APPLICANT: MICHAEL LOMBARDO

Nature of Project:
Addition of rear dormer
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

☐ 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 # 525632
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).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pressley 930 N. Boylan Ave</td>
<td></td>
</tr>
<tr>
<td>Hutton 934 N. Boylan Ave</td>
<td></td>
</tr>
<tr>
<td>Ward 630 Wills Forest St</td>
<td></td>
</tr>
<tr>
<td>Turner 623 Wills Forest St</td>
<td></td>
</tr>
<tr>
<td>Parker 812, Gaston Wood CT</td>
<td></td>
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</tbody>
</table>

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WWW.raleighnc.gov

REVISION 08.29.16
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: 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).

<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></td>
<td></td>
<td>Adding a dormer to rear side of house to accommodate a growing daughter. Other then making repairs to existing home, front elevations will not be touched</td>
</tr>
</tbody>
</table>
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 CONTRACTOR'S 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 WALLS SHOWN ON THE PLANS ARE AT 45 DEGREES UNLESS NOTED OTHERWISE.

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

5. DONOT SCALE PLANS. DRAWING SCALE MAY BE DISTORTED DUE TO COPPER IMPERFECTIONS.

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

SQUARE FOOTAGE

<table>
<thead>
<tr>
<th>Heated Square Footage</th>
<th>Unheated Square Footage</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor+</td>
<td>N/A</td>
</tr>
<tr>
<td>Second Floor+</td>
<td>N/A</td>
</tr>
<tr>
<td>Third Floor+</td>
<td>N/A</td>
</tr>
<tr>
<td>Basement</td>
<td>N/A</td>
</tr>
</tbody>
</table>

TOTAL HEATED = 734
TOTAL UNHEATED = N/A

CRAWL SPACE VENTILATION CALCULATIONS

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

- VENTILATION SHOWN IS FOR DRY, CLEAN AIR SYSTEMS.
- THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/3000 AS LONG AS REQUIRED OPENINGS ARE PLACED SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE INSTALLATION OF OPERABLE DEVICES IS NOT REQUIRED. (COMPLIES WITH NC CODE MIN. WITH REGARD TO VENT PLACEMENT FROM CORRIDORS)

N/A SQ. FT. OF CRAWL SPACE/300
N/A SQ. FT. OF REQUIRED VENTILATION

PROVIDED BY: N/A VENTS AT 4'-0" SQ. FT. NET FREE VENTILATION EACH+ N/A SQ. FT. OF VENTILATION

**FOUNDER DRAINAGE- WATERPROOFING PER SECTIONS 48S & 10G.

ATTIC VENTILATION CALCULATIONS

- VENTILATION SHOWN BELOW ARE BASED ON VENTILATION USED AT LEAST 3FT. ABOVE THE CORNICE VENTS WITH THE BALANCE OF VENTILATION PROVIDED BY SLICE VENTS.
- CATHEDRAL CEILINGS SHALL HAVE A MIN. 1" CLEARANCE BETWEEN THE BOTTOM OF THE ROOF DECK AND THE INSULATION.

8.7 SQ. FT. OF ATTIC/3601= 2.62
EACH OF INLET AND OUTLET REQUIRED.

*WALL AND ROOF CLADDING DESIGN VALUES

- WALL CLADDING IS DESIGNED FOR A 24 SQUARE FT. OR GREATER POSITIVE AND NEGATIVE PRESSURE.
- ROOF VALUES ARE BOTH POSITIVE AND NEGATIVE SHALL BE AS FOLLOWS:
- 45.5 LBS. FIN SQ. FT. FOR ROOF PITCHES OF 6/12 TO 12/12
- 40.3 LBS. FIN SQ. FT. FOR ROOF PITCHES OF 12/12 TO 20/12
- 21 LBS. FIN SQ. FT. FOR ROOF PITCHES OF 7/12 TO 12/12

** MEAN ROOF HEAVY #3 OR LESS
REAR ELEVATION

1/8" = 1'-0"
RIGHT ELEVATION

1/8" = 1'-0"
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

Colleen Johnson
919-909-4236
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

139-17-CA  932 N BOYLАН 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

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
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<tbody>
<tr>
<td>3.2</td>
<td>Additions</td>
<td>Addition of rear dormer</td>
</tr>
</tbody>
</table>

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.