

# City of Raleigh



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## 024-18-CA

3108 HILLMER DRIVE  
(NATIONAL CRABTREE  
JONES HOUSE)

RALEIGH HISTORIC  
LANDMARK (R-4)

0 25 50 100  
Feet



Nature of Project:  
Construct front porch  
with stone steps

APPLICANT:  
MATTHEW HOBBS



## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

024-18-CA 3108 HILLMER DRIVE

Applicant: MATTHEW HOBBS

Received: 2/05/2018

Meeting Date(s):

Submission date + 90 days: 5/6/2018

1) 3/22/2018 2) 3)

### INTRODUCTION TO THE APPLICATION

Raleigh Historic Landmark: NATHANIEL CRABTREE JONES HOUSE

Nature of Project: Construct front porch with stone steps

Staff Notes:

- The applicant has received approval for previous COA applications:
  - Minor Work Application (031-18-MW): Install landings and roof coverings for four doorways; construct porch for non-contributing garage
  - Major Work Application (150-15-CA): Construct 2-story rear addition; enclose side porch; rebuild porch wall with new windows; construct new front porch; alter roof covering; alter garage wall; construct driveway; grade front yard.
- COAs mentioned are available for review.

### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
2.8	Porches	Construct front porch with stone steps

### STAFF REPORT

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

- A. Constructing a front porch with stone steps is not incongruous according to *Guidelines* 2.8.1, 2.8.6, 2.8.10 and the following suggested facts:
- 1\* The 2-story Crabtree Jones House was first designated a Raleigh Historic Landmark in 1969. In 2013, to prevent demolition, a COA was approved (005-13-CA) to relocate the house to its current site (roughly 500 feet away).
  - 2\* In 2015, after the 2014 move, the house was re-designated a Raleigh Historic Landmark at 3108 Hillmer Drive.
  - 3\* A 20<sup>th</sup> century front porch was demolished prior to relocation. This COA fulfills one of the conditions of the 2013 COA.
  - 4\* The 2015 landmark designation report states: "Although the house has no front porch since the removal of a twentieth-century porch in anticipation of the move, physical evidence

suggests and old photographs document the presence of earlier porches. Pilasters frame the front entrance and ghost marks indicate the former presence of a covered stoop or small entrance porch. Other ghost marks between the two stories of the center block show that a pedimented roof once sheltered the centermost entrance bay, and another set of marks indicates a full-width front porch at another time. During much of the twentieth century and until shortly before the house was moved, the house had a broad front porch.” And “Documentary photos show that the Greek Revival-style front porch was replaced with a Picturesque-style single-story porch that sheltered the center three bays of the façade. The porch featured lacy sawnwork detailing and paired slender posts and was of a type commonly built in Wake County after the Civil War. That porch likely dates to around 1870. It was, in turn, replaced by another, likely in either the 1915 or 1922 remodeling. The twentieth-century porch was the full width of the two-story section with a hipped roof and had sturdy-looking squared columns.” The application provides photos and descriptions of the front porch design and arrangement of three (3) nearby properties of similar style and design: White Oak Plantation (Clayton), the White-Holman House (Raleigh), and Ayr Mount (Hillsborough).

- 5\* The proposed porch is appropriate in design to the first period of the house (ca. 1810).
- 6\* A permanent porch is required to meet building code requirements and will protect the entrance and entry door from water intrusion.
- 7\* The porch will be constructed of all exterior-grade wood and painted to match the house. Balusters will be square turned diagonally.
- 8\* The foundation will be constructed of brick that matches the foundation of the house and laid in Flemish bond.
- 9\* The front steps of the porch will be constructed of granite and are believed to be the original front steps to the house (per application).
- 10\* The porch roof will be constructed of hand-formed standing-seam, double-crimped unfinished copper.

Staff suggests that the committee approve the application.

# 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 # 546318

File # 024-18-CA

Fee \_\_\_\_\_

Amount Paid \_\_\_\_\_

Received Date 2/27/18

Received By \_\_\_\_\_

Property Street Address 3108 HILLMER DRIVE

Historic District N/A

Historic Property/Landmark name (if applicable) NATHANIEL "CRABTREE" JONES JR HOUSE

Owner's Name MATTHEW HOBBS AND KATHERINE O'BRIEN

Lot size 046 ACRES

(width in feet) 100

(depth in feet) 200

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
3104 Hillmer	3219 Plantation
3100 Hillmer	1000 Wake Towne

**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:

<b>Applicant</b>	<b>Matthew Hobbs</b>
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**Mailing Address** 3108 Hillmer Drive

<b>City</b>	<b>Raleigh</b>	<b>State</b>	<b>NC</b>	<b>Zip Code</b>	<b>27609</b>
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<b>Date</b>	<b>February 5, 2018</b>	<b>Daytime Phone</b>	<b>919-616-9869</b>
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Email Address      dovetailer@gmail.com

**Applicant Signature** 

Will you be applying for rehabilitation tax credits for this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>No Plans</i>		<b>Office Use Only</b> Type of Work _____ _____ _____
Did you consult with staff prior to filling the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>But possible</i>		

Did you consult with staff prior to filling the application? ☒ Yes ☐ No *But possible*

<b>Office Use Only</b>	
<b>Type of Work</b>	

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

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

[illegible]

see attached

New Design compatible  
with historic character  
of the building

### 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					
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. <u>Paint Schedule</u> (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
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"/>			
6. <b>Drawings</b> 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 type="checkbox"/>	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>	<input type="checkbox"/>			
8. <b>Fee</b> ( <u>See Development Fee Schedule</u> )	<input type="checkbox"/>				

## Crabtree Jones House – Major Work Application

### Front portico

Construct porch appropriate to the first period of the house (c1810) as required by code (there must be a landing and the temporary porch must be replaced). and as needed to protect entry door from water intrusion

see B-G

The house appears to have had no porch until about 1830 when a Greek-revival porch was built. Owner research strongly supports a particular arrangement for the porch and details for the posts/rails/other details that can be observed in the tightly aligned evidence from White Oak Plantation (Clayton; original full-width porch survives), the White-Holman House (Raleigh; documentary photograph showing similar size and scale and arrangement, and Ayr Mount (Hillsborough; reproduction porch based on strong evidence for posts, rails, size, etc, per conversation with restoration contractor Todd Dickinson).

see L-P

Piers to be of same brick as house foundation (remaining from that construction effort) laid in Flemish bond.

see I

Front steps of granite, per Myrick Howard of Preservation NC, believed to be the original front steps (see photo) with rare curtail steps at bottom tread.

see J & K

Porch to be constructed of all exterior-grade wood (either pressure-treated or cypress or tropical hardwoods), painted to match house (Benjamin Moore CW-95 Lime White). Balusters to be square (approx. 1-7/16") turned diagonally.

see I

Roof of hand-formed standing-seam, double-crimped unfinished copper.

There will be no railing for the steps.

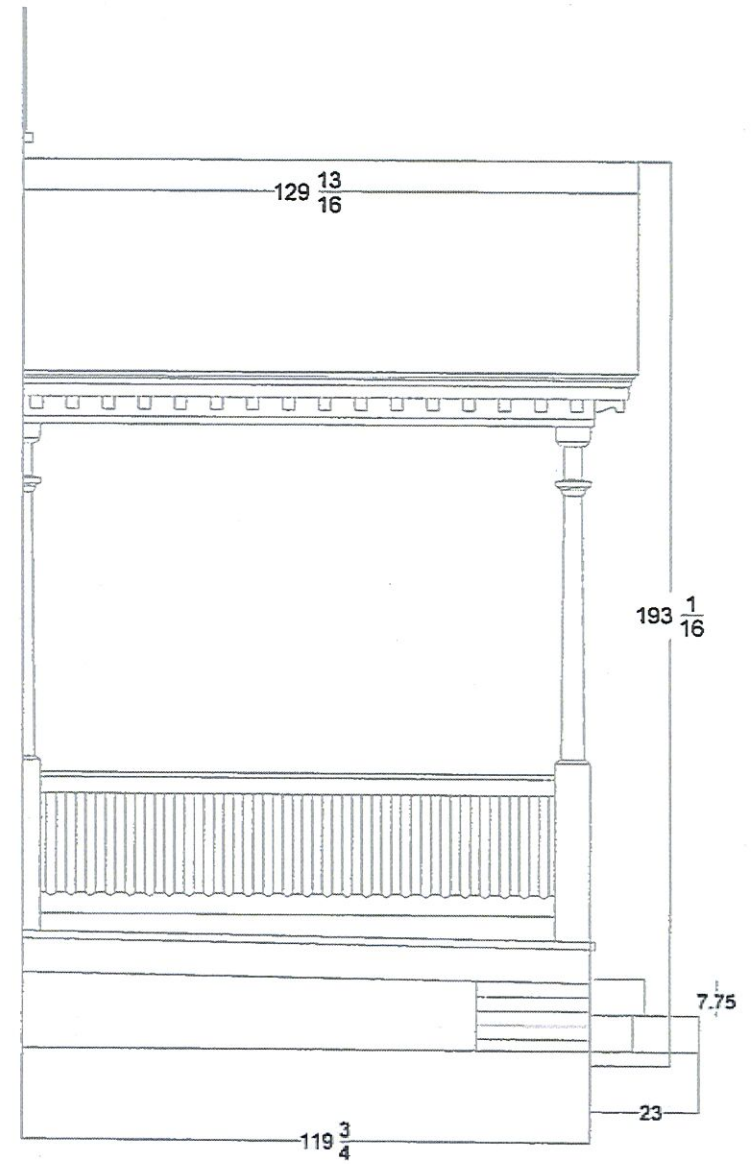
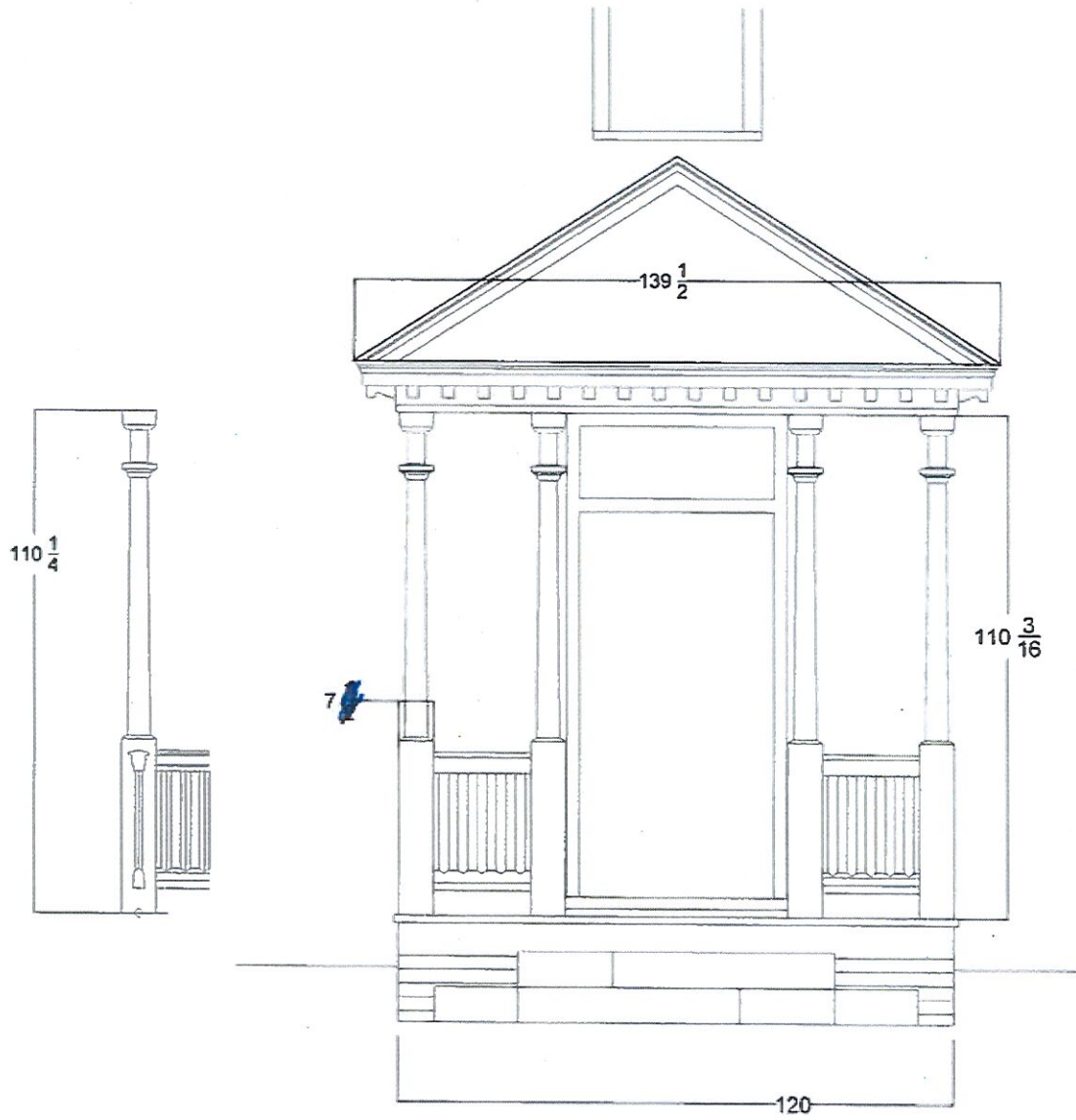


PHOTO 2/24/18

(A)



PHOTO 2/24/18 WITH PROPOSED PORCH



EXISTING WINDOW

WOOD (CYPRESS)  
FLAT SHEATHING

EXISTING  
TRANSOM  
&  
DOORWAY

GRANITE STEPS  
(SUPPOSED  
ORIGINAL)

CURTAIN STEP

Brick Pier  
to match existing

COPPER  
HAND-FORMED  
STANDING SEAM

WOOD PAINTED  
Benj Moore CW-95  
LIME WHITE  
(like house)

WOOD DECIC & FLOOR

ALL  
SOLID  
WOOD

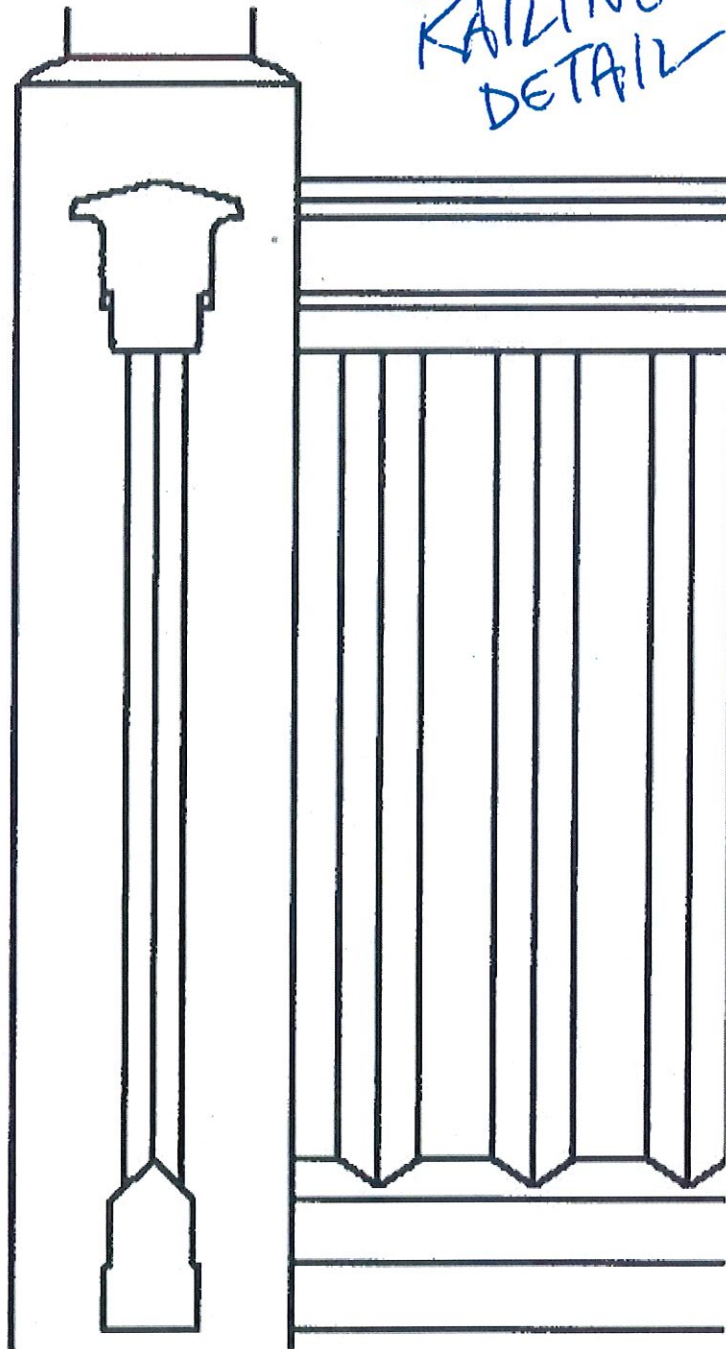
original  
granite  
steps

Ⓟ

⑥

RAILING  
DETAIL

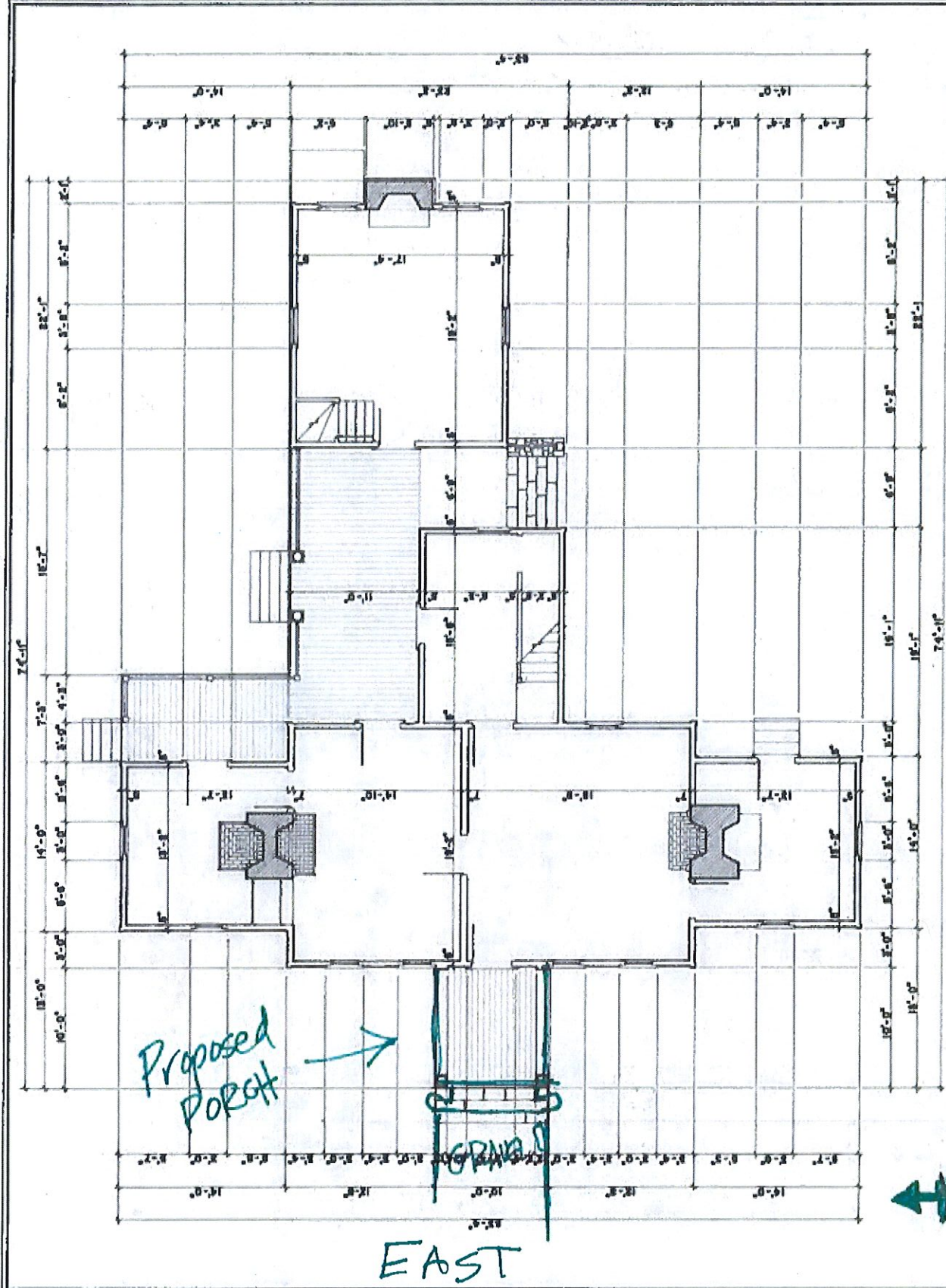
All  
Wood





7

6

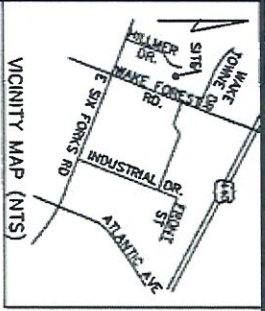


1" = 1'

# FIRST FLOOR PLAN

<p>THOMAS M. SHADDIN WILLIAM R. HOPKINS SCHOOL OF DESIGN NORTH CAROLINA STATE UNIVERSITY</p>	<p>NAME OF STRUCTURE <b>CRABTREE PLANTATION</b> RALEIGH, N.C.</p>	<p>PROJECT NO. DATE</p>	<p>HISTORIC ARCHITECTURE RESEARCH, INC. 300 WEST 2 OF 19 SHEETS</p>	<p>DATE</p>
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4



VICINITY MAP (NTS)

- LEGEND:
- R/W = RIGHT OF WAY
  - C/L = CENTER LINE
  - EIP = EXISTING IRON PIPE
  - ( ) = FIELD MEASUREMENTS
  - ⊕ = CABLE TV PEDISTAL
  - ⊖ = CLEAN OUT (SEWER)
  - ⊗ = TELECOM PEDISTAL
  - ⊙ = ELECTRIC PEDISTAL
  - ⊛ = OVERHEAD UTILITY POLE
  - ⊚ = WATER VALVE
  - ⊜ = SEWER LID
  - ⊝ = WATER METER

NOTES:  
NOT FOR RECORDATION, CONVEYANCES, OR SALE.  
PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.  
TITLE SEARCH NOT PERFORMED BY THIS OFFICE.  
FIELD CLOSURE < 1/10000.  
THIS PROPERTY IS ZONED R-4, PIN1715-14-4451.

SETBACKS FROM REST. COV. DB1585, PG. 87:  
EXPIRED APRIL 30, 1983.  
FRONT YARD = 30'  
REAR YARD = 25'  
SIDE YARD = 10'  
CORNER YARD = 25'

SETBACKS FOR R-4 ZONING:  
PRINCIPAL BUILDING SETBACKS:  
FROM PRIMARY STREET = 20'  
FROM REAR LOT LINE = 30'  
FROM SIDE LOT LINE = 10'  
SUM OF SIDE SETBACKS = 20'  
FROM SIDE STREET = 15'

ACCESSORY STRUCTURE SETBACKS:  
FROM PRIMARY STREET = 50'  
FROM SIDE STREET = 20'  
FROM SIDE LOT LINE = 5'  
FROM REAR LOT LINE = 5'

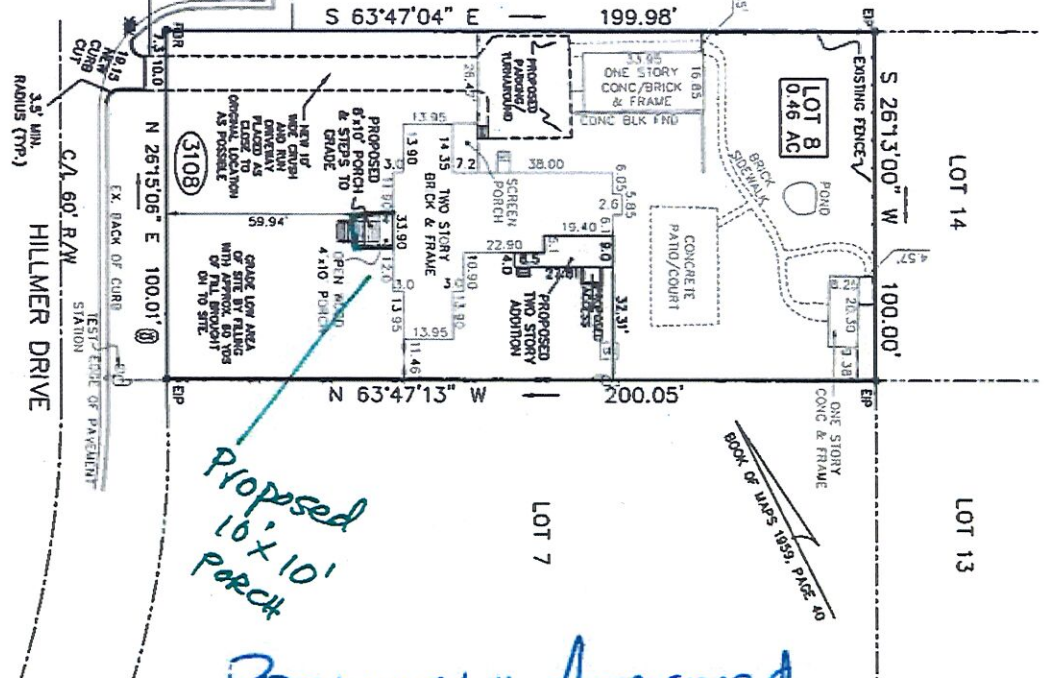
INTERMEDIATE CALCULATIONS:  
EX/HOUSE/SCREEN PORCH: 2053 SF  
EX/CONCRETE: 677 SF  
EX/GARAGE/OUTBUILDING: 739 SF  
EX/STEPS/WALKS/WALLS: 595 SF  
TOTAL IMP. AREA: 4064 SF  
PROPOSED ADDITION/STEPS: 217 SF  
PROPOSED PORCH ADDED: 40 SF  
PROPOSED TOTAL IMP. AREA: 5917 SF

LOT 1  
JONES GRANT  
APARTMENTS  
BM2014-PC51  
PIN:1715144630  
ZONED CUD 061-2

ALL CONSTRUCTION SHALL  
BE PER CITY OF RALEIGH  
AND/OR NC DOT STANDARDS  
AND SPECIFICATIONS

WIDTH OF DRIVEWAY  
BEYOND TURNOUT AND  
WITHIN THE R/W WILL  
REMAIN CONSTANT

T-TURNAROUND  
(NOT AN INTERSECTION)



THIS PROPERTY IS/IS NOT LOCATED IN AN AREA DESIGNATED AS HAVING SPECIAL FLOOD HAZARDS ACCORDING TO  
FLOOD INSURANCE RATE MAP #3720171500 J . EFFECTIVE DATE: MAY 2, 2006.

LOT 8 BLOCK E SECTION

SUBMISSION CRABTREE HEIGHTS

RECORDED IN BOOK OF MAPS 1959 PAGE 40

ADDITION/DRIVEWAY

SAW/MW  
2015166

SURVEY FOR:

MATT HOBBS

RALEIGH TOWNSHIP

WAKE COUNTY

NC

SCALE: 1"=40'

DATE: 9/9/15

BOOK #: 294443

WARD SURVEYING SERVICES, PLLC  
LAND SURVEYING & PLANNING  
APEX, N.C. (919) 367-7858

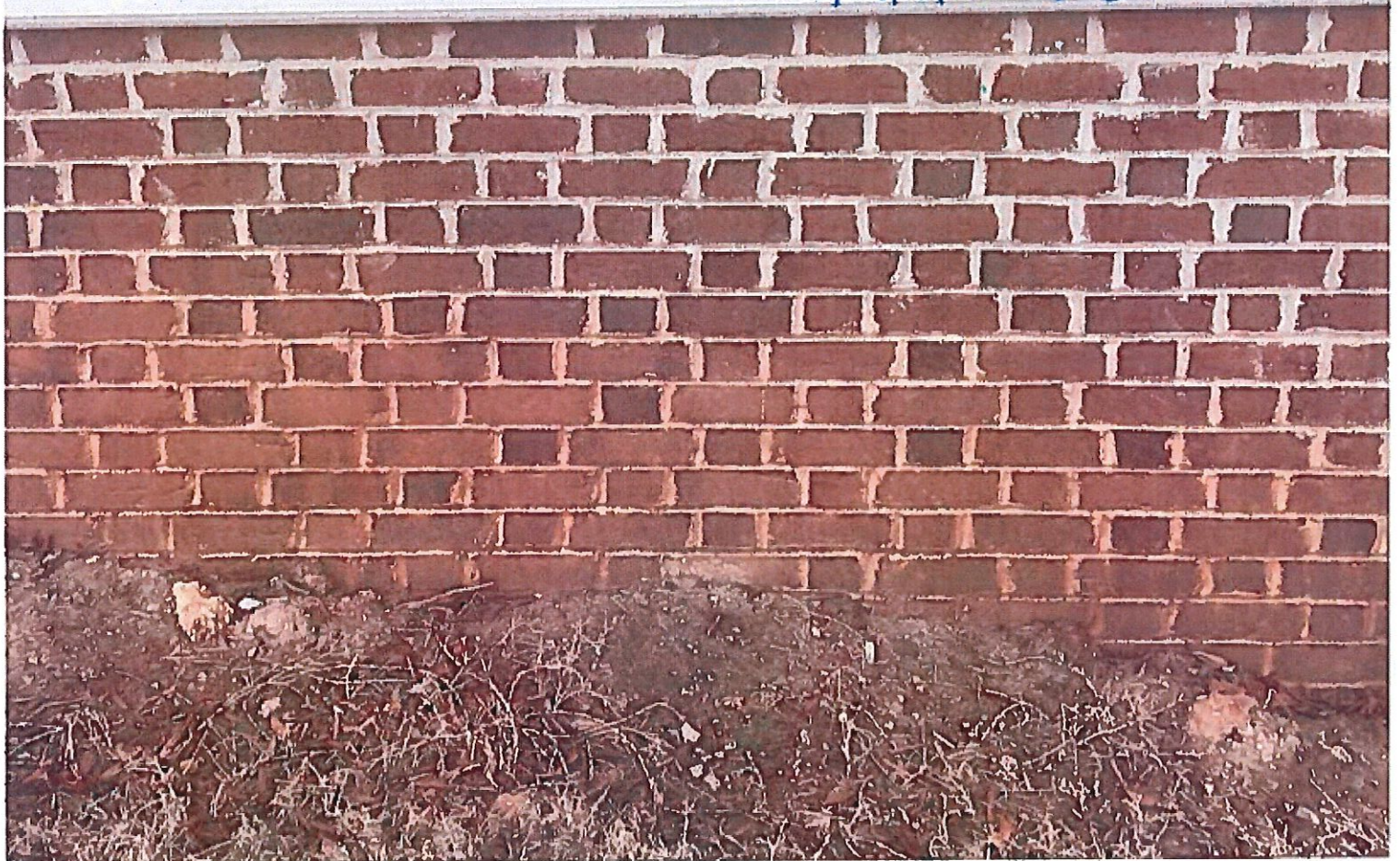
11/24/15 UPDATED TO SHOW ADDITION/DRIVEWAY

(I)

CW-95 LIME WHITE

PORCH

EXISTING BRICK - PIERS OF EXACT SAME  
MATERIAL





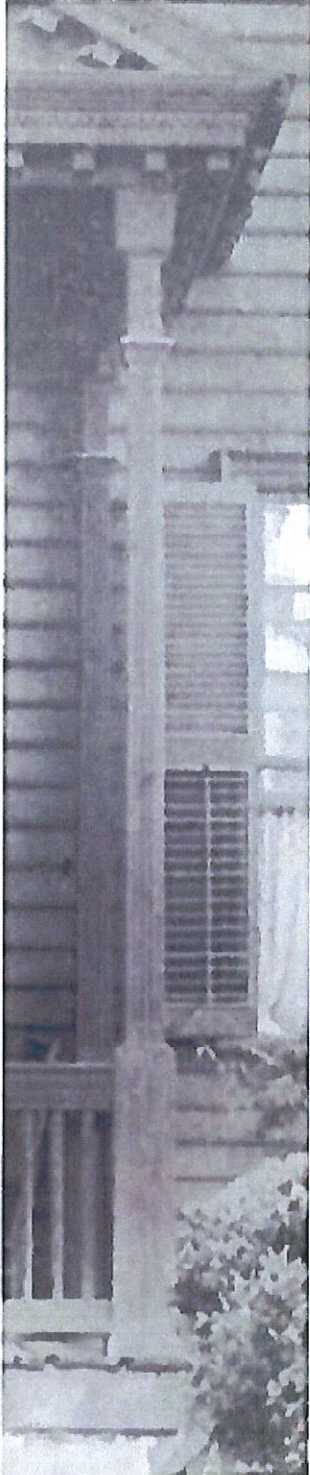
Supposed original granite steps  
22" x 48" long blocks

(C)

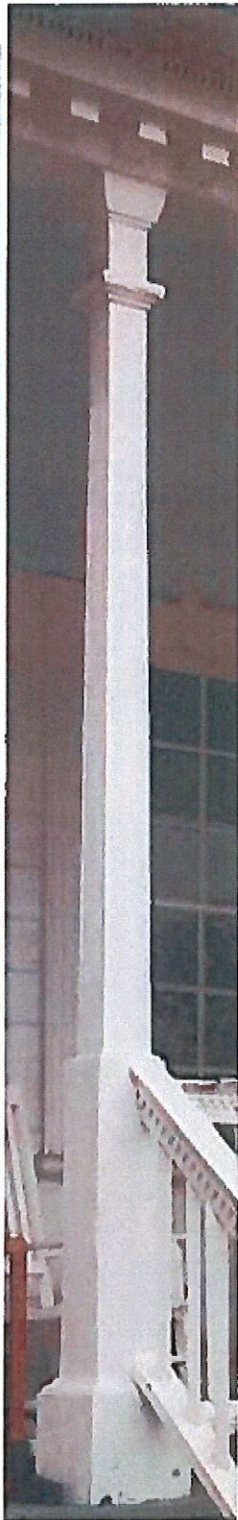


curtail steps from  
supposed original steps

(L)



White-Holman  
RALEIGH  
photo of  
original



White Oak  
CLAYTON  
original post/rail



Apt Mount  
HILLSBOROUGH  
Repro based on  
strong evidence



Witte -  
Holman  
House  
Raleigh

N



White Oak, Clayton  
(POSTS ORIGINAL)

6

# Ayr Mount Hillsborough





Ayr Mount