APPLICANT: JOHN SIBERT

Nature of Project:
Construct screened porch over existing deck; enclose existing porch; replace front walkway; paint new color
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

146-18-CA 519 E LANE STREET
Applicant: JOHN SIBERT
Received: 9/12/2018 Meeting Date(s): Submission date + 90 days: 12/11/2018 1) 10/25/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT
Zoning: General HOD
Nature of Project: Construct screened porch over existing deck; enclose existing porch; replace front walkway; change exterior paint color

Staff Notes:
- COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.5</td>
<td>Walkways, Driveways and Off-street Parking</td>
<td>Replace front walkway</td>
</tr>
<tr>
<td>2.4</td>
<td>Paint and paint color</td>
<td>Change exterior paint color</td>
</tr>
<tr>
<td>3.2</td>
<td>Additions</td>
<td>Construct screened porch over existing deck; enclose existing porch;</td>
</tr>
</tbody>
</table>

STAFF REPORT

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

A. Replacing a front walkway is not incongruous in concept according to Guideline 1.5.3; however, replacing a concrete front walkway with brick **may be** incongruous according to Guideline 1.5.3, and the following suggested facts:

1* The application states the concrete front walkway is proposed to be replaced with a brick walkway in a basket weave pattern. Generally, brick is an atypical material for front walkways of modestly-scaled houses in the historic district. However, a recent COA (085-18-CA) for a brick walkway was approved in June this year at 223 Elm St using slate gray pavers in a basket weave pattern for the front walkway and stairs.

2* No detailed photographs were provided of the existing walkway. No sample brick material was provided.
B. Constructing a screened porch over an existing deck, enclosing an existing porch, and painting a house a new color is not incongruous in concept according to Guidelines 3.2.1, 3.2.2, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, and the following suggested facts:

1* From the Inventory of Structures in the Oakwood National Register Historic Districts, by Matthew Brown, former Historian, Society for the Preservation of Historic Oakwood, 2004-2015:
   a. The house was constructed c. 1940 and was classified as non-contributing.
   b. “The house is veneered in brick. The house has a side-gabled saddle roof with no eaves. There is a flush gable on the leftward part of the front. The front door is partially glazed. Most windows are eight-over-eight or six-over-six. There is an exposed chimney on the right side of the house. A front porch was added in c. 1971. A dormer was added on the front in c. 2005.”

2* The applicant states that no regulated trees will be impacted by the project, thus no tree protection plan was provided.

3* Built area/mass to open space analysis: The application does not explicitly state this, but it is evident from the drawings that there is no change in built area. The new built mass is the roof over an existing deck.

4* The applicant proposes enclosing a rear porch on the northeast corner of the house and constructing a screened porch over an existing deck on the north side of the house.

5* The roof over the screened porch is an extension of the existing gable roof on the back of the house and is proposed to be finished with asphalt shingles to match the existing roofing.

6* The porch screening material appears to extend from the floor to the underside of the roof.

7* The porch screening is proposed to be installed on the outside of the porch railings. The Commission has typically required the railings to be on the exterior of the screening to have a more traditional porch appearance.

8* One new wood double-hung window is proposed to be installed. Window specifications were provided but were illegible.

9* Four skylights are proposed in the roof of the screened porch. Specifications were provided.
10* Two new exterior fiberglass doors are proposed to be installed. Door specifications were provided but were illegible. Fiberglass doors on existing houses have not yet been shown to be congruous with the character of Oakwood.

11* One screened door is proposed between the screened porch and deck. Door specifications were not provided.

12* Paint colors were specified, although paint samples from the manufacturer were not provided.

13* Two new light fixtures are proposed to be installed. Specifications were provided.

Staff suggests that the committee deny the walkway replacement portion of the application and approve the remainder of the application, with the following conditions:

1. That the porch screening material be installed on the inside of the railings.
2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
   a. Manufacturer’s specifications for windows, showing both section and elevation views, muntin profiles and material descriptions.
3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
   a. Manufacturer’s specifications for doors, showing both section and elevation views, and material descriptions;
   b. Paint color swatches from paint manufacturer.
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 #: 569464
File #: 146-18-CA
Fee: $152
Amount Paid: $152
Received Date: 9/12/18
Received By: SUNI

Property Street Address: 519 East Lane Street
Historic District: Oakwood Historical District
Historic Property/Landmark name (if applicable): 
Owner’s Name: Eric Halter and Kellan Moore
Lot size: 0.13 Acres  (width in feet) 49.86'  (depth in feet) 115.56'

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>*See Separate Sheet for Property Addresses</td>
<td></td>
</tr>
</tbody>
</table>

PAGE 1 OF 3  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: John Sibert
Mailing Address: 210 East Franklin Street
City: Raleigh
State: NC
Zip Code: 27604
Date: 09/13/18
Daytime Phone: 919-291-7353
Email Address: johns@2sldesignbuild.com

Applicant Signature: [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: 58.25, 42.51

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>3.1</td>
<td>Decks</td>
<td>The renovation includes a back screened porch addition over existing deck, enclosing existing back covered porch to create a mudroom, replacing a concrete front walk with a basketweave brick walkway, and a new exterior paint color. The screened-in porch will include an additional roof line with new shingles, to match the existing, and four skylights. The screened in porch will also include new railing posts, screens, decking, and ceiling fans. See paint schedule for paint specifications.</td>
</tr>
</tbody>
</table>

Revised: 08.29.16
Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until ______________. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) ___________________________ Date ___________________________

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attach 8-1/2” 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.</td>
<td>YES</td>
</tr>
</tbody>
</table>

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.)

2. **Description of materials** (Provide samples, if appropriate)

3. **Photographs** of existing conditions are required. Minimum image size 4” x 6” as printed. Maximum 2 images per page.

4. **Paint Schedule** (if applicable)

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.

6. **Drawings** showing existing and proposed work
   - Plan drawings
   - Elevation drawings showing the façade(s)
   - Dimensions shown on drawings and/or graphic scale (required)
   - 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.

7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.

8. **Fee** (See Development Fee Schedule)
Please see attached summary of details and specification requested to fulfill the conditions for application (519 E. Lane Street).

1. Please provide color photos of the house exterior showing it from the street with neighboring houses for context. See Sheets 16 and 17. Also, please provide photos of the rear of the house from farther back in the yard showing a full view of the rear deck, if possible. See Sheets 19 and 20.

2. Please provide an aerial view of the property in context with the neighbors, such as from iMaps. See Sheet 22 and 23.

3. Please provide larger views of the porch sections so the details are readable, perhaps by placing the skylight information on another page. See Sheets 13, 14, and 15.

4. Please provide a digital copy of the application so that color copies can be printed and provided to the COA Committee. See Attached PDF.

5. There is a set of stairs at the rear of the house that does not appear to be connected to the building. The plan drawing is confusing, so please provide clarity. The stairs have been removed.

6. Please provide specifications for the new doors. See Sheet 12.

7. It is unclear if the paint colors indicated are for new colors or if the paint is to match the existing paint. If they are new colors, please provide paint swatches from the paint manufacturer. (This can be done later as a condition after the COA meeting, if preferred.) All paint colors specified are new.
Staff has also made an initial review for adherence to the Design Guidelines and offers the following guidance and examples of the type of evidence included in successful applications.

1. Will any trees over 8" dbh be impacted by the construction? No trees over 8" dbh will be impacted by the construction.

   If so, please provide a tree protection plan that includes a site plan showing all existing trees labeled with species name, size and critical root zones, as well as tree protection measures and construction laydown areas. The tree protection plan must be by an arborist certified by the International Society of Arboriculture or a licensed landscape architect. Not Applicable
**FLOOD CERTIFICATION**

This will certify that the subject property ( ) IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

**SCALE**

1 inch = 20 ft

**LEGEND**

- NEW IRON PIPE
- MAIL BOX
- FIXED CORNER
- POWER BOX
- LIGHT POLE
- UTILITY POLE
- FIRE HYDRANT

**NOTE:**

This property does not lie within 2000' of a N.C.G.S. monument.

This survey is of an existing parcel on parcels of land.

Utilities shown are for representation only and not to be used for property line location.

All creeks, easements, buffers, flood limits & setbacks taken from D.O. 14488 pg. 2314.

Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision and that the error of closure as calculated by latitudes and departures is 1/15,000. That the boundaries not surveyed are shown as broken lines plotted from information found in Book __ Page __.

Witness my original signature, registration number and seal this day of June 2018.

Signed ____________________________

**PROPOSED IMPERVIOUS SURFACE CALCULATIONS:**

3158.06 SF = 55% < 65% ALLOWED FOR R-10

**SCREENED PORCH ADDED OVER EXISTING DECK**

**REPLACE EXISTING CONCRETE WALK WITH BRICK, BASKETWEAVE PATTERNED WALK**

**ENCLOSE EXISTING PORCH,**

**EXISTING STAIR AND RETAINING WALL AT BASEMENT LEVEL**

**210 EAST FRANKLIN STREET, RALEIGH, NC 27609**

**TEL 919.833.1468 FAX 919.833.1252 GOOGLE ME**

**HALTER/2SL HOUSE**

**519 E LANE STREET, RALEIGH, NC 27601**

**10-01-2018**
ENCLOSE EXISTING PORCH.
ROOF PLAN-PROPOSED
Scale: 1/8" = 1'-0"
SIDE ELEVATION-EXISTING
Scale: 1/8" = 1'-0"

SIDE ELEVATION-PROPOSED
Scale: 1/8" = 1'-0"
SIDE ELEVATION-EXISTING
Scale: 1/8" = 1'-0"

SIDE ELEVATION-PROPOSED
Scale: 1/8" = 1'-0"

HALTER/MOORE HOUSE  519 E Lane Street, Raleigh, NC 27601

10-01-2018
## 10 Paint Color Schedule

<table>
<thead>
<tr>
<th>Siding/Brick</th>
<th>NOTES</th>
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<tbody>
<tr>
<td>Color:</td>
<td>Manufacturer: Sherwin Williams</td>
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<td>SW 7008 Alabaster</td>
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<td>SW 7008 Alabaster</td>
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</table>

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<tr>
<td>SW 7008 Alabaster</td>
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<tbody>
<tr>
<td>Color:</td>
<td>Manufacturer: Sherwin Williams</td>
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<tr>
<td>SW 6272 Plum Brown</td>
<td></td>
</tr>
</tbody>
</table>

All paint selections are new paint colors that need to be approved. Please reference paint swatches for exact specifications.
SECTION-SCREENED PORCH
Scale: 1/4" = 1'-0"
Benefits of FCM skylights

- Maintenance free frame
- No designated top, bottom or side - can be installed in any direction
- White, colored, and clear available for applications where diffused lighting is required
- Flashing installed at top available

Installation instructions for FCM Skylights

1. Underlayment to be tucked up against sides of curb
2. Flash bars should be properly sealed with sealant
3. Wrap curb in underlayment - VELUX recommends use of VELUX Type ECL 216 Flashing underlayment

BASIS OF DESIGN:
VELUX VCM Manual Venting Skylight

Wood curb 127-133 mm
5-5 1/4"

Asphalt shingles

SKYLIGHTS
Scale: 1/2" = 1'-0"
PHOTO-SIDE-DRIVEWAY (WEST)
Scale: 1/32" = 1'-0"
1  PHOTO-BACK DECK (NORTH)
Scale: 3/16" = 1'-0"
PHOTO-BACK DECK (NORTH)
Scale: 3/16" = 1'-0"
1 PHOTO-SIDE- (EAST)
Scale: 1/32" = 1'-0"
PHOTO- GOOGLE MAPS AERIAL VIEW
Scale: 3/16" = 1'-0"