

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 # 493789
 File # 174-16-CA
 Fee 147.00
 Amount Paid 147.00
 Received Date 11-7-16
 Received By [Signature]

Property Street Address 305 KINSEY ST.

Historic District BOYLAN HEIGHTS

Historic Property/Landmark name (if applicable)

Owner's Name JADE BRENNAN

Lot size 1/4 ACRE (width in feet) 75' (AVG) (depth in feet) 150'

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
SEE ATTACHED ENVELOPES & LIST.	
	10 env

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 **MEG McLAURIN**

Mailing Address **511 HILLSBOROUGH ST**

City **RALEIGH**

State **NC**

Zip Code **27603**

Date **11.7.16**

Daytime Phone **919.749.3008**

Email Address **megmcl@mindspring.com**

Applicant Signature *Meg McLauren*

Office Use Only

Will you be applying for rehabilitation tax credits for this project? ☐ Yes ☒ No

Type of Work _____

Did you consult with staff prior to filing the application? ☐ Yes ☐ No

Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
2.3 / 12	SITE FEATURES & PLANTINGS	
2.4 / 14	FENCES & WALLS	
3.8 / 42	PORCHES	

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. 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 type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>				
4. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>			
6. Drawings 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 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 type="checkbox"/>	<input type="checkbox"/>			
8. Fee (<u>See Development Fee Schedule</u>) \$ 147.00	<input type="checkbox"/>				

1703470735
BRENNAN, JADE K
305 KINSEY ST
RALEIGH NC 27603-1958

1703282709
NC RAILROAD COMPANY
2809 HIGHWOODS BLVD STE 100
RALEIGH NC 27604-1000

1703378616
MENCONI, DAVID L MENCONI, LEIGH W
102 DUPONT CIR
RALEIGH NC 27603-1924

1703378663
MARSHALL, HENRY F HEIRS
WANDA M CREECH EXECUTRIX
2000 PETWORTH CT
RALEIGH NC 27615-4428

1703379600
PHILLIPS, ROBERT D PHILLIPS, KATHY S
2415 FAIRVIEW RD
RALEIGH NC 27608-1325

1703379838
FONVILLE VENTURES II LLC
1000 SAINT ALBANS DR STE 400
RALEIGH NC 27609-7348

1703470579
PUGH, ELIZABETH YVONNE
PO BOX 28630
RALEIGH NC 27611-8630

1703470664
STEPHENS, ELIZABETH S POWERS,
JAMES N
307 KINSEY ST
RALEIGH NC 27603-1931

1703470813
FONVILLE VENTURES II LLC
1000 SAINT ALBANS DR STE 400
RALEIGH NC 27609-7348

1703471757
FONVILLE VENTURES II LLC
1000 SAINT ALBANS DR STE 400
RALEIGH NC 27609-7348

1703472505
JTH HOLDINGS LLC MCW HOLDINGS LLC
PO BOX 1311
RALEIGH NC 27602-1311

1703472722
JTH HOLDINGS LLC MCW HOLDINGS LLC
PO BOX 1311
RALEIGH NC 27602-1311

This project hopes to provide the owner of 305 Kinsey Street with some privacy from the industrial properties that surround her own on the edge of Boylan Heights, an area in which to allow her dogs to be safely contained, and a means of egress into her yard.

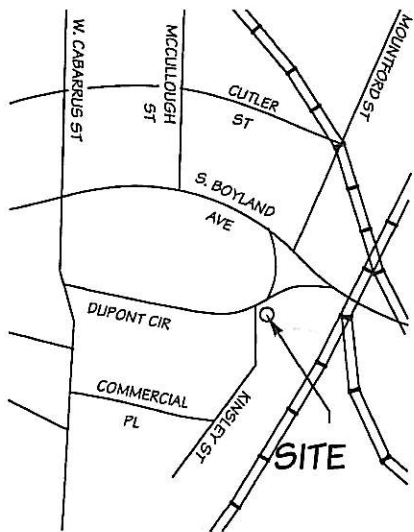
This house sits on the very edge of the Historic District, cut off from others in the district by streets that frame two edges of the property and an alley behind it. It had a significant addition constructed in 2003, and because of the sloping lot, the porch which is part of the main living area is about 15' above the adjacent ground. At the time of construction, budget limitations kept some things left to be completed at a later date.

Now it is time to address the landscape and access from inside to the back portion of the property, not only for the owner but for her dogs. The plan envisioned will extend the upstairs porch by about 100 sf. and provide a means of access to the yard by a stairway that wraps around the addition. The back of the property would be fenced to an 8' height, and the magnolia hedge that provides some privacy along the side of Dupont Circle would be extended. This would require the removal of a Live Oak that is currently restricting the growth of the magnolias in the effort to get a more uniform and solid row of plantings, and more coverage at the ground level where it is needed. (Dupont Circle is composed primarily of small industrial buildings which are not necessarily the best view in town.)

An 8' tall fence would start at the lower porch, and because of the slope of the lot is still way below the main level of the house. In fact it would be barely visible. It would run to the inside of the magnolias and continue to the back of the property to screen the alley and the trash piles beyond. Since the fence will be significantly behind the original part of the house and its only "neighbors" are industrial buildings, we are seeking to use a combination of wood framing with metal panel inserts, as both a nod to the neighbors and a sense of privacy where desired. A combination of panels and wire cloth will provide the <65% requirement for fencing as described in the guidelines. The fence will need to step in increments with the grade, but because of the existing magnolias on the Dupont Circle side it will be well inside the property line there. On the alley side, it will be behind those magnolias, in order to maximize the yard space available to the owner. On the side that faces Antfarm and other commercial buildings, the fence will be on the property line, returning to the house still below the level of the siding and screened by existing site conditions.

The screened porch extension will be just that— an extension of the small porch that exists now on the main level. The materials and detailing will be the same, and the roofline will be a further extension of the hipped roofs that define the house. The steps will be treated wood and will match the current steps from the lower level. The 2 x 2 pickets will be repeated on both the porch and stairway.





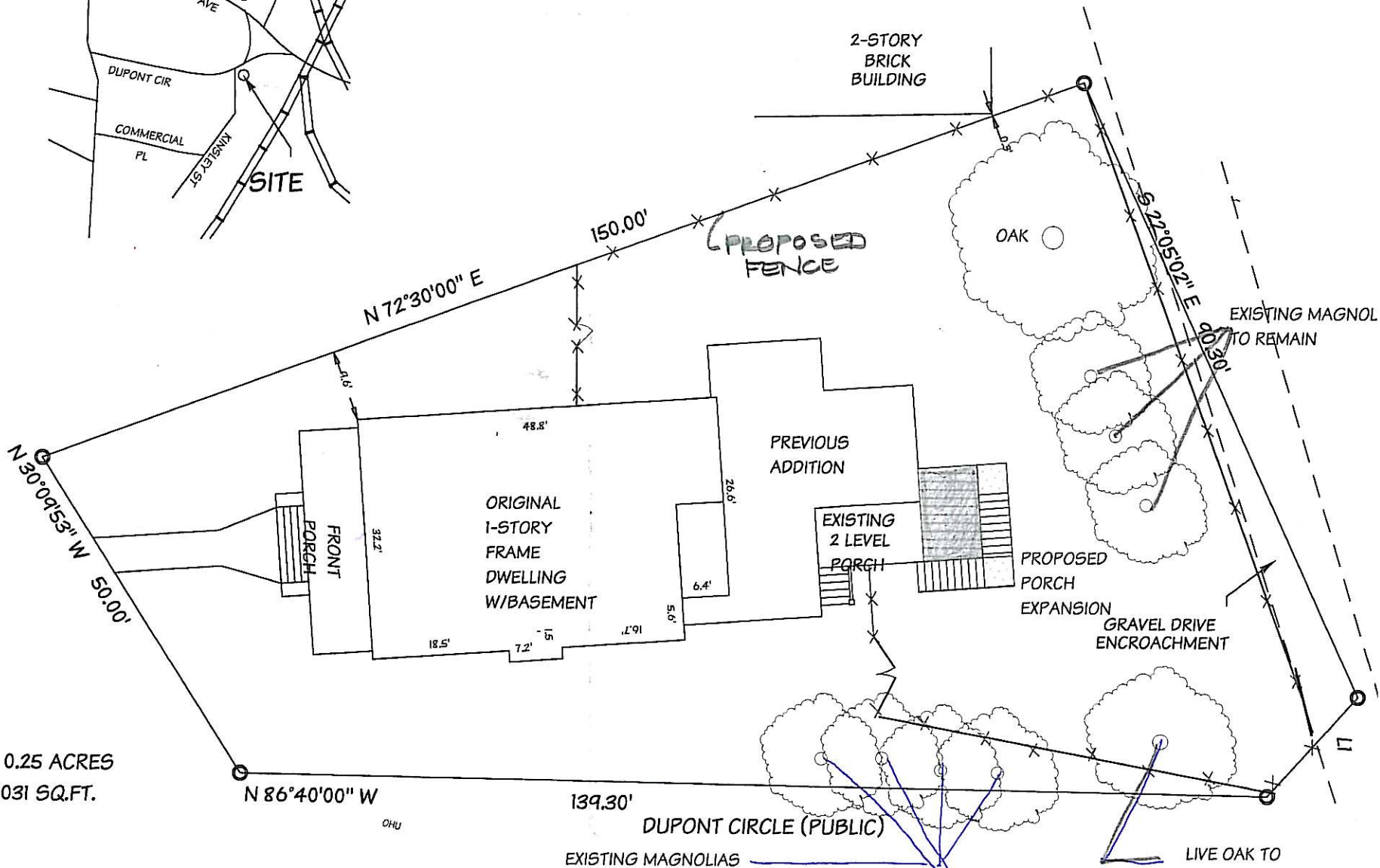
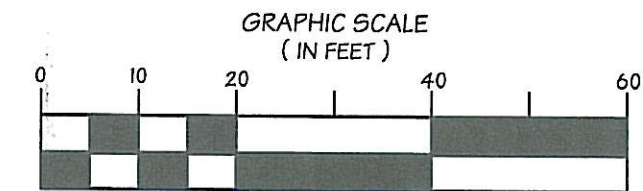
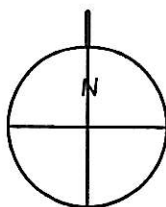
LI
S 45°08'41" W
18.08'

KINSEY STREET
(PUBLIC)

0.25 ACRES
11,031 SQ.FT.

SI.1 | SITE PLAN

1" = 20'





① FRONT OF THE STRUCTURE W/ COMMERCIAL BUILDINGS TO LEFT



② SOUTH SIDE OF EXISTING STRUCTURE FROM TOP OF DUPONT CIRCLE



③ SOUTH SIDE OF HOUSE W/2 STORY PORCH BEHIND



④ MAGNOLIAS ON DUPONT CIRCLE



5

LIVE OAK TO BE REMOVED TO BE REPLACED W/MAGNOLIAS



6

TWO STORY PORCH; MAGNOLIAS EACH SIDE



⑦

FOUNDATION WALL ON SLOPING LOT



⑧

MAGNOLIAS ON DUPONT CIRCLE



9

ALLEY BEHIND & COMMERCIAL BLDGS BEHIND PROPERTY



10

OAK TREE AND EXISTING MAGNOLIAS NEAR REAR PROPERTY LINE



11

NEIGHBOR TO NORTH



12

NORTH FACADE



13

VIEW DOWN NORTH SIDE OF STRUCTURE FROM FRONT



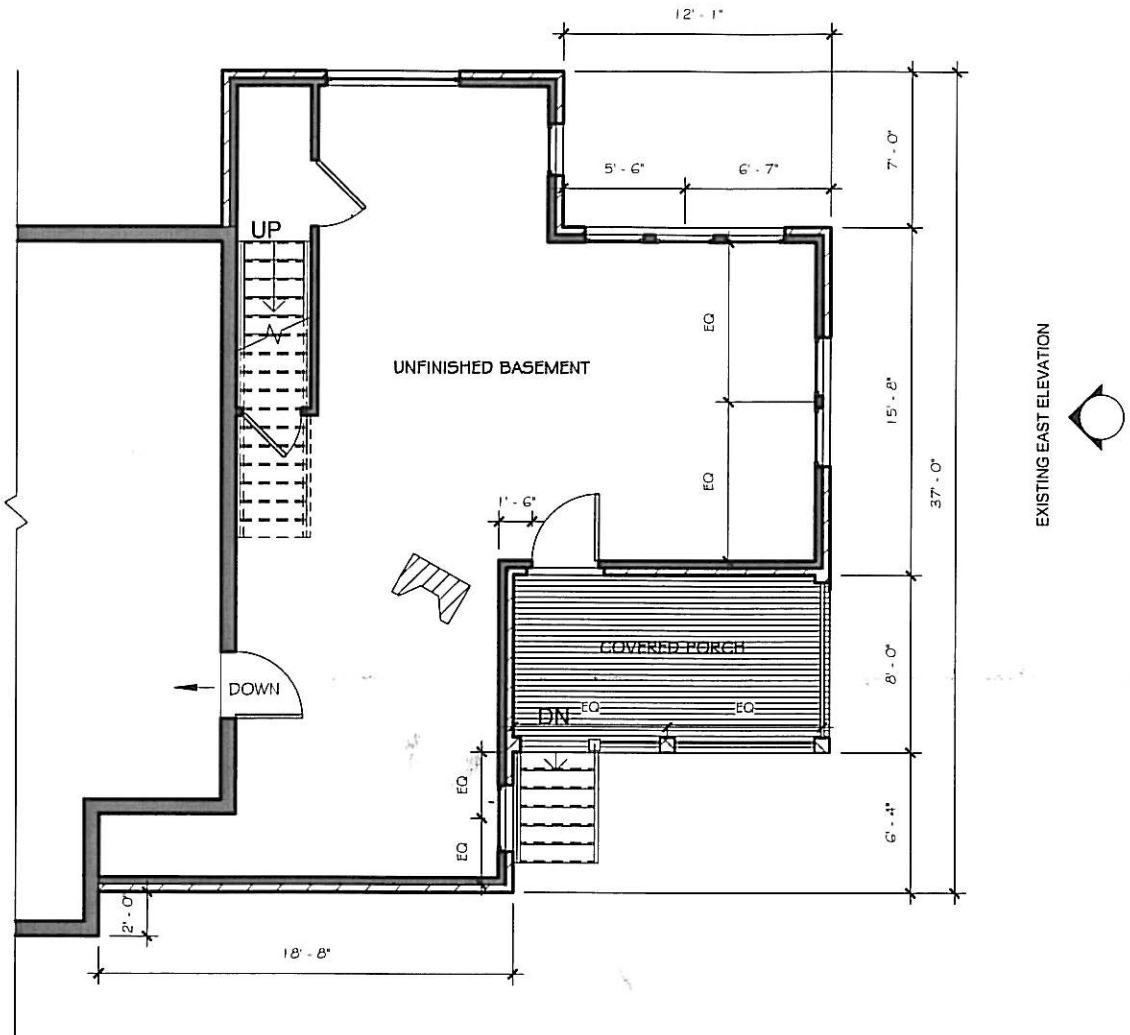
14

NEIGHBOR ACROSS DUPONT



(15)

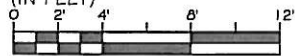
NEXT NEIGHBOR ON DUPONT CIRCLE



EXISTING SOUTH ELEVATION (PARTIAL)

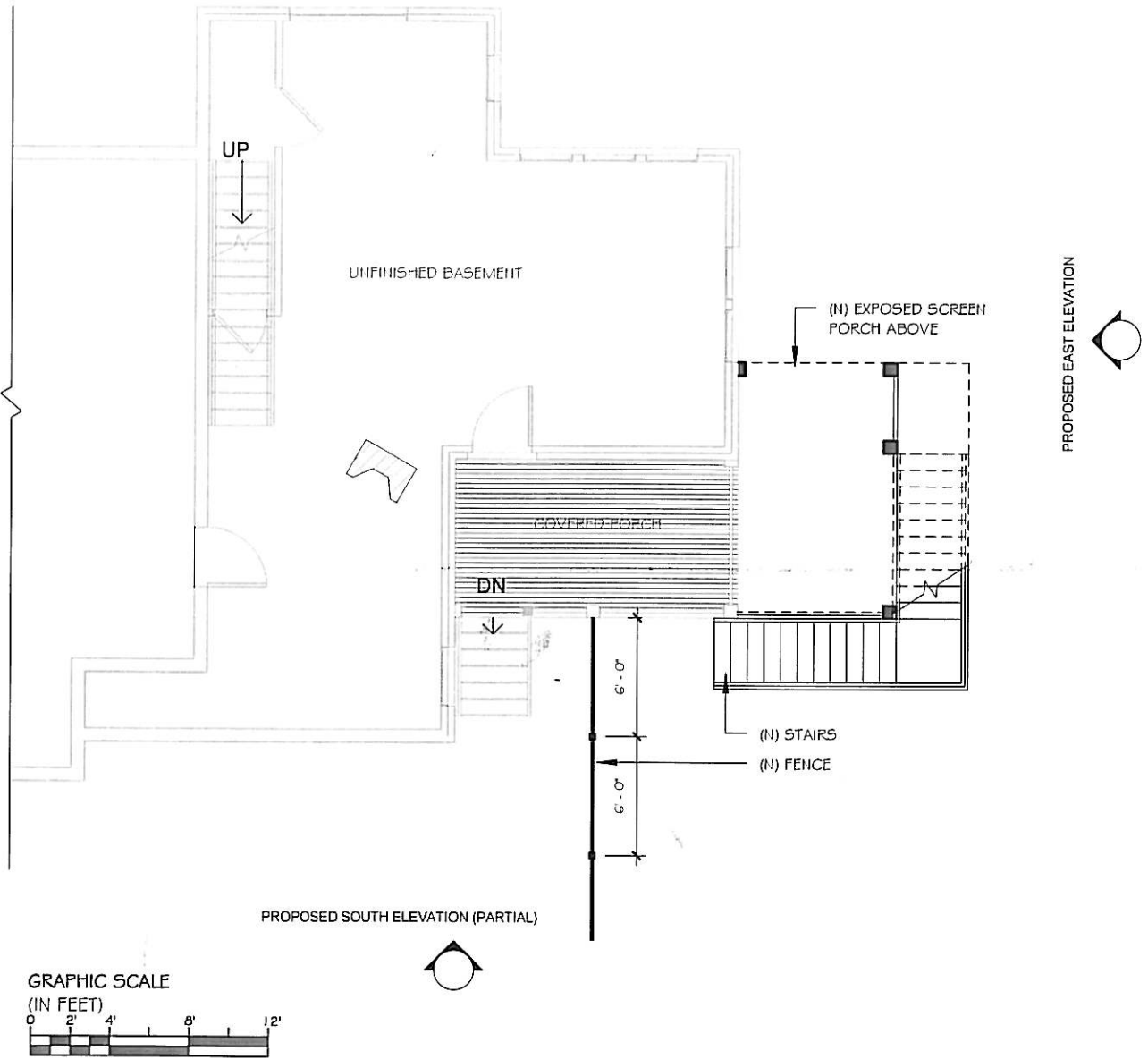


GRAPHIC SCALE
(IN FEET)



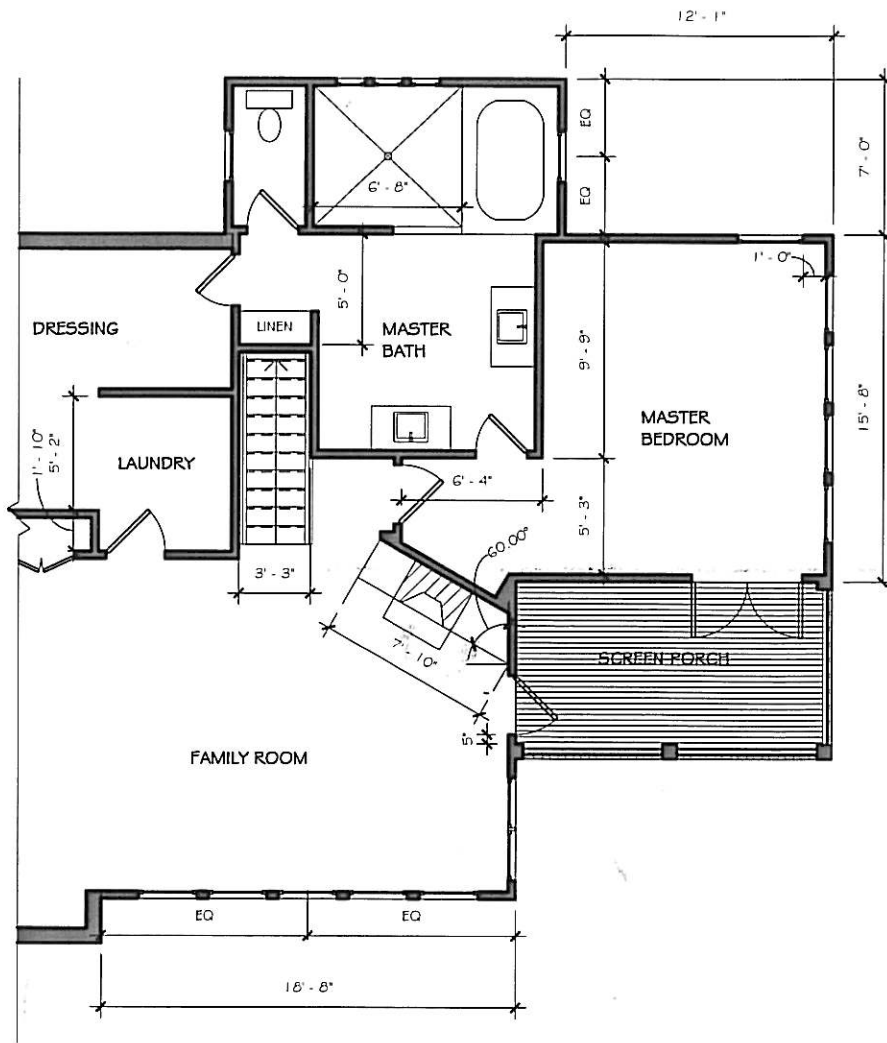
EXISTING BASEMENT LEVEL

1/8" = 1'-0"



PROPOSED BASEMENT LEVEL

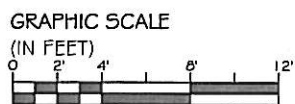
1/8" = 1'-0"



EXISTING EAST ELEVATION

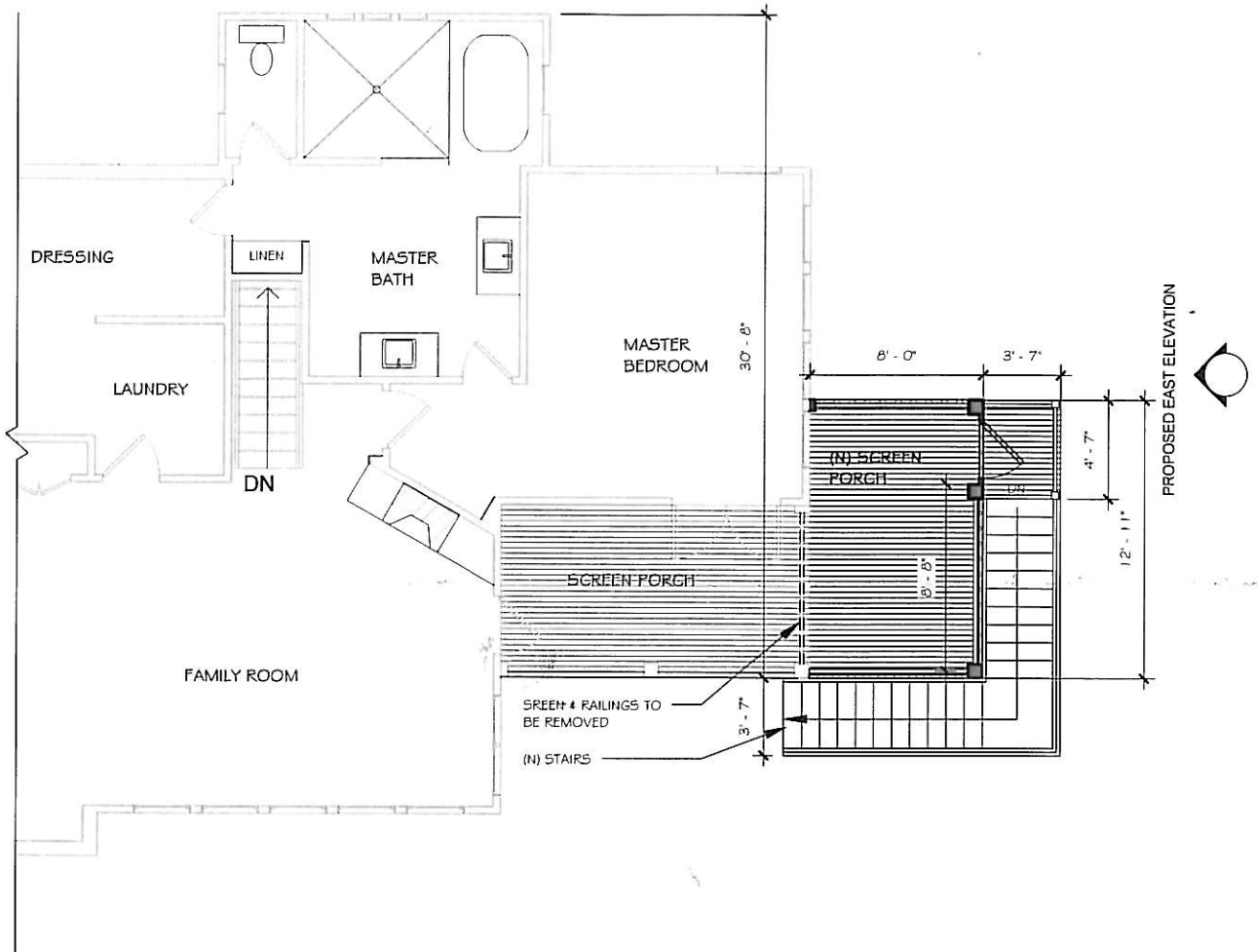


EXISTING SOUTH ELEVATION (PARTIAL)



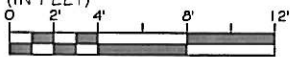
EXISTING MAIN LEVEL

1/8" = 1'-0"



PROPOSED SOUTH ELEVATION (PARTIAL)

GRAPHIC SCALE
(IN FEET)



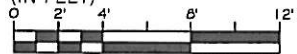
PROPOSED MAIN LEVEL

1/8" = 1'-0"



GRAPHIC SCALE

(IN FEET)



EXISTING SOUTH ELEVATION (PARTIAL)

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



EXISTING EAST ELEVATION

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



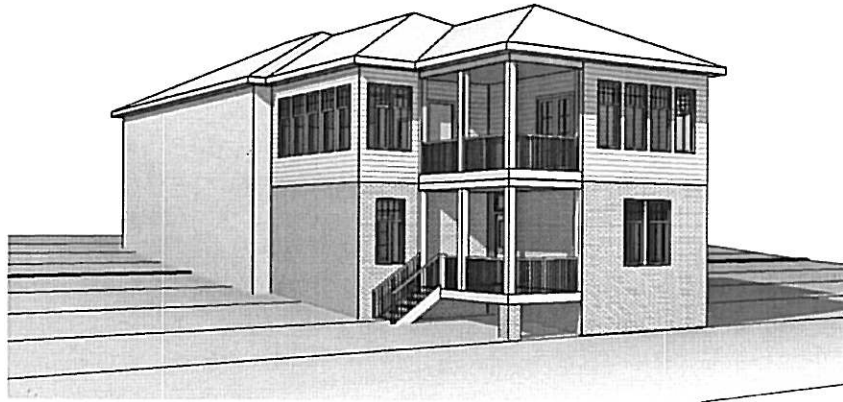
PROPOSED SOUTH ELEVATION (PARTIAL)

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



PROPOSED EAST ELEVATION

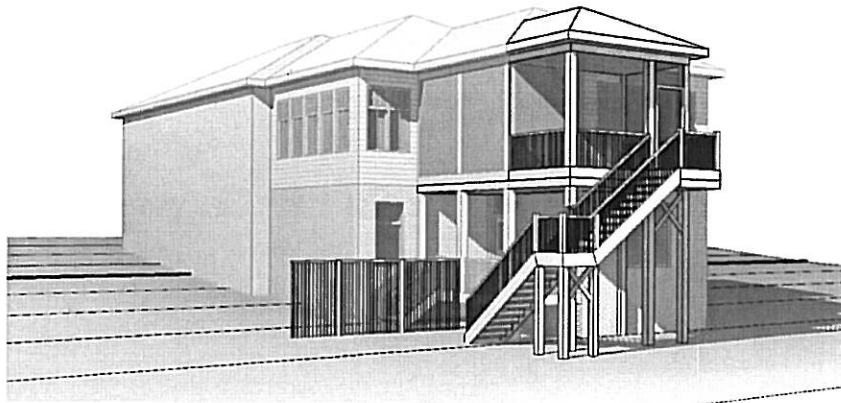
$1/8" = 1'-0"$



EXISTING VIEW 1



EXISTING VIEW 2



PROPOSED VIEW 1



PROPOSED VIEW 2



WOOD FRAMED FENCING DETAIL
(CORRUGATED METAL PANEL INSERTS)