

# City of Raleigh



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## 147-18-CA

### 914 DOROTHEA DRIVE

BOYLAN HEIGHTS  
HISTORIC DISTRICT (R-10)

0 25 50 100  
Feet



Nature of Project:  
Construct rear addition  
with screened porch;  
remove rear deck and steps;  
remove tree

APPLICANT:  
CHARLES QUEEN AND  
ALISON HUTCHINS



## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

147-18-CA      914 DOROTHEA DRIVE  
Applicant:      CHARLES QUEEN AND ALLISON HUTCHINS  
Received:      9/13/18      Meeting Date(s):  
Submission date + 90 days: 12/12/18      1) 10/25/2018      2)      3)

### INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Construct rear addition with screened porch; construct retaining wall;  
remove rear deck and steps; remove tree

DRAC: An application was reviewed by the Design Review Advisory Committee at its October 1, 2018 meeting. Members in attendance were Elizabeth Caliendo and Sarah David; also present were Charles Queen, Allison Hutchins, and Sara Queen, the applicants, and staff member Melissa Robb.

Staff Notes:

- Raleigh City Code Section 10.2.15.E.1. states that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District or Historic Landmark may not be denied...However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance...If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.”
- COAs mentioned are 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	Construct rear addition; remove tree
1.4	Fences and Walls	Construct retaining wall
3.2	Additions	Construct rear addition

### STAFF REPORT

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

- A. Constructing a rear addition and removing a rear deck and steps are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.3, 1.3.7, 1.3.8, 1.3.9, 1.3.13, 1.4.8, 3.2.1, 3.2.2, 3.2.3, 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\* In the National Register of Historic Places nomination for the Boylan Heights Historic District, the property was deemed contributing, and was described as a 1922 one-story bungalow with a gable perpendicular to the street, dormer, and attached porch.
- 2\* Built **area** to open space analysis: The lot is 6,888 SF. The footprint of the existing original house is 1,048 SF; the new addition footprint will be 1693 SF; the deck, porch, and stairs, total 473 SF. The applicants state the proportion of built area to open space is currently 35% and will increase to 44%.
- 3\* Built **mass** to open space analysis: The lot is 6,888 SF. The current proportion of built mass to open space is 23%. The proportion of built mass to open space is proposed to be 31%.
- 4\* The addition extends straight back from the house which maintains the relatively large side yard.
- 5\* The rear of the house includes an existing deck with stairs. All are being proposed for removal. The deck and stairs were approved December 15, 1986 (no COA number).
- 6\* The applicants provided examples in the historic district of the built area of adjacent properties. The existing built area ranges from 18% to 48%. The average of the provided examples is 38.5%. The median is 43%.
- 7\* The applicants provided examples in the historic district of the built mass of adjacent properties. The existing built mass ranges from 16% to 41%. The average of the provided examples is 34.7%. The median is 38%.
- 8\* The applicants provided examples in the historic district of similarly scaled projects which have received COA approvals for additions; 915 W South St (104-17-CA), 1027 W South St (85-13-CA), 917 W South St (003-18-CA), and 1003 W South St (188-16-CA). Drawings and photos from the COA applications were included.
- 9\* The proposed addition is a gable form that extends perpendicular to the rear of the original house. The ridge of the addition sits lower than the ridge of the historic house. The east side of the addition is a screened porch.
- 10\* This is a traditional way of adding onto a side-gable house.
- 11\* The eave is proposed to be open rafter tails. Detailed drawings were not provided.
- 12\* The screen of the porch is proposed extend to the rafters and to fill half the gable end. While this is atypical of historic screened porch construction, a similarly designed project was approved at 1003 W South Street (COA 188-16-CA) where the screen filled the whole gable end wall.

- 13\* The Committee has previously required that screening be placed on the inside of railings and balusters so as to have a more traditional porch appearance. It is unclear whether the screen will be installed on the inside or outside of the railings.
- 14\* The east side of the addition will be inset 2'6" from the existing north east corner of the structure. The west side will extend the existing wall plane.
- 15\* The applicants propose to clearly differentiate the addition by vertical trim boards and a change in siding materials. Wood siding with a 5" exposure is proposed. The historic house is sided in asbestos shingles with a 10.5" exposure.
- 16\* The existing windows are primarily four-over-one wood framed with flat trim and a sill. Windows on the addition are proposed to match the historic windows in design proportion and header height. Specifications for the windows and trim were not provided.
- 17\* The existing doors to the rear deck are a pair of French doors. These doors are proposed to remain in place but be enclosed within the screened porch addition. The new doors proposed for the rear of the addition are proposed to be full light wood door (on the east façade) and a screen door (on the north façade). Specifications were not provided.
- 18\* The elevations indicate that skylights are proposed for the east and west façades. Specifications were not provided.
- 19\* The addition will be painted to match the existing structure.
- 20\* No specifications were provided as to any exterior lighting.
- 21\* A tree protection plan was provided.
- B. Constructing a retaining wall is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.3, 1.3.7, 1.3.8, 1.3.9, 1.3.13, 1.4.8; however, removing a healthy Ash tree **may be** incongruous in concept according to *Guidelines* 1.3.5 and the following suggested facts:
- 1\* As is common in Boylan Heights, the property backs to an alley.
- 2\* The applicant provided a topographic map and photographs that show a change in grade of approximately 6' from the alley to the rear of the house.
- 3\* To stabilize the rear yard and repair drainage issues, the applicant proposes the construction of a masonry retaining wall. Walls of this sort are common along Dorothea Drive due to the slope and water issues.
- 4\* The proposed wall will be CMU faced with brick and topped with stone. Brick is an atypical material for Boylan Heights. Specifications were not provided.



- 5\* Per the property's file, a 2' tall retaining wall is partially shown in photographs and is mentioned in a 1986 COA application as being about 5' away from the edge of the deck. The wall is no longer visible. It is unknown if the wall was removed or buried.
- 6\* A mature Ash tree on the western side of the house is proposed for removal due to the proximity to the house and damage to the foundation. An International Society of Arboriculture certified arborist's report recommending removal was included in the application as well as photographs of the foundation wall.
- 7\* A replacement magnolia tree is proposed for the north east corner of the lot.
- 8\* A tree protection plan was provided; however, the critical root zones of the trees in the rear yard may not be sufficiently protected with the plan due to the construction of a retaining wall in close proximity to the trees. The critical root zone is defined as "The area uniformly encompassed by a circle with a radius equal to one and one-quarter (1.25) foot per inch of the diameter of a tree trunk measured at four and one-half (4.5) feet above the ground, with the trunk of the tree at the center of the circle." Based on the submitted drawings, it appears that the proposed tree protection fencing will need to be relocated or removed for construction of the retaining wall.
- 9\* The application states that they plan to consult an arborist on the health of the trees long term and how to best preserve them while stabilizing the back slope to the alley with the proposed wall.

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

- 1. That tree protection plans be implemented and remain in place for the duration of construction.
- 2. That there be no demolition delay for the removal of the tree.
- 3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the addition:
  - a. Window specifications;
  - b. Window trim;
  - c. Construction details for the eaves
- 4. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the retaining wall:

- a. Elevation;
  - b. Section;
  - c. Arborist report assessing and making recommendations on the location and construction of the wall.
- 5. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
  - a. Door;
  - b. Rear deck and stairs;
  - c. Skylights;
  - d. Screen porch construction details;
  - e. Exterior lighting, if any.

# 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 # 569500.

File # 147-18-CA

Fee \$304.

Amount Paid \$304

Received Date 9/13/18

Received By [Signature]

Property Street Address **914 Dorothea Drive, Raleigh NC 27603**

Historic District **Boylan Heights**

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

Owner's Name **Charles Queen and Allison Hutchins**

Lot size 0.16 acres (6888 sq ft) (width in feet) **65 ft** (depth in feet) **105 ft**

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 Drive	
912 Dorothea Drive	
910 Dorothea Drive	
919 W South Street	
921 W. South Street	
917 W. South Street	
915 W. South Street	



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 **Charles Queen and Allison Hutchins**

Mailing Address **914 Dorothea Drive**

City **Raleigh**

State **NC**

Zip Code **27603**

Date **09-12-2018**

Daytime Phone **(828) 734-4608**

Email Address [charlesaqueen@gmail.com](mailto:charlesaqueen@gmail.com) , [ahh320@gmail.com](mailto:ahh320@gmail.com)

Applicant Signature

*Charles Queen*

*Allison Hutchins*

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 \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
3.2 p. 66-67	Additions	<p>Charles Queen and Allison Hutchins propose to expand their existing 3 bedroom, 1 bathroom historic bungalow at 914 Dorothea Drive to include a (larger/renovated) master suite and screened porch at the rear of the house. The scope of the project will include removing an existing deck and steps at the rear of the home, removing a tree which is compromising the west foundation wall, renovating the previous addition dating from the late 1970s, extending the back bedroom to make a master suite, and adding a screen porch. The addition is in keeping with the existing architectural style, massing and design by conforming to the historic house's roof pitch and elevation datum set by the top of the historic window trim. The new footprint has been minimized, while still maintaining comfortable rooms that are comparable in size with the historic plan.</p>
3.1 p. 64-65	Decks	
2.7 p. 50-53	Windows & Doors	
2.4 p. 44-45	Paint & Paint color	
2.5 p. 46-47	Roofs	
2.6 p. 48-49	Exterior Walls	
1.3 p. 22-23	Site Features and Plantings	



### 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.  <u>Minor Work</u> (staff review) – 1 copy  <u>Major Work</u> (COA Committee review) – 10 copies					
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. <u>Paint Schedule</u> (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. <u>Plot plan</u> (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. <b>Drawings</b> 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.	<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. <b>Fee</b> ( <u>See Development Fee Schedule</u> )	<input checked="" type="checkbox"/>		✓		

*1 copy per sheet collected.*

## **914 Dorothea Drive**

Application for Certificate of Appropriateness

Charles Queen and Allison Hutchins

Initial submission for review on 9/12/18;

Updated/final submission for staff on 10/4/18

## **Index**

I. Project Overview

11. Location & Context

111. Photos of Existing Site

IV. Comparable Projects

V. Window & Door Information

VI. Paint Schedule

VII. Existing Plans

VIII. Proposed Plans

IX. Tree Protection

# I. Project Overview

## Summary

Charles Queen and Allison Hutchins propose to expand their existing 3 bedroom, 1 bathroom historic bungalow at 914 Dorothea Drive to include a (larger/renovated) master suite and screened porch at the rear of the house. The scope of the project will include removing an existing deck and steps at the rear of the home, removing a tree which is compromising the west foundation wall, renovating the previous addition dating from the late 1970s, extending the back bedroom to make a master suite, and adding a screen porch. The addition is in keeping with the existing architectural style, massing and design by conforming to the historic house's roof pitch and elevation datum set by the top of the historic window trim. The new footprint has been minimized, while still maintaining comfortable rooms that are comparable in size with the historic plan.

## Addition Massing and Roofs

The proposed addition is to the rear of the home in an inconspicuous area. The rear (north elevation) of the house is defined by the bungalow's 1970's 270 square foot addition with a low pitched shed roof and non-historic windows making it the least character-defining elevation. The proposed addition renovates the existing addition, altering its roofline and replacing its non-conforming windows, while adding a net gain of 403 sqft of interior space and 182 sqft of porch space. The proposed addition does not alter the southern street elevation and it is only visible from the street at an oblique angle. The ridgeline of the roof on the proposed addition runs perpendicular from the original house and is set lower than the historic house to differentiate it. The roofline of the addition follows the historic 6:12 roof pitch to maintain the proportions of the original house. The screen porch steps back 2' 6" from the current eastern facade minimizing its visibility from the street and expressing the new addition as different from the existing house. The proposed addition is barely visible from the west due to a grove of mature trees and vegetation. The addition is expressed with a vertical trim board and change in siding materials along this barely visible elevation.

The proposed addition extends 25' 9" beyond the existing house. The proposed addition is 18' at its north western corner and 17' 6" at its north eastern corner from the rear property line making it 2" 6" over the 20' rear setback at its farthest point. This property has a rear alley, so the rear setback is not shared with a neighbor. Compared to other lots in the neighborhood, this lot is fairly shallow measuring only 105.38' deep. The fabric of Boylan Heights does not consistently conform to the 20' rear setback and many other houses in the neighborhood come closer than 20' to their back property line including (as measured in iMAPS):

712 Dorothea Dr = 13'

728 S Boylan Ave = 10'

802 W South St = 12'

510 Cutler St = 12'

906 W Lenoir St = 5'

1003 W Cabarrus St = 5'

912 W Cabarrus St = 11'



## Built Area Calculations

Historic/Original House: 1,048 sqft interior, 167 sqft exterior porch

Current House: 1,290 sqft interior, 291 sqft exterior porch and deck

House with Proposed Addition: 1693 sqft, 473 sqft exterior porch and deck

Lot Size: 6,888 sqft

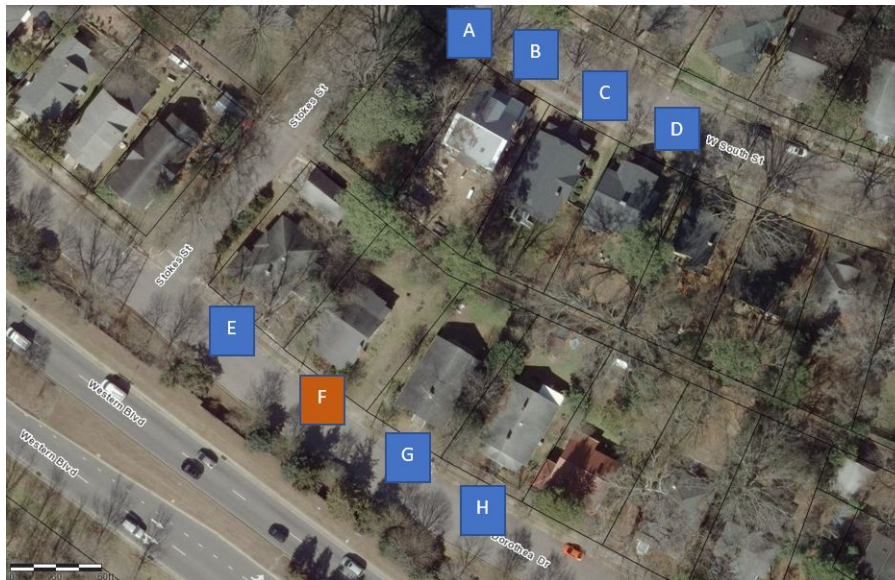
Existing built area (all impervious surfaces) to lot area: 35%

Proposed built area (all impervious surfaces) to lot area: 44%

Existing built mass (including porches and decks) to lot area: 23%

Proposed built mass (including porches and decks) to lot area: 31%

We calculated the built area ratio to built mass ratio to all of our neighboring properties received public hearing notices. Below you will see the map, corresponding addresses, and the calculated ratios for each property in comparison to our **proposed** built area/built mass ratio.



Map Key	Property Address	Built Area to Lot Size Ratio	Built Mass to Lot Size Ratio
A	921 W. South Street	18%	16%
B	919 W. South Street	43%	37%
C	917 W. South Street	46%	41%
D	915 W. South Street	48%	39%
E	916 Dorothea Drive	43%	41%
F	914 Dorothea Drive	44%	31%
G	912 Dorothea Drive	33%	31%
H	910 Dorothea Drive	39%	38%



## **Exterior Materials**

The new addition and renovation of previous addition clearly differentiates the historic house from new construction with a vertical trim board and change in siding material (in addition to change in roof ridgeline and lower height discussed in the "Addition Massing and Roofs" section). The proposed exterior siding materials of the renovated existing addition and proposed addition would be smooth-faced painted 1x6 wood lap siding with a 5" nominal exposure. This proposed siding would be in keeping with the neighborhood. The historic house currently has asbestos shingles with a 10.5 inch exposure (most likely covering original lap wood siding). The change in material clearly denotes the original house vs. the addition while remaining within the vernacular of the neighborhood. The new window trim will be 1x4 painted wood with 1 1/2" sills to match existing. The proposed addition's roof will be 30-year architectural shingles to match the existing roof. The current house was re-roofed in 2016. The historic 24" overhang, rafter bracket details, and exposed rafter tails will also match the existing.

## **Screen Porch and Decks**

A screen porch, deck and stairs to the backyard are proposed at the north east corner of the house. The screen porch steps 2' 6" back from the east facade, making it only visible from an oblique angle down Dorothea Drive. All decking materials and screen porch framing will be wood. No railing will be required on back deck and stairs since they are less than 30 inches above grade. Rafters, ceiling and framing in the screen wall will be painted to match the rest of the house trim color. The porch decking, skirt, and floor framing will only be sealed.

## **Windows and Doors**

The new windows will be all wood four-over-one simulated light double hung windows, either Lincoln or Sierra Pacific, depending on our contractors preference based on pricing and ultimately approved by Raleigh Historic Preservation staff. The exterior of the windows will be painted "Raisin" to match the existing window trim. The new windows will be similar in proportion to the historic windows and will maintain the horizontal datum by aligning the top of windows with the historic windows. The window trim and sill will match the historic windows in color, measurement and detail. The new master bedroom door will be an all wood, sealed full light door to match the existing french doors in the kitchen. This door will not be visible from the street.

## **Paint Colors**

The existing house was painted under a previously approved COA (Certificate Number 187-16-MW) issued on 11/18/2016. The paint colors on the addition will match all existing approved house colors. (SEE ATTACHED APPLICATION)

### **Proposed Tree Removal**

A two-trunked Ash, with the largest trunk diameter of 25", on the western side of the house is within 3' 9" of the house and causing substantial damage to the foundation (see below letter from Kim Coman, Licensed Home Inspector). We also consulted with an arborist with a similar recommendation to remove the tree (see below letter from Bartlett Tree experts).

The pictures below demonstrate the extent of the damage to the foundation.

It is proposed that this tree be removed as part of the project and a mix of native evergreen and deciduous trees are proposed to the north and east of the addition (as shown on the proposed site plan). Additionally the scrubby invasive small shrubs, vines, and small trees along the western and northern property lines will be removed and replaced with a denser mix of evergreen and deciduous trees and bushes.





September 11, 2018

Charles A. Queen  
914 Dorothea Drive,  
Raleigh, NC 27603

Mr. Queen,

I recently inspected your home concerning damage to your foundation wall.

As viewed from the street, an established tree is growing approximately 4 feet from the left-side foundation wall. As viewed from the crawl space, a horizontal crack is in the left-side foundation wall. Such cracks are typically caused by pressure being exerted from the exterior side of the wall. At your home, it is most likely caused by roots from the tree. Continued pressure can cause failure in the foundation wall.

Accordingly, to eliminate the pressure of tree roots against the foundation wall, which could cause it to fail, I highly recommend removing this tree. And, I recommend not planting large rooted vegetation near your foundation walls in the future.

Regards,

A handwritten signature in black ink that reads "Kim D. Coman".

---

Kim D. Coman  
Coman Home Inspections  
NCHILB License #81



5808 Triangle Drive, Raleigh, NC 27617 [www.bartlett.com](http://www.bartlett.com) 919-782-7803

October 1, 2018

Project: Hazardous Tree Removal

Property Owner: Charlie Queen

Property: 914 Dorothea Drive  
Raleigh, NC 27603

Bartlett Tree Experts recommends that on the property of Charlie Queen at 914 Dorothea Drive in Raleigh the large Ash tree on the left side of the house be removed due to the proximity to the house and foundation. The tree already had a large limb fail and damage his roof. Given the location of the tree, you would have to "sidewall" it to provide enough roof clearance so no further damage would occur to the roof. This is not a proper pruning method. Also the roots are encroaching on the houses foundation and A/C slab causing it to lift which could cause plumbing issues. I recommend that this tree be removed.

Stephen Bagley  
ISA Certified Arborist: SO-7425A  
~~Arborist~~ Representative  
Bartlett Tree Experts



### **Proposed Retaining Wall in the Backyard**

We propose constructing a curved landscape wall approximately 6-10' beyond the proposed addition and 7' - 13' from the property line/alley. The wall will be 24-30" tall and will be built out of CMU faced with brick to match the historic foundation wall in brick and grout color. The wall will be topped with a stone cap. The area above the wall will be filled with soil excavated from the foundation wall trench and new crawl space area and will be backfilled with gravel and a drainage pipe since a considerable amount of neighborhood runoff enters the site along this back edge. This site wall will terminate at each side into the site slope, making it less than one foot tall at its ends. Given the pre-existing slope and change in elevation between our property and the residents of W. South Street and the adjacent city alleyway, we propose installing a retaining wall that would provide the following benefit to our property and the stability of the alley:

- Help keep soil in place and reduce surface runoff;
- Improved water drainage;
- Stabilize edge of alley by reducing sharp drop off in elevation;
- Improved definition and aesthetic elements to the landscape

The terrace above this low retaining wall will include beds with a variety of evergreen and perennial base plants. Currently, there are 5 trees that are perched precariously on the edge of the alley slope. We recognize that these trees are currently at risk given their position at the edge of roadbed of the alley, their location on a steep slope, and the substantial soil erosion around their roots. We plan to consult an arborist on the health of these trees long term and how to best preserve them while stabilizing the back slope to the alley way with a retained terrace. .

The pictures below show the current landscape of our backyard, which is adjacent to a City of Raleigh alley to the north that primarily serves the residents of W. South Street (solid waste pick-up, etc.) The first picture is a view from the north side of the lot facing west and reflects the **pre-existing slope of our property**. The second picture is a view from the back of the house, facing north.



City of Raleigh  
public alley

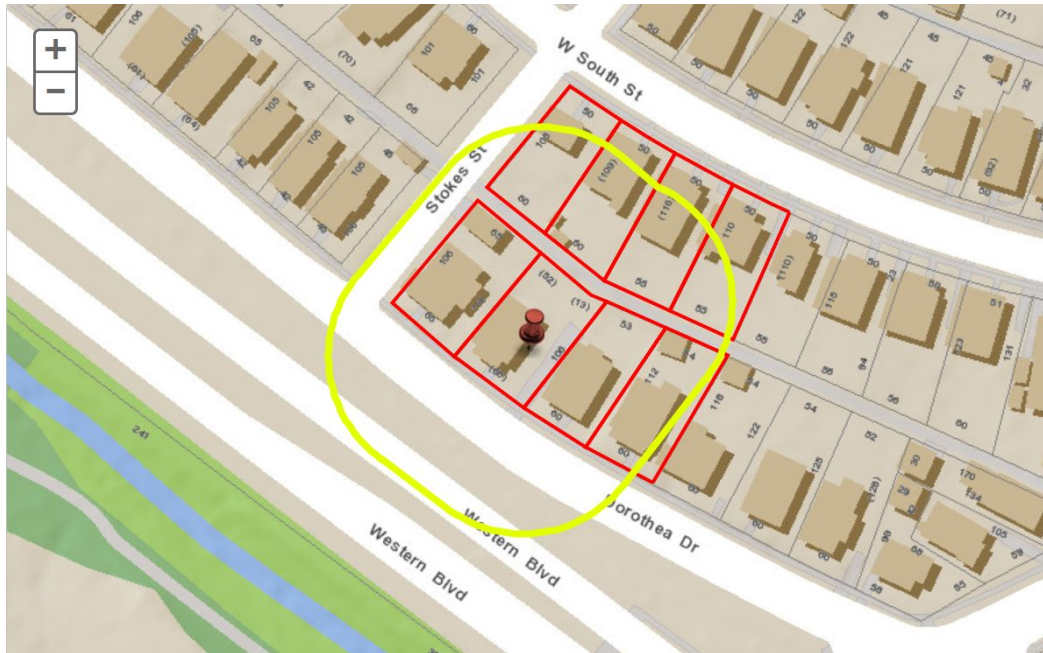


## II. Location & Context

### Location Map

Showing mailing list recipients located within 100 ft buffer; per

<http://maps.raleighnc.gov/PlanMailList/>



### Neighborhood Notices

1703267302  
PLEASANTS, JACQUELINE A  
916 Dorothea Drive  
Raleigh, NC 27603-2140

1703267295  
BURTON, RAY T  
BURTON, LINDA B  
912 Dorothea Drive  
Raleigh, NC 27603-2140

1703268252  
CHIAVATTI, ANTHONY J  
CHIAVATTI, MELANIE C  
910 Dorothea Drive  
Raleigh, NC 27603-2140

1703268585  
WILKINS, CHARLES P JR  
919 W South Street  
Raleigh, NC 27603-2159

1703267472  
WUBBENHORST, JACOB T.  
HOFFMAN, RIANE B.  
921 W. South Street  
Raleigh, NC 27603-2158

1703268366  
DEMLER, JOHN ROBERT  
GELFOND, CARLEN DAY  
917 W. South Street  
Raleigh, NC 27603-2159

170326303  
WEST, JESSICA B  
WEBB, PETER H  
915 W. South Street  
Raleigh, NC 27603-2159

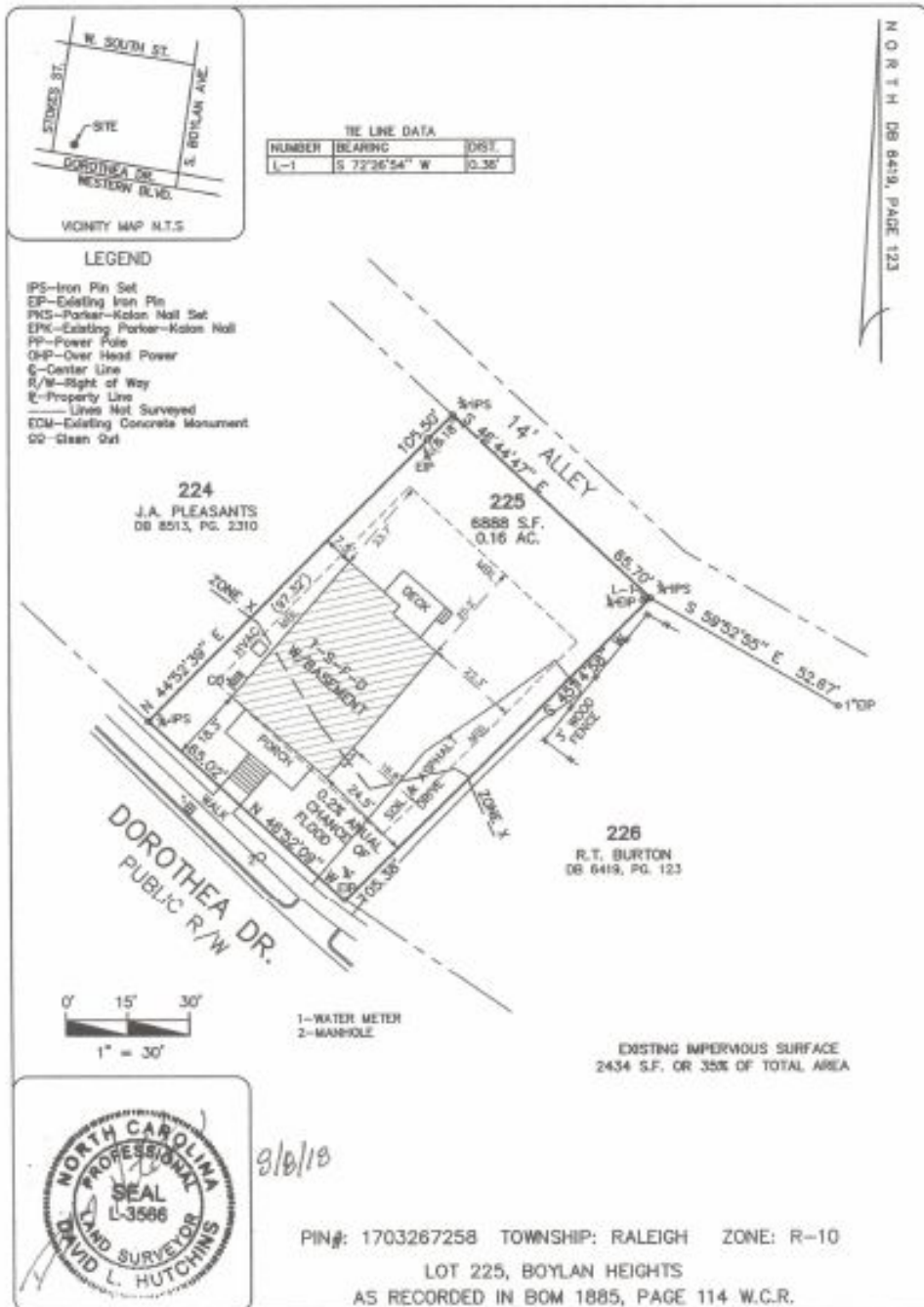


**Topographic View of the Property from iMaps**





# Professional Survey



I, Barry L. Scott, certify that this plot was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 14889, page 1387 etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in (SEE REFERENCE). Witness my original signature, registration number and seal this 25th day of August A.D. 2018

## PROPERTY OF CHARLES A. QUEEN

914 DOROTHEA DR. WAKE COUNTY RALEIGH, N.C.

SCALE: 1" = 30'

DATE: 8-08-18

BOOK:

**B. L. SCOTT**  
**LAND SURVEYING**  
PROFESSIONAL LAND SURVEYORS  
N.C. REG. NO. 10000

## National Register of Historic Places

Boylan Heights Period of Historic Significance begins 1907

Proposed work would not alter description.

NPS Form 10-880-4  
(9-82)

GMS No. 1024-0018  
Exp. 10-31-84

United States Department of the Interior  
National Park Service

## National Register of Historic Places Inventory—Nomination Form



Continuation sheet	Boylan Heights	Item number	7	Page 24
221	803/805 W. South St. 1917	Colonial two-story Box; gable is perpendicular to the street; projecting bay with gable pediment, centered (first and second stories). Attached one-story porch, full facade. Pediment marks entry.		C
221A		Empty lot.		
222	726 S. Boylan Ave. 1924	Colonial two-story Box; attached one-story porch, full facade.		C
223	728 S. Boylan Ave. 1924	Two-story Bungalow; dormered jerkin-head roof; attached one-story porch, not full facade.		C
224	730 S. Boylan Ave. 1924	Colonial two-story Box; gable perpendicular to the street; projecting bay, right side, second story. Attached one-story porch - probably was once full facade, but now mainly an entry-marker. Pediment marks entry too.		C
225	904 Dorothea Drive 1922	Colonial two-story Box; hip roof; engaged two-story porch. Closed in; aluminum siding.		C
226	906 Dorothea Dr. 1921	One-story Bungalow; hip roof; attached porch; dormer.		C
227	908 Dorothea Dr. 1924	One-story Bungalow; pedimented gable with attached porch - extended to left. (Room added?)		C
228	910 Dorothea Dr. 1921	One-story Bungalow; gable faces street, attached porch - pediment on roof marks entry. Wood siding and shingle (restored).		C
229	912 Dorothea Dr. 1921	One-story Bungalow; gable faces street; engaged porch; wood shingle and siding.		C
230	914 Dorothea Dr. 1922	One-story Bungalow; gable is perpendicular to the street - dormer. Attached porch.		C
231	916 Dorothea Dr. 1921	One-story Bungalow; hip roof with dormer; attached porch that wraps around.		C
232	1000 Dorothea Dr. 1924	One-story Bungalow; gable faces street, dormer on side; engaged porch.		C

# Sanborn Fire Insurance Map



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



### III. Photos of Existing Site

#### South Elevation

Photo taken from Sidewalk along Dorothea Drive. Proposed addition will not be visible from this vantage point.



#### East Elevation (view from side yard)





**East Elevation (view from Dorothea Drive)**



**North Elevation**





**West Elevation (close view panorama)**

It should be noted that the western viewpoint is largely unseen from Dorothea Drive due to the proximity to the adjacent house.



**West Elevation (view from neighbor at 916 Dorothea)**



## IV. Comparable Projects

Projects were chosen based on similar project scope, shared design concepts and lot characteristics.

### 1003 W South: COA 188-16-CA

Removal of existing screened-in porch (5' x 12')

Addition to kitchen to enlarge kitchen (5' x 14')

Built new screened-in porch (10' x 13')

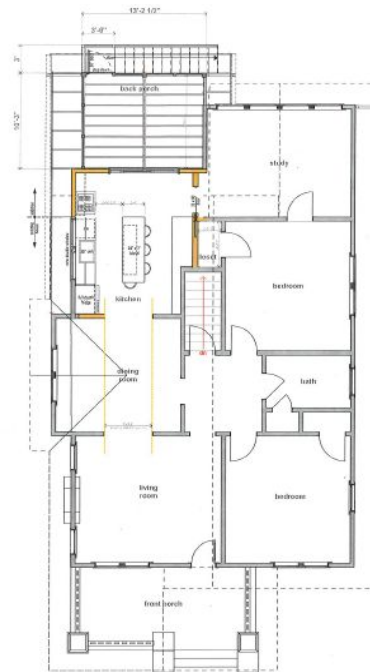


FIRST FLOOR plan

SCALE: 3/16\"/>



**existing** 1003 W South Street Raleigh NC 27603  
COA Submittal: 12.05.16



FIRST FLOOR plan



**proposed** 1003 W South Street Raleigh NC 27603  
COA Submittal: 12.05.16

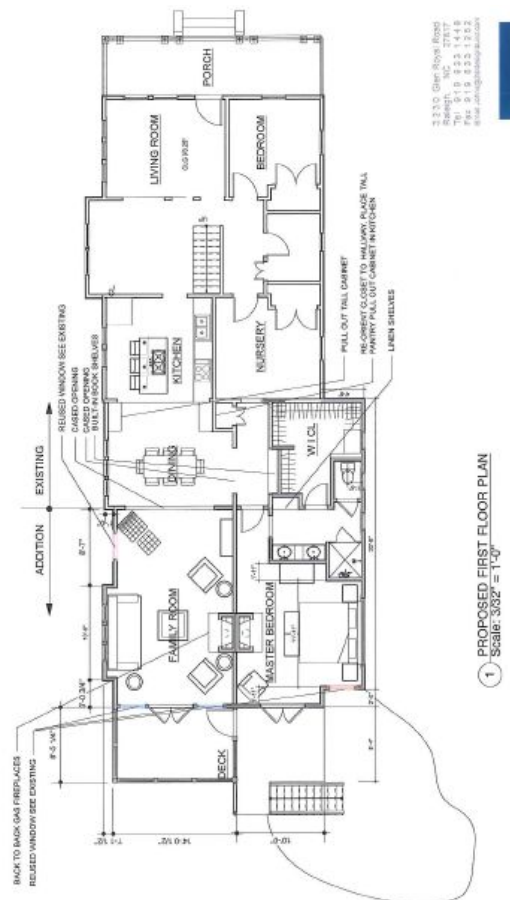




## 1027 W South: COA 85-13-CA

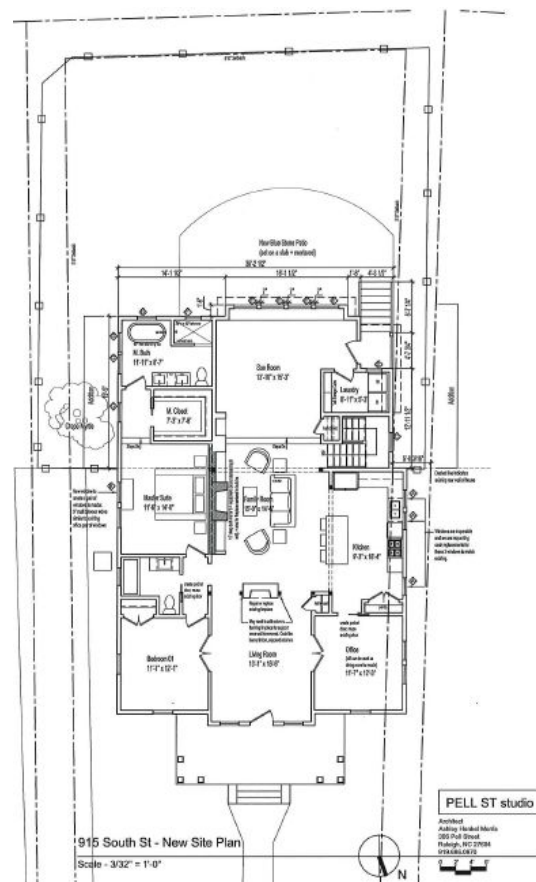
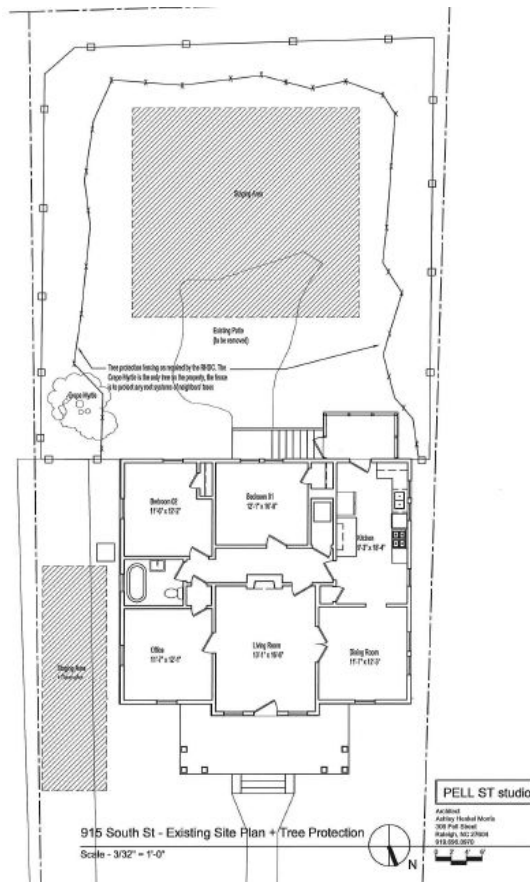
Back addition to extend the living room space, create a master suite and a screened-in porch. Addition also included a side deck and patio at ground level.

Removed an existing oak tree that was creating cracks in the existing foundation.





Built area as a percentage of lot size increased from 40% to 48%

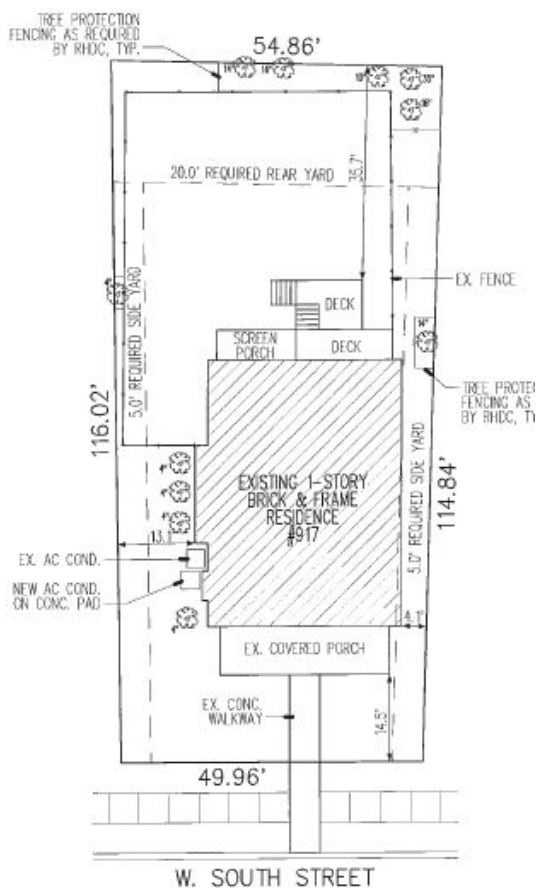


**917 W South: COA 003-18-CA**

Located directly across alley behind owners' house

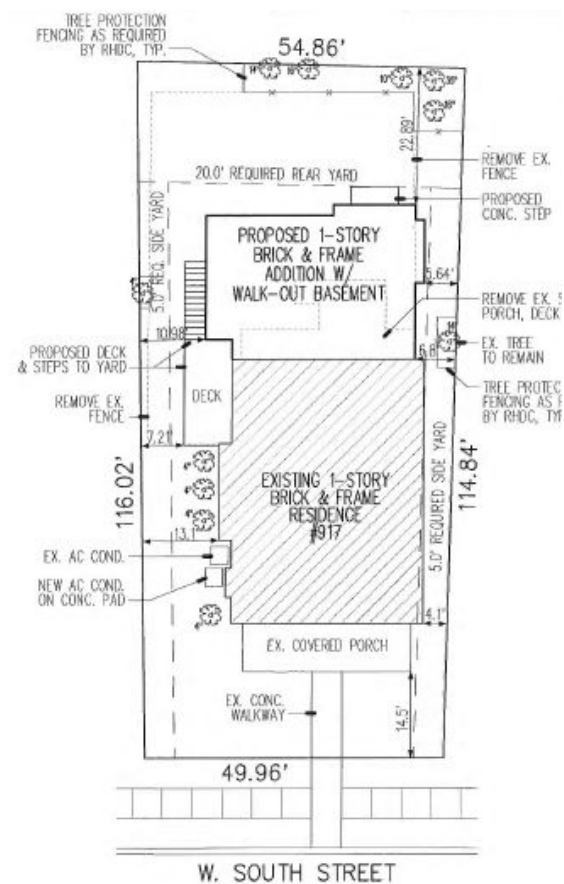
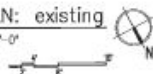
Expanded a 2-bedroom, 1.5 bath historic bungalow to include larger living space and master suite

Addition increases the built area as a percentage of lot size from 33% to 46%



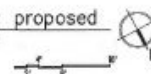
SITE PLAN: existing

SCALE: 1/16" = 1'-0"



SITE PLAN: proposed

SCALE: 1/16" = 1'-0"



## **V. Window & Door Information**

The new windows will be all wood four-over-one simulated light double hung windows, either Lincoln or Sierra Pacific, depending on our contractors preference based on pricing and ultimately approved by Raleigh Historic Preservation staff. The exterior of the windows will be painted "Raisin" to match the existing window trim. The new windows will be similar in proportion to the historic windows and will maintain the horizontal datum by aligning the top of windows with the historic windows. The window trim and sill will match the historic windows in color, measurement and detail. The new master bedroom door will be an all wood, sealed full light door to match the existing french doors in the kitchen. This door will not be visible from the street.

## VI. Paint Schedule (previously approved in COA 187-16-MW)

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule	
	
Applicant	Charles Queen
Address	914 Dorothea Drive
Paint Manufacturer (Please submit color chips with this schedule)	Sherwin Williams
Color Schedule	
1	Body of House Mount Ema
2	Roofing Charcoal Architectural Shingles / existing
3	Foundation Sun Dried Formica
4	Porch Floor Sun Dried Formica
5	Railing Downing Sand
6	Columns Downing Sand
7	Entrance Door N/A
8	Cornice N/A
9	Corner Boards N/A
10	Window Sash Deep Forest Brown (as is)
11	Shutter Remove
12	Door & Window Trim Downing Sand
13	Rake Downing Sand
14	Porch Ceiling Downing Sand
15	Other

As amended 11/17/16.

Paint Chips Dropped  
OFF 11/17/16

Trim,  
ceilings,  
etc.



Window  
Sash



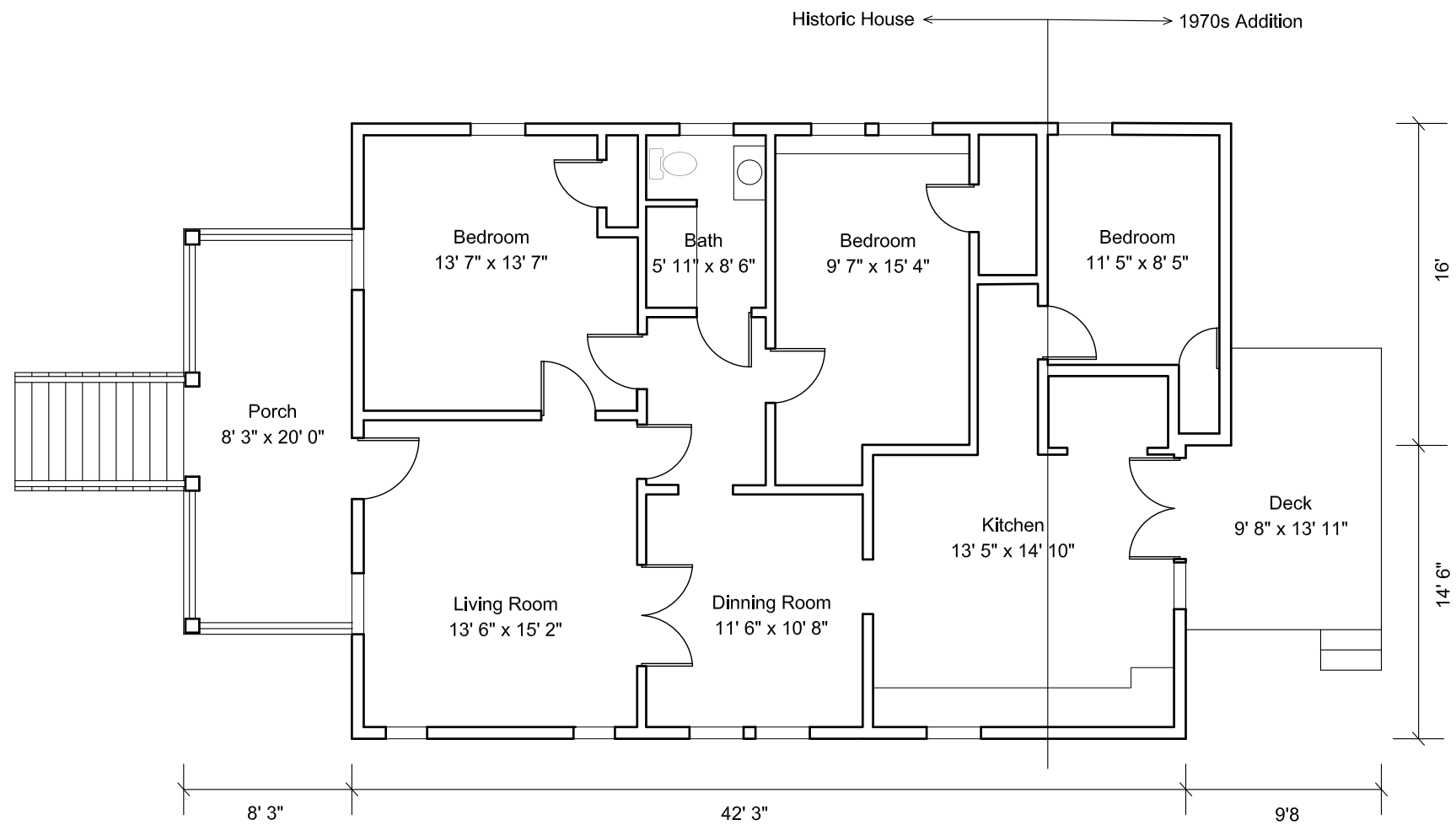
Body



**VII. Existing Plans** (See Attached 11x17 Drawing Set)

**VIII. Proposed Plans** (See Attached 11x17 Drawing Set)

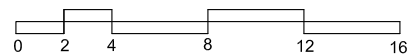
**IX. Tree Protection Plan** (See Attached 11x17 Drawing Set)



Existing Plan: 1,290 sq.ft. interior, 291 sq.ft exterior porch and deck

## Existing Plan

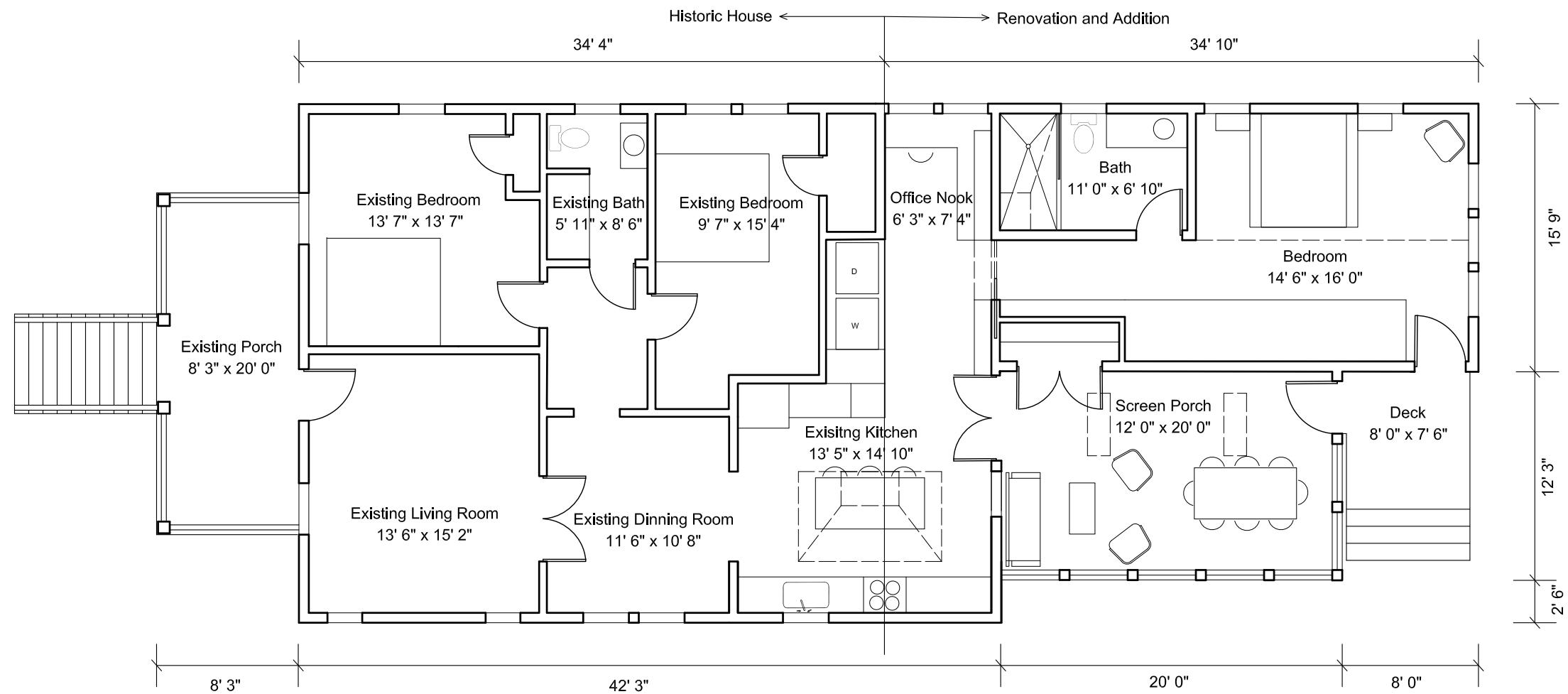
Scale:  $\frac{1}{8}" = 1'-0"$



## COA Application to RHDC 9.12.2018

Queen Hutchins Residence  
914 Dorothea Drive, Boylan Heights  
Raleigh NC 27603

Joe Sam Queen Architect  
Sara Queen, AIA 1227 Courtland Drive Raleigh NC 27604  
Joe Sam Queen, AIA 58 Pigeon Street Waynesville NC 28786



Proposed Plan: 1,693 sq.ft. interior, 473 sq.ft exterior porch and deck

**Proposed Plan**

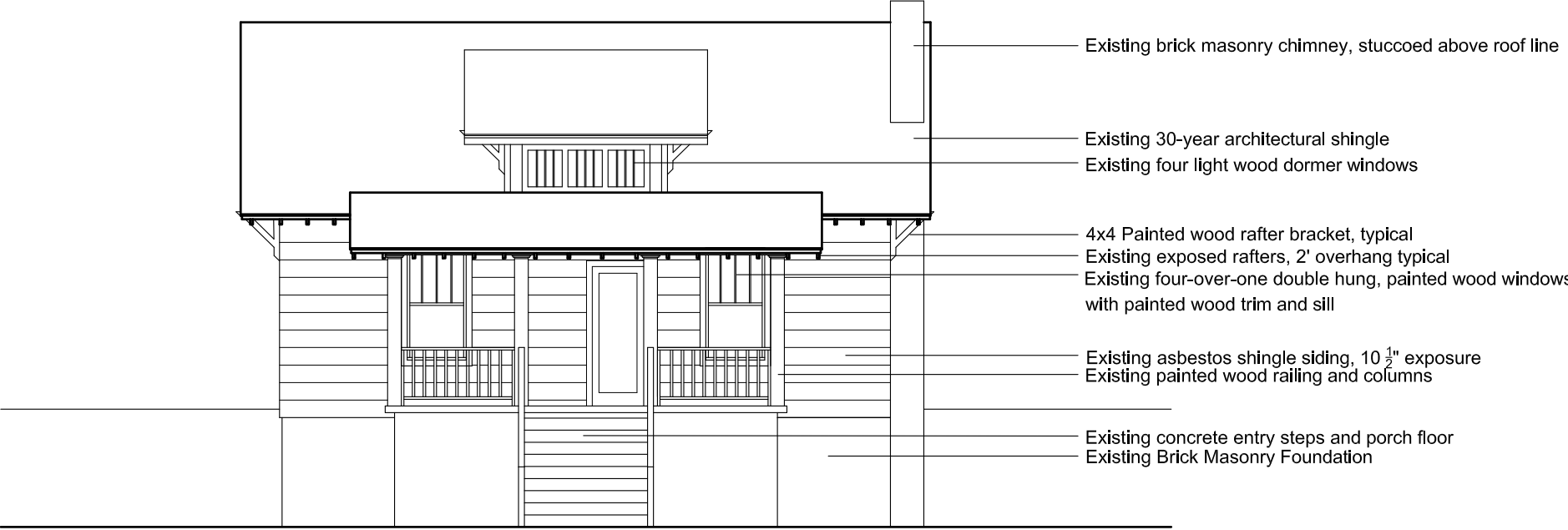
Scale:  $\frac{1}{8}" = 1'-0"$   
 1695 sq.ft. interior, 496 sq.ft exterior porch and deck

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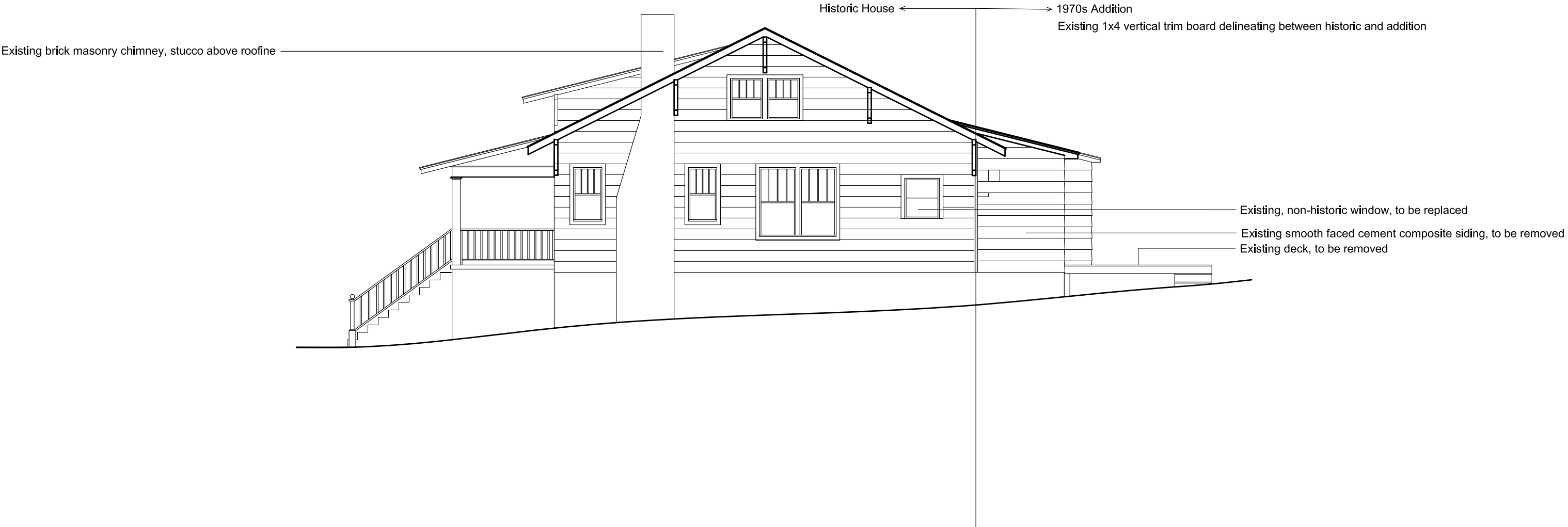
Existing and Proposed South Elevation (no proposed changes)



COA Application to RHDC 9.12.2018

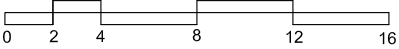
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Joe Sam Queen, AIA 58 Pigeon Street Waynesville NC 28786  
Sara Queen, AIA 1227 Courtland Drive Raleigh NC 27604



**Existing East Elevation**

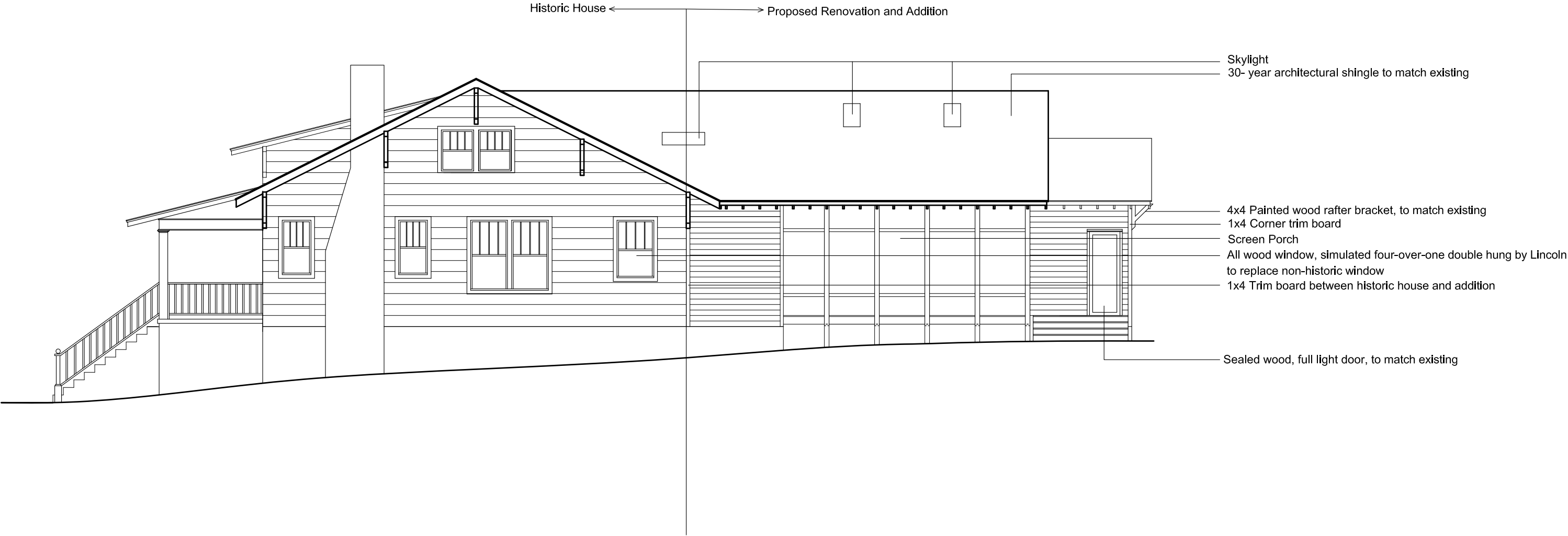
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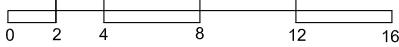
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**Proposed East Elevation**

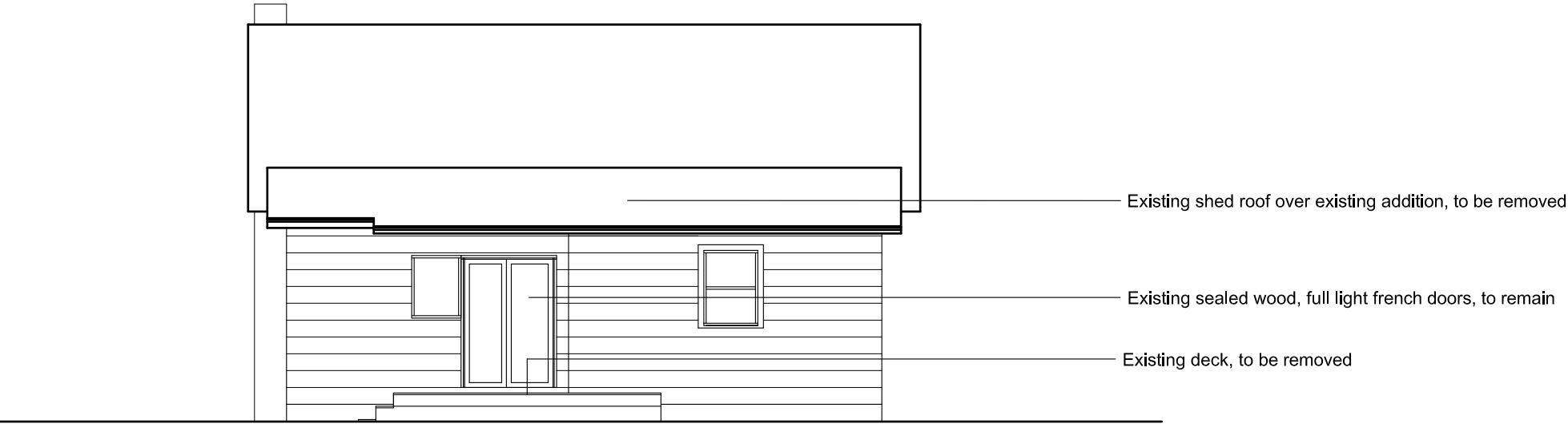
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**COA Application to RHDC 9.12.2018**

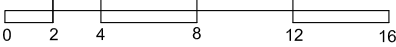
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**Existing North Elevation**

Scale:  $\frac{1}{8}" = 1'-0"$

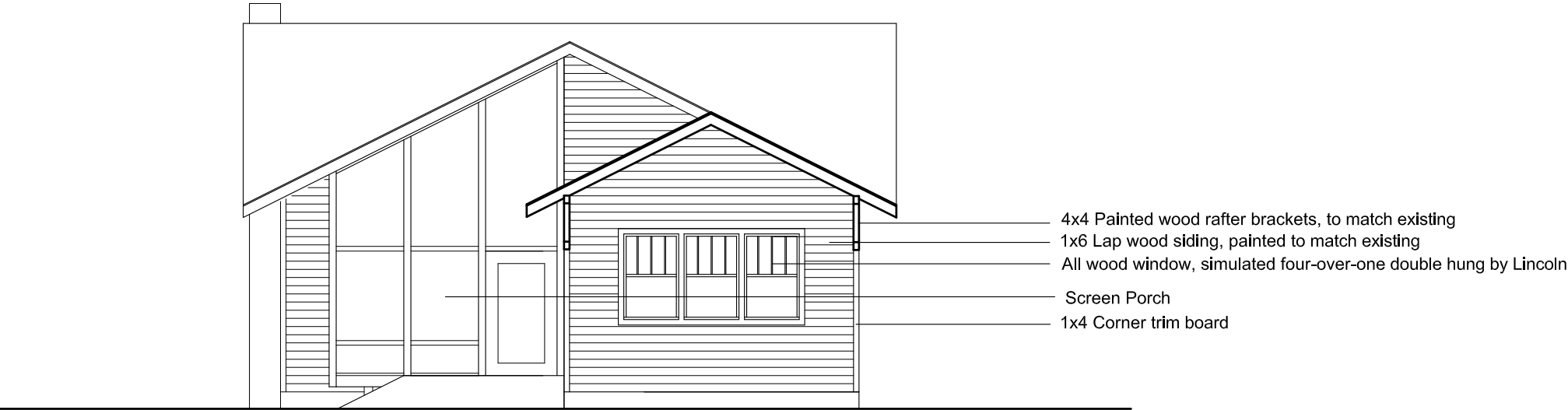


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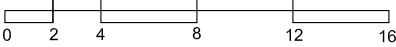
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**Proposed North Elevation**

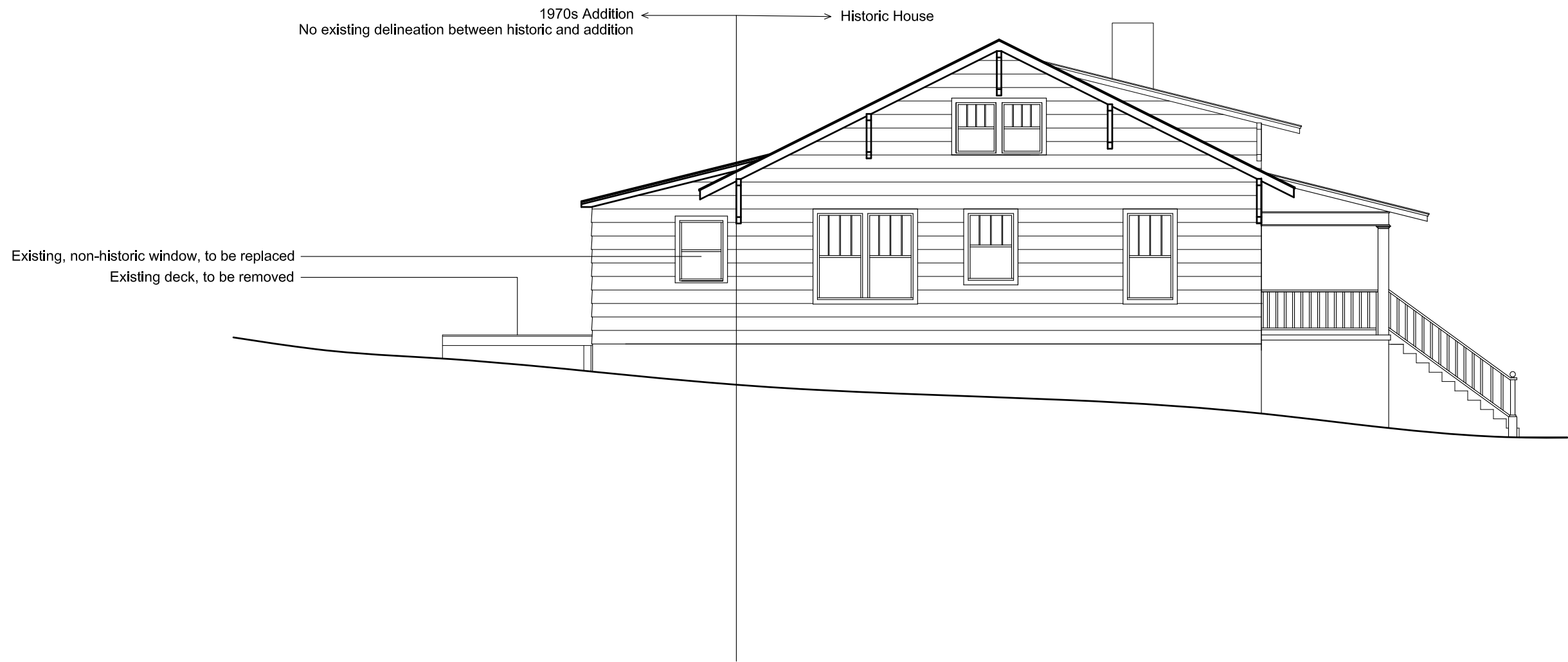
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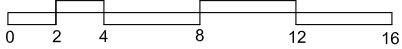
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**Existing West Elevation**

Scale:  $\frac{1}{8}" = 1'-0"$



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Proposed Renovation and Addition ← → Historic House

30- year architectural shingle to match existing

Skylight

4x4 Painted wood rafter brackets, to match existing

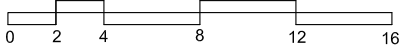
All wood windows, simulated four-over-one double hung by Lincoln,  
trim to match existing

1x6 Lap wood siding, painted to match existing

1x4 trim board between historic house and addition

**Proposed West Elevation**

Scale:  $\frac{1}{8}" = 1'-0"$



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Dorothea Drive

268  
Sidewalk

Entry  
Walkway

Tree Protection Fencing  
as required by RHDC, Typical

Existing Crepe Myrtle  
6 Trunks, largest 7" Diameter

Existing Soil and Pavement Drive,  
to be used for construction staging

Existing Ash, to be removed  
2 Trunks, largest 25" Diameter, 37" Combined

HVAC

5' Side Setback

GENERAL NOTES:

1. Construct tree protection fences as indicated; leave in place through duration of project.
2. Excavate all new footings / foundation with extreme care, especially along western border to protect neighbors trees.
3. Keep heavy equipment and vehicles out of tree canopy.
4. Store heavy equipment away from trees to mitigate soil compaction.
5. Cut any roots larger than 1" in diameter with proper tools.
6. Regularly water area under any disturbed tree canopies for 1 year following construction.

5' Side Setback

Property Line

Property Line

Tree Protection Fencing,  
continuous along western edge to protect neighbor's trees

276

278

Existing Species Unknown  
9" Diameter

Existing Species Unknown  
10" Diameter  
13" Diameter  
9" Diameter

Tree Protection Fencing  
as required by RHDC, Typical

Property Line

14' Alley

Existing Species Unknown  
17" Diameter

Existing Site & Tree Protection Plan

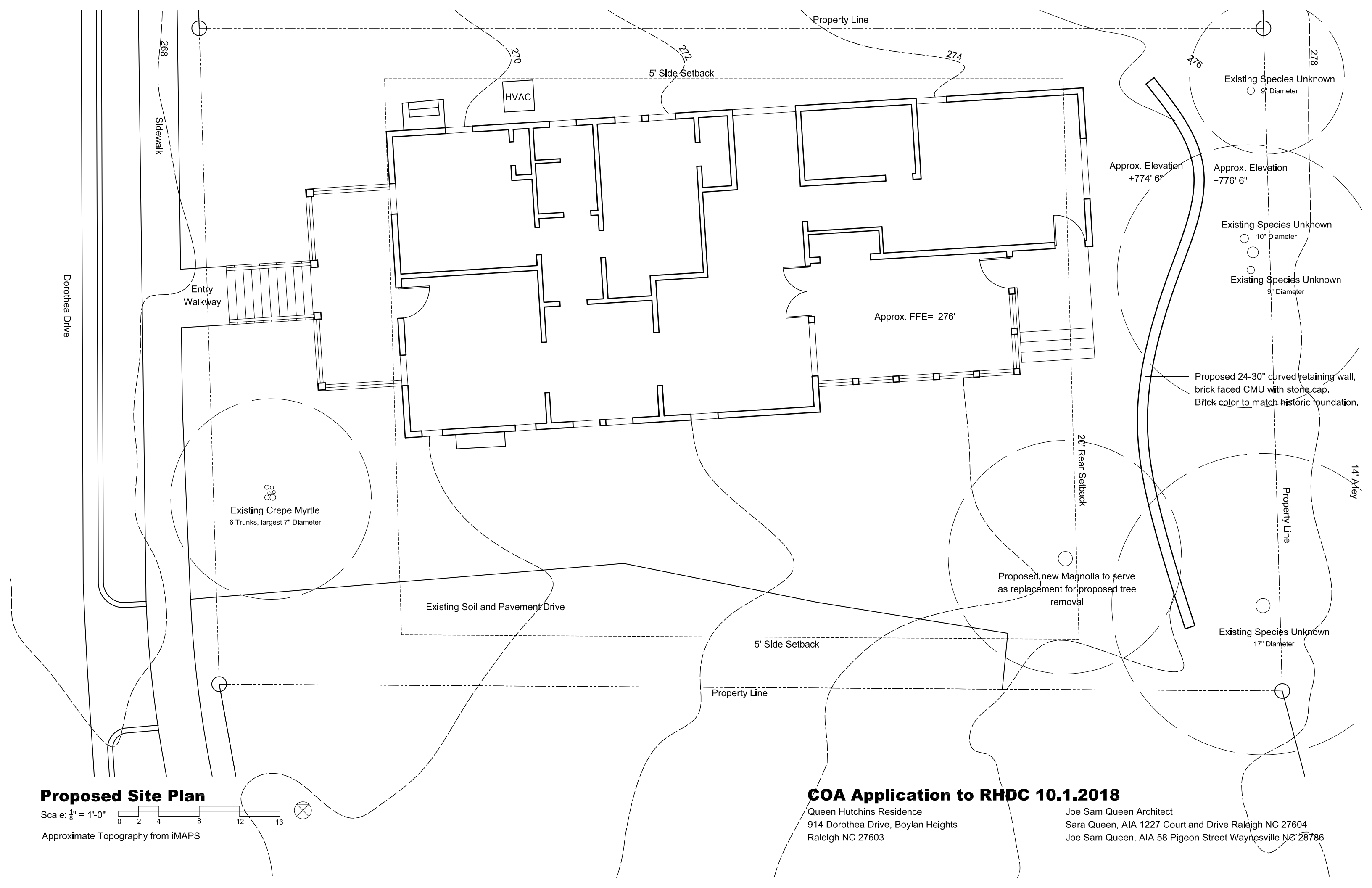
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0 2 4 8 12 16  
Approximate Topography from iMAPS

COA Application to RHDC 10.1.2018

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**Proposed Site Plan**

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

0 2 4 8 12 16

Approximate Topography from iMAPS

**COA Application to RHDC 10.1.2018**

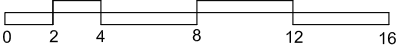
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**Existing and Proposed Site Section**

Scale:  $\frac{1}{8}" = 1'-0"$



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