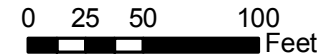


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072-17-CA

218 N EAST STREET
OAKWOOD HISTORIC
DISTRICT (HOD-G)



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

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3.8	Entrances, Porches and Balconies	Construct new covered porch at rear entrance with wood stair

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.



Planning & Development

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

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- ☐ Minor Work (staff review) – 1 copy
Major Work (COA Committee review) – 13 copies
- ☒ Most Major Work Applications
- ☐ Additions Greater than 25% of Building Square Footage
- ☐ New Buildings
- ☐ Demo of Contributing Historic Resource
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 510466
File # 072-17-CA
Fee CK# 1524
Amt Paid 147.00
Check # 147.00
Rec'd Date 4-12-17
Rec'd By K. Prith

- 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:

Property Address	Property Address
<u>220, 219, 221, 223 & 217 N. East St.</u>	
<u>512, 514, 516 & 518 E. Lane St.</u>	
<u>227, 225, 222 & 221 Elm St.</u>	
<u>503, 511, 519, 521, 525 E. Jones St.</u>	

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 		

Minor Work Approval (office use only)	
<p>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.</p>	
Signature 	Date 4/3/2017

<p>Project Categories (check all that apply):</p> <p><input checked="" type="checkbox"/> Exterior Alteration</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Demolition</p> <p>Will you be applying for state or federal rehabilitation tax credits for this project?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p>(Office Use Only)</p> <p>Type of Work _____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief Description of Work
3.8	Porch	Request to add a covered porch at rear entrance

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>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.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>					
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"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 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. 	<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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

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 fascia 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.

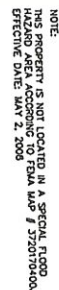
Paint Plan:

Porch body, posts, fascia, deck band, steps: Sherwin Williams Westinghouse White

Porch Ceiling: Benjamin Moore Constellation

Porch Flooring: Benjamin Moore Van Courtland Blue





LEGAL

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OR RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE

NORTH CAROLINA
WAKE COUNTY

This parcel is located in the RANCH Planning jurisdiction.

Professional Land Surveyor



TWO TRACTS OF LAND, AS RECORDED IN D.B. 2086, PG. 619 W.C.R.

WAKE COUNTY REGISTRY

DATE	FILE	SUBJECT
DATE	FILE	SUBJECT

HECK-PPOOL HOUSE

WAKE COUNTY, NC 215
LAURA M RIDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
09/17/2012 AT 11:40:18
BOOK: 2H2012 PAGE: 00984

PLAT REFERENCE
DOU 1084 OC 000 VBOM 1984, PC. 233 W.C.R.
BOM 2008, PC. 1171 W.C.R.

BOUNDARY SURVEY
PROPERTY OF

HEATHER SCOTT & RANDALL SCOTT
218 N. EAST ST. - RALEIGH, N.C.

ZONED: R-10
TOWNSHIP: RALEIGH

TAX MAP:

COUNTY: WAK

PARCEL(S):

PIN(S): 1704.20 90 3103
STATE OF NORTH CAROLINA, U.S.A.

JOB NO : 12-09-03



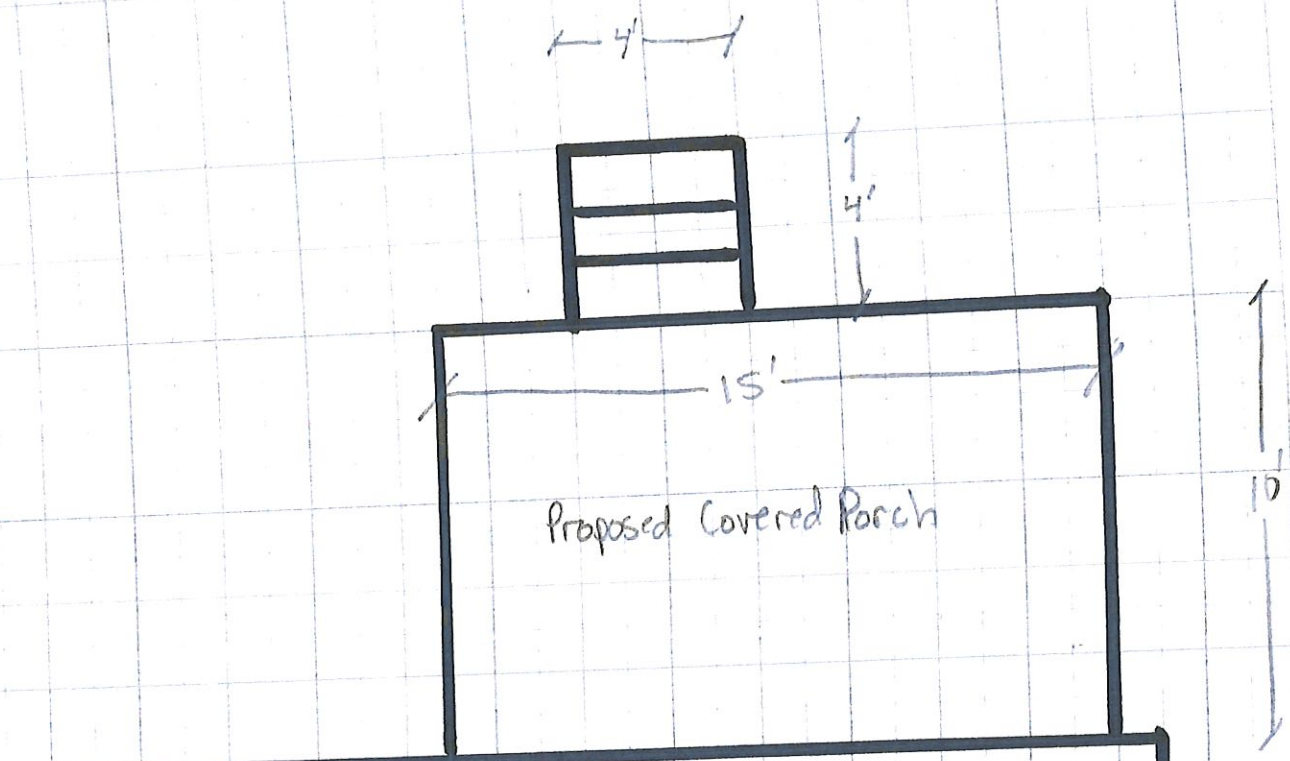
B. L. SCOTT & CO.
PROFESSIONAL LAND SURVEYORS
P. O. BOX 12493 - RICHMOND, MONTANA 59108
TEL. 414-0000-0054 FAX 414-000-1000

DATE: 9-10-12
FIELD BK: M421/49
SURVEYED BY: BLS

REMSD

DATE:
DATE:

DATE: 9-10-12
FIELD BK: M421/49
SURVEYED BY: BLS



Existing 1 Story House

Existing
1 Story
House

Flat
Membrane
EPDM

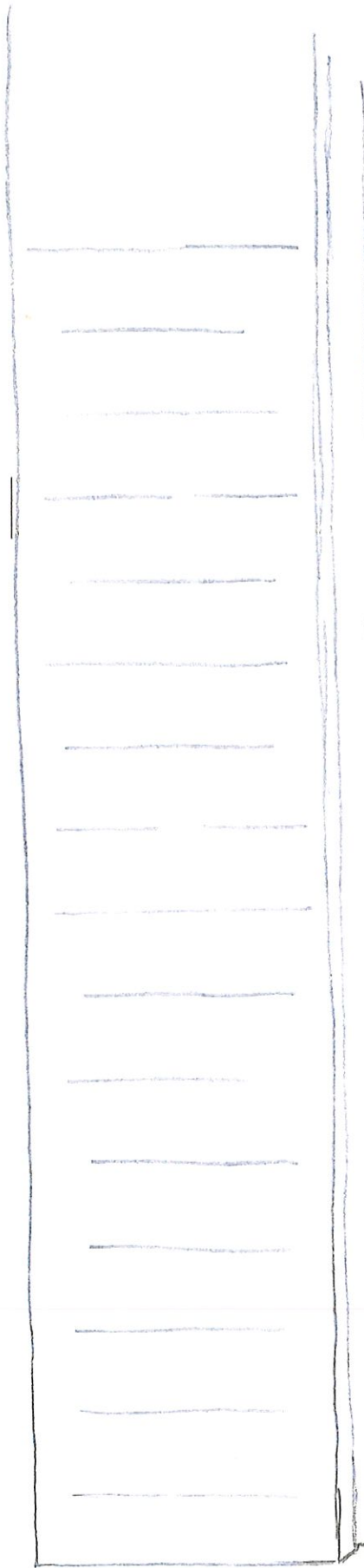
Crown

Painted
8"x8"
Post

Painted
3-1/4" Trb

1x10 Painted Fascia

10'

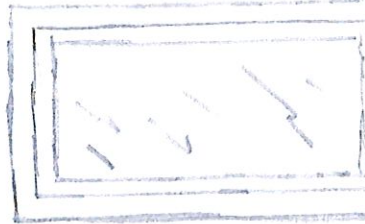
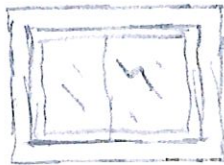


Flat Roof

2x10

Beaded T&G

Crown Moulding



6x8 posts w/ no railing

Painted T&G flooring - 3 1/2" wide

2x10

wood steps to brick walk

11'4"

15'

Notes:

Ceiling - Painted

Flooring - Stained or Painted

Roof - Flat + membr

Posts - 8"x8"

Fascia - 1x10 Painted

Deck Band - Painted

Steps - Painted