092-16-CA

711 DOROTHEA DRIVE

BOYLAN HEIGHTS HISTORIC DISTRICT
(GENERAL)

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

APPLICANT:
ALBERT MAGINNES
BUILD OVER EXISTING ROOF; MATCH PITCH OF EXISTING ROOF EXISTING ROOF LINE

HIP ROOF AT SCREEN PORCH; MATCH PITCH OF EXISTING ROOF

1"x2" VINYL CHANNEL SCREEN SYSTEM + INSECT SCREEN

FIXED LATTICE PANELS

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

EAST ELEVATION
SCALE: 1/2"=1'-0"
EXISTING ROOF LINE

FIRST FL 0'-0" HIP ROOF AT SCREEN PORCH; MATCH PITCH OF EXISTING ROOF
BUILD GABLE OVER EXISTING ROOF; MATCH PITCH OF EXISTING ROOF
CRICKET
MOVE ELEC. PANEL TO EXT. WALL
1 1/2" VINYL CHANNEL SCREEN SYSTEM + INSECT SCREEN
1"x2" VINYL CHANNEL SCREEN SYSTEM + INSECT SCREEN

Drawing Number
JLM DESIGN + MANAGEMENT
1217 PIERCE STREET
RALEIGH NC  27605
(919)810-6161

Notes
Drawing Title
FLOOR PLAN
Date
DESIGN DEVELOPMENT
A2.2
SOUTH ELEVATION
SCALE: 1/2"=1'-0"

JANUARY 25, 2016
EXISTING HOUSE

NEW SCREENED PORCH

NEW OPEN DECK 16'0

SCALE: 
1/6" = 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'x9.5')
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
Paint trim and paint post rails and balusters to match trim
Install vinyl screened door on porch
Screened in Porch

Demolish 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 (15'x9.5')
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
ADDRESS: 711 DOR
RALEIGH
JOB: MAGINNESS
EXISTING REAR ROOF PLAN

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 8' 16" O.C.
4. Shed roof shall be covered with Ice & Water shield prior to the installation of architectural shingles.

Proposed Roof Plan

\[ \frac{3}{16} = 1\text{"} \]
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

For Office Use Only
Transaction #: 474268
File #: 052-16-CA
Fee: $147.00
Amount Paid: $147.00
Received Date: 5/31/16
Received By: Alum

☑ 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

Property Street Address: 711 Dorothea Dr., Raleigh, NC 27603
Historic District: Boylan Heights
Historic Property/Landmark name (if applicable): 
Owner's Name: Albert & Jamie McInnes
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:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dorothea Dr. Hosp. Admin</td>
<td>711 Dorothea Dr. Raleigh 27603</td>
</tr>
<tr>
<td>220 S. Boylan Ave, Raleigh 27603</td>
<td>Joseph M. Webb Jr. Louisburg NC 27549-9718</td>
</tr>
<tr>
<td>City of Raleigh, Raleigh NC</td>
<td>711 Dorothea Dr. Raleigh 27603</td>
</tr>
<tr>
<td>220 W. Hargett St.</td>
<td>27603-1316</td>
</tr>
<tr>
<td>City of Raleigh, Raleigh NC</td>
<td>Brenda &amp; Dennis Corbin Raleigh NC 27603-2103</td>
</tr>
<tr>
<td>PO Box 590</td>
<td>400 Kinsey St.</td>
</tr>
<tr>
<td>27602-0590</td>
<td>8005 Lakemont Rd</td>
</tr>
<tr>
<td>1110 W. Hargett St</td>
<td>27603-5737</td>
</tr>
<tr>
<td>Raleigh NC</td>
<td>Curtis &amp; Alma Cook Charlotte NC 27603-2103</td>
</tr>
<tr>
<td>7005 Galen Pl</td>
<td>714 Larkhall Lane</td>
</tr>
<tr>
<td>Raleigh NC</td>
<td>27603-4633</td>
</tr>
<tr>
<td>27615-3593</td>
<td>James S. Felton Raleigh NC 27603-2113</td>
</tr>
<tr>
<td>Chas-Mariak PCA Inc. Raleigh NC 713 Dorothea Dr.</td>
<td>723 S. Boylan Ave</td>
</tr>
<tr>
<td>27603-2053</td>
<td>723 S. Boylan Ave</td>
</tr>
<tr>
<td>David Friedlander Raleigh NC</td>
<td>27603-2103</td>
</tr>
<tr>
<td>709 Dorothea Dr.</td>
<td>27603-2103</td>
</tr>
<tr>
<td>Tammy Lourdes Del Raleigh NC</td>
<td>27603-2103</td>
</tr>
<tr>
<td>712 Dorothea Dr!</td>
<td>712 Dorothea Dr!</td>
</tr>
</tbody>
</table>

PAGE 1 OF 3
WWW.RALEIGHNC.GOV
REVISION 04.13.16
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 Ophelia Dr.  
**City:** Raleigh  
**State:** NC  
**Zip Code:** 27603  
**Date:** 6-5-20-2016  
**Daytime Phone:** (919) 602-9224  
**Email Address:** almaginnes@aol.com  
**Applicant Signature:** [Signature]

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

☐ Yes  ☑ No

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**Design Guidelines - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).**

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.8 p. 43</td>
<td>Porch</td>
<td>Add a back porch to rear of house.</td>
</tr>
<tr>
<td></td>
<td>Roof</td>
<td>Slope flat roof to meet existing roofline. So water will not collect there; replace shingles, remove skylight.</td>
</tr>
</tbody>
</table>
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 ___________________________

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; 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.</td>
<td>YES</td>
</tr>
<tr>
<td><strong>Minor Work (staff review) – 1 copy</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Major Work (COA Committee review) – 13 copies</strong></td>
<td></td>
</tr>
<tr>
<td>1. <strong>Written description.</strong> 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.)</td>
<td>☑</td>
</tr>
<tr>
<td>2. <strong>Description of materials (Provide samples, if appropriate)</strong></td>
<td>☑</td>
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<tr>
<td>3. <strong>Photographs of existing conditions are required.</strong></td>
<td>☑</td>
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<tr>
<td>4. <strong>Paint Schedule (if applicable)</strong></td>
<td>☐</td>
</tr>
<tr>
<td>5. <strong>Plot plan (if applicable).</strong> 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.</td>
<td>☑</td>
</tr>
<tr>
<td>6. <strong>Drawings showing proposed work</strong></td>
<td></td>
</tr>
<tr>
<td>□ Plan drawings</td>
<td>☐</td>
</tr>
<tr>
<td>□ Elevation drawings showing the new façade(s)</td>
<td></td>
</tr>
<tr>
<td>□ Dimensions shown on drawings and/or graphic scale</td>
<td></td>
</tr>
<tr>
<td>□ 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; snap shots of individual drawings on the big sheet.</td>
<td></td>
</tr>
<tr>
<td>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.</td>
<td>☐</td>
</tr>
<tr>
<td>8. <strong>Fee (See Development Fee Schedule)</strong></td>
<td>☐</td>
</tr>
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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.
North Carolina, Wake County

I, Geraldine Allgood, a Notary Public of the County
and State of North Carolina, certify that Jeff Davis, a Registered
Land Surveyor, personally appeared before me this day and
acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this


Geraldine Allgood
Notary Public

My commission expires 4 - 24 - 95

NOTARY PUBLIC
WAKE COUNTY, N.C.

Jeffrey H. Davis, PLS. certify this map was drawn under my supervision from an actual survey made under my supervision;
and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed
are shown as broken lines plotted from information found in Book __ Page __________; this map was prepared in
accordance with NC 47-40 amended.
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'x16')
3. Porch will be wired for ceiling fan, floodlight on the exterior and 1 receptacle on deck area.
4. Ceiling of porch will have painted bead board panes
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
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3. Porch will be wired for ceiling fan, 2 floodlight on the exterior and 1 receptacle on deck area.
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