



City of Raleigh



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104-17-CA

915 W SOUTH STREET

BOYLAN HEIGHTS HISTORIC DISTRICT (HOD-G)

0 30 60 120
Feet



Nature of Project:
Construct 684 SF 1-1/2 story rear
addition; install rear patio.

APPLICANT:
JESSICA WEST &
PETER WEBB

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) – 10 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 # 518100

File # 104-17-CA

Fee \$294

Amount Paid \$294

Received Date 6/14/17

Received By ACH

Property Street Address 915 W South St

Historic District Historic ~~Oakwood~~ Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name Jessica West + Peter Webb

Lot size 0.13 acres

(width in feet) 50' front + 55' rear

(depth in feet) 110'

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).

Property Address	Property Address
916 Dorothea Dr	921 W South St
919 W South St	917 W South St
908 Dorothea Dr	906 Dorothea Dr
914 W South St	912 W South St
911 W South St	904 Dorothea Dr
908 W South St	906 W South St
904 W South St	912 Dorothea Dr
914 Dorothea Dr	910 Dorothea Dr

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 Jessica West + Peter Webb

Mailing Address 915 W South St

City Raleigh

State NC

Zip Code ~~27604~~ 27603

Date 6/9/2017

Daytime Phone 919-740-6499

Email Address patowebb18@gmail.com (Peter) jessicabwest@gmail.com (Jessica)

Applicant Signature Jessica West Peter Webb

Will you be applying for rehabilitation tax credits for this project? ☐ Yes ☒ No

Did you consult with staff prior to filing the application? ☐ Yes ☒ No

Office Use Only

Type of Work _____

3, 56

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

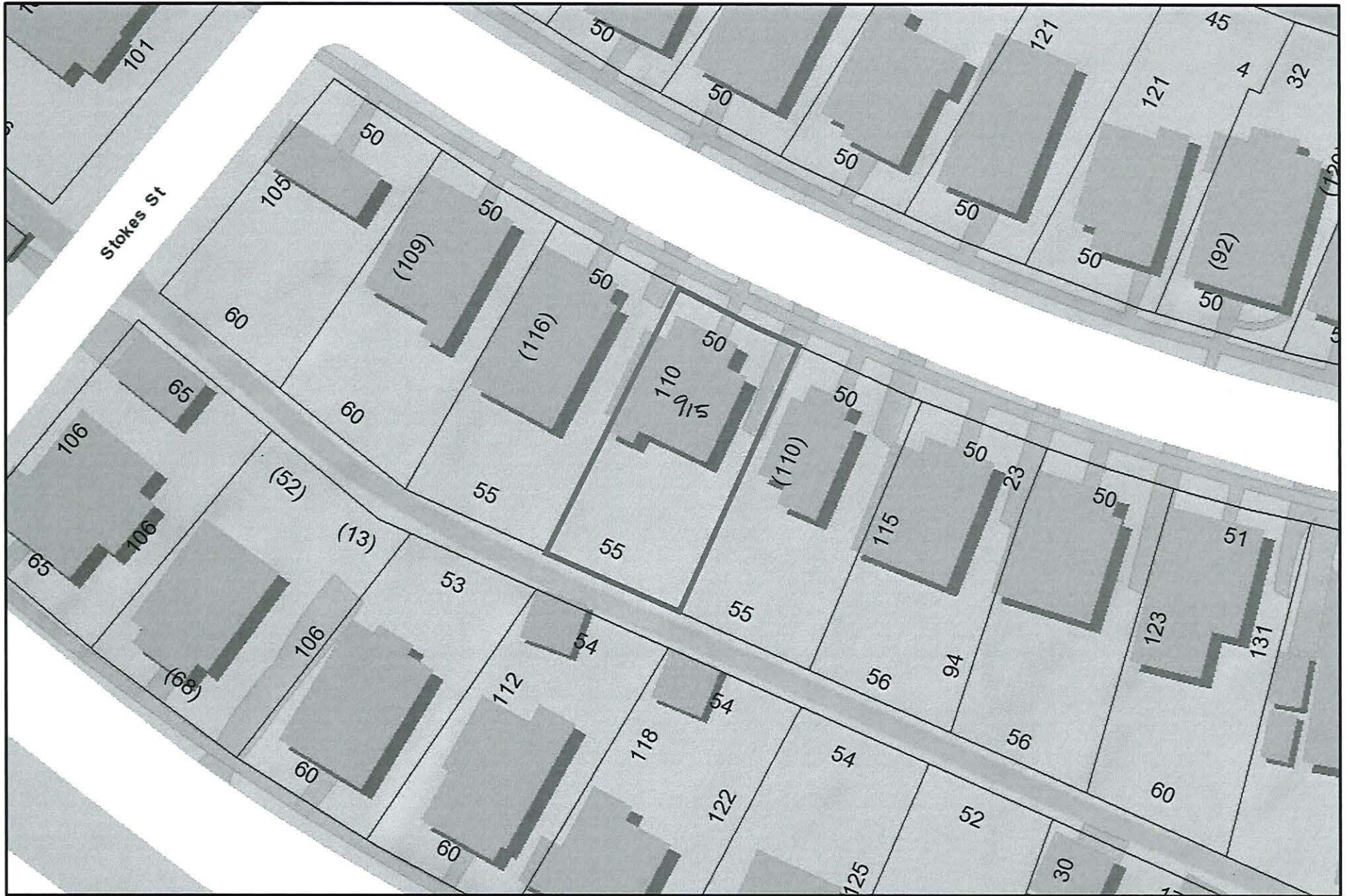
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
4.22/55	Additions to Historic Buildings	<p>The addition will be constructed in the least character defining elevation, the rear elevation. The addition uses the existing grade change of the site from front yard to back in order to create a one and a half story addition in as tight of a footprint as possible but still achieving the needs of the home owners. Multiple neighboring houses have had similar additions over time. New windows will be wood and will be 4 over 1 double hungs to match the existing windows. The windows above the main level will be casements and will not have grilles. All siding and trim to be wood and will reflect the historic dimensions of the existing wood work. The rear addition's gable ridge height does match the original ridge height in order to maintain adequate ceiling heights in the upper half story and still be considered usable square footage. A patio will be added in the rear yard to replace the one that currently sits where the new footprint will be expanded.</p>
2.2/11	Archeology Guidelines	
2.3/13	Setting	
3.7/39	Windows and Doors	
3.8/43	Entrances and Porches	

Minor Work Approval (office use only)

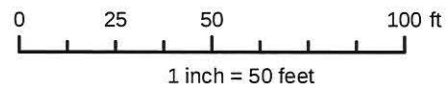
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate 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 _____

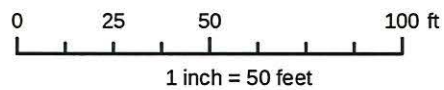
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.					
Minor Work (staff review) – 1 copy					
Major Work (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.)	X				
2. Description of materials (Provide samples, if appropriate)	X				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	X				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	X			
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.	X	<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.	X	<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.	X	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	X				



915 W South St



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915 W South St Addition

The owners of 915 W South St would like to expand their historic bungalow on South St to include more functional living spaces, a master suite, and a half story to accommodate two bedrooms and a bathroom. The addition will be located on the rear of the historic house and takes design and architectural forms from the existing historic house. We have created an offset on the plan right side of the addition and have added a trim board to the plan left side of the addition to help differentiate old from new. We are proposing to have the rear addition ridge line match the height of the original ridge of the house in order to gain usable space within the added half story. This rear addition will extend back approximately an additional 21'-3". The rear yard is large enough to allow for an addition and still have plenty of space for a patio and areas of play.

The property slopes from the street to the rear property line which allows the addition to step down and accommodate a 1-1/2 story addition without going above the existing ridge line. The front elevation will not be changed from the street view.

All new windows will be wood and proportional in size to the existing windows. We are proposing that the new windows on the main level match in grille pattern to the existing windows which are 4 over 1. For the upper windows, we are proposing casement windows without grilles. There will be one new exterior door on the side/rear of the house that will be a full lite wood door without grilles. There are three windows in the current kitchen that are inoperable and the owners would like to do sash replacements for these windows only.

The siding for the addition will have smooth faced wood siding with a 4.5" exposure to be consistent with the historic portion of the house. All new trim will match the style and dimensions of the historic trim. Corner boards will be 5" wide with an eased edge, 1.75" wood sills, 4.5" window/door trim with an eased edge and 1" wood cap over the window and door trim. Windows will be wood, Sierra Pacific wood windows. The new windows will resemble in style and dimension the historic windows of the existing house. A painted brick foundation will be used for the expansion of the additions to match the historic house.

The new roofing material will be architectural asphalt shingles that will blend in color and tie in with the existing asphalt shingle roof. Fascias, exposed rafter tails and eaves will match existing. Overhangs are app. 20" for the existing main body of the house. The new overhangs will be 20" to be consistent with the historic structure, the family room projection will have 12" overhangs.

Owners would like to add a blue stone patio that will be constructed over a slab on grade at the rear of the addition.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Inventory—Nomination Form

Continuation sheet

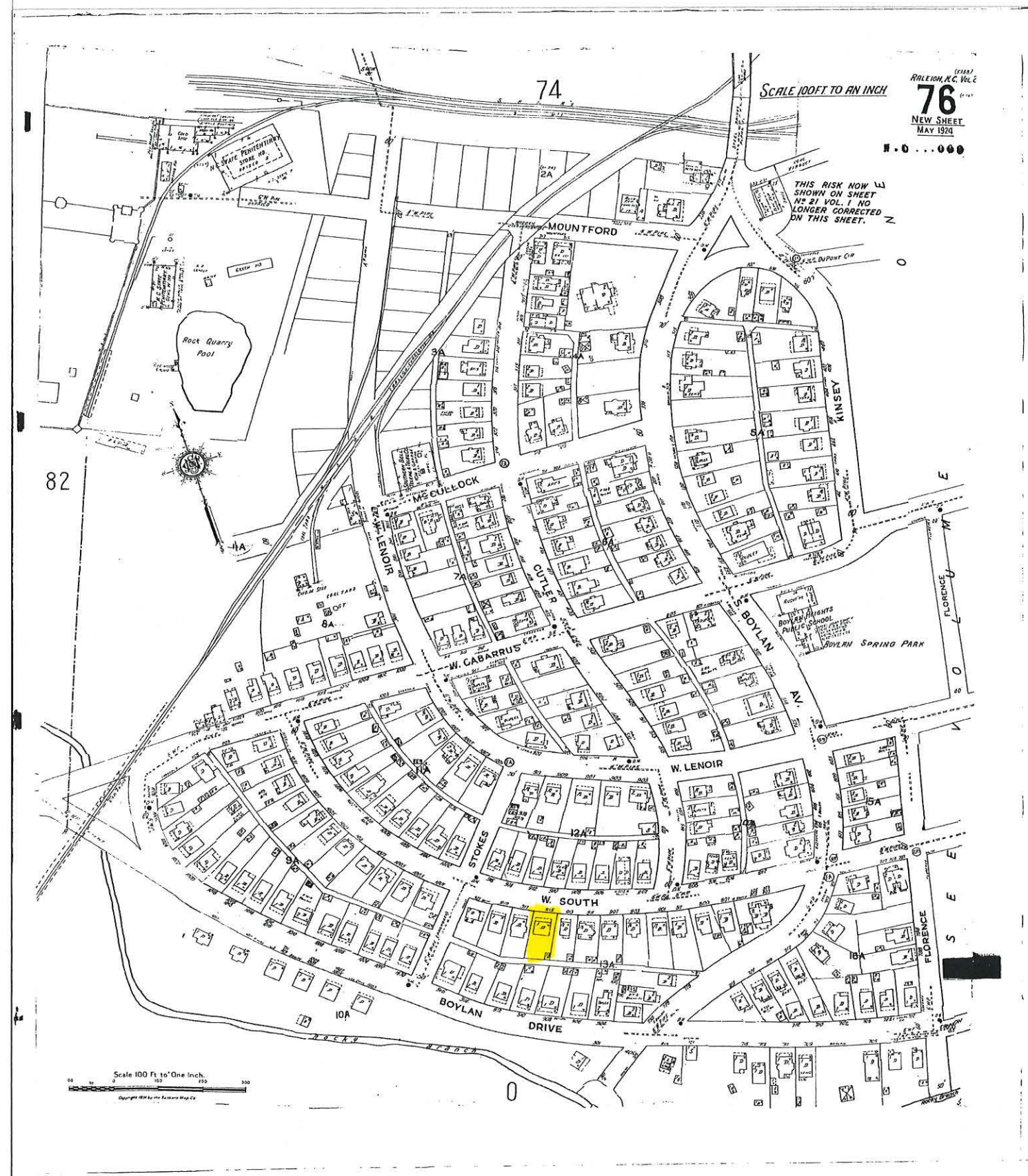
Boylan Heights

Item number

7

Page 23

- | | | | |
|-----|-------------------------------|--|---|
| 210 | 919 W. South St.
1922 | One-story Bungalow; gable is perpendicular to the street; engaged one-story porch, full facade. Gable dormered centered above. | C |
| 211 | 917 W. South St.
1922 | One-story Bungalow; clipped gable; attached one-story porch, full facade. | C |
| 212 | 915 W. South St.
1922 | One-story Bungalow; gable; attached one-story porch, full facade. | C |
| 213 | 913 W. South St.
1922 | Colonial two-story Box, Bungalow elements: gable faces street, attached, one-story porch, almost full facade. | C |
| 214 | 911 W. South St.
ca. 1910 | One-story, Queen Anne cottage elements: hip roof with intersecting gables, attached full facade porch wrapping corner. | C |
| 215 | 907/907½ W. South St.
1911 | One-story Bungalow; hip roof with intersecting gable; attached one-story porch, full facade. | C |
| 216 | 903 W. South St.
1918 | One and one half-story Bungalow; gable is perpendicular to the street; engaged porch, full facade; dormer with porch centered above. | C |
| 217 | 901 W. South St.
1917 | Colonial two-story Box; gable faces street; hip roofed dormer on left side; attached one-story porch, full facade. | C |
| 218 | 811 W. South St.
1923 | One-story Bungalow; gable roof extends over engaged porch, full facade. Dormer centered above. | C |
| 219 | 908 W. South St.
1923 | One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade; dormer centered above. | C |
| 220 | 807 W. South St.
1922 | One-story Bungalow; gable is perpendicular to the street; full facade. Gabled dormer centered above. | C |



Item Number	335572
Full Image Title	00286
Full Atlas Title	Raleigh 1914-Dec. 1950 vol. 2, 1914-Dec. 1950
Date of Publication	1950
Publisher	Sanborn Fire Insurance Map Company
City	Raleigh

915-W South St
Existing Photos



915-W South St
Existing Photos



Front Elevation + Side Elevation
below

915-W South St
Existing Photos



Side Elevation + Driveway Side Elevation
below



915-W South St
Existing Photos



Rear Porch Side Elevation + Rear Elevation
below



915-W South St
Existing Photos



Views of yard + neighbor
with rear addition



915-W South St
Existing Photos



Views of yard, only tree on property (a small crepe myrtle) + neighbor with rear addition





915-W South St
Example of similar rear
addition 809W South St

One and a half story rear addition to
a one story bungalow up the street
from 915W South St

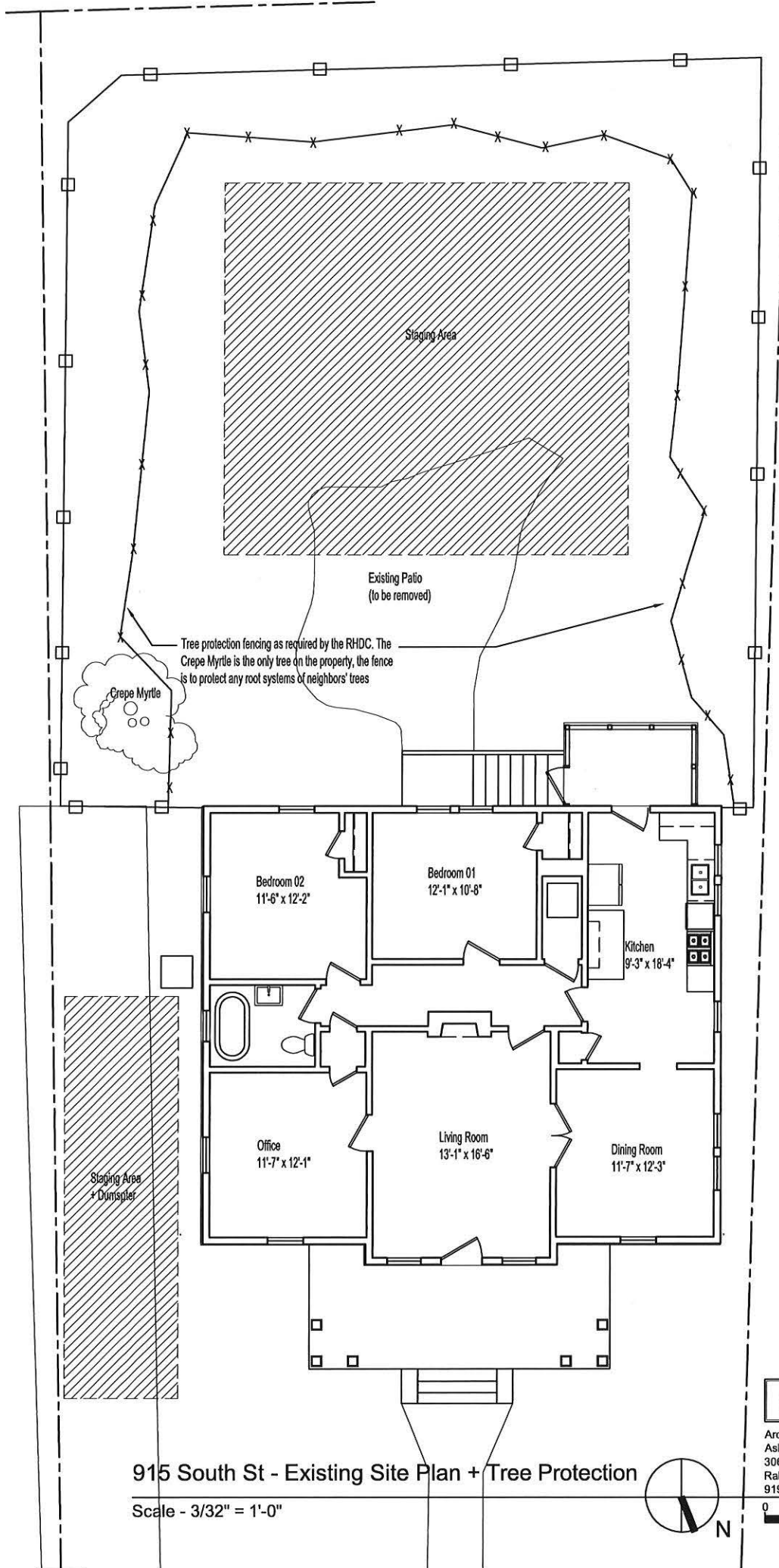




915-W South St
Example of similar rear
addition 809W South St

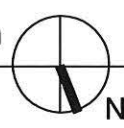
One and a half story rear addition to
a one story bungalow up the street
from 915W South St





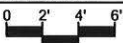
915 South St - Existing Site Plan + Tree Protection

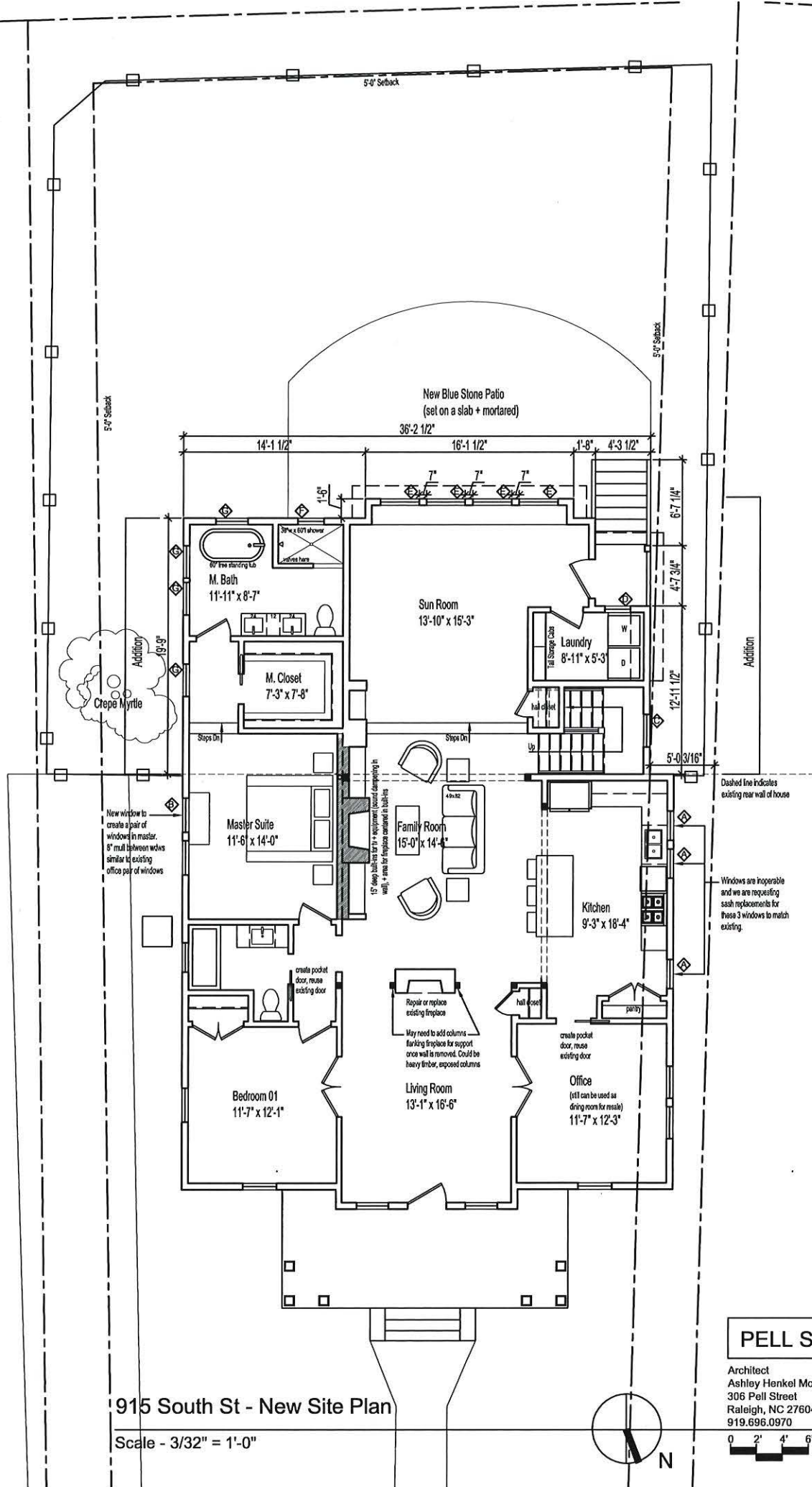
Scale - 3/32" = 1'-0"

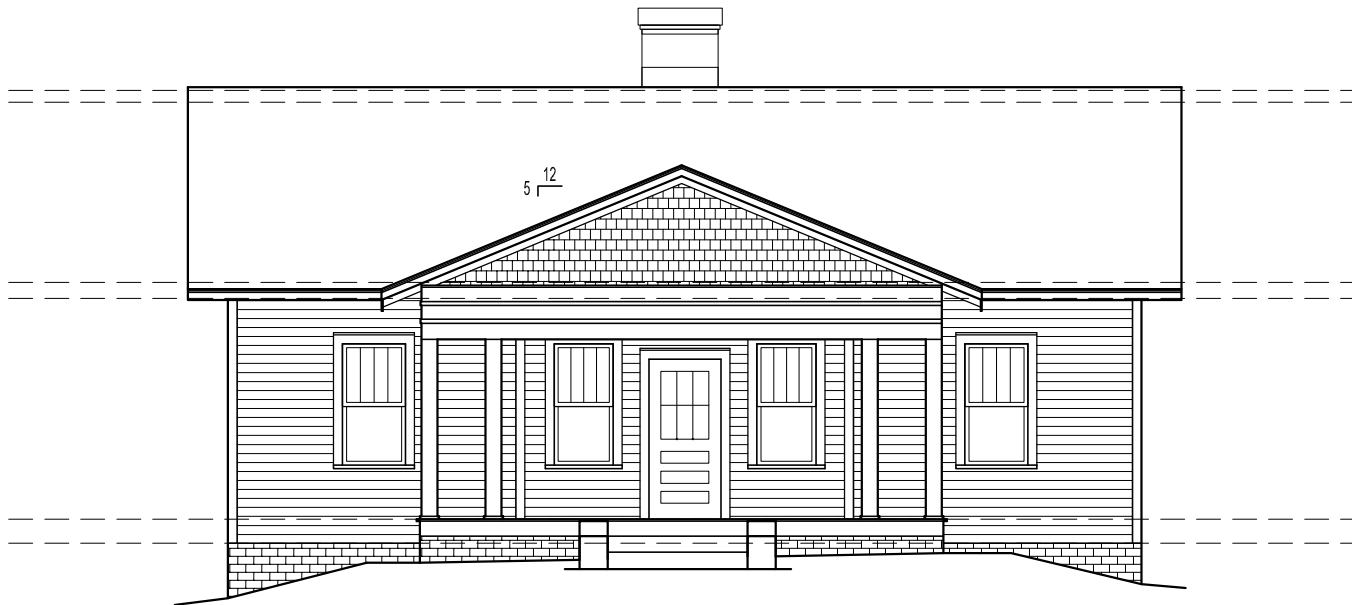


PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





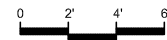


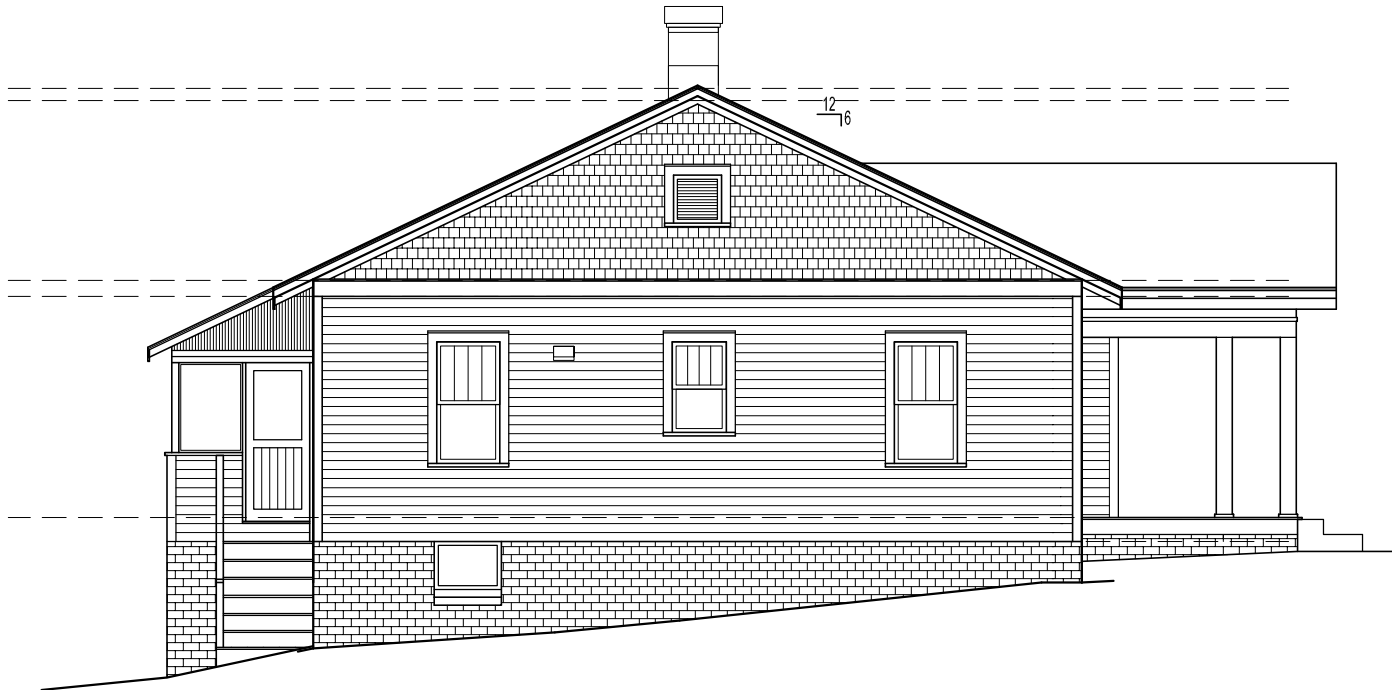
915 South St - Existing Front Elevation

Scale - 1/8" = 1'-0"

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919.696.0970



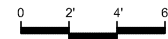


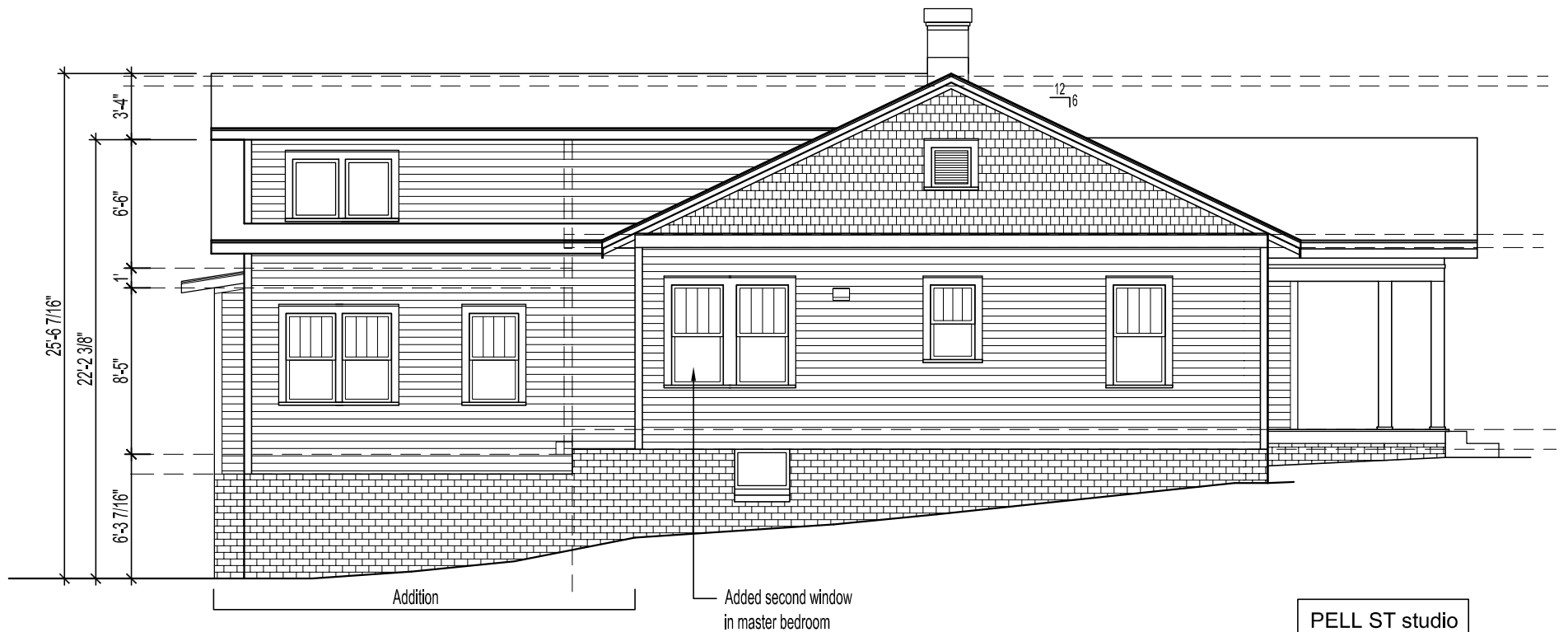
915 South St - Existing Driveway Side Elevation

Scale - 1/8" = 1'-0"

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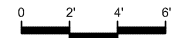


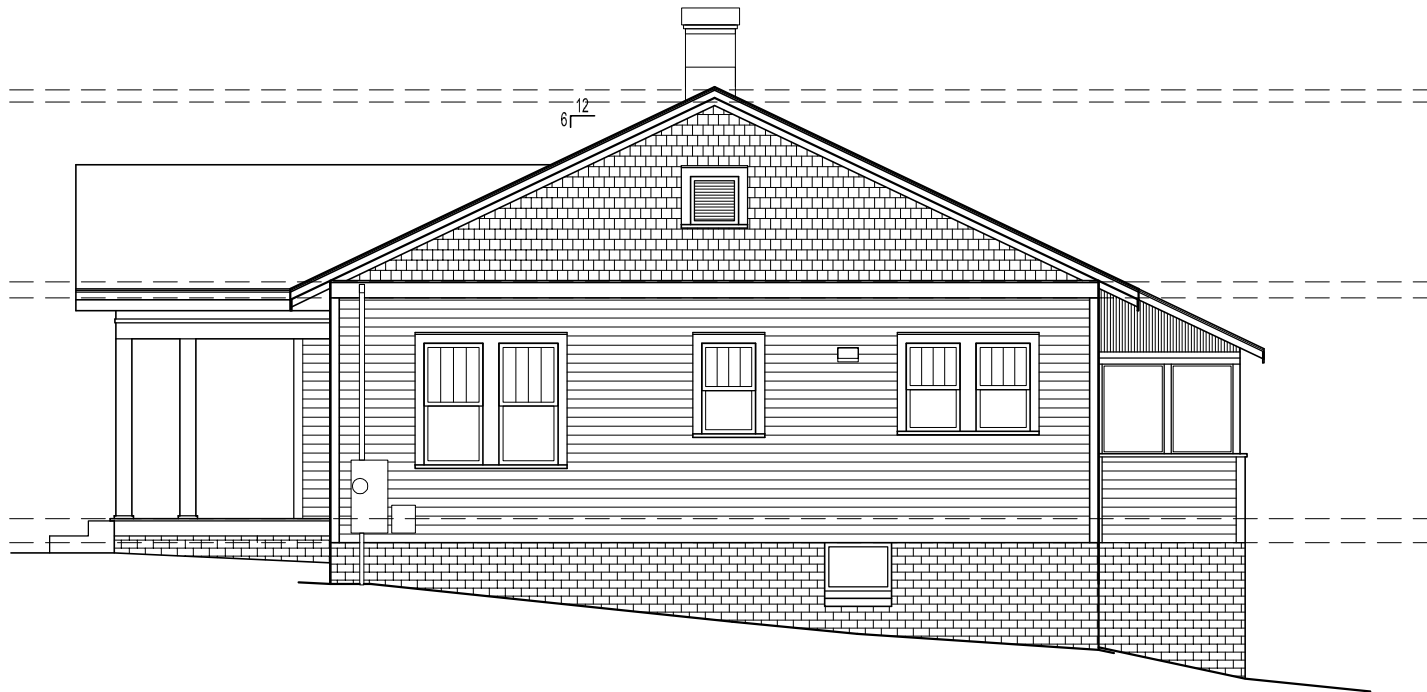
915 South St - New Driveway Side Elevation

Scale - 1/8" = 1'-0"

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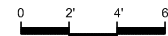


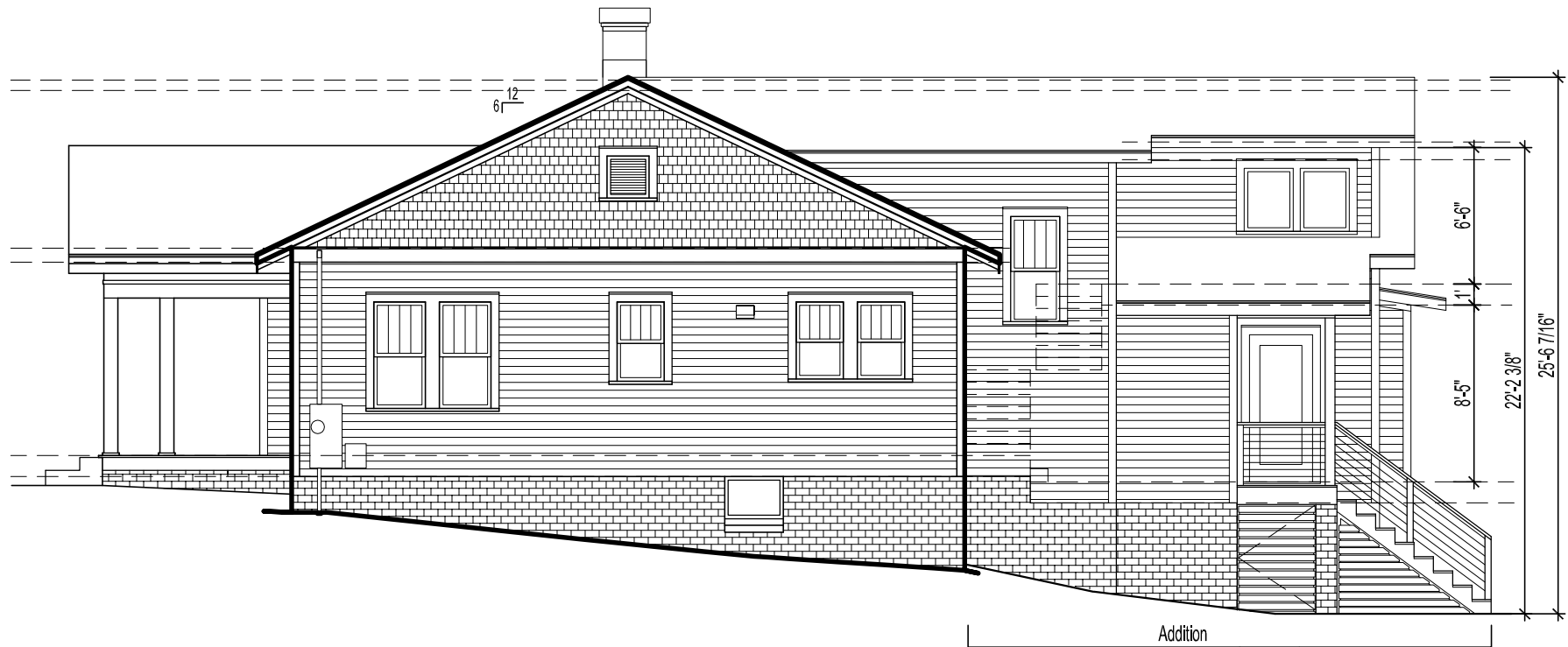
915 South St - Existing Side Elevation

Scale - 1/8" = 1'-0"

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Addition

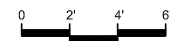
Access to basement,
slat door under deck

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915 South St - New Side Elevation

Scale - 1/8" = 1'-0"

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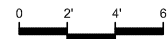


915 South St - Existing Rear Elevation

Scale - 1/8" = 1'-0"

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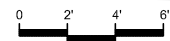


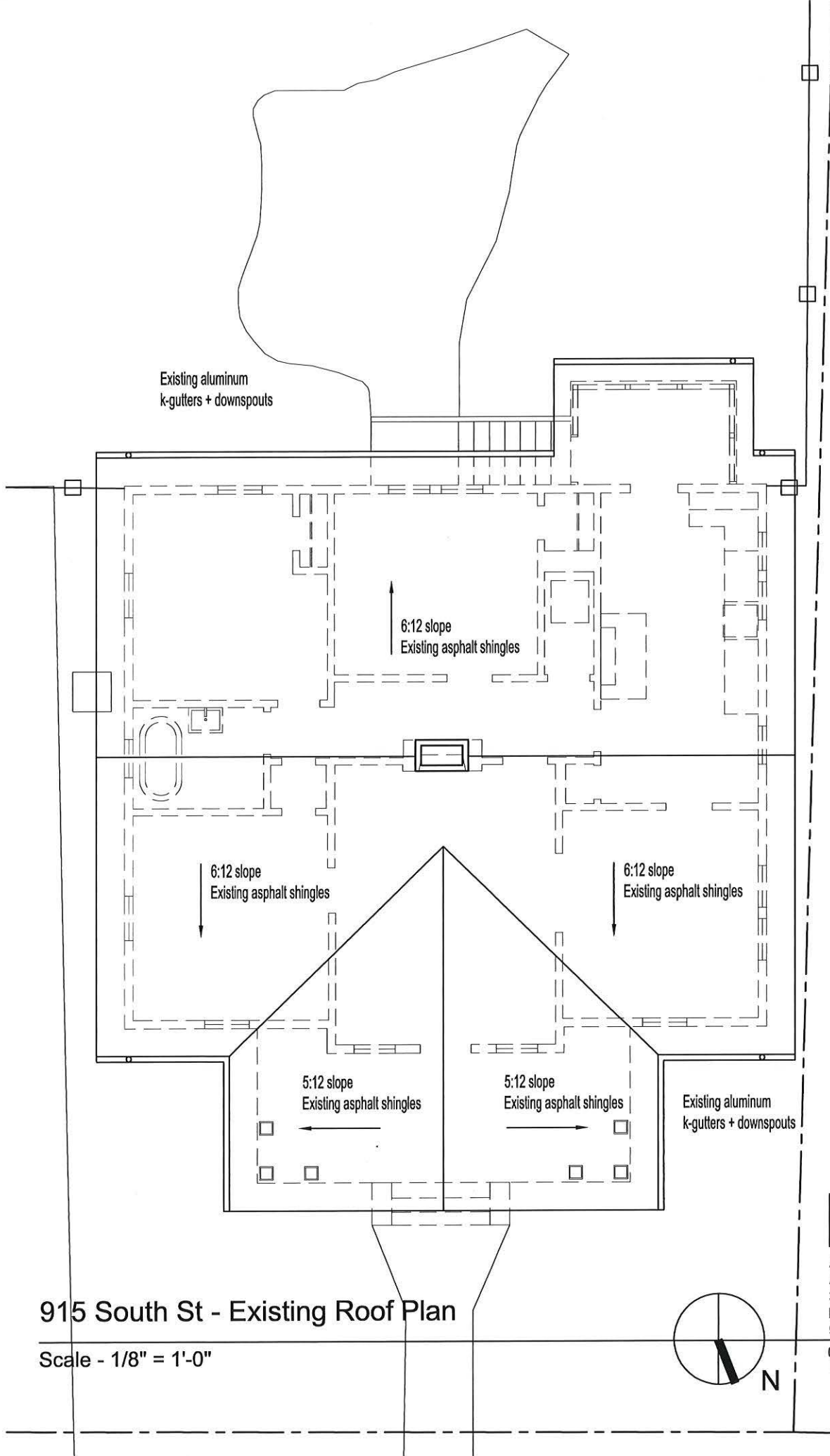
915 South St - New Rear Elevation

Scale - 1/8" = 1'-0"

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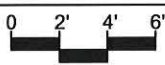
915 South St - Existing Roof Plan

Scale - 1/8" = 1'-0"



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New aluminum k-gutters +
downspouts to match existing

2:12 slope
New asphalt
shingles

2:12 slope
New asphalt shingles

2:12 slope
New asphalt shingles

6:12 slope
Existing asphalt shingles

6:12 slope
Existing asphalt shingles

6:12 slope
Existing asphalt shingles

6:12 slope
Existing asphalt shingles

5:12 slope
Existing asphalt shingles

5:12 slope
Existing asphalt shingles

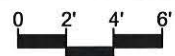
Existing aluminum
k-gutters + downspouts

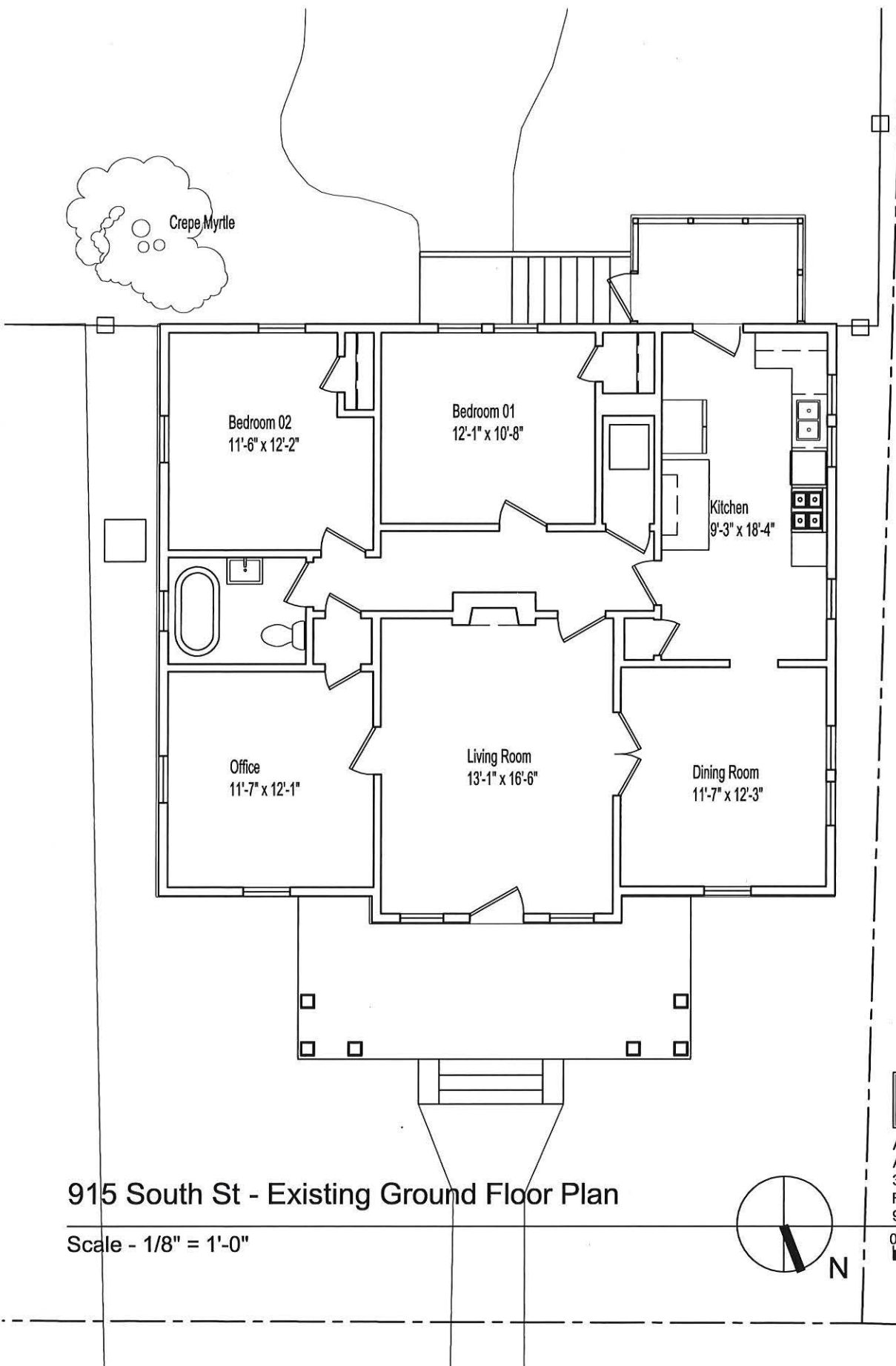
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915 South St - New Roof Plan

Scale - 1/8" = 1'-0"



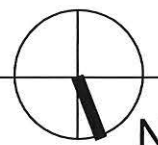


915 South St - Existing Ground Floor Plan

Scale - 1/8" = 1'-0"

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0 2' 4' 6'

5'-0" setback

New Blue Stone Patio
(set on a slab + mortared)

36'-2 1/2"

14'-1 1/2"

16'-1 1/2"

1'-8"

4'-3 1/2"

1'-6"

Sun Room
13'-10" x 15'-3"

M. Bath
11'-11" x 8'-7"

36"x60" shower
valves here

M. Closet
7'-3" x 7'-8"

Laundry
8'-11" x 5'-3"

Family Room
15'-0" x 14'-6"

Master Suite
11'-6" x 14'-0"

Kitchen
9'-3" x 18'-4"

Bedroom 01
11'-7" x 12'-1"

Living Room
13'-1" x 16'-6"

Office
(still can be used as
dining room for resale)
11'-7" x 12'-3"

Repair or replace
existing fireplace
May need to add columns
flanking fireplace for support
once wall is removed. Could be
heavy timber, exposed columns

create pocket
door, reuse
existing door

create pocket
door, reuse
existing door

New window to
create a pair of
windows in master.
8" mull between wdws
similar to existing
office pair of windows

15' deep built-ins for tv + equipment (sound dampening in
wall) + area for fireplace centered in built-ins

Dashed line indicates
existing rear wall of house

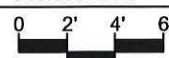
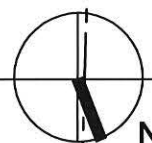
Windows are inoperable
and we are requesting
sash replacements for
these 3 windows to match
existing.

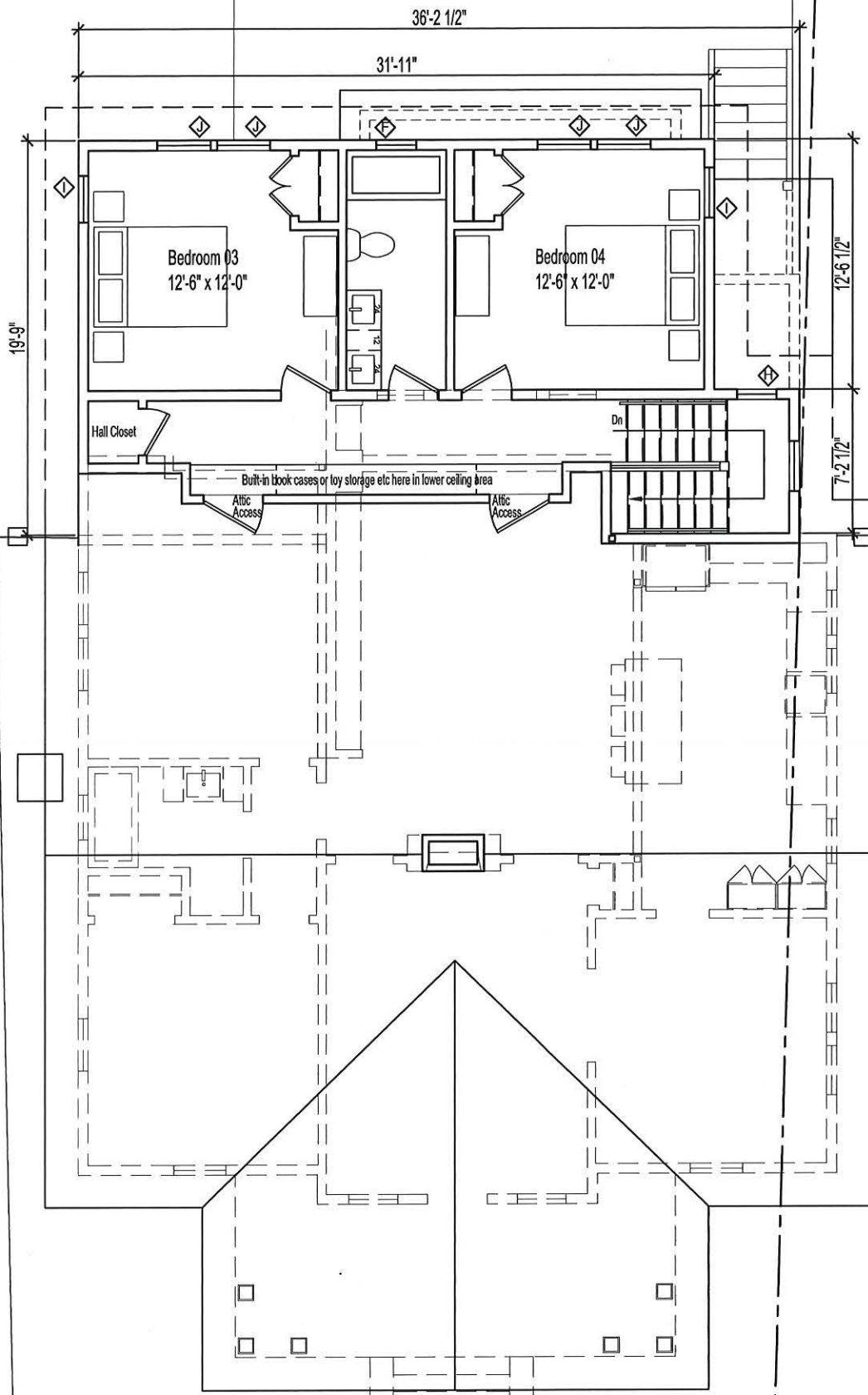
PELL ST studio

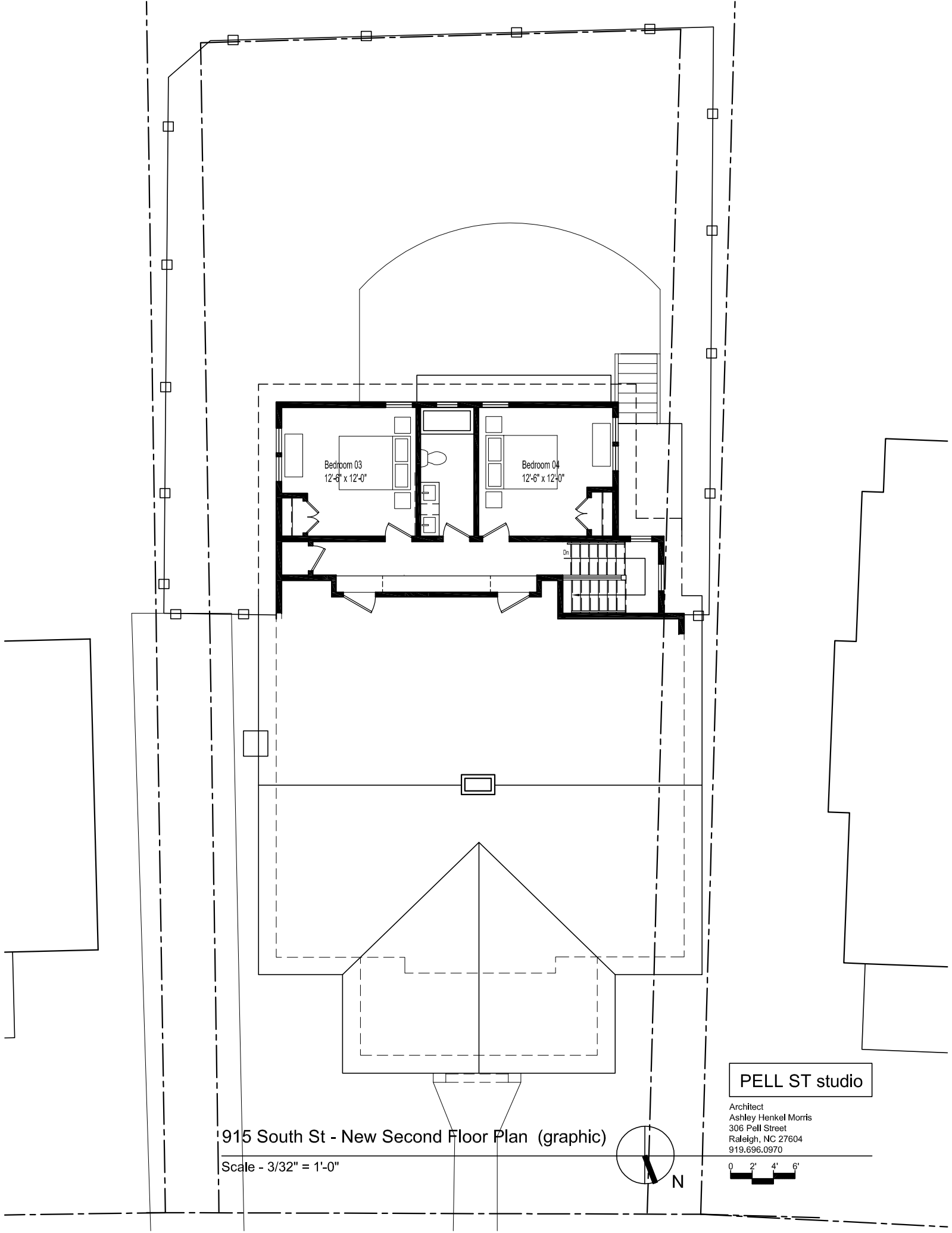
Architect
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915 South St - New Ground Floor Plan

Scale - 1/8" = 1'-0"

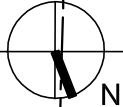






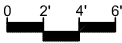
915 South St - New Second Floor Plan (graphic)

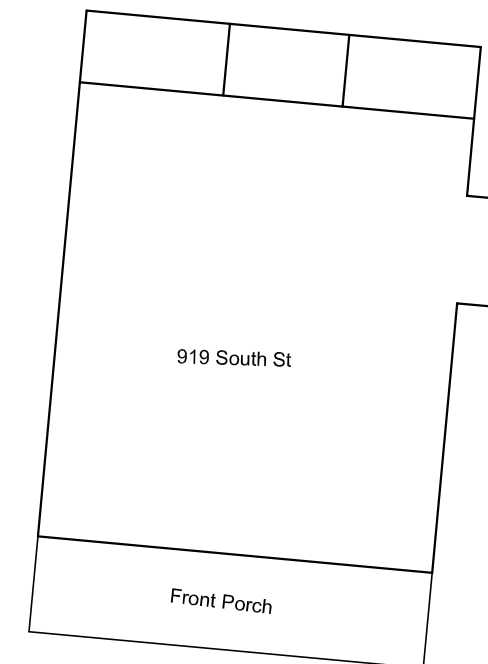
Scale - 3/32" = 1'-0"



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915 South St

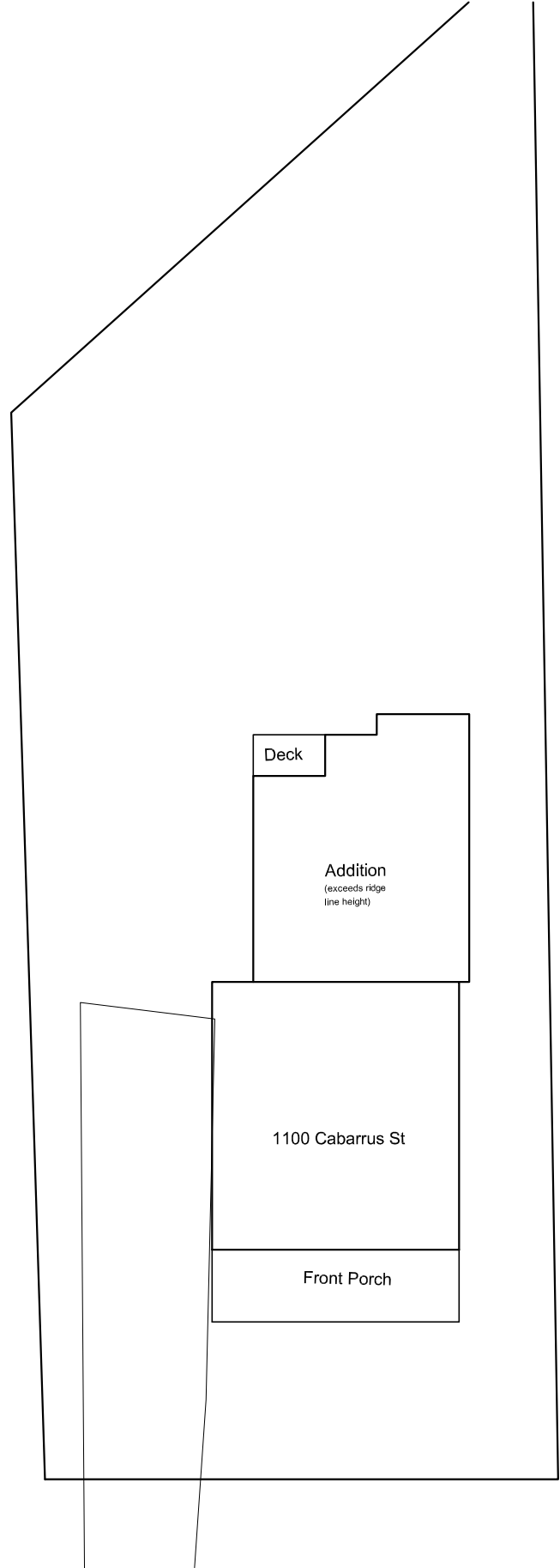
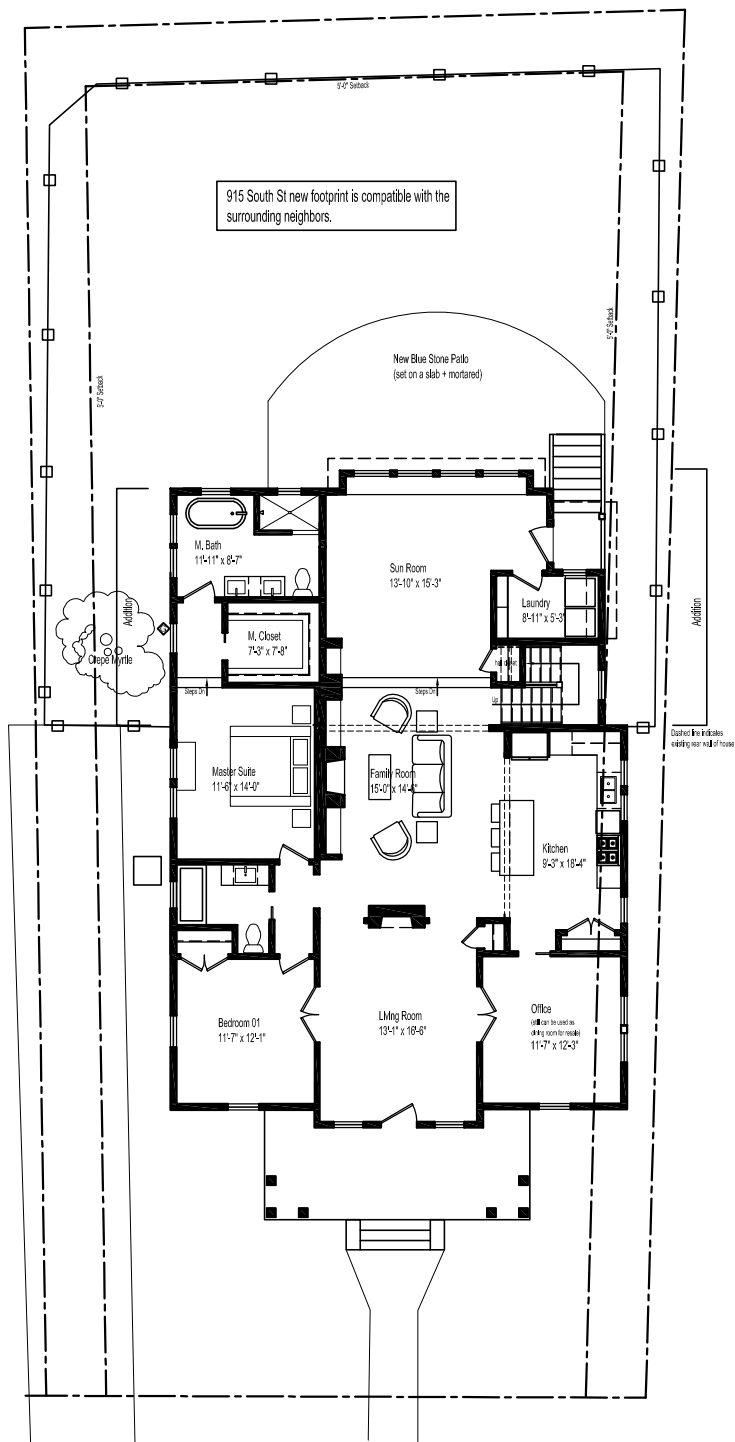
Boylan Height neighbors



1100 Cabarrus St
Large addition
in rear of existing
that exceeds historic
ridge line

Addition appears to be
inset only on one side





915 South St - New Plan compared to 1100 Cabarrus

Scale - 1/16" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



915 South St

Boylan Height neighbors



1022 South St
Large addition
in rear of existing
that exceeds historic
ridge line

Addition appears to be
inset only on one side



915 South St

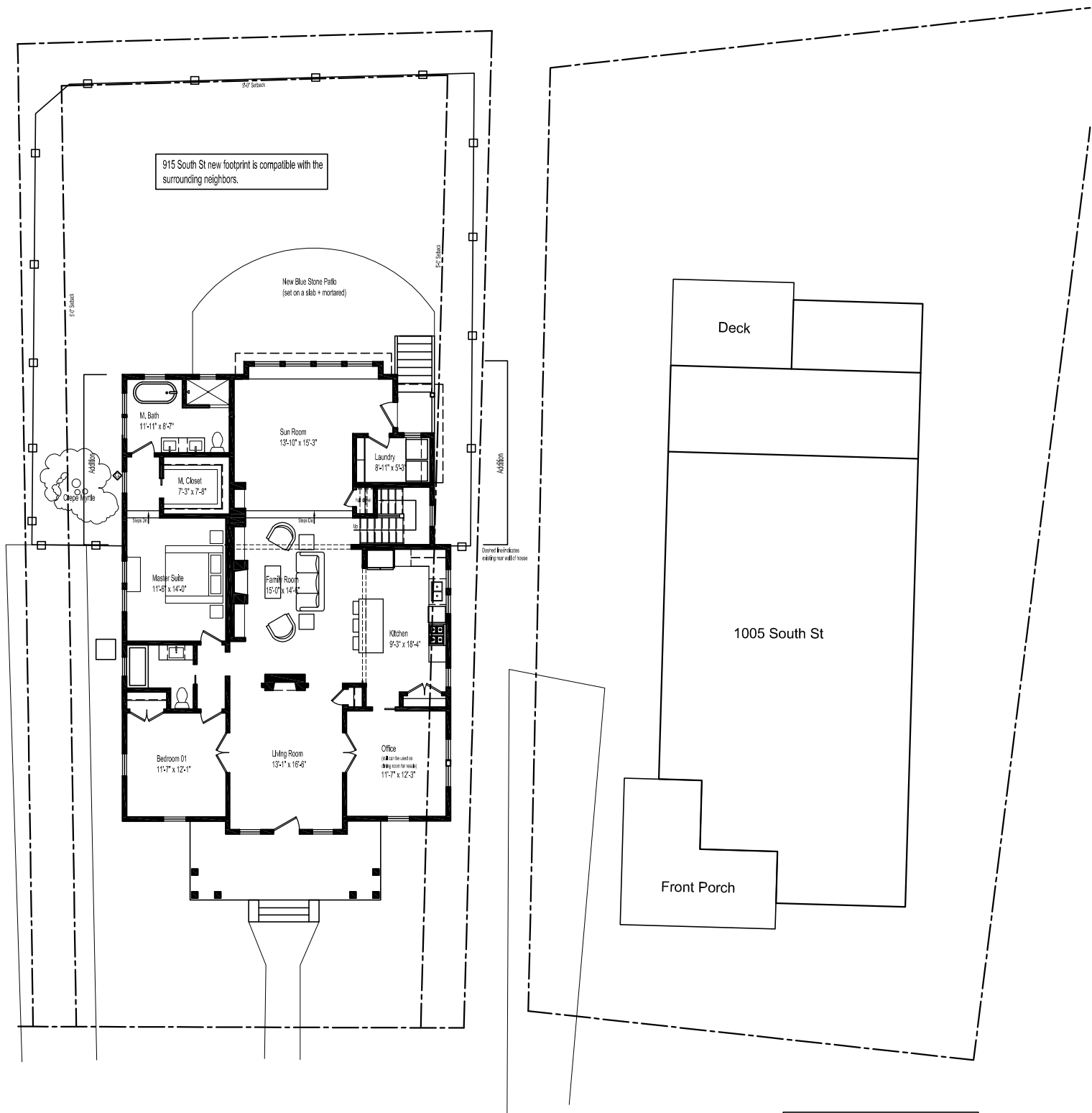
Boylan Height neighbors



1005 South St
neighboring house
that has low sloped
dormers

This house goes back
deep on its lot





915 South St - New Plan compared to 1005 South St

Scale - 1/16" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



915 South St

Boylan Height neighbors



421 Cutler St
neighboring house
with a rear addition
that is taller than the
original ridge line

This house goes back
deep on its lot






























915 South St

Boylan Height neighbors

421 Cutler St
neighboring house
with a rear addition
that is taller than the
original ridge line

This house goes back
deep on its lot



ROUGH OPENING	18 3/4"	24 3/4"	28 3/4"	30 3/4"	36 3/4"
	18"	24"	28"	30"	36"
	12 13/16"	18 13/16"	22 13/16"	24 13/16"	30 13/16"
18 3/4"	 WC-1818				
24 3/4"	 WC-1824	 WC-2424			
30 3/4"	 WC-1830	 WC-2430	 WC-2830	 WC-3030	
36 3/4"	 WC-1836	 WC-2436	 WC-2836	 WC-3036	 WC-3636
42 3/4"	 WC-1842	 WC-2442	 WC-2842*	 WC-3042*	 WC-3642*
48 3/4"	 WC-1848	 WC-2448*	 WC-2848*	 WC-3048*	 WC-3648*
54 3/4"	 WC-1854	 WC-2454*	 WC-2854*	 WC-3054*	 WC-3654*

Upper windows will not have a grille pattern

* Review for Egress. Refer to the "Egress Information Chart" PDF file.

- Standard units shown. Custom sizes in 1/16" increments.
- Any unit shown can be operable or stationary - Left hand shown as viewed from exterior.
- To obtain masonry openings on units with brickmould, add 3 3/8" to horizontal and 2 5/8" to vertical frame dimensions.



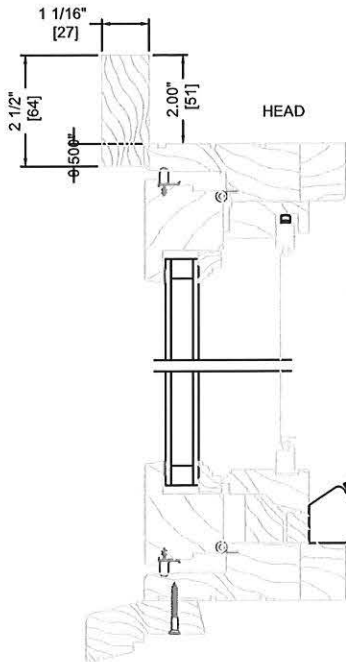
SIERRA All-Wood Casement Window

SECTION DETAILS
DRAWN TO 1"=1" SCALE
Printed Scale 3" = 1"

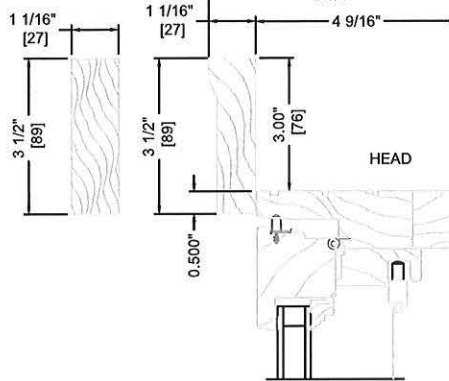
PAGE 2 of 4

HEAD DETAIL ALL-WOOD CASEMENT, OPERATING

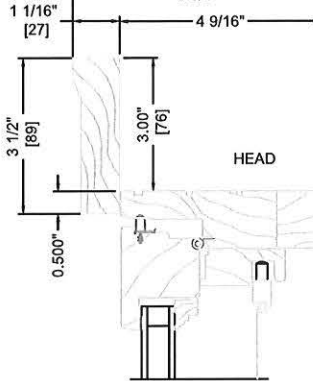
2 1/2" Flat Casing



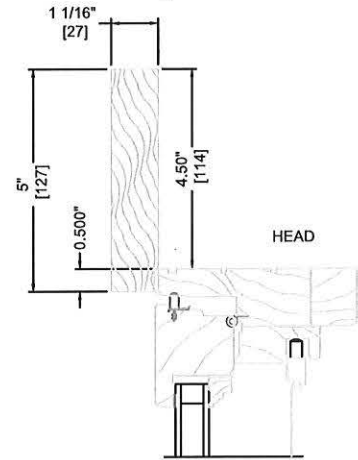
3 1/2" Flat Casing



Shown With
3 1/2" Brick Mould



5" Flat Casing



Basic Unit to Brick Mould or Flat Casing Formulas

2 1/2" Flat Casing

Height = Basic Unit Height + 3.405"
Width = Basic Unit Width + 4.00"

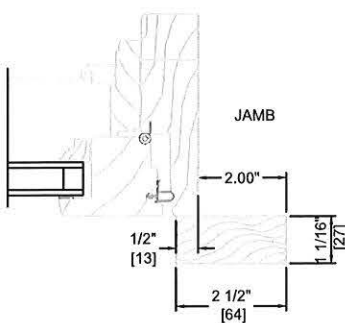
3 1/2" Flat Casing & 3 1/2" Brick Mould Width

Height = Basic Unit Height + 4.405"
Width = Basic Unit Width + 6.00"

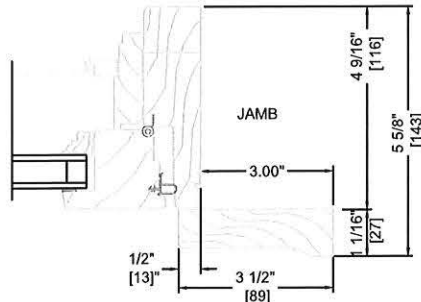
5" Flat Casing

Height = Basic Unit Height + 5.905"
Width = Basic Unit Width + 9.00"

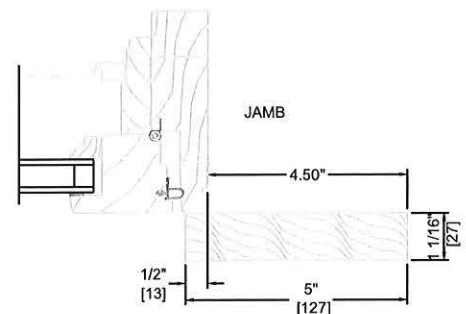
2 1/2" Flat Casing



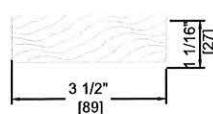
3 1/2" Brick Mould



5" Flat Casing

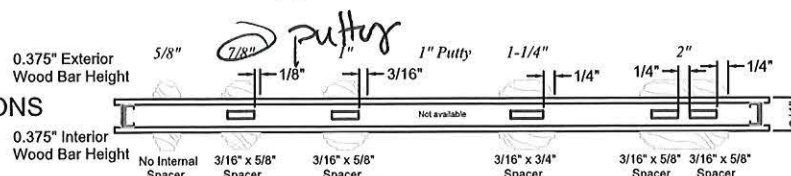


3 1/2" Flat Casing



SILL DETAIL ALL-WOOD CASEMENT, OPERATING

GLAZING OPTIONS



PLEASE NOTE: STANDARD SPACER COLOR IS MILL FINISH

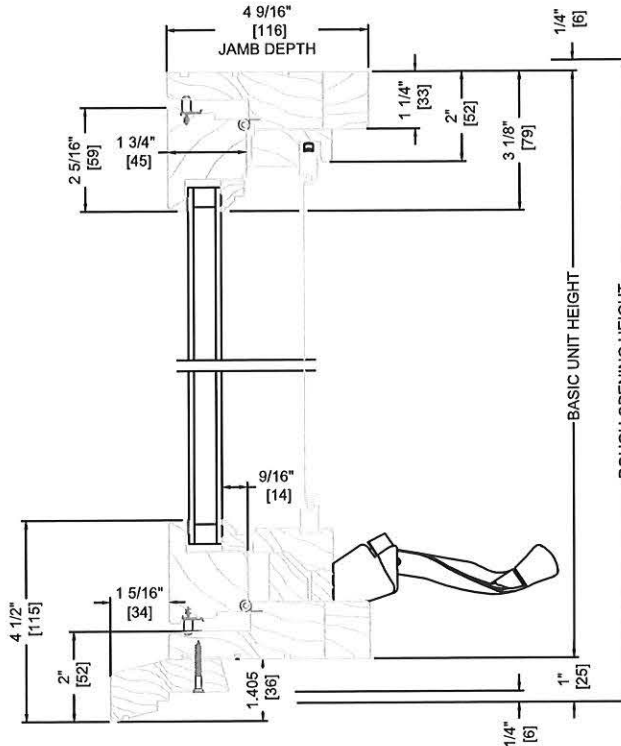


SIERRA All-Wood
PACIFIC Casement Window, No Brickmould w/ Sill Nosing
WINDOWS

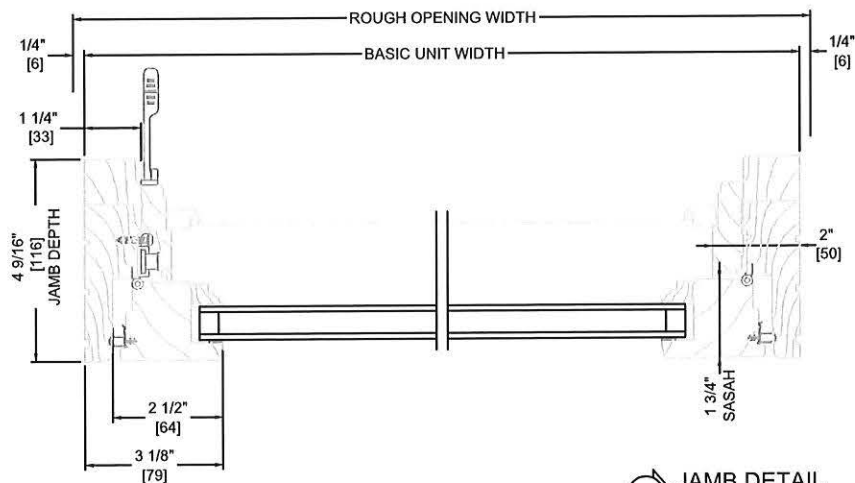
For Product Built 06/25/2012 to Present

SECTION DETAILS
Drawn to 1" = 1" Scale
Printed Scale 3" = 1"
4 9/16" JAMB

HEAD DETAIL
ALL-WOOD CASEMENT, OPERATING

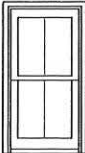
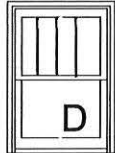
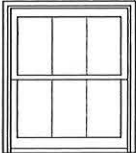
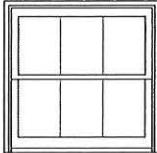
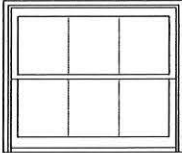
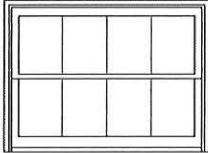
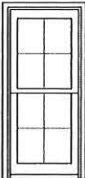
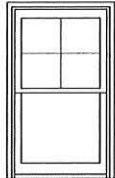
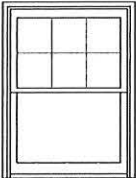
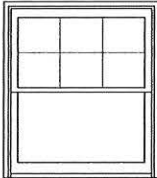
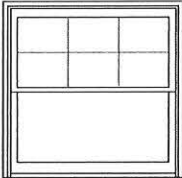
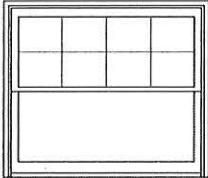
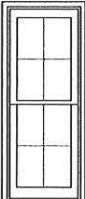
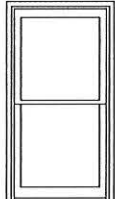
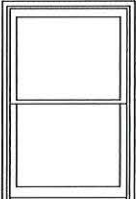
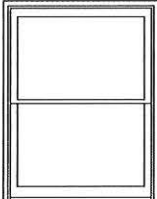
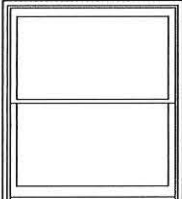
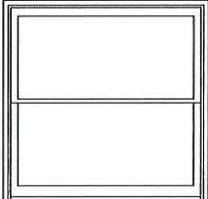
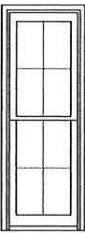
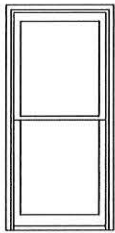
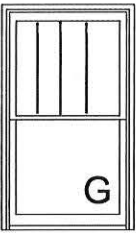
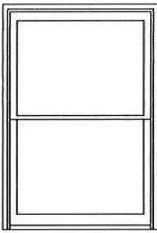
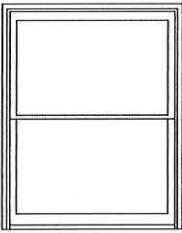
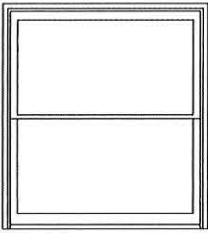
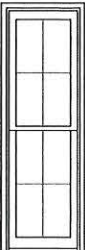
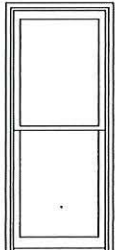
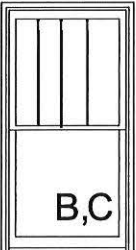
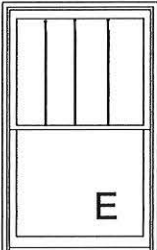
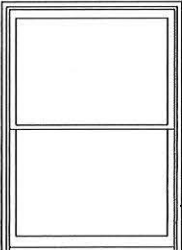
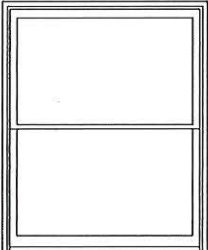


SILL DETAIL
ALL-WOOD CASEMENT, OPERATING

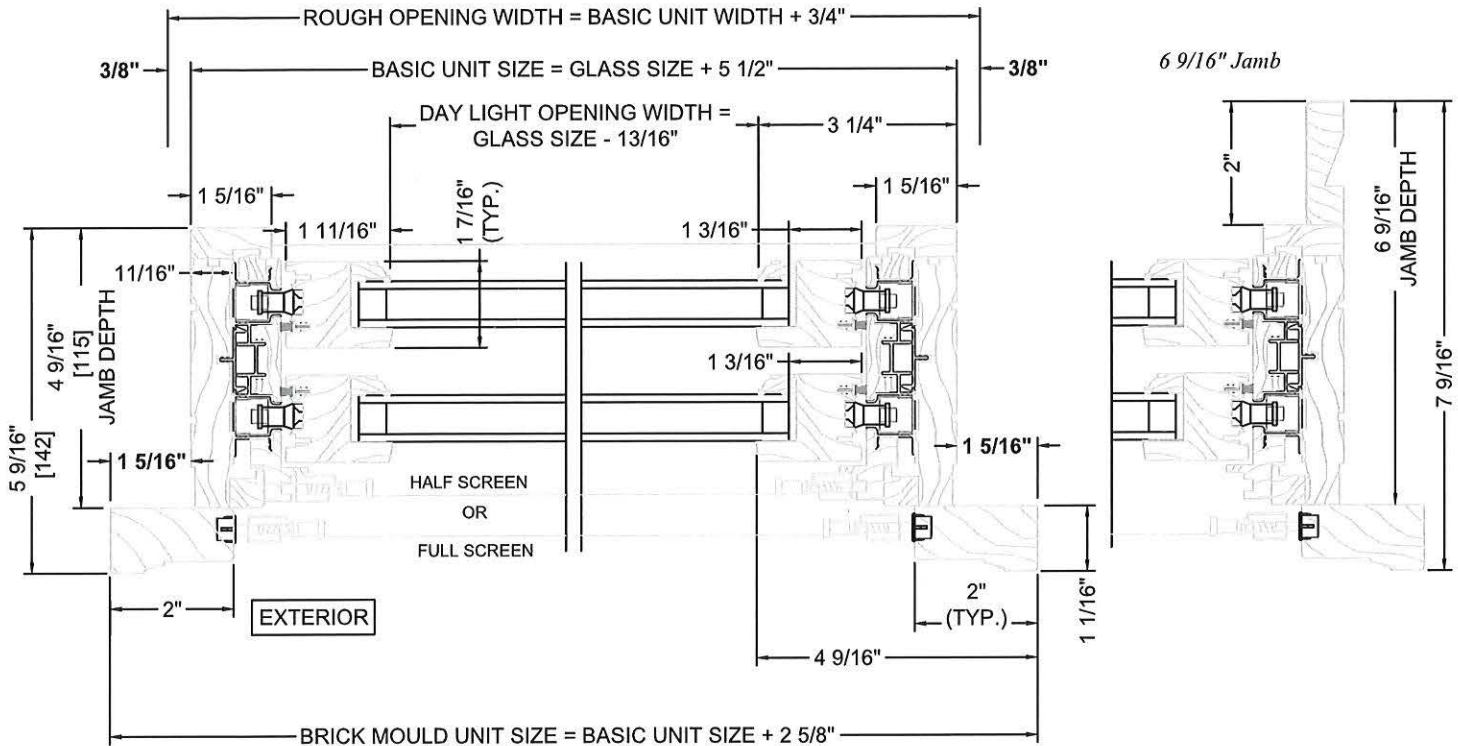


JAMB DETAIL
ALL-WOOD CASEMENT, OPERATING

All trim to be
Site built

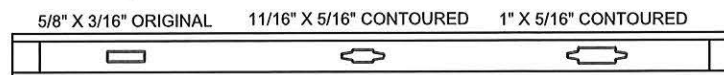
ROUGH OPENING	18 3/4"					
	24 3/4"					
	30 3/4"					
FRAME SIZE	36 3/4"					
	42 3/4"					
	48 3/4"					
GLASS SIZE	18"					
	24"					
	30"					
GLASS SIZE	13 1/8"					
	19 1/8"					
	25 1/8"					
GLASS SIZE	31 1/8"					
	37 1/8"					
	43 1/8"					
36 3/4"						
36"	DHC-1836	DHC-2436	DHC-3036	DHC-3636	DHC-4236	DHC-4836
14 1/8"						
42 3/4"	DHC-1842	DHC-2442	DHC-3042	DHC-3642	DHC-4242	DHC-4842
42"						
17 1/8"	DHC-1848	DHC-2448	DHC-3048	DHC-3648	DHC-4248	DHC-4848
48 3/4"						
48"	DHC-1854	DHC-2454	DHC-3054	DHC-3654	DHC-4254	DHC-4854
20 1/8"						
54 3/4"	DHC-1860	DHC-2460	DHC-3060	DHC-3660*	DHC-4260*	DHC-4860*
54"						
23 1/8"						
60 3/4"						
60"						
26 1/8"						

* Review for Egress. Refer to the "Egress Information Chart" PDF file.

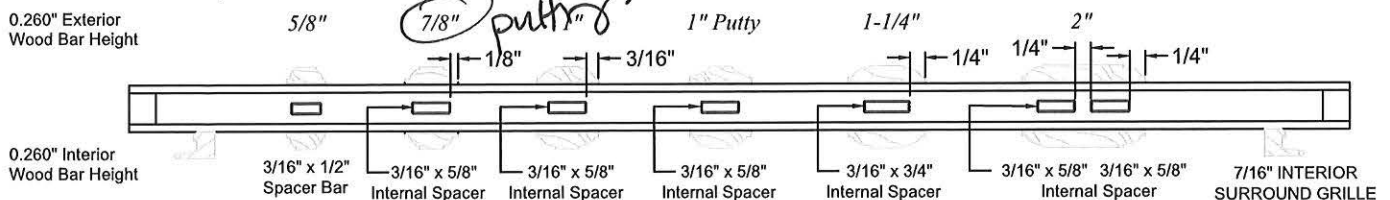


GLAZING OPTIONS

Single & Dual Insulated Glass available in operating and fixed units.
Grille in Airspace



HDL, Surround and KD Grille Bar Chart

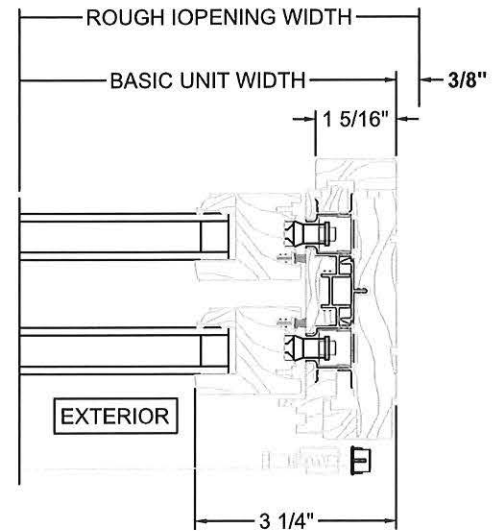
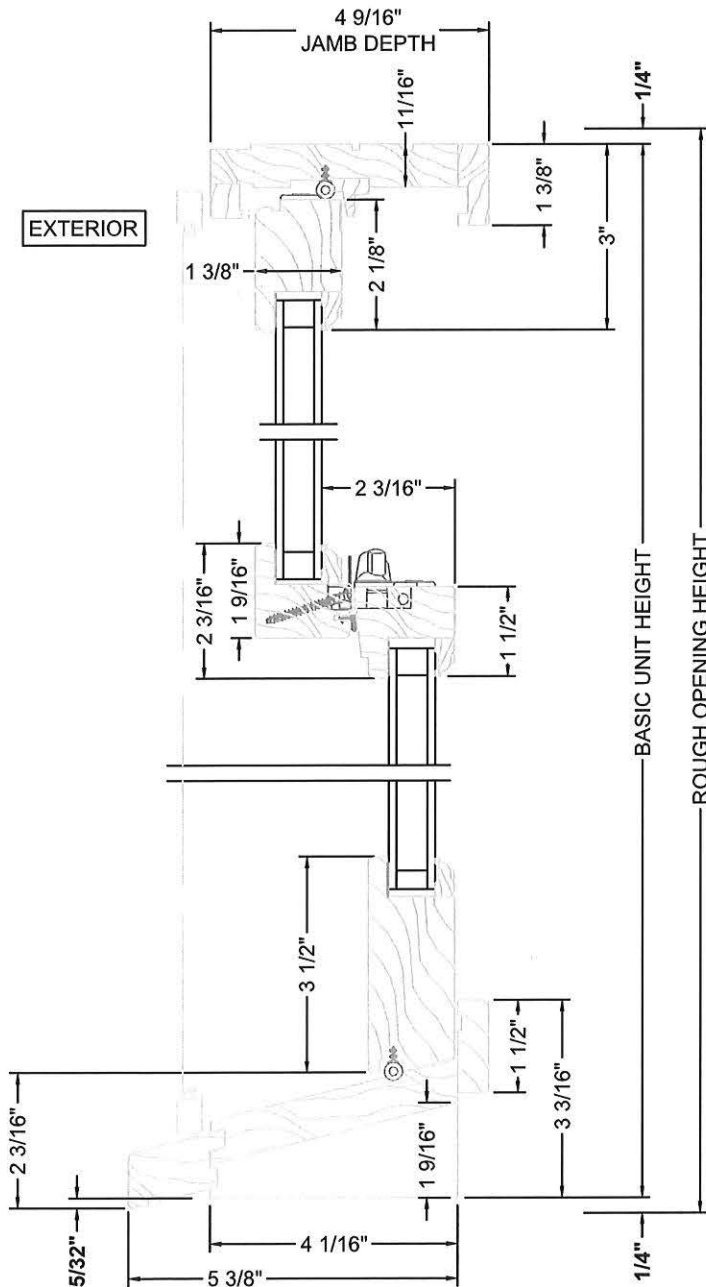


PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH

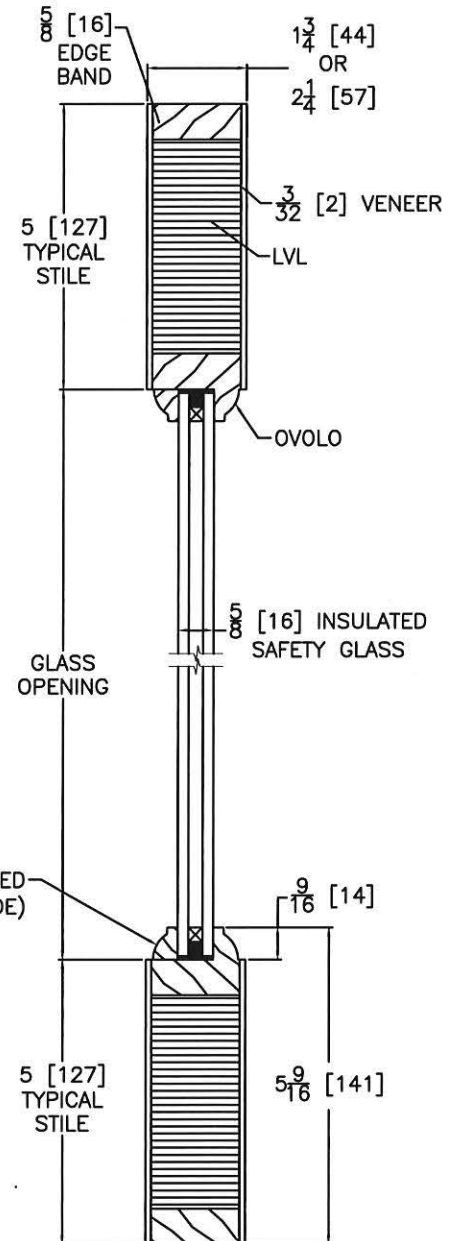
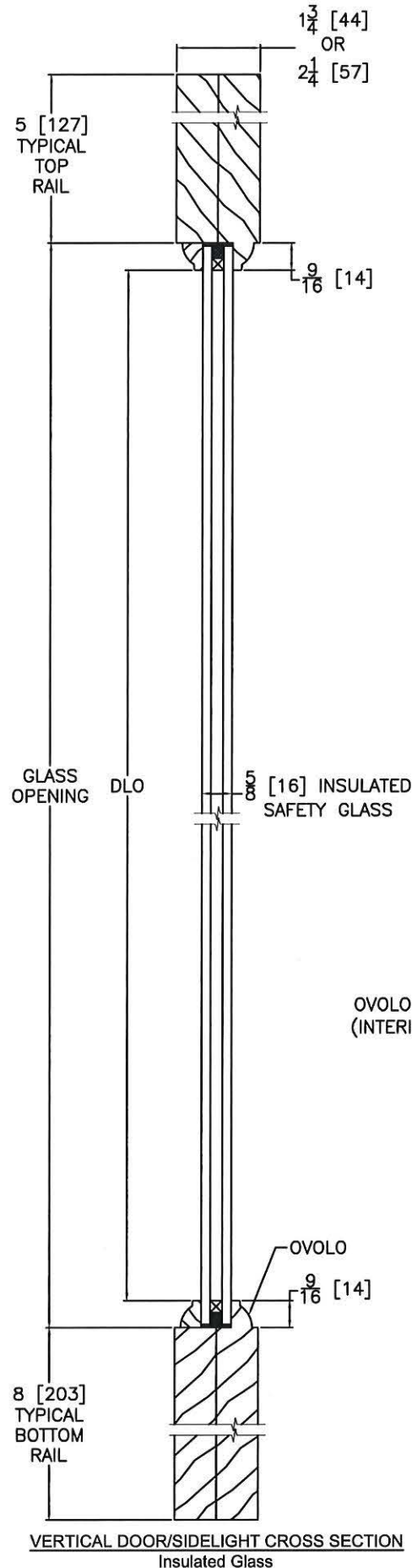
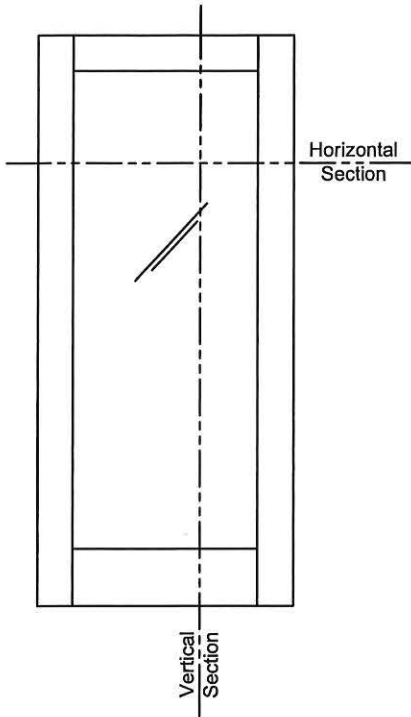


All-Wood Tilt Double Hung Windows with Sill Nosing & No Brickmould

Head & Sill Details
Page 1 of 8
Drawn to Full Scale
Printed Scale 4" = 1'



All trim to be
site built



HORIZONTAL DOOR CROSS SECTION
Engineered Stile Option
(Upon Request or Doors > 3'-6" X 8'-0")

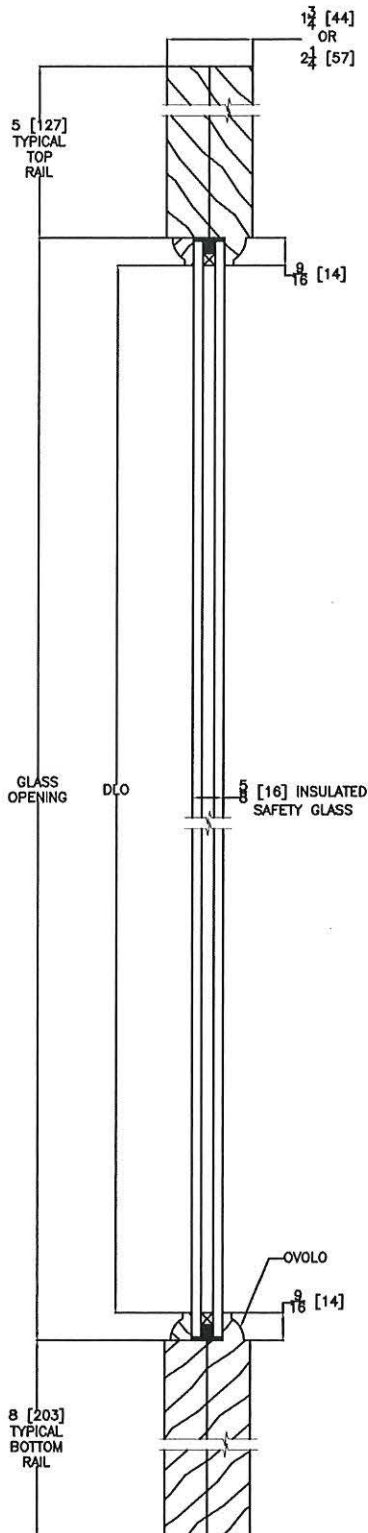
Notes:
Stile, Rail, Panel & Glass
vary by Size & Model of Door.
Typical Sizes are Shown.

ELEVATION NOTES

Door Size = Book Size Before Prefit
Daylight Opening (DLO) = Visible Glass
Values in brackets [] are millimeter conversions.

DOOR CROSS-SECTION

Moulding Profile = Ovolo
Panel Profile = n/a
See 500 Cross Section sheet for more detail.



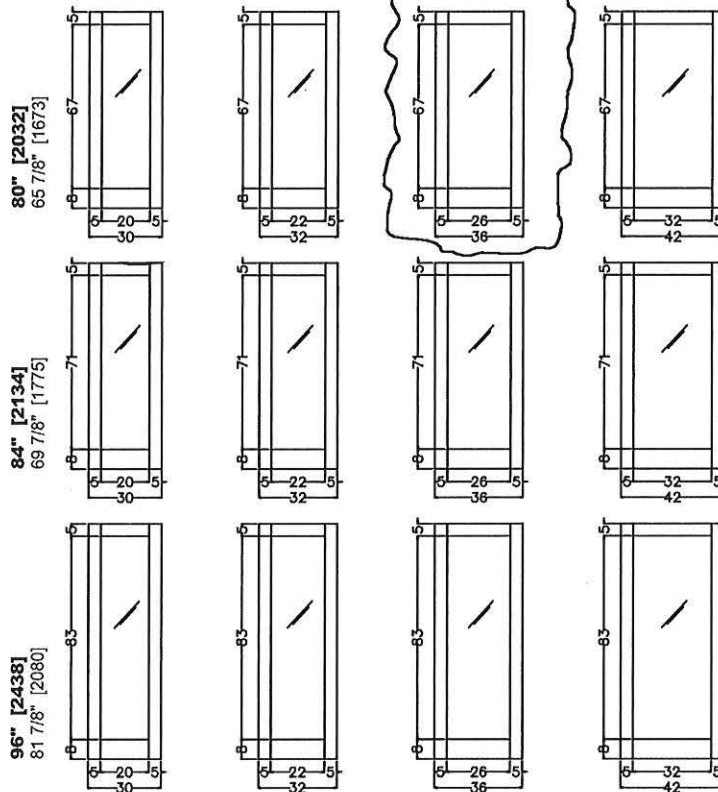
Door Size
Daylight Opening

30" [762]
18 7/8" [479]

32" [813]
20 7/8" [530]

36" [914]
24 7/8" [632]

42" [1067]
30 7/8" [784]



Sidelight Size
Daylight Opening

12" [305]
7 7/8" [200]

13" [330]
7 7/8" [200]

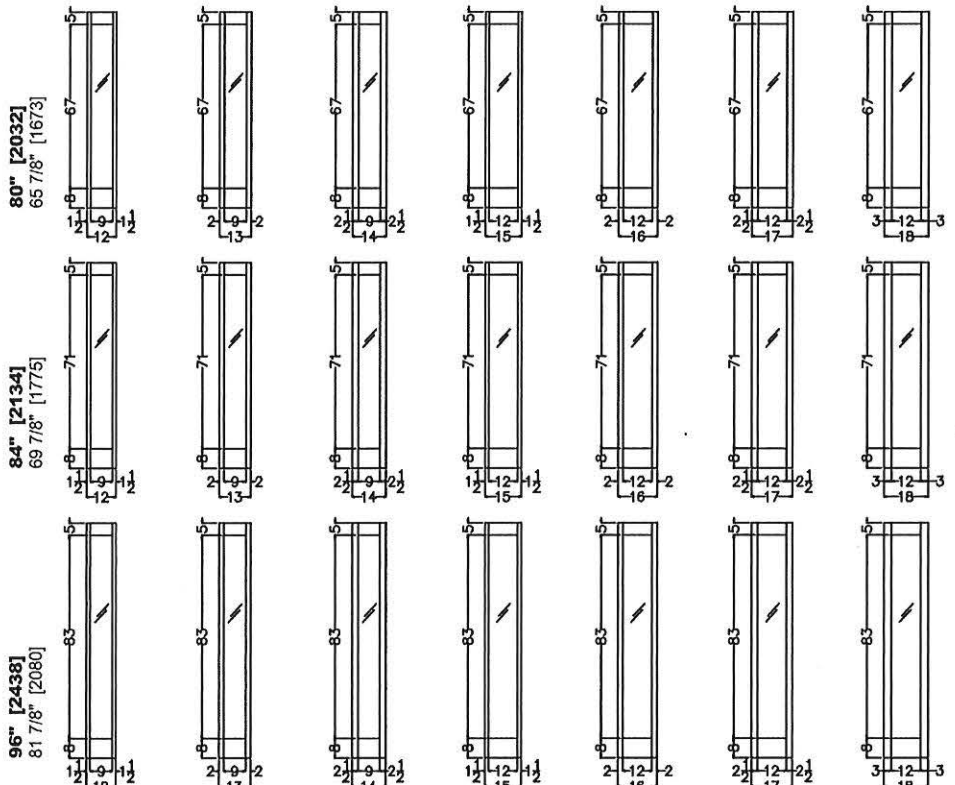
14" [356]
7 7/8" [200]

15" [381]
10 7/8" [276]

16" [406]
10 7/8" [276]

17" [432]
10 7/8" [276]

18" [457]
10 7/8" [276]



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

1703267258
QUEEN, CHARLES A
914 DOROTHEA DR
RALEIGH NC 27603-2140

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

Color copy

1703267302
PLEASANTS, JACQUELINE A
916 DOROTHEA DR
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1703267472
WUBBENHORST, JACOB T. HOFFMAN,
RIANE B.
921 W SOUTH ST
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1703268252
CHIAVATTI, ANTHONY J CHIAVATTI,
MELANIE C
910 DOROTHEA DR
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1703268318
WILKINS, CHARLES P JR
919 W SOUTH ST
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1703268366
DEMLER, JOHN ROBERT GELFOND,
CARLEN DAY
917 W SOUTH ST
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1703268585
WILKINS, CHARLES P JR
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1703269109
ROGERS, CLAUDIA WINSTEAD
908 DOROTHEA DR
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1703269157
RYBACKI, HARRY L
906 DOROTHEA DR
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1703269351
OSVOLD, LISE L MILLER, ROBERT M
913 W SOUTH ST
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1703269513
WEISLO, LAURA J BALL, EMORY S
914 W SOUTH ST
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1703269561
LEE, JAMES M
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1703360105
HUBERMAN, JOSEPH G BROMER, RUTH E
904 DOROTHEA DR
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1703360209
RUNYON, SCOTT MERCER, KIM
911 W SOUTH ST
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1703360257
HUBERMAN, JOSEPH G BROMER, RUTH E
904 DOROTHEA DR
RALEIGH NC 27603-2140

1703360409
BARABASH, IGOR M BARABASH, MARY
JANE
910 W SOUTH ST
RALEIGH NC 27603-2160

1703360447
CAUDILL, CHRISTOPHER R
NIKETOPOULOS, RACHEL I
908 W SOUTH ST
RALEIGH NC 27603-2160

1703360495
MOTSINGER, MICHAEL R MOTSINGER,
CORNELIA P
906 W SOUTH ST
RALEIGH NC 27603-2160

1703361205
WATKINS, WILLIAM WAYNE
903 W SOUTH ST
RALEIGH NC 27603-2159

1703361444
TALLEY, DANIEL LEWIS TALLEY, ELEANOR
BLAINE
904 W SOUTH ST
RALEIGH NC 27603-2160

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

104-17-CA 915 W SOUTH STREET
Applicant: JESSICA WEST & PETER WEBB
Received: 6/14/2017 Meeting Date(s):
Submission date + 90 days: 9/12/2017 1) 7/27/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Construct 684 SF footprint 1-1/2 story rear addition; install new window; install rear patio.

DRAC: An application was reviewed by the Design Review Advisory Committee at its July 3 meeting. Members in attendance were Curtis Kasefang, Jenny Harper, and Dan Becker; also present were Ashley Morris, Melissa Robb, and Tania Tully.

Staff Notes:

- On the matters of built mass and built area, the new *Design Guidelines* speaks to not increasing the original built area. What is considered “original” has not yet been interpreted by the commission.
- COAs mentioned in the application will be available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	install rear patio.
2.7	Windows and Doors	Alter
3.2	Additions	Construct 684 SF 1-1/2 story rear addition;

STAFF REPORT

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

A. Construction of 684 SF footprint 1-1/2 story rear addition is not incongruous in concept according to *Guidelines* 3.2.1, 3.2.2, 3.2.4, 3.2.5, 3.2.6, 3.2.8, 3.2.9, 3.2.10, 3.2.12; however the size of the addition and increase of built mass **may be** incongruous according to *Guidelines* 3.2.7, 3.2.11 and the following suggested facts:

1* A Crape Myrtle is located in the rear yard; there are trees on adjacent properties whose roots extend on the subject property. A tree protection plan was provided; the application does not explicitly state that the plan will be implemented.

- 2* The proposed rear addition will sit on its own foundation and be inset from the west walls by about 2 feet, the same as the existing screened porch. The east side of the addition is flush with the wall of the historic house; a corner board is retained to differentiate the old from the new.
- 3* The body of the historic house is 30 feet deep; the proposed addition is 21 feet deep. The cross gable addition is at the ridge of the historic house. A second level is achieved through the use of the sloping grade of the lot and dormers on the addition.
- 4* Photographs and site plans of other additions in Boylan Heights were provided:
- a. The addition at 1100 W Cabarrus Street is taller than the historic house and is inset on one side. It was approved with COA 175-14-CA under the 2001 design guidelines.
 - b. The addition at 1022 W South Street exceeds the ridge line and appears to be onset on one side only. It was approved with COA 101-07-CA under the 2001 design guidelines.
 - c. 809 W South Street has a 1-1/2 story rear addition. It was approved with COA 136-04-CA under the 2001 design guidelines.
 - d. 1005 W South Street has an addition with low sloped dormers that extends into the rear yard. It was approved with COA 186-97-CA under an early set of design guidelines.
 - e. The addition at 421 Cutler Street is taller than the historic house and extends deep into its lot. It was approved with COA 044-97-CA under an early set of design guidelines.
- 5* Windows in the addition are similar in proportion to the historic house as is the relationship of solids to voids. The overall style of the addition mimics the historic house.
- 6* The addition will be clad with wood siding to match the historic house. Likewise, the new trim will be wood and the same dimension as that on the historic house. Details were provided.
- 7* Wood windows on the addition are in both four-over-one double-hung and single full-lite casement forms. The new door is also wood. Details and specifications were provided.

- 8* The new roof will match the existing asphalt shingle gable roof in color. Fascia, overhangs, exposed rafters and eaves will match existing as will the painted brick foundation. No specifications were provided.
- 9* According to Wake County Real Estate data and the application, the lot size is 5,663 SF. The footprint of the existing house (including porches) is 1,463 SF. The current and original built mass is 25%. The proposed addition is approximately 740 SF (subtracting the existing screened porch the increase is 680 SF). The proposed built mass is approximately 39%.
- 10* The lot size and footprints of the nearby houses was provided.

B. Installation of rear patio is not incongruous in concept according to *Guidelines* section; however the increase in built area **may be** incongruous according to *Guidelines*, and the following suggested facts:

- 1* Stone patios are common in rear yards in Boylan Heights. The existing patio is not historic.
- 2* According to Wake County Real Estate data and the application, the lot size is 5,663 SF. The footprint of the existing house (including porches) is 1,463 SF; the driveway and front walk are approximately 488 SF; the existing patio is 300 SF. Current built area is 40%. The original built area (discounts the driveway and existing patio) is 27%. The proposed addition is approximately 740 SF (subtracting the existing screened porch the increase is 680 SF); the proposed patio is about 375 SF. The proposed built area is approximately 48%.

Pending the committee's determination regarding the size and scale of the addition and the increase in built mass and area, staff suggests that the committee approve the application, with the following conditions:

- 1. That the tree protection plan be in place prior to commencement of work and that it remain in place throughout construction.
- 2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. Eave construction

3. That details and specifications for the following be provided to and approved by staff prior to installation:
 - a. Light fixtures