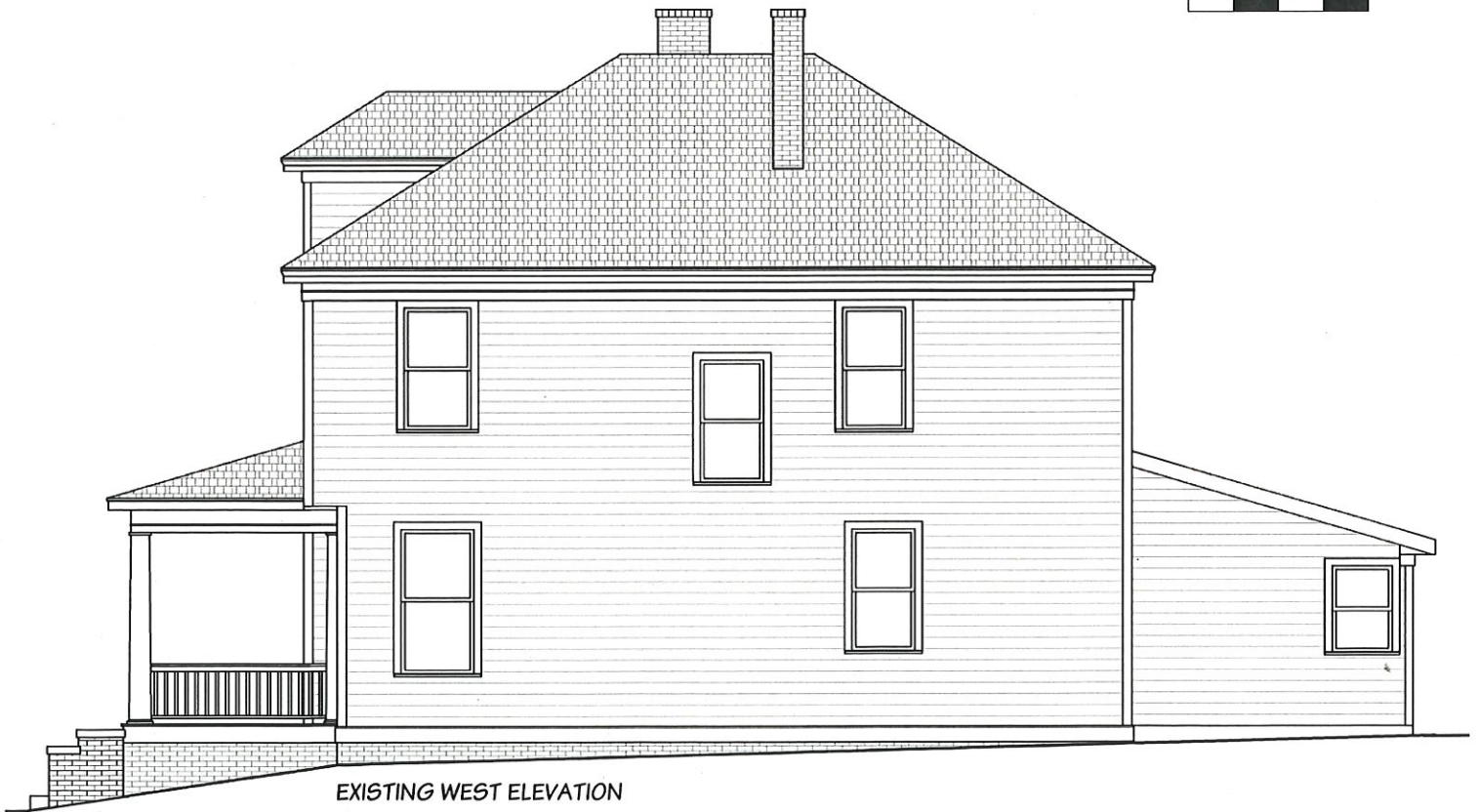


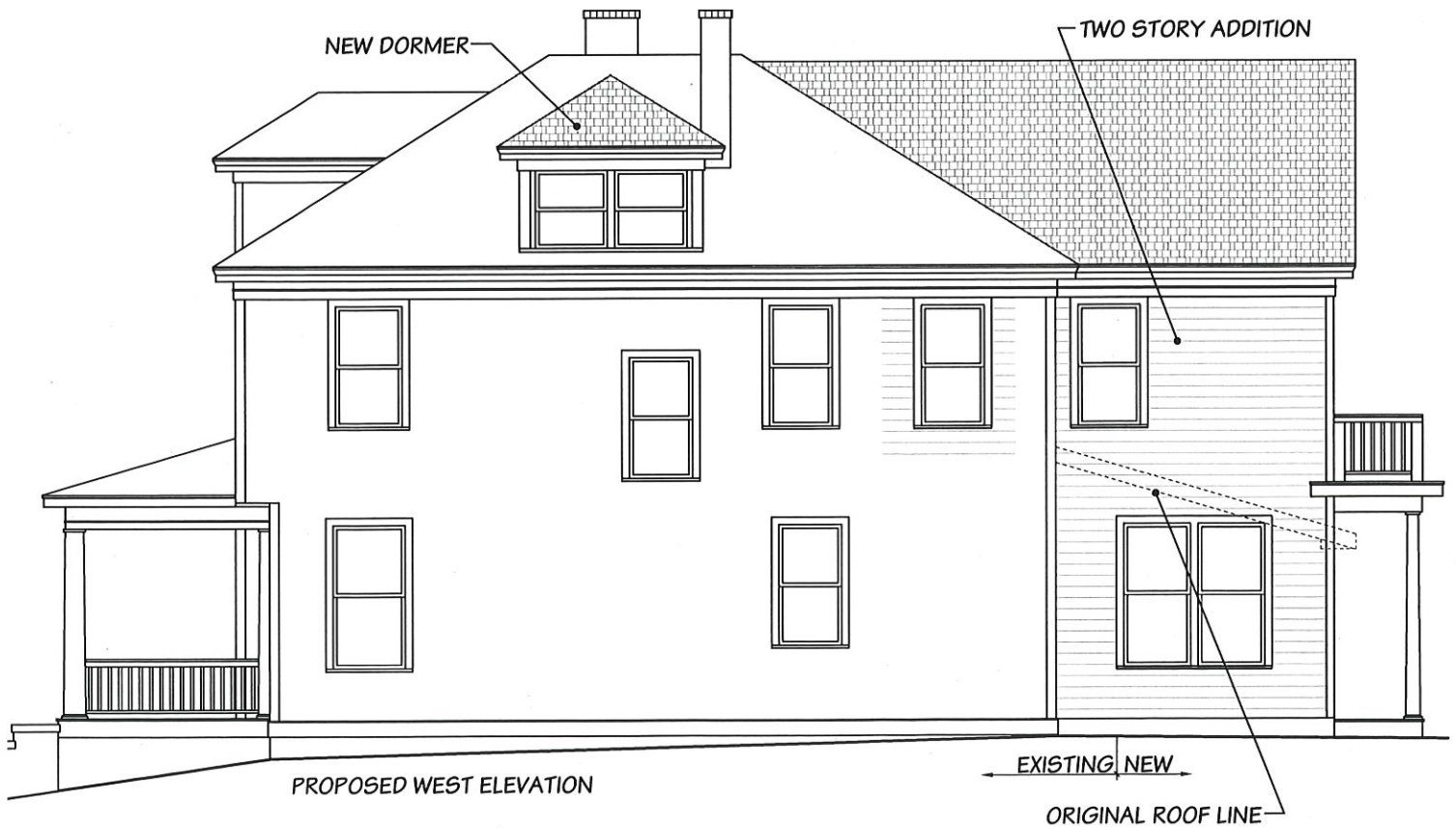


EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

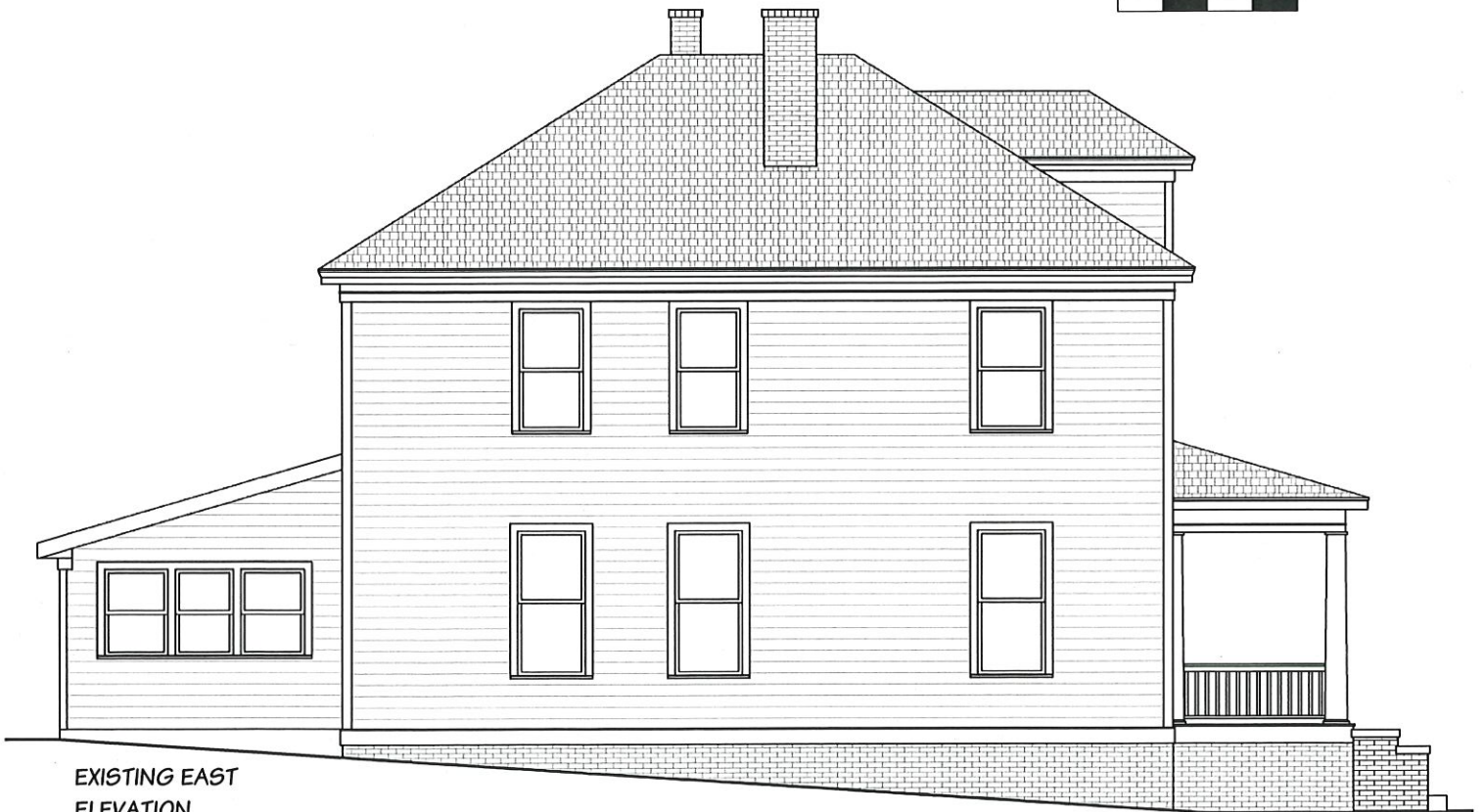




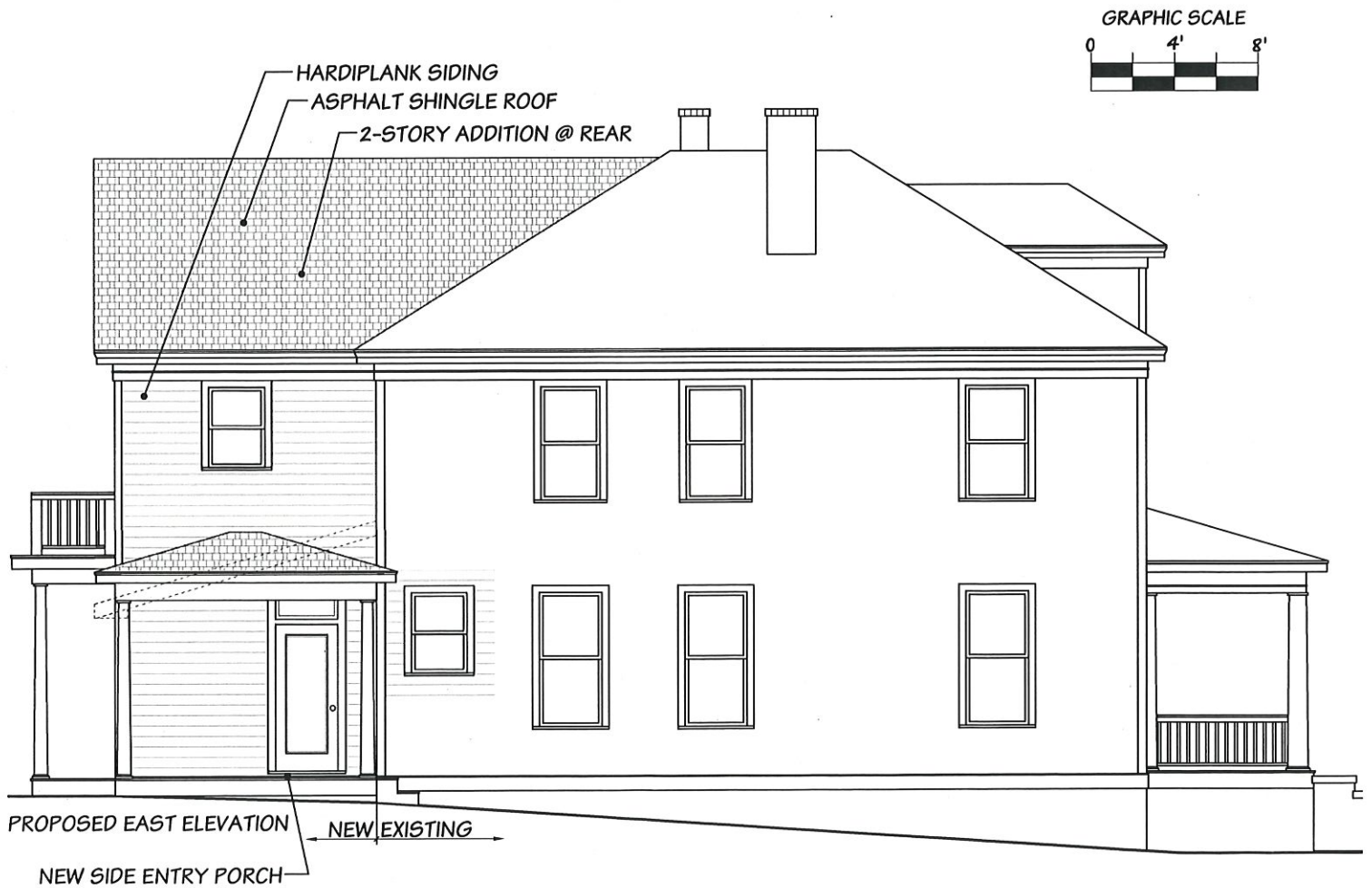




EXISTING SOUTH ELEVATION



EXISTING EAST  
ELEVATION



1704907212  
BISHOP, ASA ORIN III BISHOP, HEATHER  
VICKERY  
606 E LANE ST  
RALEIGH NC 27601-1146

1704905100  
WARD, HENRY C  
223 ELM ST  
RALEIGH NC 27601-1133

1704905115  
NUNNERY, JOSEPH R BLACK, DARCIA M  
225 ELM ST  
RALEIGH NC 27601-1133

1704905211  
LEDO, MICHELE KRABILL, LAURA  
227 ELM ST  
RALEIGH NC 27601-1133

1704905226  
OCONNOR, DANIEL  
229 ELM ST  
RALEIGH NC 27601-1133

1704905451  
BRONSTEIN, RICHARD S BRONSTEIN,  
JUANITA R  
3025 WALBERT AVE  
ALLENTOWN PA 18104-2305

1704906185  
NEWSOM, ALFRED D NEWSOM, SUZANA  
SILVA  
226 ELM ST  
RALEIGH NC 27601-1134

1704906261  
MALAHIAS, LEON MALAHIAS, LAURA  
602 E LANE ST  
RALEIGH NC 27601-1146

1704906379  
BROWN, MATTHEW M  
601 E LANE ST  
RALEIGH NC 27601-1145

1704907100  
CALLAHAN, RICHARD G CALLAHAN,  
CYNTHIA MOORE  
218 ELM ST  
RALEIGH NC 27601-1134

1704907252  
FRANKLIN, JOSHUA B FRANKLIN, ANN  
MARIE  
610 E LANE ST  
RALEIGH NC 27601-1146

1704907329  
PETRO, JOHN FRANCIS PETRO, ANN  
ELIZABETH  
603 E LANE ST  
RALEIGH NC 27601-1145

1704907369  
SIGMON, MARK R SIGMON, ALLISON B  
605 E LANE ST  
RALEIGH NC 27601-1145

1704908048  
FREEMAN, VIRGINIA M FREEMAN, JANICE  
V  
213 LINDEN AVE  
RALEIGH NC 27601-1149

1704908144  
KNAUS, DEBBI  
217 LINDEN AVE  
RALEIGH NC 27601-1149

1704908236  
SIMMONS, THOMAS PARK JR  
SOTELO-MILLER, SANDRA EDIT...  
225 LINDEN AVE  
RALEIGH NC 27601-1149

1704908240  
DUNNAGAN, SCOTT H DUNNAGAN,  
MEREDITH W  
221 LINDEN AVE  
RALEIGH NC 27601-1149

1704908329  
MILLAR, LEAH C  
607 E LANE ST  
RALEIGH NC 27601-1145

1704908369  
PERRY, IRENE COBB  
609 E LANE ST  
RALEIGH NC 27601-1145



NOTE: ALL EXTERIOR DETAILING OF  
ADDITION (EAVE, OVERHANGS, TRIM,  
FASCIA, SOFFITS, SIDING, ETC.) TO  
MATCH EXISTING

ALL NEW WINDOWS SHALL BE  
LINCOLN WOOD WINDOWS W/  
HISTORIC SILLS & WIDE CASING  
TO MATCH EXISTING WINDOWS

ASPHALT SHINGLES SHALL BE  
GAF TIMBERLINE NATURAL SHADOW  
SLATE LAMINATED ARCHITECTURAL  
ROOFING SHINGLES

HANDRAIL TO IMITATE FRONT  
PORCH HANDRAIL (PAINTED WOOD)

36"  
SLOPE "FLAT" ROOF FOR  
DRAINAGE (EPDM SURFACING)

WOOD FASCIA

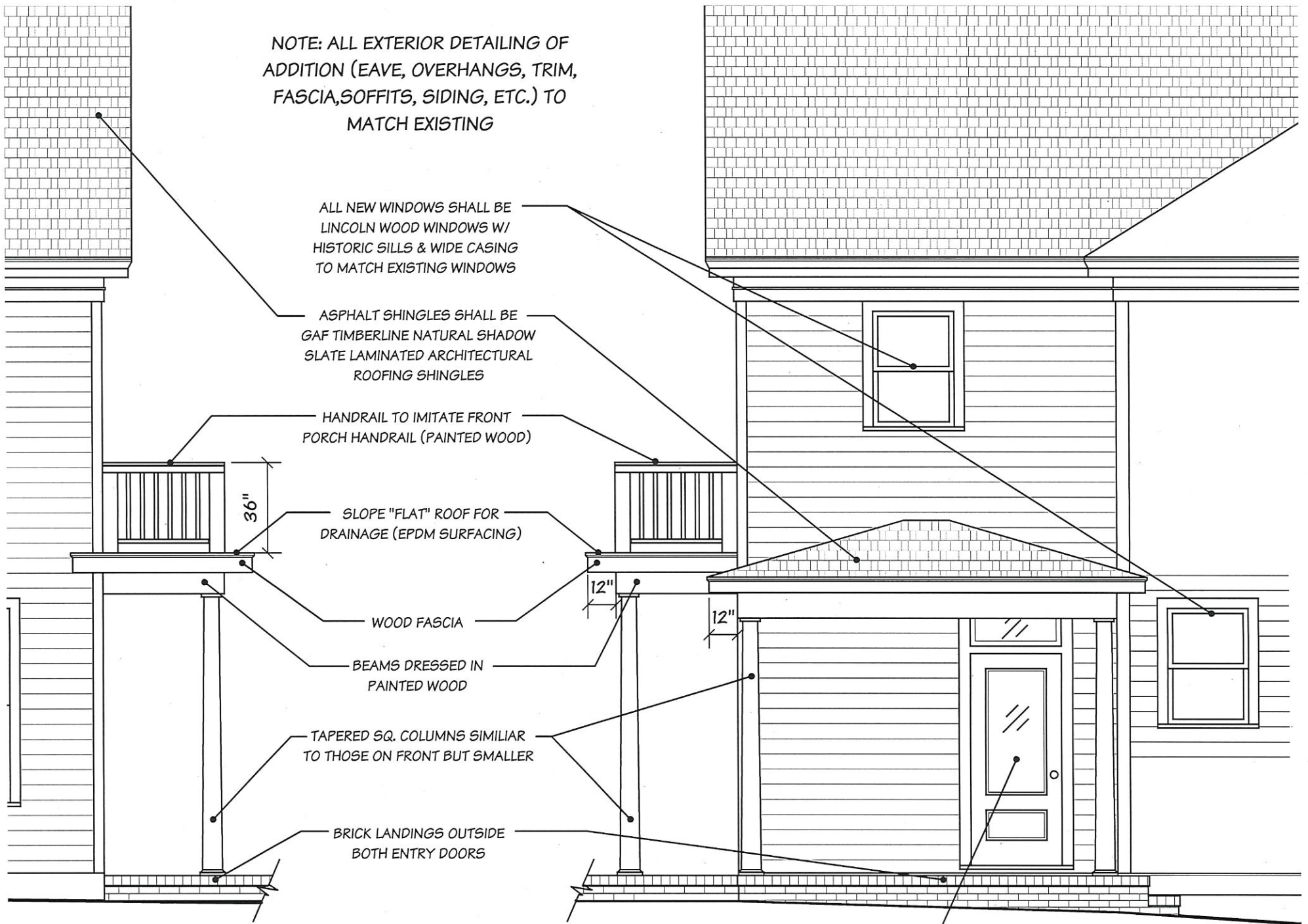
BEAMS DRESSED IN  
PAINTED WOOD

TAPERED SQ. COLUMNS SIMILAR  
TO THOSE ON FRONT BUT SMALLER

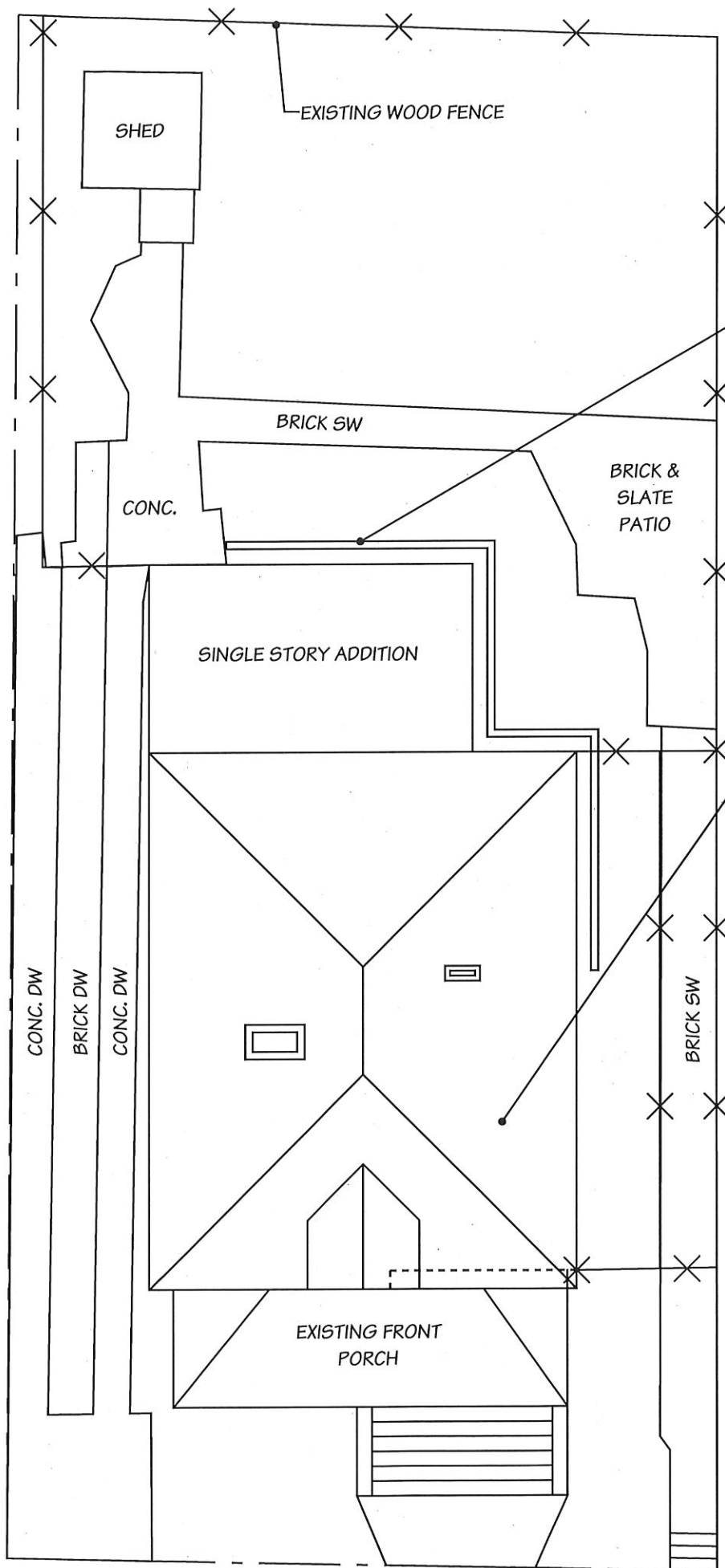
BRICK LANDINGS OUTSIDE  
BOTH ENTRY DOORS

NOTE: GUTTERS NOT SHOWN

ENTRY DOOR SHALL BE 3/4 LITE W/  
LOWER PANEL & TRANSOM ABOVE







NOTE: ALL OUTLINES SHOWN REPRESENT THE FOOTPRINT OF THE SITE'S STRUCTURES. THE ROOF OVERHANG IS NOT SHOWN FOR CLARITY.

EXISTING RETAINING WALL

BRICK SW

BRICK & SLATE PATIO

CONC.

SINGLE STORY ADDITION

2-STORY ORIGINAL STRUCTURE

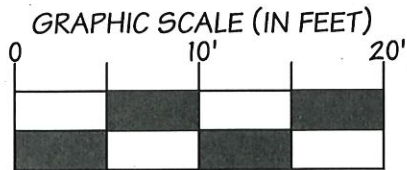
CONC. DW

BRICK DW

CONC. DW

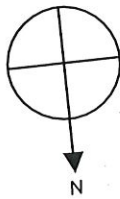
BRICK SW

EXISTING FRONT PORCH

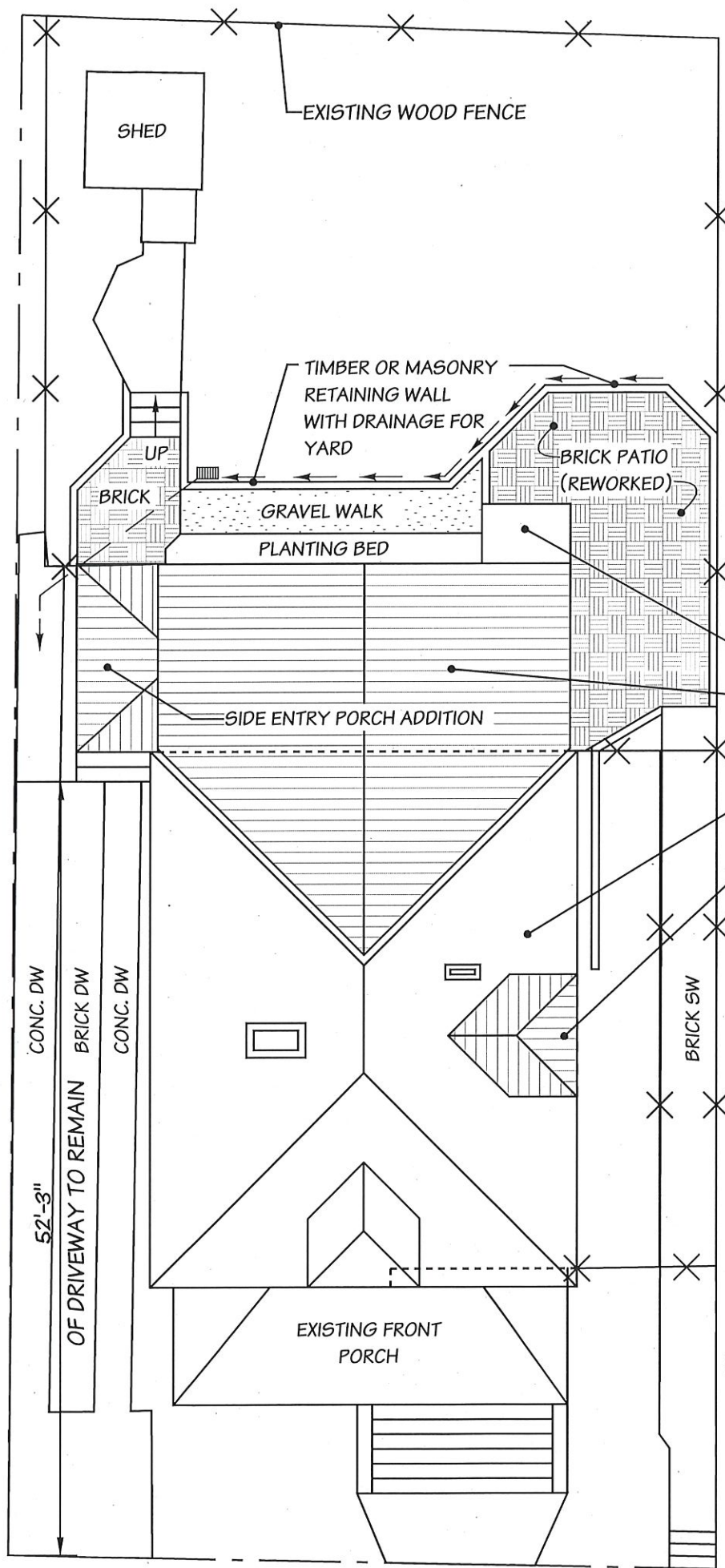


**SPI.1 | EXISTING SITE PLAN**

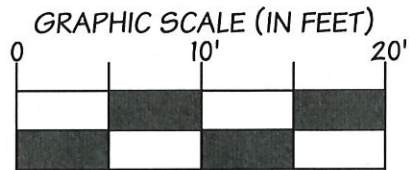
1/8" = 1'-0"



LANE STREET



NOTE: ALL OUTLINES SHOWN REPRESENT THE FOOTPRINT OF THE SITE'S STRUCTURES. THE ROOF OVERHANG IS NOT SHOWN FOR CLARITY.



## SP2.1 | PROPOSED SITE PLAN

1/8" = 1'-0"



LANE STREET

NOTE: ALL EXTERIOR DETAILING OF  
ADDITION (EAVE, OVERHANGS, TRIM,  
FASCIA, SOFFITS, SIDING, ETC.) TO  
MATCH EXISTING

ALL NEW WINDOWS SHALL BE  
LINCOLN WOOD WINDOWS W/  
HISTORIC SILLS & WIDE CASING  
TO MATCH EXISTING WINDOWS

ASPHALT SHINGLES SHALL BE  
GAF TIMBERLINE NATURAL SHADOW  
SLATE LAMINATED ARCHITECTURAL  
ROOFING SHINGLES

HANDRAIL TO IMITATE FRONT  
PORCH HANDRAIL (PAINTED WOOD)

SLOPE "FLAT" ROOF FOR  
DRAINAGE (EPDM SURFACING)

WOOD FASCIA

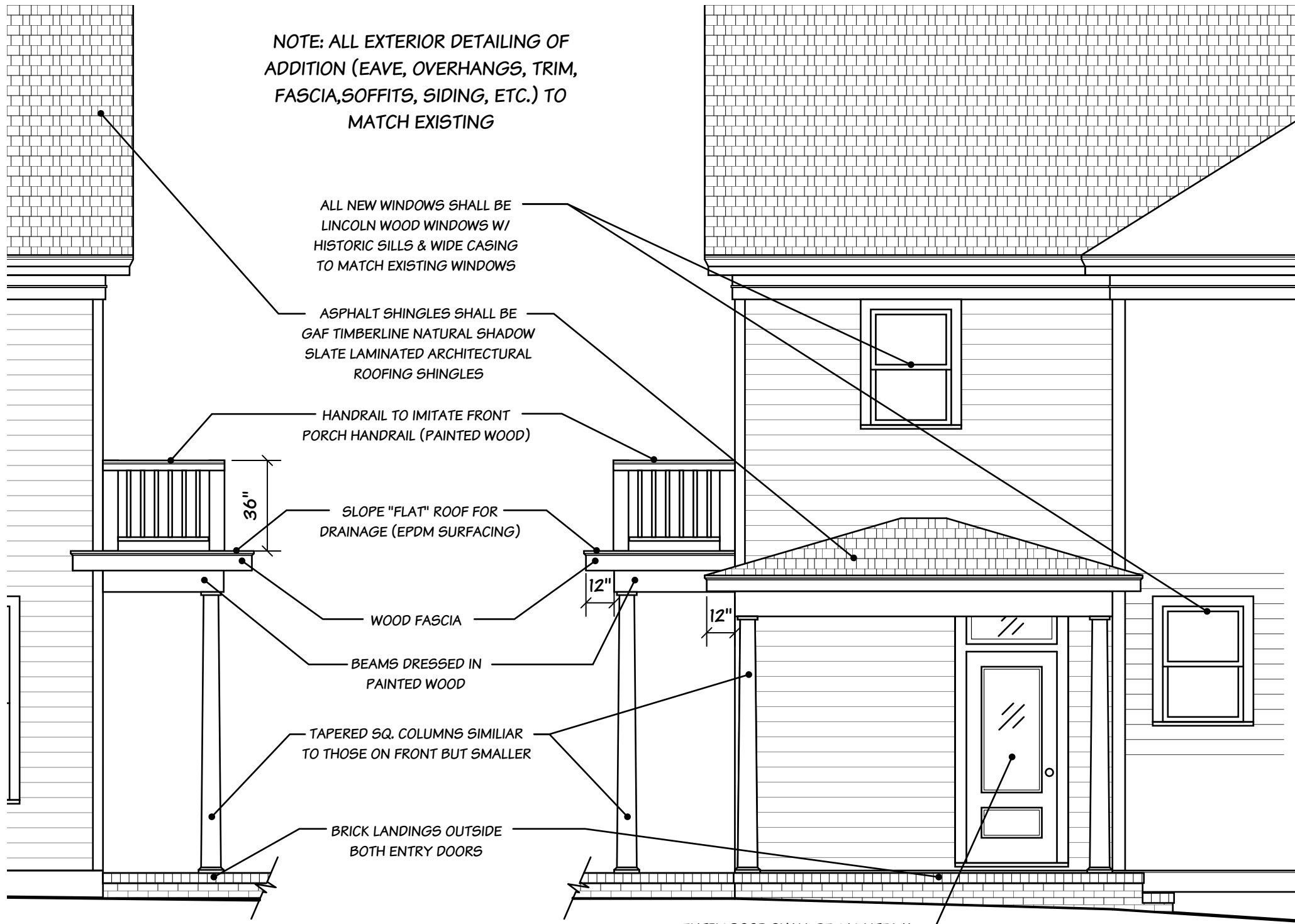
BEAMS DRESSED IN  
PAINTED WOOD

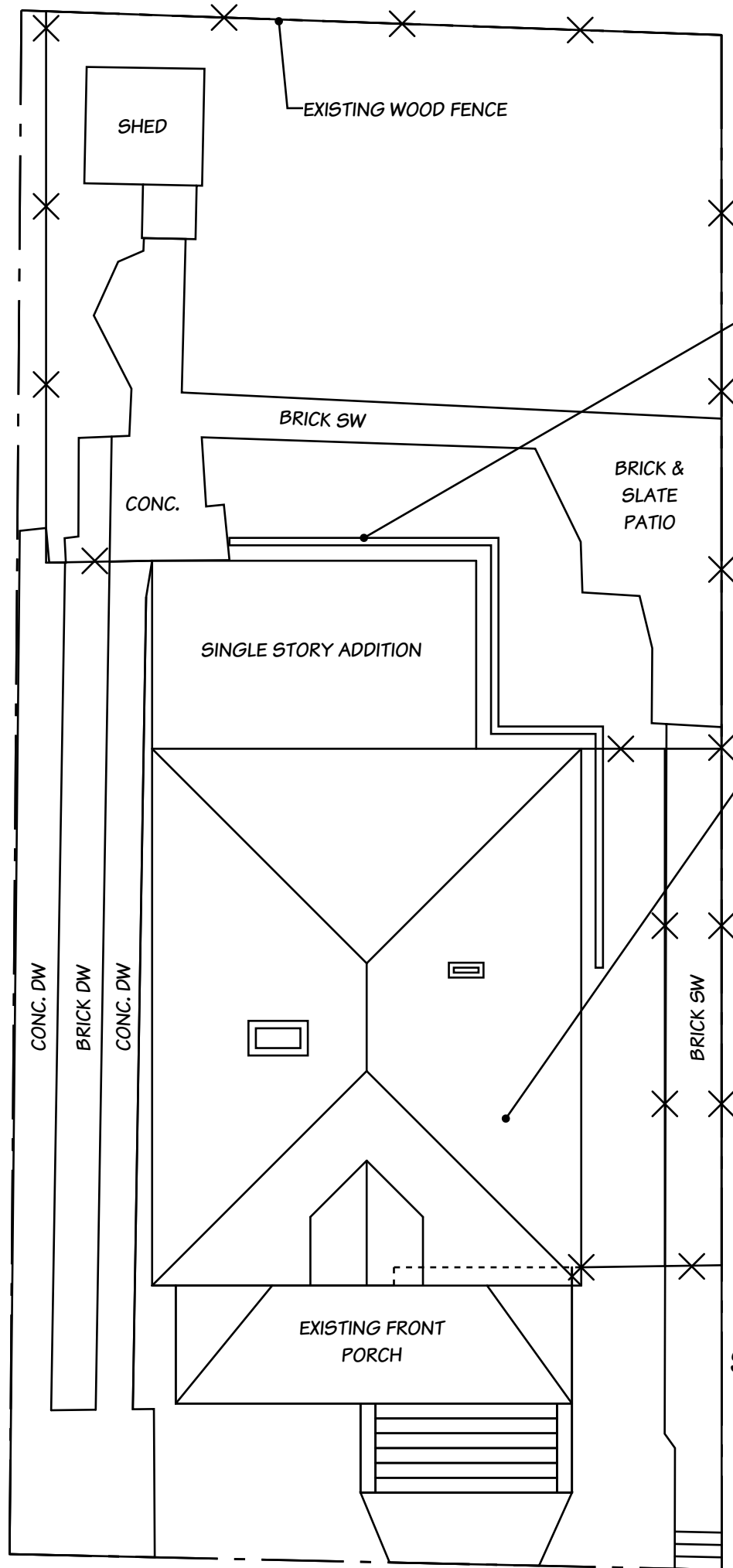
TAPERED SQ. COLUMNS SIMILAR  
TO THOSE ON FRONT BUT SMALLER

BRICK LANDINGS OUTSIDE  
BOTH ENTRY DOORS

ENTRY DOOR SHALL BE 3/4 LITE W/  
LOWER PANEL & TRANSOM ABOVE

NOTE: GUTTERS NOT SHOWN





NOTE: ALL OUTLINES SHOWN REPRESENT THE FOOTPRINT OF THE SITE'S STRUCTURES. THE ROOF OVERHANG IS NOT SHOWN FOR CLARITY.

EXISTING RETAINING WALL

BRICK SW

BRICK & SLATE PATIO

CONC.

SINGLE STORY ADDITION

2-STORY ORIGINAL STRUCTURE

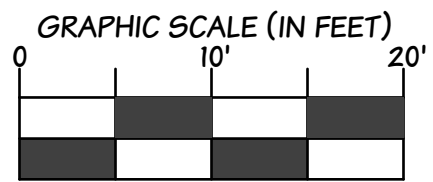
CONC. DW

BRICK DW

CONC. DW

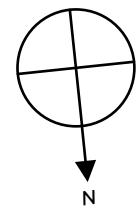
BRICK SW

EXISTING FRONT PORCH

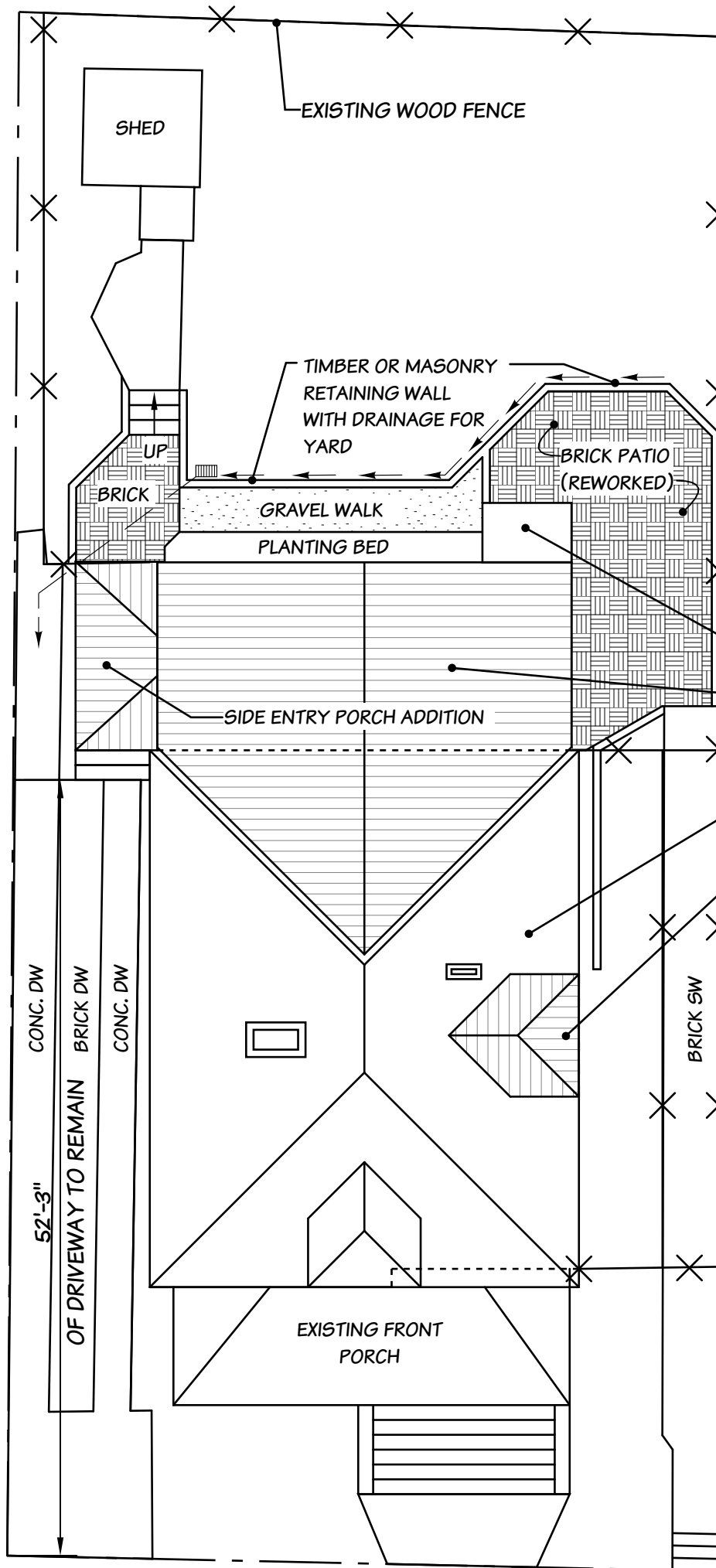


# SPI.1 | EXISTING SITE PLAN

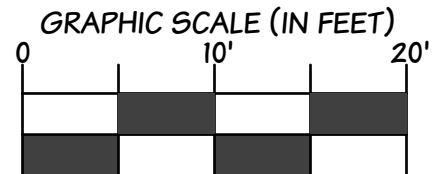
1/8" = 1'-0"



LANE STREET

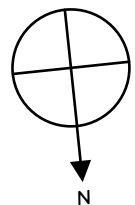


NOTE: ALL OUTLINES SHOWN REPRESENT THE FOOTPRINT OF THE SITE'S STRUCTURES. THE ROOF OVERHANG IS NOT SHOWN FOR CLARITY.



## SP2.1 | PROPOSED SITE PLAN

1/8" = 1'-0"



LANE STREET