Nature of Project: Construct new rear porch with wood stair.

APPLICANT: RANDALL & HEATHER SCOTT
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

072-17-CA    218 N EAST STREET
Applicant: RANDALL & HEATHER SCOTT
Received: 4/12/2017  Meeting Date(s):
Submission date + 90 days: 7/11/2017   1) 5/25/2017   2)   3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT
Zoning: GENERAL HOD
Nature of Project: Construct new covered porch at rear entrance with wood stair

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.8</td>
<td>Entrances, Porches and Balconies</td>
<td>Construct new covered porch at rear entrance with wood stair</td>
</tr>
</tbody>
</table>

STAFF REPORT

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

A. Construction of a new covered porch at the rear entrance is not incongruous in concept according to Guidelines sections 3.8.9, 3.8.10, and the following suggested facts:

1* Known as the Heck-Pool House, the residence at 218 N East Street is one of the trio of houses known as the Three Sisters houses on North East Street and East Jones Street. Designated as a Raleigh Historic Landmark in 1979, it is notable for its Second Empire style featuring a mansard roof with a cupola, as well as a wraparound front porch. The house has seen numerous additions on the east over the years.

2* The proposed porch is being added to the rear of the house attached to an existing addition. The new porch measures 15’ wide x 10’ deep x 11’ high. The porch is simple in design with only one ornamental element, a decorative molding at the top.

3* There will be three steps leading down from the porch to ground level. The steps will measure 4’ wide and will be constructed of wood and painted Sherwin Williams Westinghouse White.

4* It appears from the drawing that the porch will be built on 8” x 8” wood posts, but this detail was not specified in the description.
5* The porch structure under the flooring will be concealed with a 2” x 10” faceboard painted Sherwin Williams Westinghouse White. (Note: the description refers to this component as a 1’ painted fascia, while the elevation drawing shows a 2” x 10”.)

6* The flooring will be 3 ½” tongue and groove flooring painted Benjamin Moore Van Courtland Blue. It might be assumed the flooring material is wood, however the material was not described in detail. (Note: the description refers to the flooring as 3 ¼” tongue and groove flooring, while the elevation drawing shows 3 ½” tongue and groove flooring.)

7* The roof will be supported by 8” x 8” posts at the northeast and southeast corners. The posts will be painted Sherwin Williams Westinghouse White. There will be no railing. It might be assumed the posts will be wood, however the material was not described in detail.

8* The porch ceiling will be finished with beaded tongue and groove material. It might be assumed the ceiling material is wood, however the material was not described in detail.

9* The porch roof will be faced with 2” x 10” boards topped with a crown molding painted Sherwin Williams Westinghouse White. It might be assumed these elements will be wood, however the material was not described in detail.

10* The roof will be finished with a flat membrane EPDM material.

11* The elevation drawing mentions that the wood steps would lead to a brick walk, however the walkway was not included in the application, nor is there evidence that this walk exists now.

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

1. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
   a. Materials;
   b. Porch flooring faceboard dimensions;
   c. Crown molding detail;
   d. Brick walkway design and materials;
   e. Paint samples if different than what is on the historic house.
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

For Office Use Only

Transaction #: 510466
File #: 072-17-CA

Fee: $1524

Amt Paid: $147.00
Check #: 147.00
Rec'd Date: 4-12-17
Rec'd By

- If completing by hand, please use BLACK INK. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address: 218 N. East Street Raleigh, NC 27601

Historic District: Oakwood

Historic Property/Landmark name (if applicable): Heck-Pool House

Owner's Name: Randall C. and Heather Lee Scott

Lot size: 0.80 acres (width in feet) 107.78' (depth in feet) 323.06'

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:

<table>
<thead>
<tr>
<th>Property Address</th>
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</tr>
</thead>
<tbody>
<tr>
<td>220, 219, 221, 223 &amp; 217 N. East St.</td>
<td></td>
</tr>
<tr>
<td>512, 514, 516 &amp; 518 E. Lane St.</td>
<td></td>
</tr>
<tr>
<td>227, 225, 222 &amp; 221 Elm St.</td>
<td></td>
</tr>
<tr>
<td>503, 511, 519, 521, 525 E. Jones St.</td>
<td></td>
</tr>
</tbody>
</table>

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: Randall & Heather Scott

Mailing Address: 218 N. East Street

City: Raleigh  State: NC  Zip Code: 27601

Date: 4/1/2017  Daytime Phone: 919-219-1044

Email Address: hrose100@yahoo.com

Signature of Applicant: [Signature]

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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature: [Signature]  Date: 4/3/2017

Project Categories (check all that apply):

- Exterior Alteration
- Addition
- New Construction
- Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

- Yes
- No

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

<table>
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<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work</th>
</tr>
</thead>
<tbody>
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<td>3.8</td>
<td>Porch</td>
<td>Request to add a covered porch at rear entrance</td>
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<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>YES</th>
<th>N/A</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
</tr>
</thead>
</table>

Attach 8-1/2" x 11" 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.

Minor Work (staff review) – 1 copy

Major Work (COA Committee review) – 13 copies

1. **Written description.** Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)

2. **Description of materials** (Provide samples, if appropriate)

3. **Photographs** of existing conditions are required.

4. **Paint Schedule** (if applicable)

5. **Plot plan** (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.

6. **Drawings** showing proposed work
   - Plan drawings
   - Elevation drawings showing the new façade(s).
   - Dimensions shown on drawings and/or graphic scale.
   - 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet.

7. **Stamped envelopes** addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work)

8. **Fee** (See Development Fee Schedule)

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Major Work Description - Covered Porch

Request to build a 15’ wide x 10’ deep x 11’ high, covered porch at rear entrance of home with a set of three steps totalling 4’ long x 4’ wide. Porch will have 1’ painted facia at base, 8” x 8” painted posts & Crown at top, flat membrane EPDM roof & painted 3’ 1/4” tongue and groove flooring. No railing. See attached elevations.

Paint Plan:

Porch body, posts, fascia, deck band, steps: Sherwin Williams Westinghouse White
Porch Ceiling: Benjamin Moore Constellation
Porch Flooring: Benjamin Moore Van Courtland Blue
Existing 1 Story House

Proposed Covered Porch
Existing 1 Story House

1x10 Painted Fascia

Flat Membrane EPDM

Crown

Painted 8"x8" Post

Painted 3-3/4" T&G