

City of Raleigh



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139-17-CA

932 N BOYLAN AVENUE

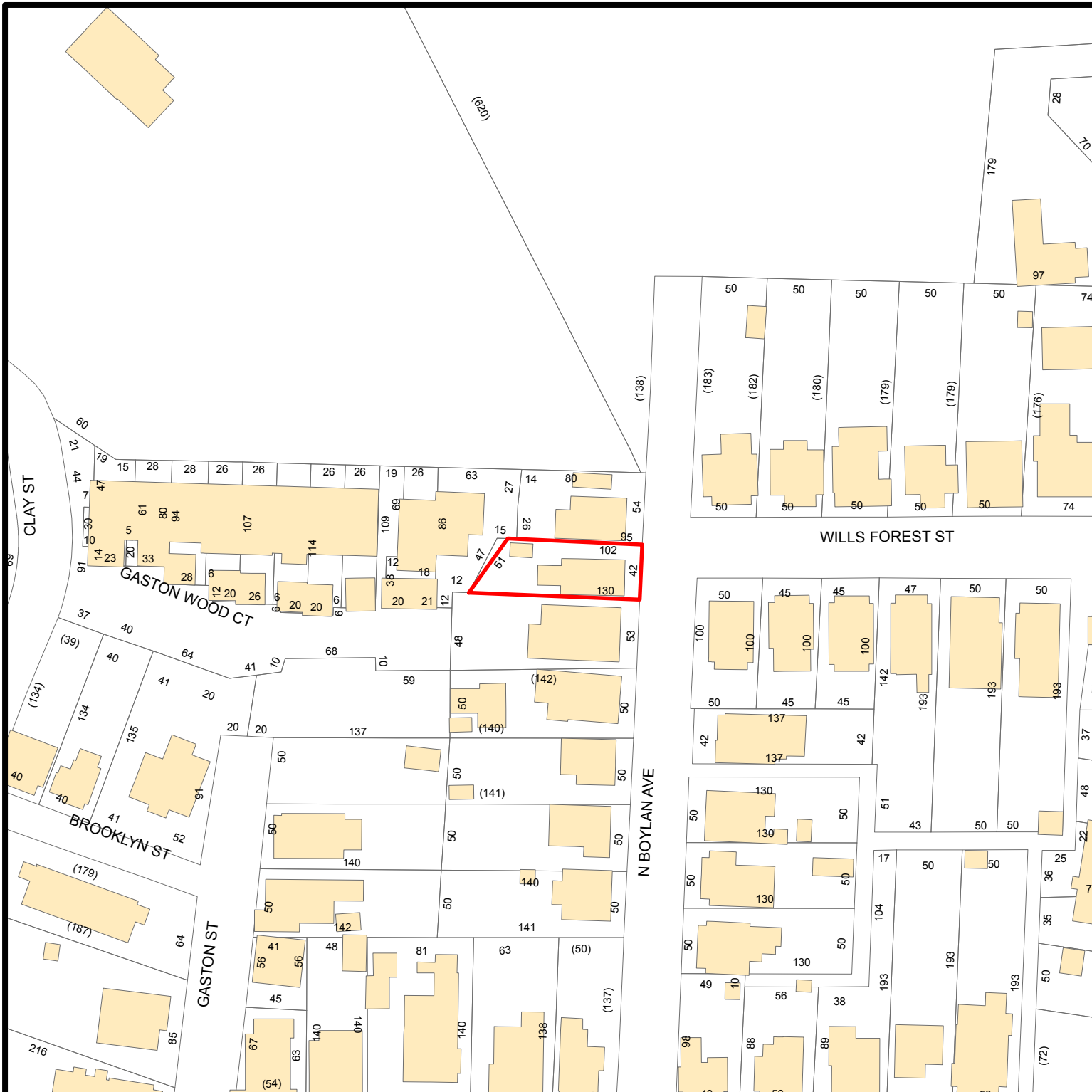
GLENWOOD-BROOKLYN
HISTORIC DISTRICT

0 30 60 120
Feet



Nature of Project:
Addition of rear dormer

APPLICANT:
MICHAEL LOMBARDO



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 # 525622

File # 139-17-CA

Fee 147

Amount Paid 147

Received Date 8/14/17

Received By (signature)

Property Street Address 932 N. Boylan Ave

Historic District Glenwood Brooklyn

Historic Property/Landmark name (if applicable)

Owner's Name Michael Lombardo

Lot size .11

(width in feet) 42.31

(depth in feet) 130.04

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
<u>Pressley 930 N. Boylan Ave</u>	
<u>Hutter 934 N. Boylan Ave</u>	
<u>WARD 630 Wills Forest St</u>	
<u>Turner 623 Wills Forest St</u>	
<u>Parker 812 Gaston Wood Ct</u>	

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 Michael Lombardo

Mailing Address 932 N. Boylan Ave

City Raleigh

State NC

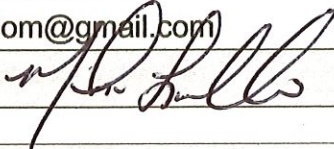
Zip Code 27605

Date 08/12/17

Daytime Phone 919-369-2742

Email Address luckylom@gmail.com

Applicant Signature



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 _____

32

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)
		Adding a dormer to rear side of house to accommodate a growing daughter. Other than making repairs to existing home, front elevations will not be touched.

Mike,

Thank you for sharing the drawings. It appears that you will need to submit a major work COA application for this project. As we discussed, the Glenwood-Brooklyn district is a streetside historic overlay district (HOD), so the only exterior changes to the house that need to be reviewed under a COA application are those that are within the first 50% of the building. You can see more about the ordinances for the streetside HOD at the City's website for the Unified Development Ordinance (UDO) in section 5.4.2.

Since your drawings did not provide any dimensions, we did a quick estimation that the first 50% of the house (not including the front porch) would be roughly through the refrigerator. So anything affecting the house exterior from that point forward will need a COA. You can find the application here.

Here is what you will need to submit with the application:

- Measured scaled drawings of the existing house and your proposed changes. This will be especially important for the elevations, and labeling them so that it's clear what is changing.

Measured scaled drawings are included in package.

- It would also help to have a roof plan.

INCLUDED

- A ground floor plan that shows where the first 50% of the house ends.

Included in package

- Photographs from all sides of the house.

Front, Sides & Back pictures of 932 N Boylan Ave. included in package

- A description of the materials that will be used. If it will be painted the same as the existing house color we do not need paint samples, but please state that is the case.

"Stick built" Frame

Hardi Siding will be used

Architectural asphalt roof shingles

Single hung windows to match the existing

Home will remain the same color

- You'll find more information on the application.

The concept you are proposing is likely to meet the Design Guidelines, but since it falls within the COA review area you'll have to go through the process. Once you've got an approved COA you will be able to get the required building permits next.

The next COA application deadline is August 15 for the September 28 COA Committee meeting.

Best,

Melissa







GENERAL NOTES:

1.

IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS, ROOF PITCHES, AND SQUARE FOOTAGE IS CORRECT PRIOR TO CONSTRUCTION. K&A HOME DESIGNS, INC. IS NOT RESPONSIBLE FOR ANY DIMENSIONING, ROOF PITCH, OR SQUARE FOOTAGE ERRORS ONCE CONSTRUCTION BEGINS.
2.

ALL WALLS SHOWN ON THE FLOOR PLANS ARE DRAWN AT 4" UNLESS NOTED OTHERWISE.
3.

ALL ANGLED WALL SHOWN ON THE PLANS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
4.

STUD WALL DESIGN SHALL CONFORM TO ALL NORTH CAROLINA STATE BUILDING CODE REQUIREMENTS.
5.

DO NOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPIER IMPERFECTIONS.
6.

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH CAROLINA STATE BUILDING CODE, 2012 EDITION.

SQUARE FOOTAGE

HEATED SQUARE FOOTAGE		UNHEATED SQUARE FOOTAGE	
FIRST FLOOR=	N/A	GARAGE=	N/A
SECOND FLOOR=	738	FRONT PORCH=	N/A
THIRD FLOOR=	N/A	SCREEN PORCH=	N/A
BASEMENT=	N/A	DECK=	N/A
		STORAGE=	N/A

TOTAL HEATED=738

TOTAL UNHEATED= N/A

CRAWL SPACE VENTILATION CALCULATIONS

-VENT LOCATIONS MAY VARY FROM THOSE SHOWN ON THE PLAN BUT SHOULD BE PLACED TO PROVIDE ADEQUATE VENTILATION AT ALL POINTS TO PREVENT DEAD AIR POCKETS.

-100% VAPOR BARRIER MUST BE PROVIDED WITH 12" MIN. LAP JOINTS.

-THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1500 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE LOUVERS SHALL NOT BE PROHIBITED. (COMPLY WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORNERS)

N/A

SQ. FT. OF CRAWL SPACE/1500

N/A

SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: N/A

VENTS AT 0.45 SQ. FT. NET FREE VENTILATION EACH= N/A

SQ. FT. OF VENTILATION

**FOUNDATION DRAINAGE- WATERPROOFING PER SECTIONS 405 & 406.

ATTIC VENTILATION CALCULATIONS

- CALCULATIONS SHOWN BELOW ARE BASED ON VENTILATORS USED AT LEAST 3 FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BE EAVE VENTS.

- CATHEDRAL CEILINGS SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

847

SQ. FT. OF ATTIC/300=2.82

EACH OF INLET AND OUTLET REQUIRED.

WALL AND ROOF CLADDING DESIGN VALUES

- WALL CLADDING IS DESIGNED FOR A 24.1 SQ. FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.

- ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:

45.5 LBS. PER SQ. FT. FOR ROOF PITCHES OF 0/12 TO 2.25/12

34.8 LBS. PER SQ. FT. FOR ROOF PITCHES OF 2.25/12 TO 7/12

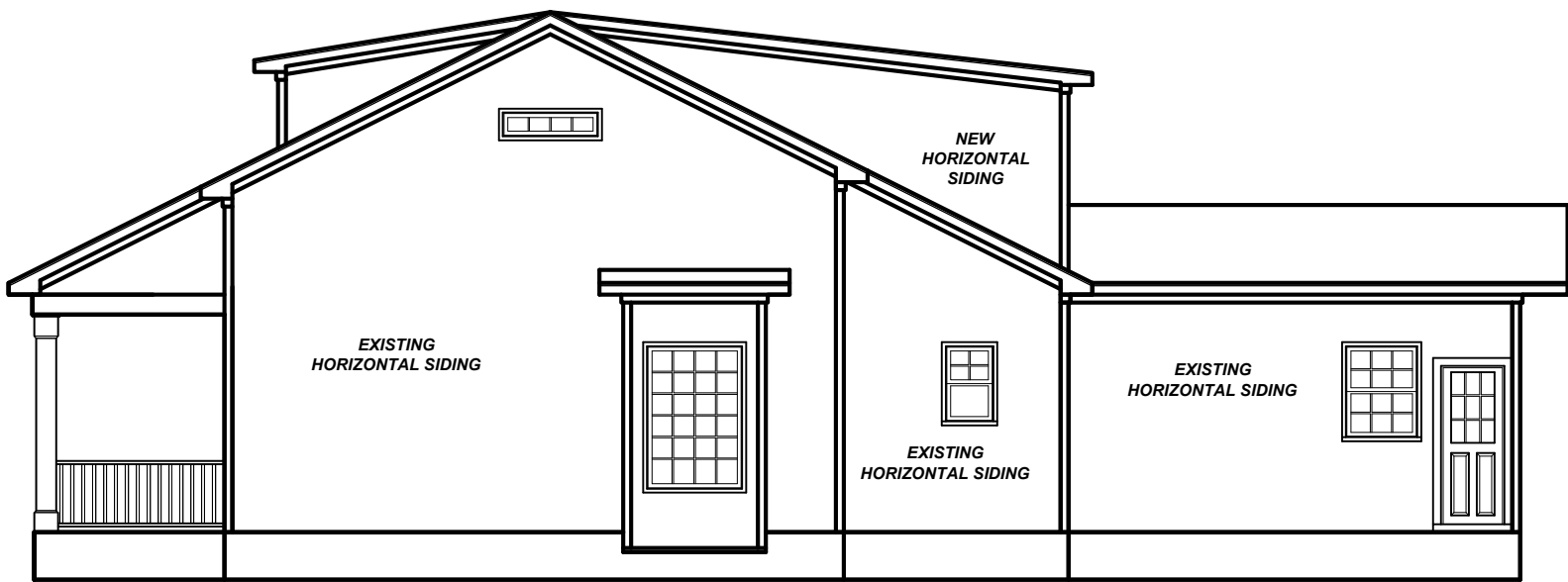
21 LBS. PER SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

** MEAN ROOF HEIGHT 30' OR LESS



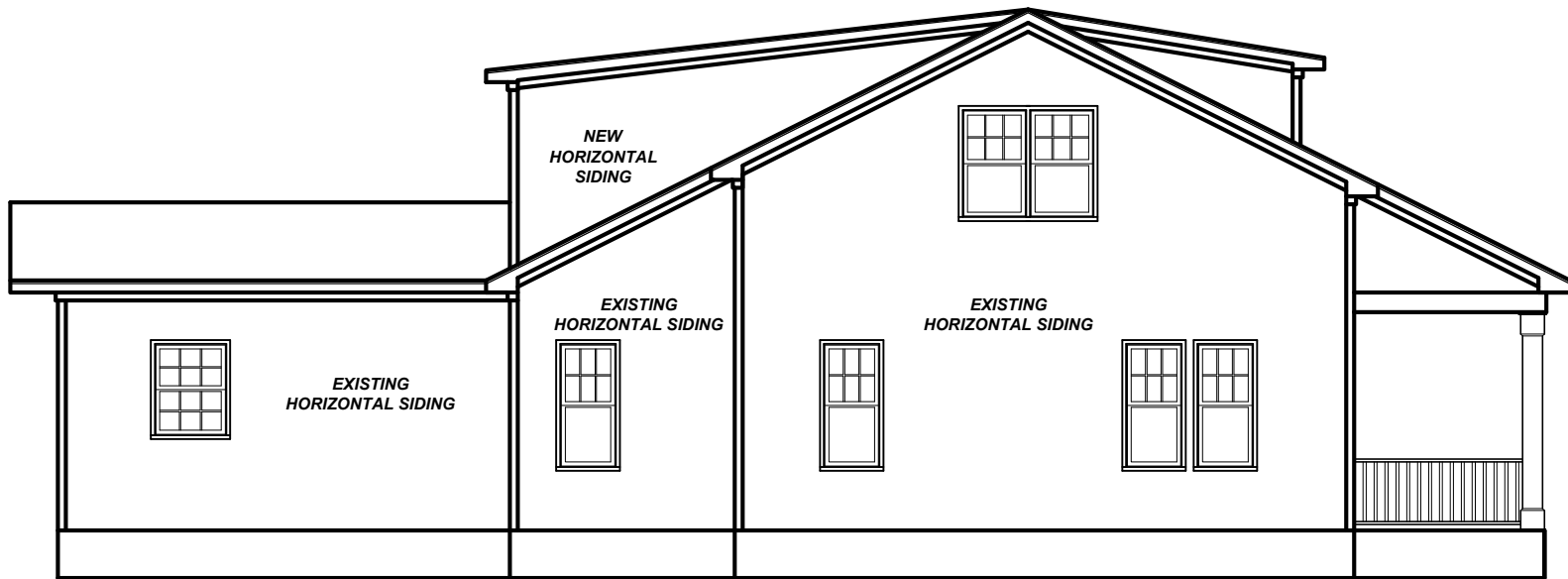
FRONT ELEVATION

1/4" = 1'-0"



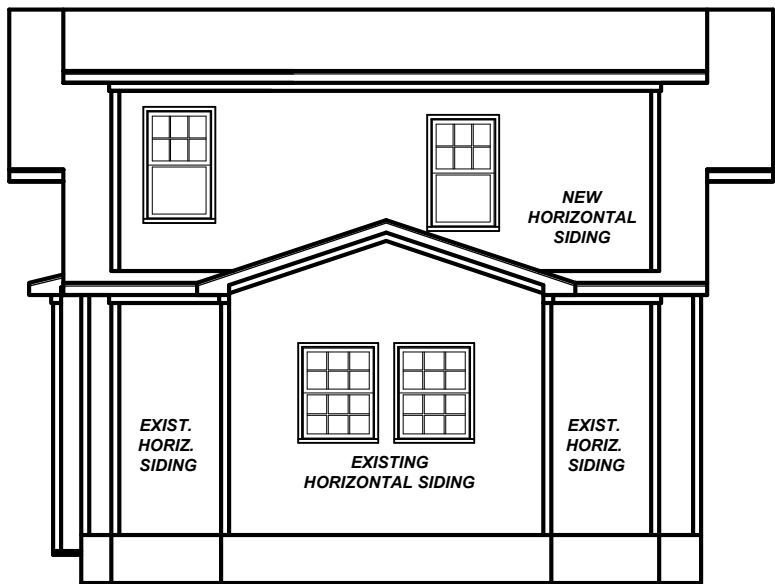
RIGHT ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

Project #:	16KB-282
Date:	1-30-17
Drawn/Design By:	KBB
Scale:	REFER TO ELEV.

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693



Lombardo
Addition

Mike Lombardo

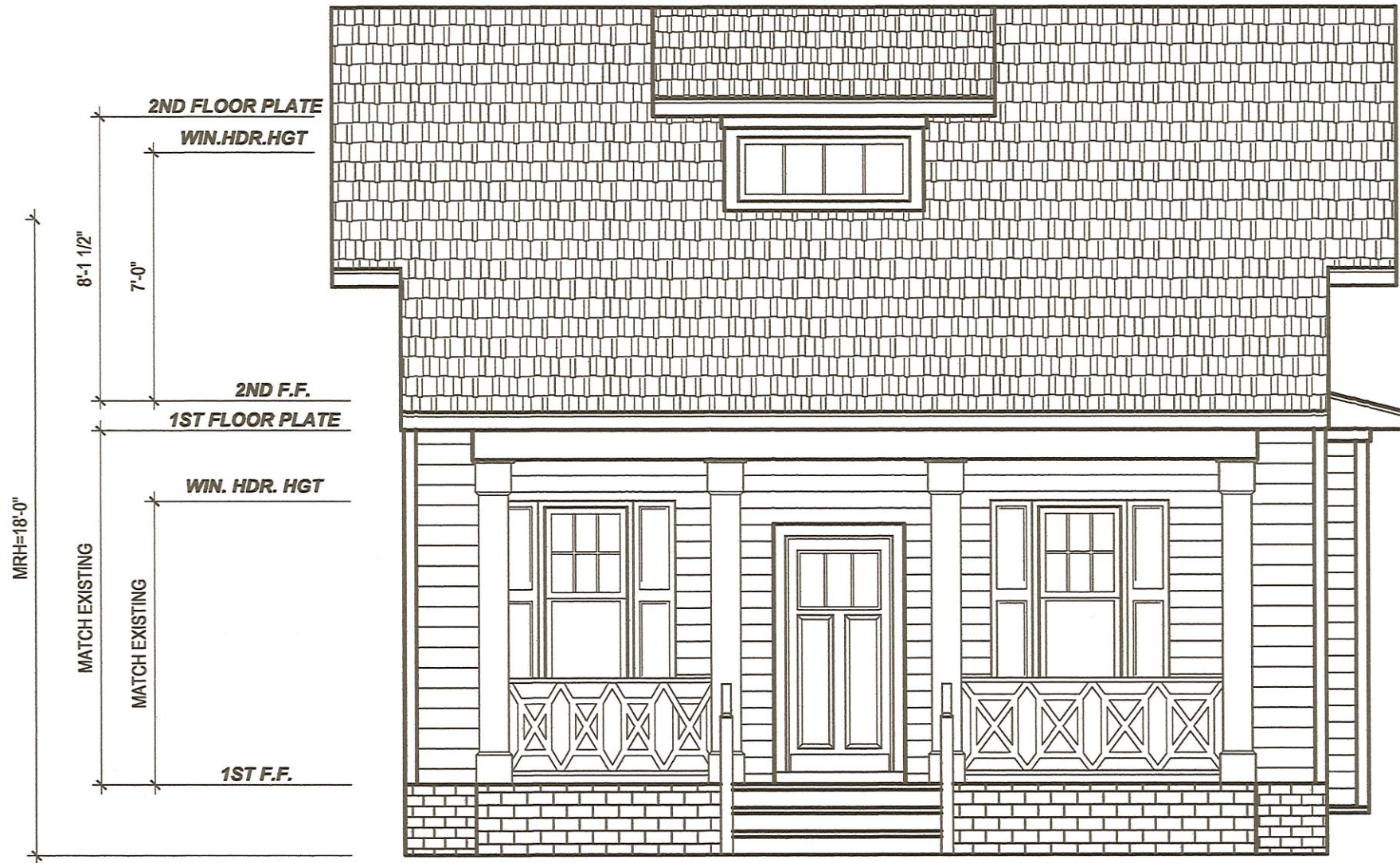
ELEVATIONS

Sheet Number

1

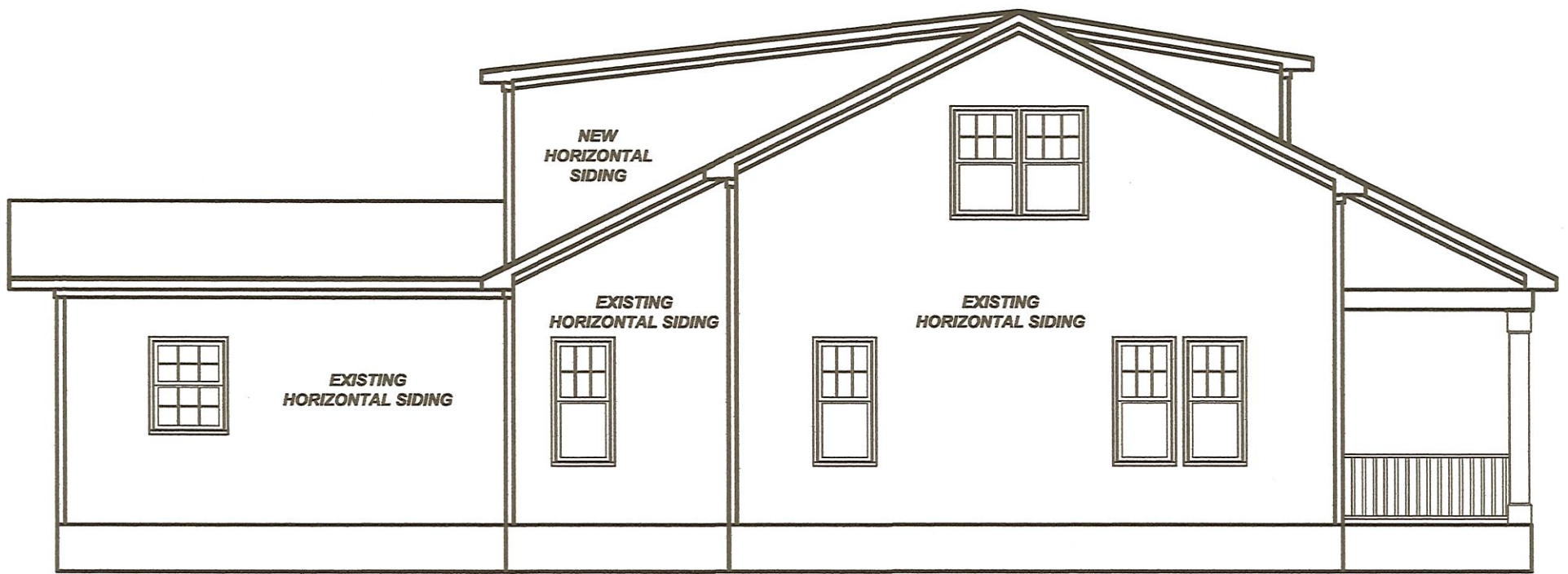
of 4

Email: Kent@KandAHomeDesigns.com Website: www.KandAHomeDesigns.com



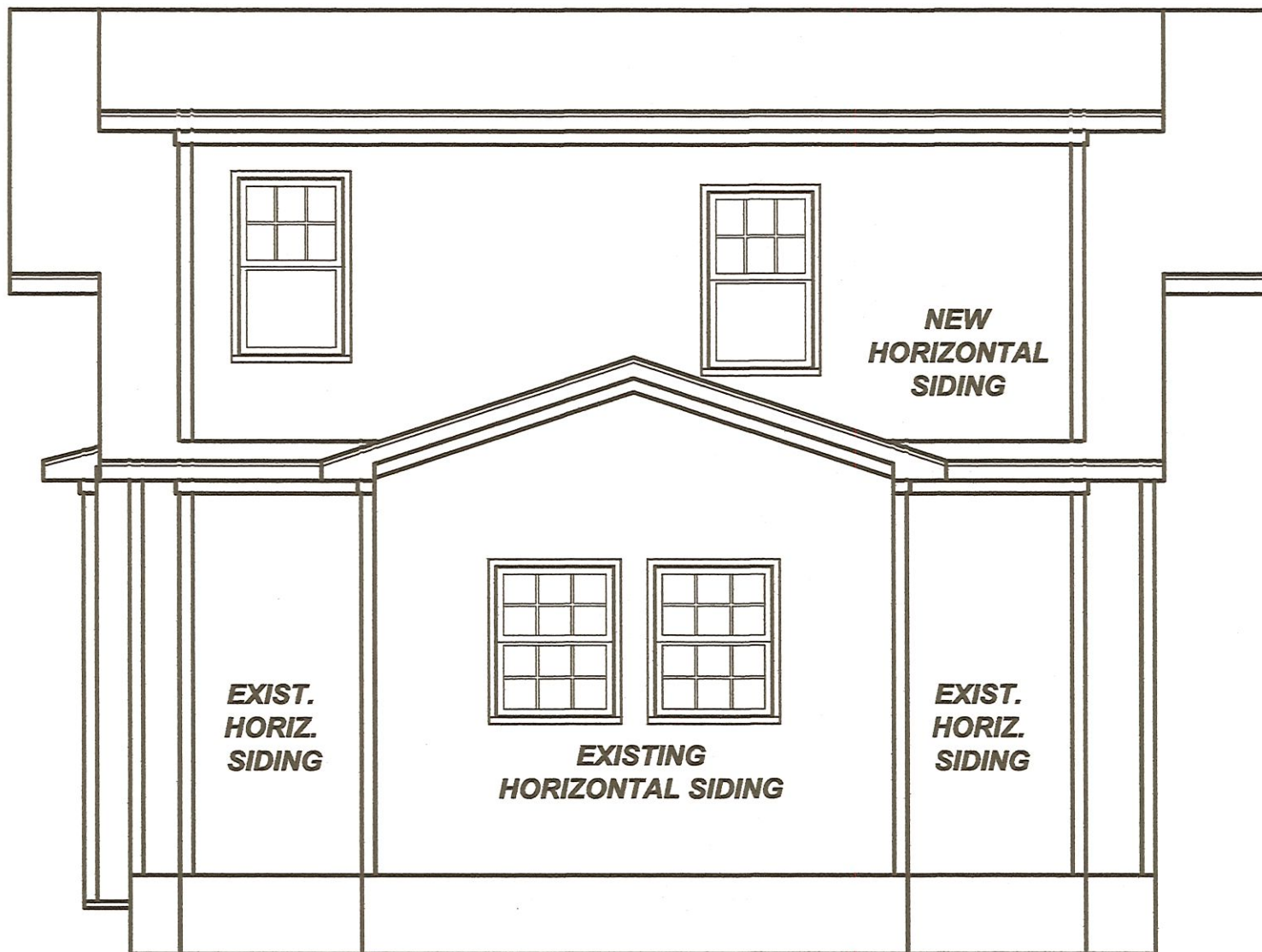
FRONT ELEVATION

$1/4" = 1'-0"$



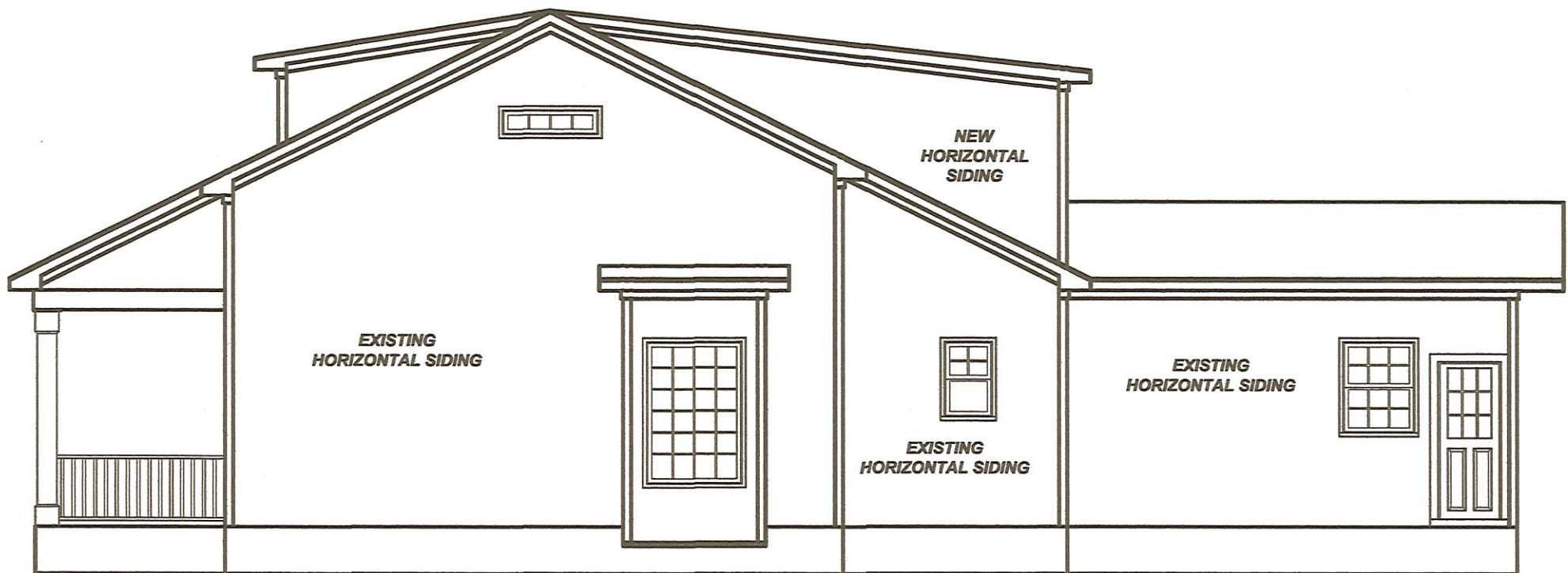
LEFT ELEVATION

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



REAR ELEVATION

1/8" = 1'-0"

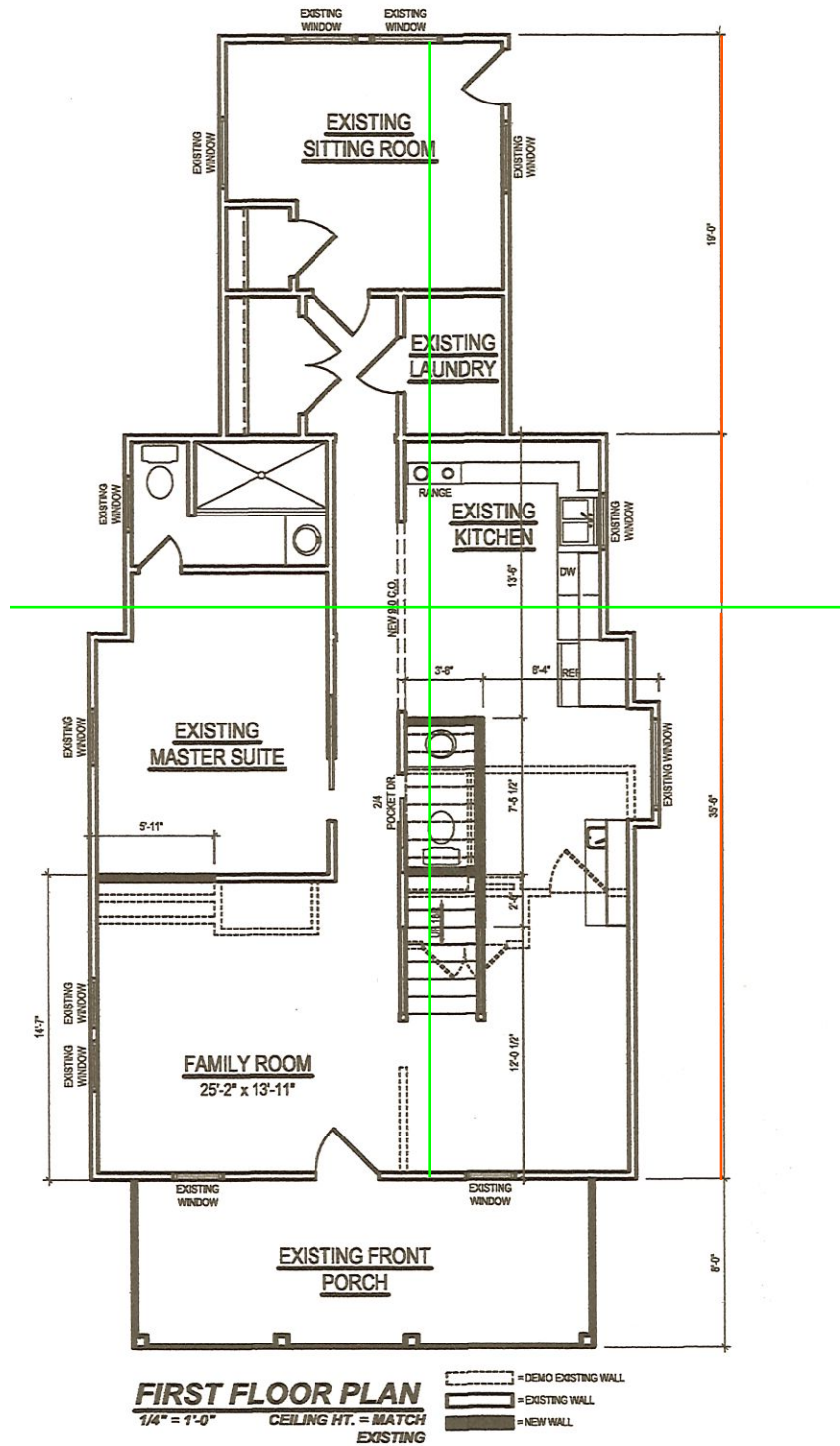


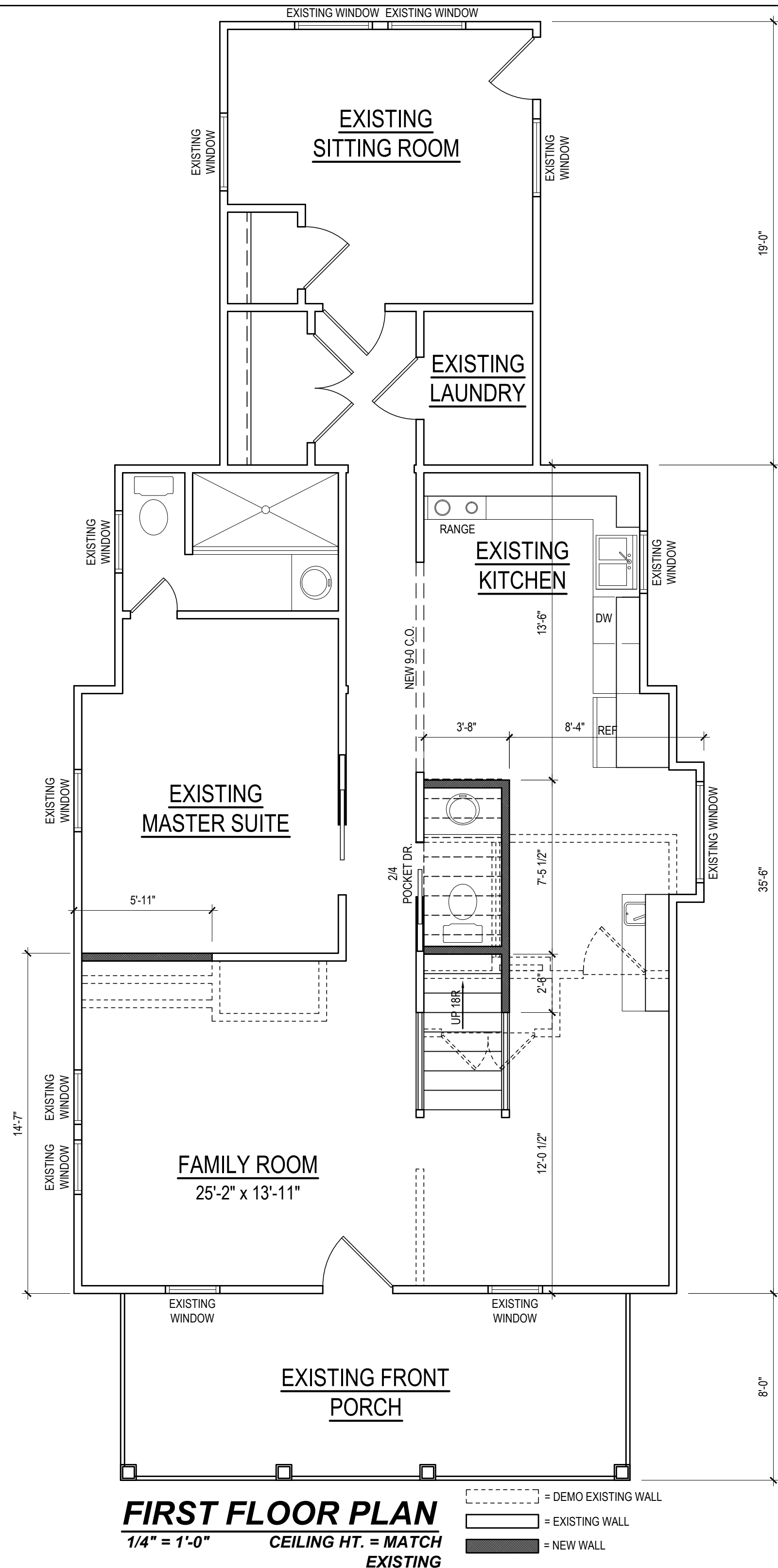
RIGHT ELEVATION

1/8" = 1'-0"

932 N. Boylan Ave

RALEIGH, N.C. 27605





FIRST FLOOR PLAN
1/4" = 1'-0"
CEILING HT. = MATCH EXISTING

- - - - - = DEMO EXISTING WALL
- = EXISTING WALL
- = NEW WALL

Project #:		
16KB-282		
Date:		
1-30-17		
Drawn/Design By:		
KBB		
Scale:		
1/4" = 1'-0"		

REVISIONS		
No.	Date	Remarks
1		
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**Lombardo
Addition**

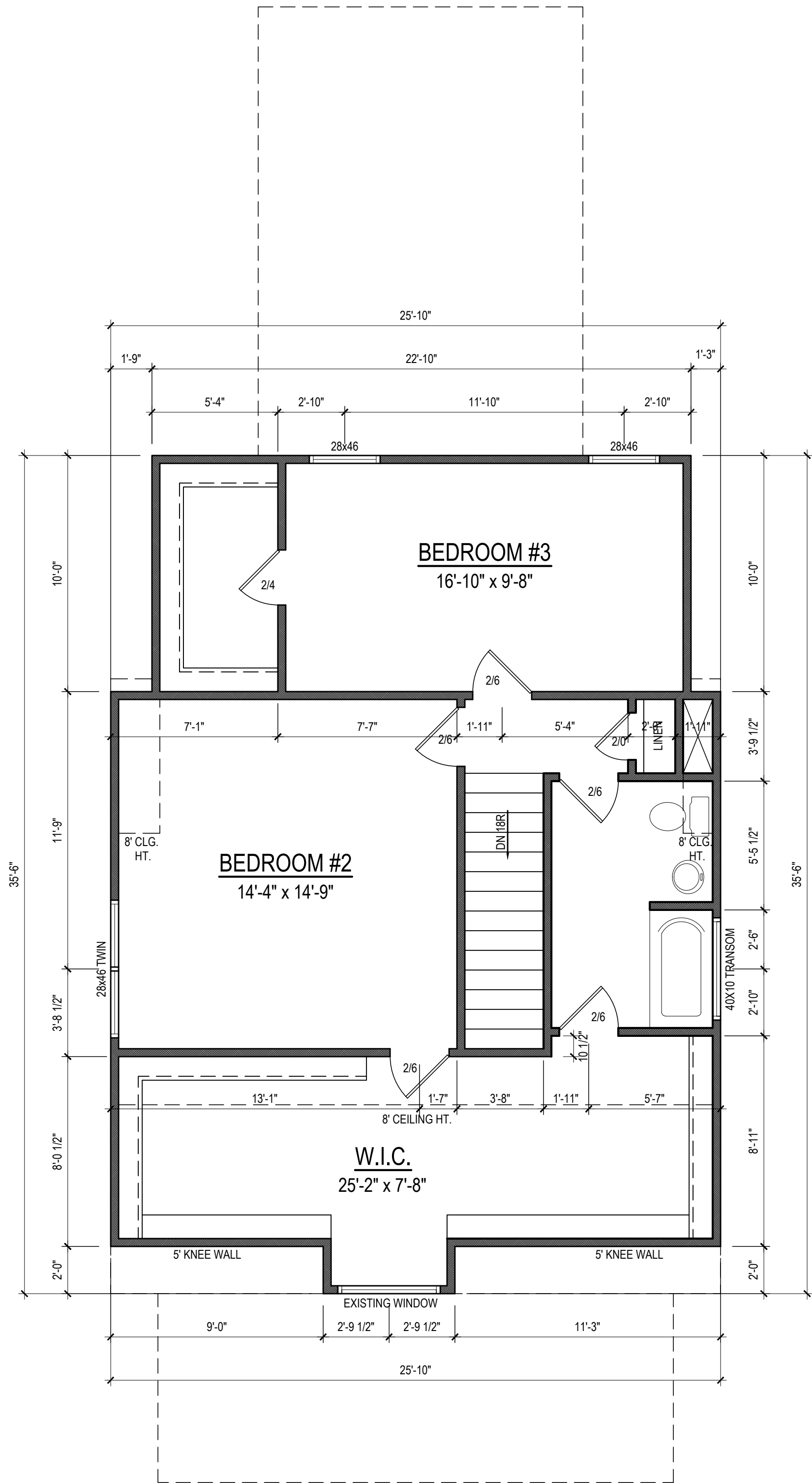
Mike Lombardo

FIRST FLOOR

Sheet Number
2
of 4



SECOND FLOOR PLAN
1/4" = 1'-0" CEILING HT. = MATCH
EXISTING



SECOND FLOOR PLAN
1/4" = 1'-0" CEILING HT. = MATCH EXISTING

Project #	16KB-282
Date	1-30-17
Drawing Design By	KBB
Scale	1/4" = 1'-0"

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

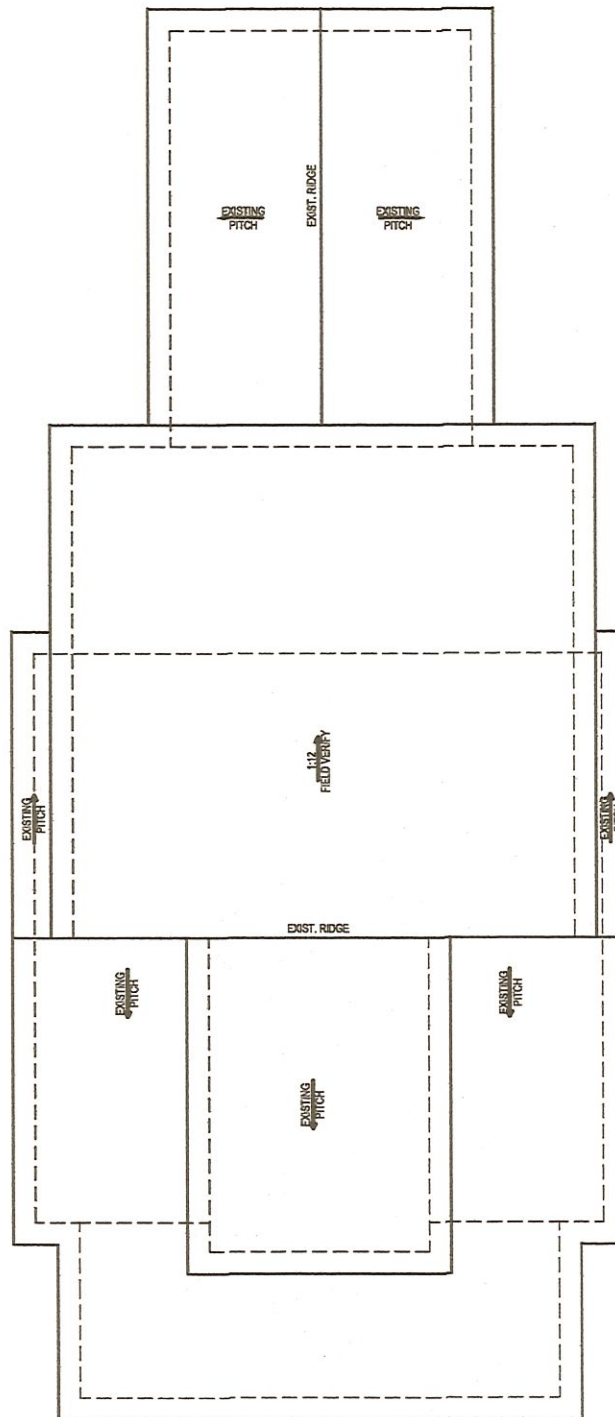
9101 Ten-Ten Rd.
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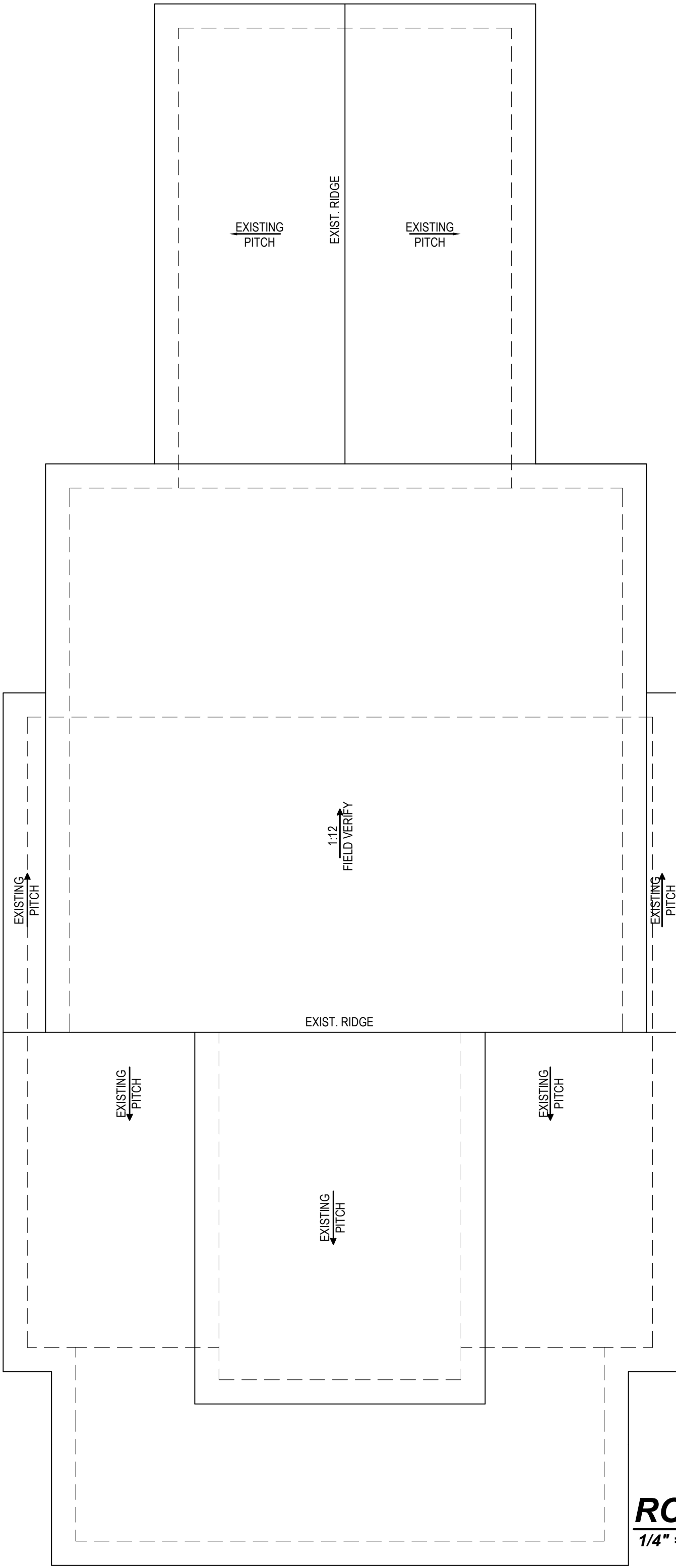
Lombardo
Addition

Mike Lombardo

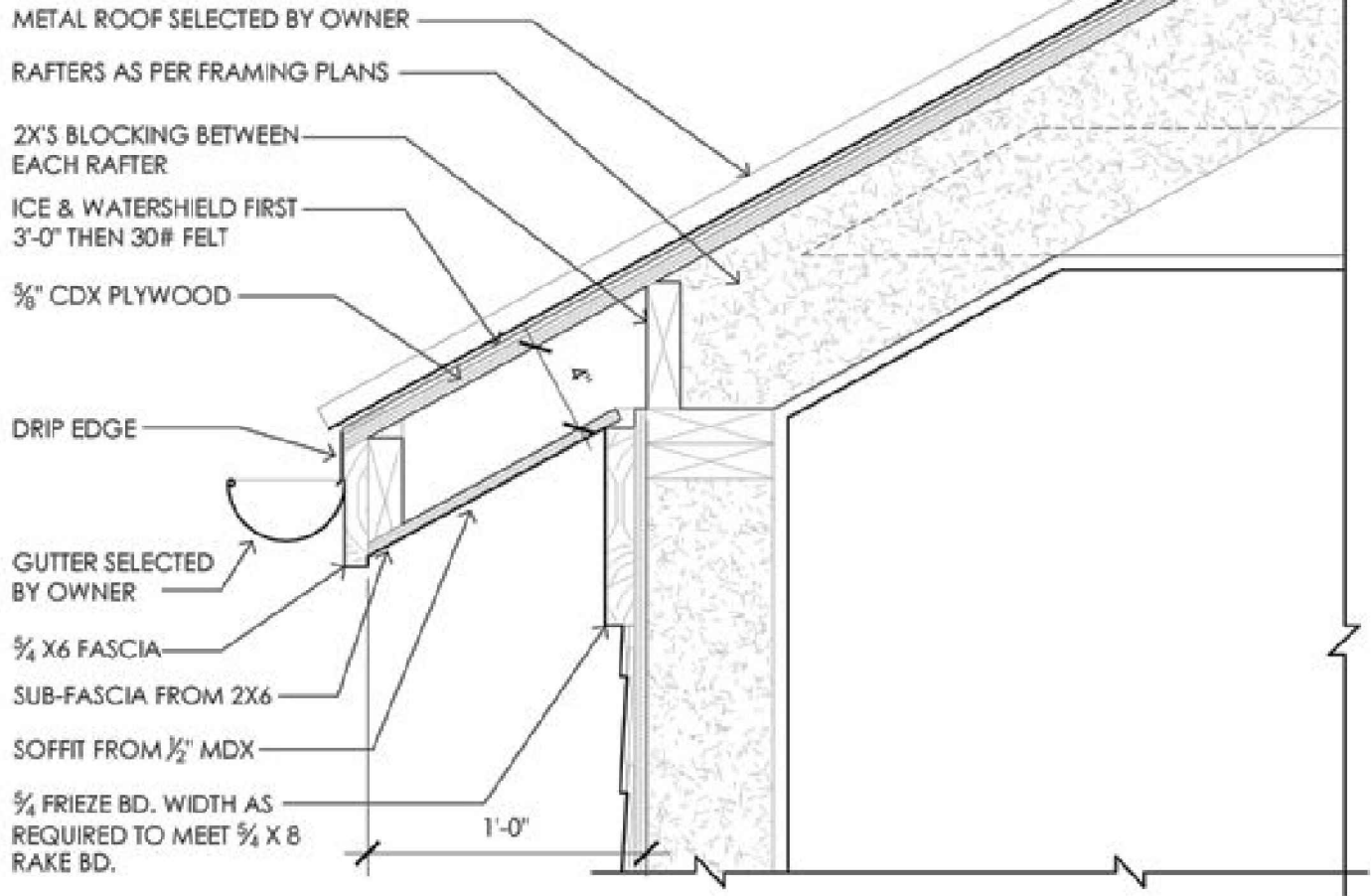
SECOND FLOOR &
STRUCTURAL



ROOF PLAN
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"



2 TYPICAL EAVE DETAIL
1 1/2"=1'-0"

STRUCTURAL NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE LATEST REQUIREMENTS OF 2012 NORTH CAROLINA RESIDENTIAL BUILDING CODE, IN ADDITION TO ALL LOCAL CODES AND REGULATIONS.
- 2) DESIGN LOADS:
- | | LIVE LOAD (PSF) | DEAD LOAD (PSF) | DEFLECTION (DL & LL) |
|--------------------------|-------------------------------------|-----------------|----------------------|
| ALL FLOORS | 40 | 10 | L/360 |
| ATTIC (pull down access) | 20 | 10 | L/240 |
| ATTIC (no access) | 10 | 5 | L/240 |
| EXTERNAL BALCONY | 60 | 10 | L/360 |
| ROOF | 20 | 10 | L/180 |
| ROOF TRUSS | 20 | 20 | L/240 |
| WIND LOAD | (BASED ON 100 MPH (3-second gusts)) | | |
- 3) MINIMUM ALLOWABLE SOIL BEARING PRESSURE = 2000 PSF
- 4) CONCRETE SHALL HAVE A MINIMUM 28 DAY STRENGTH OF 3000 PSI AND A MAXIMUM SLUMP OF FIVE INCHES UNLESS NOTED OTHERWISE (UNO).
- 5) MAXIMUM DEPTH OF UNBALANCED FILL AGAINST FOUNDATION WALLS TO BE LESS THAN 4'-0" WITHOUT USING SUFFICIENT WALL BRACING. REFER TO SECTION R404 OF 2012 NRC FOR BACKFILL LIMITATIONS BASED ON WALL HEIGHT, WALL THICKNESS, SOIL TYPE, AND UNBALANCED BACKFILL HEIGHT
- 6) ALL FRAMING LUMBER SHALL BE SPF #2 (Fb = 1000 PSI) UNO.
- 7) ALL LOAD BEARING HEADERS SHALL BE (2x10) UNO. ALL WINDOW AND DOOR HEADERS SHALL BE SUPPORTED BY (1) JACK STUD AND (1) KING STUD AT EACH END UNLESS NOTED. ALL OTHER BEAMS SHALL BE SUPPORTED BY 2 STUDS OR THE AMOUNT OF STUDS REQUIRED FOR FULL BEARING AT EACH END UNLESS NOTED. POINT LOADS (STIFF KNEES, ETC.) SHALL CONSIST OF 2 STUDS UNLESS NOTED. ALL SUPPORTS OF 2 STUDS OR MORE SHALL BE TRANSFERRED THROUGH EACH FLOOR TO THE FOUNDATION.
- 8) ALL STRUCTURAL STEEL SHALL ASTM A-36. STEEL BEAMS SHALL BE SUPPORTED AT EACH END WITH A MINIMUM BEARING LENGTH OF 3'-12" INCHES AND FULL FLANGE WIDTH. PROVIDE SOLID BEARING FROM BEAM SUPPORT TO FOUNDATION. BEAMS SHALL BE ATTACHED TO EACH SUPPORT WITH TWO LAG SCREWS (1/2" DIAMETER AND 4" LONG). LATERAL SUPPORT IS CONSIDERED ADEQUATE PROVIDING THE JOISTS ARE TOE NAILED TO THE SOLE PLATES, AND THE SOLE PLATES ARE NAILED OR BOLTED TO THE BEAM FLANGES @ 48" O.C.
- 9) ANCHOR BOLT PLACEMENT PER SECTION 403.1.6. 1/2" DIAMETER ANCHOR BOLTS SPACED AT 6'-0" O/C AND PLACED 12" FROM THE END OF EACH PLATE SECTION
- 10) FOUNDATION DRAINAGE-DAMP PROOFING OR WATERPROOFING PER SECTION 405 AND 406 OF 2012 NRC
- 11) WALL AND ROOF CLADDING VALUES:
WALL CLADDING SHALL BE DESIGNED FOR A 24.1 SQ.FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE
ROOF VALUES BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
45.3 LBS/SQFT FOR ROOF PITCHES OF 0/12 TO 2/25/12
34.8 LBS/SQFT FOR ROOF PITCHES OF 2/25/12 TO 7/12
21.0 LBS/SQFT FOR ROOF PITCHES OF 7/12 TO 12/12
** MEAN ROOF HEIGHT 30' OR LESS
- 12) FOR ROOF SLOPES FROM 2:12 THROUGH 4:12, BUILDER TO INSTALL 2 LAYERS OF 15# FELT PAPER
- 13) REFER TO SECTION 602 FOR ALL WALLS OVER 10'-0" IN HEIGHT
- 14) PROVIDE CONTINUOUS SHEATHING PER SECTION 602.10
- 15) IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND SQ. FTG. ARE CORRECT PRIOR TO CONSTRUCTION. DESIGNER IS NOT RESPONSIBLE FOR DIMENSIONING OR SQ. FTG. ERRORS ONCE CONSTRUCTION BEGINS

Project #:
16KB-282

Date:
1-30-17

Drawn/Design By:
KBB

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

REVISIONS		
No.	Date	Remarks
1		
2		
3		
4		

9101 Ten-Ten Rd.
Raleigh, NC 27603
Office: (919) 302-0693



Lombardo
Addition

Mike Lombardo

ROOF LAYOUT & DETAILS

Sheet Number
4
of 4

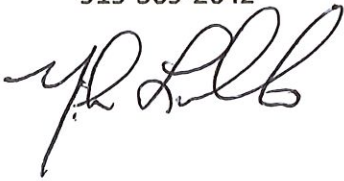
Dear Neighbor,

I'm sure you have talked to either Colleen or myself about our desire to do a small addition to our house at 932 N Boylan Ave. We are working well within the limitation guidelines of the historic district, and will not be making any changes to the front of the house or landscape, only a rear dormer on the back to add a more spacious bedroom and playroom for our daughter, Gianna, now 6! We are looking to go to the City of Raleigh to get our Certificate of Appropriateness (COA), and with this certificate, we are required to inform our close neighbors of our application process. We are hopeful the City of Raleigh will approve this, and if so, we respect your space and privacy and promise to create as little disruption to everyone's lifestyle's as possible. We guarantee we will keep you all posted on any progress, and if you have any questions, please don't hesitate to call either of us. We just wanted to be respectful of our neighborhood and keep everyone in the loop.

Sincerely,

Mike Lombardo

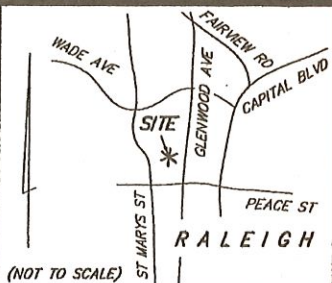
919-369-2642

A handwritten signature in black ink, appearing to read 'Mike Lombardo', with a stylized, cursive script.

Colleen Johnson

919-909-4236

A handwritten signature in black ink, appearing to read 'Colleen Johnson', with a stylized, cursive script.



VICINITY MAP

A PORTION OF LOT 17R ~ "Recombination of a Closed Portion . . ."

REFERENCE: A PORTION OF DEED BOOK 10746, PAGE 93
BOOK OF MAPS 1996, PAGE 1709

PROPERTY ADDRESS: 932 N BOYLAN AVE
RALEIGH, NC 27605

ALL DISTANCES SHOWN HEREON ARE HORIZONTAL
GROUND MEASUREMENTS IN U.S. SURVEY FEET.
AREA BY THE D.M.D. METHOD

LEGEND

ECM - Existing Concrete Monument
EIP - Existing Iron Pipe
MP - Mathematical Point Only
GM - Gas Meter
EM - Electric Meter
R/W - Right of Way
SCO - Sewer Cleanout
WM - Water Meter
HVAC - Heating, Ventilation, and Air Conditioning

(15R)

PRESSLEY

D.B. 12582, PG. 2287
B.M. 1998, PG. 160

MINIMUM BUILDING SETBACKS
ZONING ~ R-10
HISTORIC GLENWOOD/BROOKLYN DISTRICT

	FRONT	CURRENT LOCATION
SIDE	5'	
REAR	20'	

Staley C. Smith, do hereby certify that this plot was drawn under my supervision from an actual survey made under my supervision using references shown hereon; that the boundaries not surveyed are shown as broken lines plotted from information shown hereon; that the ratio of precision as calculated by latitudes and departures is 1:10,000; witness my original signature, license number and seal this 22ND day of JUNE, A.D., 2017.

This survey is of an existing building or other structure, or natural feature, such as a watercourse.

Staley C. Smith
Surveyor

L-3766
License Number



MAP NORTH

B.M. 1996, PG. 1709



EXISTING IMPERVIOUS SURFACES

DWELLING / PORCH	1,371 SF.
ALL BRICK PATIOS	272 SF.
STORAGE BUILDINGS	190 SF.
WOOD DECK/WOOD STEPS	102 SF.
ALL CONCRETE	783 SF.
TOTAL	2,718 SF.
LOT AREA	4,903 SF.
LOT COVERAGE	55.44 %

MAXIMUM ALLOWED _____ %
PER CITY OF RALEIGH

(10)

PARKER

D.B. 8335, PG. 992
D.B. 12273, PG. 553
B.M. 1999, PG. 730

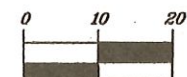
(19R)

HUTTER

D.B. 16438, PG. 1795
B.M. 1998, PG. 159

NOTES:

- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
- NO TITLE SEARCH HAS BEEN PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- THIS SURVEYOR DOES NOT CERTIFY TO THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITIES, BURIAL GROUNDS, OR ANY SUBSURFACE FEATURES THAT MAY OR MAY NOT BE PRESENT ON THIS SITE.



N BOYLAN AVE
PUBLIC R/W

MILLS FOREST ST
PUBLIC R/W

DRAWN BY WGH

SURVEY FOR

WARNER CREATIONS

CITY OF RALEIGH, RALEIGH TOWNSHIP, WAKE COUNTY, N.C.



Smith and Smith
surveyors

FIRM LICENSE No. C-0165

P.O. BOX 457
APEX, N.C. 27502
(919) 388-7111

PITTSBORO, N.C. 27312
(919) 548-4321

DATE JUNE 19, 2017

SCALE 1" = 20'

PIN 1704-43-102B

PROJECT No. 17-74

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

139-17-CA 932 N BOYLAN AVENUE

Applicant: MICHAEL LOMBARDO

Received: 8/14/2017

Meeting Date(s):

Submission date + 90 days: 11/12/2017

1) 9/28/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: GLENWOOD-BROOKLYN HISTORIC DISTRICT

Zoning: Streetside HOD

Nature of Project: Addition of rear dormer

Staff Notes:

- The Glenwood-Brooklyn Historic District is a Streetside HOD. This means that this proposed addition is subject to COA review because the change is occurring in the first 50% of the house.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3.2	Additions	Addition of rear dormer

STAFF REPORT

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

- A. Addition of a rear dormer is not incongruous in concept according to *Guidelines* 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, and the following suggested facts:
- 1* According to the Glenwood-Brooklyn designation report the ca. 1917 house is a one-story frame Craftsman bungalow with weatherboard siding and an asphalt-shingled gable roof with a shed dormer.
 - 2* A traditional way of adding onto a historic house is through new dormers.
 - 3* The new dormer does not extend above the historic ridge of the historic house and is narrower than the historic roof.
 - 4* A "typical" eave detail is provided, but it notes materials, such as a metal roof that are not proposed. It is unclear if this is the actual proposed eave detail.
 - 5* The dormer addition is proposed to be sheathed in horizontal fiber cement siding, but does not specify a smooth finish.

- 6* New rear-facing windows are proposed to be single-hung to match the existing. Details and specifications were not provided.

Staff suggests that the committee approve the application, with the following conditions:

1. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard:
 - a. Eave construction;
 - b. Windows.
2. That the fiber-cement siding be installed with the smooth finish facing out.