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

- **Transaction #:** 468375
- **File #:** 189-16-CA
- **Fee:** 88.00
- **Amt Paid:** 88.00
- **Check #:**
- **Rec'd Date:** 12-5-16
- **Rec'd By:** [Signature]

**Post Approval Re-review of Conditions of Approval**

- 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:** 1100 Filmore St., Raleigh, NC 27605

**Historic District:** Glenwood-Brooklyn

**Historic Property/Landmark name (if applicable):** Joel C. Thompson House

**Owner's Name:** Jonathan and Brandy Thompson

- **Lot size:** .16 Acres
- **(width in feet):** 48.13'
- **(depth in feet):** 149.75'

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:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>PARKER, WILLARD M, 519 WASHINGTON ST</td>
<td>CLEMMONS, CHRISTOPHER A, CLEMMONS, ANNE C</td>
</tr>
<tr>
<td>RALEIGH NC 27605-1525</td>
<td>517 WASHINGTON S, RALEIGH NC 27605-1525</td>
</tr>
<tr>
<td>TREXLER, RODNEY LEE, 515 WASHINGTON ST</td>
<td>OVERTON, WILLIAM S, 1104 FILMORE ST</td>
</tr>
<tr>
<td>RALEIGH NC 27605-1525</td>
<td>RALEIGH NC 27605-1506</td>
</tr>
<tr>
<td>VOGLER ENTERPRISES LLC, 1912 STONE ST</td>
<td>HES &amp; CS LLC, 3319 RIDGECREST CT</td>
</tr>
<tr>
<td>RALEIGH NC 27608-2251</td>
<td>RALEIGH NC 27607-6763</td>
</tr>
<tr>
<td>TURNER, RACHEL S, 504 WASHINGTON ST</td>
<td>JURIC, EILEEN E, 511 ADAMS ST</td>
</tr>
<tr>
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</tr>
<tr>
<td>RALEIGH NC 27605-1526</td>
<td>RALEIGH NC 27605-1201</td>
</tr>
<tr>
<td>REDAN ASSOCIATES LLC, P.O. BOX 10181</td>
<td>BLACK BEAR REAL ESTATE LLC, 627 W LANE ST</td>
</tr>
<tr>
<td>RALEIGH, NC 27605</td>
<td>RALEIGH, NC 27603</td>
</tr>
</tbody>
</table>

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  Brandy Thompson
Mailing Address  1100 Filmore St
City Raleigh  State NC  Zip Code 27605
Date 12/5/16  Daytime Phone 919.820.2384
Email Address bthompson@clearscapes.com
Signature of Applicant  

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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature __________________________ Date __________

Project Categories (check all that apply):

☐ Exterior Alteration
☒ Addition
☐ New Construction
☐ Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?
☐ Yes
☐ No

(Office Use Only)
Type of Work ______________

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.4</td>
<td>Fences and Walls</td>
<td>Modify an existing 5’ privacy fence to accommodate addition.</td>
</tr>
<tr>
<td>2.5</td>
<td>Walkways, Driveways, and Offstreet Parking</td>
<td>An existing gravel driveway will be paved and an garage is proposed at street level (partially sunken into site).</td>
</tr>
<tr>
<td>4.1</td>
<td>Decks</td>
<td>Relocate existing low-profile wood deck.</td>
</tr>
<tr>
<td>4.2</td>
<td>Additions to Historic Buildings</td>
<td>Remove existing additions and add a new rear addition.</td>
</tr>
</tbody>
</table>

See Written description
<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; 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.</td>
<td></td>
</tr>
</tbody>
</table>

**Minor Work (staff review) – 1 copy**

**Major Work (COA Committee review) – 13 copies**

1. **Written description.** Describe clearly and in detail the nature of your project. Include exact dimensions or materials to be used (e.g. width of siding, window trim, etc.)

2. **Description of materials (Provide samples, if appropriate)**

3. **Photographs of existing conditions are required.**

4. **Paint Schedule (if applicable)**

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.

6. **Drawings showing proposed work**
   - Plan drawings
   - Elevation drawings showing the new façade(s).
   - Dimensions shown on drawings and/or graphic scale.
   - 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.

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)

8. **Fee (See Development Fee Schedule)**
**Written Description**

The Joel C. Thompson house at 1100 Fillmore St. is located in the Glenwood-Brooklyn Historic District. The house is one-story Craftsman bungalow with a front facing main gable and 2 smaller side gables. The rear of the house has 2 small additions with hip roof forms. The house is clad in painted weatherboard siding, asphalt shingles, and has a painted brick foundation. The wood double-hung windows are 8 over 1. The existing structure is 59'-4" x 34'-2".

The proposed rear addition is 787 square feet of heated area and will house a master bedroom suite, a second living space, and a small open porch. With the addition, the structure will be 75'-0" x 34'-2", an increase of 15'-8" in overall length along the Washington Street (south) elevation. The construction of the addition will require the demolition of the existing 2 small rear additions, and the relocation of the existing deck. The height of the proposed addition is a foot lower than the existing house, and the main gable roof form of the addition will tuck under the eaves of the existing gable roof of the home. At the intersection of the existing structure and the addition, the wall steps in 6" to help differentiate between the old and new. The proposed addition has 2 side gable "bump-outs" to mimic the existing architectural language of the home. The addition will be clad in painted fiber cement lap siding (smooth), architectural asphalt shingles, and a painted brick foundation to match the existing structure. The windows of the addition will be painted wood casement windows with single glass lites. The size of the casement windows match the size of the existing double-hung windows, but the simplified form will help to differentiate the addition from the historic house. The trim around the windows will match the simple wood trim profile of the existing windows.
Existing Structure
TREE PROTECTION

These plans, written materials, design concepts, etc. shall not be reproduced, revised, or copied in whole or in part in any manner nor assigned to any other party for any other use without first obtaining the written permission of Brandy Britt Thompson, Architect.

WASHINGnTON ST

FILMORE ST

ALLEY

RELOCATED DECK

EXISTING SHED

50% EXIST. STRUCTURE FROM FILMORE ST

50% EXIST. STRUCTURE FROM WASHINGTON ST

THOMPSON RESIDENCE
1100 Filmore Street
Raleigh, NC

DATE: 2016.06.12
PRINTING: CD's
REVISIONS:

THOMPSON ARCHITECT
1100 Filmore Street
Raleigh, NC 27605
919.620.2384
bthompson6279@gmail.com

Structural Consultants:
Ross Linden Engineers PC
709 W. Jones Street
Raleigh, NC 27603
919.632.5680 ph
919.632.5675 fax
brian@rosslinden.com

THESE PLANS, WRITTEN MATERIALS, DESIGN CONCEPTS, ETC. SHALL NOT BE REPRODUCED, REVISED, OR CIPED IN WHOLE OR IN PART IN ANY MANNER NOR ASSIGNED TO ANY OTHER PARTY FOR ANY OTHER USE WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION OF BRANDY BRITT THOMPSON, ARCHITECT.

TP100
EXIST. ASPHALT ARCHITECTURAL SHINGLES
EXIST. PAINTED WOOD LAP SIDING
EXIST. PAINTED SMOOTH TRIM WITH PROFILES TO MATCH EXISTING
EXIST. PAINTED WOOD DOUBLE-HUNG WINDOWS
EXIST. PAINTED BRICK FOUNDATION
PAINTED WOOD CASEMENT WINDOWS
ASPHALT ARCHITECTURAL SHINGLES
PAINTED SMOOTH FIBER CEMENT LAP SIDING
PAINTED SMOOTH TRIM WITH PROFILES TO MATCH EXISTING
PAINTED WOOD AND GLASS DOORS
PAINTED BRICK FOUNDATION
RELOCATED WOOD DECK

THOMPSON RESIDENCE
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DATE: 2016.06.12
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REVISIONS:

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DEMO NOTES:

1. CAREFULLY DISASSEMBLE DECK AND STORE PIECES ON SITE FOR RECONSTRUCTION
2. REMOVE WALL - SHORE STRUCTURE AS NECESSARY
3. RELOCATE WASHER AND DRYER CONNECTIONS PER PLANS
4. CAREFULLY REMOVE TUB, FIBERGLASS SURROUND, AND ALL FAUCETS/CONTROLS AND STORE FOR REINSTALLATION
5. CAREFULLY REMOVE WINDOW AND STORE FOR DONATION
6. CAREFULLY REMOVE DOOR AND STORE FOR REINSTALLATION
7. REMOVE FLOORING AND PREP SUB FLOOR AND FRAMING FOR NEW FLOORING
8. SALVAGE FLOORING AND STORE FOR REINSTALLATION
9. REMOVE PLUMBING FIXTURE AND STORE FOR DONATION, REWORK PLUMBING TO ACCOMMODATE NEW FIXTURES PER PLANS
10. COVER OPENING AND INSULATE DURING CONSTRUCTION
11. APPROXIMATE LOCATION OF WASTE LINE DEMO AND RELOCATE PRIOR TO EXCAVATION
12. REMOVE EXISTING SIDING WHERE NEW STRUCTURE CONNECTS. PATCH/REPAIR AS NECESSARY