

City of Raleigh



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

071-17-CA

217 E LENOIR STREET

PRINCE HALL HISTORIC DISTRICT (HOD-G)

0 25 50 100
Feet



Nature of Project:
Construct 2nd level
rear addition; remove
vinyl siding at front porch;
remove vinyl dormer
window; install new dormer
window; replace screening
on porch.

APPLICANT:
ERIC W RAPP



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

071-17-CA 217 E LENOIR STREET

Applicant: ERIC W RAPP

Received: 4/12/2017

Submission date + 90 days: 7/11/2017

Meeting Date(s):

1) 5/25/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: PRINCE HALL HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Construct 2nd level rear addition; remove vinyl siding at front porch; remove vinyl dormer window; install new dormer window; replace screening on porch; replace windows.

DRAC: An application was reviewed by the Design Review Advisory Committee at its May 1 meeting. Members in attendance were Curtis Kasefang, Jenny Harper, and Mary Ruffin Hanbury; also present were Eric Rapp, and Melissa Robb.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3.1	Wood	remove vinyl from front porch
3.6	Exterior Walls	remove vinyl siding at front porch
3.7	Windows and Doors	remove vinyl dormer window; install new dormer window; replace windows
3.8	Entrances, Porches, and Balconies	replace screening on porch.
4.2	Additions to Historic Buildings	construct 2nd level rear addition

STAFF REPORT

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

A. Removal of vinyl siding at front porch; removal of vinyl dormer window; installation of new dormer window; replacement of screening on porch is not incongruous in concept according to *Guidelines* 3.1.1, 3.6.10, 3.7.7, 3.7.8, 3.8.1, 3.8.3, and the following suggested facts:

1* The district designation report describes the contributing house as a 1909 two-story, three-bay Foursquare-form frame house with vinyl siding, an asphalt shingled hip roof with a hipped dormer, a one-story partly screened wraparound porch on sided, battered posts on brick supports, and 4/1 windows.

- 2* Removal of synthetic siding; replacement of screening are ordinarily minor work approval items; they are included here for administrative efficiency.
- 3* Specifications and details for the new screening system were not included.
- 4* It is unclear exactly what vinyl is proposed for removal.
- 5* The dormer contains a rectangular section of vertical vinyl siding where a vent or window likely had been.
- 6* The application proposes replacement of the vertical vinyl with a single pane of glass; evidence is not provided to support this configuration. Traditionally, a dormer window of this proportion would have two single pane windows side-by-side.

B. Construction of 2nd level rear addition is not incongruous in concept according to *Guidelines* 4.2.1, 4.2.2, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9, 4.2.10; however the west and rear façades **may be** incongruous in concept according to *Guidelines* 4.2.7, 4.2.8, and the following suggested facts:

- 1* The district designation report describes the contributing house as a 1909 two-story, three-bay Foursquare-form frame house with vinyl siding, an asphalt shingled hip roof with a hipped dormer, a one-story partly screened wraparound porch on sided, battered posts on brick supports, and 4/1 windows.
- 2* The house has two rear one-story additions.
- 3* Current photographs of all sides of the house were not provided.
- 4* Information regarding trees was not provided.
- 5* The new addition is at the rear of the house and sits on the first of the two existing additions.
- 6* On the east façade the character defining roof form remains intact. On the west façade, while lower than the historic roof, the foursquare form is obscured.
- 7* The siding of the addition is proposed to be vinyl. The only synthetic siding material the commission has approved for additions is smooth faced fiber cement siding.
- 8* The soffits and eaves are proposed to be vinyl. The only soffit and eave material the commission has approved for additions is smooth faced fiber cement or cellular PVC.
- 9* No evidence was provided to support the use of vinyl on the addition.

10* On the side elevations the windows are 1/1 double-hung in the same size and proportion as the existing windows. The east side includes pairs of 1/1 double-hung windows. Although not seen on the historic house paired windows are common in the historic district and help differentiate the new addition.

11* Except for the rear façade, the ratio of solids to voids is similar to the historic house.

12* Shutters are proposed on the addition. The existing shutters are not historic.

13* Two non-historic windows on the west façade of the existing addition are proposed to be removed.

14* Specifications and details for the new windows were not provided.

C. Replacement of windows is not incongruous in concept according to *Guidelines* 3.7.1, 3.7.6; however replacement of windows that are not deteriorated beyond repair **is** incongruous according to *Guidelines* 3.7.4, 3.7.5, and the following suggested facts:

1* The application states that the existing windows will be saved as possible.

2* A window inventory was not included in the application; no evidence of the condition of the windows is provided.

3* The application states that some of the windows have termite damage;

4* Historic windows are approved to be replaced only when they are deteriorated beyond repair.

5* The replacement windows proposed to be Ply Gem wood windows. Specifications and details were not provided.

6* A pair of 4/1 double hung windows on the lower level of the east elevation are proposed to be removed and replaced with a smaller pair of windows that are not similar in proportion to the windows on the historic house.

Staff suggests that the committee defer the addition and window replacement portions of the application and that the following additional items be provided by Monday, June 5.

- A site plan of the house on the lot that includes the location of trees 8" DBH or greater as well as trees on adjacent lots which have roots on the subject property.

- Additional photographs of the house that include the following:
 - The entire front of the house.
 - All sides of the house.
 - The rear yard.
 - The house and adjacent properties.
- Provide a roof plan.
- Condition assessment and detailed photographs of any windows proposed for replacement.

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

1. That the new dormer window not be a single pane of glass.
2. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard.
 - a. Clarification of what vinyl will be removed on the front porch.
 - b. New screening system.
 - c. New dormer windows (two single pane windows side-by-side).

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 # 510453

File # 070-17-CA

Fee \$147

Amount Paid \$147

Received Date 4/12/17

Received By ACH

Property Street Address 217 E. Lenoir St

Historic District

Historic Property/Landmark name (if applicable)

Owner's Name Triangle Green Properties, LLC

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

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 Eric W. Rapp

Mailing Address 6701 Brookhollow Dr

City Raleigh

State NC

Zip Code 27615

Date 4/11/2017

Daytime Phone 919-819-6760

Email Address EWRCustomHomes@Outlook.com

Applicant Signature

Office Use Only

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

Type of Work _____

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

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		
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>			b
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 type="checkbox"/>	<input type="checkbox"/>			X
6. Drawings 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"/>	b		
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. <i>Bringing to Tania</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		X	
8. Fee (<u>See Development Fee Schedule</u>)	<input type="checkbox"/>		X		

217 E. Lenoir

1703769447
TRIANGLE GREEN PROPERTIES, LLC
PO BOX 721
MORRISVILLE NC 27560-0721

1703767485
COLBY & HAITH PROPERTIES LLC
199 N SHORE DR
BEAUFORT NC 28516-9686

1703767489
COLBY & HAITH PROPERTIES LLC
199 N SHORE DR
BEAUFORT NC 28516-9686

1703768340
FRANCIS, FLORENCE I
1515 BATTERY DR
RALEIGH NC 27610-2625

1703768390
TRIANGLE GREEN PROPERTIES LLC
PO BOX 721
MORRISVILLE NC 27560-0721

1703768477
CARLTON, MAURY W CARLTON,
CARLETTE B
508 HILLWOOD CT
GREENSBORO NC 27410-5614

1703768564
IRVING, OPHELIA M IRVING, CYRETHA C
533 E LENOIR ST
RALEIGH NC 27601-2484

1703768568
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1703768662
HINTON, CHRISTOPHER J IMES, LINA
120 COLLETON RD
RALEIGH NC 27610-2406

1703769330
WEATHERVANE PROPERTIES LLC
106 N EAST ST
RALEIGH NC 27601-1112

1703769370
607 ENTERPRISES LLC
607 WILLARD PL
RALEIGH NC 27603-1705

1703769593
GILBERT, ROBERT A GILBERT, SUSAN R
219 E LENOIR ST
RALEIGH NC 27601-2332

1703860289
SHAW UNIVERSITY THE
118 E SOUTH ST
RALEIGH NC 27601-2341

1703860542
BESAJA LLC
203 YALE LN
CHAPEL HILL NC 27517-8095

4/14/2017

To Whom It May Concern,

This scope of work is in reference to the property located at 217 E. Lenoir St., Raleigh, NC 27601. Owned by Triangle Green Properties.

The scope of work is as follows:

- Expansion of the second story over the existing first story area above where the plans call for a bedroom and bath. Please see attached drawings for reference.
- The addition will be built according to existing NC building codes in all manners and will be inspected by the Raleigh Inspections Dept. as work progresses.
- The exterior of the new addition will match the existing exterior conditions in terms of vinyl siding and soffits and a gabled roof with 3-tab type shingles.
- All colors to match existing as to provide a flow of consistency between existing and new work.

All question s can be directed to:

Eric W. Rapp
EWR Custom Homes & Remodeling, LLC
6701 Brookhollow Dr
Raleigh, NC 27615
9a9-819-6760
EWRCustomHomes@Outlook.com
NCGC# 76291



Keeping existing paint & match existing columns

Will save all windows if possible
Some have termite damage and
will replace with ply-gem wood windows
Will paint all window trim in
current colors

Will change roof
with same color
shingles in same
style

Keeping existing
shutters, will paint
same red color

Keep existing siding;
repair as necessary

Will keep existing
foundation

Intend to
keep existing
screen
doors

Will keep original doors

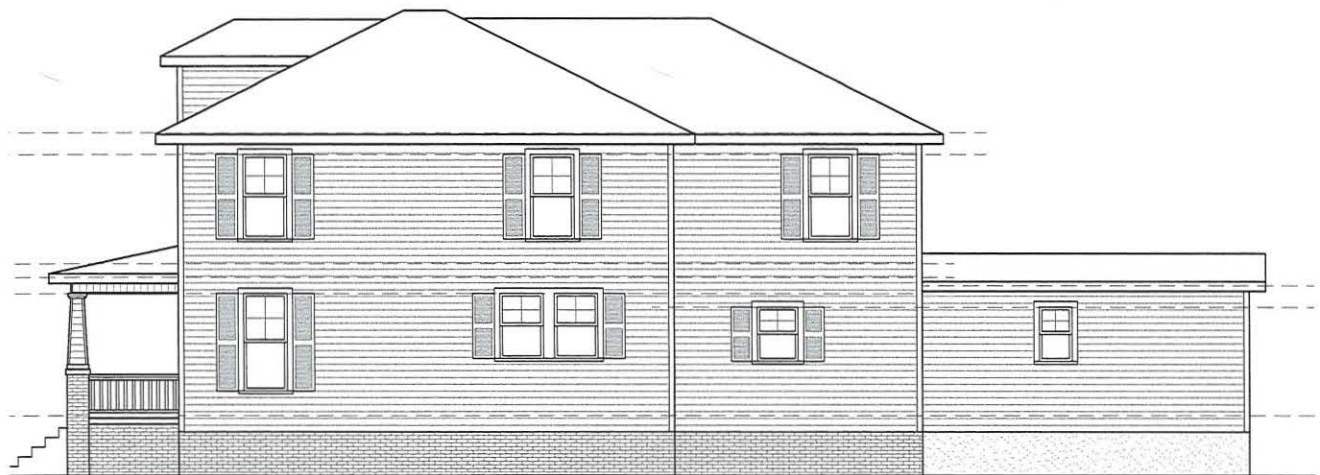
Will keep all
brick - no change

Intend to keep all
stairs as original

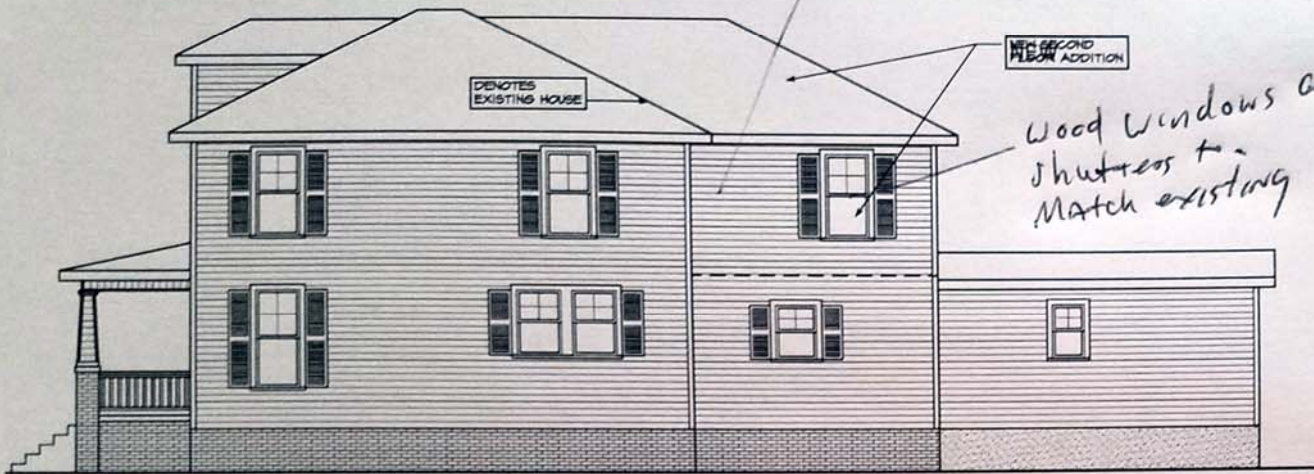
Will keep door frames -
will replace glass

Screening will be replaced
with same

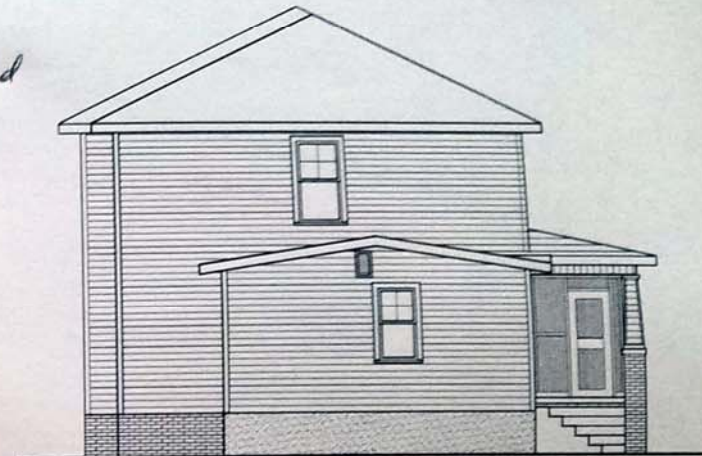
PRICING SET FOR:		
217 E. Lenoir Street		
EXISTING ELEVATIONS	SCALE: NOT TO SCALE	DATE: 04/28/2017



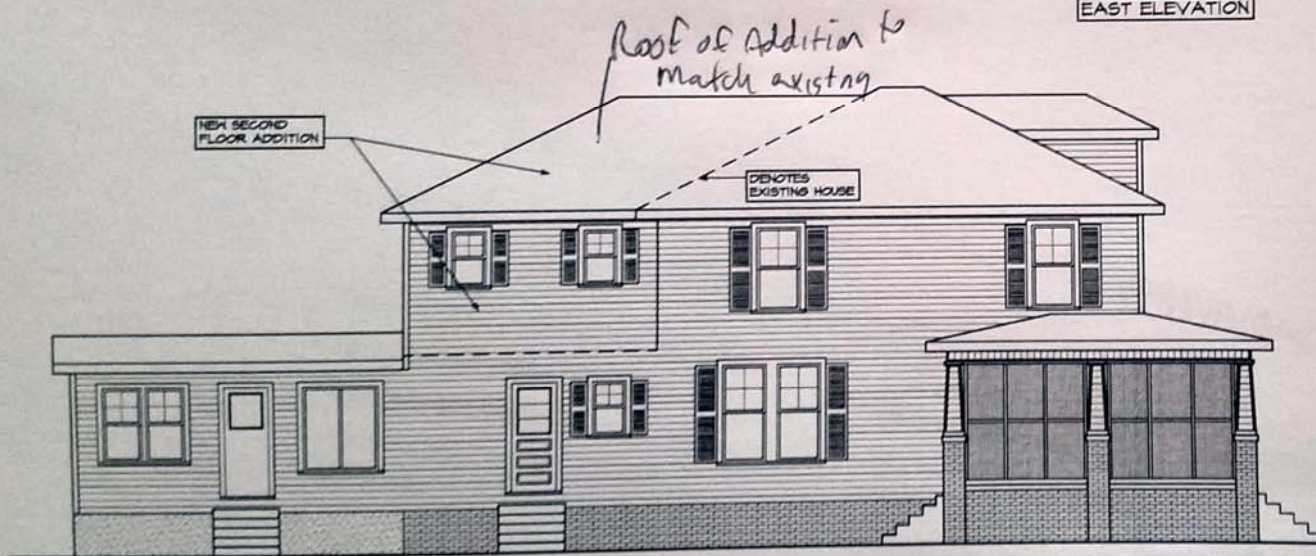
Would prefer Vinyl Siding for addition
to match existing - could look "wierd" otherwise.
will use harmonic plank if required



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

PRICING SET FOR:

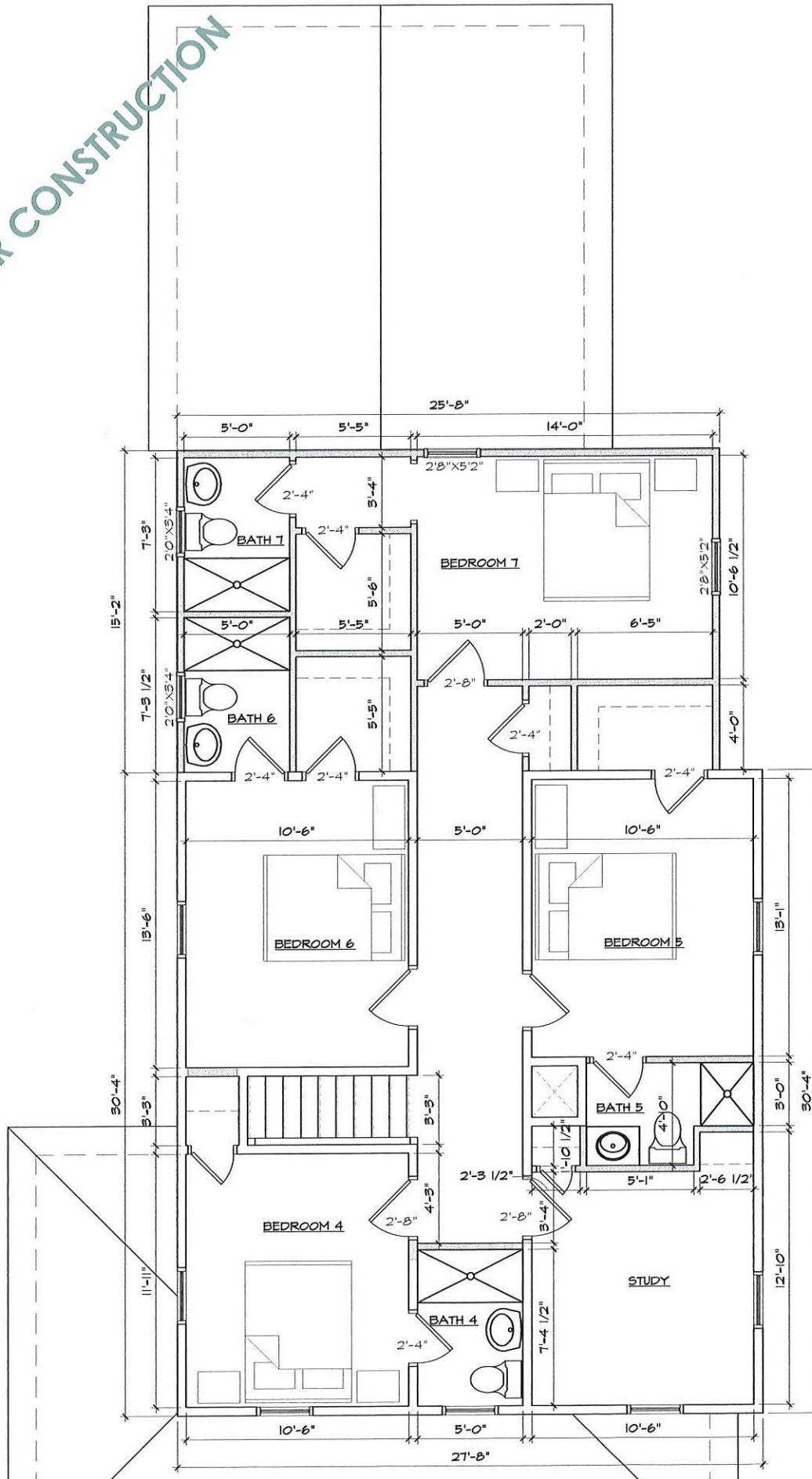
217 E. Lenoir Street

PROPOSED ELEVATIONS

SCALE: NOT TO SCALE

DATE: 04/28/2017

NOT FOR CONSTRUCTION









SHAW
BEARS

JOB LOT BLOCK

BUILDER

WARNING!
THIS IS A DESIGNATED CONSTRUCTION SITE.
TRESPASSERS WILL BE PROSECUTED
TO THE FULLEST EXTENT OF THE LAW.

