

City of Raleigh



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177-17-CA

1104 W LENOIR STREET
BOYLAN HEIGHTS
HISTORIC DISTRICT
(R-10)

0 25 50 100
Feet



Nature of Project:
Construct house and garage;
install walkways, driveways,
and fence; remove three trees

APPLICANT:
DAVID MAURER



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

177-17-CA 1104 W LENOIR STREET

Applicant: DAVID MAURER

Received: 11/9/2017

Meeting Date(s):

Submission date + 90 days: 2/7/2018

1) 12/28/2017 2) **1/25/2018** 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Construct house and garage; install walkways and driveways.

Amendments: **Amendments were received from the applicant on 1/10/18 that include eliminating the fence installation, tree removal, and porte cochere from the application.**

DRAC: An application was reviewed by the Design Review Advisory Committee at its November 28, 2017, meeting. Members in attendance were Dan Becker and Mary Ruffin Hanbury; also present on behalf of the owner were David Maurer and Craig Bethel, as well as staff members Tania Tully and Melissa Robb.

Staff Notes:

- This application is concurrent with another from the same applicant for a similar project on the adjacent lot at 1102 W Lenoir St (COA application 176-17-CA).
- Note that the original application materials label this property as 1106 W Lenoir St. There was an error in addressing when these lots were recently assigned updated addresses.
- **Changes to this report reflecting the amended application for the January 25 COA Committee meeting are shown in bold.**

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.5	Walkways, Driveways and Offstreet Parking	Install walkways and driveways
1.6	Garages and Accessory Structures	Construct garage
3.3	New Construction	Construct house

STAFF REPORT

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

- A. Constructing a **2-story** house is not incongruous in concept according to *Guidelines* 1.3.2, 1.3.7, 1.3.13, 3.3.1, 3.3.2, 3.3.3, 3.3.4, 3.3.5, 3.3.6, 3.3.7, 3.3.9, 3.3.10, 3.3.11, 3.3.12; however, the **use of fiber cement shakes may be** incongruous according to *Guideline* 3.3.10, and the following suggested facts:

- 1* Built **area** to open space analysis: According to the applicant, the lot is 5,951 SF. The footprint of the house is 1,464 SF; including the front porch, rear porch, garage, rear drive, front drive and front walkway it is 2,975 SF. The proportion of built area to open space is 50%.
- 2* Built **mass** to open space analysis: According to the applicant, the lot is 5,951 SF. The footprint of the house is 1,464 SF; including the front porch, , rear porch and garage it is 2,510 SF. The proportion of built mass to open space is 42%.
- 3* A site section that shows the rise in grade from the street to the rear alley was provided. It shows regrading in the area between the garage and the rear of the house.
- 4* The location of HVAC units and screening was not provided.
- 5* Context on the block: The proposed house is two stories. The four houses to the north on Lenoir St are single-story bungalows with Craftsman details, while the property to the south (which faces Cabarrus St) is a 1 ½-story bungalow. On the west side of Lenoir St is a one-story bungalow and a group of commercial/industrial buildings.
- 6* **The applicant provided drawings illustrating the relative roof heights of the existing quadplex and its neighbors, showing the existing building is 21% taller than at 1108 W Lenoir St and 36% taller than at 916 W Cabarrus St. The ridge heights of the proposed new 2-story houses are roughly 2 feet taller than the existing quadplex, making them 30% taller than at 1108 W Lenoir St and 45% taller than at 916 W Cabarrus St, a 9% increase in roof height compared to the existing quadplex.**
- 7* The applicant provided other examples nearby in Boylan Heights where two two-story houses are flanked by single-story houses, all on W South St. This is relevant because the concurrent application at 1102 W Lenoir St (COA application 176-17-CA) is also a two-story house, thus creating a pair of two-story houses on a block that otherwise contains single-story residences. **New drawings of these other house groupings illustrate the differences in roof heights, with the two-story houses ranging from 33% to 51% taller than their shorter neighbors.**
- 8* **The applicant provided illustrations of three other two-story houses on the same block that are taller than the proposed house, all of which are behind the houses across the alley:**

- a. 418 Cutler St – 7% taller than the proposed house;
 - b. 420 Cutler St - 2% taller than the proposed house;
 - c. 422 Cutler St - 11% taller than the proposed house.
- 9* The applicant provided examples of other Boylan Heights buildings that have similar flat side walls to compare with the 56' wall under the main hipped roof of the proposed house;
- a. 620 Cutler St – 59' side elevation under the main roof;
 - b. 603 Cutler St – 62' side elevation under the main roof;
- 10* 728 W Cabarrus St – 58' side elevation under the main roof.
- 11* The house is a two-story, hipped roof structure with projecting hipped roof elements on the front and rear. It includes a front porch and a rear porch that is partially inset.
- 12* **Amended drawings show a lowering of the roof height by changing the roof pitch to 7/12.**
- 13* The house features some Craftsman details such as tapered porch columns on brick piers, exposed rafter tails on the front porch roof, and fiber cement lapped siding on the lower portion of the walls separated by a band board from the fiber cement shake-form siding above. The foundation is brick, but a sample was not provided. It should be noted that fiber cement shake-form siding has not been approved in any historic district up to now. **The updated drawings no longer include a dormer window on the front of the hipped roof.**
- 14* **The applicant provided six examples of buildings in the district that include different siding on the upper and lower floors; 620 Cutler St, 728 W Cabarrus St, 610 S Boylan Ave, 317 S Boylan Ave and 710 McCulloch St.**
- 15* One anachronistic feature is the two-story projecting bay on the front façade. This creates a vertical emphasis which is atypical of the Craftsman style.
- 16* The applicant provided a photo of a house with a projecting bay at 501 Cutler St, although in this example it appears a portion of the front porch was infilled at some point, limiting the impact of the strong vertical element. The example photo of 504 S Boylan shows many similarities, including the two-story projecting bay on the front façade. Their final example is at 706 S Boylan Ave, where the porch extends the full width of the façade. Another relevant example from staff is the new-construction Craftsman-style house at 503 Cutler

Street approved in 2015 (COA 121-15-CA) features a projecting bay above the porch uncommon in historic Craftsman-style houses.

- 17* One feature that is not uncommon on historic Craftsman-style houses is the partial-width front porch, but is less common in Boylan Heights on two-story residences. The applicant provided an example of a partial-width front porch at 504 S Boylan Ave.
- 18* A new horizontal window (an atypical window form in the district) is proposed for a bathroom on the second floor on the south side of the house toward the rear in an inconspicuous location.
- 13* The house will be clad in materials that match the garage with fiber cement siding (smooth side out) and a composite material trim. The windows will match those on the garage. Asphalt shingles will be used for most of the roof, while standing seam metal will be used for the porch/porte cochere and small shed roof over second story front windows.
- 14* **The applicant provided an example of existing houses that feature cedar shingles (614 Chamberlain St) and fiber cement shingles (612 Chamberlain St). Painted and unpainted samples will be brought to the meeting.**
- 15* Specifications and details for the roofing material were not provided.
- 16* Specifications and details were provided for the windows, doors, eaves and railings (if needed). **Window trim is traditional with 4" casing on 3 sides and a bottom sill.** Muntin profiles for the window were not.
- 17* No information was provided for the location or specifications of light fixtures.

B. Constructing a garage is not incongruous in concept according to *Guidelines* 1.6.5, 1.6.6, 1.6.7, 1.6.8, 1.6.10, 1.6.11, and 1.6.12, and the following suggested facts:

- 1* A pyramidal roofed one-story, two-car garage is proposed which is to be accessed from the rear alley. Alley loaded garages are common and historical in the district.
- 2* The application indicates the garage will feature two overhead doors and a person door. One window will be installed in the side wall with the person door. No details and specifications were provided for the garage vehicular doors.

- 3* The applicant provided photographs of other garages in Boylan Heights at 706 S Boylan Avenue (which must be labeled incorrectly since the address does not show up in iMAPS), 502 Cutler St and 1010 W Lenoir St.
- 4* The garage will be clad in materials that match the house with fiber cement siding with the smooth side out, and with composite material trim. The window will match those on the house. Asphalt shingles will be used for the roof. The color was not specified.
- 5* Paint colors were provided; however, paint color swatches were not. Lighting details were not provided.

C. Installing walkways and driveways is not incongruous in concept according to *Guidelines* 1.5.5, 1.5.6, 1.5.8, 1.5.9, and the following suggested facts:

- 1* The existing non-historic circle drive that spans both 1102 and 1104 W Lenoir St will be removed with the demolition of the existing building.
- 2* The applicant proposes installing two driveways; one gravel driveway off the alley leading to the garage and one concrete driveway off the street.
- 3* Alley-loaded driveways are a common and historic feature in Boylan Heights.
- 4* The gray gravel of the alley driveway is to be similar to that found on adjacent properties. Gravel driveways are common and historical in the district.
- 5* The new front driveway will require altering a portion of the existing curb cut and apron. No curb cut details were provided.
- 6* A new concrete walkway with a water-washed finish is proposed which runs between the sidewalk and front porch, essentially centered on the front of the house, as is common and historical in the district.

Pending committee discussion of the use of fiber cement shingles, 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 details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Curb cut;
 - b. Garage vehicular door;
 - c. Fiber cement shake form siding;
 - d. Window muntins;
 - e. Roofing materials;
 - f. Brick sample for foundation;
 - g. Paint colors;
 - h. Exterior lighting;
 - i. HVAC location and screening.



1102 and 1104 W Lenoir

Additional supporting evidence as requested by CoA Committee

Design change: Based on the concern expressed by the Committee and the public at the hearing, the heights of the houses have been reduced by lowering the roof pitch and lowering the roof bearing condition. See attached revised exterior elevations.

- 1) Provide actual relationships of heights of similar two story houses in relation to adjacent one story houses as presented in application and at hearing, and compare to same for proposed houses. See attached pages for supporting photos and diagrams. Facts:
 - a. Proposed houses at 1102 and 1104 W Lenoir are 30%-45% taller than adjacent houses.
 - b. Existing houses at 1029 and 1031 W South are 42%-51% taller than adjacent houses.
 - c. Existing houses at 1023 and 1025 W South are 40%-50% taller than adjacent houses.
 - d. Existing houses at 1018 and 1020 W South are 33%-50% taller than adjacent houses.

Summary: The relationship of the height of the proposed houses to the adjacent houses is lower than the three similar examples cited, and therefore not incongruous.

- 2) Provide actual heights of proposed houses as compared to proposed two story houses on same block. See attached for supporting photos and diagrams. Facts:
 - a. Proposed houses are 30.5' high to the ridge.
 - b. 422 Cutler Street is 34' tall.
 - c. 420 Cutler Street is 31' tall.
 - d. 418 Cutler Street is 32.5' tall.

Summary: all three existing houses at 422, 420, and 418 Cutler Street are taller than the proposed houses; therefore the height of the proposed houses is not incongruous.

- 3) Provide examples of structures in Boylan Heights that have similar 'flat' side elevations, and provide lengths. See attached. Facts:
 - a. Proposed length of side elevations for 1102 and 1104 W Lenoir Street is 47'-8" on the first floor and 56'-0" on the second floor (56'-0" under main hip roof.)
 - b. Existing lengths of side elevations under main roof line for 620 Cutler is 59'-0"
 - c. Existing lengths of side elevations under main roof line for 603 Cutler is 62'-0"
 - d. Existing lengths of side elevations under main roof line for 728 W Cabarrus is 58'-0"

Summary: all three existing structures cited have 'flat' sides longer than the proposed houses; therefore the proposed side elevations are not incongruous.

- 4) Provide examples of other houses with different siding materials on the first and upper levels. See attached. Facts:
 - a. 620 Cutler Street, 728 W Cabarrus, 610 S Boylan, 502 S Boylan, 317 S Boylan, and 710 McCulloch are six examples in Boylan Heights.

Summary: Six houses cited support the proposed design; therefore the mixed siding design is not incongruous.

- 5) Provide address of a built house that has synthetic (Hardi) shingle siding.
 - a. See attached sheet for adjacent houses at 612 and 614 Chamberlain Street for both real and synthetic cedar shingles.

Examples of long side elevations in Boylan Heights



620 Cutler Street north elevation (received CoA for second floor addition): 59'



620 Cutler Street south elevation (received CoA for second floor addition): 59'



603 Cutler Street south elevation: 52' body length; 62' under main hip roof



603 Cutler Street north elevation: 52' body length; 62' under main hip roof



728 W Cabarrus St east elevation: 48' body length; 58' under main roof hip

Facts:

- 1) Proposed length of side elevations for 1102 and 1104 W Lenoir Street is 47'-8" on the first floor and 56'-0" on the second floor (56'-0" under main hip roof.)
- 2) Existing lengths of side elevations under main roof line for other Boylan Heights properties:
 - a. 620 Cutler: 59'-0"
 - b. 603 Cutler: 62'-0"
 - c. 728 W Cabarrus: 58'-0"

Summary of findings: Proposed length of side elevations of 1102 and 1104 W Lenoir is less than three other similar properties located within Boylan Heights; therefore is not incongruous according to Section 3.3.7.

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Examples of other two story structures in Boylan Heights with different siding treatments on the first and upper levels:



620 Cutler Street



728 W Cabarrus Street



610 S Boylan Ave



502 S Boylan Ave



511 Cutler St



710 McCulloch St

Example of synthetic (Hardi) cedar siding



614 Chamberlain Street
Real cedar shingles

612 Chamberlain Street
Hardi cedar shingles

Samples of painted real cedar shingles and painted Hardi-shingles shall be brought to the hearing for comparison.

NOTE:
ALL COLORS TO BE SUBMITTED TO
STAFF FOR REVIEW AND APPROVAL
PRIOR TO INSTALLATION

ASPHALT SHINGLES ON 15# FELT
ON 1/2" OSB ON RAFTERS

1x8 FASCIA W/ ALUM. GUTTERS @ EAVE
OVERHANGS, TYP. ALL OVERHANG
SOFFITS SHALL BE VENTED
HARDI-SOFFIT; ALL RAKE SOFFITS
SHALL BE NON-VENTED HARDI-SOFFIT.

"TRADITIONS COLLECTION" WOOD
WINDOWS BY LINCOLN. SEE FLOOR
PLAN FOR SASH OPENINGS

5/4x4 CORNER BOARD & TRIM. ALL
TRIM SHALL BE MIRATEC OR EQUAL

5/4x4 WINDOW & DOOR TRIM. ALL
TRIM SHALL BE MIRATEC OR EQUAL

PAINTED HARDI-SHAKE ACCENT SIDING.

WOOD DRIP CAP ON 1x8 TRIM BAND.
ALL TRIM SHALL BE MIRATEC OR EQUAL

STANDING SEAM METAL ROOFING ON
15# FELT ON 1/2" OSB ON RAFTERS @
FRONT PORCH AND CARPORT

PAINTED, EXPOSED RAFTER
TAILS @ PORCH AND CARPORT

PAINTED, SMOOTH HORIZONTAL
HARDI-LAP SIDING, 5" REVEAL.

"TRADITIONS COLLECTION" WOOD
DOORS BY LINCOLN. SEE FLOOR PLAN
FOR DOOR SIZES.

12" TAPERED PAINTED COLUMNS W/
BASE AND TOP TRIM ON 16"x16" BRICK
PIERS @ PORCH & CARPORT

PAINTED T&G WOOD FRONT
PORCH W/ 1x10 TRIM BAND

BRICK FOUNDATION

WOOD STEPS TO GRADE

WOOD DRIP CAP ON 1x10 TRIM BAND.
ALL TRIM SHALL BE MIRATEC OR EQUAL



NOTE:
FRONT PORCH CEILING AND REAR
PORCH CEILING SHALL BE PAINTED
BEADBOARD PLYWOOD.

COA APPLICATION FOR:

1104 W. Lenoir Street

FRONT ELEVATION

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

DATE: 01/08/2017

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BRICK FOUNDATION

WOOD STEPS TO GRADE

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ALL TRIM SHALL BE MIRATEC OR EQUAL



COA APPLICATION FOR:

1104 W. Lenoir Street

LEFT ELEVATION

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

DATE: 01/08/2017

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DOORS BY LINCOLN. SEE FLOOR
PLAN FOR DOOR SIZES.

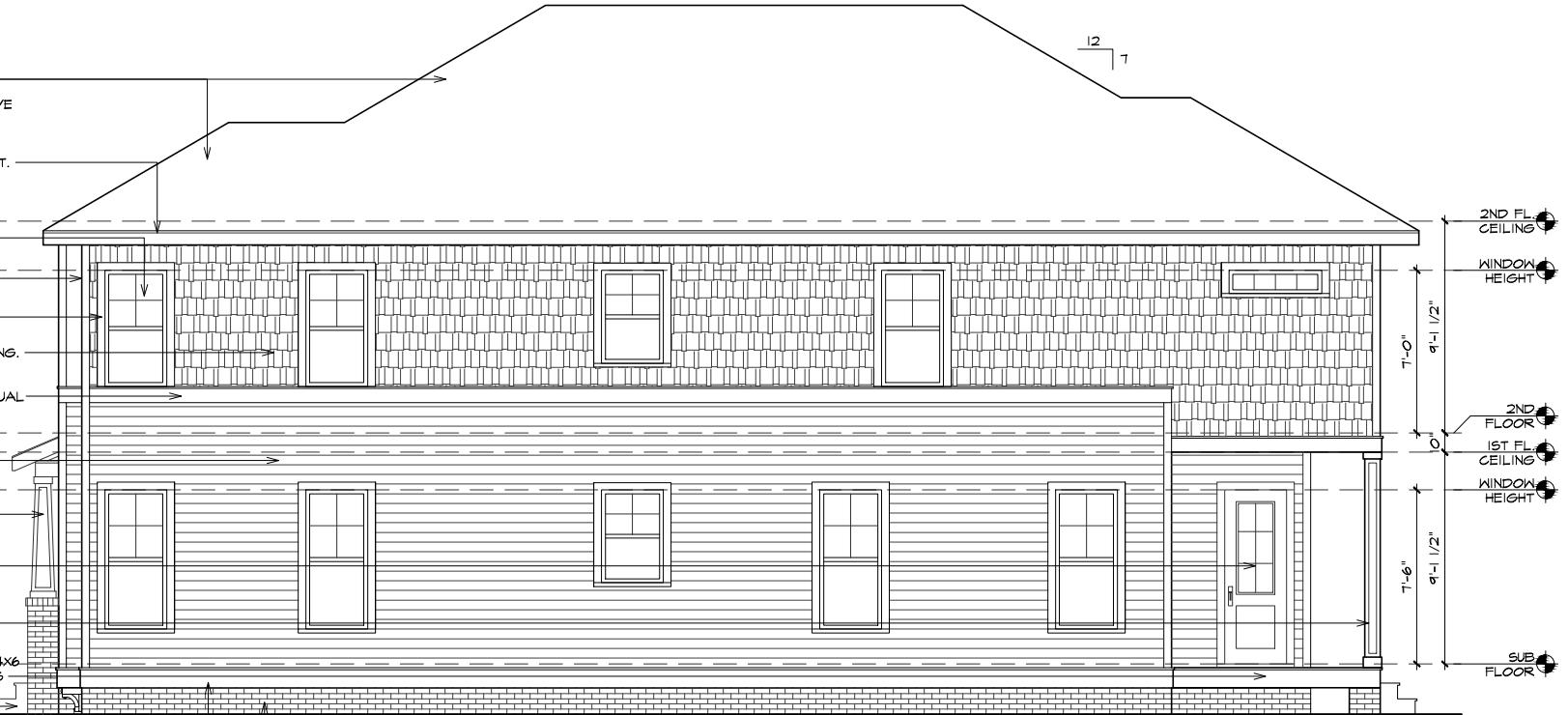
8"x8" BUILT-UP PAINTED COLUMNS
W/ BASE AND TOP TRIM @
COVERED PATIO

STAINED PT WOOD FRAMED PATIO W/ 5/4x6
DECKING BOARD ON 16"x16" BRICK PIERS

WOOD STEPS TO GRADE

WOOD DRIP CAP ON 1x10 TRIM BAND.
ALL TRIM SHALL BE MIRATEC OR EQUAL

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COA APPLICATION FOR:

1104 W. Lenoir Street

RIGHT ELEVATION

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

DATE: 01/08/2017

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PAINTED, SMOOTH HORIZONTAL
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COA APPLICATION FOR:

1104 W. Lenoir Street

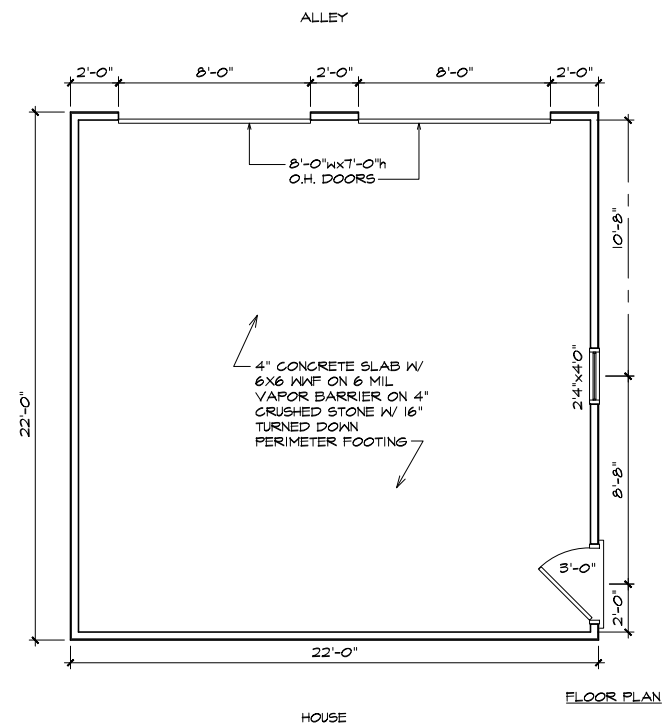
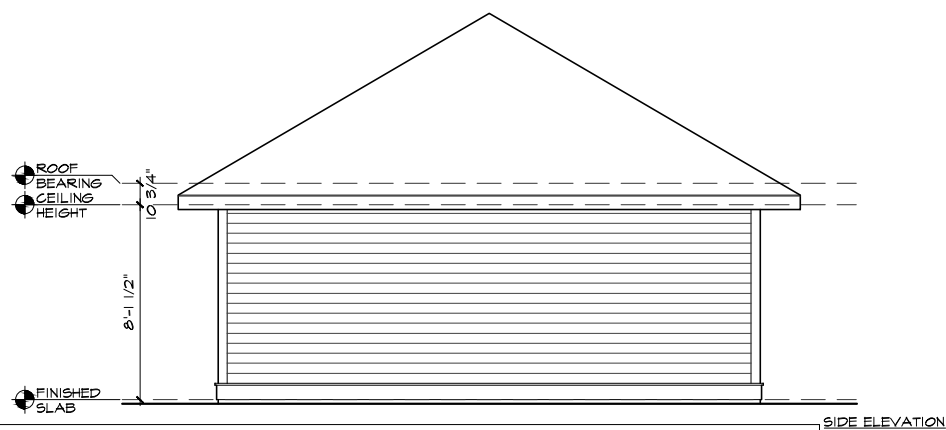
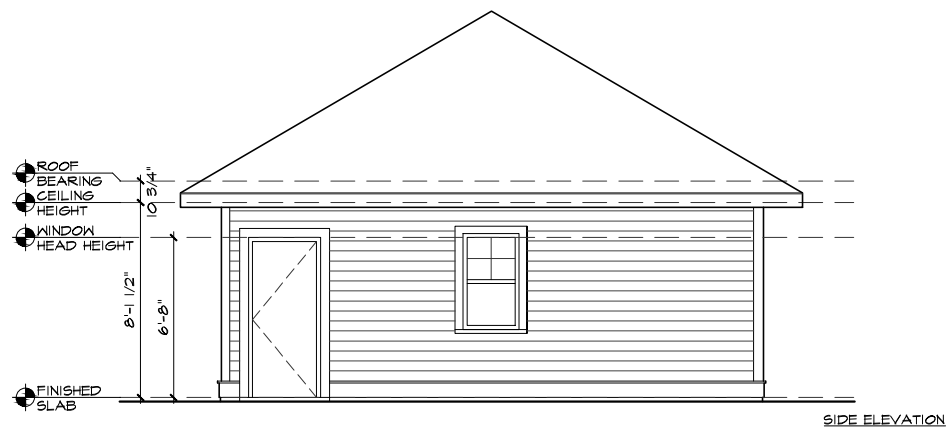
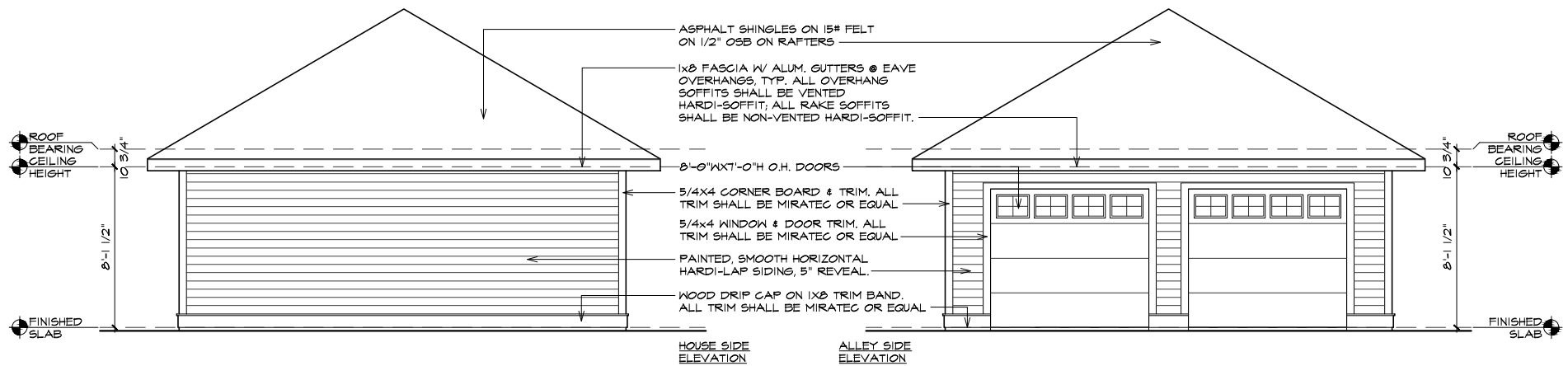
REAR ELEVATION

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

DATE: 01/08/2017

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COA APPLICATION FOR:

1104 W. Lenoir Street

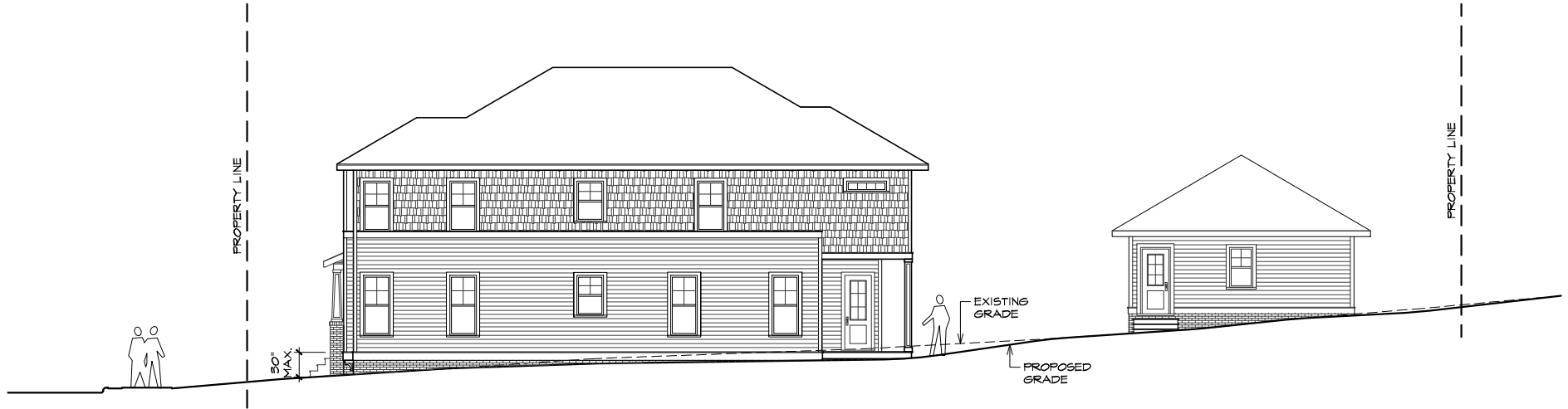
GARAGE

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

DATE: 01/08/18

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COA APPLICATION FOR:

1104 W. Lenoir Street

SITE SECTION

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

DATE: 01/08/2018

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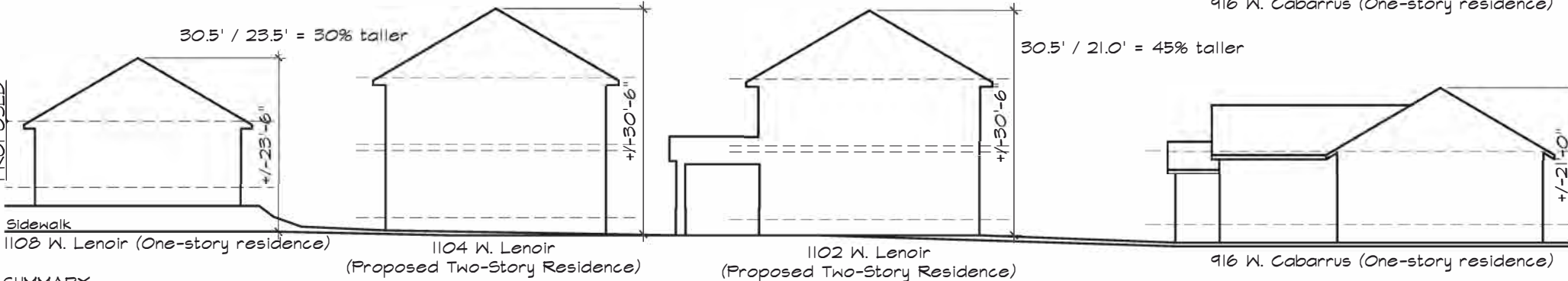
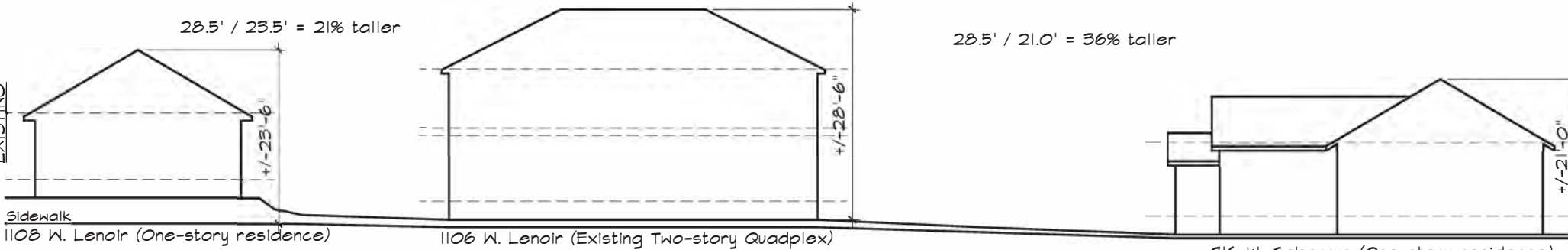
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1108 W. Lenoir (One-story residence)

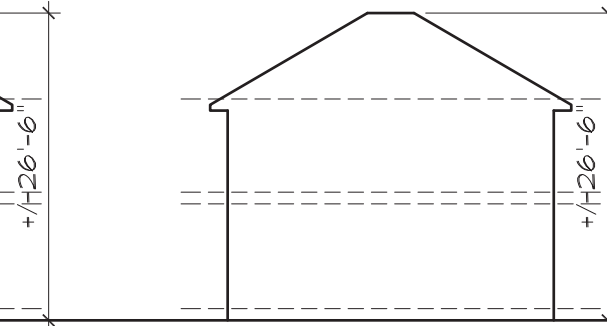
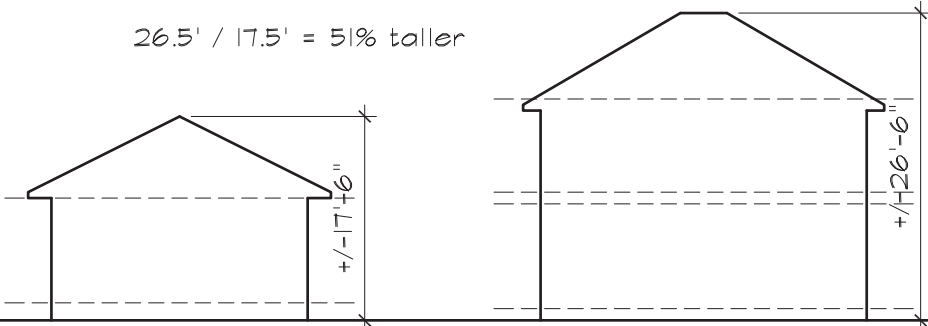
1106 W. Lenoir (Existing Two-story Quadplex)

916 W. Cabarrus (One-story residence)

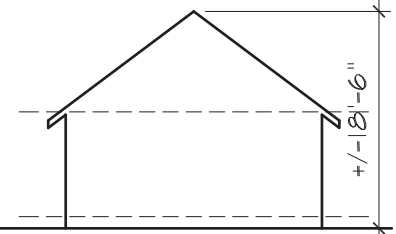


- SUMMARY:**
- PROPOSED HOUSES
 - EXISTING HOUSES
 - 1102 AND 1104 W. LENOIR ARE 30% - 45% TALLER THAN ADJACENT HOUSES.
 - 1029 AND 1031 W. SOUTH ST. ARE 42% - 51% TALLER THAN ADJACENT HOUSES.
 - 1023 AND 1025 W. SOUTH ST. ARE 40% - 50% TALLER THAN ADJACENT HOUSES.
 - 1018 AND 1020 W. SOUTH ST. ARE 33% - 50% TALLER THAN ADJACENT HOUSES.
- (SEE ATTACHED BUILDING HEIGHT DIAGRAMS FOR CALCULATIONS)

$26.5' / 17.5' = 51\%$ taller

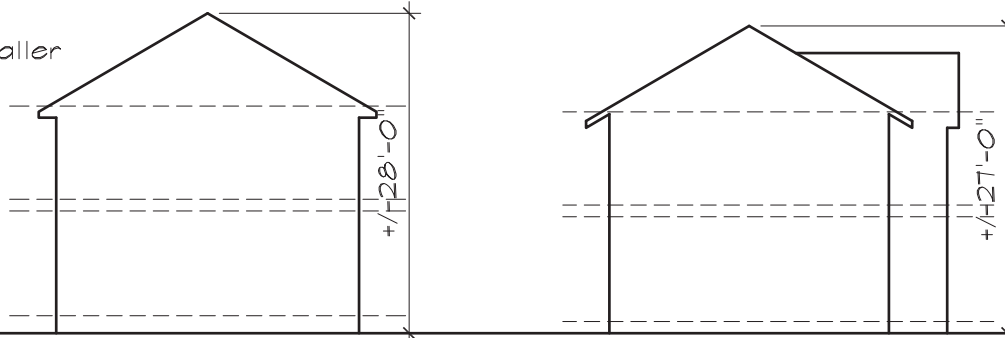
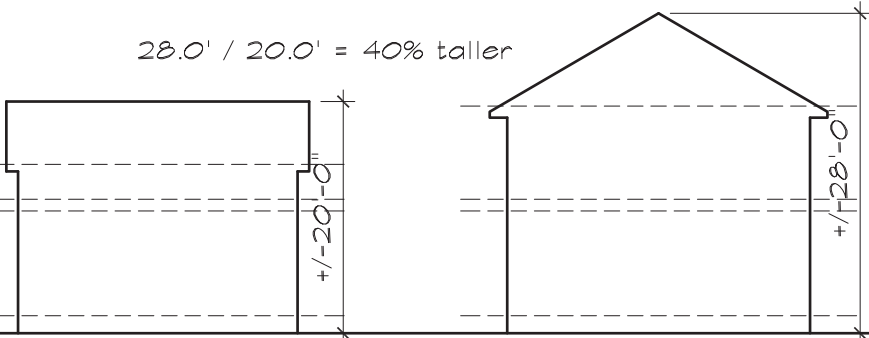


$26.5' / 18.0' = 42\%$ taller

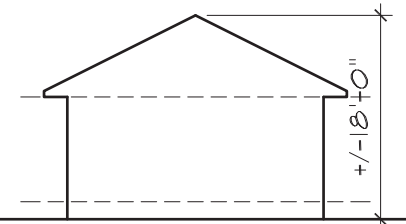


1029 and 1031 W. South Street (2 two-story houses between one-story houses)

$28.0' / 20.0' = 40\%$ taller

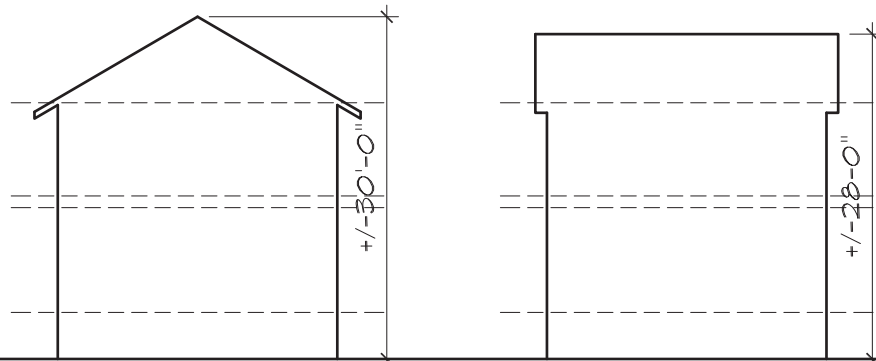
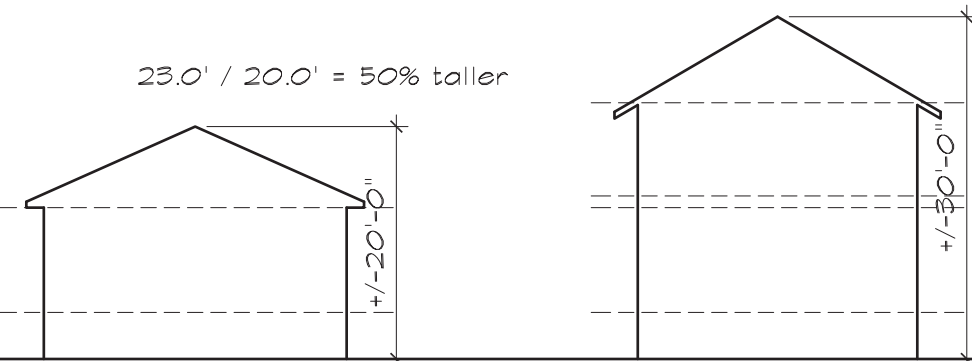


$27.0' / 18.0' = 50\%$ taller

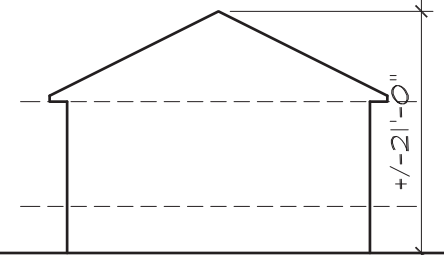


1023 and 1025 W. South Street (2 two-story houses between one-story houses)

$23.0' / 20.0' = 50\%$ taller



$28.0' / 21.0' = 33\%$ taller



1018 and 1020 W. South Street (2 two-story houses between one-story houses)



1029 and 1031 W. South Street (2 two-story houses between one-story houses)



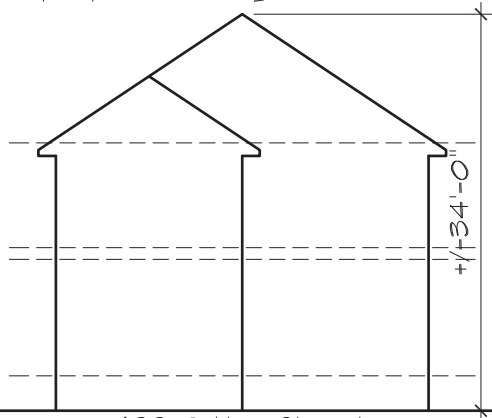
1023 and 1025 W. South Street (2 two-story houses between one-story houses)



1018 and 1020 W. South Street (2 two-story houses between one-story houses)

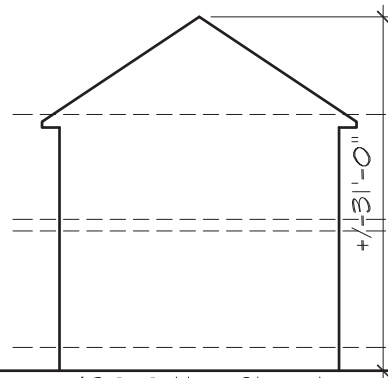


$34.0' / 30.5' = 11\%$ taller than
proposed designs



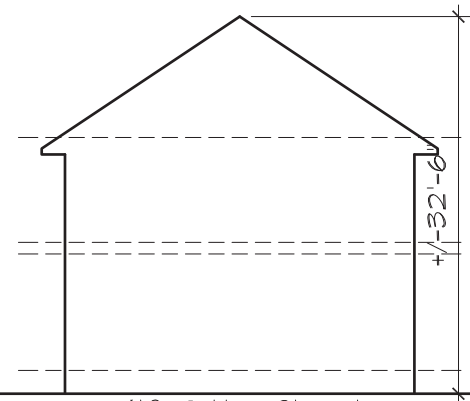
422 Cutler Street
(Two-story residence)

$31.0' / 30.5' = 2\%$ taller than
proposed designs



420 Cutler Street
(Two-story residence)

$32.5' / 30.5' = 7\%$ taller than
proposed designs



418 Cutler Street
(Two-story residence)

SUMMARY:
THREE EXISTING HOUSES ON SAME BLOCK ARE TALLER THAN PROPOSED HOUSE DESIGNS.

RECEIVED AT COA MEETING
12/28/17



5808 Triangle Drive, Raleigh, NC 27617 www.bartlett.com 919-782-7803

December 22, 2017

Project: New construction at 1104 West Lenoir St.
Property Owner: Rob Allen
Property: 1108 West Lenoir St.
Raleigh, NC 27603

Bartlett Tree Experts did a visual inspection of 3 oaks (1 water oak & 2 willow oaks) on the border of 1108 and 1104 West Lenoir St. to determine health and for any defects. My inspection did not notice any defects and trees appear to be very healthy. I also figure the trees are approximately 35 to 50 years in age. I suggest that no heavy equipment be used within 10 feet of the buttress roots. This will cause damage to a significant portion of the root system. If "Boring" is an option, then I recommend that an Arborist perform a root invigoration on the area damaged after construction has been completed. Root invigoration consist of the use of an air spade which removes compacted soil and allows the arborist to see if any roots have been damaged. Then bio-char and compost would be added to improve root health. There is no guarantee that this process will keep the tree from declining or dying. The plans are calling for a two story house, 2 major low limbs on the water oak would need to be removed. Bartlett Tree Experts approximate cost of removal of all 3 trees would be \$6000.

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



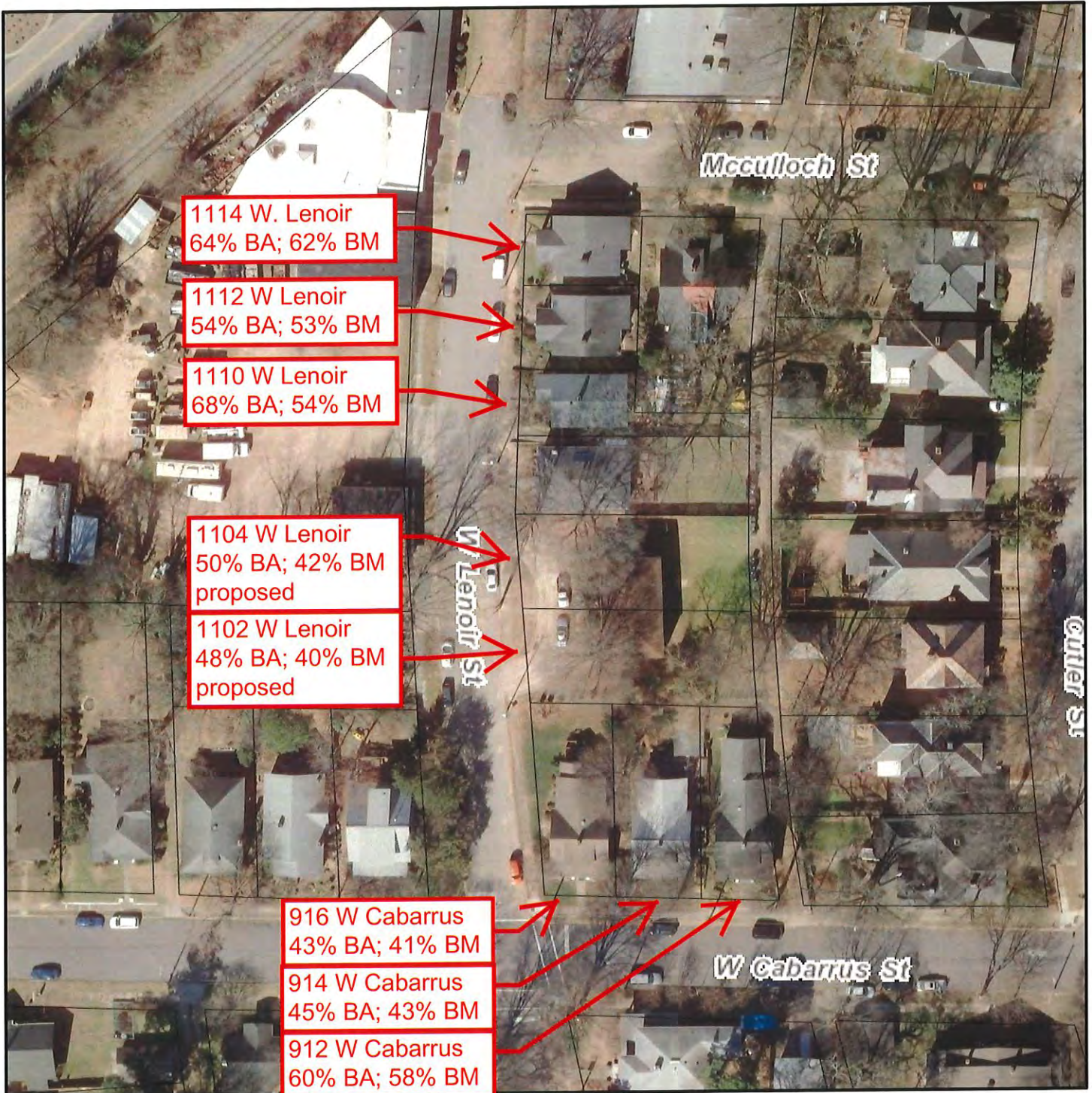
1029 and 1031 W. South Street (2 two-story houses between one-story houses)



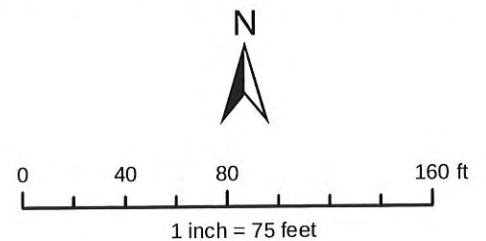
1023 and 1025 W. South Street (2 two-story houses between one-story houses)



1018 and 1020 W. South Street (2 two-story houses between one-story houses)



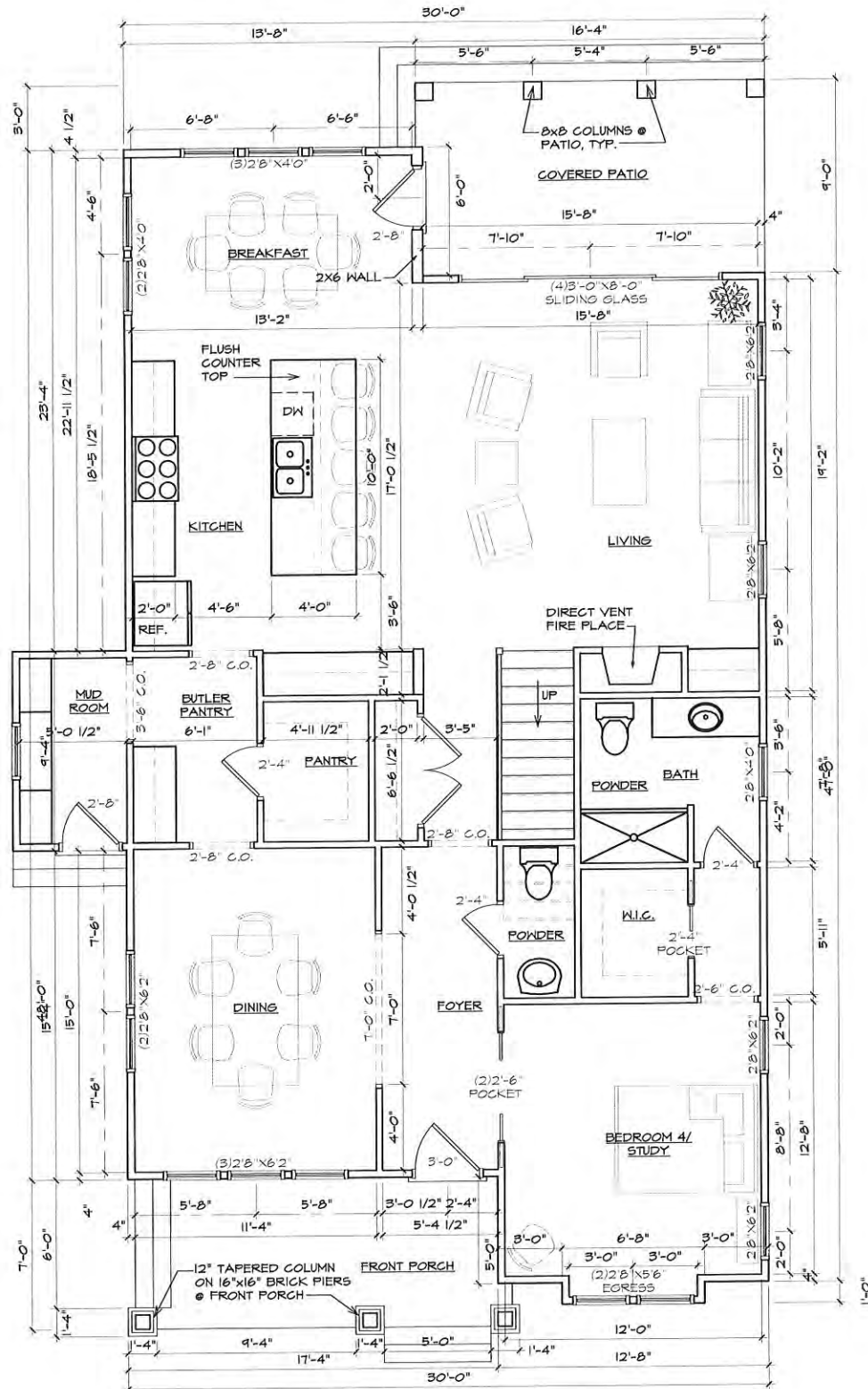
BUILT AREA AND BUILT MASS COMPARISON



Disclaimer

iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.





COA APPLICATION FOR:

1106 W. Lenoir Street

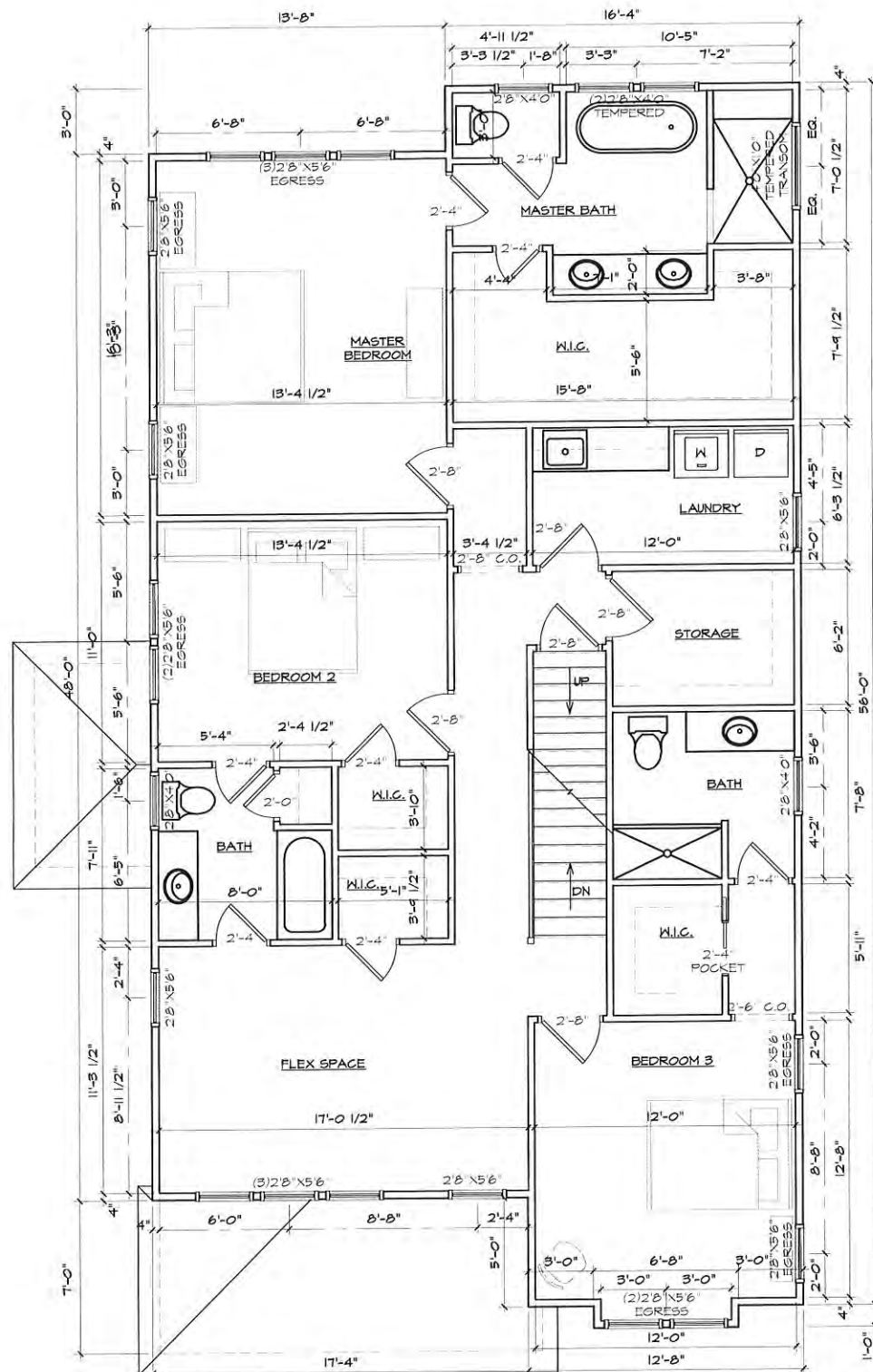
1ST FLOOR PLAN

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

DATE: 12/27/2017

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COA APPLICATION FOR:

1106 W. Lenoir Street

2ND FLOOR PLAN

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

DATE: 12/27/2017

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NOTE:
ALL COLORS TO BE SUBMITTED TO
STAFF FOR REVIEW AND APPROVAL
PRIOR TO INSTALLATION

ASPHALT SHINGLES ON 15# FELT
ON 1/2" OSB ON RAFTERS

1x8 FASCIA W/ ALUM. GUTTERS @ EAVE
OVERHANGS, TYP. ALL OVERHANG
SOFFITS SHALL BE VENTED
HARDI-SOFFIT; ALL RAKE SOFFITS
SHALL BE NON-VENTED HARDI-SOFFIT.

"TRADITIONS COLLECTION" WOOD
WINDOWS BY LINCOLN. SEE FLOOR
PLAN FOR SASH OPENINGS

5/4x4 CORNER BOARD & TRIM. ALL
TRIM SHALL BE MIRATEC OR EQUAL

5/4x4 WINDOW & DOOR TRIM. ALL
TRIM SHALL BE MIRATEC OR EQUAL

PAINTED HARDI-SHAKE ACCENT SIDING.

WOOD DRIP CAP ON 1x8 TRIM BAND.
ALL TRIM SHALL BE MIRATEC OR EQUAL

STANDING SEAM METAL ROOFING ON
15# FELT ON 1/2" OSB ON RAFTERS @
FRONT PORCH AND GARPORT

PAINTED, EXPOSED RAFTER
TAILS @ PORCH AND GARPORT

PAINTED, SMOOTH HORIZONTAL
HARDI-LAP SIDING, 5" REVEAL.

"TRADITIONS COLLECTION" WOOD
DOORS BY LINCOLN. SEE FLOOR PLAN
FOR DOOR SIZES.

12" TAPERED PAINTED COLUMNS W/
BASE AND TOP TRIM ON 16"x16" BRICK
PIERS @ PORCH & GARPORT

PAINTED T&G WOOD FRONT
PORCH W/ 1x10 TRIM BAND

BRICK FOUNDATION

WOOD STEPS TO GRADE

WOOD DRIP CAP ON 1x10 TRIM BAND.
ALL TRIM SHALL BE MIRATEC OR EQUAL



NOTE:
FRONT PORCH CEILING AND REAR
PORCH CEILING SHALL BE PAINTED
BEADBOARD PLYWOOD.

COA APPLICATION FOR:

1106 W. Lenoir Street

FRONT ELEVATION

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

DATE: 12/27/2017

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PG 6 OF 7

NOTE:
ALL COLORS TO BE SUBMITTED TO
STAFF FOR REVIEW AND APPROVAL
PRIOR TO INSTALLATION

ASPHALT SHINGLES ON 15# FELT
ON 1/2" OSB ON RAFTERS

1x8 FASCIA W/ ALUM. GUTTERS @ EAVE
OVERHANGS, TYP. ALL OVERHANG
SOFFITS SHALL BE VENTED
HARDI-SOFFIT; ALL RAKE SOFFITS
SHALL BE NON-VENTED HARDI-SOFFIT.

"TRADITIONS COLLECTION" WOOD
WINDOWS BY LINCOLN. SEE FLOOR
PLAN FOR SASH OPENINGS

5/4x4 CORNER BOARD & TRIM. ALL
TRIM SHALL BE MIRATEC OR EQUAL

5/4x4 WINDOW & DOOR TRIM. ALL
TRIM SHALL BE MIRATEC OR EQUAL

PAINTED HARDI-SHAKE ACCENT SIDING.

WOOD DRIP CAP ON 1x8 TRIM BAND.
ALL TRIM SHALL BE MIRATEC OR EQUAL

STANDING SEAM METAL ROOFING ON
15# FELT ON 1/2" OSB ON RAFTERS @
FRONT PORCH AND CARPORT

PAINTED, EXPOSED RAFTER
TAILS @ PORCH AND CARPORT

PAINTED, SMOOTH HORIZONTAL
HARDI-LAP SIDING, 5" REVEAL.

12" TAPERED PAINTED COLUMNS W/
BASE AND TOP TRIM ON 16"x16" BRICK
PIERS @ PORCH & CARPORT

PAINTED T&G WOOD FRONT
PORCH W/ 1X10 TRIM BAND

BRICK FOUNDATION

WOOD STEPS TO GRADE

WOOD DRIP CAP ON 1X10 TRIM BAND.
ALL TRIM SHALL BE MIRATEC OR EQUAL



COA APPLICATION FOR:

1106 W. Lenoir Street

LEFT ELEVATION

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

DATE: 12/27/2017

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PG 7 of 7

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 # 535674

File # 177-17-CA

Fee _____

Amount Paid _____

Received Date 11/9/17

Received By _____

Property Street Address ~~1106~~ **1104** W Lenoir St, Raleigh, NC 27603

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name Shawn Donovan, Concept 8 Holdings

Lot size 0.14 acres

(width in feet) 50 ft

(depth in feet) 122 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](#)).

Note that this property should be referred to as 1104 W Lenoir St. There was an error in addressing when these lots were recently assigned updated addresses.

Property Address	Property Address
307 S Salem St, Ste 200, Apex, NC 27502	1108 W Lenoir St, Raleigh, NC 27603
1000 W Cabarrus St, Raleigh, NC 27603	336 Summit Ave, Raleigh, NC 27603
914 W Cabarrus St, Raleigh, NC 27603	5224 Melbourne Rd, Raleigh, NC 27606
1110 W Lenoir St, Raleigh, NC 27603	404 Cutler St, Raleigh, NC 27603
420 Cutler St, Raleigh, NC 27603	1105 W Lenoir St, Raleigh, NC 27603
310 S Harrington St, Raleigh, NC 27603	1112 W Lenoir St, Raleigh, NC 27603
2801 Glenwood Gardens Ln, Unit 305, Raleigh, NC 27608	414 Cutler St, Raleigh, NC 27603
422 Cutler St, Raleigh, NC 27603	

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 David Maurer

Mailing Address 115.5 E Hargett St, Suite 300

City Raleigh

State NC

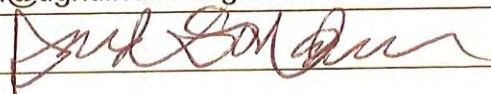
Zip Code 27601

Date 11/08/17

Daytime Phone 919-834-3600

Email Address david@tightlinesdesigns.com

Applicant Signature



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

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

Office Use Only

Type of Work _____

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)
3.3/pg 69	New Construction	New house and garage, new concrete walkways, new concrete and gravel driveways, and new fence. Demolition of non-contributing structure. Removal of three trees.
1.6/pg 29	Garages	
1.5/pg 27	Walkways, Driveways, and Off-street Parking	
1.3/pg 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.

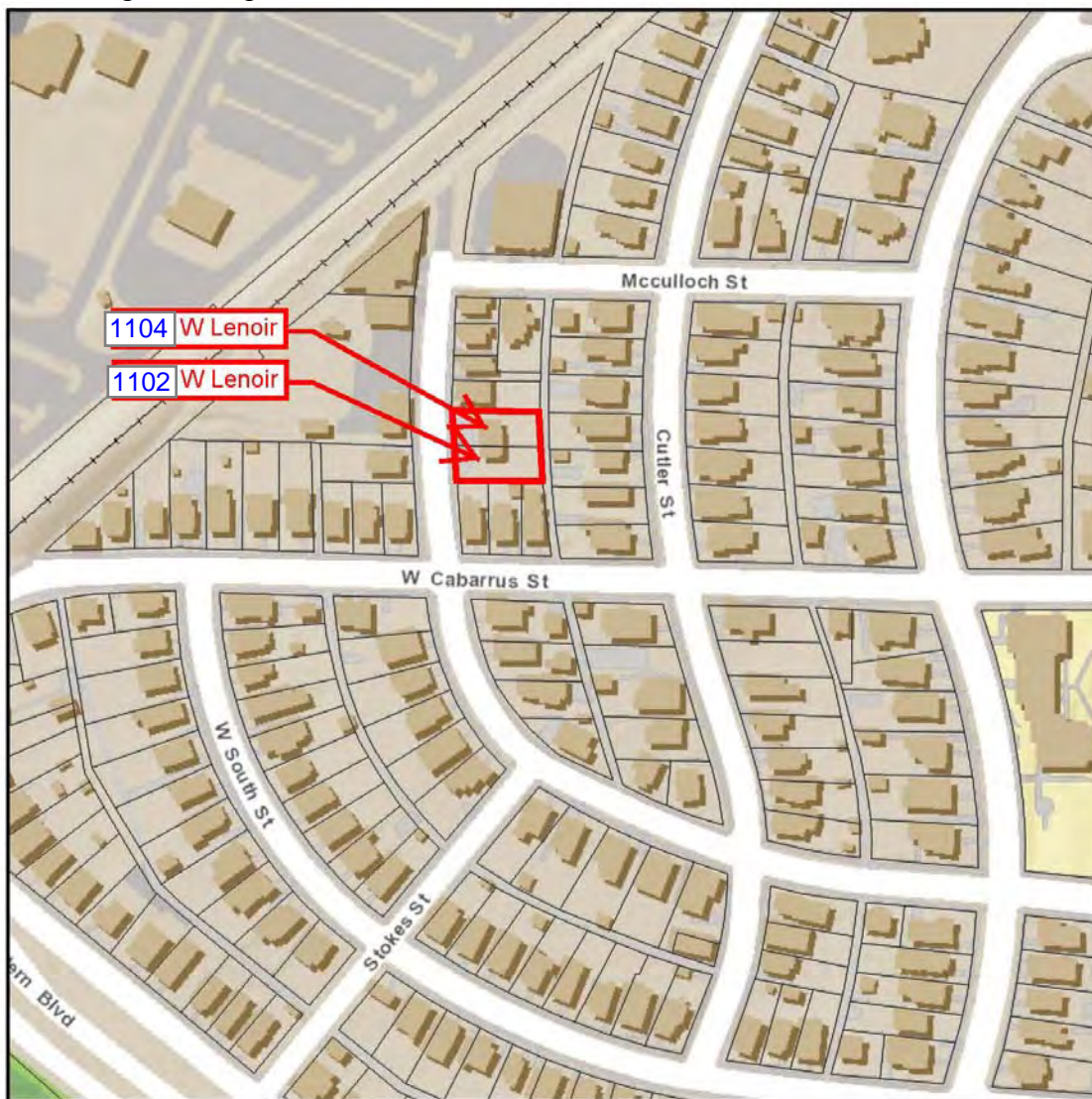
Signature (City of Raleigh) _____ Date _____

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.					
Minor Work (staff review) – 1 copy					
Major Work (COA Committee review) – 10 copies					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<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 existing and proposed work <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" 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 Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

1106 W Lenoir Project Summary (Revised per Staff and DRAC Comments):

The project consists of the demolition of an existing non-contributing quadraplex residential structure and constructing a single family residences on the existing lot. A new alley loaded garage is also proposed. The three trees at the north property line toward the front are to be removed; see certified arborist's report attached. The existing curb cut shall be shortened width to match standard curb design, and a new curb cut installed with a new concrete driveway. See drawings for further information and detail.

Existing GIS Map for reference





3.3 New Construction of Primary Buildings: Guidelines

.1 Site new construction to be congruous with surrounding historic buildings that contribute to the special character of the historic district in terms of setback, orientation, spacing, and distance from adjacent historic buildings.

Response: New house is oriented toward Lenoir Street in a similar setback to the adjacent built properties. See Proposed Site Plan for locations of adjacent houses at 1108 W Lenoir and 916 W Cabarrus. Side yard setbacks are within a typical range found in Boylan Heights. See GIS Map for nearby existing structures setbacks. Adjacent house to the north, 1108 W Lenoir, has side yard setbacks less than 5'.

.2 Design new construction so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.

Response: New house and garage are located in an effort to preserve the existing site topography.

.3 Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

Response: Minimal site grading is required, and only for the foundation for the house, garage, and driveways. See Site Section attached.

.4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone.

Response: See attached certified arborist's report recommending removal of the three trees on the north property line toward the front.

.5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities.

Response: See attached certified arborist's report and tree protection plan.

.6 Conform to the design guidelines found in Section 2 regarding site and setting in developing a proposed site plan.

Response: See site plan for site design.

.7 Design new buildings to be congruous with surrounding buildings that contribute to the special character of the historic district in terms of height, form, size, scale, massing, proportion, architectural style, and roof shape. The height of new buildings should generally fall within 10 percent of well related nearby buildings.

Response: Well related nearby buildings are defined in the glossary as "Existing contributing buildings within 1-½ blocks of the subject property as measured parallel to the building-wall line in both directions and on both side streets." Within 1 ½ blocks are the following examples of two story houses situated in between one story houses:



1029 and 1031 W South Street (2 two story houses between one story houses)



1023 and 1025 W South Street (2 two story houses between one story houses)



1018 and 1020 W South Street (2 two story houses between one story houses)

The form, size, scale, massing, proportion, architectural style, and roof shape of the proposed house is consistent with the character of other houses found throughout Boylan Heights.



Examples: Similar mass with hip upper roof and front projecting bay with hip roof at 501 Cutler, 504 S Boylan, and 706 S Boylan

.8 Design the proportion of the proposed new building's front facade to be compatible with the front facade proportion of surrounding historic buildings.

Response: The front façade of the proposed house contains elements consistent and compatible with other historic buildings in Boylan Heights, specifically a deep front porch, columns, a porte-cochere, single and twin double hung windows, eave overhangs, and roof dormers. The offset front porch is similar to 504 S Boylan Avenue.



511 Cutler – porte-corchere example



504 S Boylan – offset front porch example

Furthermore, similar front elevation designs of adjacent houses (with minor detail changes) can be found within Boylan Heights, for example at 912-916 W Cabarrus (on the same block as subject property.)



916, 914, 912 W Cabarrus St (left to right)

.9 Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the special character of the historic district.

Response: Windows are typically single or twin wood double hung windows with a proportion of height = 2x width. Single doors are found on the front and side entries, with a ganged rear door unit facing the rear.



.10 Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.

Response: The proposed house will have a brick foundation, Hardi siding or equal, Miratec Trim or equal, Hardi soffit or equal, wood T&G front porch, wood 5/4 x6 rear porch floor, wood exterior ceilings, and asphalt shingles. All lap siding, panels, and trim shall have smooth finish (no faux wood grain.) Hardi Shingles sample shall be provided at the CoA meeting for Committee approval. All final specifications and colors to be submitted to staff for approval prior to installation.

.11 Design new buildings so that they are compatible with but discernible from contributing buildings in the district.

Response: Mass and form are compatible with multiple historic residences in the neighborhood; details such as the front panels and sloped boxed eaves create the discernible distinction.

.12 It is not appropriate to introduce new buildings whose proportion of built mass to open space on their site significantly varies from the surrounding buildings that contribute to the special character of the historic district.

Response: The proposed built area is 48.3%; less than the CoA approved built area of 54.4% at 503 Cutler Street. See also GIS Map for adjacent/surrounding buildings for similar built mass to open space proportion.

1.6 Garages and Accessory Structures: Guidelines

.1 Retain and preserve garages and accessory structures that contribute to the overall historic character of the individual building site or the district.

Response: N/A

.2 Retain and preserve the character-defining materials, features, and details of historic garages and accessory buildings, including foundations, roofs, siding, masonry, windows, doors, and architectural trim.

Response: N/A

.3 Maintain and when necessary repair the character-defining materials, features, and details of historic garages and accessory buildings according to the pertinent guidelines.

Response: N/A

.4 If replacement of a deteriorated element or detail of a historic garage or accessory building is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original element or detail in design, dimension, texture, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible.

Response N/A

.5 If a historic garage or accessory building is missing or so deteriorated that it is structurally unsound, replace it with a design based on accurate documentation or a new design compatible in form, scale, size, materials, and finish with the principal structure and other historic garages and accessory buildings in the district. Maintain the traditional height and proportion of garages and accessory buildings in the district. If demolition of a structurally unsound building is necessary, follow the guidelines for demolition in Section 5.2.

Response: New garage is the same footprint but lower in overall height as the CoA approved two car garage at 706 S Boylan Avenue in Boylan Heights. It is also similar in size and scale to the garage located at 502 Cutler, but smaller in scale and mass than at 1101 W. Lenoir.



706 S Boylan Garage



502 Cutler Garage / 1010 W Lenoir Garage



.6 Locate and orient new garages and accessory buildings in locations compatible with the historic relationship of garages and accessory buildings to the main structure and the site in the district.

Response: See GIS Map for similar outbuildings located at the rear of the property. New garage is located at the rear of the property, with the garage doors facing the alley. It is located as close to the alley as possible to allow for the turning radius of a vehicle.

.7 Select materials and finishes for proposed garages or accessory buildings that are compatible with the principal structure or other historic garages and accessory buildings in the district in terms of composition, scale, module, pattern, detail, texture, finish, color, and sheen.

Response: Materials and finishes shall match the materials and finishes of the proposed house on the same lot.

.8 Select windows and doors for new garages and accessory buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of the principal structure or other historic garages and accessory buildings in the district.

Response: Windows shall match the new windows on the house. The garage door is a standard 16 panel door with glass in the second row from the top.

.9 It is appropriate to introduce a prefabricated accessory building if it is compatible in size, scale, form, height, proportion, materials, and details with historic accessory structures in the historic district or with a primary landmark building.

Response: N/A

.10 It is not appropriate to introduce an accessory building similar in appearance, materials, and scale to historic accessory structures that creates a false historical appearance.

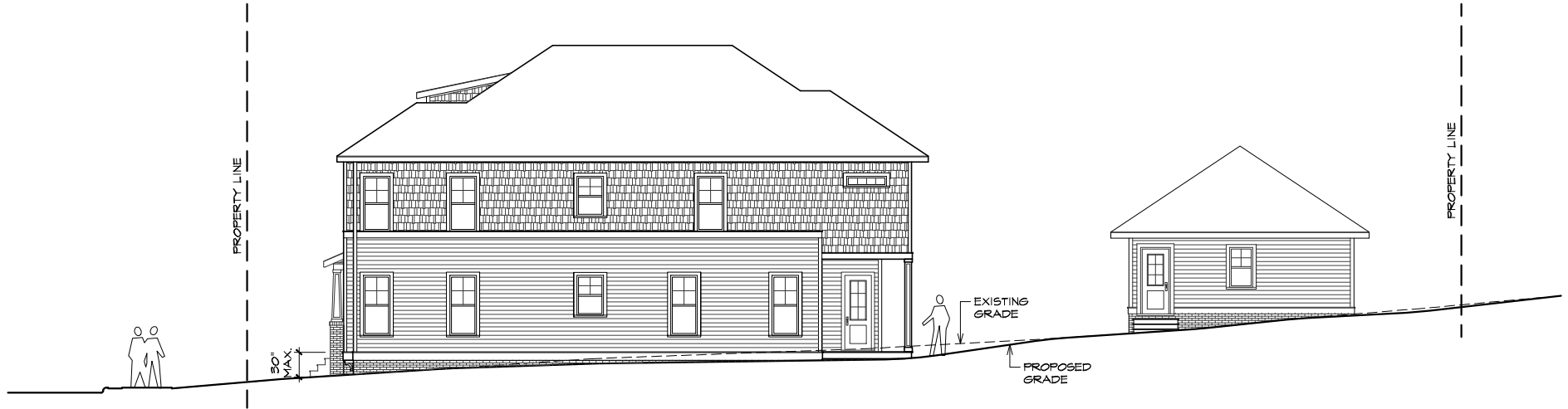
Response: The design is a simple structure without detail that would create a false historical appearance.

.11 It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature, such as a mature tree.

Response: The proposed design is smaller and simpler than the proposed house and is located as far in the rear and away from existing trees as possible.

.12 It is not appropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.

Response: The design is a simple structure without detail that would create a false historical appearance.



COA APPLICATION FOR:

1106 W. Lenoir Street

SITE SECTION

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

DATE: 12/04/2017

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Front elevation from SW corner



Front Elevation from NW corner

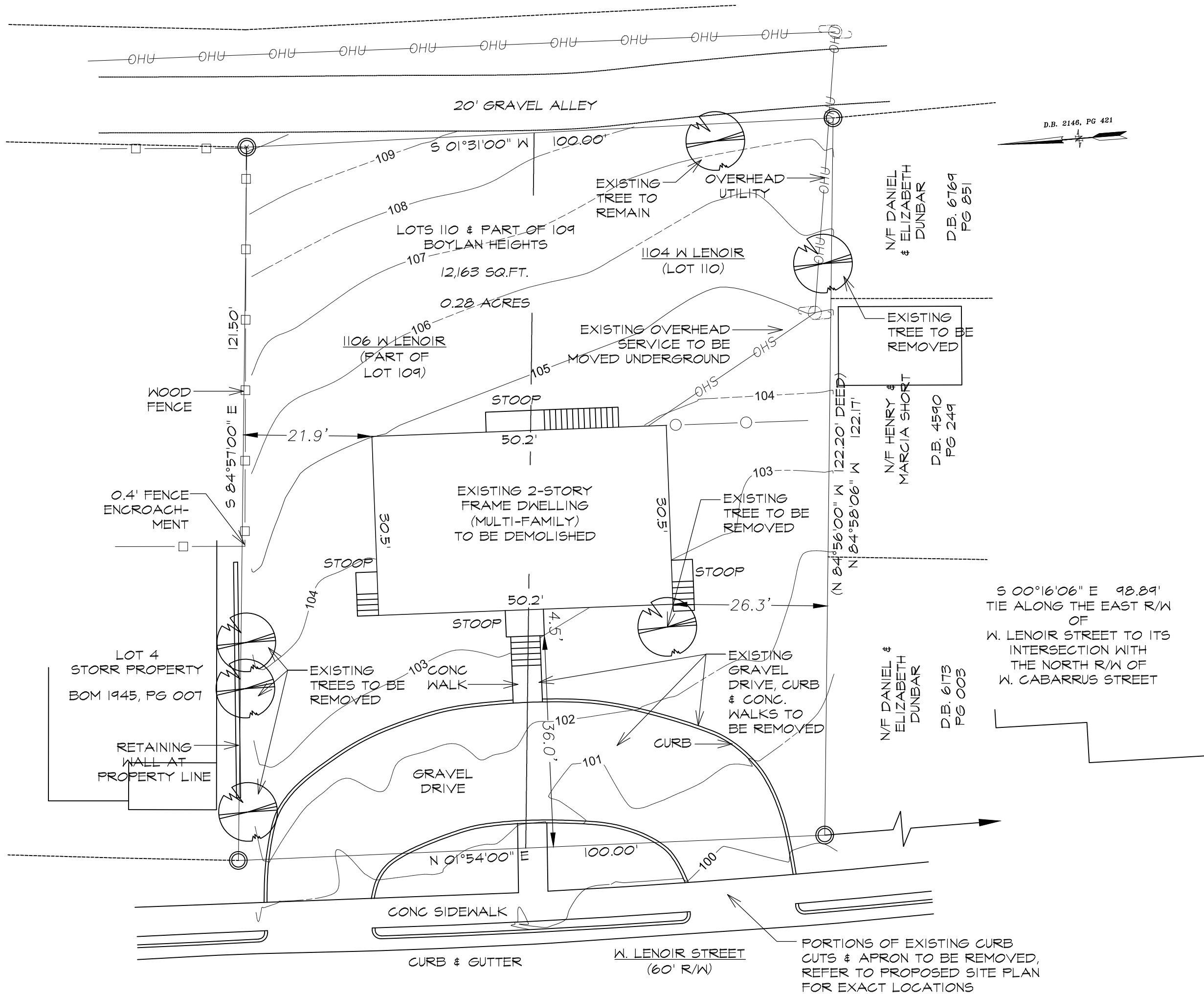
115.5 E. Hargett Street Suite 300 Raleigh, North Carolina 27601 919-834-3600 919-829-0860 fax tightlinesdesigns.com

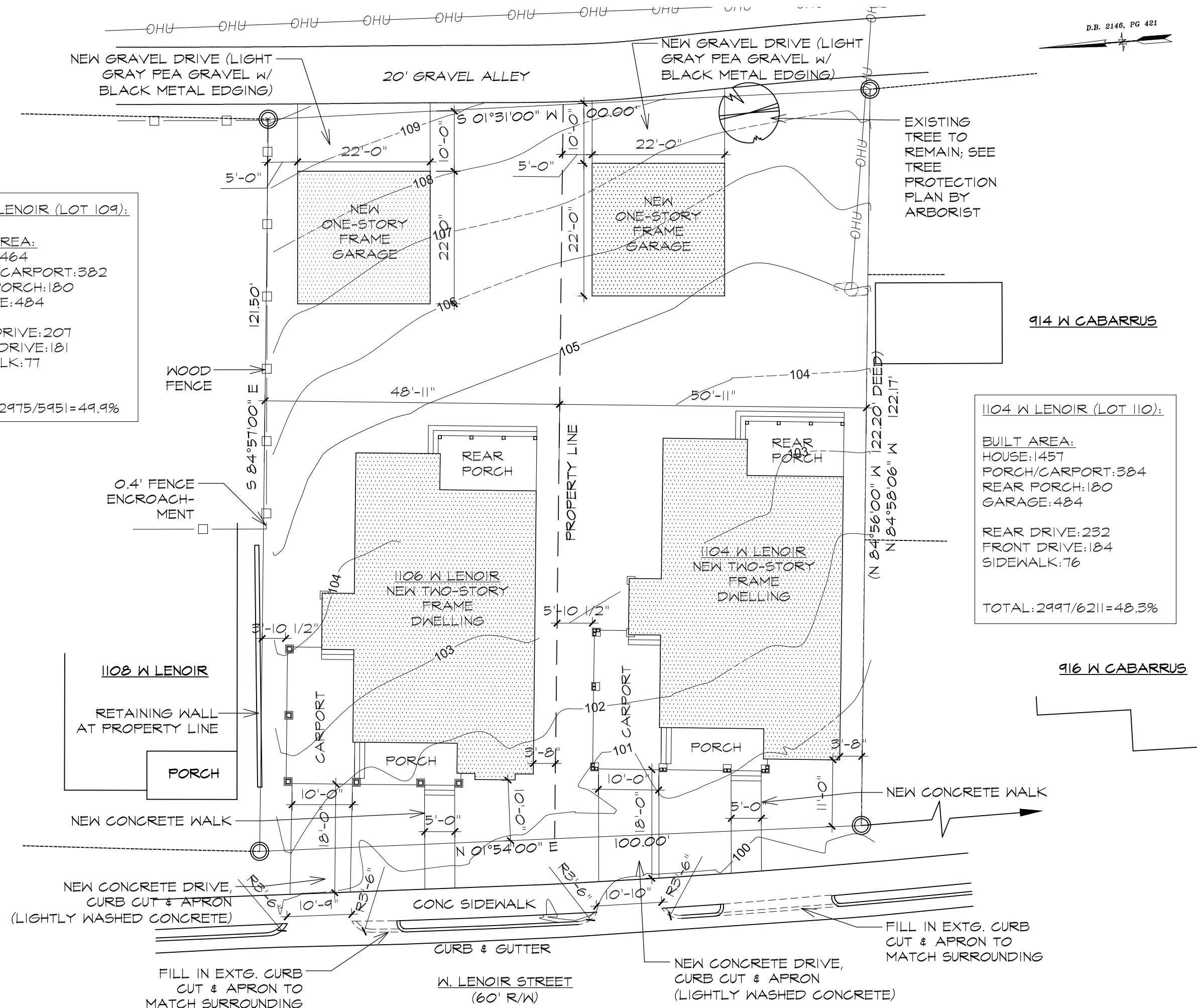


Rear Elevation from NE corner



Rear Elevation looking south (along alley)





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W. Lenoir Street

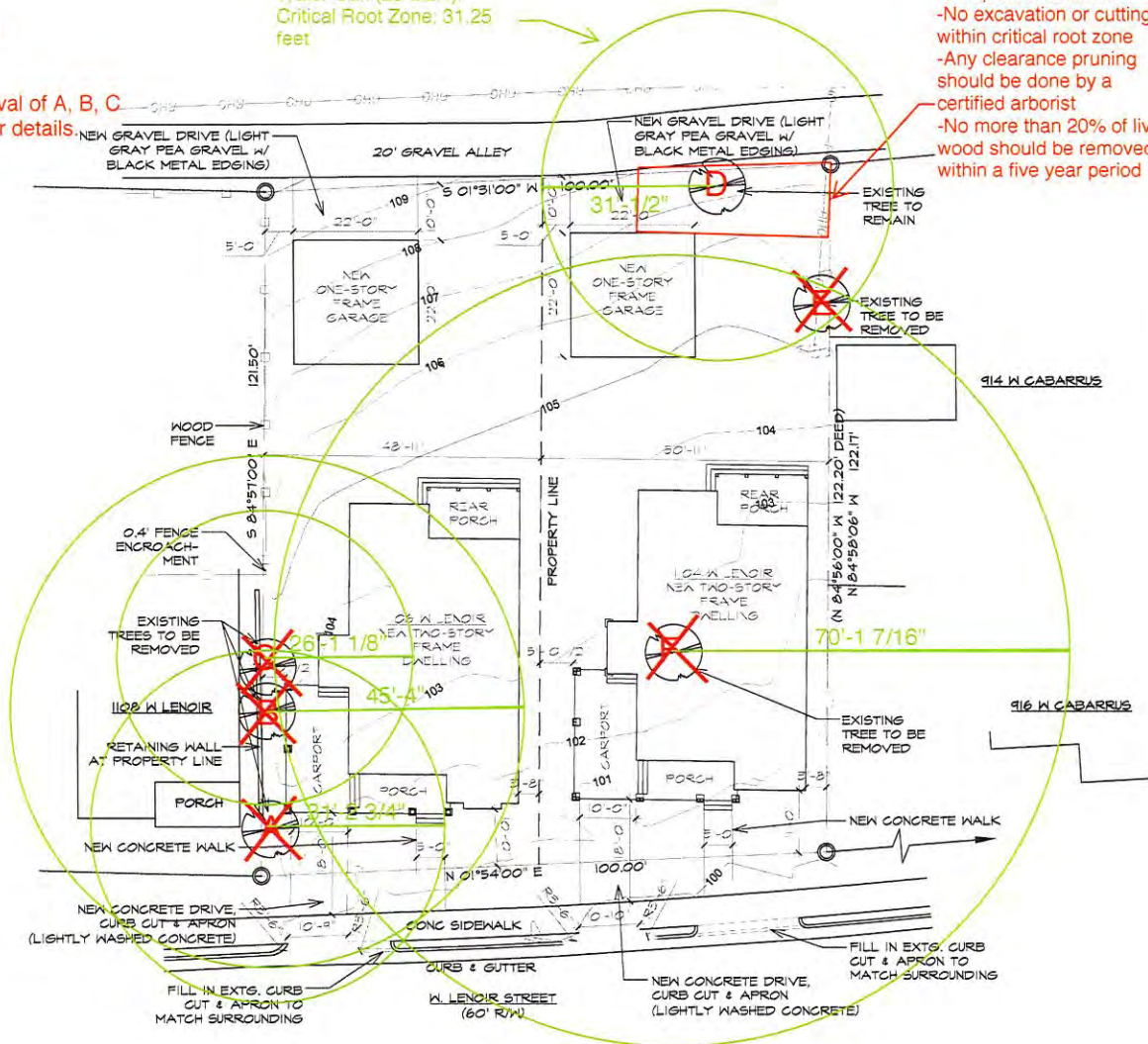
PROPOSED SITE PLAN

DATE: 11/08/2017

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

We recommend removal of A, B, C & E. See document for details.

- Tree protection zone
- No excavation or cutting within critical root zone
- Any clearance pruning should be done by a certified arborist
- No more than 20% of live wood should be removed within a five year period



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919-834-3003 • www.bjlorenzetti.com

W. Lenoir Street

SCALE: 1/16" = 1'-0" DATE: 11/08/2017

PROPOSED SITE PLAN

Tree Protection Plan Map

Tightlines Designs
1104 West Lenoir

leaf & limb

Tree Plan

We evaluated six trees for tolerance to impact of construction per the above design. We recommend removing five out of six of these trees and replanting large-growing shade trees in areas with sufficient soil volume and root space. Although there will be an initial loss of canopy, if the new trees are good stock that are well planted, they will grow into healthy, long lasting trees

Tree A:

Tree A is a 25" DBH willow oak (*Quercus phellos*). This tree is growing slightly on top of a retaining wall, with the majority of the roots growing in and on the property. Cutting within 9 feet of the trunk will have a strongly negative impact on the tree's stability and health. In the context construction, we recommend removing the tree and replanting.



Trees A, B and C growing on top of wall

Tree B:

Tree B is a 36" DBH water oak (*Quercus nigra*). Its roots are very asymmetrical, utilizing mostly the current area at 1104 West Lenoir. It's buttress roots are also very asymmetrical, with a large girdling root cutting across its root plate. Disturbance in the critical root zone will have significant negative impacts on the health and stability of this tree. In the context of future construction, we recommend removing the tree and replanting.



Asymmetrical buttress roots on B and C

Tree C:

Tree C is a 21" DBH willow oak (*Quercus phellos*). Its roots are very asymmetrical, utilizing mostly the current area at 1104 West Lenoir. Disturbance in the critical root zone will have significant negative impacts on the health and stability of this tree. In the context of future construction, we recommend removing the tree and replanting.

Tree D:

Tree D is a 25" DBH water oak (*Quercus nigra*). This tree has good buttress roots and a well structured canopy for its age and species. We recommend no cutting within the critical root zone. If there will be impacts within the critical root zone, we recommend both preventative borer treatments and a soil improvement plan. The soil improvement plan should be conducted in the remaining critical root zone to reduce soil compaction and increase soil organic matter. We also recommend watering for at least the next

growing season to help the tree recover from impacts. Under no circumstances should more than 20% of the living canopy be removed within five years.

Tree E:

Tree E is a 19"DBH ash tree (*Fraxinus spp*). This tree has a heavy lean towards the middle of the property. It also has dieback within the canopy. Emerald Ash Borer, a deadly invasive pest of ash trees, has arrived in this area, so within the next ten years this tree will require biannual or annual treatments of pesticide to maintain. We recommend removing this tree and replanting with a type of tree resistant to known primary pests.

Tree F:

Tree F is a 56" DBH (double stem) willow oak tree (*Quercus phellos*). This tree falls beneath the building so should be removed.

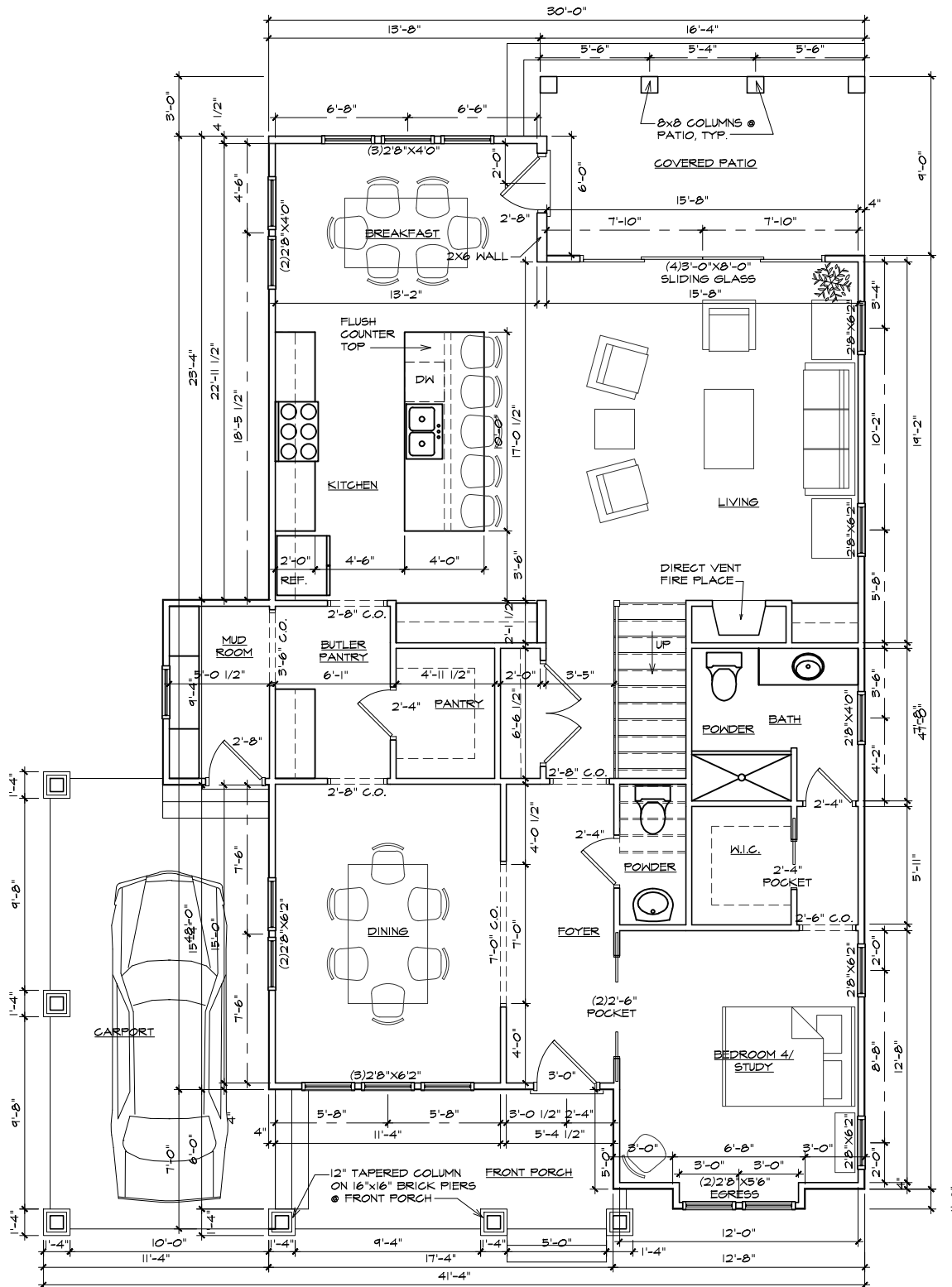
Plan Created By

Katie Rose Levin

ISA-Certified Arborist SO-6477A

Disclaimer

As trees and other plant life are living (changing organisms affected by factors beyond our control) no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this report unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. Site inspections do not include internal or structural considerations unless so noted.



COA APPLICATION FOR:

1106 W. Lenoir Street

1ST FLOOR PLAN

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

DATE: 11/09/2016

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NOTE:
ALL COLORS TO BE SUBMITTED TO
STAFF FOR REVIEW AND APPROVAL
PRIOR TO INSTALLATION

ASPHALT SHINGLES ON 15# FELT
ON 1/2" OSB ON RAFTERS

1x8 FASCIA W/ ALUM. GUTTERS @ EAVE
OVERHANGS, TYP. ALL OVERHANG
SOFFITS SHALL BE VENTED
HARDI-SOFFIT; ALL RAKE SOFFITS
SHALL BE NON-VENTED HARDI-SOFFIT.

"TRADITIONS COLLECTION" WOOD
WINDOWS BY LINCOLN. SEE FLOOR
PLAN FOR SASH OPENINGS

5/4x4 CORNER BOARD & TRIM. ALL
TRIM SHALL BE MIRATEC OR EQUAL

5/4x4 WINDOW & DOOR TRIM. ALL
TRIM SHALL BE MIRATEC OR EQUAL

PAINTED HARDI-SHAKE ACCENT SIDING.

WOOD DRIP CAP ON 1x8 TRIM BAND.
ALL TRIM SHALL BE MIRATEC OR EQUAL

STANDING SEAM METAL ROOFING ON
15# FELT ON 1/2" OSB ON RAFTERS @
FRONT PORCH AND GARPORT

PAINTED, EXPOSED RAFTER
TAILS @ PORCH AND GARPORT

PAINTED, SMOOTH HORIZONTAL
HARDI-LAP SIDING, 5" REVEAL.

"TRADITIONS COLLECTION" WOOD
DOORS BY LINCOLN. SEE FLOOR PLAN
FOR DOOR SIZES.

12" TAPERED PAINTED COLUMNS W/
BASE AND TOP TRIM ON 16"x16" BRICK
PIERS @ PORCH & GARPORT

PAINTED T&G WOOD FRONT
PORCH W/ 1x10 TRIM BAND

BRICK FOUNDATION

WOOD STEPS TO GRADE

WOOD DRIP CAP ON 1x10 TRIM BAND.
ALL TRIM SHALL BE MIRATEC OR EQUAL



NOTE:
FRONT PORCH CEILING AND REAR
PORCH CEILING SHALL BE PAINTED
BEADBOARD PLYWOOD.

COA APPLICATION FOR:

1106 W. Lenoir Street

FRONT ELEVATION

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

DATE: 11/09/2016

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"TRADITIONS COLLECTION" WOOD
WINDOWS BY LINCOLN. SEE FLOOR
PLAN FOR SASH OPENINGS

5/4x4 CORNER BOARD & TRIM. ALL
TRIM SHALL BE MIRATEC OR EQUAL
5/4x4 WINDOW & DOOR TRIM. ALL
TRIM SHALL BE MIRATEC OR EQUAL

PAINTED HARDI-SHAKE ACCENT SIDING.

WOOD DRIP CAP ON 1x8 TRIM BAND.
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STANDING SEAM METAL ROOFING ON
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PORCH W/ 1X10 TRIM BAND

BRICK FOUNDATION

WOOD STEPS TO GRADE

WOOD DRIP CAP ON 1X10 TRIM BAND.
ALL TRIM SHALL BE MIRATEC OR EQUAL

2ND FL.
CEILING
WINDOW
HEIGHT
7'-6"
9'-1 1/2"
0'
2ND
FLOOR
1ST FL.
CEILING
WINDOW
HEIGHT
7'-6"
9'-1 1/2"
SUB
FLOOR

COA APPLICATION FOR:

1106 W. Lenoir Street

LEFT SIDE ELEVATION

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

DATE: 11/09/2016

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"TRADITIONS COLLECTION" WOOD
WINDOWS BY LINCOLN. SEE FLOOR
PLAN FOR SASH OPENINGS

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5/4x4 WINDOW & DOOR TRIM. ALL
TRIM SHALL BE MIRATEC OR EQUAL

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BASE AND TOP TRIM ON 16"x16" BRICK
PIERS @ PORCH & GARPORT

"TRADITIONS COLLECTION" WOOD
DOORS BY LINCOLN. SEE FLOOR
PLAN FOR DOOR SIZES.

8"x8" BUILT-UP PAINTED COLUMNS
W/ BASE AND TOP TRIM @
COVERED PATIO

STAINED PT WOOD FRAMED PATIO W/ 5/4x6
DECKING BOARD ON 16"x16" BRICK PIERS

WOOD STEPS TO GRADE

WOOD DRIP CAP ON 1x10 TRIM BAND.
ALL TRIM SHALL BE MIRATEC OR EQUAL

BRICK FOUNDATION

2ND FL.
CEILING
WINDOW
HEIGHT

7'-6"
9'-1 1/2"

2ND
FLOOR
1ST FL.
CEILING
WINDOW
HEIGHT

7'-6"
9'-1 1/2"

SUB
FLOOR

COA APPLICATION FOR:

1106 W. Lenoir Street

RIGHT SIDE ELEVATION

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

DATE: 11/09/2016

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DECKING BOARD ON 16"x16" BRICK PIERS

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COA APPLICATION FOR:

1106 W. Lenoir Street

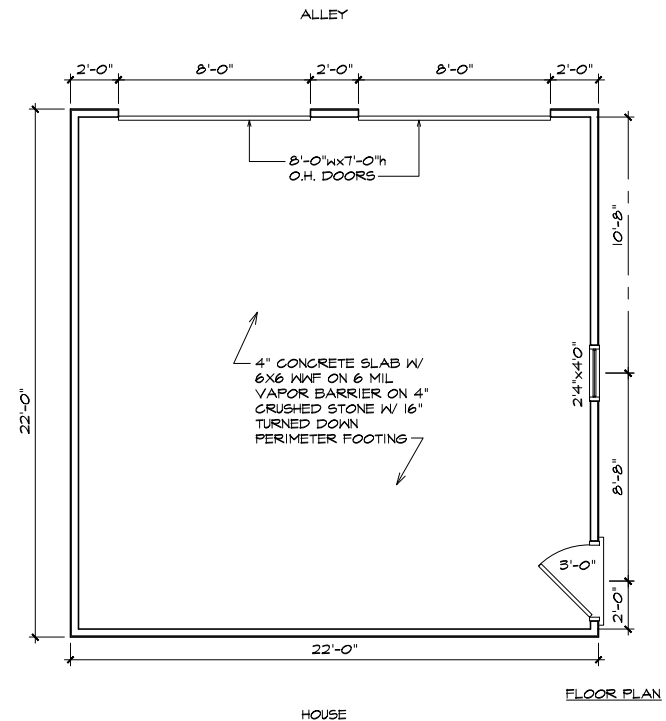
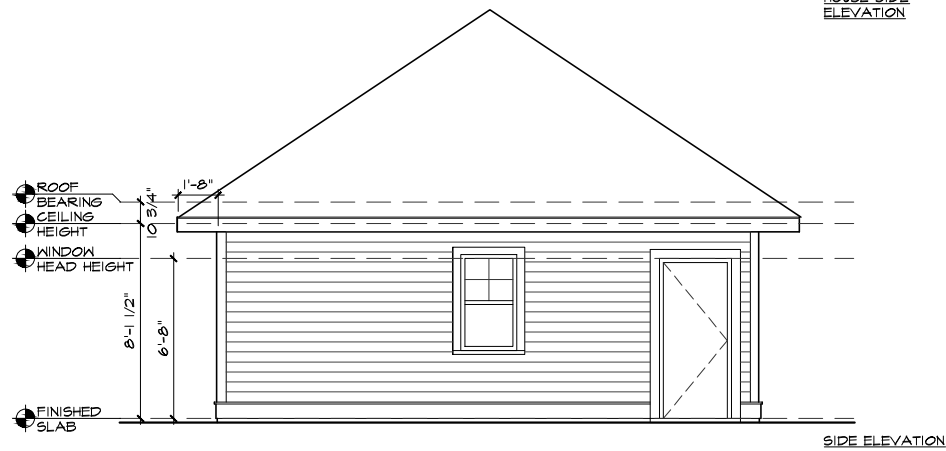
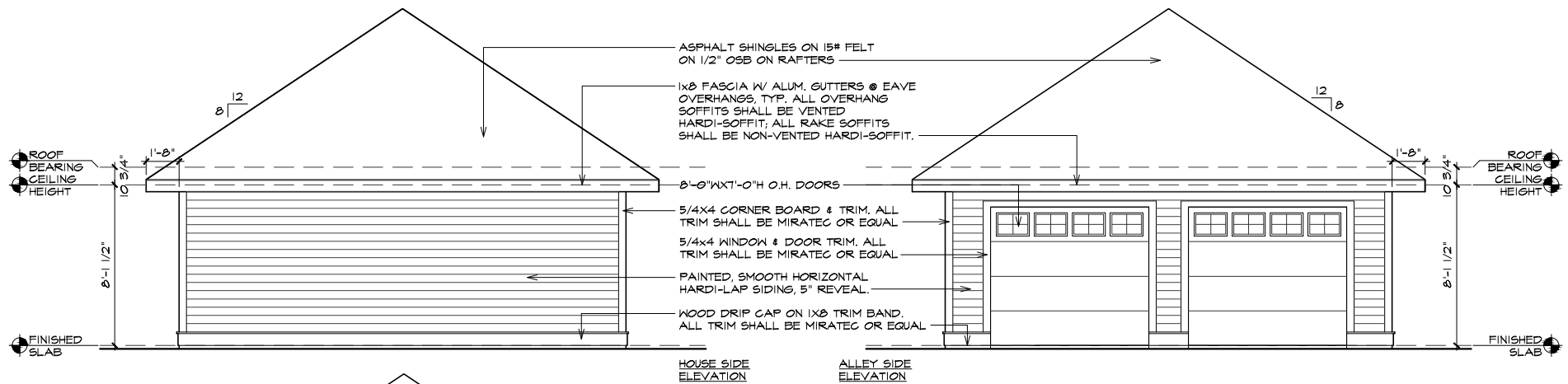
REAR ELEVATION

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

DATE: 11/09/2016

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COA APPLICATION FOR:

1106 W. Lenoir Street

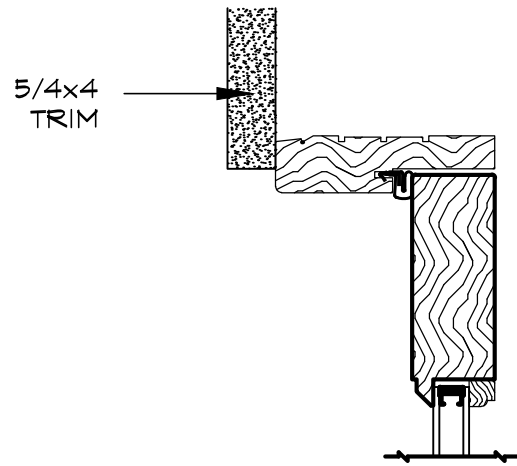
GARAGE

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

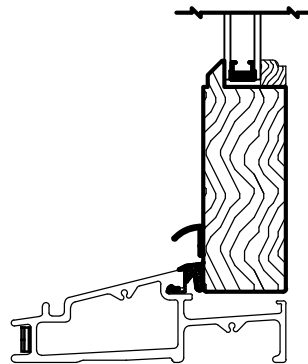
DATE: 11/09/2016

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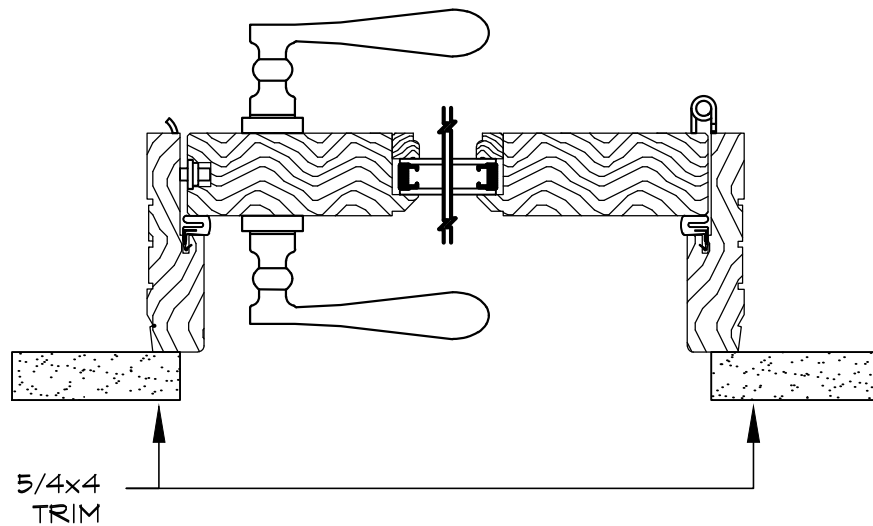
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TYPICAL HEAD DETAIL - DOOR



TYPICAL SILL DETAIL - DOOR



TYPICAL JAMB DETAIL - DOOR

1106 W. LENOIR STREET

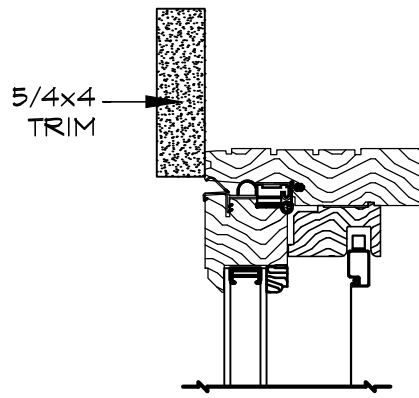
PROPOSED DOOR DETAILS

SCALE: 3" = 1'-0"

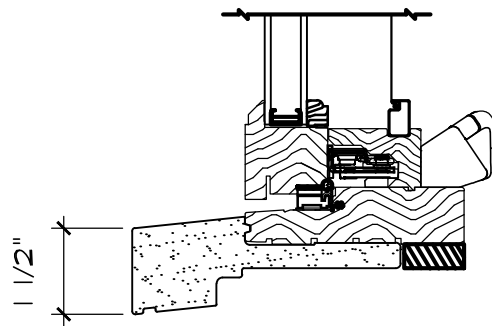
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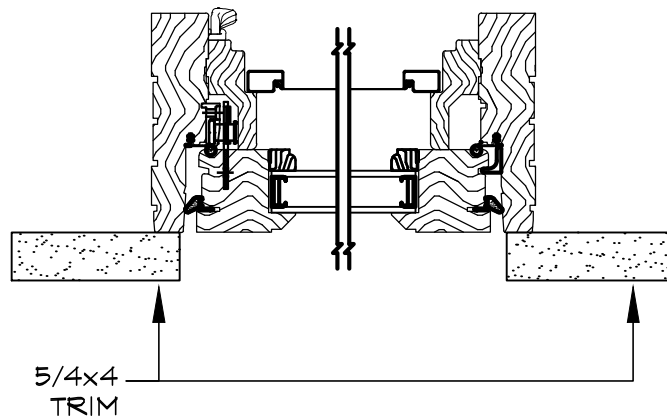
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TYPICAL HEAD DETAIL - WINDOW



TYPICAL SILL DETAIL - WINDOW



TYPICAL JAMB DETAIL - WINDOW

1106 W LENOIR STREET

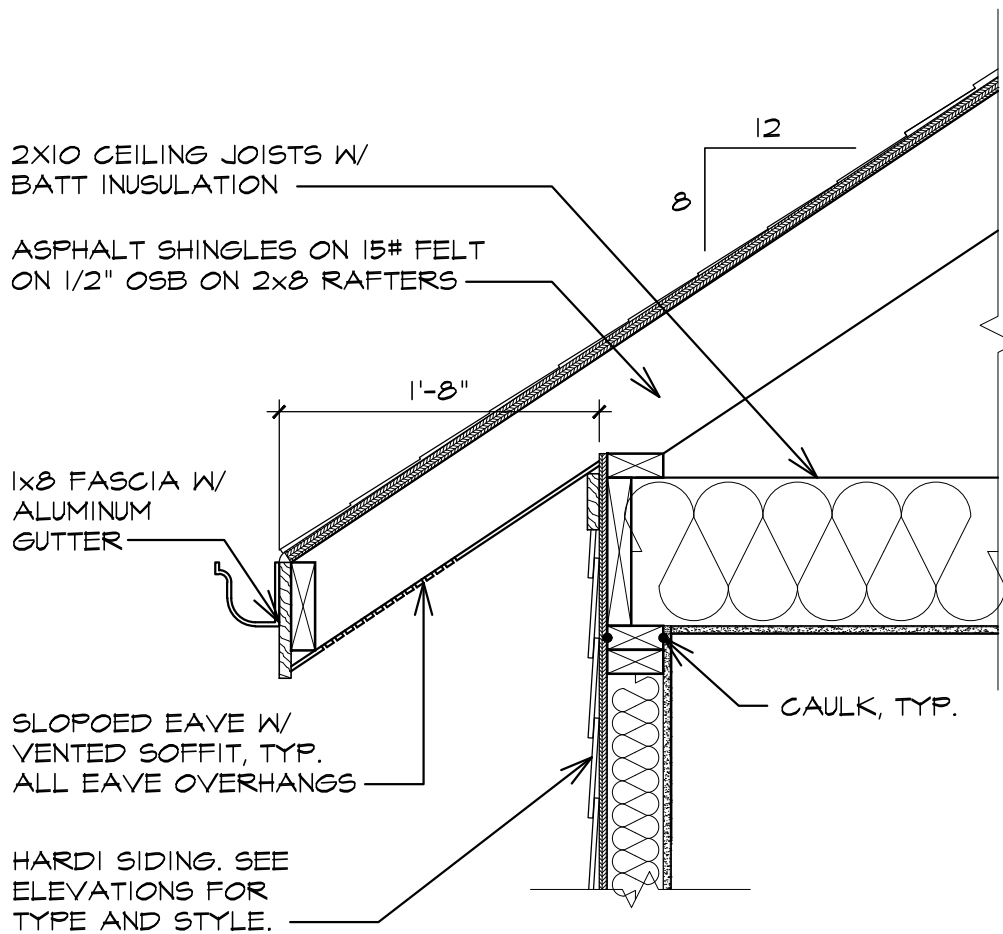
PROPOSED WINDOW DETAILS

SCALE: 3" = 1'-0"

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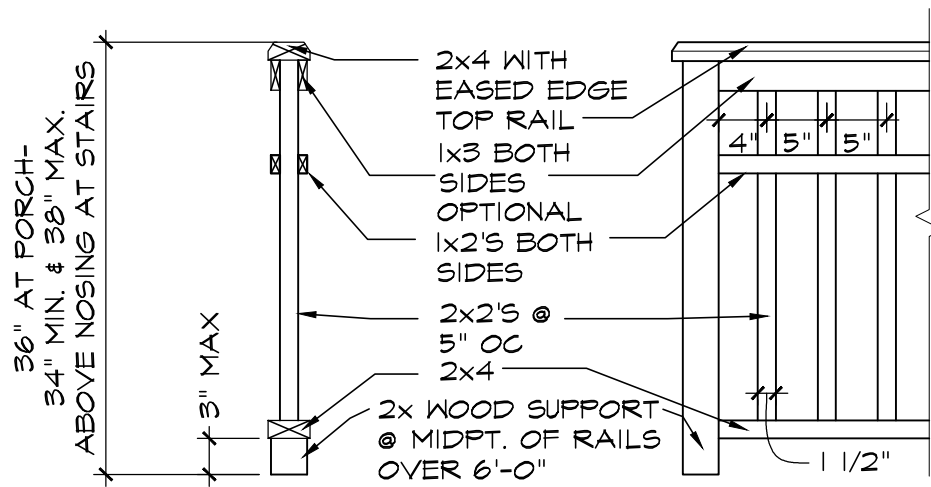
PROPOSED EAVE DETAIL

SCALE: 1" = 1'-0"

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NOTE:
RAILINGS ARE NOT SHOWN ON ELEVATIONS.
IN THE EVENT THAT PORCH FLOORS ARE
MORE THAN 30" ABOVE GRADE, RAILING
ARE TO BE INSTALLED PER 2012 NC
RESIDENTIAL CODE REQUIREMENTS.

1106 W. LENOIR STREET

PROPOSED RAILING DETAIL

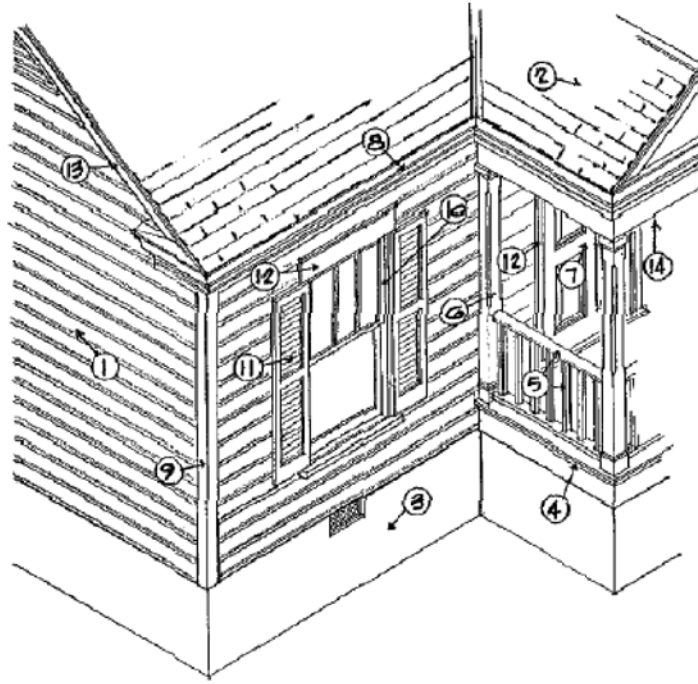
SCALE: 3/4" = 1'-0"

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Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



***ALL COLORS TO BE
SUBMITTED TO
STAFF FOR REVIEW
AND APPROVAL
PRIOR TO
INSTALLATION***

Applicant Shawn Donovan

Address 1106 W. Lenoir St, Raleigh, NC 27603

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1	Body of House
2	Roofing
3	Foundation Unpainted brick
4	Porch Floor
5	Railing Front porch railing: SW 7005 Pure White
6	Columns SW 7005 Pure White
7	Entrance Door
8	Cornice SW 7005 Pure White
9	Corner Boards SW 7005 Pure White
10	Window Sash
11	Shutter N/A
12	Door & Window Trim SW 7005 Pure White
13	Rake SW 7005 Pure White
14	Porch Ceiling
15	Other