

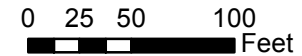


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176-16-CA

411 N EAST STREET

OAKWOOD HISTORIC DISTRICT (GENERAL)



Nature of Project:
Deconstruct enclosed
rear porch; construct
new 2nd level rear addition;
construct rear screened porch.

APPLICANT:
WILL HILLEBRENNER



January 11, 2017

Will Hillebrenner
411 N East Street
Raleigh NC 27604

RE: 176-16-CA (411 N East Street)—Approved as Amended with Conditions

ON 12/28/17
COA AGENDA-
FOR
ADMINISTRATIVE
REVIEW

Dear Mr. Hillebrenner:

Your application, 176-16-CA, which was presented at the December 22, 2016 meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission, was approved as amended with the following condition(s):

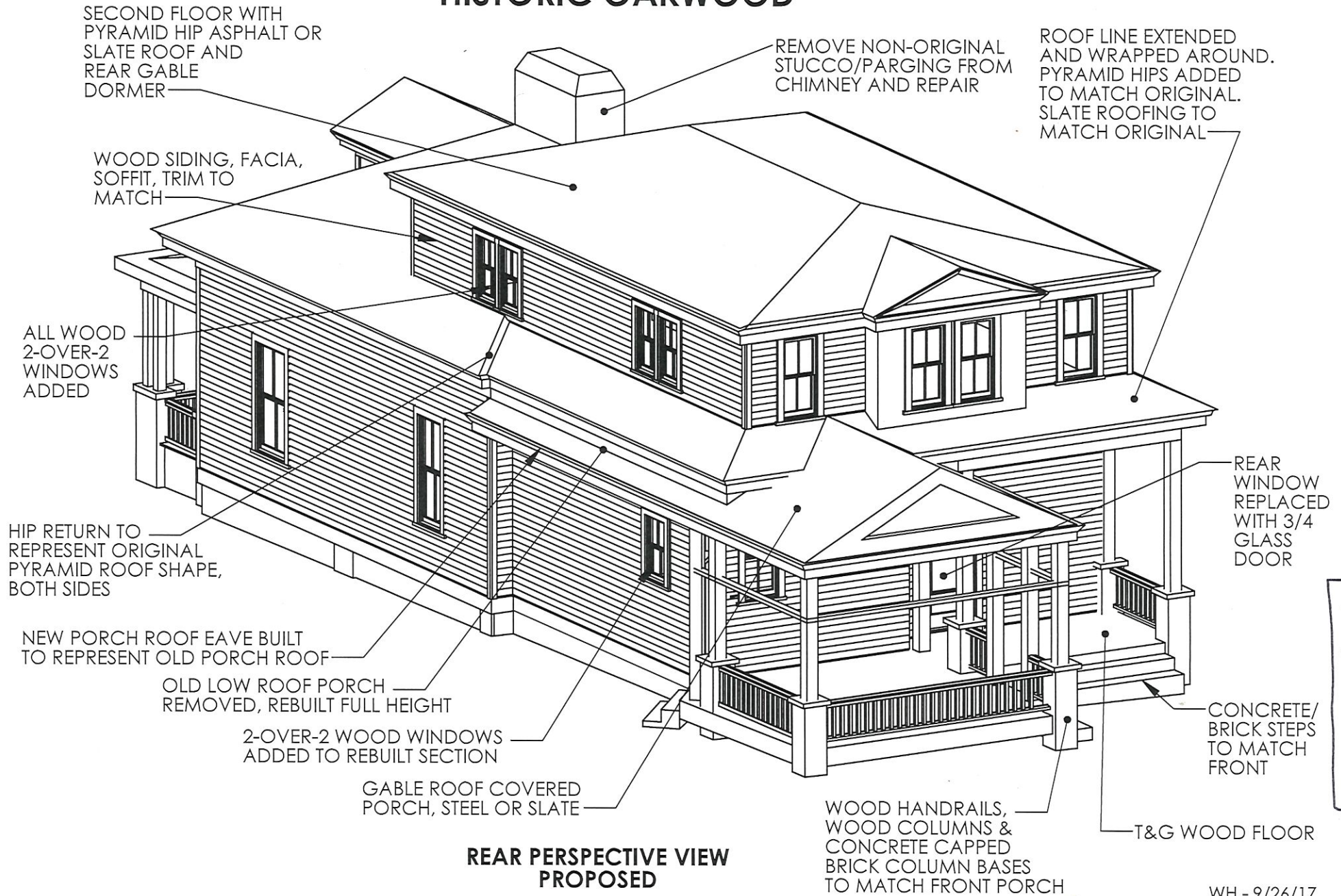
1. *That the 365-day delay be waived for removal of the tree and that a replacement tree be planted.*
2. *That the additions be revised so that they do not obscure the pyramidal form of the historic roof and that the revised drawings be provided to and approved by the commission prior to issuance of the blue placard.*
3. *That details and specifications for the following be provided to and approved by staff prior to construction/installation:*
 - a. *New windows;*
 - b. *Window and door trim;*
 - c. *Siding reveal;*
 - d. *Roofing.*

APPROVED
11/29/17
MR

A draft Certified Record that describes the committee's action is enclosed. The draft will become final when the committee votes at its next meeting to approve the December minutes. Please note that you and aggrieved parties have a 20-day window for notification of intent to appeal or to file a petition to submit a request for reconsideration. *Commencement of work within the appeal period is at your own risk.*

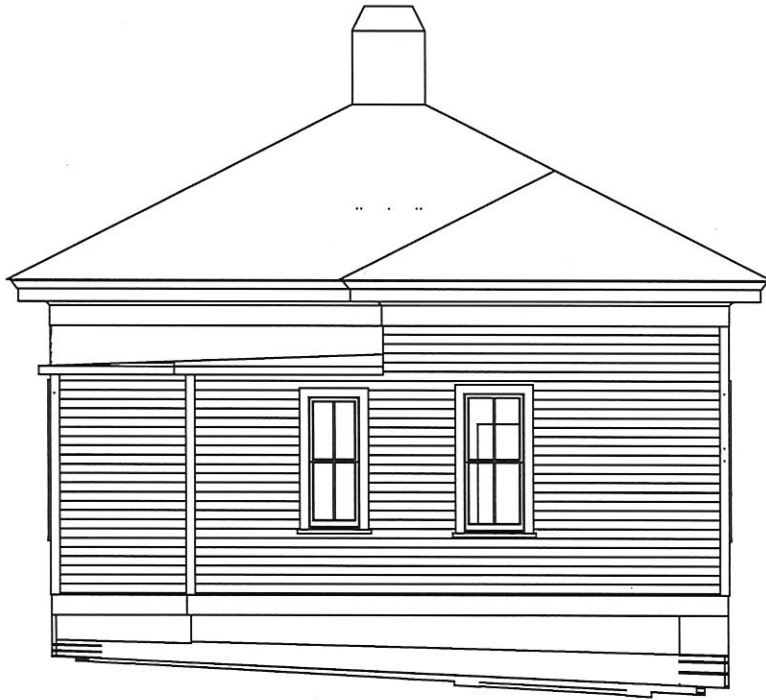
In order to complete your application, you must contact the commission staff when you have met the conditions. You will then be issued the blue placard form of the certificate which is valid through June 22, 2017. Please note that all items for fulfillment of conditions should be submitted together, as each additional conditions review after the first review is subject to an additional fee. To obtain your building permit (if applicable), take the placard and this letter with you to the Office of Development Services. Please post the blue placard in public view, as indicated at the bottom of the card, while the work is in progress. For more information about permits, call the Office of Development Services at 919-996-2495.

PROPOSED RENOVATION/ADDITION 411 N EAST ST HISTORIC OAKWOOD



176-16-CA

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**



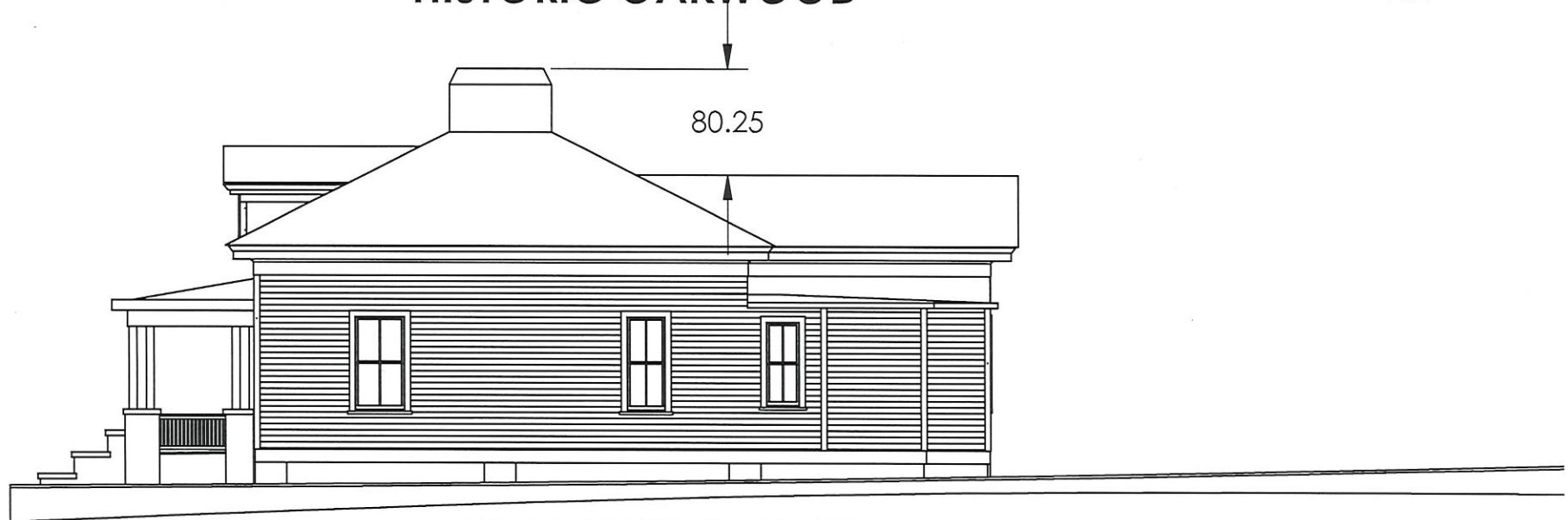
**REAR (WEST) ELEVATION
EXISTING**



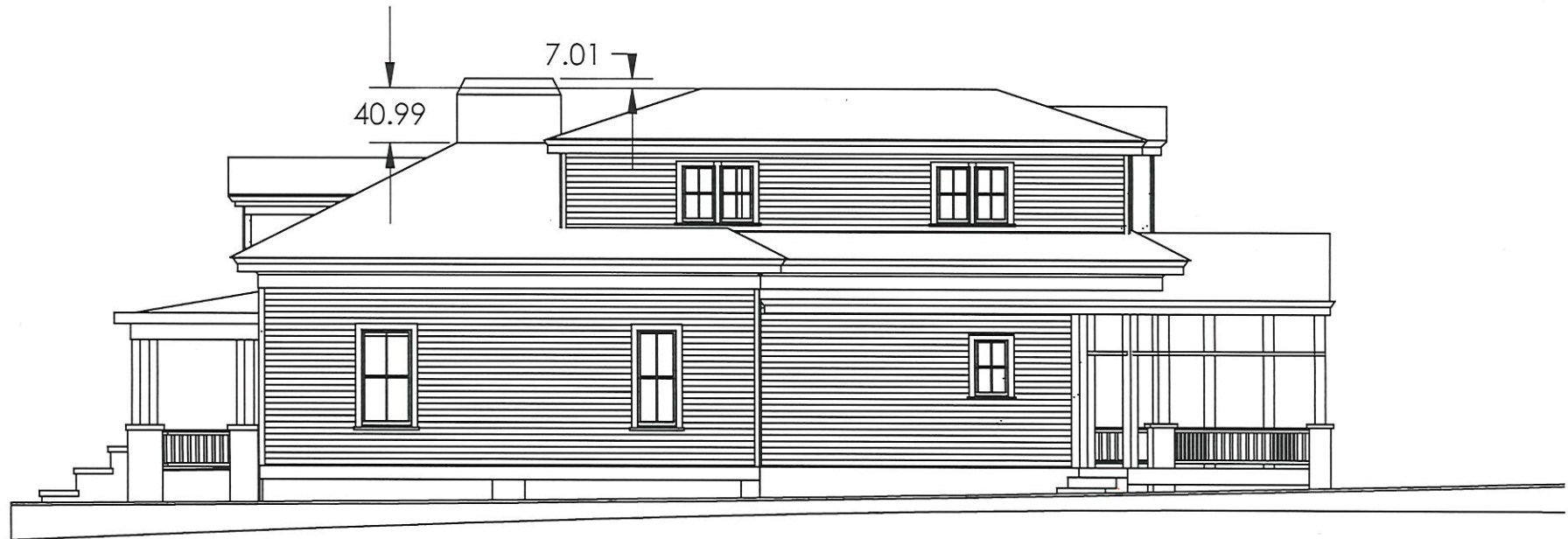
**REAR (WEST) ELEVATION
PROPOSED**

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**

1ft 5ft 10ft



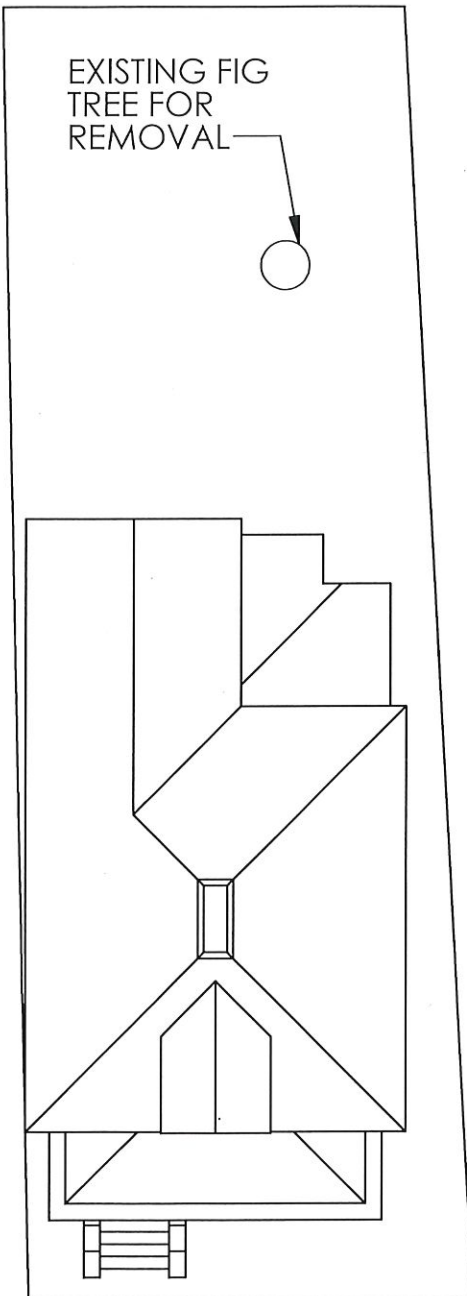
NORTH ELEVATION - EXISTING



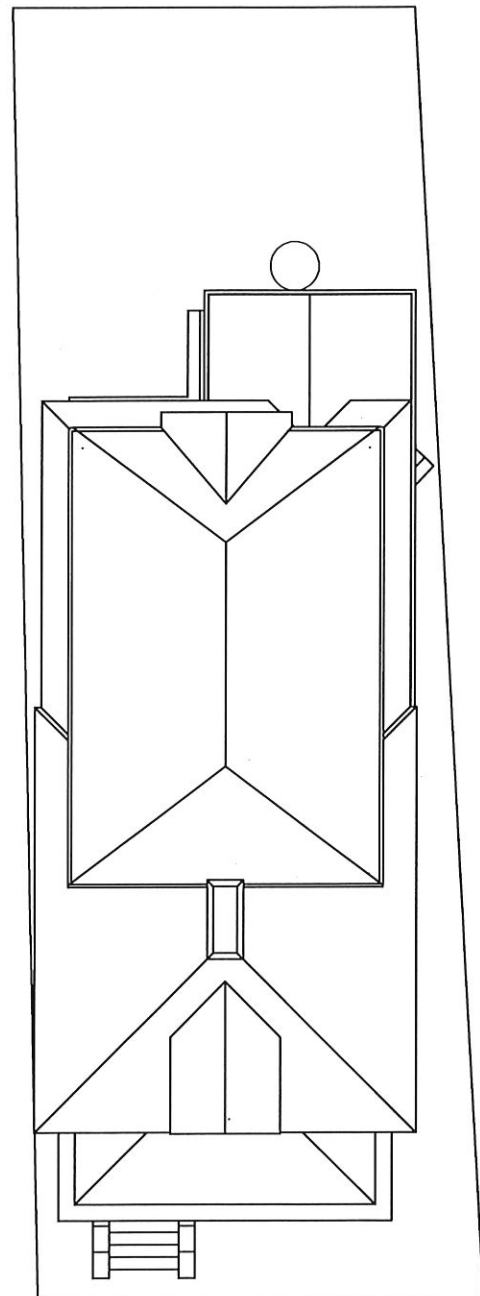
NORTH ELEVATION - PROPOSED

WH - 9/25/17

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**



**EXISTING PLAN/
ROOF DETAIL**



**PROPOSED PLAN/
ROOF DETAIL**

Tully, Tania

From: will <will_i_am_1@yahoo.com>
Sent: Wednesday, October 18, 2017 9:19 PM
To: Tully, Tania
Subject: Re: COA Decision Letter - 176-16-CA (411 N East Street)
Attachments: COA Compare - Rear Perspective Proposed Updated.pdf; COA Compare - North updated.pdf; COA Compare - Plan 2 updated.pdf; COA Compare - Rear Updated.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Tania,

Attached, please find the updated drawings for the proposed addition on my house at 411 N East St. I have modified the addition roof as to leave a return detail for the pyramid hip demonstrating the original pyramid hip structure.

I did not realize until further evaluation that the original roof has a hip return on the opposite, where the pyramid hip intersects with the gable roof for the back portion. I noticed this on the satellite view and then verified this in person. This will be mirrored on the addition side as noted above to satisfy the conditions set forth by the COA board.

In regard to the other requests from the board decision:

- 1: Windows: Windows will be constructed from solid pine as reproductions of the original 2-over-2 windows, including exterior trim detail, weights and pulleys, and sill proportion.
- 2: Roof: Roof surface will be GAF Royal Sovereign 25 year, slate traditional 3-tab asphalt shingles
3. Siding reveal will be exactly the same as the existing house, which is 4 3/4".

Let me know if this satisfies the conditions.

Thanks,
Will

On Friday, October 6, 2017 4:37 PM, "Tully, Tania" <Tania.Tully@raleighnc.gov> wrote:

Hi Will –

You have a few next steps.

- The first step is to meet condition 2 which is needed before you can pull permits. It states:
 - o That the additions be revised so that they do not obscure the pyramidal form of the historic roof and that the revised drawings be provided to and approved by the commission prior to issuance of the blue placard.
- The next step is to file a Minor Work COA requesting renewal of the existing COA.
- Finally, you'll want to fulfil the remaining conditions.
 3. That details and specifications for the following be provided to and approved by staff prior to construction/installation:
 - a. New windows;
 - b. Window and door trim;
 - c. Siding reveal;
 - d. Roofing.
 1. Plant the new tree per condition 1. "That the 365-day delay be waived for removal of the tree and that a replacement tree be planted."



January 11, 2017

Will Hillebrenner
411 N East Street
Raleigh NC 27604

RE: 176-16-CA (411 N East Street)—Approved as Amended with Conditions

Dear Mr. Hillebrenner:

Your application, 176-16-CA, which was presented at the December 22, 2016 meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission, was approved as amended with the following condition(s):

1. *That the 365-day delay be waived for removal of the tree and that a replacement tree be planted.*
2. *That the additions be revised so that they do not obscure the pyramidal form of the historic roof and that the revised drawings be provided to and approved by the commission prior to issuance of the blue placard.*
3. *That details and specifications for the following be provided to and approved by staff prior to construction/installation:*
 - a. *New windows;*
 - b. *Window and door trim;*
 - c. *Siding reveal;*
 - d. *Roofing.*

APPROVED
11/29/17
MR

A draft Certified Record that describes the committee's action is enclosed. The draft will become final when the committee votes at its next meeting to approve the December minutes. Please note that you and aggrieved parties have a 20-day window for notification of intent to appeal or to file a petition to submit a request for reconsideration. *Commencement of work within the appeal period is at your own risk.*

In order to complete your application, you must contact the commission staff when you have met the conditions. You will then be issued the blue placard form of the certificate which is valid through June 22, 2017. Please note that all items for fulfillment of conditions should be submitted together, as each additional conditions review after the first review is subject to an additional fee. To obtain your building permit (if applicable), take the placard and this letter with you to the Office of Development Services. Please post the blue placard in public view, as indicated at the bottom of the card, while the work is in progress. For more information about permits, call the Office of Development Services at 919-996-2495.

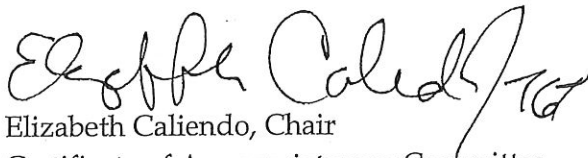
Post Office Box 829
Raleigh, North Carolina 27602
(919) 832-7238 ph
(919) 516-2682 fax
www.rhdc.org



When your project is complete, you are required to ask for a final zoning inspection. Call the Raleigh Historic Development Commission office at 919-832-7238 or email rhdc@rhdc.org and the commission staff will coordinate an inspection. If you do not call for this final inspection, your Certificate of Appropriateness is null and void. If you have any questions concerning your application, please contact the commission office.

On behalf of the commission, thank you for your positive efforts in making these proposed changes, thereby enhancing the Oakwood Historic District.

Sincerely,

A handwritten signature in black ink, appearing to read "Elizabeth Caliendo". The signature is fluid and cursive, with a large "E" and "C".

Elizabeth Caliendo, Chair
Certificate of Appropriateness Committee

Encl: COA Decisions

cc: Zoning Enforcement Administrator, City of Raleigh



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – CERTIFIED RECORD

176-16-CA 411 N EAST STREET

Applicant: WILL HILLEBRENNER

Received: 11/7/2016

Meeting Date(s):

Submission date + 90 days: 2/5/2017

1) 11/28/2016 2) 12/22/2016 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Deconstruct enclosed rear porch; construct new 2nd level addition; construct rear screened porch

Amendments: An amended application was included with the commissioner packets; the attached revised drawings include dimensions and a graphic scale.

DRAC: An application was reviewed by the Design Review Advisory Committee at its November 14 meeting. Members in attendance were Curtis Kasefang, David Maurer, Dan Becker, and Mary Ruffin Hanbury; also present were Will Hillebrenner and Tania Tully.

Conflict of Interest: Ms. David noted that while she does live in the radius of the notification she can hear this impartially.

Staff Notes:

- The first-floor rear addition is treated separately from the upper half-story addition in the findings below.
- Unified Development Code section 10.2.15.E.1 provides that "An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...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.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3.8	Entrances, Porches and Balconies	Deconstruct enclosed rear porch; construct rear screened porch
4.2	Additions to Historic Buildings	Construct new 2 nd level addition

STAFF REPORT

Based on the information contained in the amended application, prior meeting testimony and other evidence, and staff's evaluation:

A. Demolition of rear porch is not incongruous according to *Guidelines* 4.2.1, and the following suggested facts:

- 1* The porch has been altered from its original open appearance by enclosure of the walls. The date of this enclosure is not known, but it is an alteration and not original construction.

B. Construction of rear addition is not incongruous in concept according to *Guidelines* 4.2.1, 4.2.2, 4.2.5, 4.2.6, 4.2.7, 4.2.8, and 4.2.9 and the following suggested facts:

- 1* The addition is on the rear elevation.
- 2* The addition employs hipped and gabled roof forms, both used in the original construction.
- 3* The addition will use like materials to existing for siding, windows, roofing, and porch details, including wood weatherboard siding; wood double-hung windows with true divided lights; and slate roofing. Details and specifications were not provided.
- 4* The addition will be slightly inset from the corner on the north side to help differentiate the new addition from the original corner of the building.
- 5* The screened porch at the rear is similar to, but not duplicative of the front porch.
- 6* The lot is 3,485 SF, the house with porch is 1,422 SF; the proposed rear addition adds approximately 230 SF of built mass. The current built mass is approximately 41% and the proposed is 47%.

C. Construction of second-story addition is not incongruous in concept according to *Guidelines* 4.2.1, 4.2.2, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9; however the position of the addition may be incongruous according to *Guidelines* 4.2.1, and the following suggested facts:

- 1* 411 N East Street is a 1-story c.1910 Neoclassical Revival frame cottage with a hipped roof sheathed in slate shingles and gabled dormer on the front. The front porch has a hipped roof with built-in gutters and the chimney is stuccoed with a battered top. [Inventory Of Structures In The Oakwood National Register Historic Districts, by Matthew Brown, Historian, Society for the Preservation of Historic Oakwood, 2004-2015]
- 2* The addition is set just behind the existing chimney that is at the peak of the pyramidal roof. The position of the addition obscures the pyramidal form of the historic roof.
- 3* The mass of the addition is relatively low, helped in part by a hipped roofline. The pitch of the addition roof is less steep than the historic house and the eave detail is simpler.
- 4* While the placement and lower profile of the addition helps minimize its visibility from the street, it will be visible. The new addition will be slightly lower than the top of the chimney.
- 5* As at the rear additions, the second story addition will use like materials to existing for siding, windows, and roofing, including wood weatherboard siding; wood double-hung windows with true divided lights; and slate roofing. Details and specifications were not provided.
- 6* The second-story addition is also compatible in its relationship of solids to voids, but employs paired windows to help differentiate from original construction.
- 7* A similar addition was approved in June 2016 at 707 N East Street (COA 071-16-CA). It is a c.1923 1-story Craftsman frame bungalow with a hipped roof and centered front porch with gable-on-hip roof. [Inventory Of Structures In The Oakwood National Register Historic Districts, by Matthew Brown, Historian, Society for the Preservation of Historic Oakwood, 2004-2015] The addition was approved based in part on the following facts:
 - a. There is very little room on the site for a rear 1-story addition.
 - b. The addition is located over the rear ~40% of the existing building footprint, a location away from the front character-defining façade.
 - c. Site topography will minimize the perceptual impact of the second floor addition when viewed from the street. The house sits up an embankment from the sidewalk, and the finished first floor sits on a high foundation, a result of the sloping topography of the overall parcel. This will combine with the rearward location of the addition to reduce sightlines to the addition.

- d. The existing house has a primary hip roof. The front porch has a modified hip with gabled eyebrow. The addition has a low hip roof.
 - e. The lower pitch of the addition's roof relative to the existing roof helps minimize the height, while the hip-roof profile evokes the existing hip roof. It is not uncommon to find different pitches for hip roofs on separate elements of one building; for example, many hip roof porches and other kinds of projecting wings such as sun rooms in the historic district have a lower pitch than the main roof.
- D. The proposed removal of a fig tree in the rear yard is not incongruous with *Guidelines* section 2.3.6. and the following suggested facts:
- 1* The fig tree is not a mature shade tree and is not a significant part of the landscape in the rear yard.
- E. Extension of the brick walk is not incongruous with *Guidelines* section 2.1.8, 2.5.5, and the following suggested facts:
- 1* Wake County iMaps shows that this area is beyond the front parcel line of the property.
 - 2* While other properties in Oakwood do have front walks that continue past the sidewalk to the edge of the street, it is more common for a front walk to terminate at the dwelling side of the sidewalk.
 - 3* The additional section of front walk will be compatible with the existing front walk in terms of material, dimensions, and appearance. Detailed drawings were not provided.

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

- 1. That the 365-day delay be applied for removal of the tree and that a replacement tree be planted.
- 2. That the addition be revised so that the 2nd level does not obscure the pyramidal form of the historic roof and that the revised drawings be provided to and approved by the commission prior to issuance of the blue placard.
- 3. That details and specifications for the following be provided to and approved by staff prior to construction/installation:
 - a. New windows;
 - b. Window and door trim;
 - c. Siding reveal;
 - d. Roofing.

PUBLIC TESTIMONY

Staff Introduction: Tania Tully [affirmed] showed the location of the property on the map and noted highlights from the staff report. Ms. Tully reminded the committee that this was a very revised addition and there were more items to consider and attached to the staff report are the same items. Ms. Tully stated staff recommended to delay the tree removal and require a replacement tree. The new addition was moved further back and waive the delay and approve with conditions.

Support:

Mr. Will Hillebrenner [affirmed] was present to speak in support of the application. Mr. Hillebrenner stated he did not necessarily see the pyramidal form of the roof as historic.

Opposition:

There was no one else present to speak in favor of or in opposition to the application.

Responses and Questions:

Ms. Tully responded that the design could be revised so that it does not obscure the roof. Mr. Hillebrenner stated the addition will just show it in its view and in the south side there is no break and the pyramid hip continues all the way back to the gable to the house and there is nothing that will be obscure. Ms. Tully responded that if you look at the continuation of the roof line the fact that it is a pyramidal roof is gone and the way it's designed currently you cannot tell it is a pyramidal roof. Mr. Hillebrenner responded that on the south side it is continuous but on the north side it breaks. It could be fixed and be broken into the soffit and fascia area but from an engineering standpoint if this is done you are making the back and front slope of the roof face each other which would not be good.

Mr. Thiem noted that as he was looking at the rear west elevation and he noted there looks like an incomplete end of the roof that was not fully detailed. Ms. Tully noted it depends on how that applies to the proposed addition, such as the proportion of the windows.

Mr. Hinshaw asked if staff can approve the roof without applicant coming back to the committee. Ms. Tully answered if it is not a major design change the staff is alright with approving.

At Ms. Caliendo's suggestion Mr. Davis moved that the public testimony portion of the hearing be closed. Mr. Hinshaw seconded; motion carried 5/0.

Committee Discussion

The following points were made in discussion [speaker indicated in brackets]:

There is a similar type of addition at 707 N East Street and that addition is up on a slope. A more visible addition is another thing to highlight that change and make it stand out. This is a mirror image twin and there are at least 3 pairs of houses on that block that someone built as mirror twins of each other. This addition will be more visible than 707. [David]

Mr. Hinshaw made a motion to reopen the public testimony portion of the hearing; Mr. Davis seconded; motion carried 5/0.

PUBLIC TESTIMONY (2)

Mr. Hillebrenner stated in response to the significant topography difference, his addition is narrower and it is not sitting on top of the second floor it is on a first floor wall. Mr. Hillebrenner added that he did a comparison with 707 and if you look at it from the same angle it is less visible. Ms. Tully stated there is an electronic file of this.

Mr. Davis made a motion to close the public testimony portion of the hearing; Mr. Hinshaw seconded; motion carried 5/0.

Committee Discussion (2)

There was no additional committee discussion.

Findings of Fact and Conclusions of Law

Mr. Davis moved that based upon the facts presented in the application and the evidentiary hearing, the committee finds staff suggested findings A. (inclusive of facts 1), B. (inclusive of facts 1-6), C. (inclusive of facts 1-7), D. (inclusive of facts 1), E. (inclusive of facts 1-3) to be acceptable as findings of fact, with the modifications and additions as listed below:

A. Demolition of rear porch is not incongruous according to *Guidelines* 4.2.1, and the following facts:

1* The porch has been altered from its original open appearance by enclosure of the walls. The date of this enclosure is not known, but it is an alteration and not original construction.

B. Construction of rear addition is not incongruous in concept according to *Guidelines* 4.2.1, 4.2.2, 4.2.5, 4.2.6, 4.2.7, 4.2.8, and 4.2.9 and the following facts:

1* The addition is on the rear elevation.

2* The addition employs hipped and gabled roof forms, both used in the original construction.

3* The addition will use like materials to existing for siding, windows, roofing, and porch details, including wood weatherboard siding; wood double-hung windows with true divided lights; and slate roofing. Details and specifications were not provided.

4* The addition will be slightly inset from the corner on the north side to help differentiate the new addition from the original corner of the building.

5* The screened porch at the rear is similar to, but not duplicative of the front porch.

6* The lot is 3,485 SF, the house with porch is 1,422 SF; the proposed rear addition adds approximately 230 SF of built mass. The current built mass is approximately 41% and the proposed is 47%.

C. Construction of second-story addition is not incongruous in concept according to *Guidelines* 4.2.1, 4.2.2, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9; and the following facts:

1* 411 N East Street is a 1-story c.1910 Neoclassical Revival frame cottage with a hipped roof sheathed in slate shingles and gabled dormer on the front. The front porch has a hipped roof with built-in gutters and the chimney is stuccoed with a battered top. [Inventory Of Structures In The Oakwood National Register Historic Districts, by Matthew Brown, Historian, Society for the Preservation of Historic Oakwood, 2004-2015]

2* The addition is set just behind the existing chimney that is at the peak of the pyramidal roof. The position and extrusion of the eave and soffit of the addition obscures the pyramidal form of the historic roof.

3* The mass of the addition is relatively low, helped in part by a hipped roofline. The pitch of the addition roof is less steep than the historic house and the eave detail is simpler.

4* While the placement and lower profile of the addition helps minimize its visibility from the street, it will be visible. The new addition will be slightly lower than the top of the chimney.

5* As at the rear additions, the second story addition will use like materials to existing for siding, windows, and roofing, including wood weatherboard siding; wood double-hung windows with true divided lights; and slate roofing. Details and specifications were not provided.

6* The second-story addition is also compatible in its relationship of solids to voids, but employs paired windows to help differentiate from original construction.

7* A similar addition was approved in June 2016 at 707 N East Street (COA 071-16-CA). It is a c.1923 1-story Craftsman frame bungalow with a hipped roof and centered front porch with

gable-on-hip roof. [Inventory Of Structures In The Oakwood National Register Historic Districts, by Matthew Brown, Historian, Society for the Preservation of Historic Oakwood, 2004-2015] The addition was approved based in part on the following facts:

- a. There is very little room on the site for a rear 1-story addition.
 - b. The addition is located over the rear ~40% of the existing building footprint, a location away from the front character-defining façade.
 - c. Site topography will minimize the perceptual impact of the second floor addition when viewed from the street. The house sits up an embankment from the sidewalk, and the finished first floor sits on a high foundation, a result of the sloping topography of the overall parcel. This will combine with the rearward location of the addition to reduce sightlines to the addition.
 - d. The existing house has a primary hip roof. The front porch has a modified hip with gabled eyebrow. The addition has a low hip roof.
 - e. The lower pitch of the addition's roof relative to the existing roof helps minimize the height, while the hip-roof profile evokes the existing hip roof. It is not uncommon to find different pitches for hip roofs on separate elements of one building; for example, many hip roof porches and other kinds of projecting wings such as sun rooms in the historic district have a lower pitch than the main roof.
- 8* The topography of 411 East Street is different from 707 North East Street.
- 9* 411 N East Street is one of a pair of houses.

D. The proposed removal of a fig tree in the rear yard is not incongruous with *Guidelines* section 2.3.6. and the following facts:

- 1* The fig tree is not a mature shade tree and is not a significant part of the landscape in the rear yard.

E. Extension of the brick walk is not incongruous with *Guidelines* section 2.1.8, 2.5.5, and the following facts:

- 1* Wake County iMaps shows that this area is beyond the front parcel line of the property.
- 2* While other properties in Oakwood do have front walks that continue past the sidewalk to the edge of the street, it is more common for a front walk to terminate at the dwelling side of the sidewalk.
- 3* The additional section of front walk will be compatible with the existing front walk in terms of material, dimensions, and appearance. Detailed drawings were not provided.

The motion was seconded by Mr. Hinshaw; passed 4/1 (Ms. David opposed)

Decision on the Application

Following discussion on an initial motion made by Mr. Davis and seconded by Mr. Hinshaw, Mr. Davis made an amended motion that the application be approved as amended, with the following conditions:

1. That the 365-day delay be waived for removal of the tree and that a replacement tree be planted.
2. That the additions be revised so that they do not obscure the pyramidal form of the historic roof and that the revised drawings be provided to and approved by the commission prior to issuance of the blue placard.

3. That details and specifications for the following be provided to and approved by staff prior to construction/installation:
 - a. New windows;
 - b. Window and door trim;
 - c. Siding reveal;
 - d. Roofing.

The motion was seconded by Mr. Thiem; passed 3/2 (Ms. Caliendo, Ms. David opposed).

Committee members voting: Caliendo, David, Davis, Hinshaw, Thiem.

Certificate expiration date: 6/22/17.

Proposed Renovation/Addition

William & Heather Hillebrenner

411 N East St

Historic Oakwood

The purpose of this application is to request exterior modifications to a circa 1915 era Bungalow at 411 N East St in Historic Oakwood in the way of renovations and additions, tree removal, and brick pavers walk.

Existing Structure:

The existing structure is an approx 1200 square ft house with 5 identical rooms measuring approx 13ft x 15ft each. The main feature of the house is the pyramid hip roof covering 4 of the “4 square” rooms, with an additional room at the back under an typical gable roof which extends from the main roof system. An original low roof porch fills in the area beside the 5th room, and has been enclosed prior to detailed records being kept. A small bathroom was added onto the back of the porch at some time in the past. The front porch has a pyramid hip roof which joins the house under the main roof detail. 2 very important details to the front of the structure are the parged chimney at the pyramid peak and a gabled gothic Palladian dormer along the front roof face just below the chimney.

Proposed changes:

Remove and rebuild enclosed porch: The original porch is on the rear of the structure and is not a character defining entity to the home. It is proposed to remove the porch and rebuild in its place, with a 2 ft extension along the back of the house, while continuing the eave and soffit detail from the main roof system along the sides and back.

Second story addition: It is proposed to create an approx 700 sq ft second story addition onto the back of the existing and new structures. This second story addition would be set back considerably behind the mid-plane of the main pyramid hip roof and chimney details to not encroach on these character defining entities and would set inside the existing footprint of the structure on both sides and along the back to allow the overhanging eaves of the pyramid hip roof to continue along both sides and back of the structure. The roof of the second story addition is proposed to be a pyramid hip with a slope to match the pyramid hip

porch roof. A small gable dormer will be centered along the back to create harmony with the front gable dormer.

Covered Porch: It is proposed to build a covered porch along the back of the structure with an extended gable roof, similar to the existing extended gable roof which will be removed for the second story addition. The covered porch will have concrete capped brick column bases and square wood columns to blend with the front porch details.

Tree removal: A tri-forked fig tree currently in the back yard will need to be removed to build the covered porch. The fig tree is not indigenous to the area and does not appear to be healthy. Each fork of the fig tree is under 10" in diameter. A full arborist report will be given on the condition of the tree.

Brick walk extension: It is proposed that the woven brick front walk detail be extended beyond the sidewalk to the street curb. This area is currently covered with grass.

Windows, doors, brick and paint colors: All windows, doors, brick, and paint colors will be of similar material and colors as currently on the home. Samples and specifications will be approved before work begins.

Thank you for your time and consideration in this proposal.

Sincerely,
William and Heather Hillebrenner

		POLK	ST
		OAKWOOD	AVE
		ELM	ST
		NORTH	ST
		WEST	ST
		EAST	ST
		JONES	ST
		EDENTON	ST
		BLOODWORTH	ST
		PERSON	ST

VICINITY MAP
(N.T.S.)

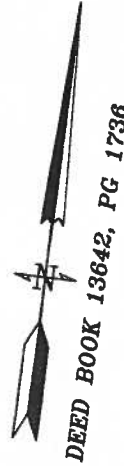
FLOOD CERTIFICATION

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.

370243 1704 J PANEL SUFFIX COMMUNITY #
PROFESSIONAL LAND SURVEYOR

PARCEL 9968
TAX MAP 1704.20
BLOCK 80

PARCEL 9951
TAX MAP 1704.20
BLOCK 80



PARCEL 0976
TAX MAP 1704.20
BLOCK 90
3,627.4 SQ.FT.
0.08 ACRES

SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

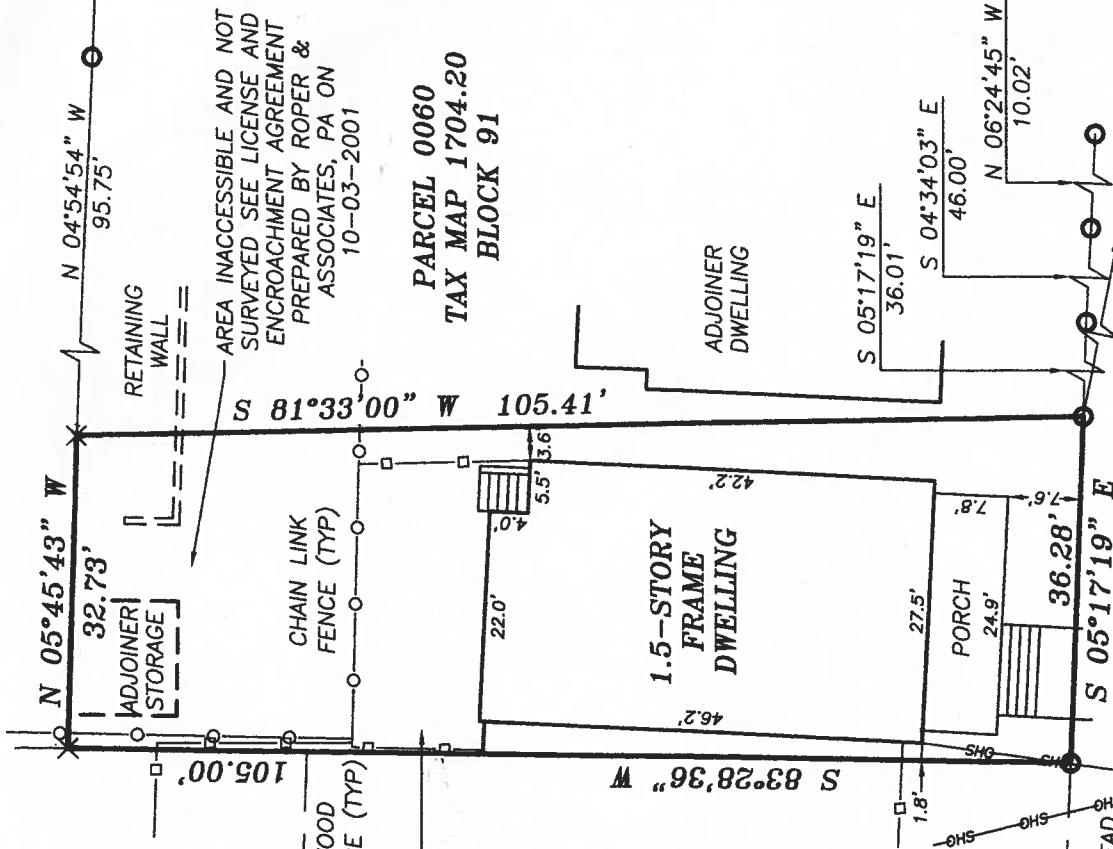
NOTE:
THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL
OR 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 BOM DB13642, PG. 1736

PARCEL 0962
TAX MAP 1704.20
BLOCK 90



NORTH EAST STREET
(PUBLIC R/W)

I, 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 1/10,000+; that the boundaries not surveyed
are shown as broken lines plotted from information found in Book - ; Page - ; that this map was prepared in
accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this
17TH day of AUGUST 2009.

Signed

Jeffrey H. Davis

Seal



C.N. = 15083

B.O.M. DB 13642

PAGE 1736

WAKE CO. R8G.

DAWN
TOOKE

PARCEL 0976
TAX MAP 1704.20, BLOCK 90
411 NORTH EAST STREET
RALEIGH NORTH CAROLINA

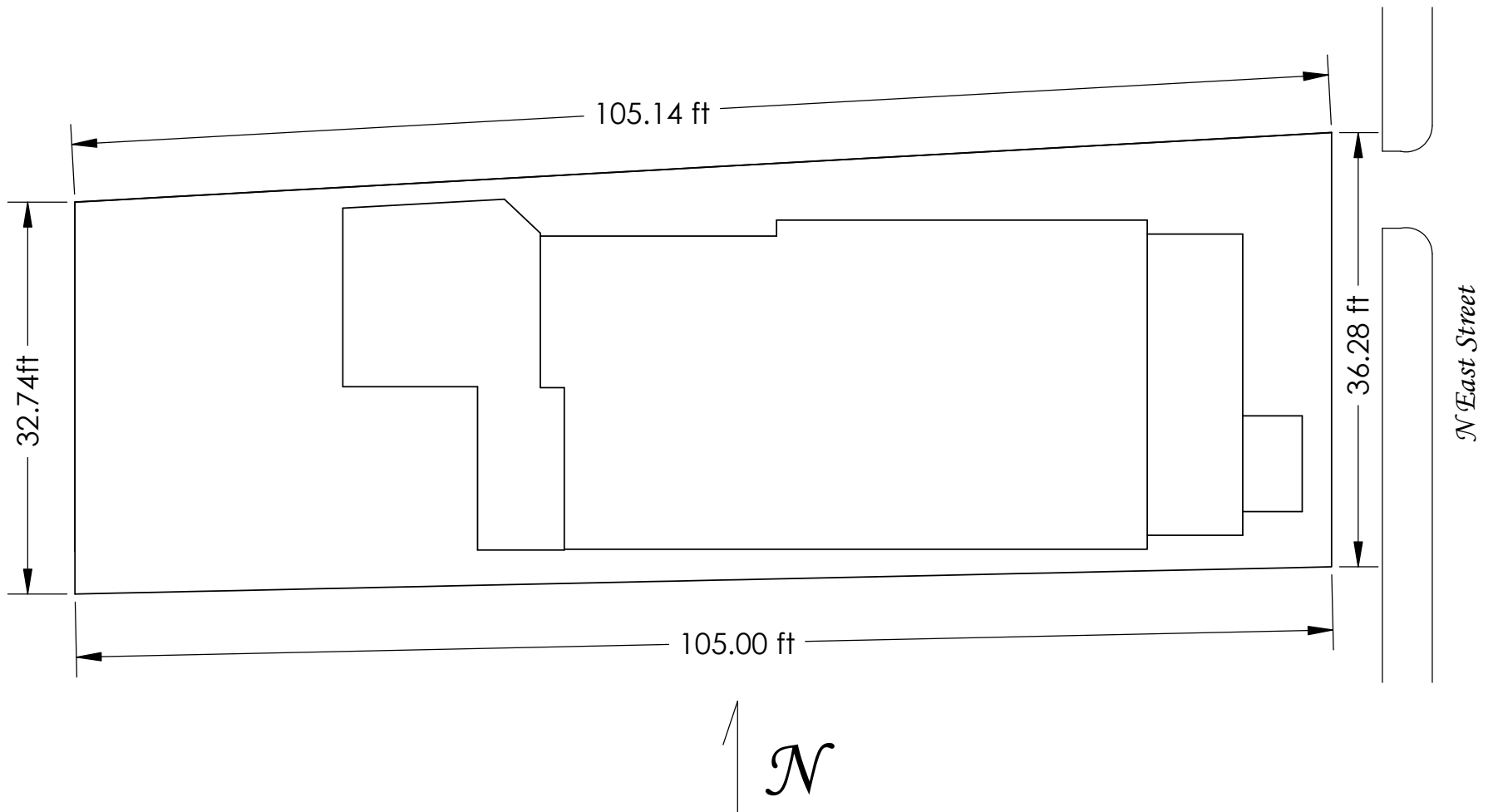
DATE: 08-17-2009
SCALE: 1" = 20'

DWG. NO.
A-12145

TURNING POINT
SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD
PLOT PLAN**



**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**

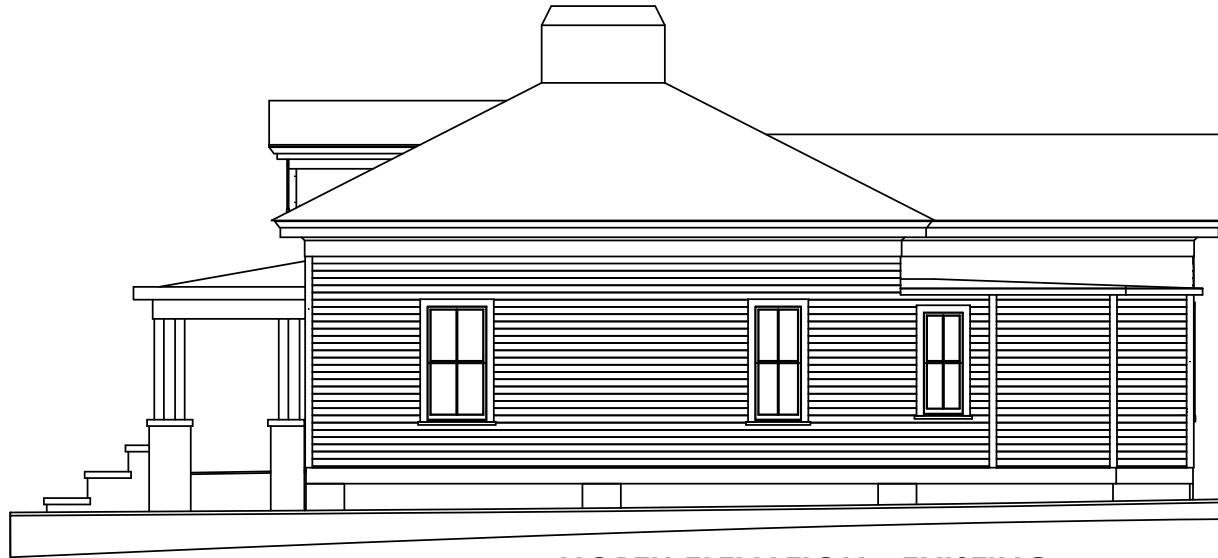


**FRONT (EAST) ELEVATION
EXISTING**



**FRONT (EAST) ELEVATION
PROPOSED**

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**

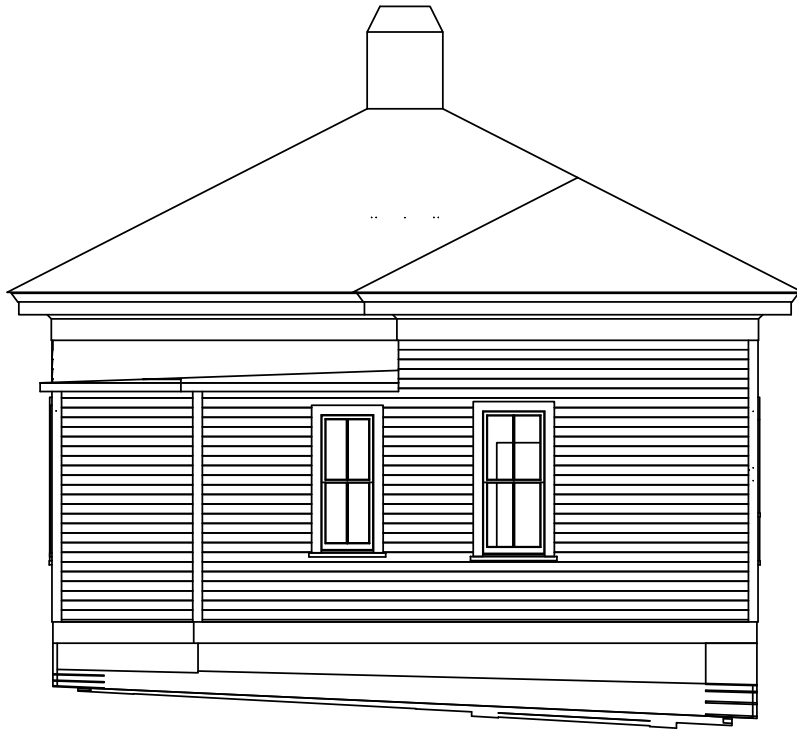


NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**

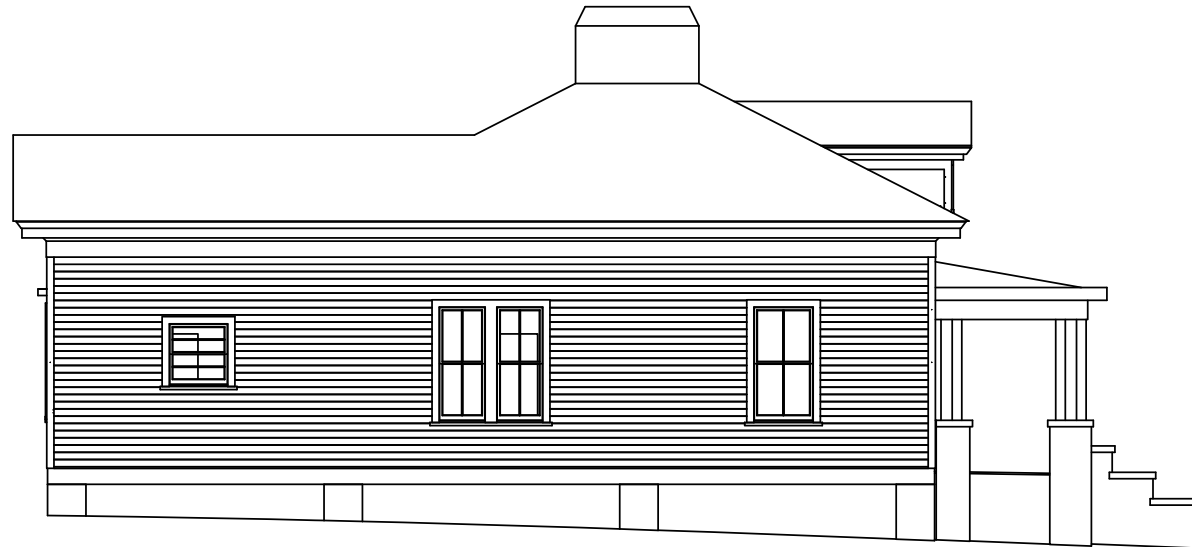


**REAR (WEST) ELEVATION
EXISTING**



**REAR (WEST) ELEVATION
PROPOSED**

PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD

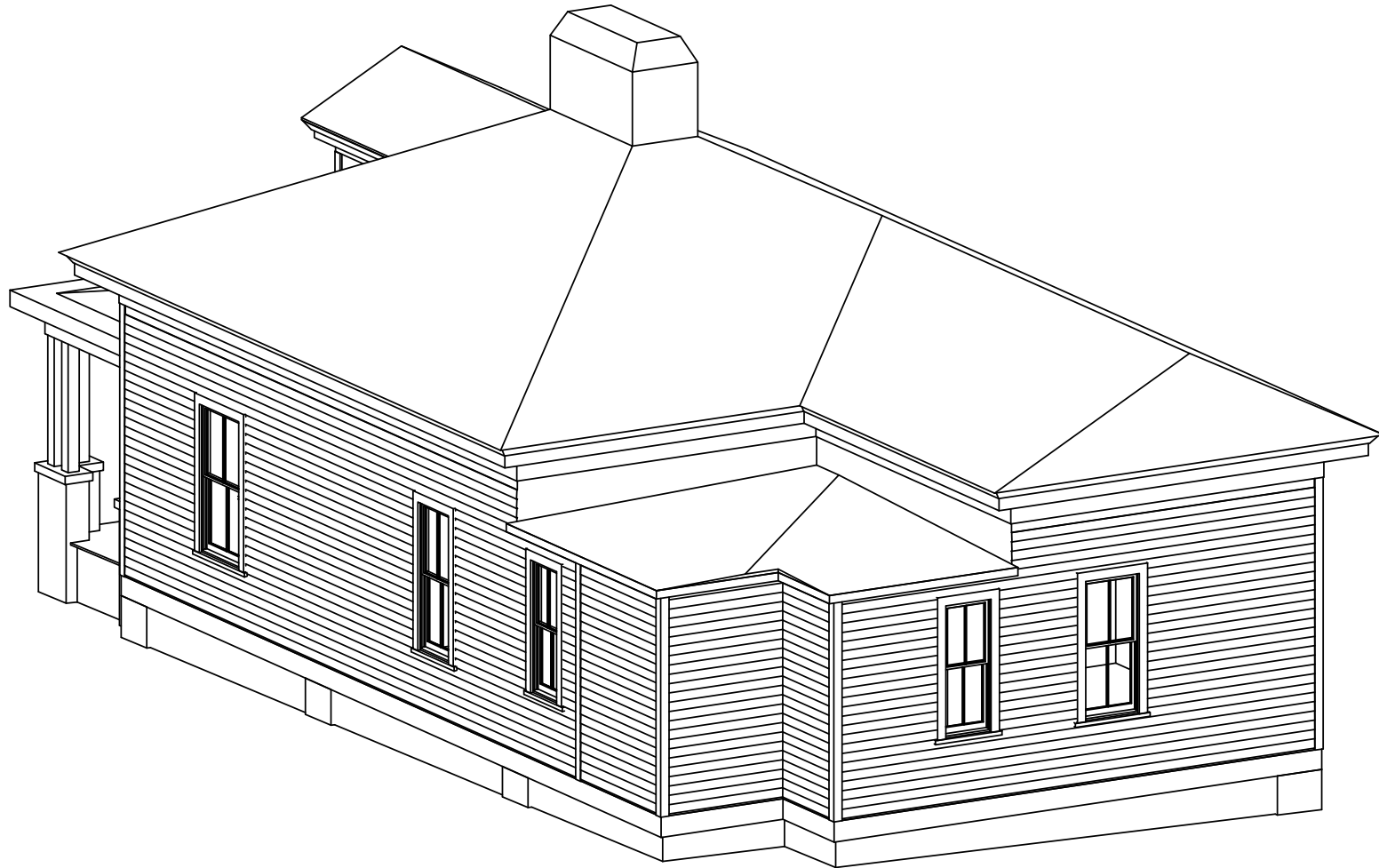


SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - PROPOSED

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**



**REAR PERSPECTIVE VIEW
CURRENT**

PROPOSED RENOVATION/ADDITION

411 N EAST ST

HISTORIC OAKWOOD

SECOND FLOOR WITH
PYRAMID HIP ASPHALT OR
SLATE ROOF AND
REAR GABLE
DORMER

WOOD SIDING, FACIA,
SOFFIT, TRIM TO
MATCH

REMOVE NON-ORIGINAL
STUCCO/PARGING FROM
CHIMNEY AND REPAIR

ROOF LINE EXTENDED
AND WRAPPED AROUND.
PYRAMID HIPS ADDED
TO MATCH ORIGINAL.
SLATE ROOFING TO
MATCH ORIGINAL

ALL WOOD
2-OVER-2
WINDOWS
ADDED

OLD LOW ROOF PORCH
REMOVED, REBUILT
FULL HEIGHT

2-OVER-2 WOOD WINDOWS
ADDED TO REBUILT SECTION

GABLE ROOF COVERED
PORCH, STEEL OR SLATE

REAR
WINDOW
REPLACED
WITH 3/4
GLASS
DOOR

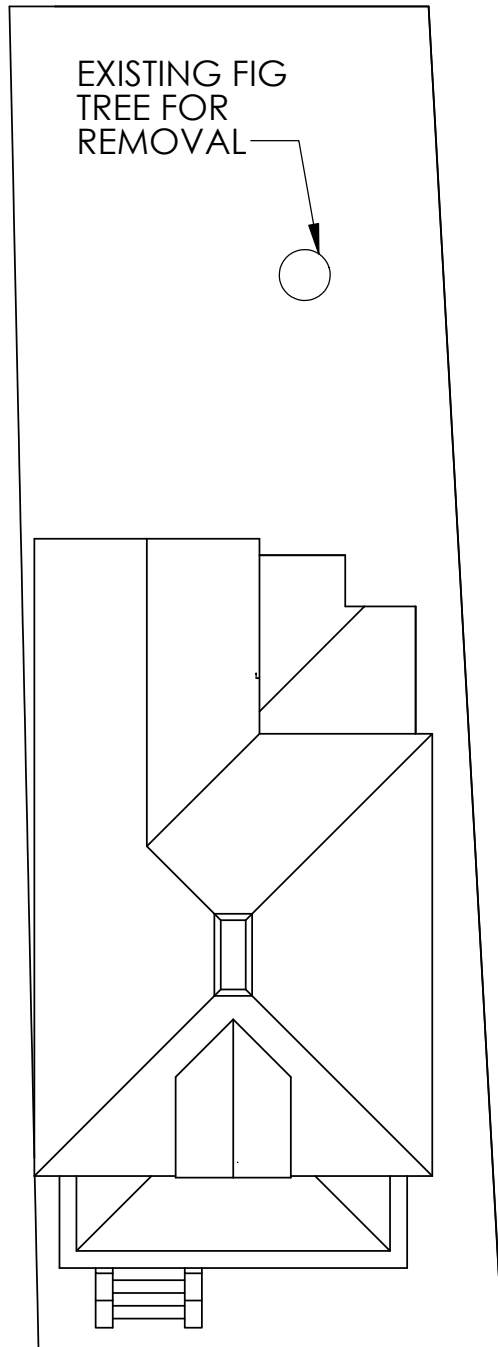
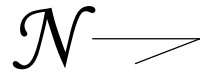
CONCRETE/
BRICK STEPS
TO MATCH
FRONT

WOOD HANDRAILS,
WOOD COLUMNS &
CONCRETE CAPPED
BRICK COLUMN BASES
TO MATCH FRONT PORCH

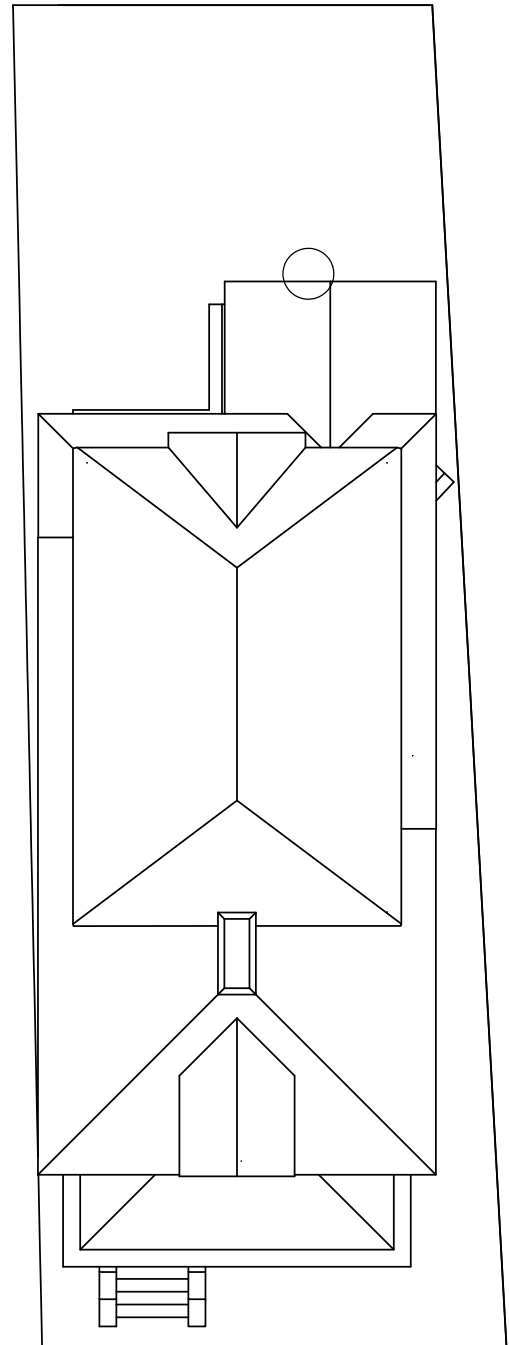
T&G WOOD FLOOR

**REAR PERSPECTIVE VIEW
PROPOSED**

PROPOSED RENOVATION/ADDITION 411 N EAST ST HISTORIC OAKWOOD



**EXISTING PLAN/
ROOF DETAIL**



**PROPOSED PLAN/
ROOF DETAIL**

Proposed Addition/Renovation
411 N East St
Historic Oakwood

EXISTING



PROPOSED



Proposed Addition/Renovation
411 N East St
Historic Oakwood

EXISTING



PROPOSED



Proposed Addition/Renovation
411 N East St
Historic Oakwood

EXISTING



PROPOSED







**Proposed Addition/Renovation
411 N East St
Historic Oakwood**



Woven brick walk for extension

**Proposed Addition/Renovation
411 N East St
Historic Oakwood**



FIG TREE FOR REMOVAL

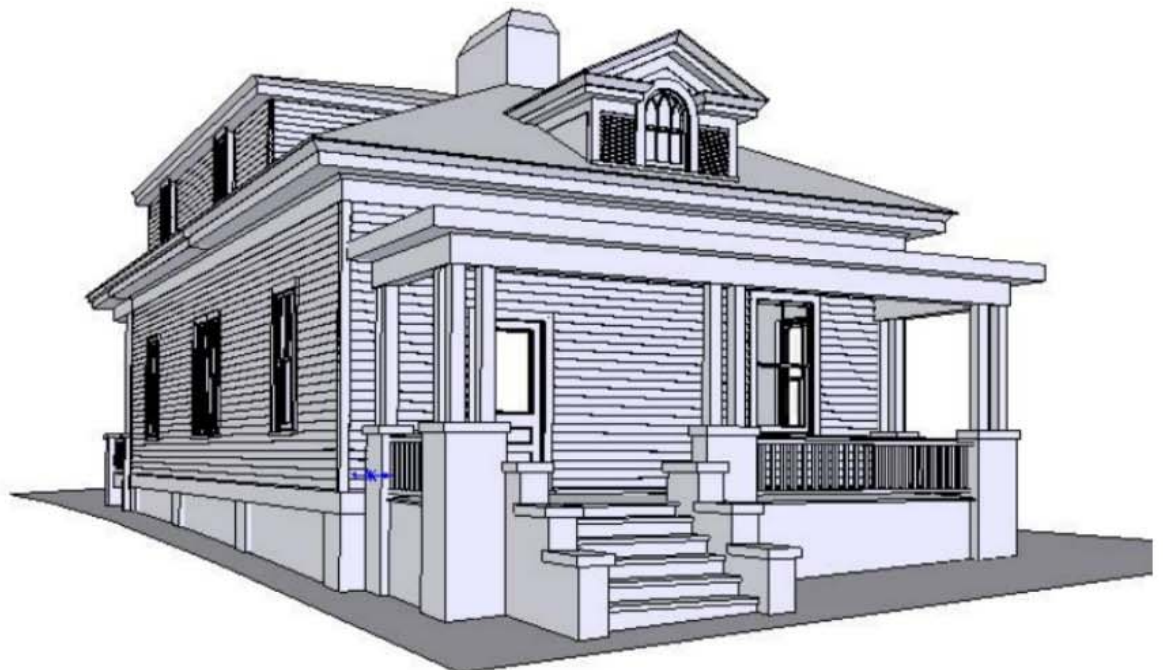
Proposed Addition/Renovation
411 N East St
Historic Oakwood

APPROVED ADDITION
707 N EAST ST



South side view from N East street

PROPOSED ADDITION
411 N EAST ST



South side view from N East street

Proposed Addition/Renovation
411 N East St
Historic Oakwood

APPROVED ADDITION
707 N EAST ST



North side view from N East street

PROPOSED ADDITION
411 N EAST ST



North side view from N East street



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 # 493831
File # 176-16-CA
Fee \$294⁰⁰
Amt Paid \$294⁰⁰
Check # Debit card
Rec'd Date 11/7/2016
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 411 N East St

Historic District Oakwood

Historic Property/Landmark name (if applicable) Straunach- Hillebrenner House

Owner's Name Heather Hillebrenner

Lot size 0.08 ac (width in feet) 36.25 (depth in feet) 105

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
414 N Bloodworth	409 N East St / 410 N East St
412 N Bloodworth	407 N Bloodworth
410 N Bloodworth	412 N East St / 413 N East St
408 Polk St	414 N East St / 415 N East St
406 Polk St	<u>Ken</u>

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.

PROPOSED RENOVATION / ADDITION
411 N EAST ST
HISTORIC OAKWOOD

PROJECT DESCRIPTION

This scope of this project will include deconstructing the original back porch of the house, which had previously been enclosed and converted into a "mudd/laundry room", rebuilding on a slightly larger footprint, and then adding an approx 800 sq ft second floor addition. In addition, a covered, screened porch will be added to the newly built area with a small covered back porch.

All exterior siding will be ½" pine lap siding to match original. All trim, facia, soffit, etc will be pine to match original. All paint colors will match existing colors.

Porch back porch columns will be wooden boxed columns to match existing on concrete capped brick column bases that are slightly smaller across than the original.

Newly built roof surfaces will be either asphalt shingles or slate shingles, whichever the RHDC finds appropriate. All windows will be either historic reproductions or appropriate wooden window units per RHDC guidelines.

Type or print the following:		
Applicant Will Hillebrenner		
Mailing Address 411 N East St		
City Raleigh	State NC	Zip Code 27604
Date 11/7/16	Daytime Phone 347-738-1228	
Email Address will_i_am_1@yahoo.com		
Signature of Applicant _____		

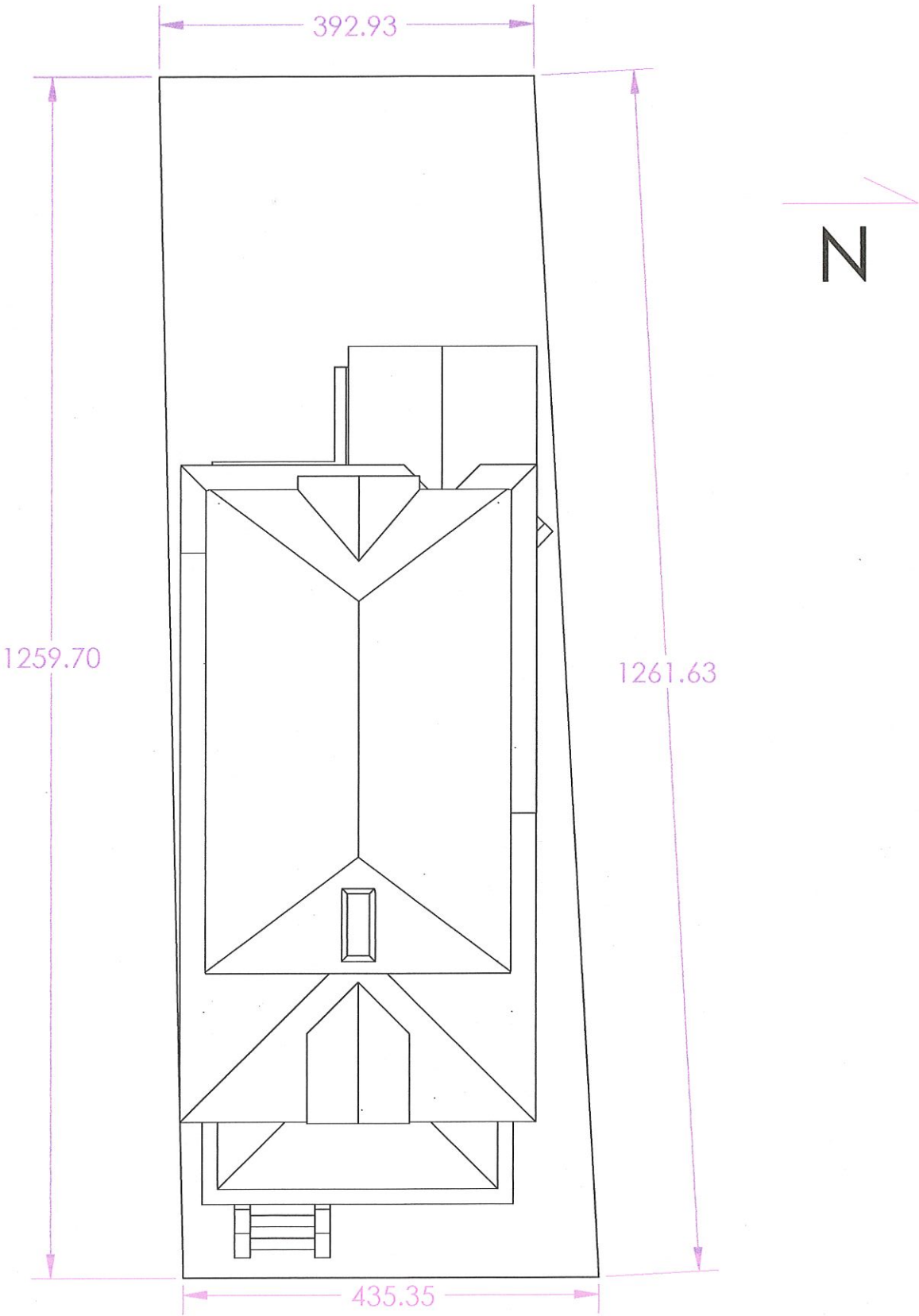
Minor Work Approval (office use only)	
<p>Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Please post the enclosed placard form of the certificate as indicated at the bottom of the 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 checked="" 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>
--	--

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief Description of Work
4.1	Decks	Building screened porch and back deck
4.2	Additions	Rebuilding old porch and Second Floor addition

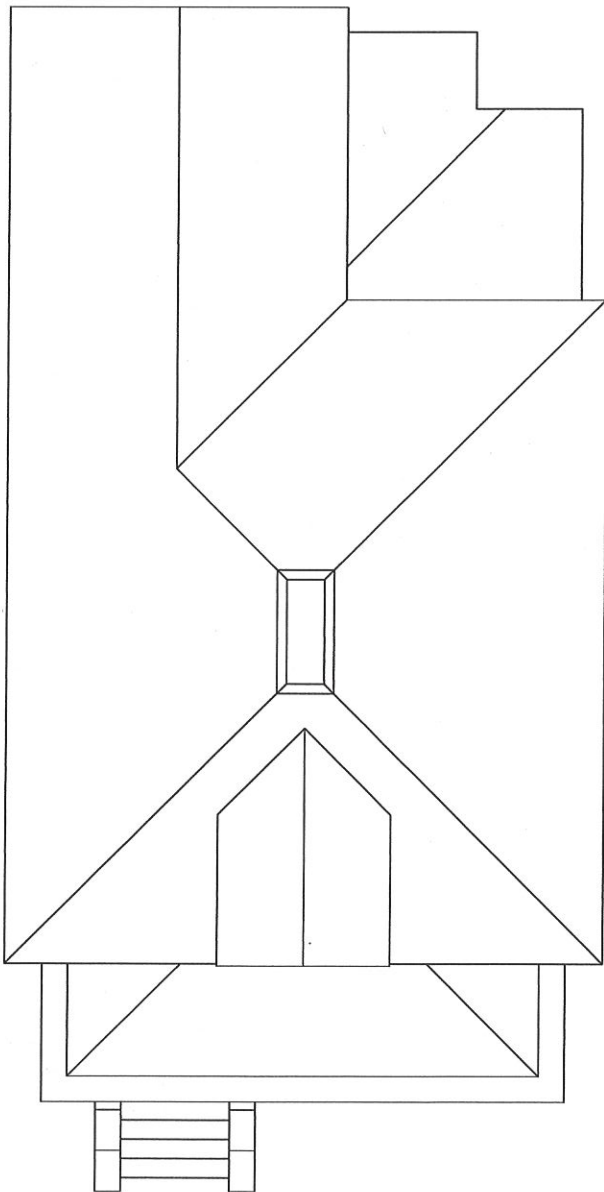
TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2 " x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>					
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 type="checkbox"/>				
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input 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 type="checkbox"/>				

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD
PLOT PLAN**

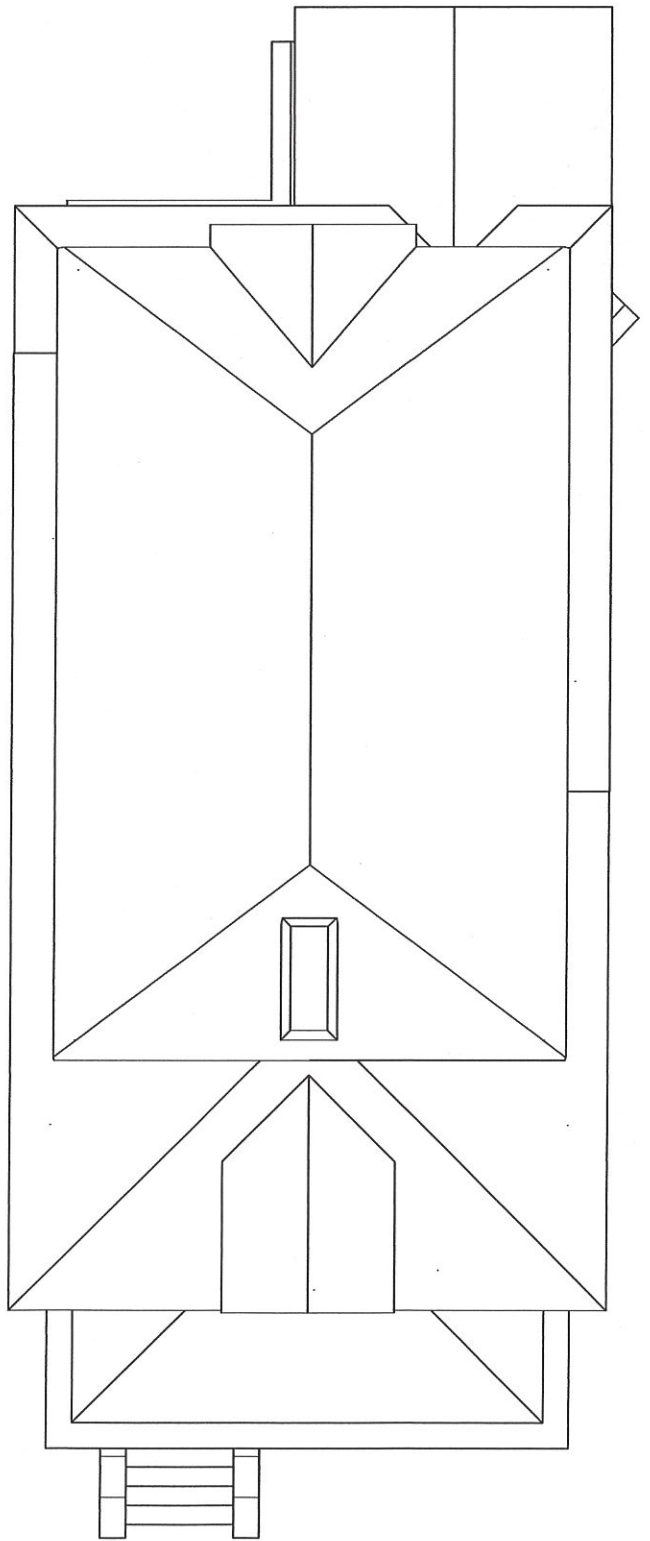


N East St

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**



**PLAN VIEW
EXISTING**



**PLAN VIEW
PROPOSED**

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**



**FRONT (EAST) ELEVATION
EXISTING**



**FRONT (EAST) ELEVATION
PROPOSED**

PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD



NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**

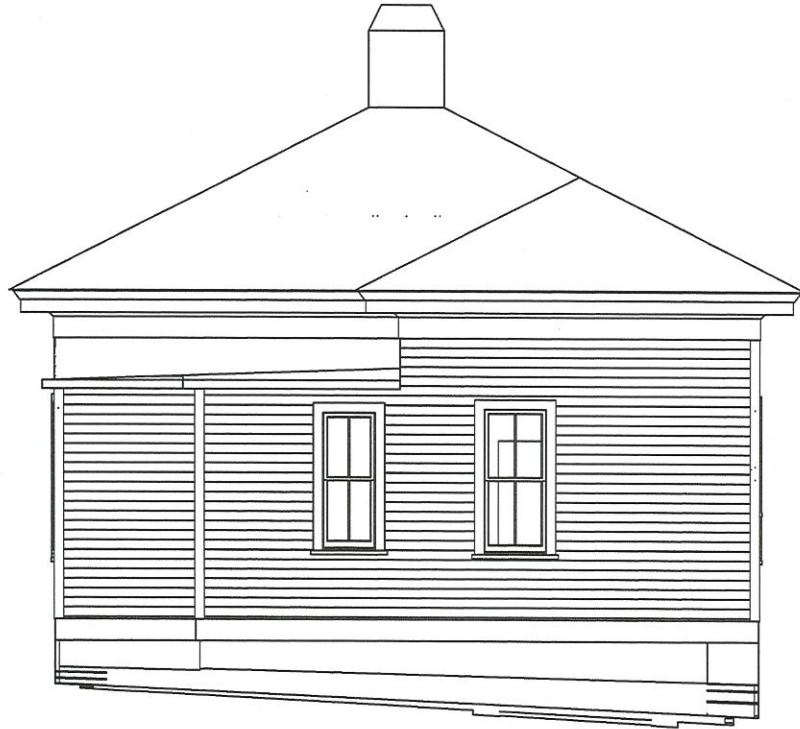


SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - PROPOSED

**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**



**REAR (WEST) ELEVATION
EXISTING**



**REAR (WEST) ELEVATION
PROPOSED**

Proposed Addition/Renovation
411 N East St
Historic Oakwood

EXISTING

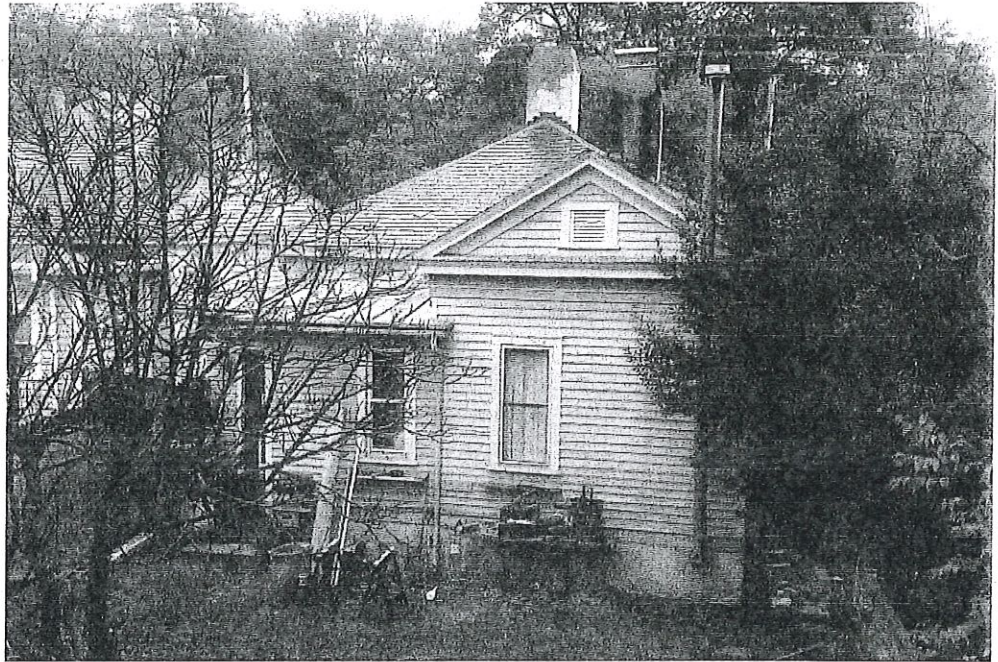


PROPOSED

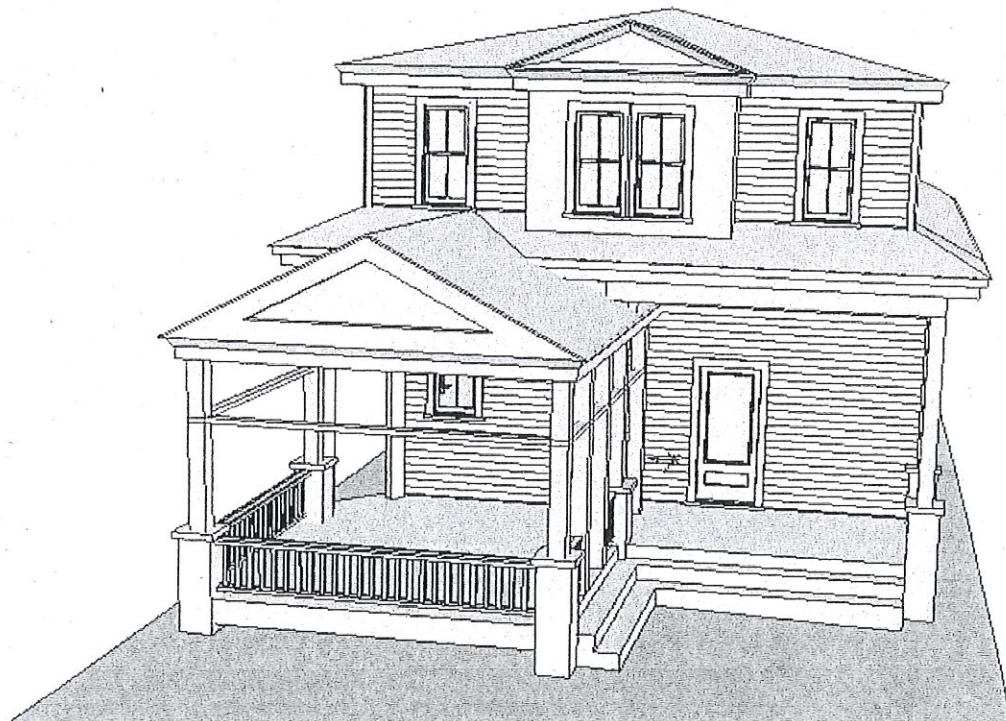


Proposed Addition/Renovation
411 N East St
Historic Oakwood

EXISTING

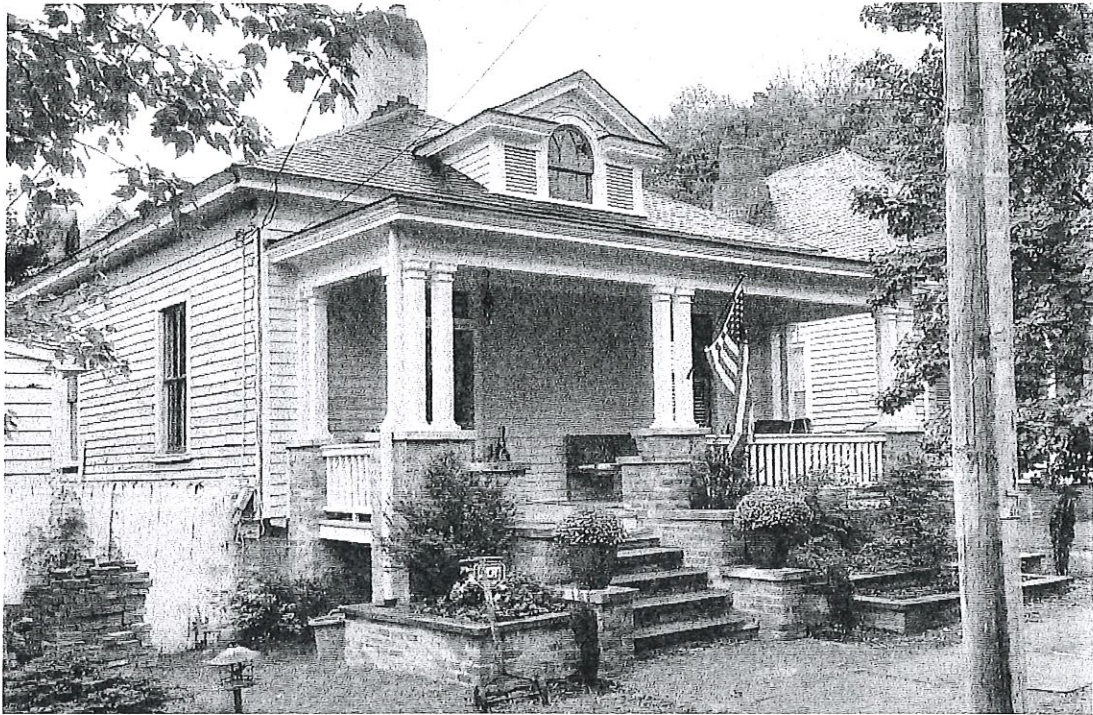


PROPOSED

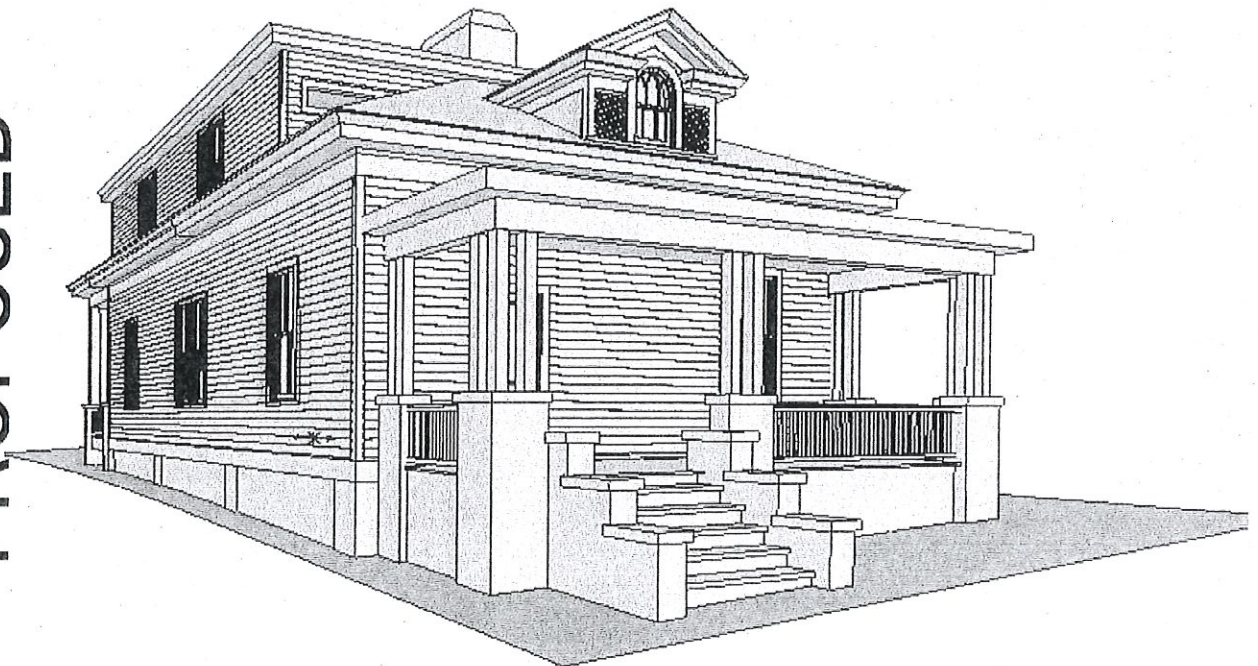


Proposed Addition/Renovation
411 N East St
Historic Oakwood

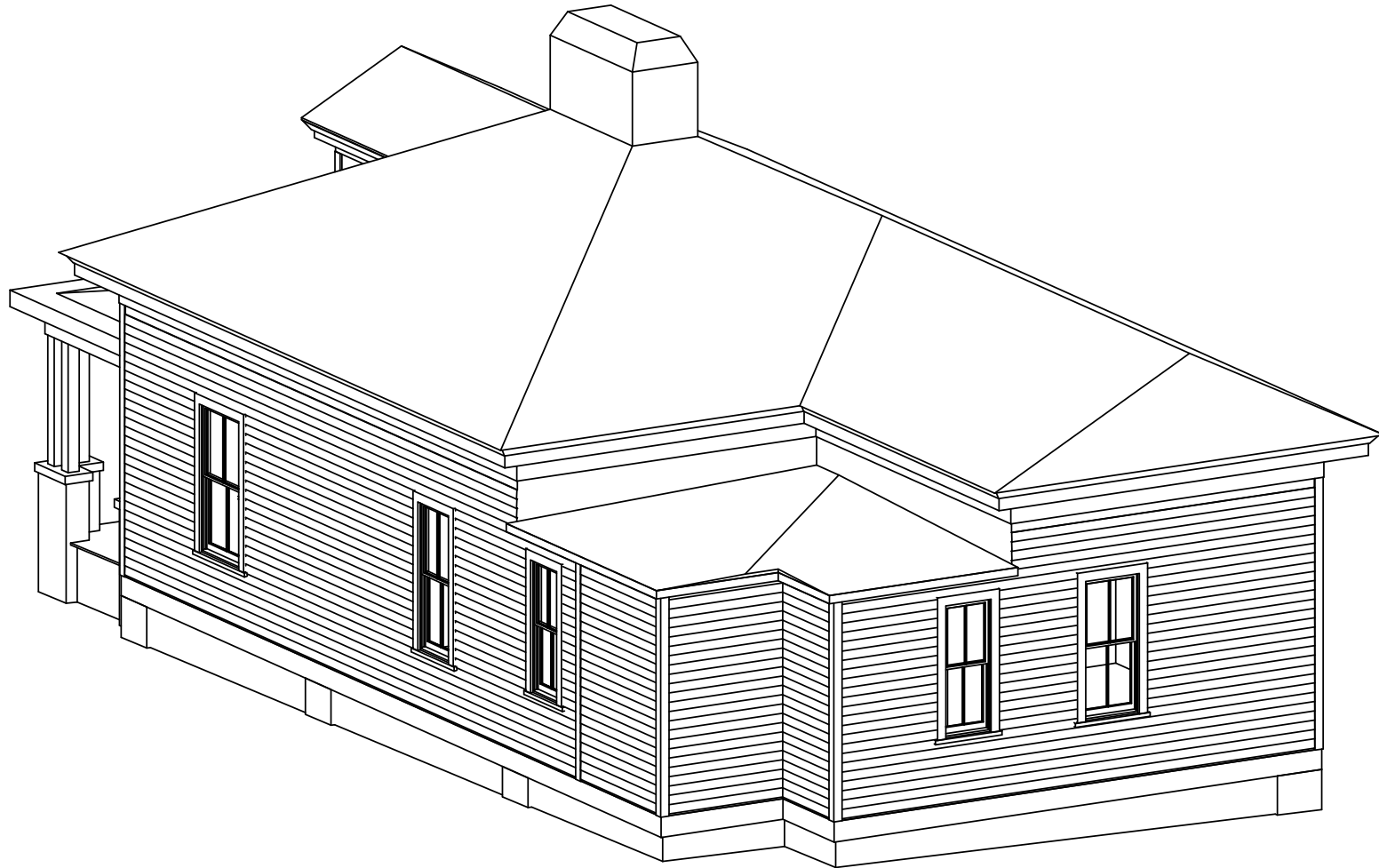
EXISTING



PROPOSED



**PROPOSED RENOVATION/ADDITION
411 N EAST ST
HISTORIC OAKWOOD**



**REAR PERSPECTIVE VIEW
CURRENT**

PROPOSED RENOVATION/ADDITION

411 N EAST ST

HISTORIC OAKWOOD

SECOND FLOOR WITH
PYRAMID HIP ASPHALT OR
SLATE ROOF AND
REAR GABLE
DORMER

WOOD SIDING, FACIA,
SOFFIT, TRIM TO
MATCH

ROOF LINE EXTENDED
AND WRAPPED AROUND.
PYRAMID HIPS ADDED
TO MATCH ORIGINAL.
SLATE ROOFING TO
MATCH ORIGINAL

ALL WOOD
2-OVER-2
WINDOWS
ADDED

OLD LOW ROOF PORCH
REMOVED, REBUILT
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2-OVER-2 WOOD WINDOWS
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BRICK STEPS
TO MATCH
FRONT

T&G WOOD FLOOR

WOOD HANDRAILS,
WOOD COLUMNS &
CONCRETE CAPPED
BRICK COLUMN BASES
TO MATCH FRONT PORCH

**REAR PERSPECTIVE VIEW
PROPOSED**