

City of Raleigh



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092-16-CA

711 DOROTHEA DRIVE

BOYLAN HEIGHTS
HISTORIC DISTRICT
(GENERAL)

0 25 50 100
Feet



Nature of Project:
Construct rear porch;
alter rear roof.

APPLICANT:
ALBERT MAGINNES





JLM DESIGN + MANAGEMENT
1217 PIERCE STREET
RALEIGH NC 27605

(919)810-6161

(919)810-6161

MAGINNES
RESIDENCE

RENO + ADDITION

DESIGN DEVELOPMENT

Drawing Title

FLOOR PLAN

FLOOR PLAN

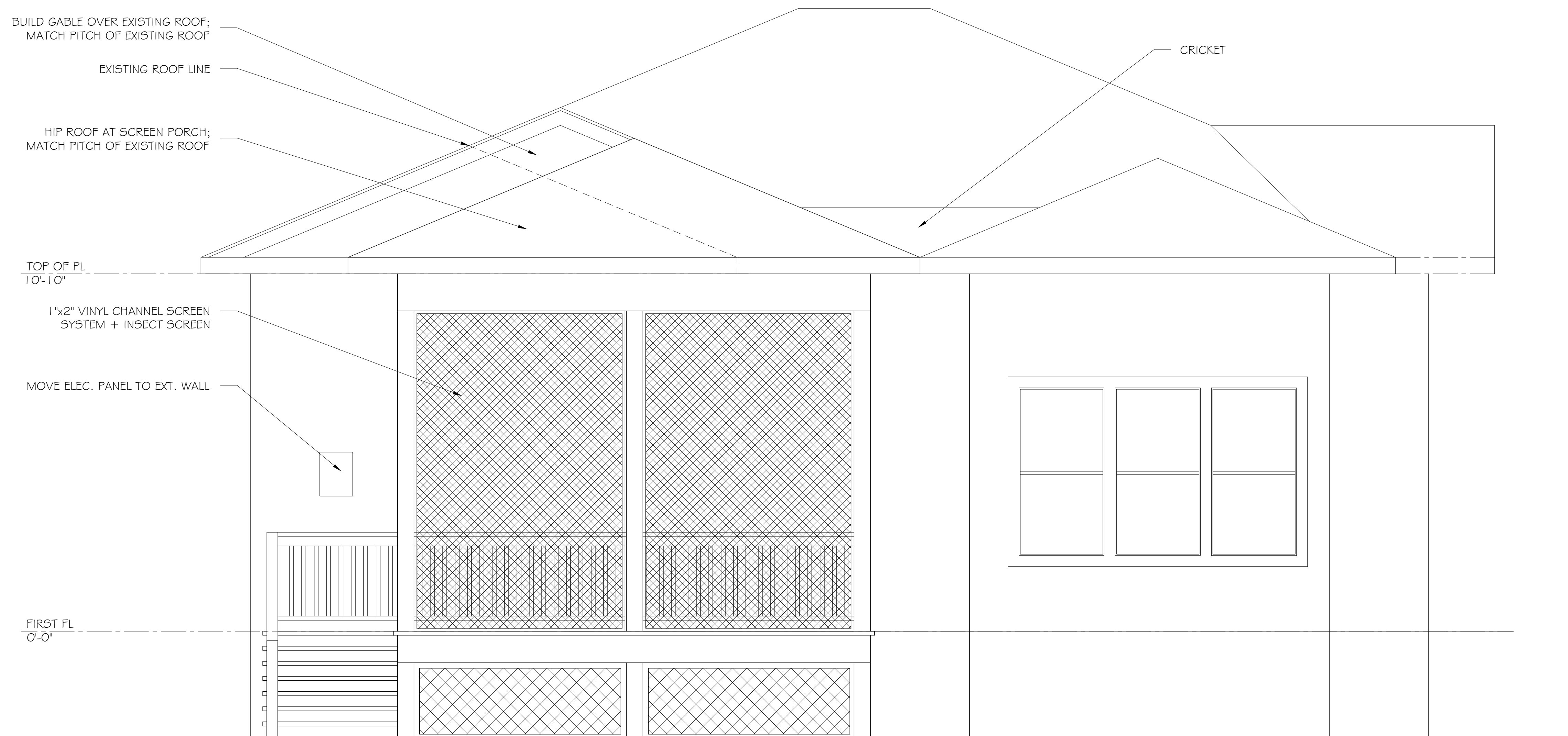
[illegible]

Date
JANUARY 25, 2016

JANUARY 25, 2016

A2.2

A2.2



1
A2.2

SOUTH ELEVATION

SCALE: 1/2"=1'-0"



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Drawing Title

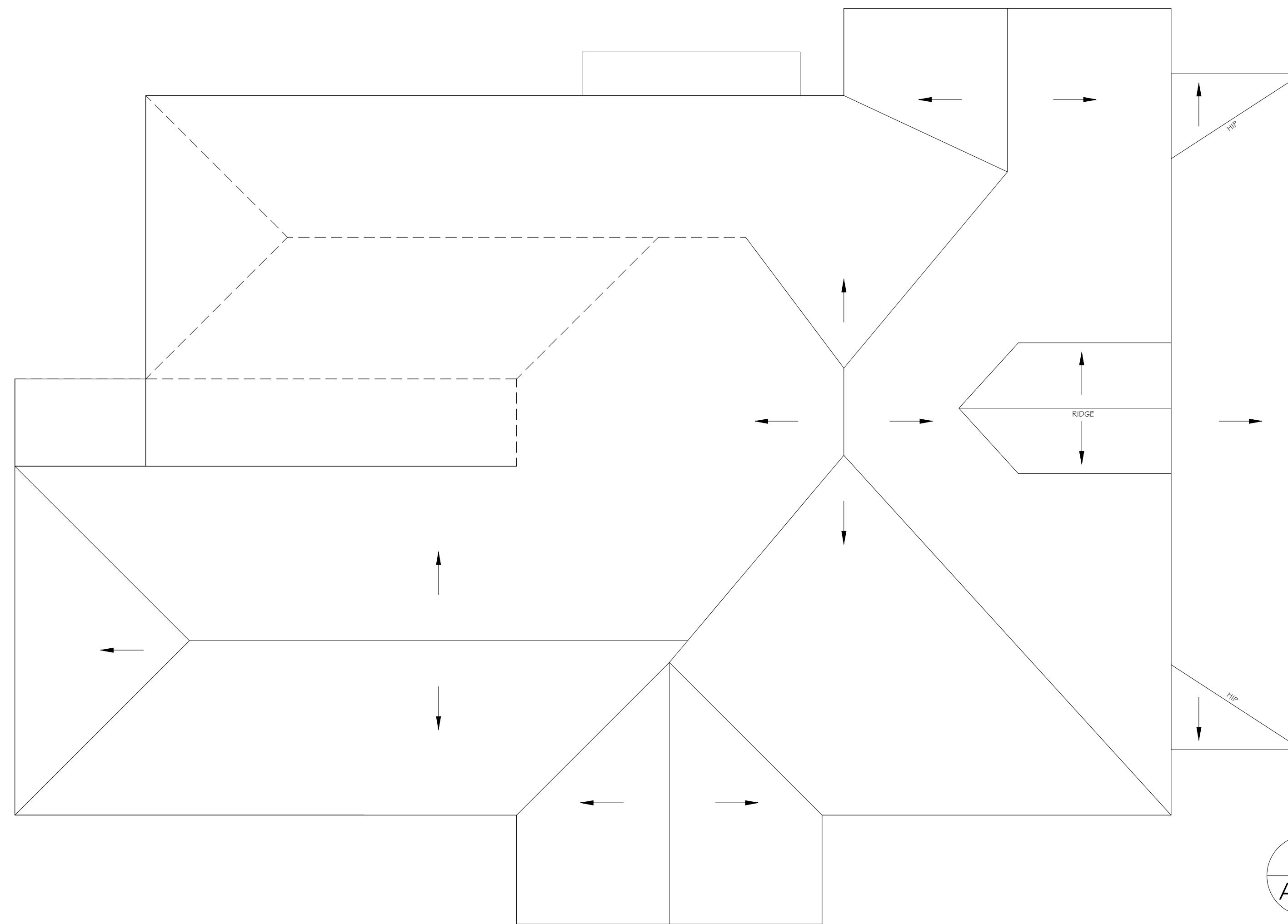
ROOF PLAN

Notes

Date
JANUARY 25, 2016

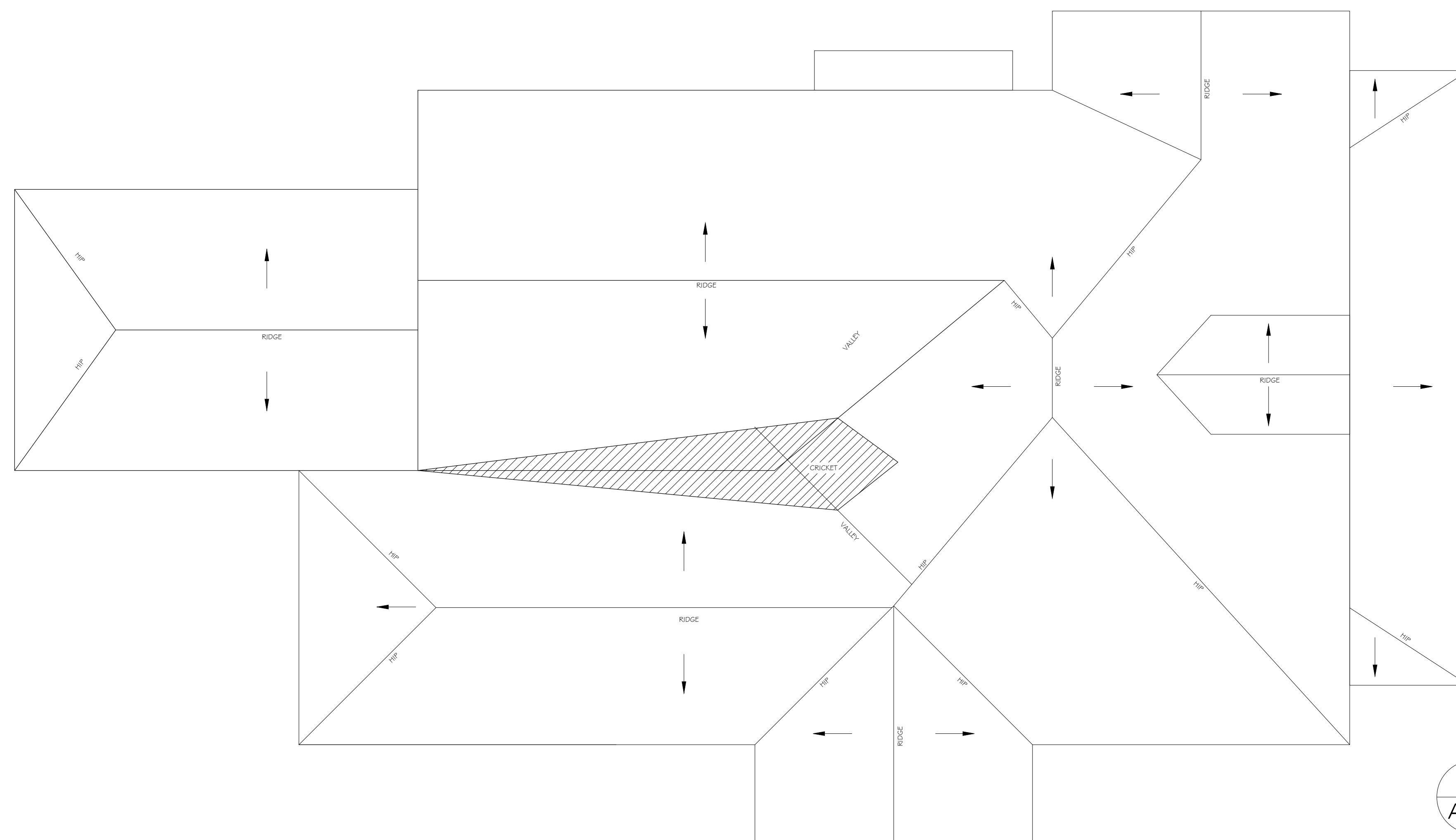
Drawing Number

A1.2



1
A1.2

EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



2
A1.2

NEW ROOF PLAN
SCALE: 1/4"=1'-0"



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RESIDENCE

RENO + ADDITION

DESIGN
DEVELOPMENT

Drawing Title

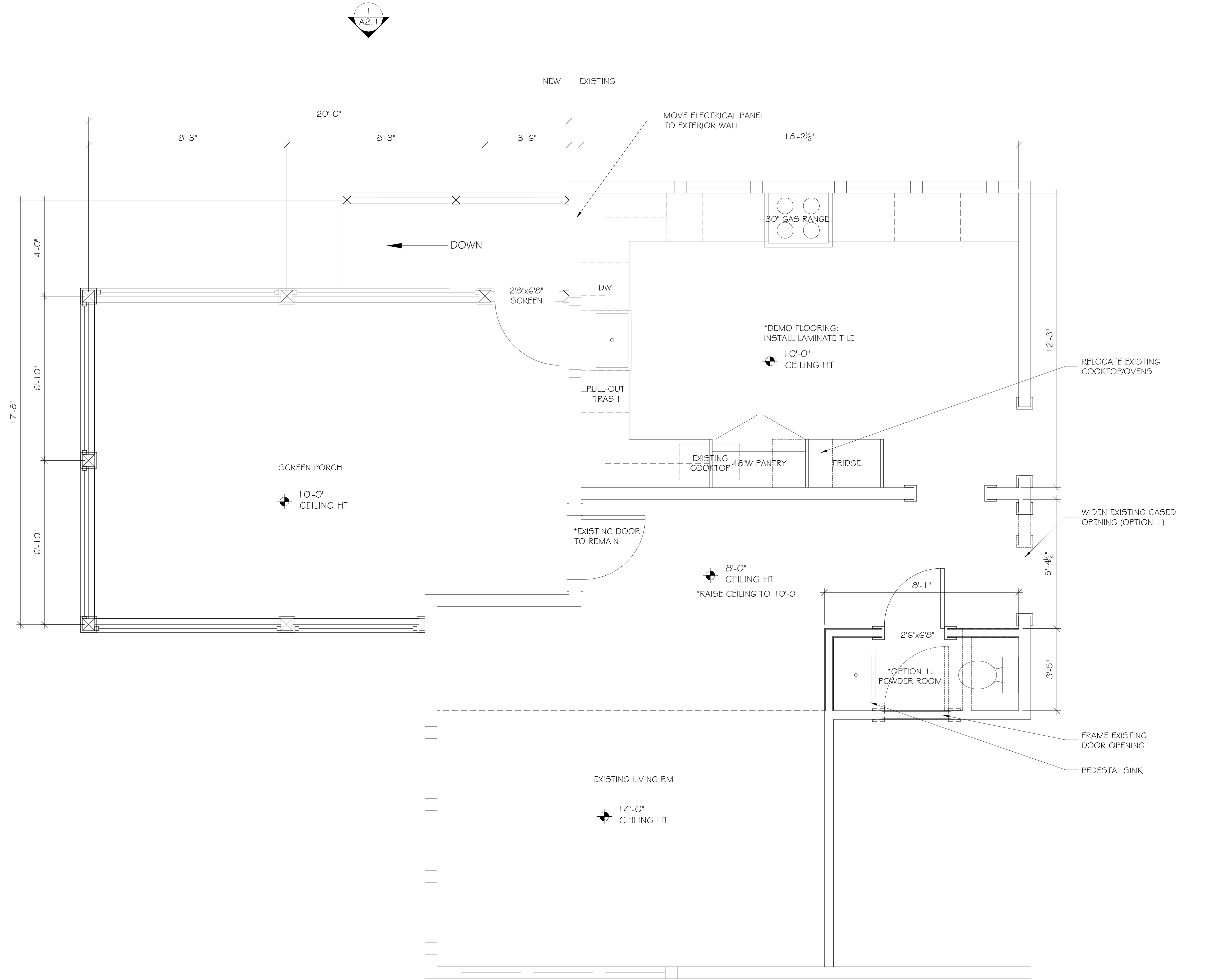
FLOOR PLAN

Notes

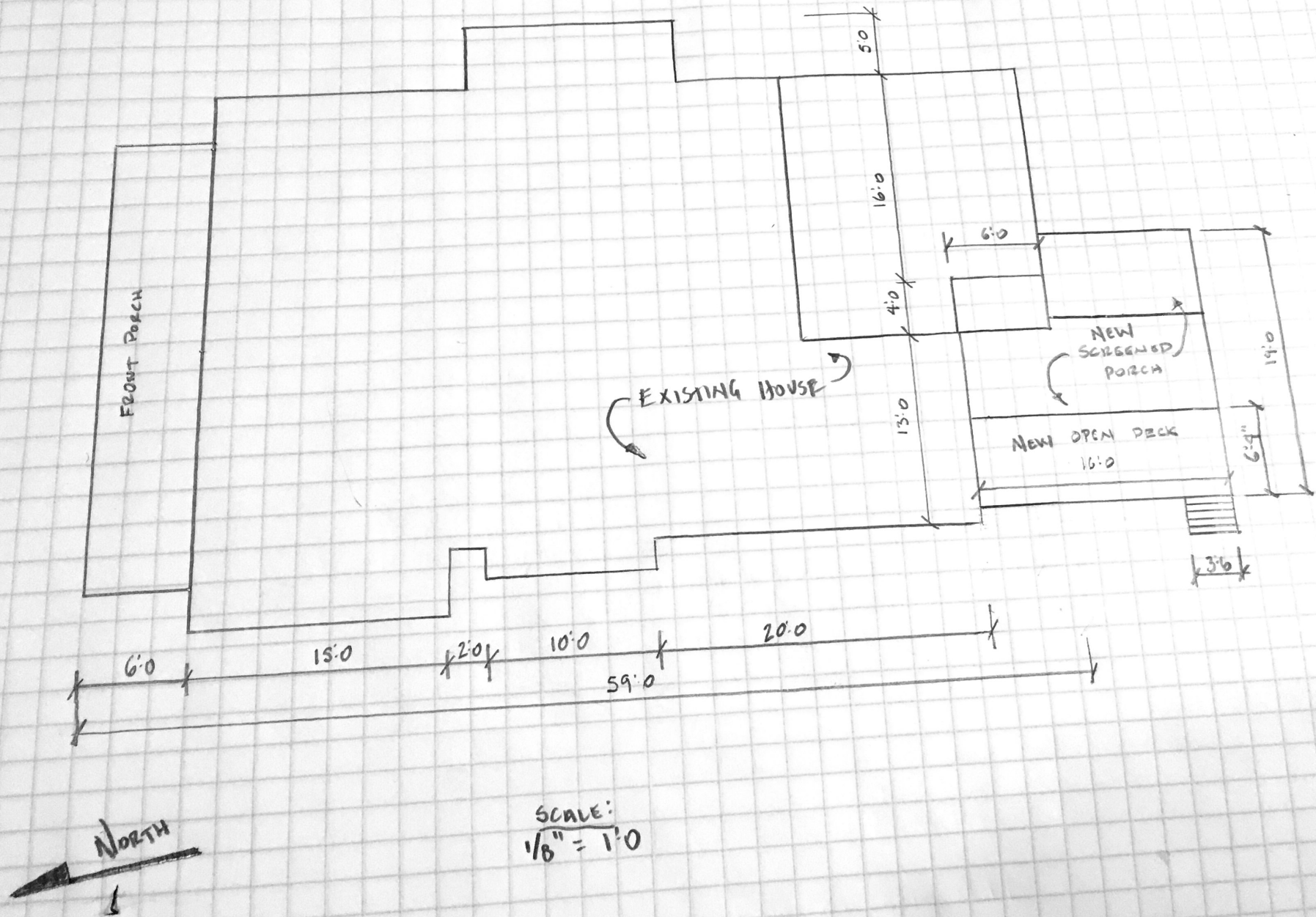
Date
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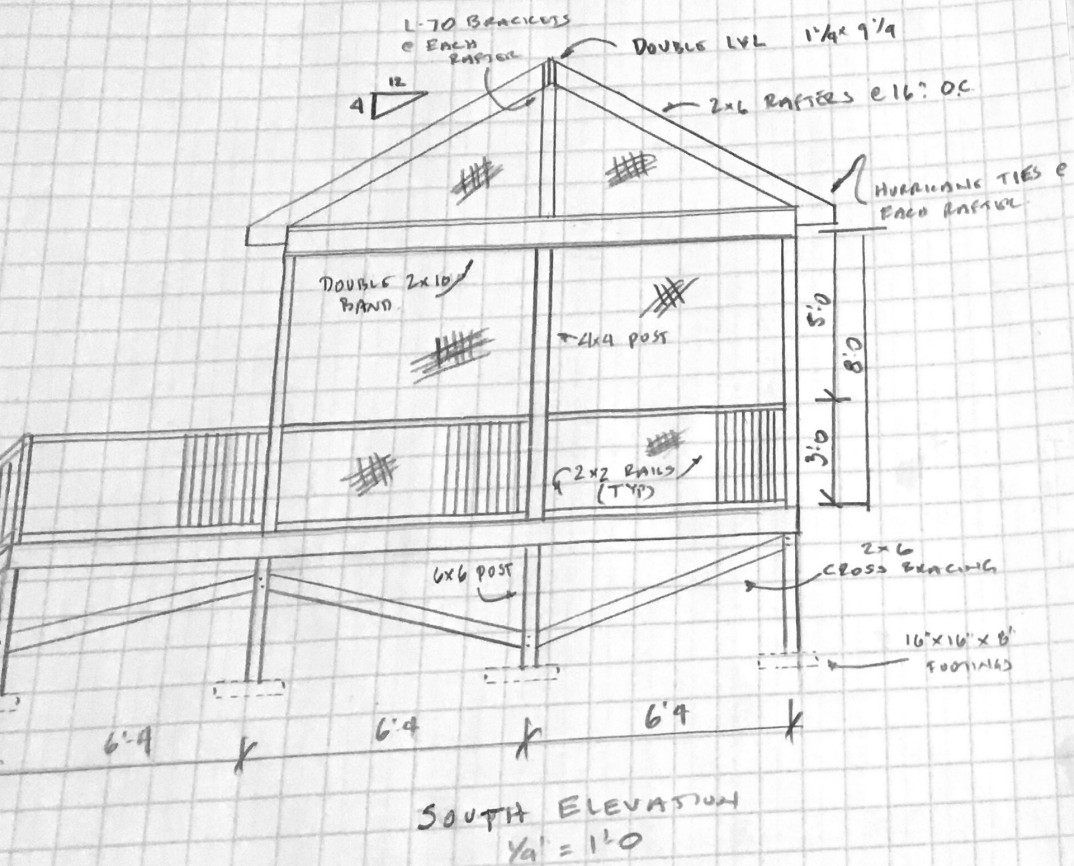
Drawing Number

A1.1



1 FLOOR PLAN
A1.1 SCALE: 1/2"=1'-0"





Screened in Porch

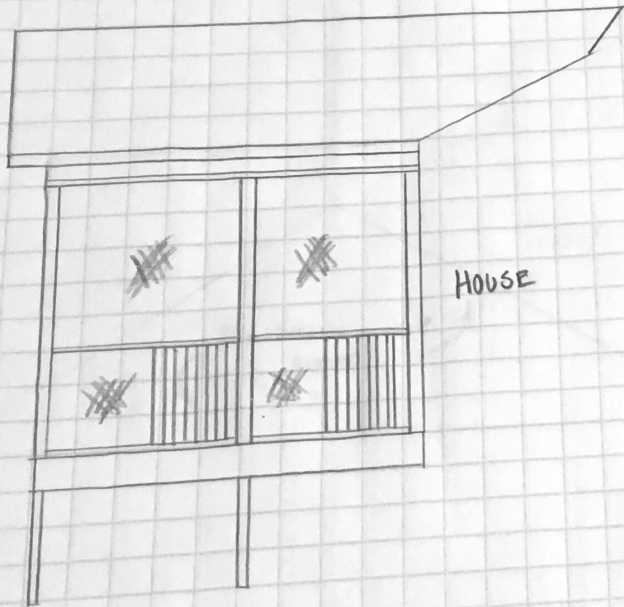
Duties:
 Demo a section of rear deck and rebuild larger deck in its place. (16'x19')
 Enclose a portion of new deck creating a screened in porch with a gabled roof (12'x9'6")
 Porch will be wired for ceiling fan, 1 floodlight on the exterior and 1 receptacle on deck area.
 Ceiling of porch will have painted bead board panels
 Install fiberglass screen around screened porch and on the under side of screened porch
 Prime and paint post rails and balusters to match trim
 Install vinyl screened door on porch



G DOUBL
 (819) 4
 www.GDoubl

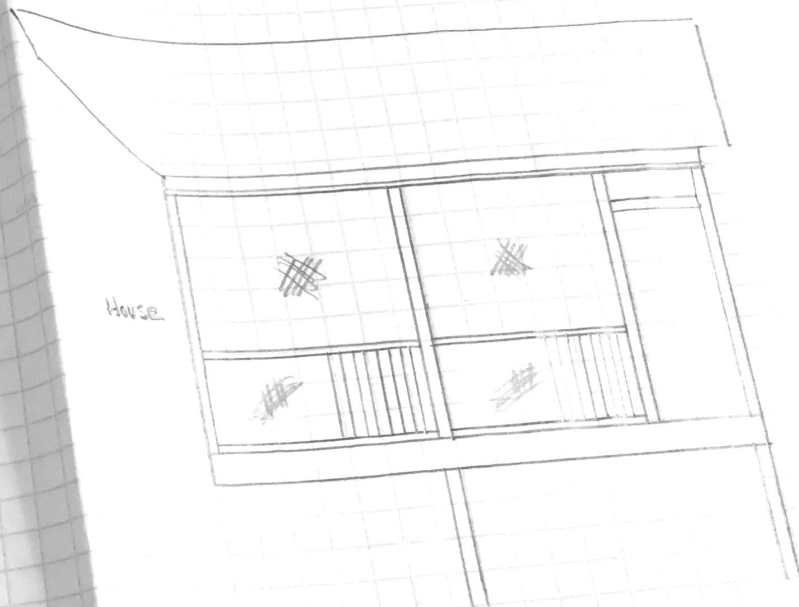
Address:

Job:



HOUSE

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



HOUSE

EAST SIDE ELEVATION
 $\frac{1}{4}" = 1'-0"$



092-16-CA Roof Examples
from Staff

609 E Lane Street

02/20/2016

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322 Oakwood Avenue

326 Oakwood Avenue

02/18/2016

© 2016 Pictometry



516 E Lane Street



516 E Lane Street

02/18/2016

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209 Linden Avenue

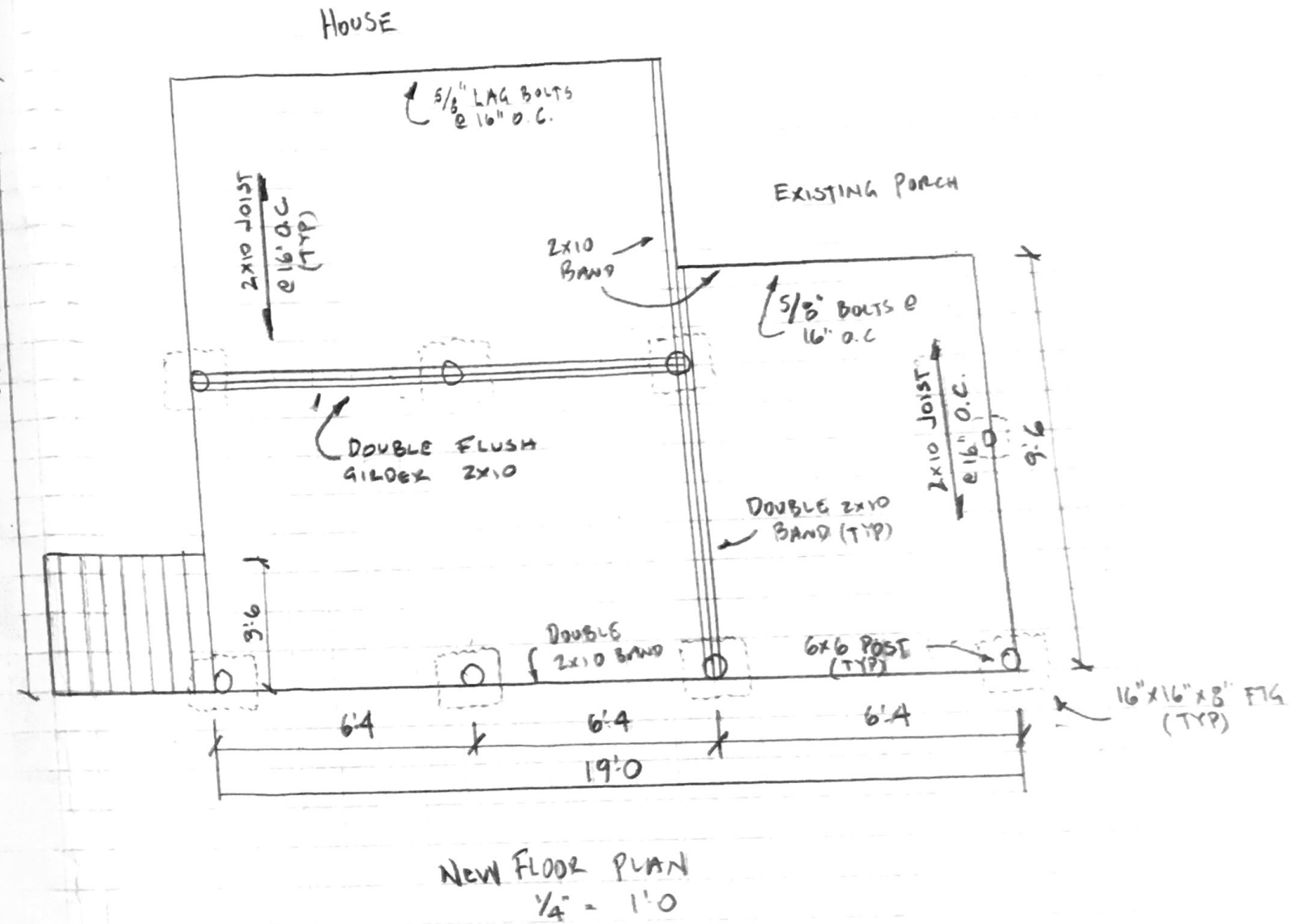
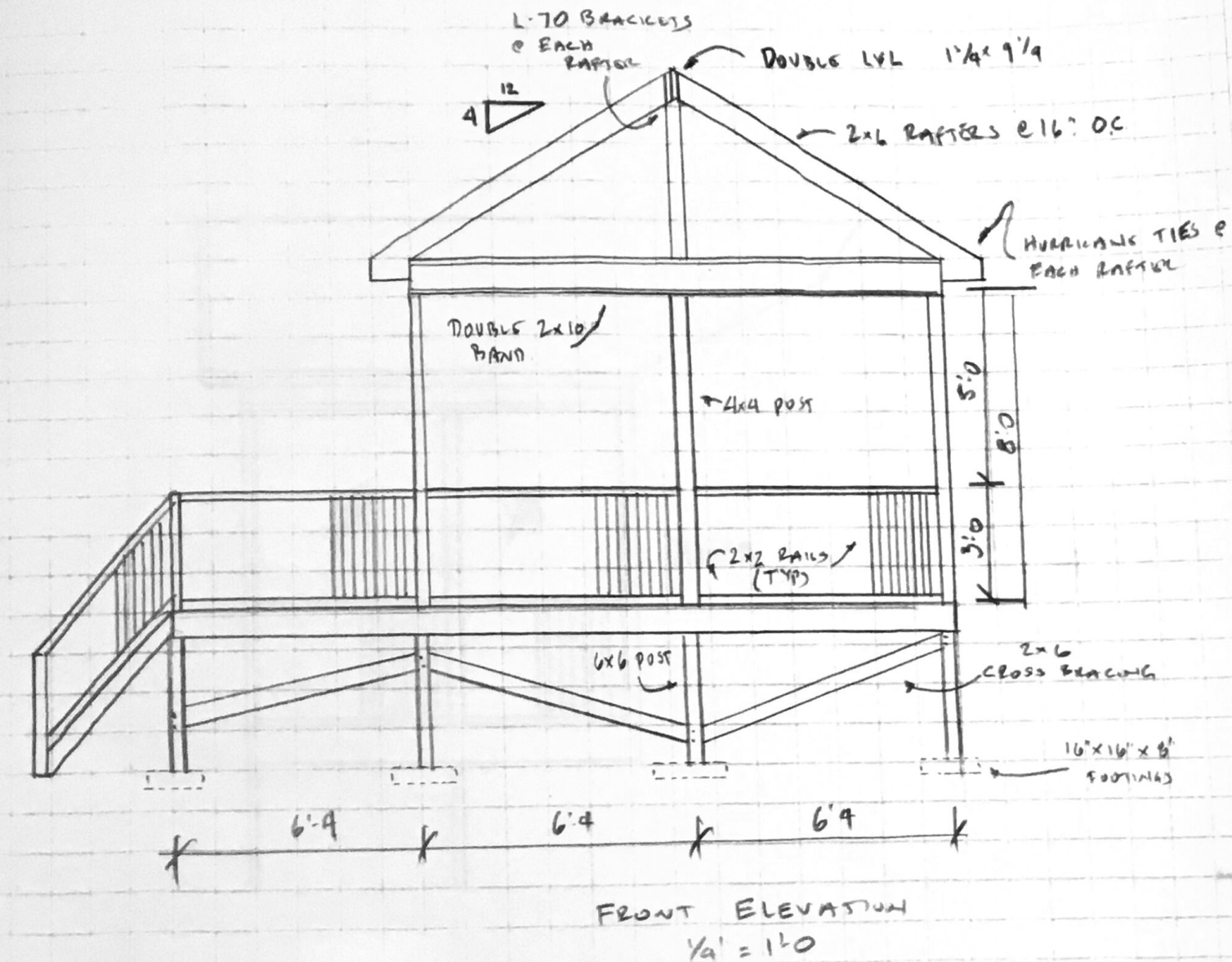
02/18/2016

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209 Linden Avenue



Screened in Porch

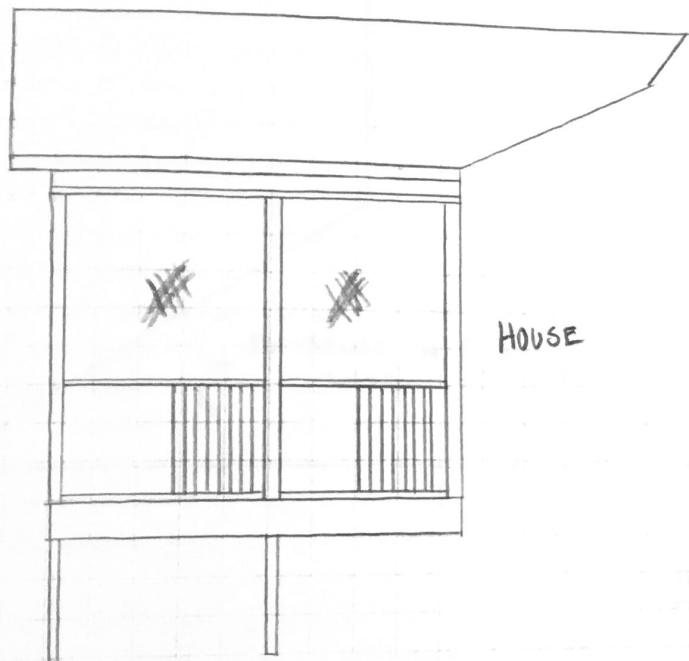
Duties:

1. Demo a section of rear deck and rebuild larger deck in its place. (16'x19')
2. Enclose a portion of new deck creating a screened in porch with a gabled roof (12'0"x9'6")
3. Porch will be wired for ceiling fan, 1 floodlight on the exterior and 1 receptacle on deck area.
4. Ceiling of porch will have painted bead board panels
5. Install fiberglass screen around screened porch and on the under side of screened porch
6. Prime and paint post rails and balusters to match trim
7. Install vinyl screened door on porch

G DOUBLE CONSTRUCTION
(919) 488-4798
www.GDoubleConstruction.com

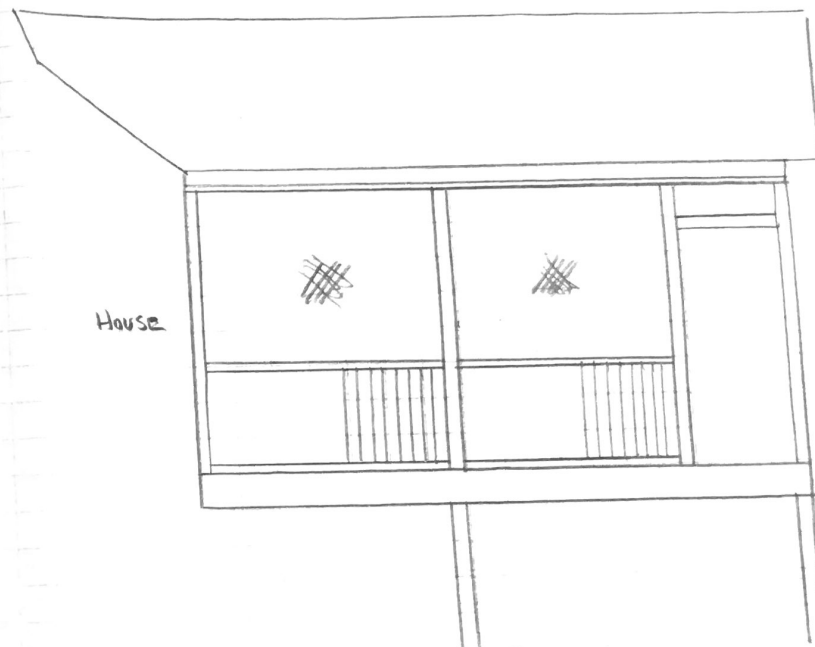
ADDRESS: 711 DOR
RALEIGH

JOB: MAGINNES



HOUSE

RIGHT ELEVATION
 $\frac{1}{4}" = 1'0$



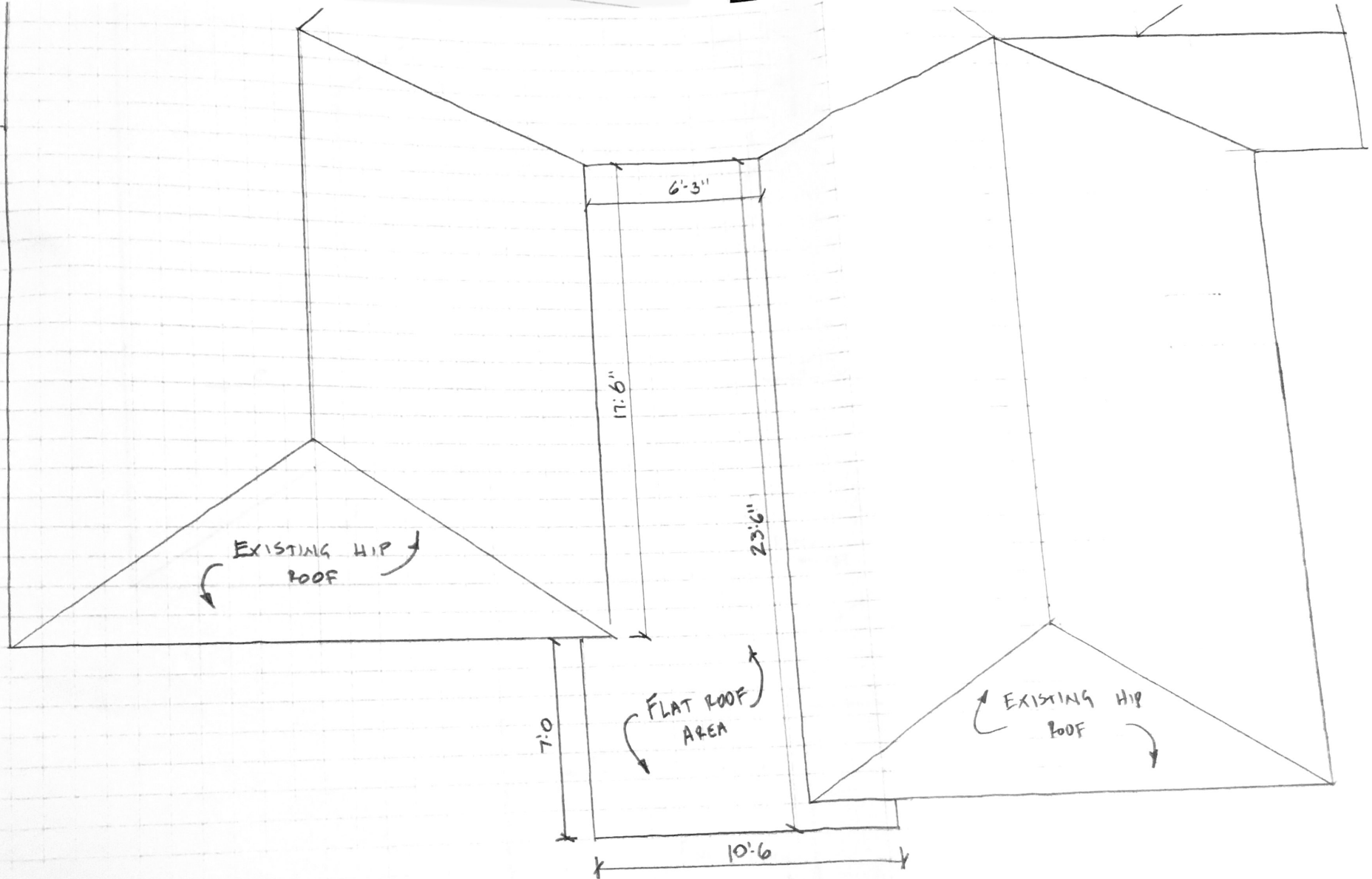
HOUSE

LEFT SIDE ELEVATION
 $\frac{1}{4}" = 1'0$

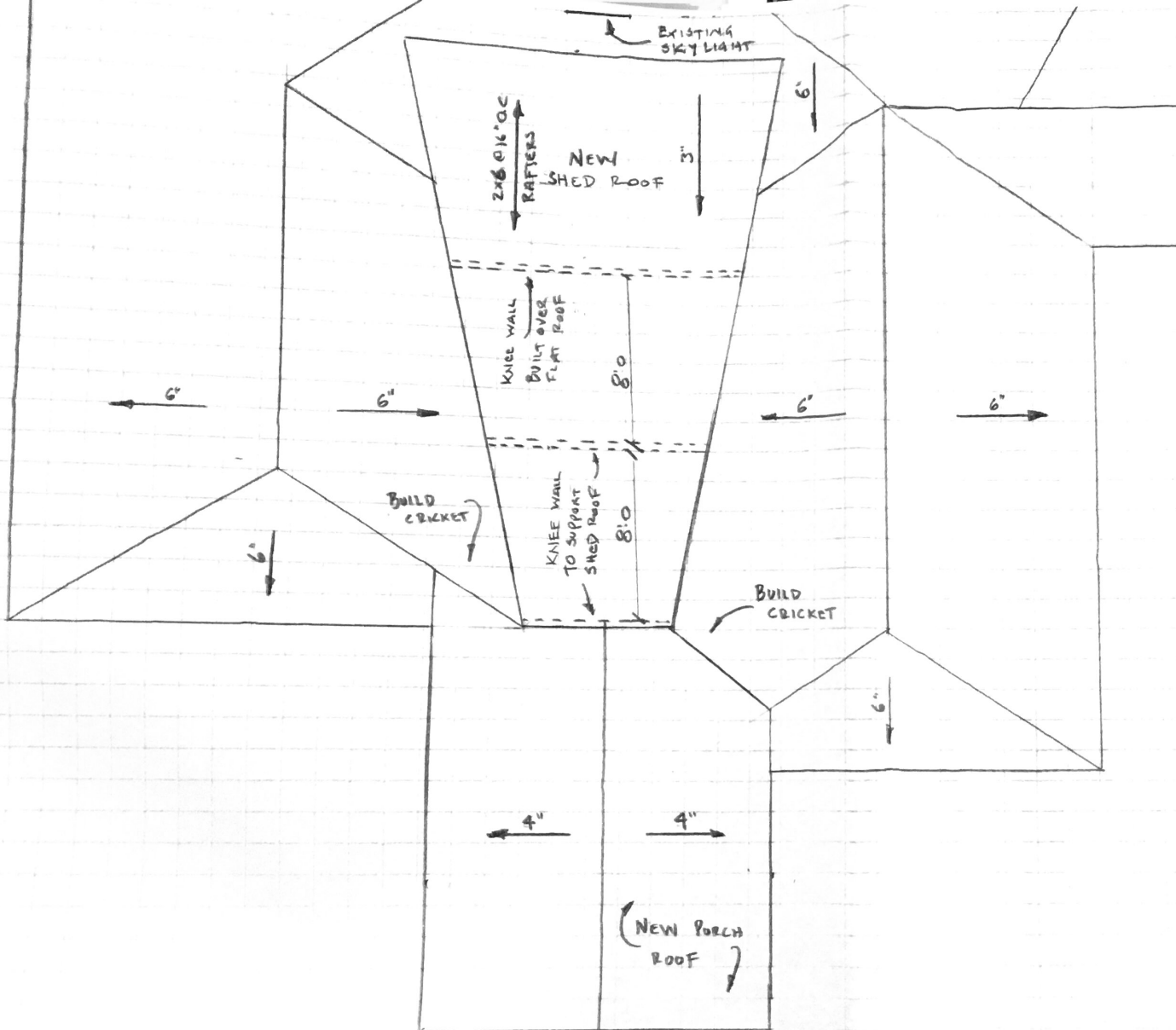
G G DOUBLE C
 (919) 469-4791
 www.GDoubleConstr

ADDRESS: 7

Job: MA



EXISTING REAR ROOF PLAN
 $\frac{1}{4}'' = 1'-0$



NOTE:

- (1) KNEE WALL FOR SHED ROOF SHALL BE BUILT OVER EXISTING FLAT ROOF
- (2) EACH WALL SHALL BE AT DIFFERENT HEIGHTS TO ACCOMMODATE SHED ROOF SLOPE
- (3) SHED ROOF SHALL BE FRAMED WITH 2x6 RAFTERS @ 16" o.c.
- (4) SHED ROOF SHALL BE COVERED WITH ICE & WATER SHIELD, PRIOR TO THE INSTALLATION OF ARCHITECTURAL SHINGLES.

PROPOSED ROOF PLAN
 $\frac{3}{16} = 1'0$



G DOUBLE CONSTRUCTION

(919) 469-4798

email: gdouble@comcast.net

www.GDoubleConstruction.com

www.GDouble

ADDRESS: 711 DOROTHY
 BALGIGH

JOB: MAGINNNESS P

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) – 13 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 # 474268

File # 092-16-CA

Fee \$147.00 c.e.

Amount Paid \$147.00

Received Date 5/31/16

Received By ELUM

Property Street Address 711 Dorothea Dr. Raleigh NC 27603

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name Albert & Jamie McGinnes

Lot size 9148 sq. ft. (width in feet) 551 (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:

Property Address	Property Address
Dorothea Div Hosp. Admin 820 S. Boylan Ave. Raleigh 27603	Joseph M. Webb Jr. Louisville NC 25 Wild Rose Ln. 27549-9718
City of Raleigh Raleigh NC 222 W. Hargett St. 27601-1316	Brenda & Dennis Corbin Raleigh NC 400 Kinsey St. 27603-2103
City of Raleigh Raleigh NC PO Box 590 27602-0590	Victor & Angelika Harabin Raleigh NC 731 S. Boylan Ave. 27603-2103
Mat & Handley Raleigh NC 7505 Gala Ct. 27615-3423	Curtis & Anna Cook Charlotte NC 214 Larkhall Lane 28211-4632
Elise-Marika Palango Raleigh NC 713 Dorothea Dr. 27603-2103	James S. Jellison Raleigh NC 723 S. Boylan Ave. 27603-2183
David Friedlander Raleigh NC 209 Dorothea Dr. 27603-2103	
Tom & Lourdes Daly Raleigh NC 712 Dorothea Dr. 27603-2103	

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 *Albert Maginnes*

Mailing Address *711 Dorothea Dr.*

City *Raleigh*

State *NC*

Zip Code *27603*

Date *5-20-2016*

Daytime Phone *(919) 602-9224*

Email Address *almaginnes@aol.com*

Applicant Signature *Albert Maginnes*

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

☐ Yes

☒ 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)
3.8 p.43	Porch	<i>Add a back porch to rear of house.</i> <i>Slope flat roof to meet existing roofline so water will not collect there; replace shingles, remove skylight.</i>
	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 _____

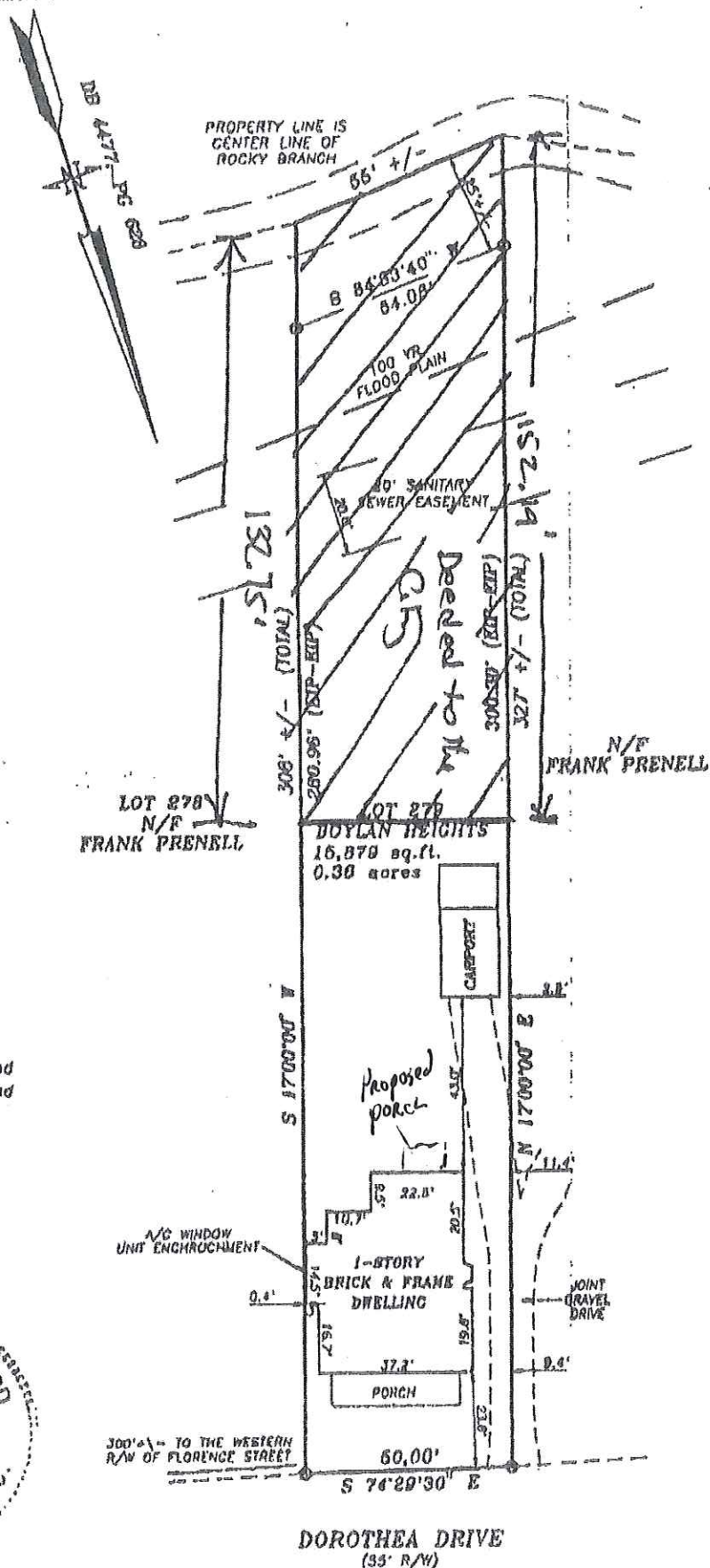
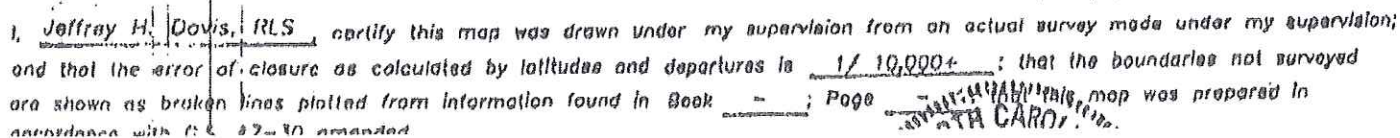
TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF			
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.					
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" or 11" x 17" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" or 11" x 17" 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). Use the Label Creator to determine the addresses.	☐	☐			
8. Fee (See Development Fee Schedule)	☐				

Al Maginnes
711 Dorothea Drive

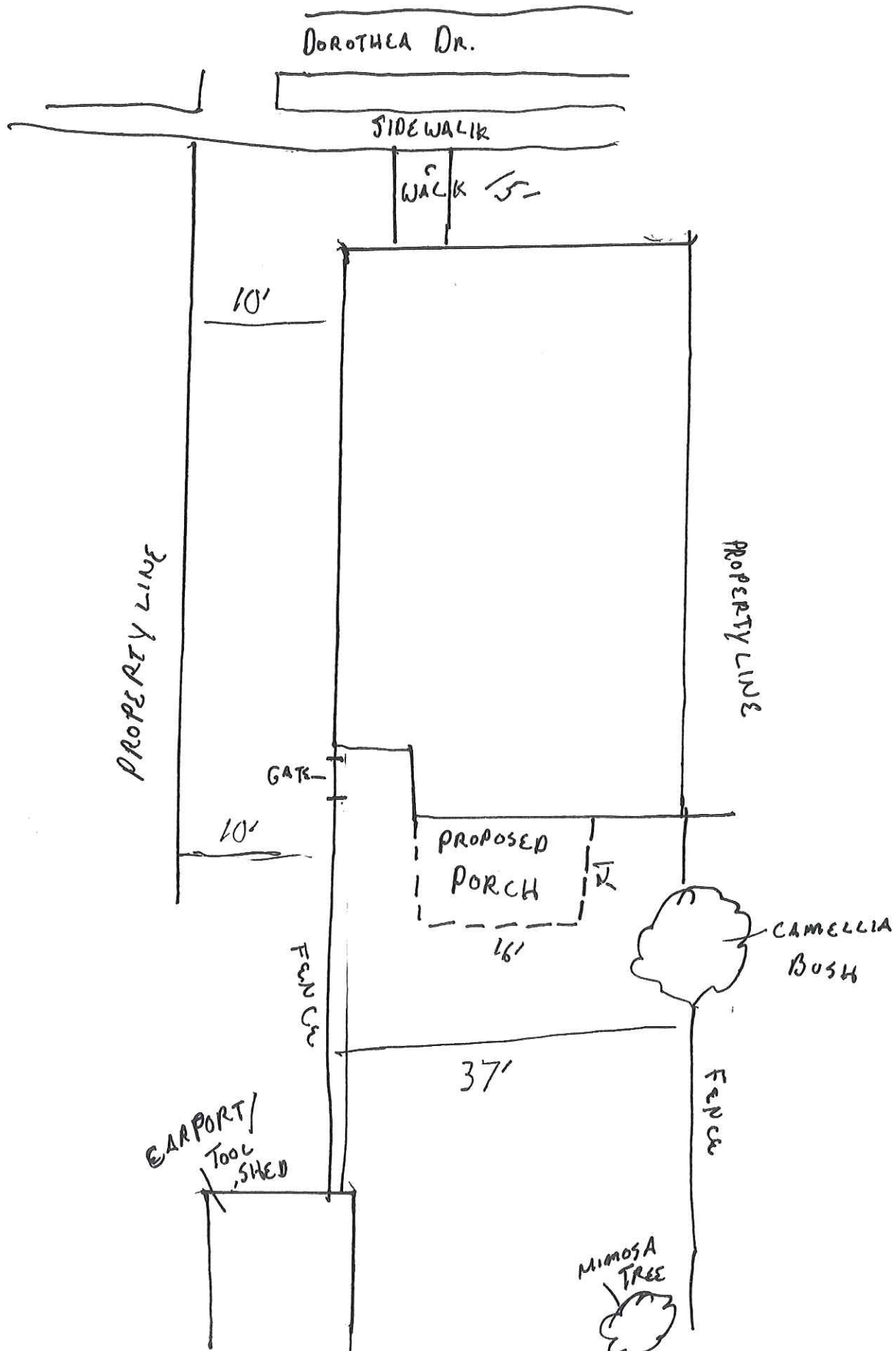
Description of Materials

We are applying to build a screened in porch on the back of our house. The porch will be 12'X16'. We intend to use pressure treated lumber for the flooring and porch rail. The supports will be treated 4x4's.

We are also planning to replace some shingles on our roof and to change the flat part of the roof and will use shingles and roofing material that are as close to the existing roof as possible. There is a skylight on the roof in back of the house and it has been leaking for a couple of years. We plan to remove this and simply have a closed in roof there.

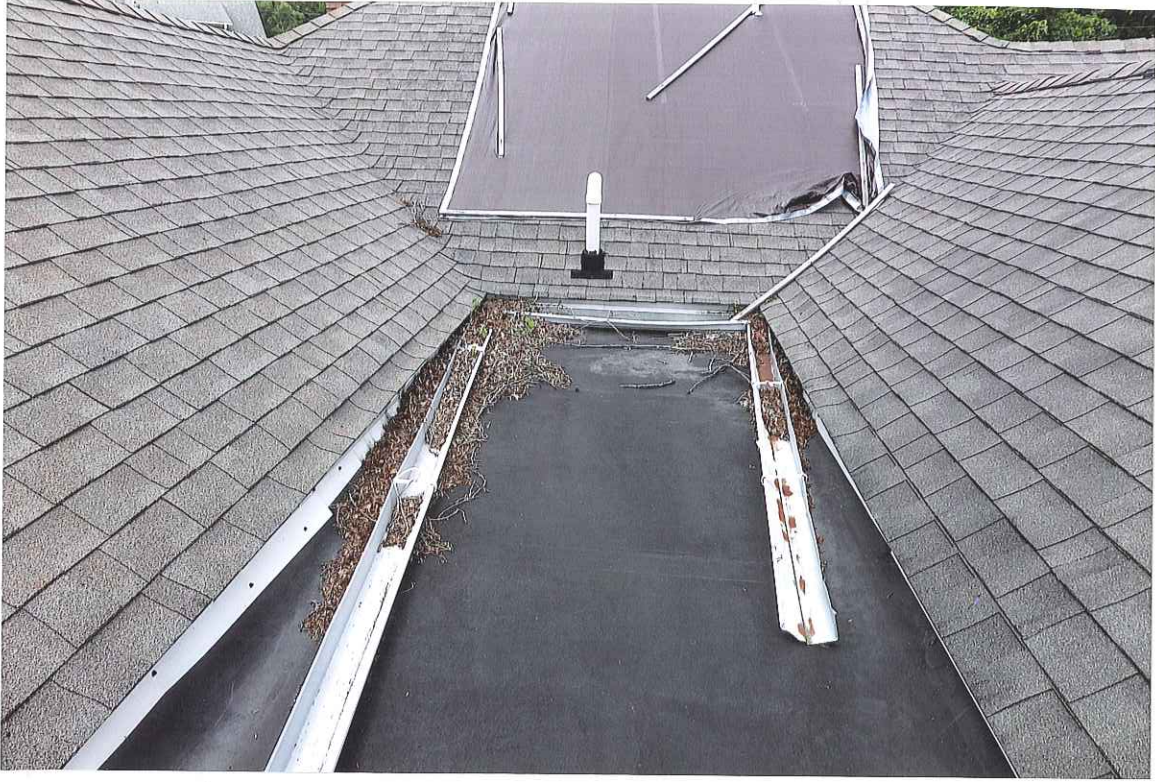


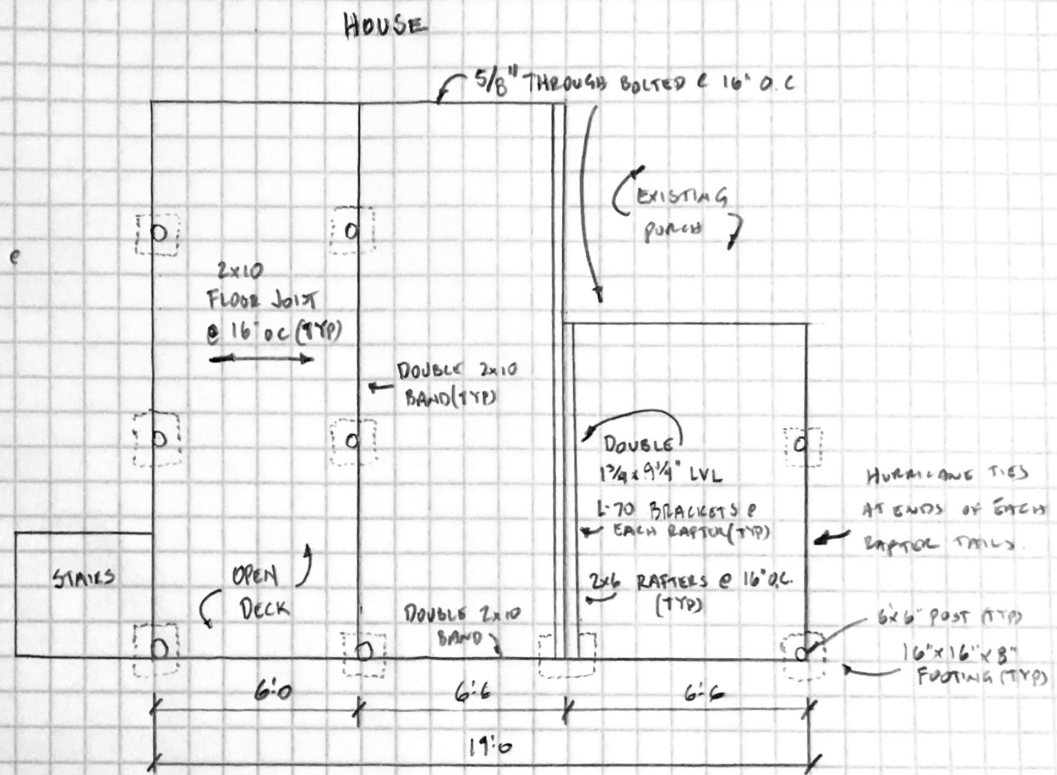
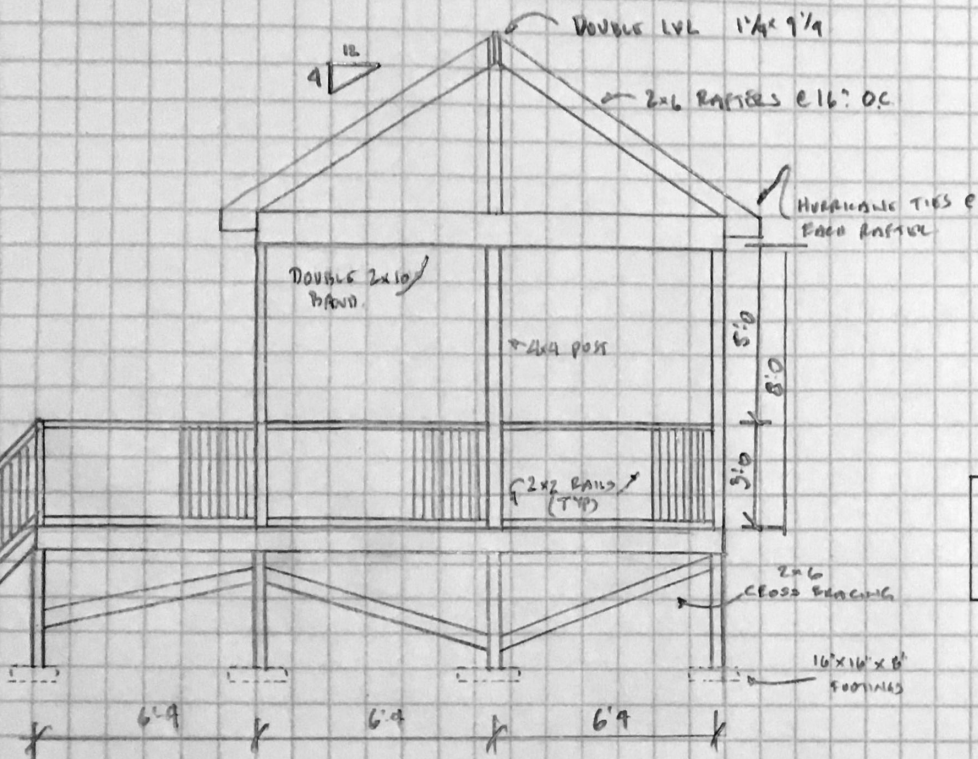
DOROTHEA DRIVE
(33' R/W)











Screened in Porch

Duties:

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G DOUBLE CONSTRUCTION, INC.
 (919) 469-4700 email: gdouble@pcn.com
 www.GDoubleConstruction.com www.GDoubleInc.com

105: MAGINNNESS

ADDRESS: 711 DOLETHA DR
 RALEIGH, NC

HOUSE

