



Planning & Development

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

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- ☐ Minor Work (staff review) – 1 copy
Major Work (COA Committee review) – 13 copies
☒ Most Major Work Applications
☐ Additions Greater than 25% of Building Square Footage
☐ New Buildings
☐ Demo of Contributing Historic Resource
☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 492981
File # 171-16-CA
Fee \$147⁰⁰
Amt Paid \$147⁰⁰
Check # Credit Card
Rec'd Date 10/31/2016
Rec'd By P. Best

- If completing by hand, please use BLACK INK. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 708 Dorothea Drive, Raleigh, NC 27603

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name Nathan Romblad

Lot size 0.16 acres

(width in feet) 55' @ front, 90' @ back


(depth in feet) 102'

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address
703, 704, 705, 706, 709, 710, 712 Dorothea Drive	
704, 708 Florence St	
711, 715, 717, 719, 723 South Boylan Avenue	

14 enw

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 Nathan Romblad		
Mailing Address 708 Dorothea Drive		
City Raleigh	State North Carolina	Zip Code 27603
Date 10/31/2016	Daytime Phone 919-538-9983	
Email Address nromblad@gmail.com		
Signature of Applicant 		

Minor Work Approval (office use only)	
<p>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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.</p>	
Signature _____	Date _____

<p>Project Categories (check all that apply):</p> <p><input checked="" type="checkbox"/> Exterior Alteration</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Demolition</p> <p>Will you be applying for state or federal rehabilitation tax credits for this project?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p style="text-align: center;">(Office Use Only)</p> <p>Type of Work _____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief Description of Work
2.5	Driveway modification/addition	Pave additional portion of driveway and add gravel parking area.
2.5	Retaining wall reconstruction	Reconstruct damaged retaining wall and additional retaining wall at new driveway.
2.4	New privacy Fence	Construct new privacy fence around rear of property and portion of sides.
2.6	New storage shed	Construct a new storage shed at the northeast rear corner of the property.
3.7	New storm windows	Install new storm windows over single-pane historic windows.
2.3	Tree removal	Remove and replace tree in path of driveway addition.

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>	X				
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

708 Dorothea Drive – Certificate of Appropriateness Application Letter:

Description of Project:

I finished the major renovations to the existing structure of the home in January of 2016 under separate applications and COA's that were obtained in early 2015. This major work application is in regards to the following:

1. Driveway modification/addition
2. Retaining wall reconstruction
3. Privacy fence addition
4. Shed addition
5. Storm windows

Several pictures of the existing home, after initial renovations, have been included for review and familiarization of the property in the attached Appendices.

1 - Driveway Modification/Addition:

The existing property line bisects the existing curb cut and the bottom portion of the existing driveway. To make the driveway more useful for my property and the adjacent property (706 Dorothea Dr.), I'm proposing widening the driveway to match the existing curb cut, then paving a section up the front hill with water washed concrete, and curving it off onto my property for separate parking. Once at the top of the hill, the driveway will transition to gravel (#57 Washed Stone) as it extends towards the rear of the property. The driveway will be bordered with a single row of bricks salvaged from the chimney demolished from the house during initial renovations. Proper easements and approvals for the driveway were obtained during the recent sale of the adjacent property. There will be no modification to the existing curb cut, so no building permit for the work should be required.

There is a Crepe Myrtle with a circumference of 39" at approximately 48" above grade, at 54" it splits into three branches, which average approximately 25" in circumference each. The Crepe Myrtle will be replaced with a new tree approximately 10' from this location between the two driveways.

I've attached sketches and material selections for review in Appendix A.

2 - Retaining Wall Reconstruction:

There is an existing retaining wall at the front of the property where it abuts the public sidewalk. This retaining wall is in poor condition and is leaning over the side walk in several locations. With the addition of the new portion of the driveway, which will require a new retaining wall as it slopes up the front hill, I'd like to replace the remainder of the existing retaining wall as well. The new retaining wall will be 32" above the sidewalk. The reason for increasing the height by approximately 12" is due to the

erosion that has occurred over time. The new retaining wall will be constructed of Versa-Lok Standard, Colonial blocks and wall caps. I've attached sketches and material selections for review in Appendix B.

3 - Privacy Fence Addition:

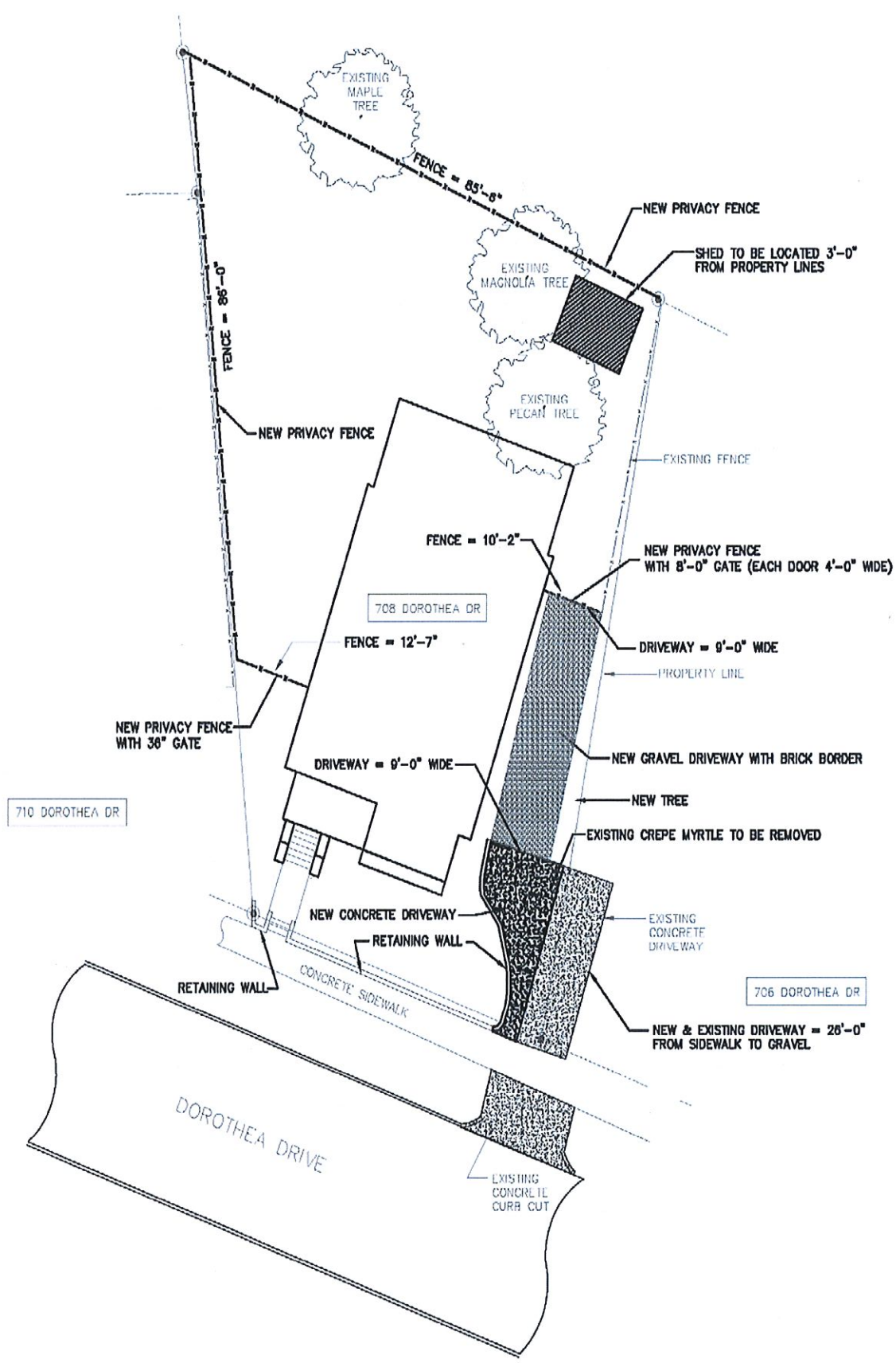
A new 6'-0" privacy fence will be constructed along the perimeter of the property to enclose the west side yard, backyard, and a small portion of the east side yard. The fence will be constructed of pressure treated lumber in a shadow box style where both sides of the fence are identical and neighbor friendly. The east side entry gate will be approximately 8'-0" wide to allow larger lawn care equipment to enter as necessary. The west side entry gate will be approximately 36" wide, large enough for a person and small lawn mower to pass through. As the fence approaches the front of the house on the west side it will taper down in height (6" per 8' section for the last two sections) until it reaches the front portion that will be approximately 5'-0" in height. The front section sets back approximately 19' from the front of the house and will offset back approximately 4' from the front corner of the neighbor's existing fence (710 Dorothea Dr.). The reason for offsetting back is to avoid a conflict with the existing window and the new fence post. The fence will be sealed with a clear sealer, so as to preserve to the color the natural wood, but prevent weatherization. All gate hardware will be standard black, galvanized steel and post caps will be copper. I've attached sketches and material selections for review in Appendix C.

4 - Shed Addition:

The shed addition is planned to be approximately 12'-0" x 10'-0" (beneath the requirement for a building permit) and will be located at the rear corner of the property. The shed addition is for exterior storage of lawn equipment and other tools/storage. The siding will be southern yellow pine board and 2" x 1/4" battens (battens at 12" O.C.), the windows will be salvaged wooden windows, the entry door will be a salvaged wood door, the 2x4 rafter tails will be exposed to match the existing house with at 12" eave overhang on all sides, and the roof will be galvanized metal roofing. All paint colors for siding (Hamilton Blue), windows (Intellectual Gray), trim (Roycroft Vellum), and doors (Intellectual Gray) will match the existing house. The roof will be a single slope (high point towards front of property and low point at back), starting at 8'-10" and sloping to 7'-10", which will result in the roof at approximately 9'-3" above grade at the high point. The window trim and door trim will be 1x4, southern yellow pine. The skirt board will be 1x10, southern yellow pine. The foundation will not require a permanent concrete footing or extensive digging, rather it will be leveled using concrete blocks on the corners as necessary to isolate the wood floor from the ground, so as not to disturb existing tree and plant roots. No heavy machinery will be used in the construction process. I've attached sketches and material selections for review in Appendix D.

5 – Storm Windows:

In order to increase thermal efficiency of the home, I'm proposing storm windows be installed over the older single pane windows. These are custom storm windows built to fit the actual opening sizes. When the house colors were chosen in 2015 the window sash color was purposely chosen to match a standard color offered by ProVia. I've attached sketches and material selections for review in Appendix E.



Appendix A – Driveway:



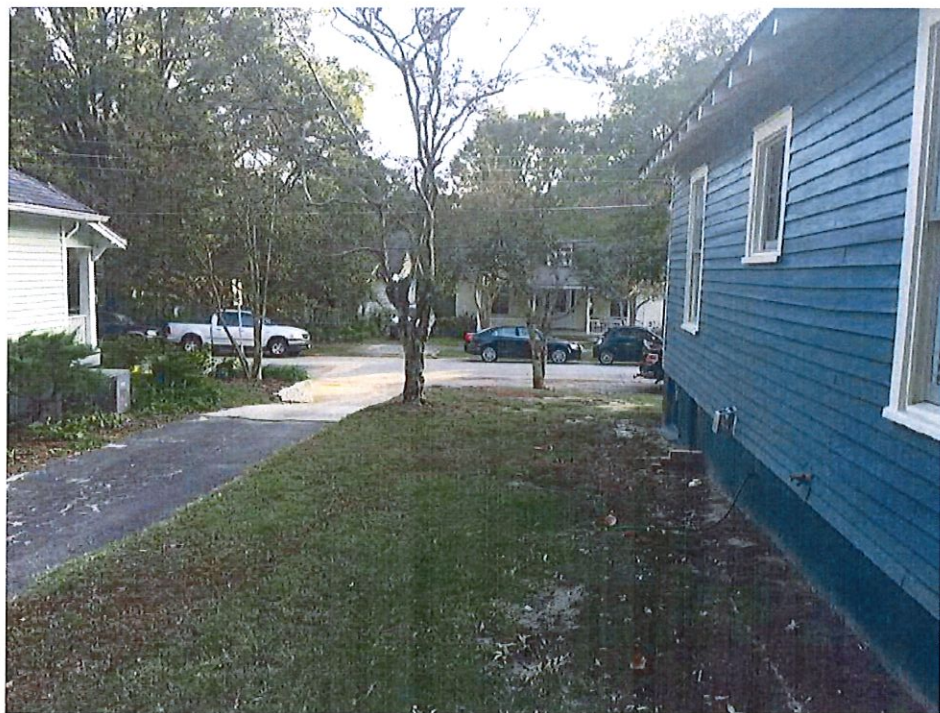
#57 Washed Stone for gravel portion of driveway



Salvaged brick for border of gravel portion of driveway



Driveway Location & Crepe Myrtle – View from Dorothea Drive



Driveway Location – View towards Dorothea Drive

Appendix B – Retaining Wall:



*Versa-Lok, Standard in Colonial Color
Block Dimensions: Width (face): 16" x Height: 6" x Depth: 12"*



Retaining wall to be replaced



Retaining wall to be replaced



Retaining wall to be replaced

Appendix C – Privacy Fence:



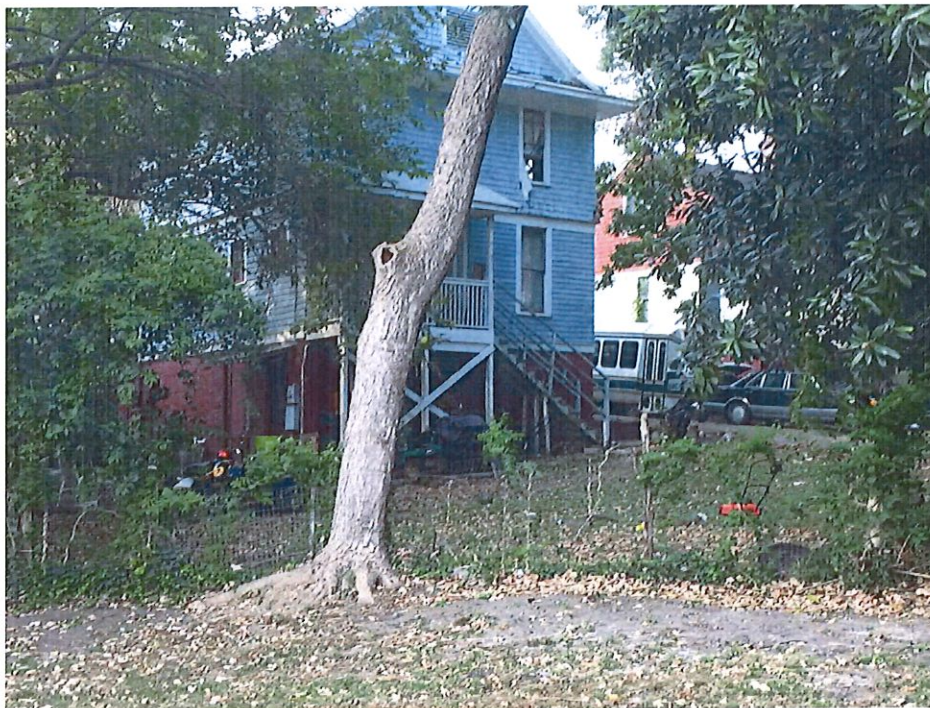
*Privacy Fence – Example
Constructed of pressure treated 6x6 posts, 1x6 fence boards, 2x6 top, & 2x4 inner supports*



New fence will abut 710 Dorothea Drive existing fence



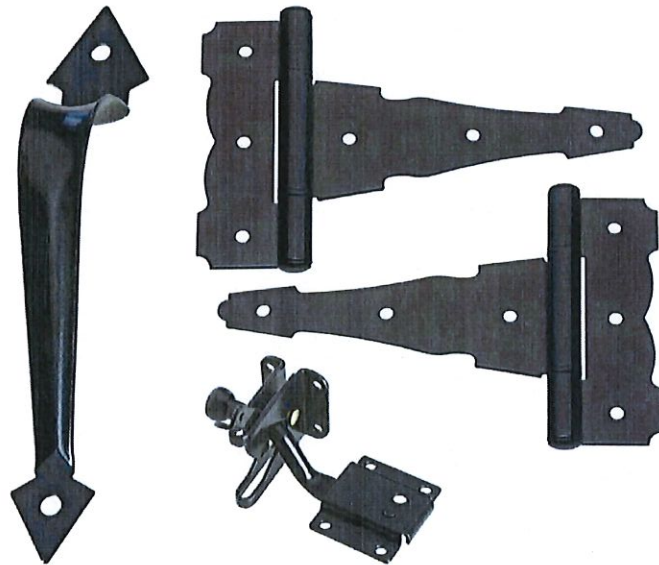
Fence will attach to house between electric meter and existing window on 710 Dorothea Drive side



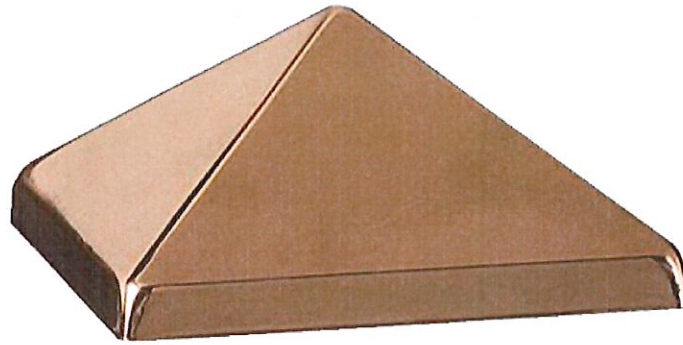
Location of new fence at border of rear property line



New fence will abut 706 Dorothea Drive existing fence



Gate Hardware



Copper Post Cap

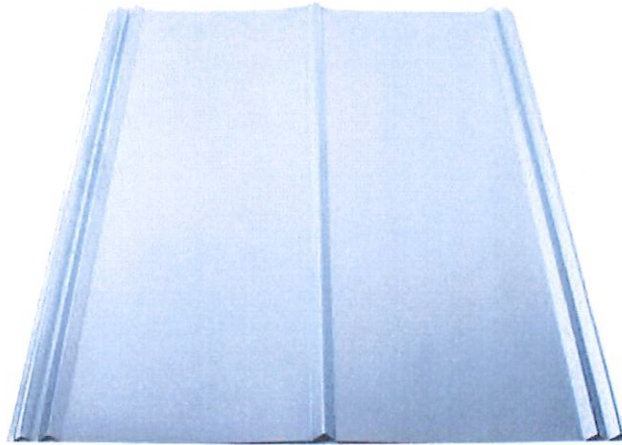
Appendix D – Shed Addition:



Shed to be located at rear corner of property, adjacent to 706 Dorothea Dr property.



Shed to be located at rear corner of property, adjacent to 706 Dorothea Dr property.



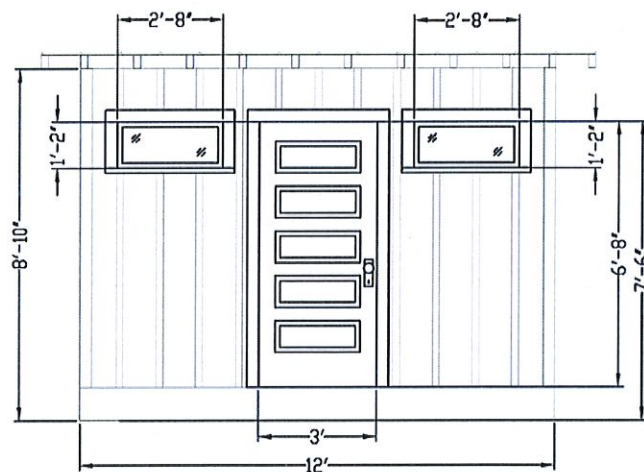
Fabral 5V Crimp 2.16-ft x 12-ft Ribbed Steel Roof Panel



Board & batten siding example



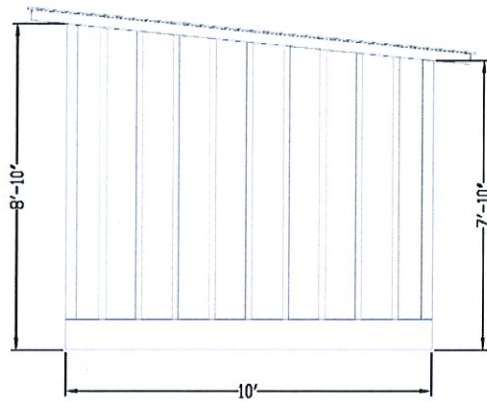
Salvaged door for new shed to be refinished. Door(s) are from interior of home originally.



1 SHED - SOUTH ELEVATION
SCALE: NONE



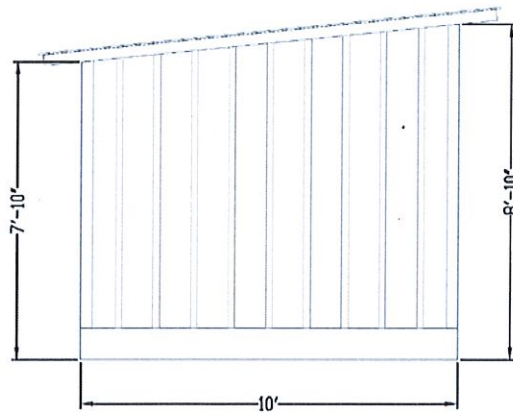
The south (front) elevation will have one door and two windows.



1 SHED - EAST ELEVATION
SCALE: NONE



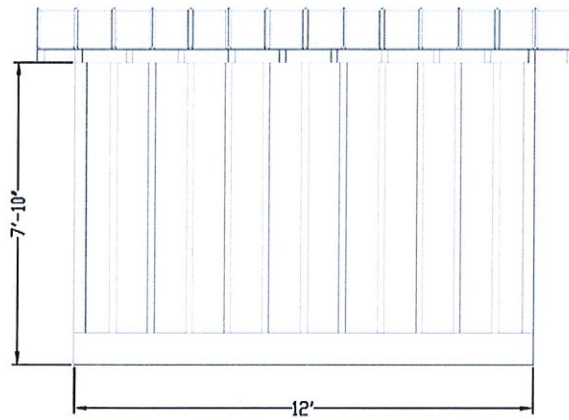
The east elevation will have no doors or windows.



1 SHED - WEST ELEVATION
SCALE: NONE



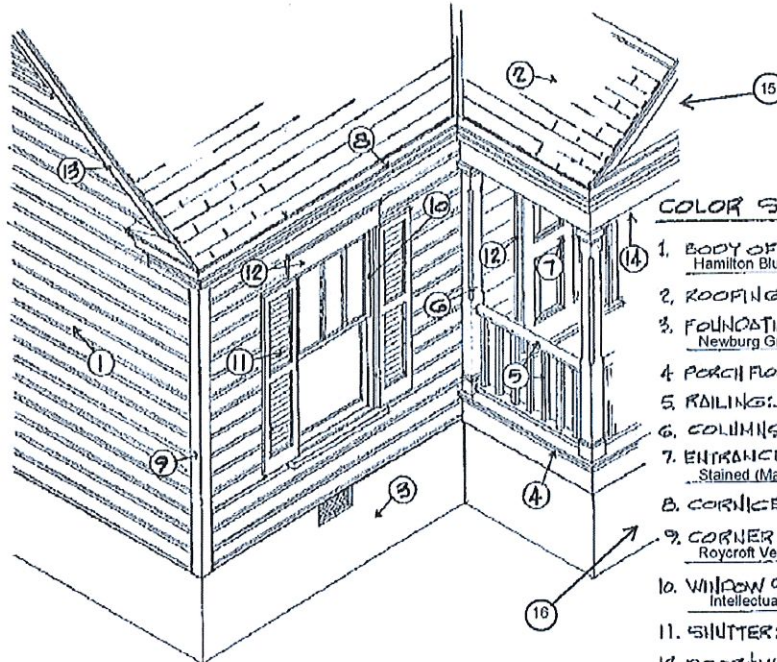
The west elevation will have no doors or windows.



1 SHED - NORTH ELEVATION
SCALE: NONE



The north (rear) elevation will have no doors or windows.



COLOR SCHEDULE

1. BODY OF HOUSE: Hamilton Blue
2. ROOFING: Existing (Dark Gray)
3. FOUNDATION: Newburg Green
4. PORCH FLOOR: Intellectual Gray
5. RAILINGS: Roycroft Vellum
6. COLUMNS: Roycroft Vellum
7. ENTRANCE DOOR: Stained (Mahogany)
8. CORNICE: Roycroft Vellum
9. CORNER BOARDS: Roycroft Vellum
10. WINDOW SASH: Intellectual Gray
11. SHUTTER: N/A
12. DOOR & WINDOW TRIM: Roycroft Vellum
13. RAKE: Roycroft Vellum
14. PORCH CEILING: Newburg Green

RALEIGH HISTORIC DISTRICTS

APPLICANT: Nathan Romblad
 ADDRESS: 708 Dorothea Drive

15. OTHER: Gable - Natural Cedar
Shakes

PAINT MFR: Sherwin Williams & Benjamin Moore

PLEASE SUBMIT COLOR CHIPS WITH THIS SCHEDULE

16. Concrete entry stair & cheek walls:
Intellectual Gray

Approved color schedule from house for 2015 renovations.

Appendix E – Storm Windows:



Front of house



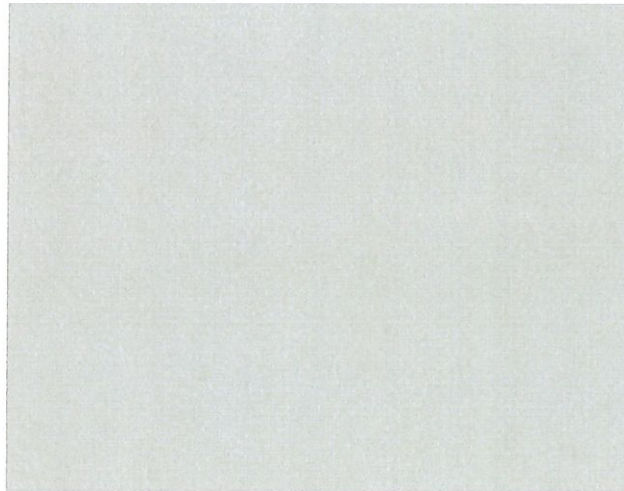
Two of the windows that will have new storm windows installed



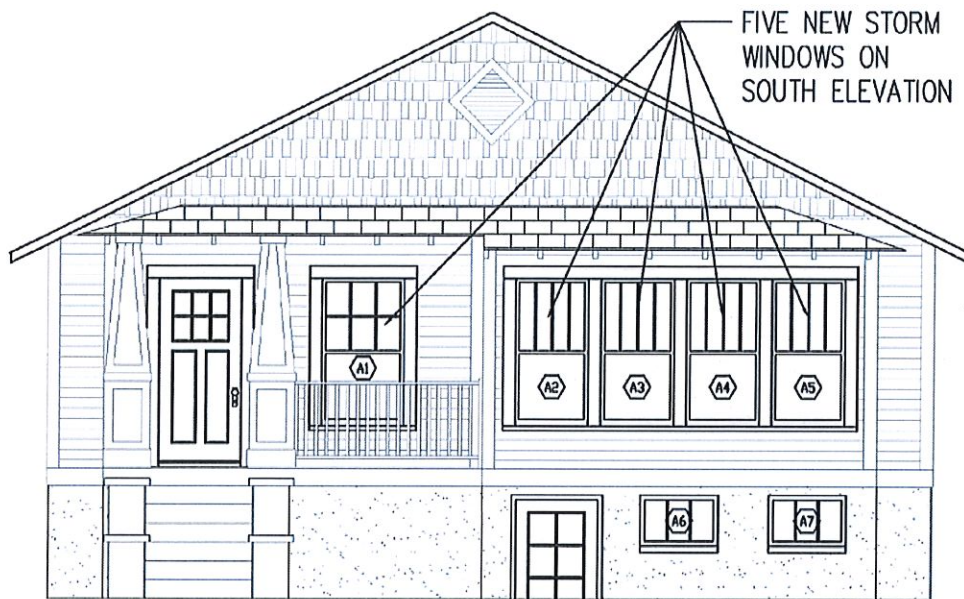
#696 Concord Triple Track
(Also available in two track #697)



ProVia, Concord aluminum storm window (color to match existing window sashes)



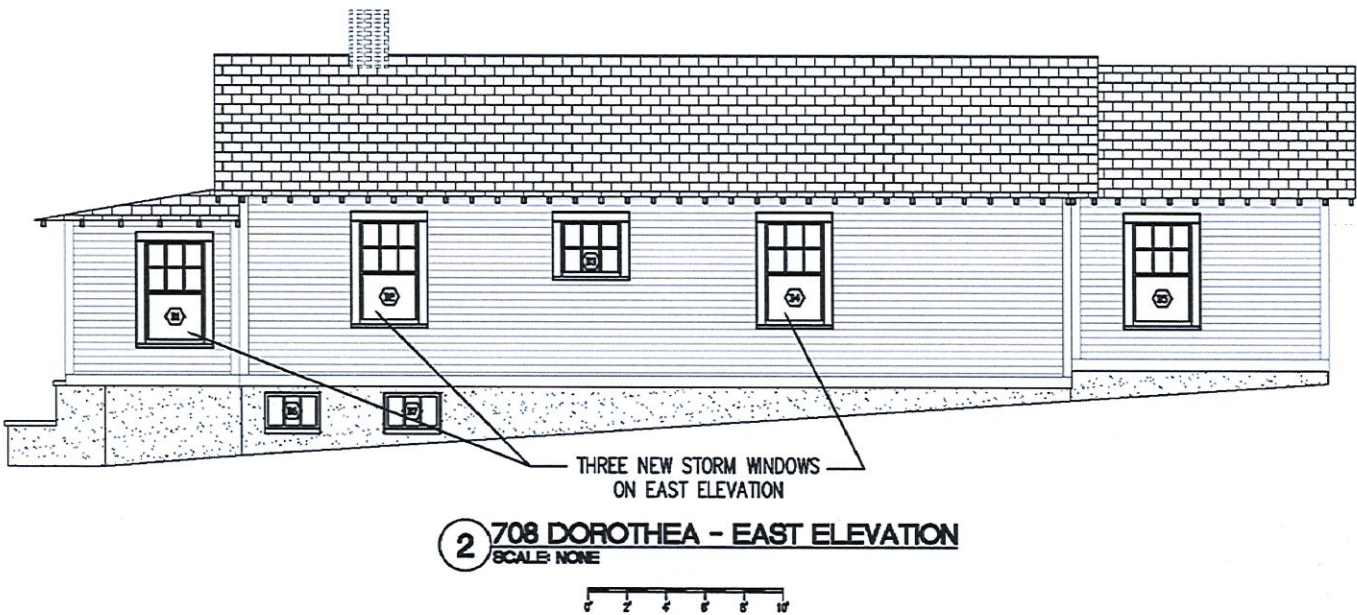
ProVia, "Sandstone" color (matches existing window sash color)



1 **708 DOROTHEA - SOUTH ELEVATION**
SCALE: NONE



Windows indicated on south elevation (front) will have new storm windows. Basement windows will not have storm windows.



Windows indicated on east elevation will have new storm windows. Basement windows, 3'x3' square window, and window in addition will not have storm windows. The square window and window in the addition are new, approved, double-pane glass windows from 2015 construction.

Windows indicated on west elevation will have new storm windows. 3'x3' square windows will not have storm windows. The square windows are new, approved, double-pane glass windows from 2015 construction.





NO NEW STORM WINDOWS
ON NORTH ELEVATION

4 **708 DOROTHEA - NORTH ELEVATION**
SCALE: NONE



No windows on the north elevation (rear) will have new storm windows. All of these windows are new, approved, double-pane glass windows from 2015 construction.