



City of Raleigh



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083-18-CA

908 DOROTHEA DRIVE
BOYLAN HEIGHTS
HISTORIC DISTRICT
(HOD-G)

0 30 60 120
Feet



Nature of Project:
Rear addition; rear deck;
relocate front door;
reconfigure front facade;
reconfigure screen porch;
window alterations

APPLICANT:
ANTHONY CASALETTO &
MELISSA MASON

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

083-18-CA 908 DOROTHEA DRIVE
Applicant: ANTHONY CASALETTO AND MELISSA MASON
Received: 5/9/18 Meeting Date(s):
Submission date + 90 days: 8/7/2018 1) 6/28/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Rear addition; rear deck; relocate front door; reconfigure front façade;
reconfigure screen porch; window alterations; change exterior paint colors

DRAC: An application was reviewed by the Design Review Advisory Committee at its May 7, 2018 meeting. Members in attendance were Curtis Kasefang and David Maurer; also present were Melissa Robb, Collette Kinane, and Tania Tully.

Amendments: None

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
2.4	Paint and Paint Color	Change exterior paint color.
2.6	Exterior Walls	Construct rear addition, Window alterations, relocate front door
2.7	Windows and Doors	Window alterations, relocate front door
2.8	Entrances, Porches, and Balconies	Reconfigure front façade, relocate front door; reconfigure screen porch
3.1	Decks	Construct rear deck
3.2	Additions to Historic Buildings	Construct rear addition

STAFF REPORT

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

- A. Construction of a rear addition; construction of a rear deck; reconfiguration of screen porch; and changing the exterior paint color are not incongruous in concept according to *Guidelines* 2.4.2, 2.4.3, 2.4.4, 2.6.1, 2.6.2, 2.7.1, 2.7.5, 2.7.9, 2.8.1, 2.8.3, and the following suggested facts:
- 1* The structure is described in the Boylan Heights National Register nomination as a c. 1924 "one-story Bungalow; pedimented gable with attached porch -extended to left. (Room added?)."

- 2* The applicant proposes removing a 1960s era shed addition and constructing a new addition of 330 SF to the rear. The addition will be clad in wood siding that matches the width and profile of the existing wood siding and will have matching corner boards.
- 3* The proposed addition and deck span the full width of the rear of the structure. The form of the addition is a cross gable that adds approximately 5' across the full width. An additional 10' is added through an elongated gable that is slightly wider than half of the main structure (~21').
- 4* The addition will be discernible from the existing structure by maintaining the corner boards on the east and west facades.
- 5* The ridgeline of the addition is lower than that of the main body of the house. A standing seam metal roof is proposed to match the standing seam roof on the existing structure.
- 6* A note on the proposed elevations states, "All materials to match existing house in color, profile, and construction." Written details on the metal roof are provided except that there is no note that the pans between the seams will be flat.
- 7* The windows on the addition are drawn to show flat trim on three sides and a sill on the bottom as is traditional. Specifications and details were not provided.
- 8* The applicant proposes full-light wood outswing French doors for the rear addition entry from the deck. The French doors will be flanked on either side by a matching, fixed door.
- 9* The proposed deck will be at the level of the main floor and measure 15' by approximately 8' (this measurement was not dimensioned on the proposed floor plan). It will fill the north-west corner of the structure.
- 10* The proposed addition and deck will increase the built mass by 27.3%.
- 11* The proposed floorplan shows the installation of a window on the right most side of the west façade; however, this window does not appear on the elevation drawing A\A2.1.
- 12* The existing windows are a combination of one-over-one, eight-over-one, and six-over-six double-hung wood framed. The proposed windows on the addition are Sierra Pacific simulated divided light six-over-one double-hung wood windows. One sixteen pane simulated divided light window is proposed for the west façade.
- 13* Paint colors were provided in the application.

- 14* The west side of the front porch was previously partially enclosed and screened at an unknown earlier date. The screened portion is located on the north. The applicant proposes the full enclosure of the partially screened room. There is a discrepancy between the drawings, floor plan, and existing condition photographs as to where the existing transition in design (where the screen is currently located) occurs. It is not shown in the north elevation or on the floorplans, but it can be seen on the existing west elevation and the existing condition photographs.
- 15* The addition and deck will add 480 SF to the building footprint, which will increase the impervious lot coverage to 33.7%. Currently, the impervious coverage is 1,990 SF or 29.2%. The application uses the language “impervious lot coverage,” which appears to be the built area.
- 16* The application includes a statement from an arborist certified by the International Society of Arboriculture (ISA) that includes instructions as to how tree protection could be implemented, but does not include a tree protection plan.
- 17* A plan identifying trees on the subject property and the root zones of trees on adjacent properties wasn’t provided
- B. The relocation of front door, reconfiguration of front façade, and window alterations is incongruous to *Guidelines* 2.6.8, 2.7.2, 2.7.11, 2.8.9 and the following suggested facts:
- 1* The door and window alterations are proposed in the front character defining facade. The application provides insufficient evidence to support that the existing configuration is not historic.
- 2* The applicant proposes the relocation of the front door to a centered location, but does not provide any convincing documentation or evidence that the door was originally centered. The applicant does provide several photographs of similar style houses that feature front doors centered under a gable end.
- 3* The existing door is centered between the two columns that are closest together; the existing windows are between columns in the adjacent bays. The proposed window configuration places a window behind a column.

- 4* The proposed front door is a two panel Front Door Company wood door with 8 panes in the upper third of the door.
- 5* The application notes the alteration of windows on each façade. Several windows that are proposed to be removed are indicated as intended to be reused in new locations on the structure.
- 6* Substantial window alterations are proposed for the front façade. Due to the proposal to relocate the front door, the double window is proposed to be relocated from the left side of the door to the right side of the door. No evidence was provided that this configuration is original to the house.

Staff suggests that the committee deny the window and door alterations on the front wall of the house and

approve the remainder of the application with the following conditions:

1. That tree protection plans be implemented and remain in place for the duration of construction.
2. That the metal roofing have flat pans with no striations or ridges.
3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. Eave/soffit details;
 - b. Door and window trim;
 - c. Revised floor plan or west and north elevations (depending on which was accurate)
 - d. A site plan noting the locations and critical root zones of trees greater than 10" dbh on this property as well as the critical root zones from trees on adjacent properties.
 - e. A tree protection plan prepared by an ISA certified arborist that addresses the critical root zones and provides staging areas for construction materials.

4. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. HVAC dimensions and associated screening;
 - b. Window specifications including sections and muntin profiles

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



<input checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input checked="" type="checkbox"/> Major Work (COA Committee review) – 10 copies <input checked="" type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center; margin: 0;">For Office Use Only</p> Transaction # _____ File # <u>083-18-CA</u> Fee _____ Amount Paid _____ Received Date _____ Received By _____																		
Property Street Address <u>908 Dorothea</u>																			
Historic District <u>Baylen Heights</u>																			
Historic Property/Landmark name (if applicable) <u>None</u>																			
Owner's Name <u>Anthony Casabotto & Melissa Masow</u>																			
Lot size <u>0.16 acres</u> (width in feet) <u>59.97</u> (depth in feet) <u>122.50</u>																			
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).																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="padding: 5px;">Property Address</th> </tr> </thead> <tbody> <tr><td style="padding: 5px;"><u>SEE ATTACHED</u></td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> </tbody> </table>	Property Address	<u>SEE ATTACHED</u>								<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="padding: 5px;">Property Address</th> </tr> </thead> <tbody> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> <tr><td style="padding: 5px;"> </td></tr> </tbody> </table>	Property Address								
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<u>SEE ATTACHED</u>																			
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: <u>Melissa Mason & Anthony Casaleto</u>		
Applicant <u>↓ ↓</u>		
Mailing Address <u>120 N. Bloodworth St</u>		
City <u>Raleigh</u>	State <u>NC</u>	Zip Code <u>27601</u>
Date <u>4/30/2018</u>	Daytime Phone <u>919.946.5025</u>	
Email Address <u>raleigh.mel@gmail.com</u>		
Applicant Signature <u>Melissa Mason</u>		

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

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
3.1	WOOD DECKS	SEE ATTACHED NAKATIVE
3.2	ARCH METALS	
3.3	ROOF	
3.4 2.6	EXTERIOR WALLS	
3.5 2.7	WINDOWS/DOORS	
4.1 3.1	DECKS	
3.6 3.2	ADDITIONS	
2.4	PAINT & COLOR	
2.5	ROOF	

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. 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. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<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 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 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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

908 Dorothea Dr.

Application for Certificate of Appropriateness
Submitted May 16, 2018

Index

1. Project Overview
2. Location & Context
3. Photos of Existing Site
4. Existing Plans
5. Proposed Plans
6. Comparable Projects
7. Tree Protection
8. Window & Door Information
9. Paint Schedule

1. PROJECT OVERVIEW

The owners of the home at 908 Dorothea Dr. hope to add a single story addition to the rear facing elevation of their existing 2 bedroom 1 bathroom home. The home was originally built in 1924 and is listed on the National Register Nomination as "One-story Bungalow; pedimented gable with attached porch - extended to left." The project scope is to add as follows:

- Add rear addition of 330 sf
- New pressure treated drip through deck of 150 sf at rear of house
- Remove existing front door and relocate – does not appear to be original.
- Remove one existing front window and relocate it on front of exterior adjacent to another window
- Provide new front door in location of relocated window to match the original style of the home
- Remove small screen porch on West Elevation – Remove Exterior door and replace with matching wood siding (Photograph #7)
- Remove one original window on North Elevation and Reuse in addition on West Elevation (Photograph #3)
- Add new wood window on West Elevation to replace existing non-original window
- Remove small non-original window on West elevation and replace with wood siding to match adjacent (Photograph #7)

The proposed addition will be located at the rear of the home in an inconspicuous location. The current plan is for both sides of the addition to be in line with the original house, the addition will be discernible on the East and West elevations by maintaining the original corner board. The current impervious for the lot is 1,990.3 SF which makes it 29.2% of the total lot size. By removing the side stairs, the small addition in the rear, and the pavers to the side entrance we lose approximately 173.3 sf. The addition of the deck and new building footprint adds 480 sf bringing the new impervious on the lot to 33.7% for an increase of 4.5%. The building footprint is in currently 1,208 sf and the new total square footage would be 1,538 sf for an increase of 27.3%.

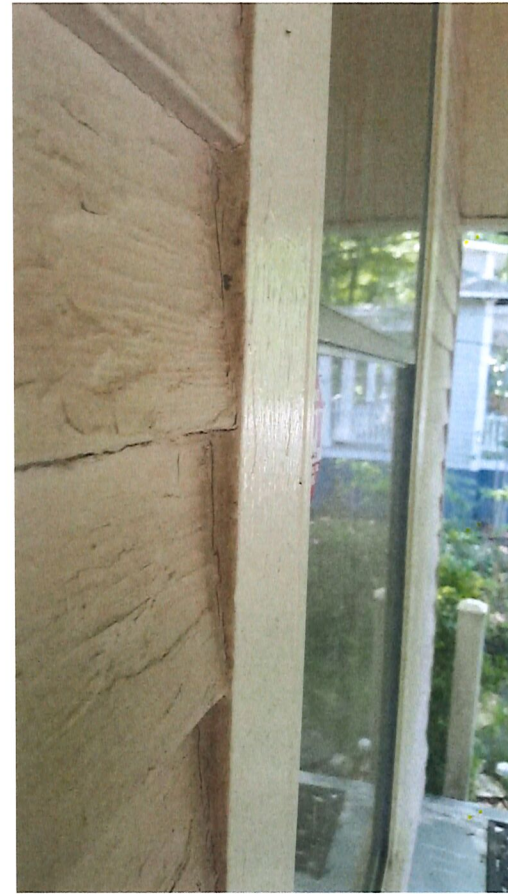
The addition will be clad in smooth faced wood siding of the same width and profile as the original house with matching corner boards. The addition will have a standing seam metal roof to match existing. It will be 1 ¼" H x ¼" w seams with 18" wide panels and 24 gauge metal in Colonial Red by McElroy Metal.

The new windows on the addition will be Sierra Pacific double hung wood with SDL pattern to match rest of the house; the new window on the West elevation will be Sierra Pacific fixed wood with a similar SDL pattern. The outswing French doors in the rear of the house will be Sierra Pacific wood and be flanked by a fixed door on each side, these windows would not have grilles. These windows mimic the style of the current house. As noted on the plans we will resuse the existing windows which are removed for the addition.

The current door is not the original door or original trim. We feel the original door would have been centered between the largest width of the two columns and centered under the small gable dormer. The adjacent properties have stairs which enter directly from Dorothea Dr. up to the front door, this property has a side entrance.



Door Trim



Window Trim

Next Page: Examples of Front Doors centered under a dormer/ end gable on adjacent streets

807 South St



919 South St



1004 South St



South



RHDC Guidelines

2.4 Paint and Color

The exterior cladding, trim, and windows will be preserved except where indicated in this application. All existing surfaces will be properly prepped per section 2.4.2 to maintain existing historical character before final painting. None of the existing brick or masonry will be painted. Wood siding will only be replaced if rot is found and will be replaced with same material.

2.5 Roof

The existing roof will be removed on the back side of the residence to allow for the new addition. The existing roof will be re clad with the same 1-1/4" Standing Seam metal roof in Colonial Red as the existing roof and addition.

2.6 Exterior Walls

The existing exterior walls will be maintained as preserved on three of the four walls with the fourth being removed to allow for the addition. The character of the remaining walls will be preserved and materials will only be replaced if found to be unsound. All existing character defining features of the front porch will remain and be repainted as required.

2.7 Windows and Doors

We are maintaining existing windows and doors as indicated on plans and plan to reuse windows that are removed in the new addition. The existing character of the front façade has already been altered with the enclosure of the front corner of the existing porch. The front door relocation is in hopes to center the house under the end gable. See above.

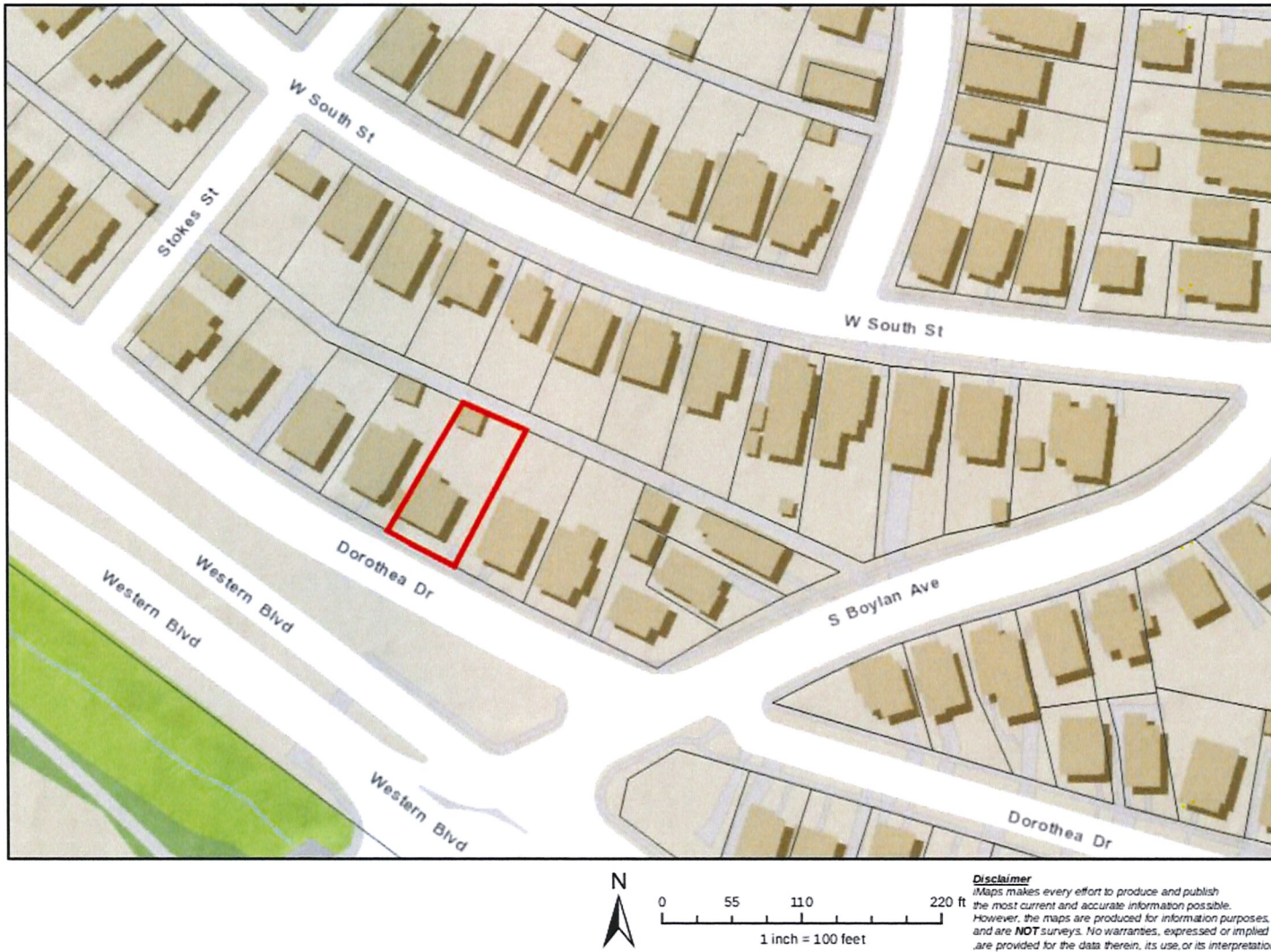
3.1 Decks

The new deck will be constructed at the rear of the house and is not visible from Dorothea Dr. It will be minimally attached to the main structure and does not require removal of any historic or character defining elements.

3.2 Additions

The addition is located at the rear of the building and is minimally visible from Dorothea Dr. and the front elevation. All new materials will match the existing house and new wood windows and doors will closely match existing. The new ridge will not be visible from the elevation. The addition will increase the house by 27% and the scale and massing allow the main structure to remain as the focal point. A tree protection plan will be implemented.

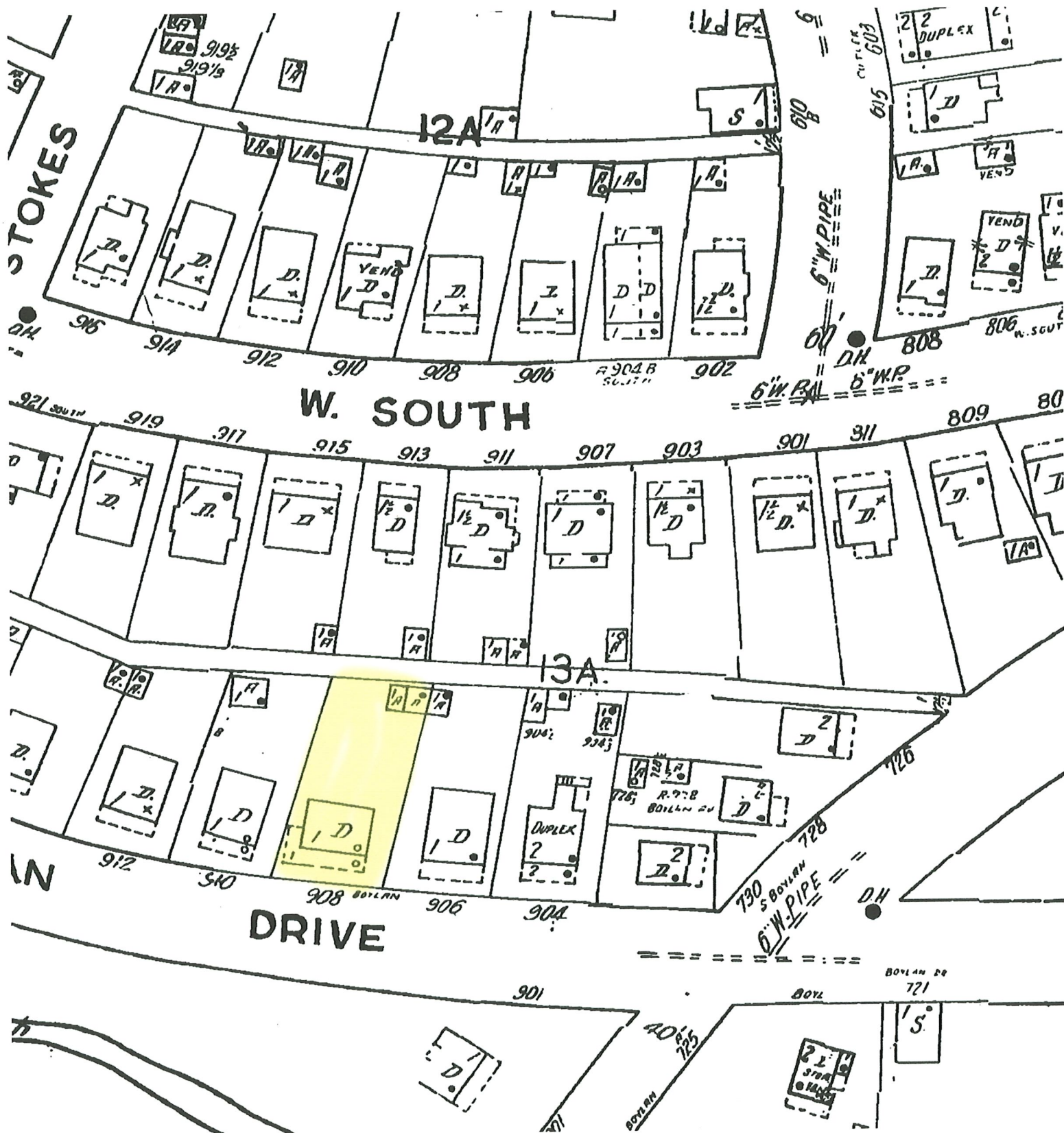
2. LOCATION & CONTEXT

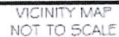




0 55 110 220 ft
1 inch = 100 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





IFT - IRON PIPE FOUND
DMS - DRILL HOLE SET
NLF - NAIL FOUND
RAW - RIGHT-OF-WAY
A/C - AIR CONDITIONING UNIT
LP - LIGHT POLE
FP - POWER/UTILITY POLE
OW - OVERHEAD UTILITY LINES
WM - WATER METER
CO - SEWER CLEANOUT
SSMH - SANITARY SEWER MANHOLE
SS - UNDERGROUND SANITARY SEWER PIPE

REFERENCES:
DB 3569 PAGE 255
BM 1385 PAGE 114

MINIMUM BUILDING SETBACKS:
ZONING R-10 (CITY OF RALEIGH)
GENERAL HISTORIC OVERLAY DISTRICT (H)
PRINCIPAL BUILDING SETBACKS

- FROM PRIMARY STREET - 10'
- FROM SIDE STREET - 10'
- FROM SIDE LOT LINE - 5'
- SUM OF SIDE SETBACKS - 10'
- FROM REAR LOT LINE - 20'

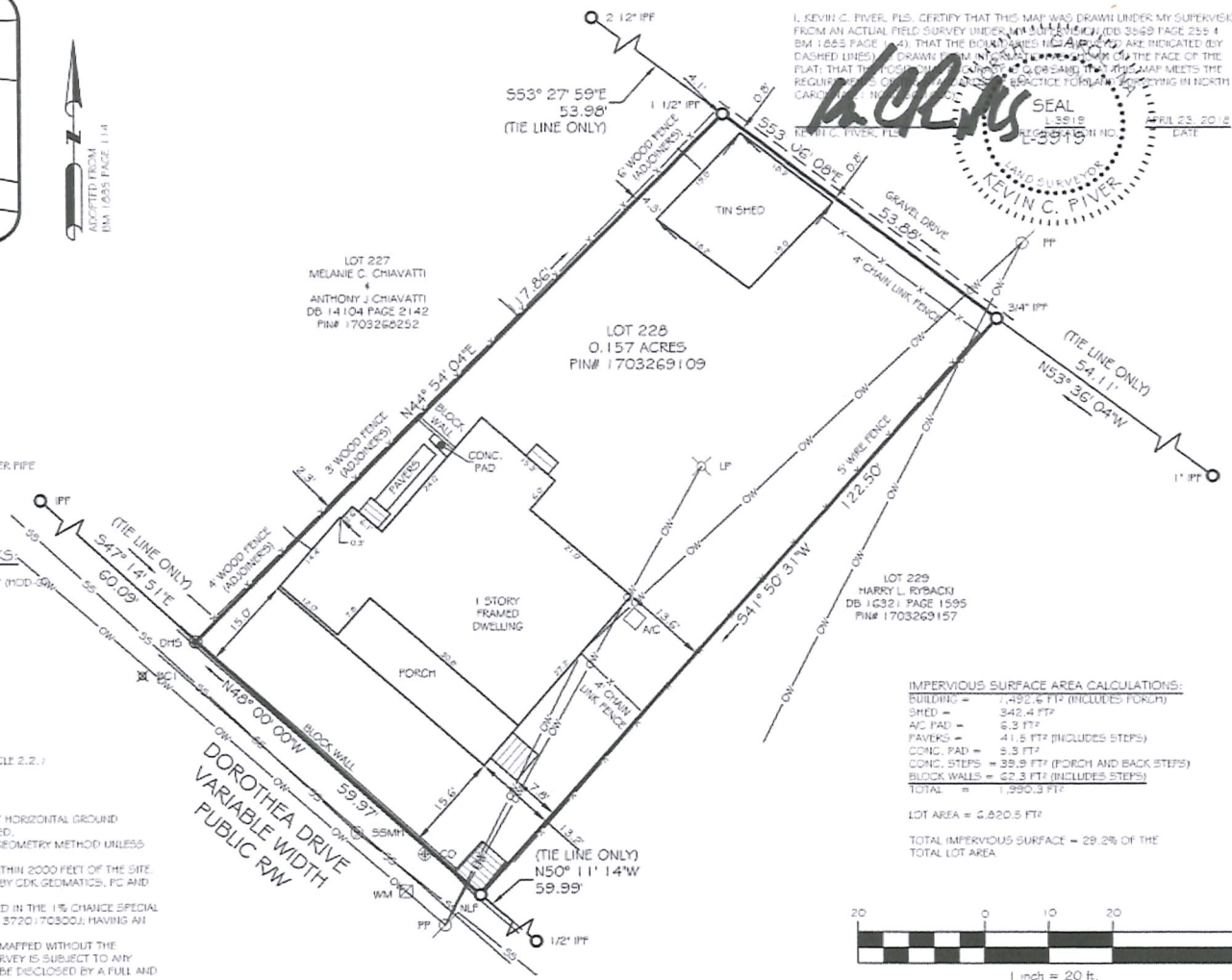
ACCESSORY STRUCTURE SETBACKS

- FROM PRIMARY STREET - 50'
- FROM SIDE STREET - 20'
- FROM SIDE LOT LINE - 5'
- FROM REAR LOT LINE - 5'

ABOVE SETBACKS TAKEN FROM ARTICLE 2.2.1
OF THE CITY OF RALEIGH UDO.

NOTES:

1. ALL DISTANCES ARE US SURVEY FEET HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. AREAS COMPUTED BY COORDINATE GEOMETRY METHOD UNLESS OTHERWISE NOTED.
3. NO GEODETIC MONUMENT FOUND WITHIN 2000 FEET OF THE SITE. THIS SURVEY IS NOT COFFRONTED BY CLK, GEOMATICS, PC AND OTHERS ARE RESERVED.
4. THE SUBJECT PARCEL IS NOT LOCATED IN THE 1% CHANCE SPECIAL FLOOD HAZARD AREA PER FIRM MAP 3720-70300A, HAVING AN EFFECTIVE DATE OF MAY 2, 2006.
5. THIS SURVEY WAS PERFORMED AND MAPPED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEY IS SUBJECT TO ANY FACTS AND ENCUMBRANCES WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



I, KEVIN C. PIVER, FIELD CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY UNDER MY PERSONAL SUPERVISION, JOB 35669 PAGE 255. I AM 1,655 PAGE 154. THAT THE BOUNDARIES IN CAP. 154 ARE INDICATED (BY DASHED LINES) AND DRAWN IN ACCORDANCE WITH THE REQUIREMENTS OF THE FACE OF THE PLAT; THAT THE POSITION OF THE BOUNDARIES IN THE MAP MEETS THE REQUIREMENTS OF THE PLAT; AND THAT THE MAP MEETS THE REQUIREMENTS OF THE PLAT. I AM A PRACTICE FOR A PLAT IN NORTH CAROLINA. I AM A PRACTICE FOR A PLAT IN NORTH CAROLINA.



LICENSE # C-3548
CDK GEOMATICS, P.C.
1340 SE MAYNARD RD
SUITE 204
CARY, NC 27511
TEL: 919-535-3225
WWW.CDK-GEO.COM
INFO@CDK-GEO.COM



MELISSA MASON & ANTHONY CASALETTO
FOR
PHYSICAL SURVEY
LOT 228 BOYLAN HEIGHTS
908 DOROTHEA DRIVE
RALEIGH TOWNSHIP, WAKE COUNTY, NC
CURRENT OWNER
CLAUDIA WINSTED ROGERS
DB 3569 PAGE 255, BM 1885 PAGE 114

JOB #: 2018.0180
DATE: APR. 20, 2018
SCALE: 1" = 20'
DRAWN BY: TSC
SURVEYED BY: RSH
REVISIONS:

Adjacent Neighbors

1703269109
CASALETTO, ANTHONY JOSEPH MASON,
MELISSA STAR
908 DOROTHEA DR
RALEIGH NC 27603-2140

1703268366
DEMLER, JOHN ROBERT GELFOND,
CARLEN DAY
917 W SOUTH ST
RALEIGH NC 27603-2159

1703269351
MILLER, ROBERT M TRUSTEE OSVOLD,
LISE L TRUSTEE
913 W SOUTH ST
RALEIGH NC 27603-2159

1703360257
HUBERMAN, JOSEPH G BROMER, RUTH E
904 DOROTHEA DR
RALEIGH NC 27603-2140

1703267295
BURTON, RAY T BURTON, LINDA B
912 DOROTHEA DR
RALEIGH NC 27603-2140

1703269157
RYBACKI, HARRY L
906 DOROTHEA DR
RALEIGH NC 27603-2140

1703360105
HUBERMAN, JOSEPH G BROMER, RUTH E
904 DOROTHEA DR
RALEIGH NC 27603-2140

1703268252
CHIAVATTI, ANTHONY J CHIAVATTI,
MELANIE C
910 DOROTHEA DR
RALEIGH NC 27603-2140

1703269303
WEST, JESSICA B WEBB, PETER H
915 W SOUTH ST
RALEIGH NC 27603-2159

1703360209
RUNYON, SCOTT MERCER, KIM
911 W SOUTH ST
RALEIGH NC 27603-2159

3. PHOTOS OF EXISTING SITE



Photograph #1: View From Dorothea Dr.



Photograph #2: Existing Front Porch – For Window and Door Reference



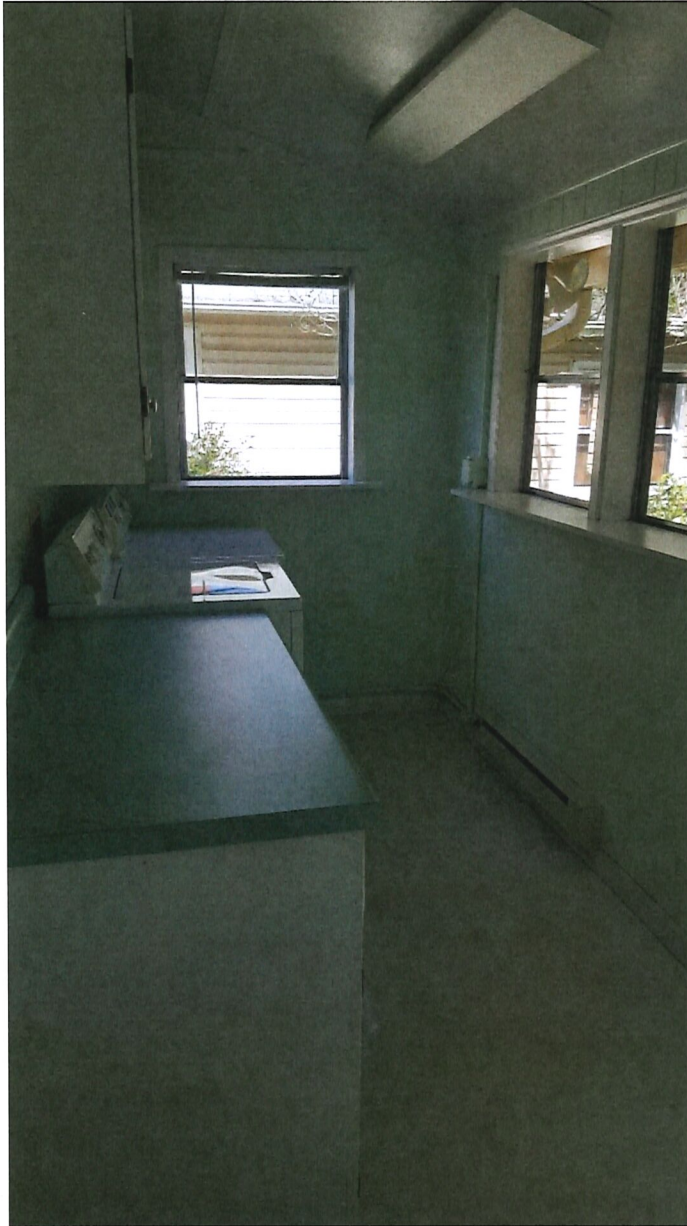
Photograph #3: North Elevation



Photograph #4: North Elevation w/ 1960's Addition to Be Removed



Photograph #5: North Elevation w/ 1960's Addition to Be Removed



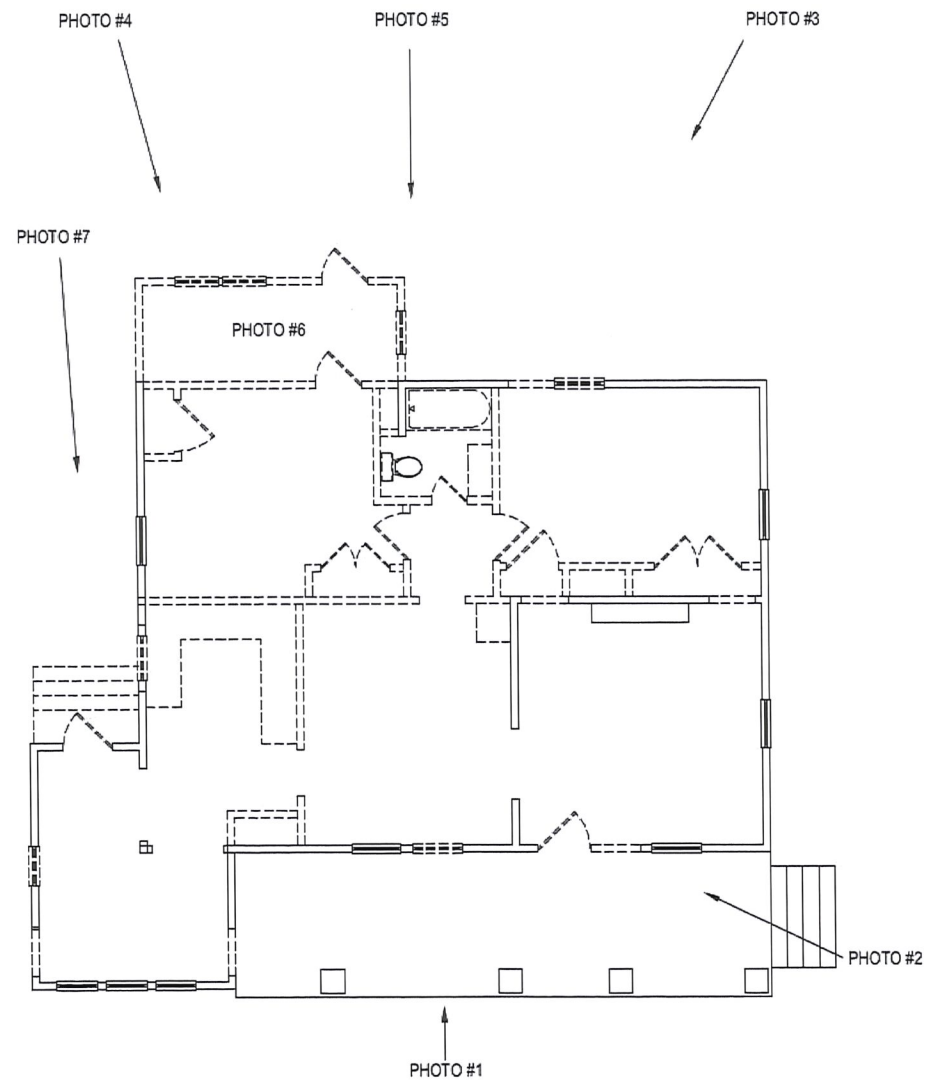
Photograph #6: Interior of 1960's Addition to be Removed



Screen Porch
to Be
Removed

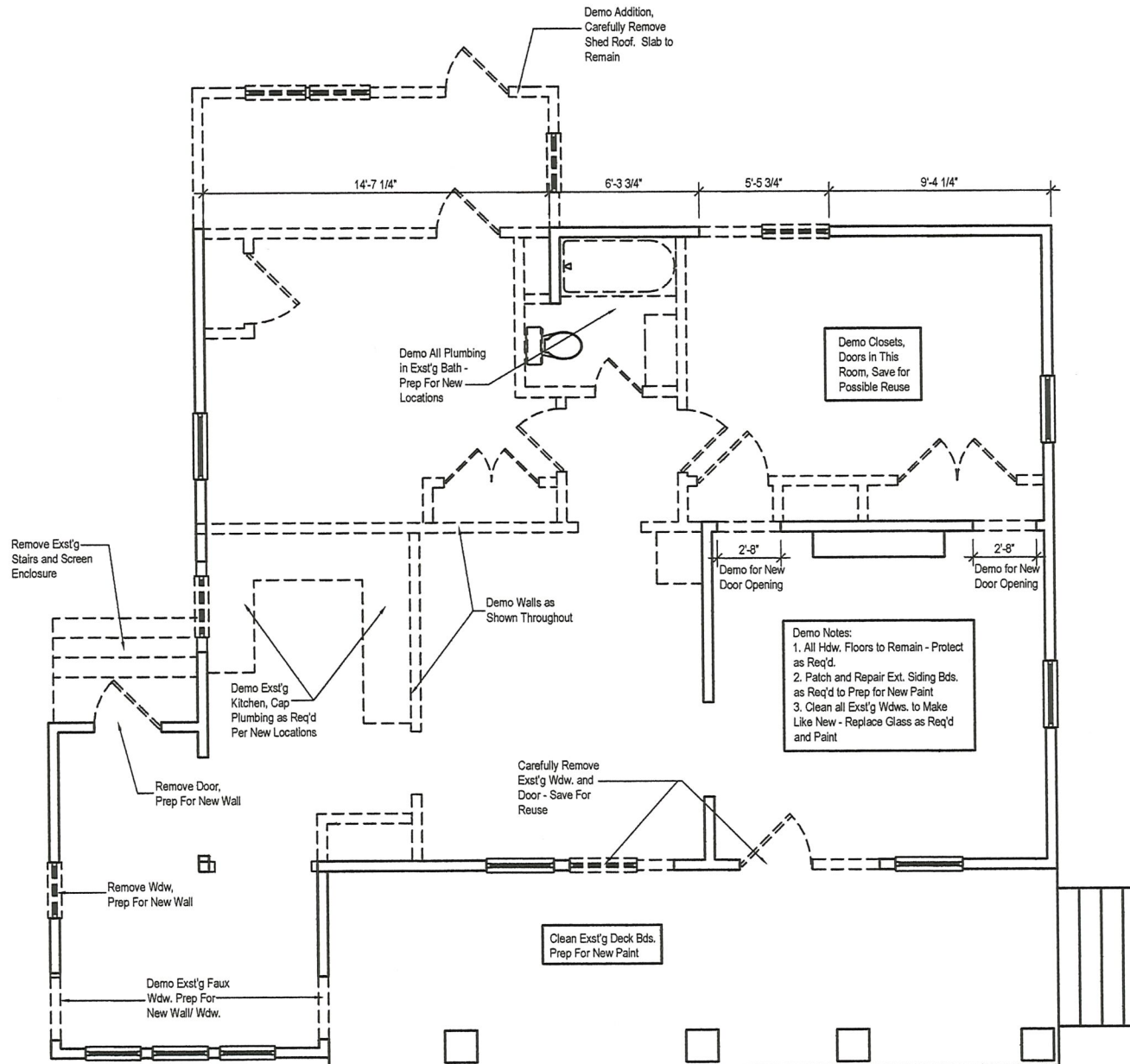
Window to
Be Removed/
Enlarged

Photograph #7: West Elevation – Screen Porch to be Removed



Photography Key

4. EXISTING PLANS





West Elev

Scale $\frac{1}{8}" = 1'-0"$

EXISTING

A

A2.1

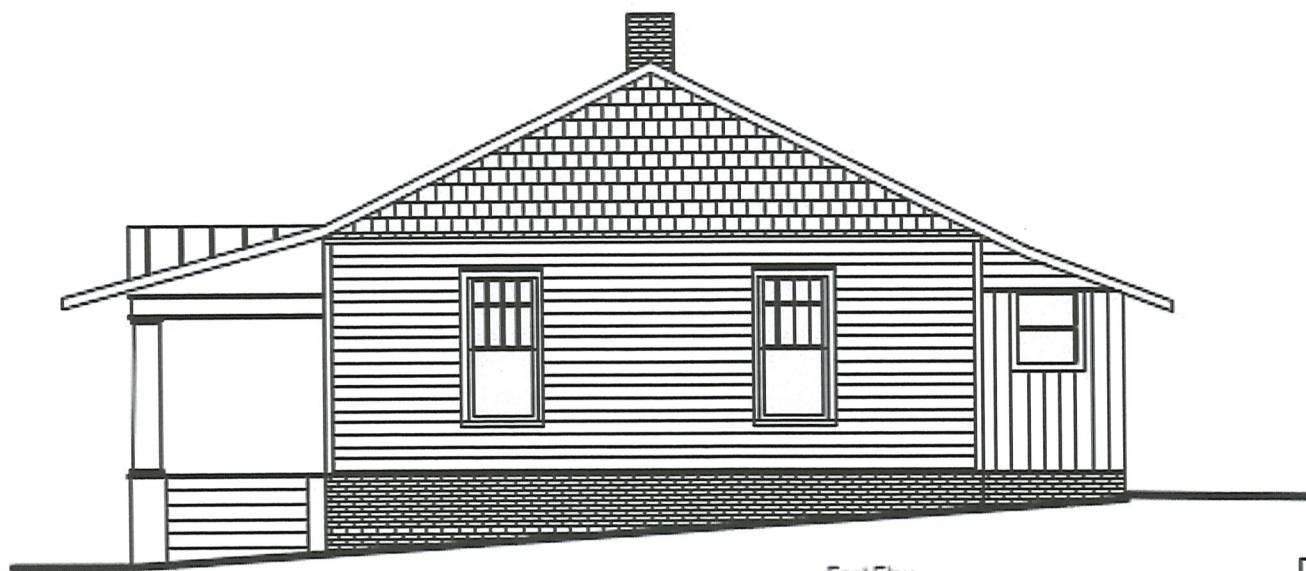


North Elev

Scale $\frac{1}{8}'' = 1'-0''$

EXISTING

B
A2.1

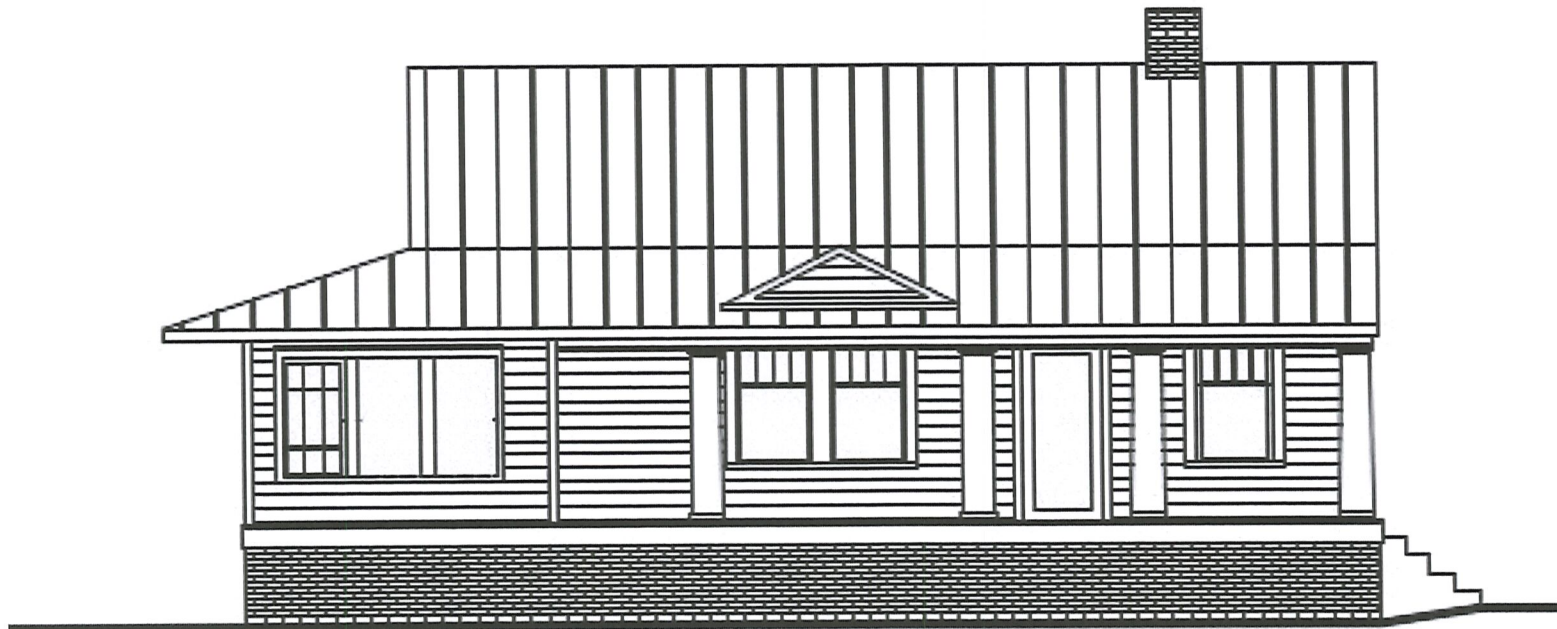


East Elev

Scale $\frac{1}{4}$ " = 1'-0"

EXISTING

C
A2.1



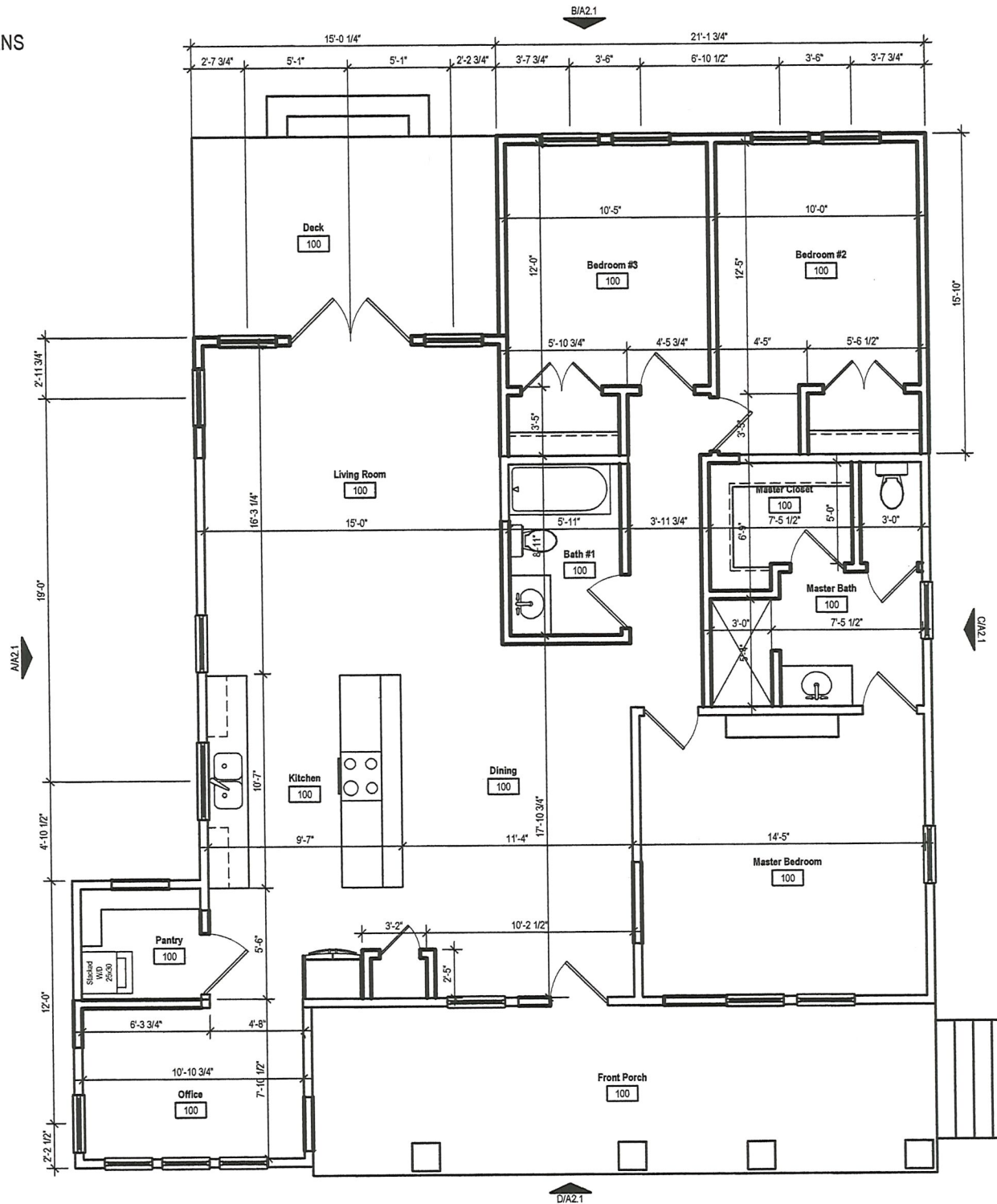
South Elev

Scale = 1"=0'

EXISTING

D
A2.1

5. PROPOSED PLANS





Proposed West Elevation

A
A2.1

EXTERIOR NOTES:

1. All Materials to Match Existing House in Color, Profile, and Construction

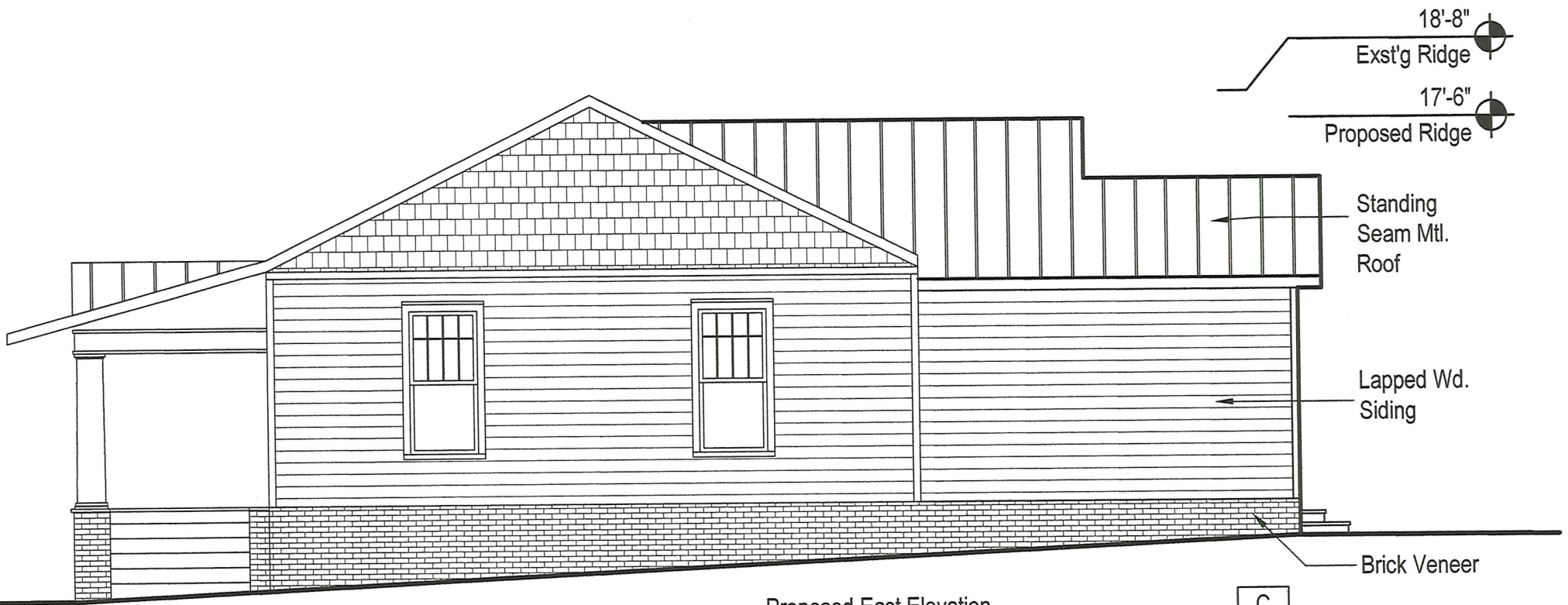


Proposed North Elevation

B
A2.1

EXTERIOR NOTES:

1. All Materials to Match Existing House in Color, Profile, and Construction

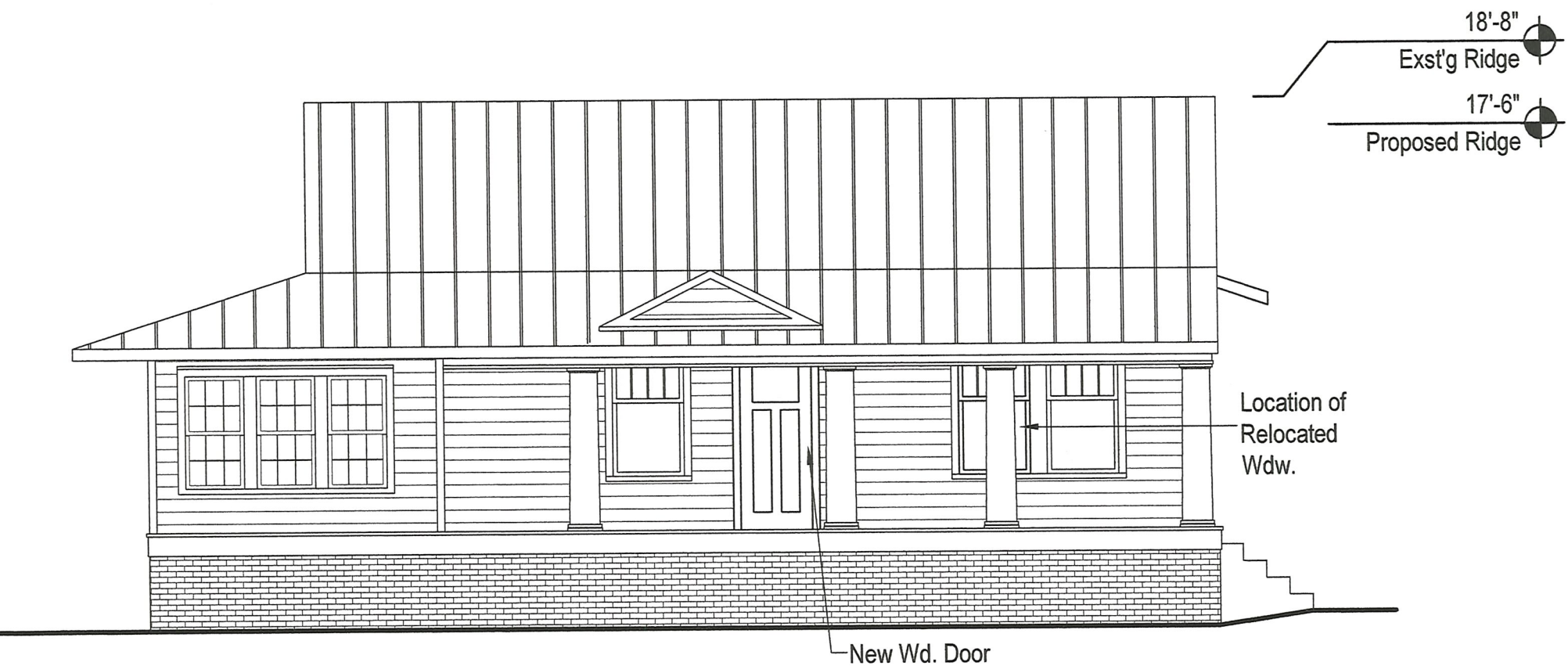


Proposed East Elevation

EXTERIOR NOTES:

1. All Materials to Match Existing House in Color, Profile, and Construction

C
A2.1

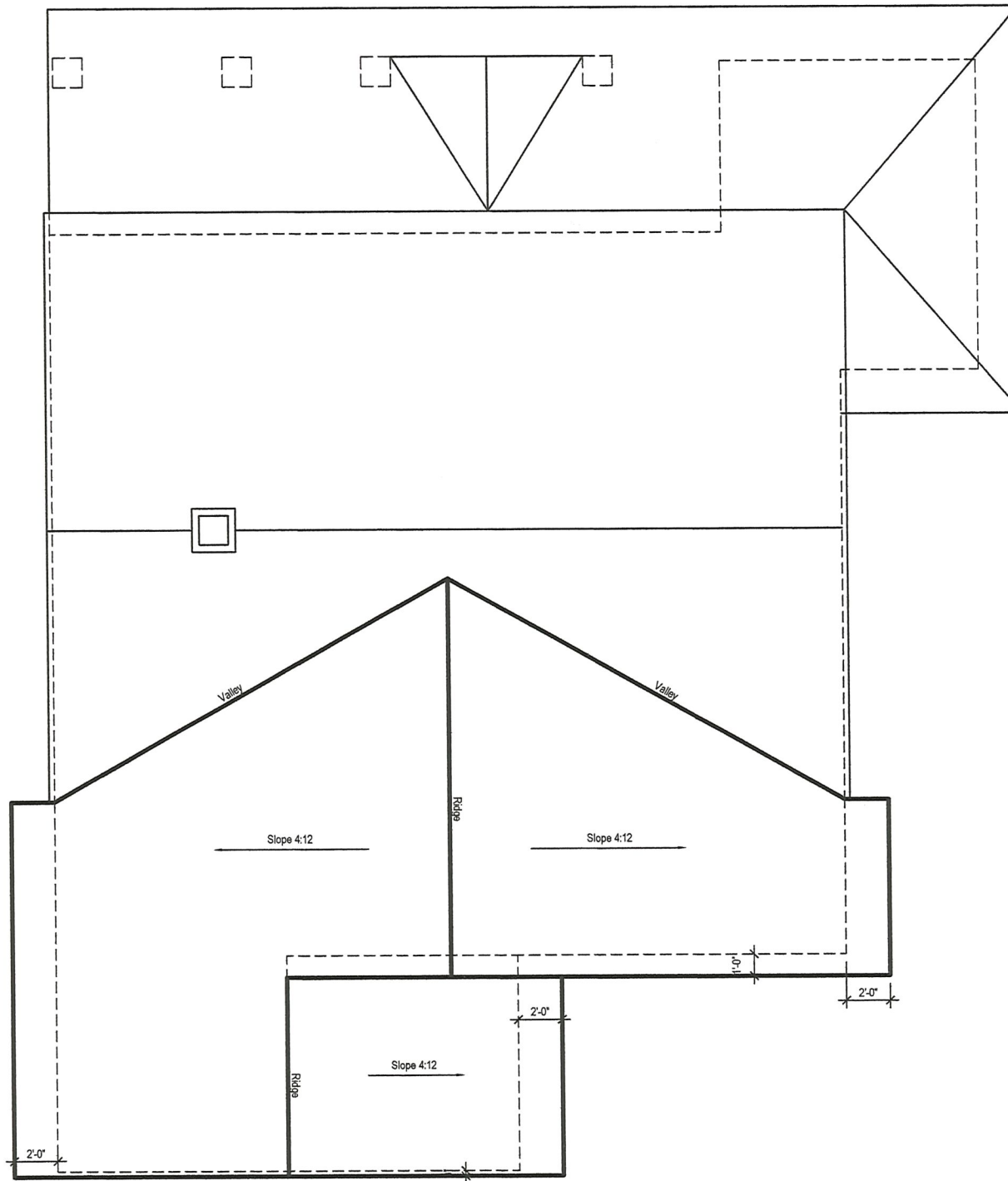


EXTERIOR NOTES:

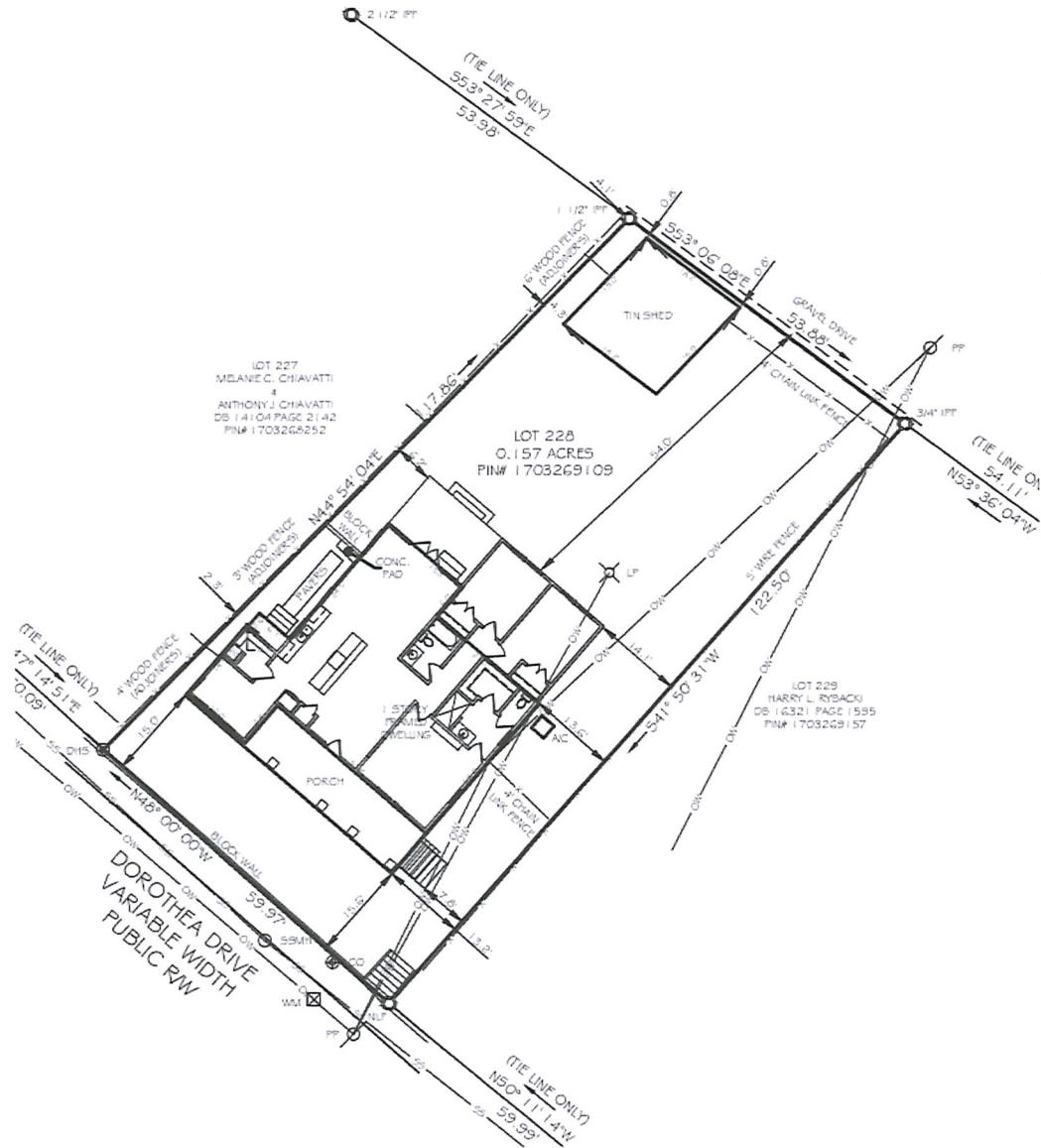
1. All Materials to Match Existing House in Color, Profile, and Construction

Proposed South Elevation

D
A2.1



NEW ROOF PLAN



Site Plan

6. COMPARABLE PROJECTS



**915 W. South St.
COA 104-17-CA**

Construt a 684 SF 1- ½ story Rear Addition and Rear Patio



**917 W. South St.
COA 003-18-CA**

Construction a rear addition and side deck.



**807 W. South St.
COA 005-18-CA**

Construction rear addition and rear porch/ patio

7. TREE PROTECTION PLAN

~~Will bring to Committee meeting~~



5808 Triangle Drive, Raleigh, NC 27617 www.bartlett.com 919-782-7803

June 3, 2018

Project: Tree Protection Plan for home addition.

Property Owner: Melissa Mason

Property: 908 Dortehea Drive
Raleigh, NC 27603

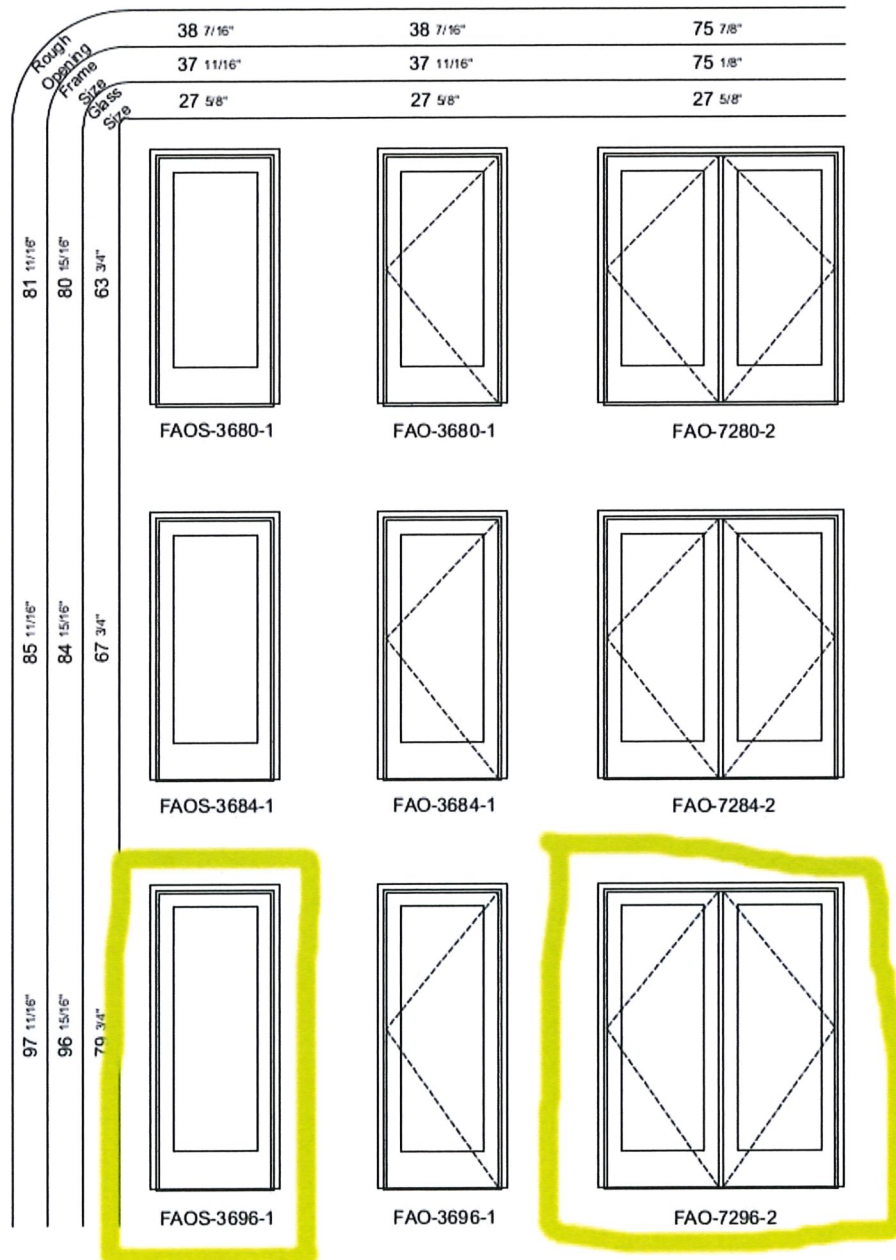
Bartlett Tree Experts inspected the property at 908 Dortehea Dr. in Raleigh for any potential trees within the prospective area for new addition to home. The only tree over 2-inches in diameter is a 10-inch cedar. The tree is approximately 30 to 40 feet from the current foundation. I recommend that a tree protection fence be installed prior to any construction at a minimum of 10 feet from base of tree to minimize any damage to root system by construction equipment. The cedar should not be impacted if the fence is installed before construction begins and the addition should be far enough away that it won't cause harm to the tree.

Stephen Bagley
ISA Certified Arborist: SO-7425A
Arborist Representative
Bartlett Tree Experts

8. DOORS AND WINDOWS

Wood Flexible Access Outswing Door

Scale: 1/4" = 1'-0"



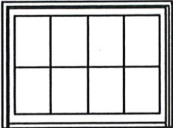
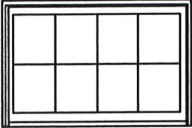
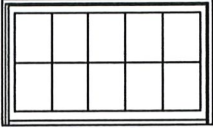
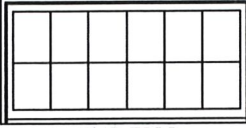
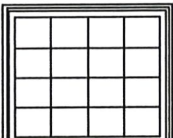
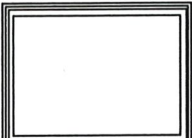
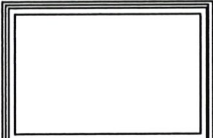
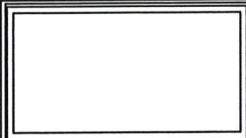
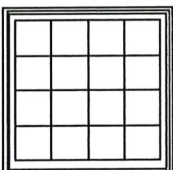
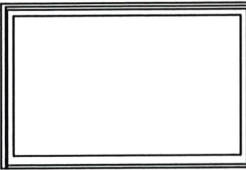
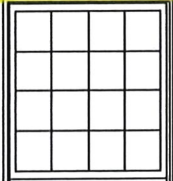
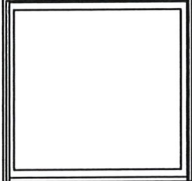
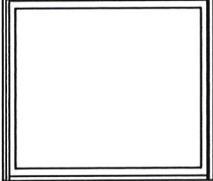
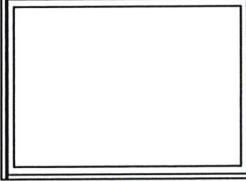
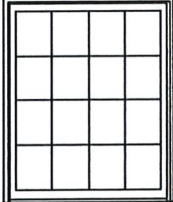
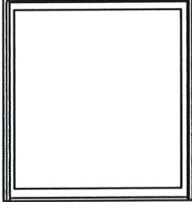
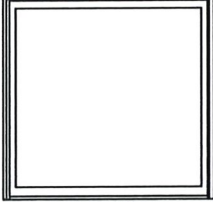
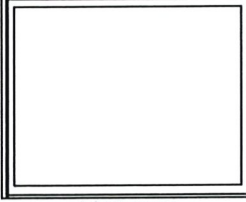
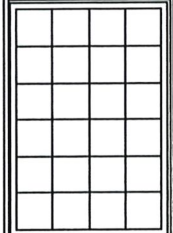
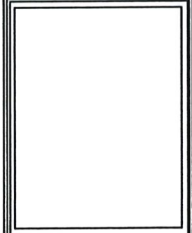
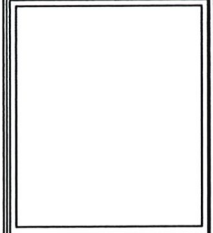
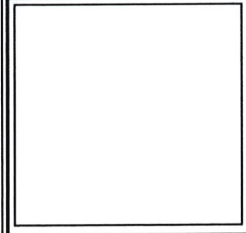
www.sierrapacificwindows.com
800-824-7744

Updated: 7/15

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

Wood Carmel Double Hung - Picture

Scale: 1/4" = 1'-0"

ROUGH OPENING FRAME SIZE GLASS SIZE	48 3/4"	54 3/4"	60 3/4"	72 3/4"
	48"	54"	60"	72"
	42 7/8"	48 7/8"	54 7/8"	66 7/8"
36 3/4"	 PUC-4836	 PUC-5436	 PUC-6036	 PUC-7236
42 3/4"	 PUC-4842	 PUC-5442	 PUC-6042	 PUC-7242
48 3/4"	 PUC-4848	SDL To Match Exst'g		 PUC-7248
54 3/4"	 PUC-4854	 PUC-5454	 PUC-6054	 PUC-7254
60 3/4"	 PUC-4860	 PUC-5460	 PUC-6060	 PUC-7260
72 3/4"	 PUC-4872	 PUC-5472	 PUC-6072	 PUC-7272



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800-824-7744

Updated: 7/14

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

Wood Carmel Double Hung - Cottage Style

Scale: 1/4" = 1'-0"

ROUGH OPENING FRAME SIZE	GLASS SIZE					
	18 3/4"	24 3/4"	30 3/4"	36 3/4"	42 3/4"	48 3/4"
	18"	24"	30"	36"	42"	48"
60 3/4"	13 1/8"	19 1/8"	25 1/8"	31 1/8"	37 1/8"	43 1/8"
60"						
	CDHC-1860	CDHC-2460	CDHC-3060	CDHC-3660	CDHC-4260	CDHC-4860
72 3/4"						
72"	CDHC-1872	CDHC-2472	CDHC-3072	CDHC-3672	CDHC-4272	CDHC-4872
78 3/4"						
78"	CDHC-1878	CDHC-2478	CDHC-3078	CDHC-3678	CDHC-4278	CDHC-4878
84 3/4"						
84"	CDHC-1884	CDHC-2484	CDHC-3084	CDHC-3684	CDHC-4284	



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Updated: 7/14

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

5/16/2018

Craftsman Doors – The Front Door Company



AC-703 Clear Bevel

8'0" Craftsman Collection

-
-
-
-
-

Made of meranti mahogany which can be stained a variety of colors

Feature insulated glass for security and energy efficiency

Dentil shelf optional

Available as slab doors or prehung, with or without sidelites

Available unfinished or prefinished

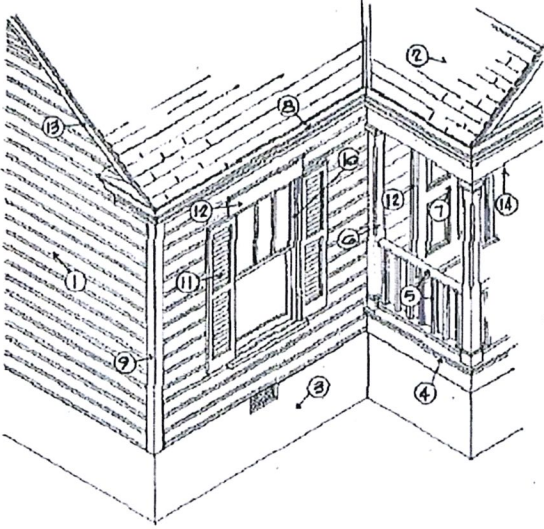


6 Lite (mahogany) // 6 Lite (knotty alder) // 4 Lite Arch Bevel IG



8 Lite Bevel IG

9. PAINT SCHEDULE

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule	
	
Applicant	Melissa Mason
Address	908 Dorothea Drive Raleigh
Paint Manufacturer (Please submit color chips with this schedule)	
Color Schedule	
1	Body of House SW 0048 Banglehase Blue
2	Roofing Red tin existing - no change
3	Foundation Red brick - no change
4	Porch Floor SW 9143 Cadet
5	Railing SW 7661 Reflection
6	Columns SW 7661 Reflection
7	Entrance Door Walnut stain
8	Cornice SW 7661 Reflection
9	Corner Boards SW 7661 Reflection
10	Window Sash SW 2848 Raycroft Pewter
11	Shutter none
12	Door & Window Trim SW 7661 Reflection
13	Rake SW 7661 Reflection
14	Porch Ceiling SW 6784 Bravo Blue
15	Other old gable cedar shake to match existing

SW 6784
Bravo Blue

272-C5

SW 2848
Roycroft Pewter

SW 7661
Reflection

233-C1

SW 0048
Bunglehouse Blue