

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



<input type="checkbox"/> Minor Work (staff review) – 1 copy <input checked="" type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input checked="" type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>496044</u> File # <u>148-16-CA</u> Fee <u>\$147</u> Amount Paid <u>\$147</u> Received Date <u>11/29/16</u> Received By <u>ACH</u>
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Property Street Address 1003 W. South Street Raleigh, NC 27603

Historic District Boylan-Heights

Historic Property/Landmark name (if applicable) n/a

Owner's Name Anna Bigelow

Lot size .15 acres	(width in feet) 52/front, 70/rear	(depth in feet) 101/south, 109/north
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For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys ([Label Creator](#)).

Property Address	Property Address
1007 W. South Street Raleigh NC 27603	916 W. South Street Raleigh NC 27603
1005 W. South Street Raleigh NC 27603	1020 W. South Street Raleigh NC 27603
1001 W. South Street Raleigh NC 27603	1008 Western Blvd. Raleigh NC 27603
1008 W. South Street Raleigh NC 27603	1006 Western Blvd. Raleigh NC 27603
1006 W. South Street Raleigh NC 27603	1004 Western Blvd. Raleigh NC 27603
1004 W. South Street Raleigh NC 27603	1002 Western Blvd. Raleigh NC 27603
1002 W. South Street Raleigh NC 27603	1000 Western Blvd. Raleigh NC 27603
921 W. South Street Raleigh NC 27603	916 Western Blvd. Raleigh NC 27603

15 env

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant Jeannine McAuliffe, Alphin Design Build

Mailing Address 905 Tryon Hill Drive

City Raleigh

State NC


Zip Code 27603

Date December 05, 2016

Daytime Phone 919-829-0109 x206

Email Address jeannine@alphindesignbuild.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 _____

2, 84, 85, 38

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)
Sect. 1.3/p.23	Site Features & Plantings: Guidelines	(see attached document)
Sect. 2.7/p.53	Windows & Door: Guidelines	
Sect. 3.2/p.67	Additions: Guidelines	

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 type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				



November 29, 2016

Submittal to Raleigh Historical Development Commission for Major Work Certificate of Appropriateness

Development Services Customer Service Center

One Exchange Plaza, Suite 400 Raleigh NC 27601

RE: 1003 W. South Street Raleigh, NC 27603

Boylan-Heights Historic District

1. Written Description of Work:

- Removal of approximate 5' x 12' existing screened in porch at back of house and exterior stair down to grade/backyard (see photo #4)
- Where the screened in porch used to sit, build an addition approximately 5' x 14' to enlarge current kitchen footprint.
- Build new 10' x 13' screened in porch with gable roof (pitch to match adjacent gable) and new stair from porch down to grade/backyard
- Remove existing 6 over 1 double-hung window in kitchen and replace with new (2) - 6 over 1 double hung windows with mullion between to match that of the dining room window nearby (East elevation)
- Remove existing shrub currently at S/E corner of house and plant a new replacement shrub in backyard (see photo #5 and tree protection plan)
- **Impact to existing house square footage:** We are adding a total of +70 SF of conditioned space and +70 SF of unconditioned space. The overall net change of conditioned space to the existing 1330 SF house is a gain of + 5 ½ %.



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2. Description of Materials:

- Wood shingles, painted to match existing, above the existing horizontal trim board
- Masonry veneer, painted to match existing, below the existing horizontal trim board
- Pressure treated wood framing, decking, and lattice and trim for screened-in porch

3. Photographs of Existing Conditions



Photo 1: View from street (North elevation)



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Photo 3: Existing screened in porch at back of house



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Photo 5: Existing roof overhang and brackets



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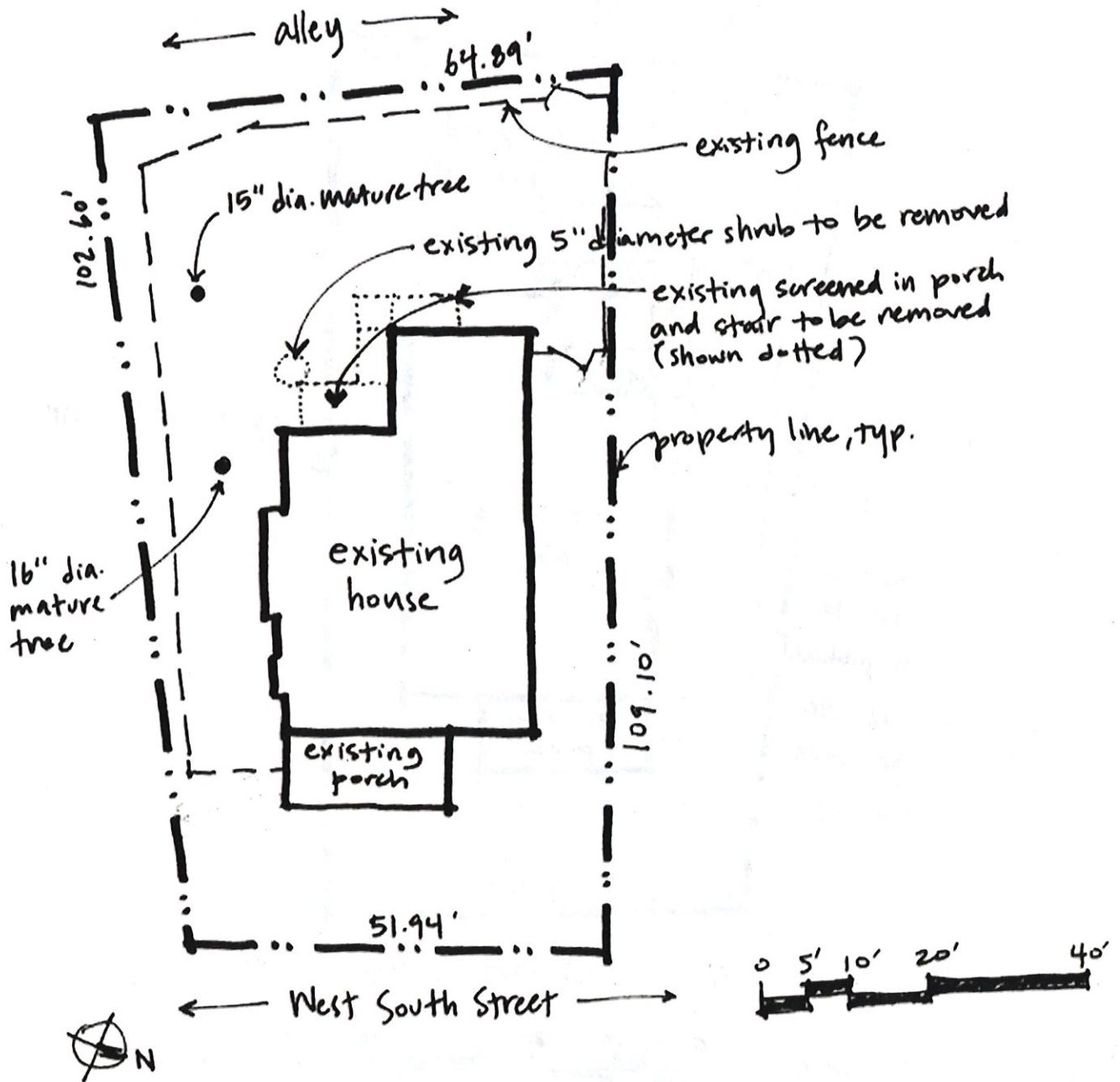


Photo 6: (center of photo) 15" diameter Maple tree



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5. Plot Plan – Existing + Demo



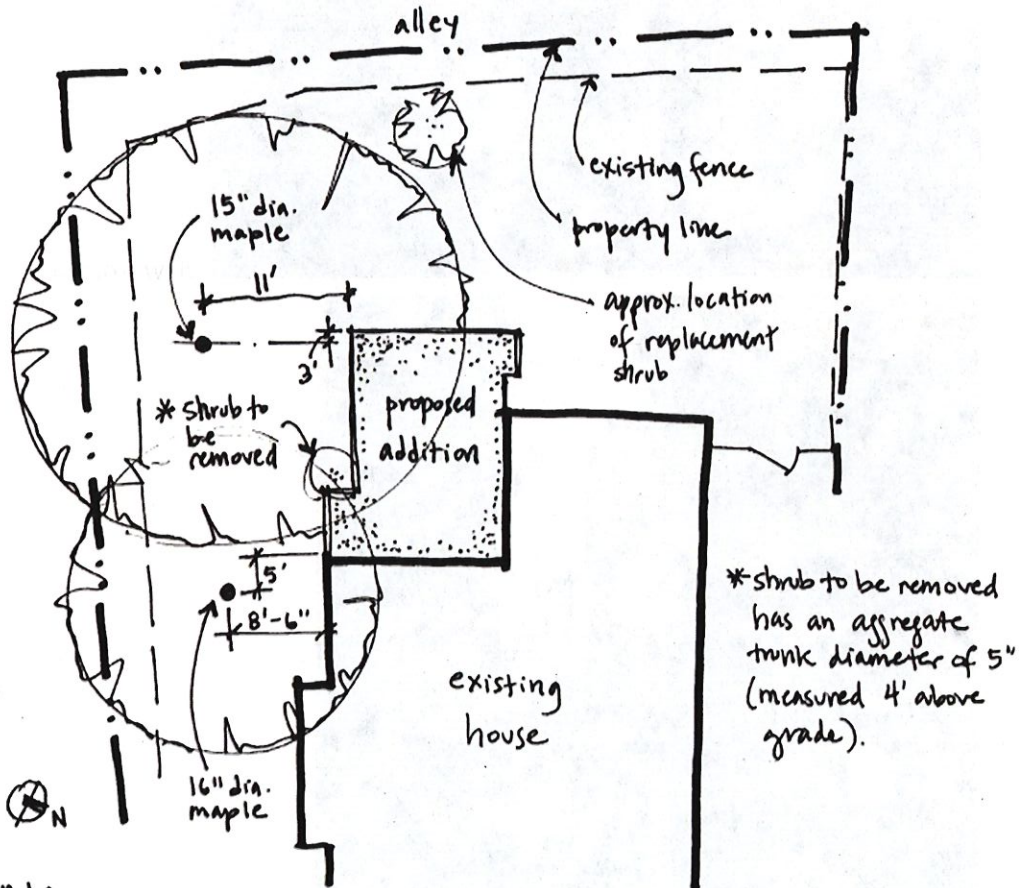


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Tree Protection Strategy

Re: (2) mature Oak trees in backyard to be protected with trunk diameters measuring 15" and 16" (see photos 6 and 7). Both maples have their canopies/drip lines currently extending over house, south side.

1. Excavate all new footings by hand with minimal footprint
2. Keep heavy equipment and vehicles out of tree canopy as much as possible
3. Cut any roots larger than 1" in diameter cleanly with proper tool (not shove; use ax, saw, or loppers)
4. Water entire area under tree canopy for 1 year following construction (1" water/wk) during periods of drought, as needed
5. Existing 5" aggregate diameter shrub at South corner of existing porch to be removed (see Photo 5). Diameter measured as aggregate of limbs at a height of 4' above grade.
6. Replacement shrub of similar kind/size to what is being removed to be planted in backyard, exact location TBD.





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Precedent #2: 422 Cutler Street



view from Cutler St.



view from side street (Cabarrus St.)



EAST elevation

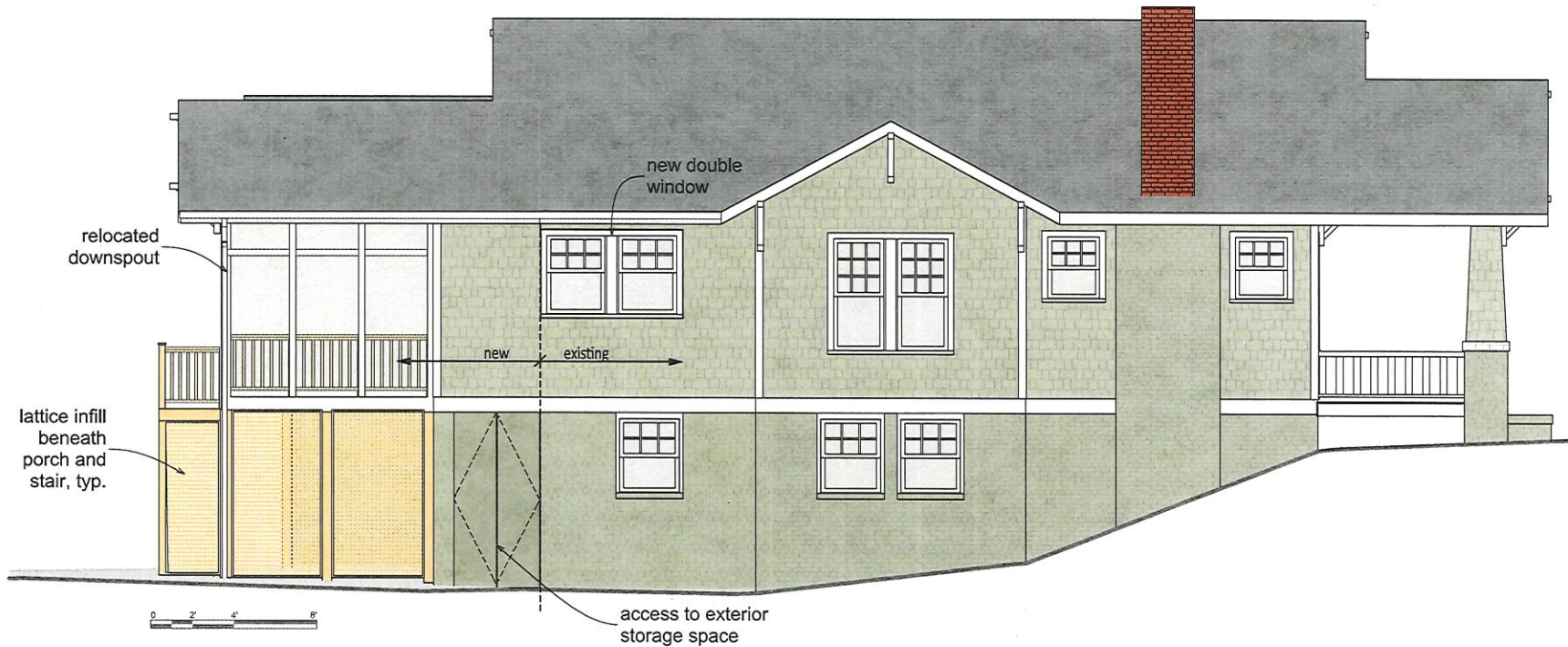
SCALE: 3/16" = 1'-0"

existing

1003 W South Street Raleigh NC 27603

COA Submittal: 12.05.16





EAST elevation

proposed 1003 W South Street Raleigh NC 27603

COA Submittal: 12.05.16





WEST elevation

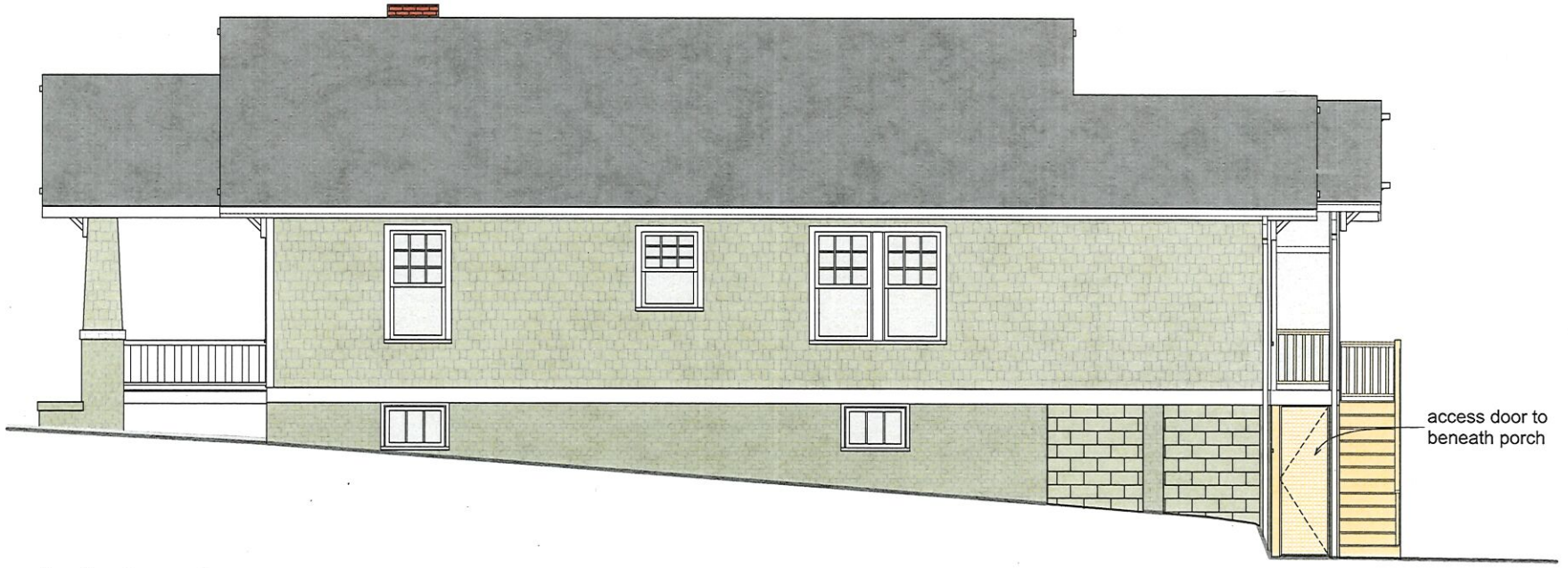
SCALE: 3/16" = 1'-0"

existing

1003 W South Street Raleigh NC 27603

COA Submittal: 12.05.16





WEST elevation

proposed 1003 W South Street Raleigh NC 27603

COA Submittal: 12.05.16





NORTH elevation

SCALE: 3/16" = 1'-0"



SOUTH elevation

SCALE: 3/16" = 1'-0"

existing

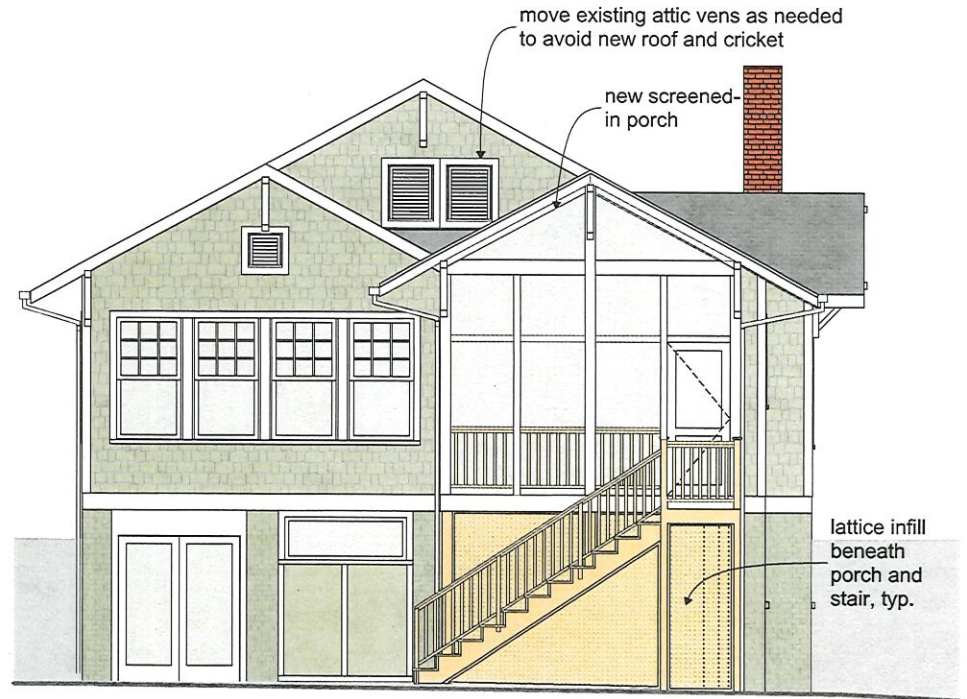
1003 W South Street Raleigh NC 27603

COA Submittal: 12.05.16





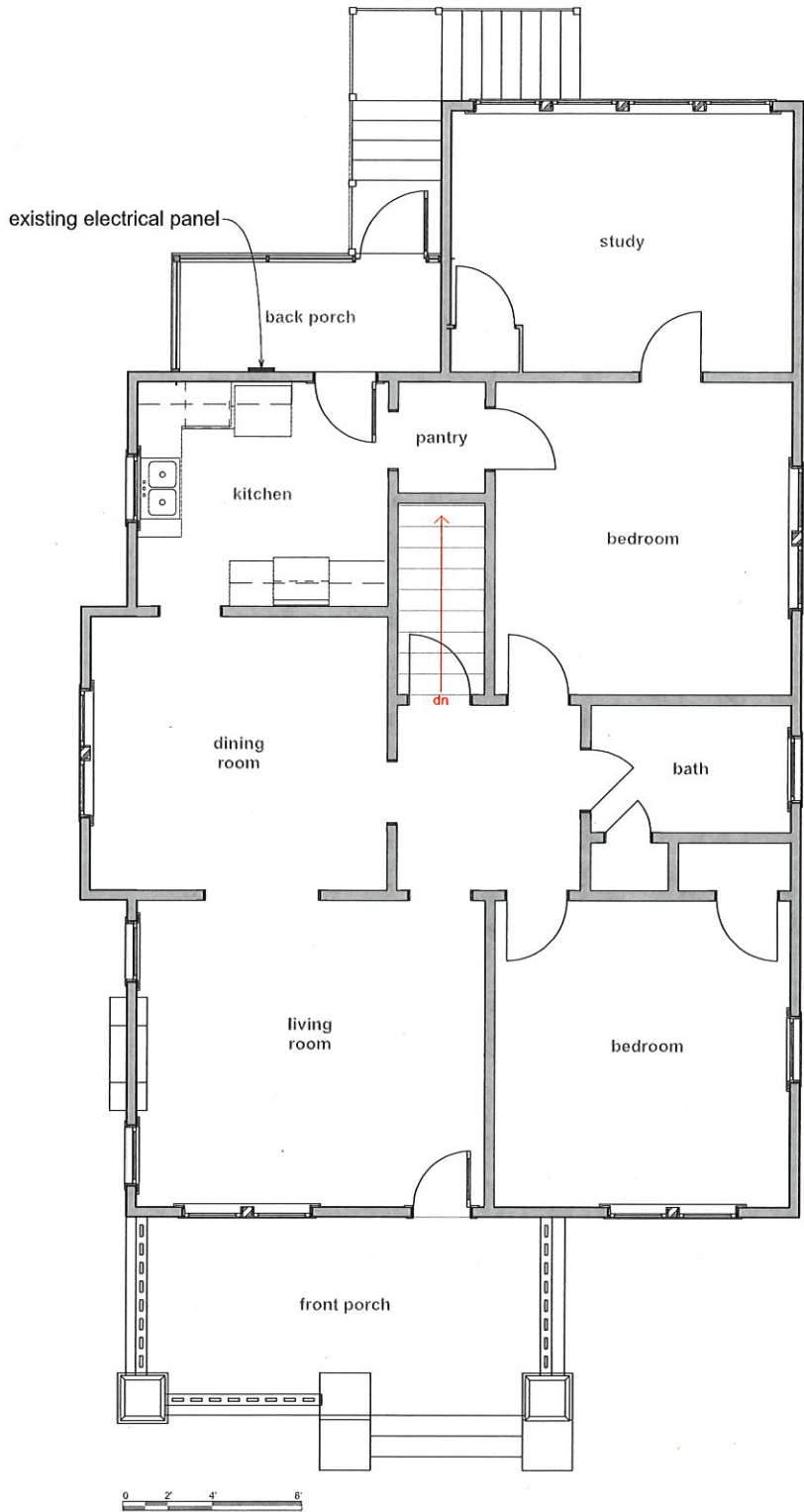
NORTH elevation



SOUTH elevation

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





FIRST FLOOR plan

SCALE: 3/16" = 1'-0"

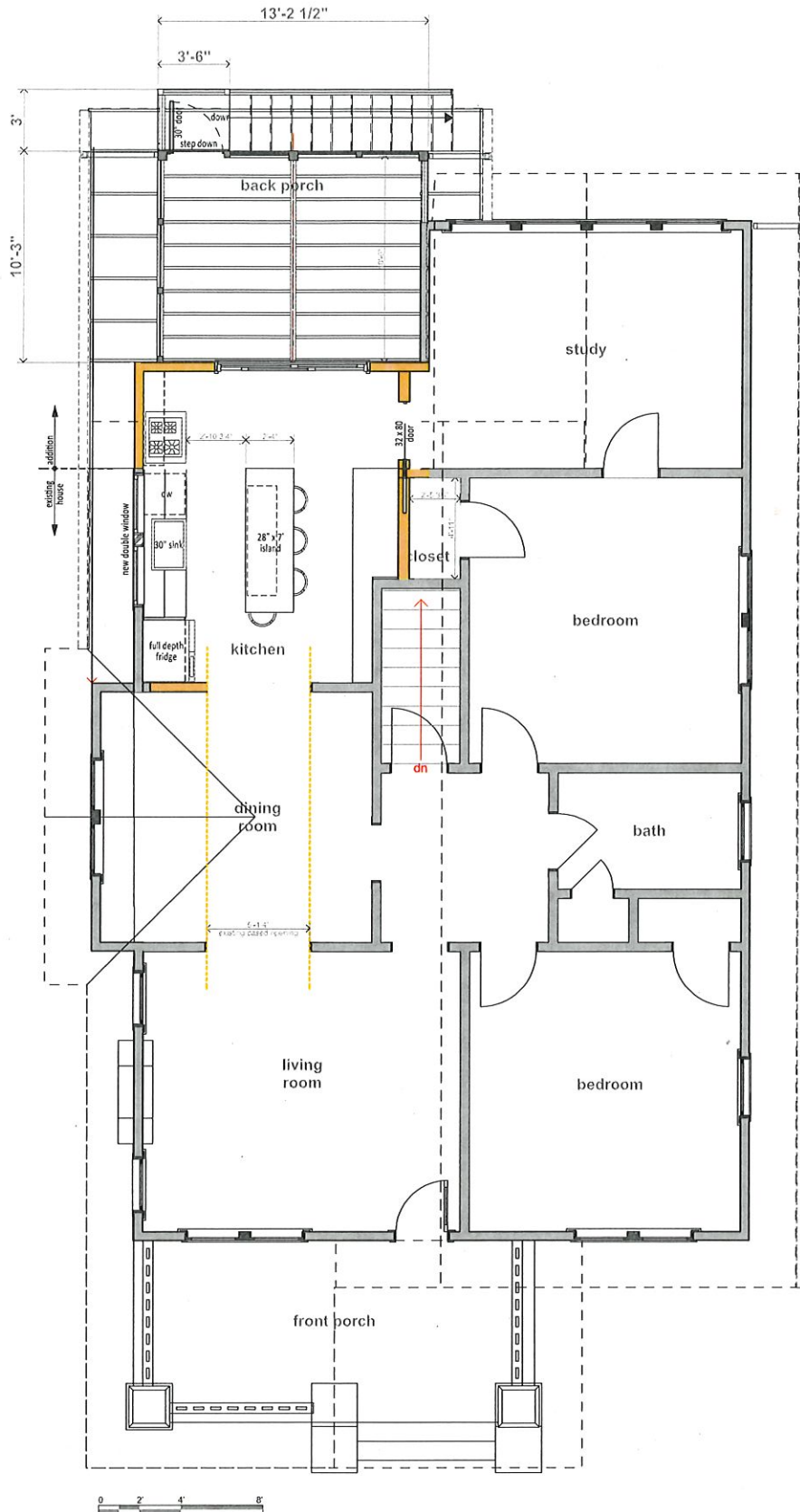


existing

1003 W South Street Raleigh NC 27603

COA Submittal: 12.05.16





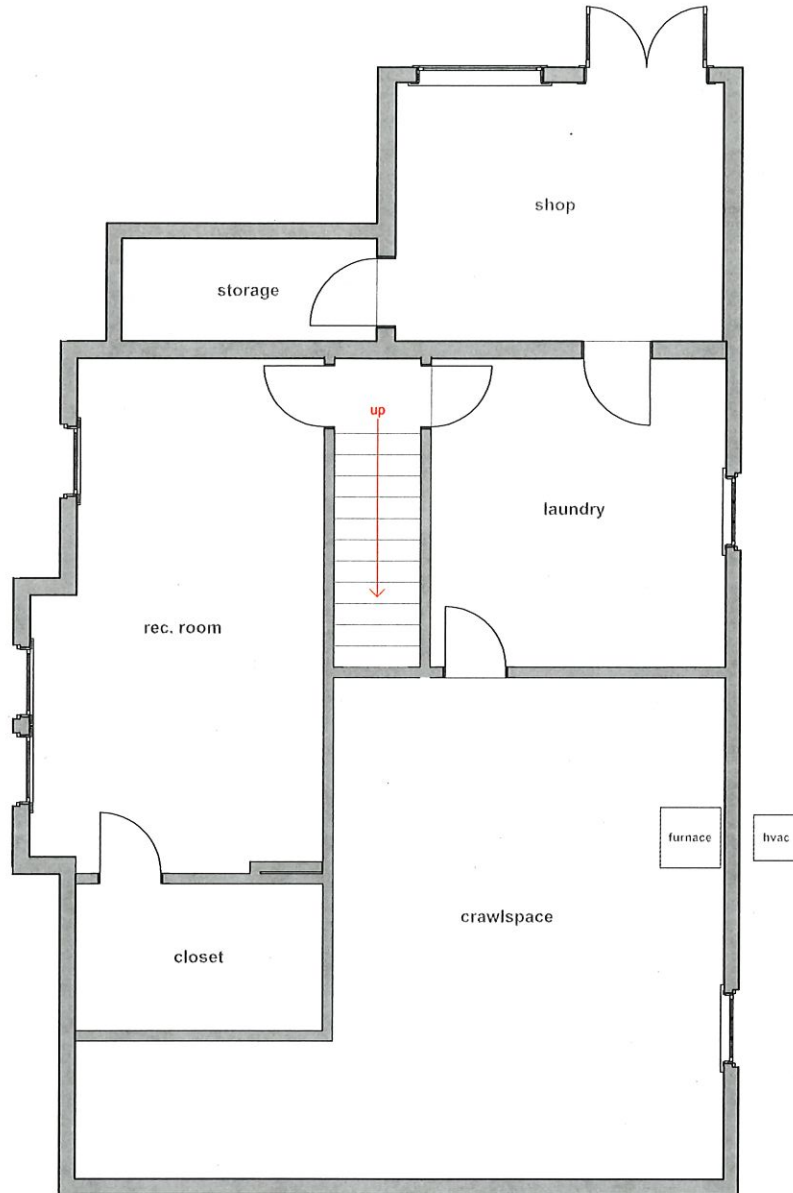
FIRST FLOOR plan

proposed

1003 W South Street Raleigh NC 27603

COA Submittal: 12.05.16





BASEMENT plan

SCALE: 3/16" = 1'-0"

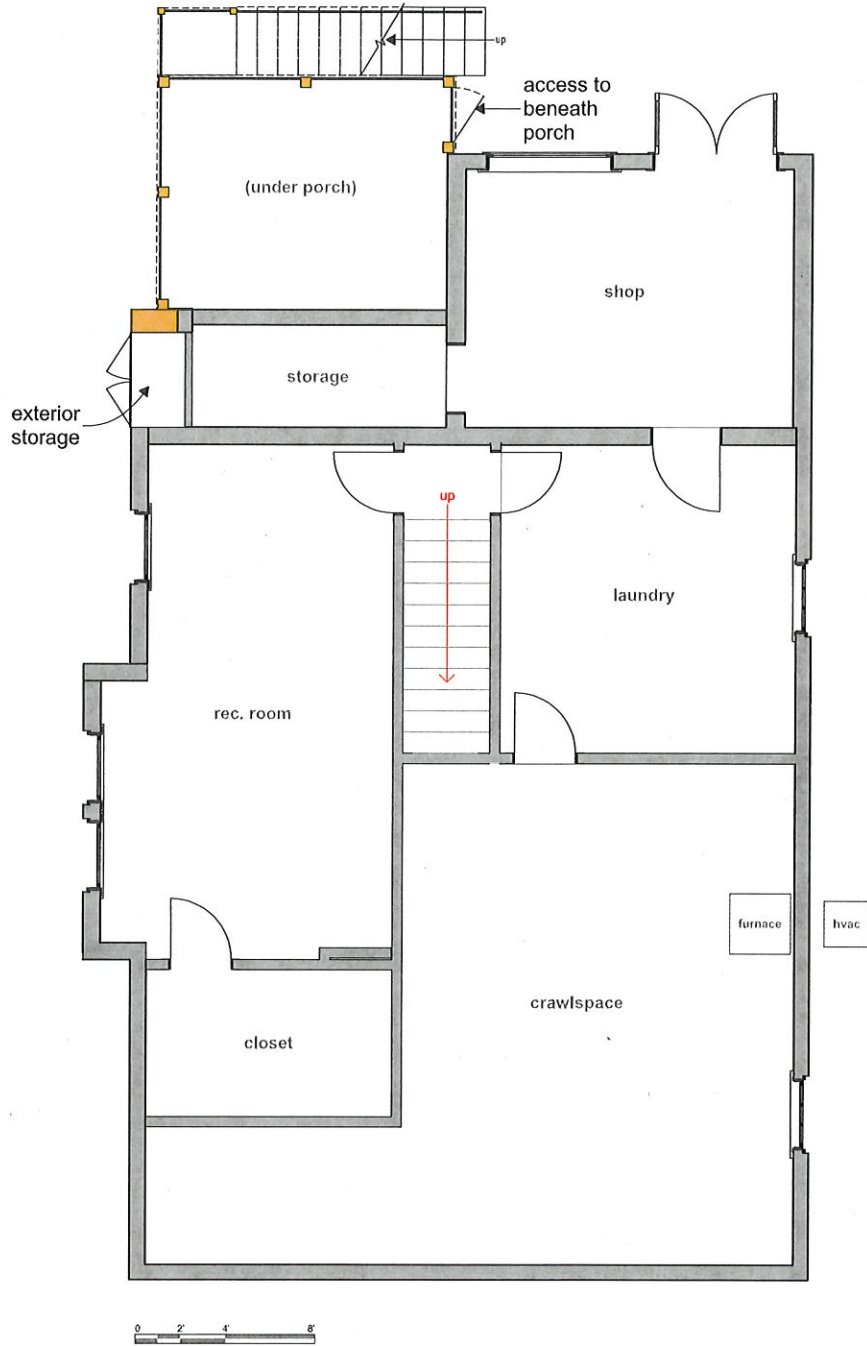


existing

1003 W South Street Raleigh NC 27603

COA Submittal: 12.05.16





BASEMENT plan



proposed

1003 W South Street Raleigh NC 27603

COA Submittal: 12.05.16





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Photo 8: Existing painted shingles



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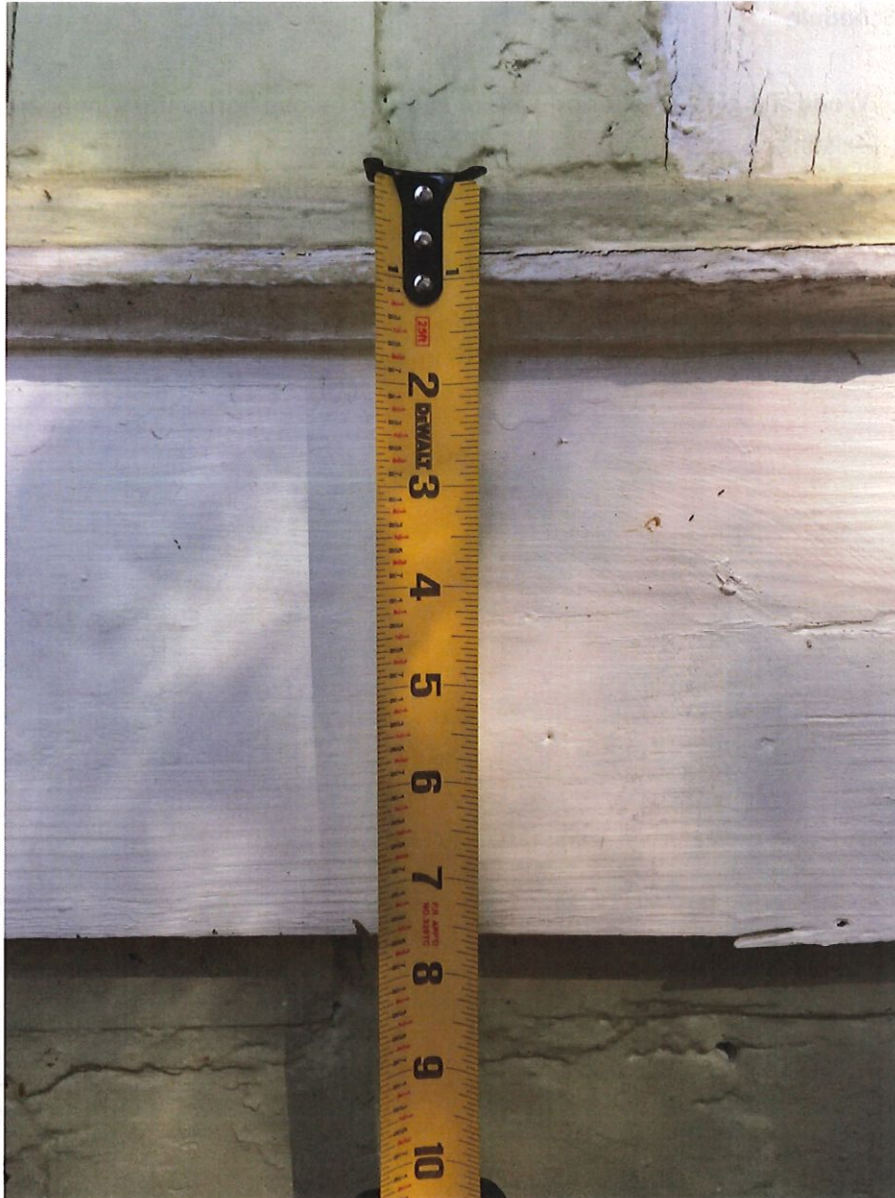


Photo 10: existing horizontal trim board (belly band) at first floor line