

City of Raleigh



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120-16-CA

416 E EDENTON STREET

OAKWOOD HISTORIC DISTRICT (GENERAL)

0 25 50 100
Feet



Nature of Project: Construct new 2-story house; construct new 1-1/2 story garage; construct driveway; remove 1 tree; plant new tree; prune tree; remove and replace plantings; relocate and alter metal fence; construct 6' tall wood privacy fence; remove site steps; alter stone wall; add new site steps; add new walkway.

APPLICANT:
JOHN & BRENDA FAHY



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 # 477411
 File # 120-16-CA
 Fee \$294
 Amount Paid \$294
 Received Date 7/6/16
 Received By [Signature]

Property Street Address 416 E Edenton St

Historic District Oakwood

Historic Property/Landmark name (if applicable) N/A

Owner's Name John & Brenda Fahy, 2128 Clark Ave, Apt 131, Raleigh NC 27605

Lot size .09 Acre (width in feet) 55.24 (depth in feet) 74.05

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
Street Address	Owner Address
6 N BLOODWORTH ST, 10 N BLOODWORTH ST, 404 E EDENTON ST, 7 N EAST ST	TURNER OAKWOOD PROPERTIES LLC, 10 N BLOODWORTH ST, RALEIGH NC 27601-1102
16 N EAST STREET, 10 N EAST ST	RALEIGH HOUSING FUND INC PO BOX 27585, RALEIGH NC 27611-7585
415 E EDENTON ST	ARCHIE, CHARLES V. & MEREDITH D., 415 E EDENTON ST RALEIGH NC 27601-1170
403 E EDENTON ST,	ORAZI, ROBERT M. & ANGELA B., 403 E EDENTON ST, RALEIGH NC 27601-1170
102 N EAST ST,	CURRIN, CHRISTINA HAVER CURRIN & DANIEL GRAYSON, 102 N EAST ST, RALEIGH NC 27601-1112
415 NEW BERN AVE	HOOKS, ROBERT J & PAMELA J, 415 NEW BERN AVE, RALEIGH NC 27601-1509
411 NEW BERN AVE, 407 NEW BERN AVE, 401 NEW BERN AVENUE	RALEIGH CITY OF, PO BOX 590. RALEIGH NC 27602-0590

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	John & Brenda Fahy
------------------	--------------------

Mailing Address 2128 Clark Ave - Apt 131

City	Raleigh
------	---------

State	NC
-------	----

Zip Code	27605
----------	-------

Date July 11, 2016

Daytime Phone 919-272-1224

Email Address jfahy27540@gmail.com

Applicant Signature _____

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

☐ Yes ☒ No

☐ No

Office Use Only

Type of Work _____

1, 11, 33, 35, 38,
67, 66, 74, 75, 80

1, 11, 33, 35, 38,
67, 66, 74, 75, 80

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

[illegible]

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.)	<input checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale <input type="checkbox"/> 8-1/2" x 11" 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.	<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 (<u>See Development Fee Schedule</u>)	<input type="checkbox"/>				

**John & Brenda Fahy
2128 Clark Ave – Apt 131
Raleigh NC 27605
919-272-1224**

Subject: 416 E Edenton Development Plan, COA Application Details

Description:

We purchased the empty lot and 416 E Edenton, Raleigh, and plan to build a new, single family, 2 story home with detached one car garage, paying attention to historical detail in appearance and materials. We are working with local Architect Rick Raynor (Design Tech, Glenwood Raleigh,) and local builder Graham Bost (Cameron Village, Raleigh). We plan to retain the existing fence and wall surrounding the property (see pictures) even though they are not historical (they were installed in 2001.) We plan to remove existing plantings and one tree, and replace with appropriate new small shrubs and tree as described in the following pages.

Existing Conditions:

The following pictures show the existing conditions of the lot at 416 E Edenton, Raleigh.





Tree Removal

The following picture and notations show our plans for trees and shrubs.



Wall and Fence

The wall and fence were installed by the previous owner in 2001. Although they are not historical we plan to reconfigure and retain them. The following picture and notations show our plans for wall and fence.



Privacy Fence 416 E Edenton

We plan to install a 6 ft tall privacy fence, similar to others found in the neighborhood, along the West and South borders of the lot, following fence guidelines in the Design Guidelines for Raleigh Historic Districts. The following picture shows what our planned privacy fence would look like.



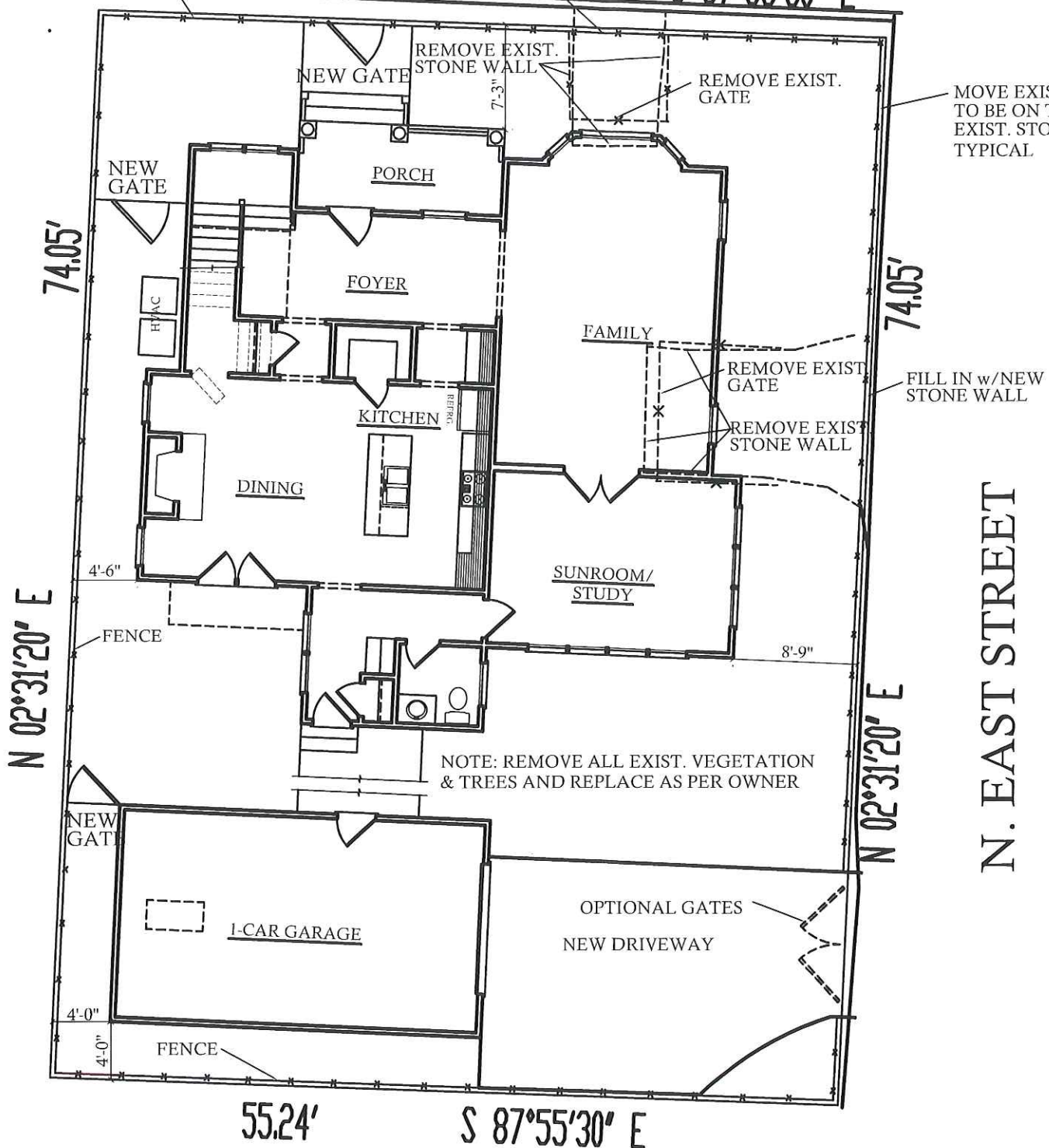
MOVE EXIST. FENCE
TO BE ON TOP OF
EXIST. STONE WALL
TYPICAL

E. EDENTON STREET

55.24'

FILL IN w/NEW
STONE WALL

S 87°55'30" E



SITE PLAN

SCALE: 1" = 10'-0"

FAHY RESIDENCE
416 E. EDENTON STREET
RALEIGH NC

CONTRACTOR SHALL VERIFY ALL CONDITIONS
AND RECORDS OF THE SITE PRIOR TO
ANY CONSTRUCTION. ANY DISCREPANCIES
OR OMISSIONS SHALL BE REPORTED
TO THE DESIGNER IMMEDIATELY.
DESIGNER SHALL BE RESPONSIBLE FOR
THE ACCURACY OF THE INFORMATION
PROVIDED. CONTRACTOR SHALL
CONSULT WITH LOCAL ENGINEER FOR
ALL REQUIREMENTS. CONTRACTOR SHALL
VERIFY ALL RECORDS OF THE SITE PRIOR
TO ANY CONSTRUCTION. ANY
DISCREPANCIES OR OMISSIONS SHALL
BE REPORTED TO THE DESIGNER
IMMEDIATELY. DESIGNER SHALL BE
RESPONSIBLE FOR THE ACCURACY OF
THE INFORMATION PROVIDED.

REVISIONS

DATE	NAME

DRAWN BY:
RRR
CHECKED BY:

DATE:
7-11-16
PLAN NO.
20-2464-DT



FAHY RESIDENCE
416 E EDENTON STREET
RALEIGH NC

SHEET NO.
SITE
OF 7

NOTE: PLANS DESIGNED UNDER 2012 NORTH CAROLINA RESIDENTIAL CODE.

- PLANS TO BE DESIGNED UNDER 2012 NORTH CAROLINA RESIDENTIAL CODE.
- HOUSE DESIGNED FOR 100 MPH 3 SECOND GUST (85 FASTEST WIND), EXPOSURE B
- ANCHOR BOLTS SHALL BE MIN. 1/2" DIAMETER & SHALL EXTEND A MINIMUM 7" INTO MASONRY OR CONCRETE
- ANCHOR BOLTS TO BE NO MORE THAN 6' O.C. AND WITHIN 12" OF THE CORNER
- WALL BRACING IS REQUIRED. DESIGNER MUST SPECIFY METHOD OF BRACING PER SECTION R602 (NC 2012 RESIDENTIAL BUILDING CODE) AND PROVIDE DETAIL

MEAN ROOF HEIGHT = $\leq 30'-0"$

COMPONENT & CLADDING DESIGNED FOR THE FOLLOWING LOADS

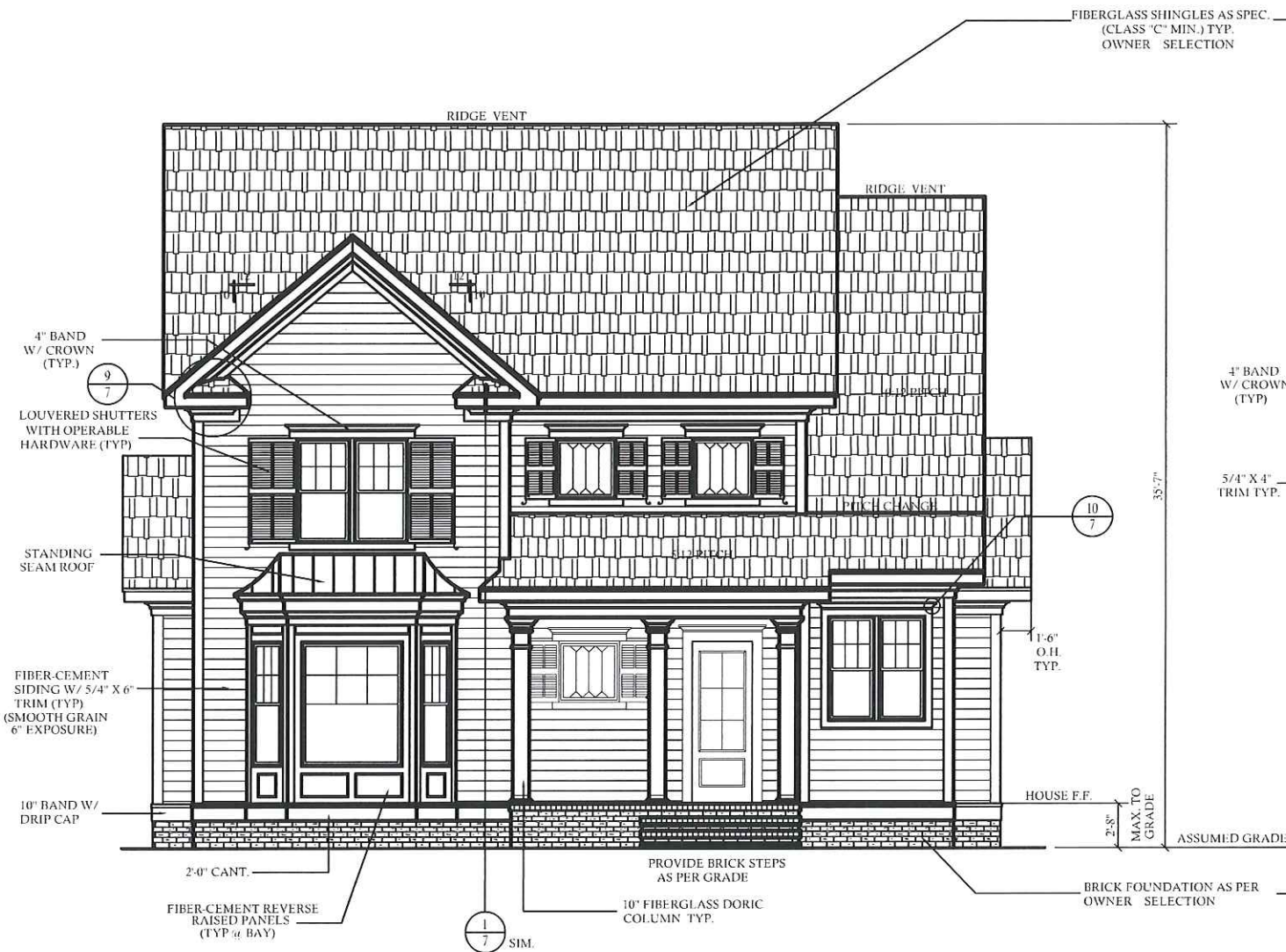
MEAN ROOF HEIGHT	UP TO 30'	30'-1" - 35'	35'-1" - 40'	40'-1" - 45'
ZONE 1	16.5, -18.0	17.3, -18.9	18.0, -19.6	18.5, -20.2
ZONE 2	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 3	16.5, -21.0	17.3, -22.1	18.0, -22.9	18.5, -23.5
ZONE 4	18.0, -19.5	18.9, -20.5	19.6, -21.3	20.2, -21.8
ZONE 5	18.0, -24.1	18.9, -25.3	19.6, -26.3	20.2, -27.0

MINIMUM VALUES FOR ENERGY COMPLIANCE:

ZONE 4

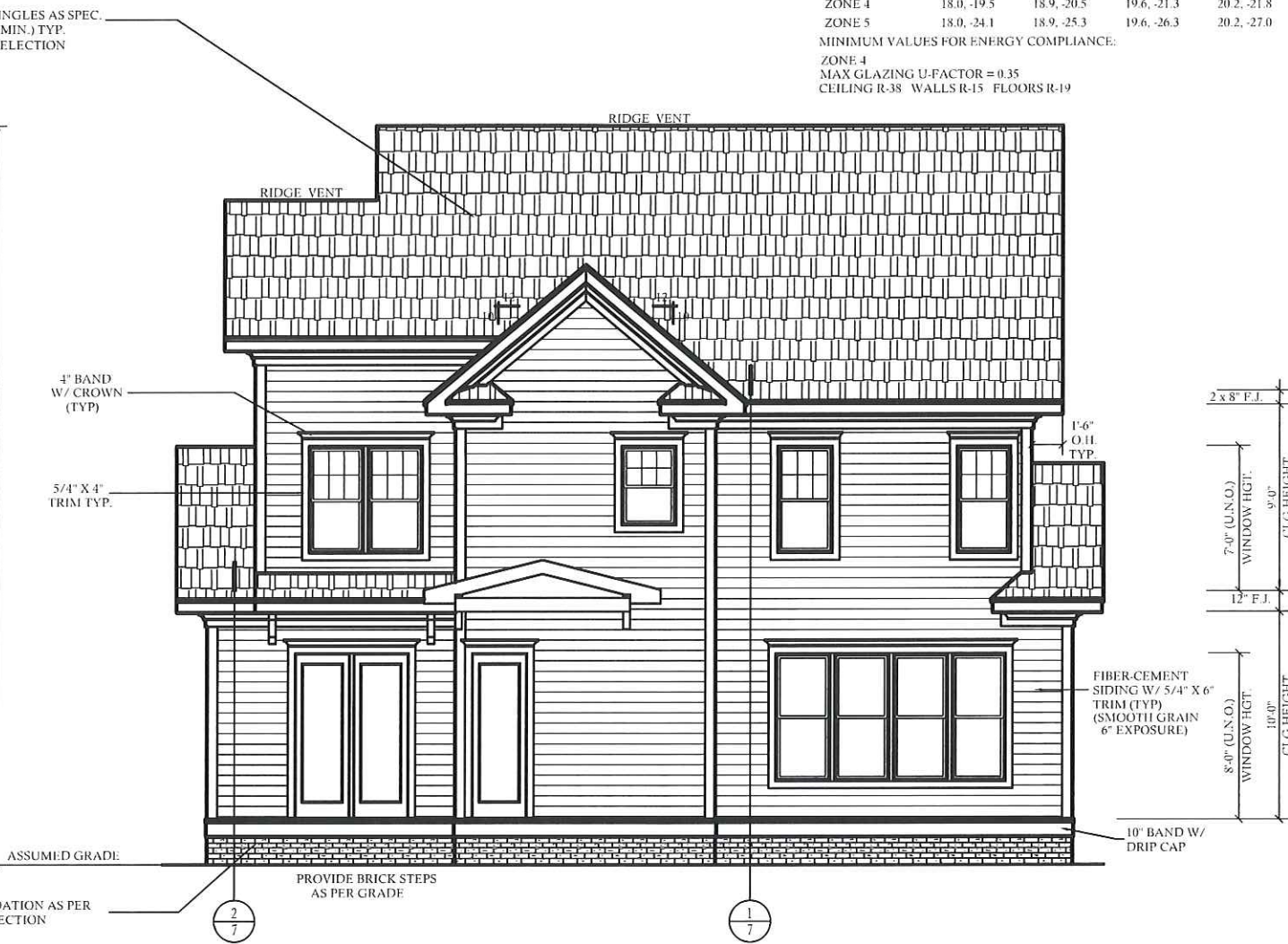
MAX GLAZING U-FACTOR = 0.35

CEILING R-38 WALLS R-15 FLOORS R-19



FRONT ELEVATION

SCALE: 1/8"=1'-0"



REAR ELEVATION

SCALE: 1/8"=1'-0"

LIST OF ABBREVIATIONS

CLG. : CEILING
HGT. : HEIGHT
D.O. : DOUBLE OVEN
WD. : WOOD
CONT. : CONTINUOUS
CONC. : CONCRETE
COL. : COLUMN
ELLIP. : ELLIPSE
W/ : WITH
TRANS. : TRANSOM
CANT. : CANTILEVER
M.O. : MASONRY OPENING
SS= 5 SHELVES
1R/1S = 1 ROD AND 1 SHELF
2R/2S = 2 RODS AND 2 SHELVES
SD= SMOKE DETECTOR
CMD= CARBON MONOXIDE DETECTOR

ABV. : ABOVE
C.O. : CASED OPENING
REFG. : REFRIGERATOR
D.W. : DISHWASHER
T.B.D. : TO BE DETERMINED
W.I.C. : WALK IN CLOSET
W. : WASHER
D. : DRYER
SHWR. : SHOWER
DN. : DOWN
K.S. : KNEE SPACE
TYP. : TYPICAL

GENERAL PLAN NOTES

- 1.) SEE CHAPTER 6 OF 2012 NCRC FOR WALL CONSTRUCTION.
- 2.) TEMPERED GLASS TO BE USED AT ALL SAFETY REQUIRED LOCATIONS ACCORDING TO 2012 NCRC SECTION R308.4.
- 3.) DWELLING/GARAGE FIRE SEPARATION SHALL PER TABLE 302.6 OF 2012 NCRC.
- 4.) ALL HABITABLE ROOMS SHALL MEET LIGHT/VENTILATION & EGRESS AS REQUIRED IN 2012 NCRC SECTIONS R303.1 AND R310
- 5.) ALL ANGLED WALLS ARE 45° UNLESS NOTED OTHERWISE.
- 6.) VERIFY ALL WINDOW SIZES, RADIUS, AND DETAILS WITH CHOSEN MANUFACTURE.
- 7.) LOCATE DORMER FACE TO ALLOW 4" MIN. BELOW WINDOW FRAME.
- 8.) FLOOR PLAN NOTATIONS GOVERN OVER ELEVATION SCALE.
- 9.) ALL CABINET DESIGNS/LAYOUTS TO BE VERIFIED WITH OWNER VIA SHOP DRAWINGS FROM CABINET MANUF.
- 10.) ALL FLOOR COVERINGS AND FINISHES BY OWNER/ BLDG. COORDINATE HEIGHTS DUE TO THICKNESS CHANGES.
- 11.) ALL WINDOW GLAZING TO HAVE 0.35 U-FACTOR MIN. SEE TABLE N1102.1, N1102.1.2
- 12.) FINISHES OF SCREEN PORCH COLUMNS, RAILS, FLOORS, CEILINGS, SCREEN DOOR SYSTEM, AND DOOR TO PORCH BY BLDG. & OWNER. PER CONTRACT SPECIFICATIONS
- 13.) FINISHES FOR CLOSET SHELVING AND ROD BY BLDG. & OWNER. PER CONTRACT SPECIFICATIONS
- 14.) FINISHES OF ALL INTERIOR BASE BOARD, CLG. DETAIL / MOLDING, OPENING DETAILS, PASS-THRU, WAINSCOTTING DETAILS BY BLDG. & OWNER. PER CONTRACT SPECIFICATIONS

ACCESSORIES LEGEND

PROVIDE BLOCKING FOR:
TB = TOWEL BAR MR = MAGAZINE RACK
TP = TOILET PAPER MC = MEDICINE CABINET
TR = TOWEL RING
NOTE:
SELECTION BY OWNER PER BUILDER CONTRACT SPECIFICATIONS

NOTE:
-SEE ROOF PLAN FOR KNEEWALL HEIGHTS AND LOCATIONS.
-GRADE LINES ARE ASSUMED. VERIFY WITH FINAL GRADING PLAN.

AREA CALCULATIONS

HEATED (SQ. FT.)	UNHEATED (SQ. FT.)
BASEMENT: N/A	GARAGE: 390
1ST FLOOR: 1338	SCR. PORCH: N/A
2ND FLOOR: 1126	PORCH: 86
REC ROOM: N/A	STORAGE: 390
ATTIC: N/A	BRICK: N/A
TOTAL: 2464	TOTAL: 866
(HEATED)	(UNHEATED)
OVERALL DIMENSION	UNFINISHED (SQ. FT.)
WIDTH: 66'-0"	BASEMENT: N/A
DEPTH: 75'-4"	REC ROOM: N/A
	ATTIC: 742
	STORAGE: N/A

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MATERIALS BEFORE CONSTRUCTION. ANY SEVERAL CONDITIONS SHALL BE REPORTED TO DESIGNER IMMEDIATELY FOR CORRECTION. DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY MATERIALS OR FINISHES DURING CONSTRUCTION. WITH ALL LOCAL BUILDING CODES AND ALL APPLICABLE REGULATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

REVISIONS:

DATE:	NAME:

DRAWN BY:
RBR
CHECKED BY:

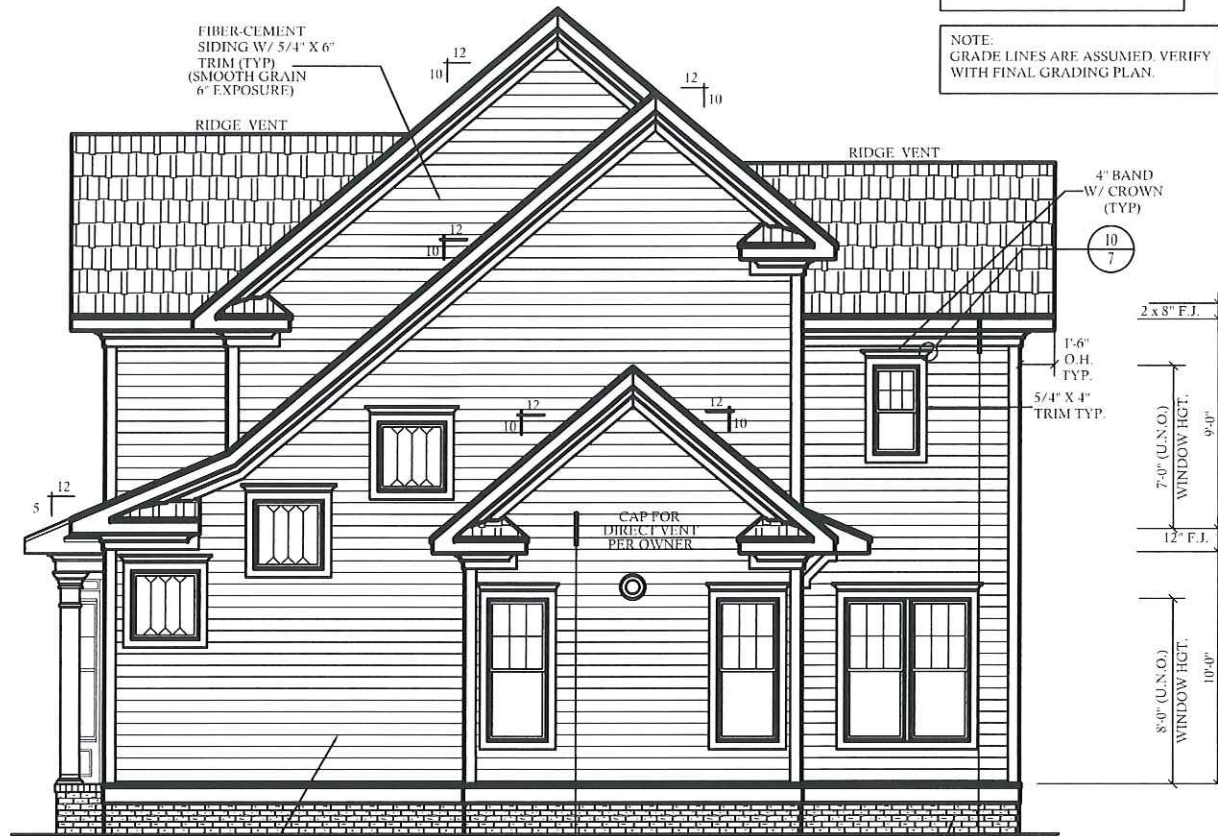
DATE:
7-11-16
PLAN NO.
20-2464-UT



FAHY RESIDENCE
416 E EDENTON STREET
RALEIGH NC

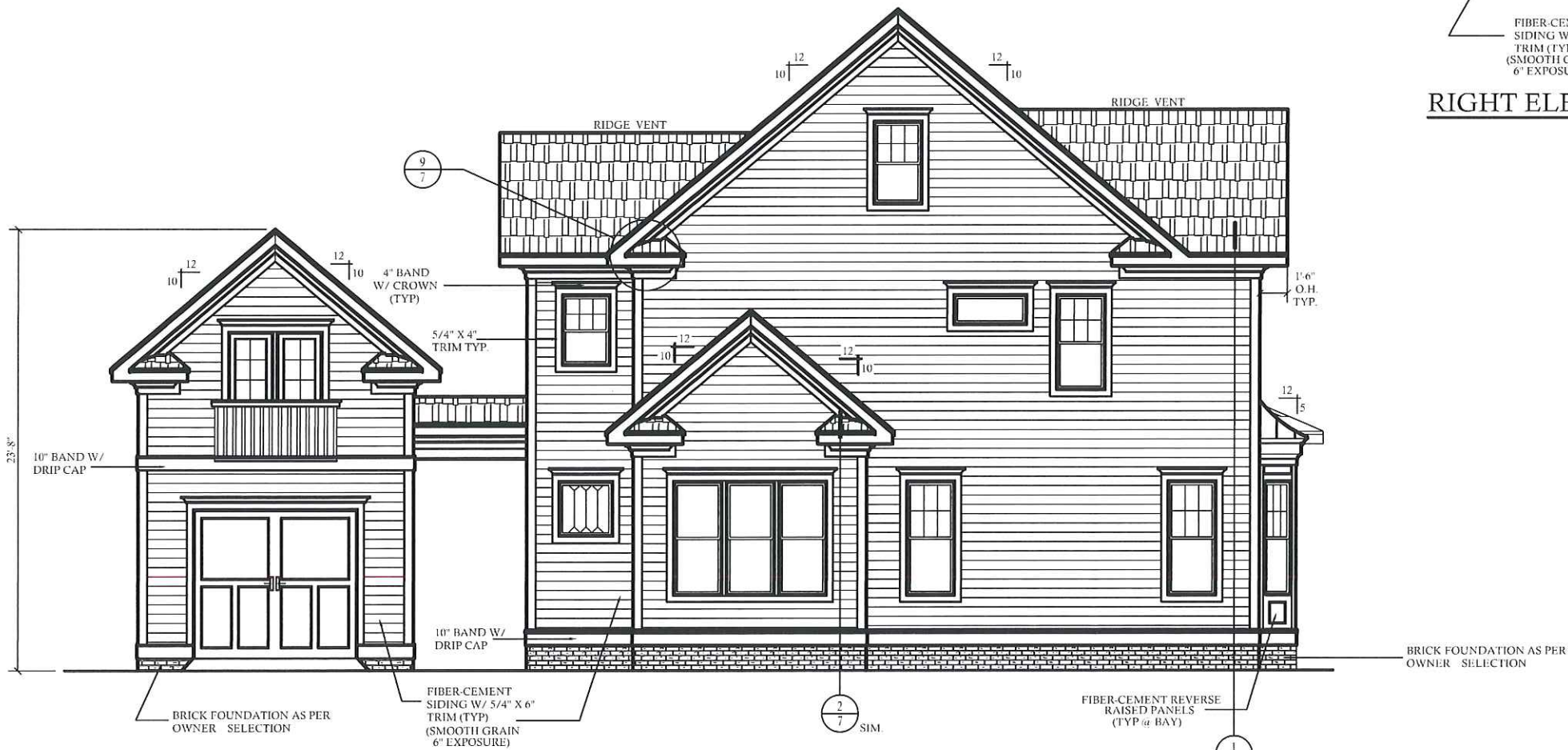
NOTE:
SEE ROOF PLAN FOR KNEEWALL
HEIGHTS AND LOCATIONS.

NOTE:
GRADE LINES ARE ASSUMED. VERIFY
WITH FINAL GRADING PLAN.



RIGHT ELEVATION

SCALE: 1/8"=1'-0"



LEFT ELEVATION

SCALE: 1/8"=1'-0"



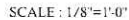
FAHY RESIDENCE
416 E EDENTON STREET
RALEIGH NC


 SHEET 3
 OF 7

780

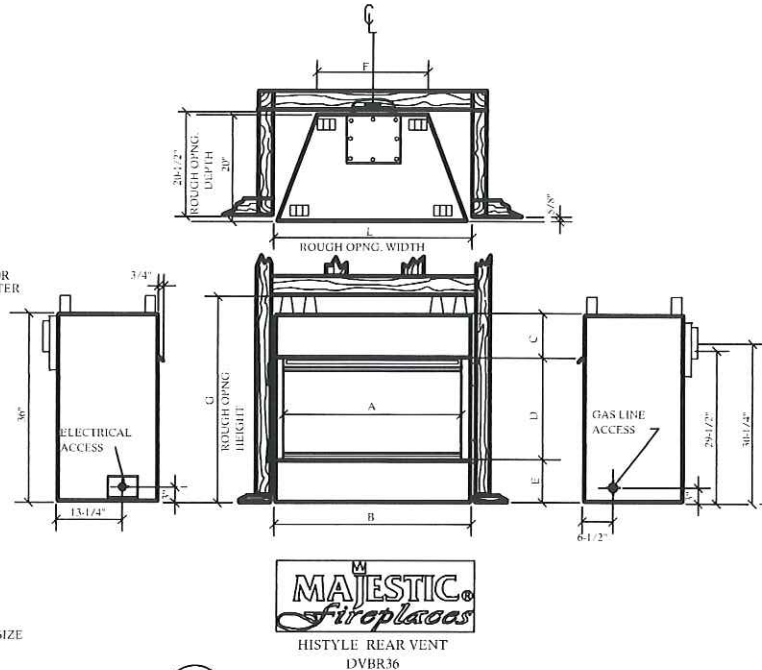
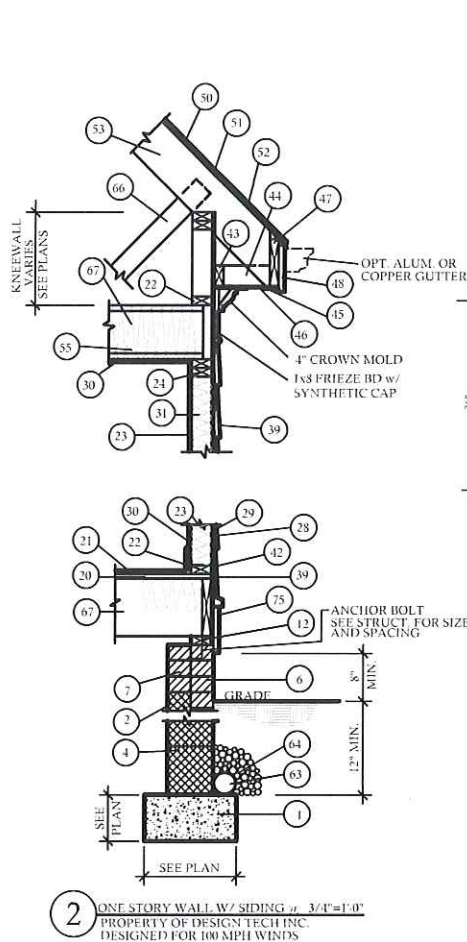
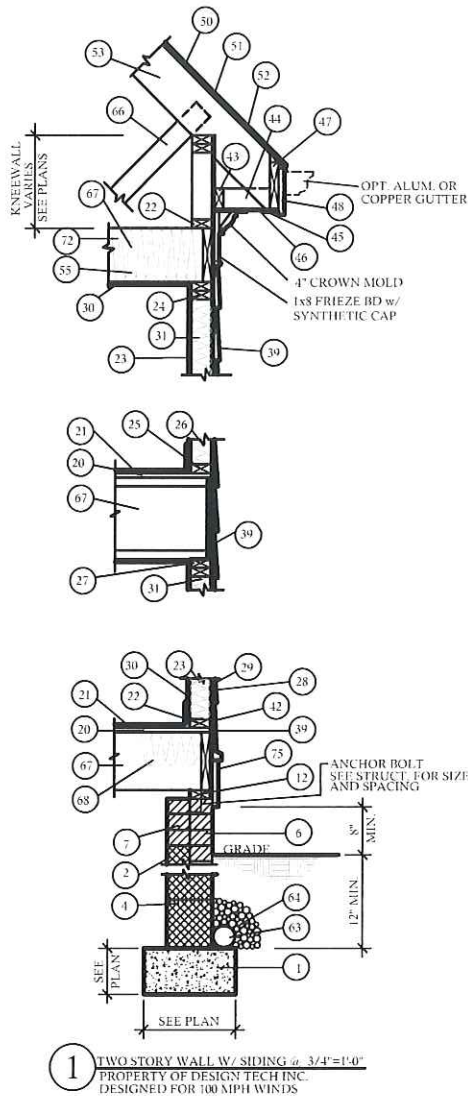



 SHEET NO
4
 OF 7



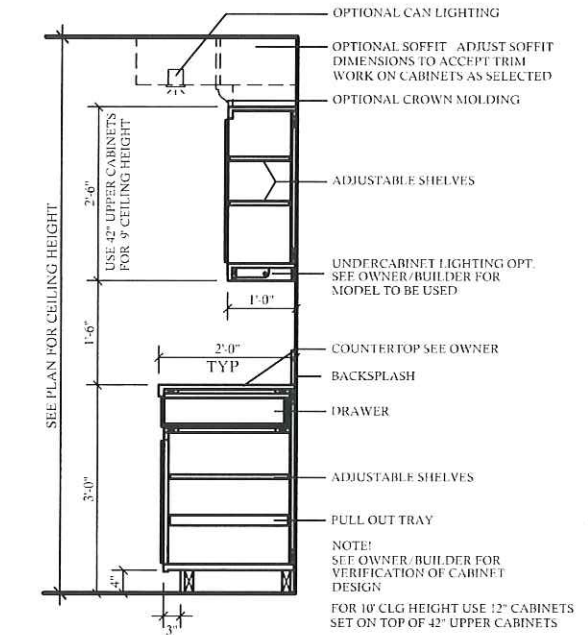
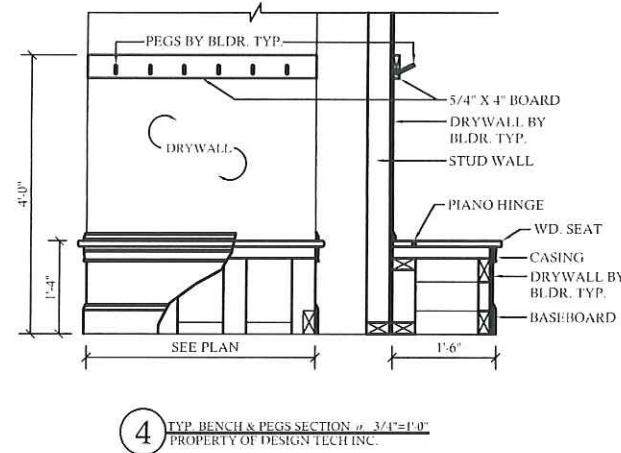
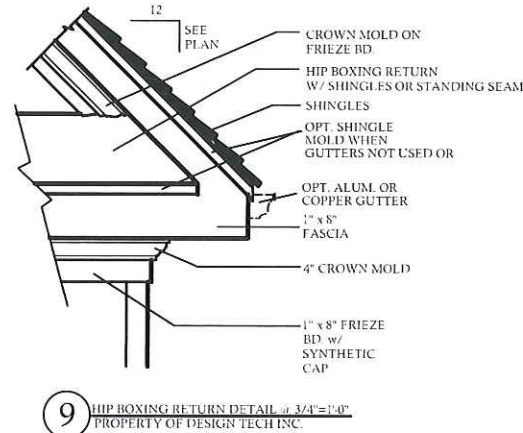
MATERIAL REFERENCE

1. CORN MOULDING (OPTIONAL)	42. 1" X 8" FRIEZE BOARD
2. 4" X 8" SILL MOULDING	43. 1" X 8" FRIEZE BOARD
3. 4" X 8" SILL MOULDING	44. 1" X 8" FRIEZE BOARD
4. 4" X 8" SILL MOULDING	45. 1" X 8" FRIEZE BOARD
5. 12" X 8" SILL MOULDING	46. 1" X 8" FRIEZE BOARD
6. BRICK	47. 1" X 8" FRIEZE BOARD
7. SOLID MASSIVE CAP	48. 1" X 8" FRIEZE BOARD
8. 1" X 8" SILL MOULDING	49. 1" X 8" FRIEZE BOARD
9. 1" X 8" SILL MOULDING	50. 1" X 8" FRIEZE BOARD
10. 1" X 8" SILL MOULDING	51. 1" X 8" FRIEZE BOARD
11. 1" X 8" SILL MOULDING	52. 1" X 8" FRIEZE BOARD
12. 1" X 8" SILL MOULDING	53. 1" X 8" FRIEZE BOARD
13. 1" X 8" SILL MOULDING	54. 1" X 8" FRIEZE BOARD
14. 1" X 8" SILL MOULDING	55. 1" X 8" FRIEZE BOARD
15. 1" X 8" SILL MOULDING	56. 1" X 8" FRIEZE BOARD
16. 1" X 8" SILL MOULDING	57. 1" X 8" FRIEZE BOARD
17. 1" X 8" SILL MOULDING	58. 1" X 8" FRIEZE BOARD
18. 1" X 8" SILL MOULDING	59. 1" X 8" FRIEZE BOARD
19. 1" X 8" SILL MOULDING	60. 1" X 8" FRIEZE BOARD
20. 1" X 8" SILL MOULDING	61. 1" X 8" FRIEZE BOARD
21. 1" X 8" SILL MOULDING	62. 1" X 8" FRIEZE BOARD
22. 1" X 8" SILL MOULDING	63. 1" X 8" FRIEZE BOARD
23. 1" X 8" SILL MOULDING	64. 1" X 8" FRIEZE BOARD
24. 1" X 8" SILL MOULDING	65. 1" X 8" FRIEZE BOARD
25. 1" X 8" SILL MOULDING	66. 1" X 8" FRIEZE BOARD
26. 1" X 8" SILL MOULDING	67. 1" X 8" FRIEZE BOARD
27. 1" X 8" SILL MOULDING	68. 1" X 8" FRIEZE BOARD
28. 1" X 8" SILL MOULDING	69. 1" X 8" FRIEZE BOARD
29. 1" X 8" SILL MOULDING	70. 1" X 8" FRIEZE BOARD
30. 1" X 8" SILL MOULDING	71. 1" X 8" FRIEZE BOARD
31. 1" X 8" SILL MOULDING	72. 1" X 8" FRIEZE BOARD
32. 1" X 8" SILL MOULDING	73. 1" X 8" FRIEZE BOARD
33. 1" X 8" SILL MOULDING	74. 1" X 8" FRIEZE BOARD
34. 1" X 8" SILL MOULDING	75. 1" X 8" FRIEZE BOARD
35. 1" X 8" SILL MOULDING	76. 1" X 8" FRIEZE BOARD
36. 1" X 8" SILL MOULDING	77. 1" X 8" FRIEZE BOARD
37. 1" X 8" SILL MOULDING	78. 1" X 8" FRIEZE BOARD
38. 1" X 8" SILL MOULDING	79. 1" X 8" FRIEZE BOARD
39. 1" X 8" SILL MOULDING	80. 1" X 8" FRIEZE BOARD
40. 1" X 8" SILL MOULDING	81. 1" X 8" FRIEZE BOARD
41. 1" X 8" SILL MOULDING	82. 1" X 8" FRIEZE BOARD
42. 1" X 8" SILL MOULDING	83. 1" X 8" FRIEZE BOARD
43. 1" X 8" SILL MOULDING	84. 1" X 8" FRIEZE BOARD
44. 1" X 8" SILL MOULDING	85. 1" X 8" FRIEZE BOARD
45. 1" X 8" SILL MOULDING	86. 1" X 8" FRIEZE BOARD
46. 1" X 8" SILL MOULDING	87. 1" X 8" FRIEZE BOARD
47. 1" X 8" SILL MOULDING	88. 1" X 8" FRIEZE BOARD
48. 1" X 8" SILL MOULDING	89. 1" X 8" FRIEZE BOARD
49. 1" X 8" SILL MOULDING	90. 1" X 8" FRIEZE BOARD
50. 1" X 8" SILL MOULDING	91. 1" X 8" FRIEZE BOARD
51. 1" X 8" SILL MOULDING	92. 1" X 8" FRIEZE BOARD
52. 1" X 8" SILL MOULDING	93. 1" X 8" FRIEZE BOARD
53. 1" X 8" SILL MOULDING	94. 1" X 8" FRIEZE BOARD
54. 1" X 8" SILL MOULDING	95. 1" X 8" FRIEZE BOARD
55. 1" X 8" SILL MOULDING	96. 1" X 8" FRIEZE BOARD
56. 1" X 8" SILL MOULDING	97. 1" X 8" FRIEZE BOARD
57. 1" X 8" SILL MOULDING	98. 1" X 8" FRIEZE BOARD
58. 1" X 8" SILL MOULDING	99. 1" X 8" FRIEZE BOARD
59. 1" X 8" SILL MOULDING	100. 1" X 8" FRIEZE BOARD

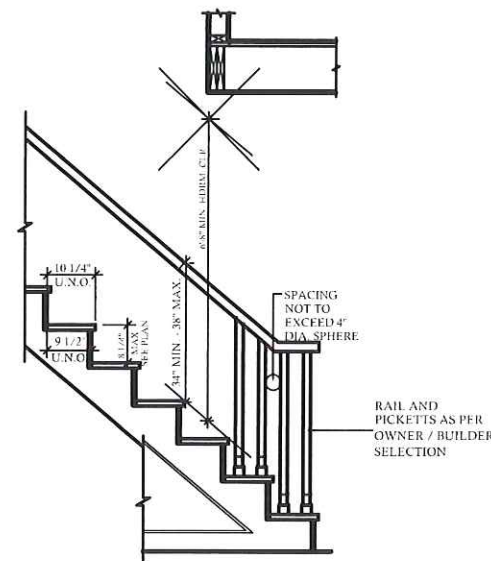


FIREPLACE DIMENSIONS												
	A	B	C	D	E	F	G	H	I	J	K	L
DVBR36	36"	40"	6-3/8"	23-1/4"	6-3/8"	22"	40-1/2"	45-3/4"	45-3/4"	64-3/4"	41"	32-3/8"
DVBR42	42"	46"	6-3/8"	23-1/4"	5-3/8"	28"	40-1/2"	49"	49"	69-1/2"	47"	35-1/4"

NOTE - VERIFY W/ MANUF. UNIT MODEL NO. & DIMENSIONS REQUIRED
FOR FRAMING AROUND FIREPLACE UNIT PRIOR TO CONSTRUCTION



5. TYP. KITCHEN CABINET SECTION @ 3/4"=1'-0"
PROPERTY OF DESIGN TECH INC.



11. TYP. STAIR DETAIL @ 3/4"=1'-0"
PROPERTY OF DESIGN TECH INC.



FAHY RESIDENCE
416 E EDENTON STREET
RALEIGH NC