

# City of Raleigh

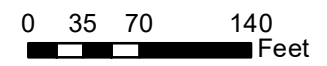


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## COA-0008-2020

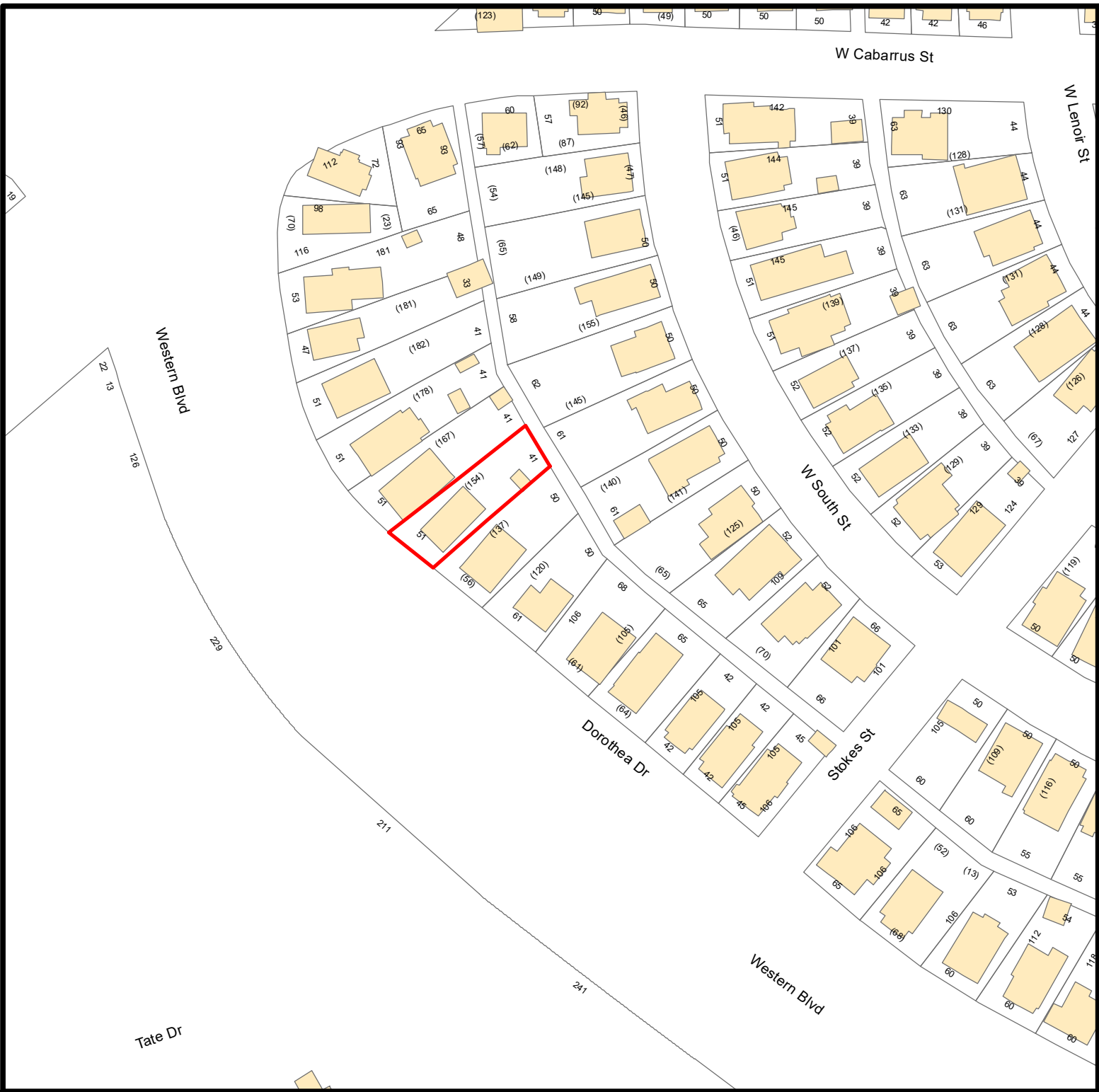
### 1014 DOROTHEA DR

### BOYLAN HEIGHTS (R-10)



Nature of Project:  
Construct addition; alter windows

APPLICANT:  
ASHLEY CAMERON  
5 W HARGETT ST SUITE 312



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0008-2020 1014 DOROTHEA DRIVE

Applicant: ASHLEY CAMERON

Received: 1/14/20

Meeting Date(s):

Submission date + 90 days: 4/13/2020

1) 2/27/2020 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Construct addition; alter windows

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features & Plantings	Construct addition
2.6	Exterior Walls	Alter windows
2.7	Windows and Doors	Alter windows
3.2	Additions to Historic Buildings	Construct addition

STAFF REPORT

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

A. Constructing an addition is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.6, 1.3.7, 3.2.1, 3.2.2, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, and the following suggested facts:

- 1\* The structure is described in the Boylan Heights National Register nomination as a c. 1924 "one-story Bungalow; gable faces street; engaged porch."
- 2\* The applicant proposes removing a cinderblock addition and constructing a new addition of 401 SF to the rear. The addition will be clad in wood siding that matches the width and profile of the existing wood siding and will have matching corner boards.
- 3\* The proposed addition spans the width of the rear of the structure and is inset 6" from the east and west walls of the historic house. The roof form of the addition is an extension of the existing gable of the historic house. This is a traditional way of adding onto a house.
- 4\* The addition will be discernible from the existing structure by maintaining the corner boards on the north and south facades. Additionally, a previous addition on the north

façade is clad in siding with a smaller reveal, this serves as a buffer between the historic house and the proposed addition.

- 5\* The ridgeline of the addition maintains that of the main body of the house. An asphalt shingle roof is proposed to match the roof on the existing structure.
  - 6\* The windows on the addition are drawn to show flat trim on three sides and a sill on the bottom as is traditional. Window specifications for the 3-over-1 windows were not provided.
  - 7\* The existing windows on the historic house are three-over-one double-hung windows. The proposed windows on the addition match the existing style.
  - 8\* The north west corner of the addition includes a screened porch. A note on the elevation drawings states that the screening for the porch is to be on the inside of the framing and rails as has been found to be congruous for other screened porches in Boylan Heights.
  - 9\* **Built mass to open space analysis:** According to the applicant, the lot is 7,339 SF. The original footprint of the house is 1,096 SF. The original proportion of built mass to open space was 14%. The footprint of the proposed built mass is 1,497 SF. The proportion of built mass to open space is proposed to be 34.8%.
  - 10\* The proposed addition will increase the **original** built mass by 20%.
  - 11\* The application included three photographs of properties that received a COA for a similar project.
  - 12\* The application includes a statement from an arborist certified by the International Society of Arboriculture (ISA) that includes instructions as to how tree protection could be implemented, but does not include a tree protection plan or a drawing noting the locations of identified trees.
  - 13\* A plan identifying trees on the subject property and the root zones of trees on adjacent properties was not provided
- B. Altering windows is not incongruous in concept according to *Guidelines 2.6.8, 2.7.2, 2.7.11*, and the following suggested facts:
- 1\* Two non-original metal windows are proposed to be replaced with a paired double-hung window.

- 2\* The existing windows are single square units with louvered glass and are slightly smaller than an upper sash.
- 3\* The proposed double-hung windows are to be relocated from an interior wall of the house that would have originally been the rear façade. The windows are wood and match the style of the existing windows.
- 4\* A paired unit exists on the front façade.

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

1. That a tree protection plan 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 issuance of the blue placard:
  - a. Eave/soffit details;
  - b. Window specifications including sections and muntin profiles
  - c. A site plan noting the locations and critical root zones of trees greater than 8" DBH on this property as well as the critical root zones from trees on adjacent properties.
  - d. An illustrated tree protection plan prepared by an ISA certified arborist that addresses the critical root zones and provides staging areas for construction materials.
3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
  - a. HVAC dimensions and associated screening.

Staff Contact: Collette Kinane: [collette.kinane@raleighnc.gov](mailto:collette.kinane@raleighnc.gov)

Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature:

Minor work (staff review) – one copy  
 Major work (COA committee review) – ten copies

- Additions > 25% of building sq. footage
- New buildings
- Demolition of building or structure
- All other

Post approval re-review of conditions of approval

**Office Use Only**

Transaction #: \_\_\_\_\_  
 File #: \_\_\_\_\_  
 Fee: \_\_\_\_\_  
 Amount paid: \_\_\_\_\_  
 Received date: \_\_\_\_\_  
 Received by: \_\_\_\_\_  
 \_\_\_\_\_

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

**For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.**

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

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	<b>Office Use Only</b>  Type of work: _____ _____
--	--

Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).

<b>Minor Work Approval (office use only)</b> 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 _____
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# 1014 Dorothea Dr.

Application for Certificate of Appropriateness  
Submitted January 30, 2020

## Index

1. Project Overview
2. Location & Context
3. Photos of Existing Site
4. Existing Plans
5. Proposed Plans
6. Comparable Projects
7. Tree Protection
8. Window & Door Information
9. Paint/Trim Notes

## 1. PROJECT OVERVIEW

The owners of the home at 1014 Dorothea Dr. hope to add a single story addition to the rear facing elevation of their existing 2 bedroom 1 bathroom home. The home was originally built in 1924 and is listed on the National Register Nomination as “One-story Bungalow; gable faces street; engaged porch.”

The project scope is to add as follows:

- Remove an existing 210 SF of non-original addition
- Add 287 SF Heated addition
- Add 114 sf Screened Porch addition
- Remove (3) non-original windows on North Elevation and replace with (2) original windows relocated from rear of house.

The proposed addition will be located at the rear of the home in an inconspicuous location. The current plan is for both sides of the addition to be inset 6” from the original house, the addition will be discernible on the East and West elevations by maintaining the original corner board. The current built area of the lot is 2,484 SF which makes it 33.8% of the total lot size. The addition of the screen porch and new building footprint adds 75 sf bringing the new built area on the lot to 34.8% for an increase of 1%. The current built are of the house is 1,306 sf; the ORIGINAL built are is 1,096 SF. The new built area for the house is total square footage would be 1,497 sf for an increase of 15% based on the current and a 36% increase from the original built area.

The addition will be clad in smooth faced wood siding of the same width and profile as the original house with matching corner boards. The addition will have an asphalt shingles roof to match existing.

The new windows on the addition will be Sierra Pacific double hung wood with SDL pattern to match rest of the house. As noted on the plans we will reuse the existing windows which are removed for the addition.



## **RHDC Guidelines**

### **2.4 Paint and Color**

The exterior cladding, trim, and windows will be preserved except where indicated in this application. All existing surfaces will be properly prepped per section 2.4.2 to maintain existing historical character before final painting. None of the existing brick or masonry will be painted. Wood siding will only be replaced if rot is found and will be replaced with same material.

### **2.5 Roof**

The existing roof will be removed along with the CMU addition. The main house existing roof will remain and the addition will be clad in a matching asphalt shingle.

### **2.6 Exterior Walls**

The existing exterior walls will be maintained as preserved on three of the four walls with the fourth being removed to allow for the addition. The character of the remaining walls will be preserved and materials will only be replaced if found to be unsound. All existing character defining features of the front porch will remain and be repainted as required.

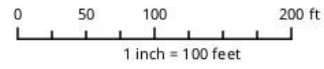
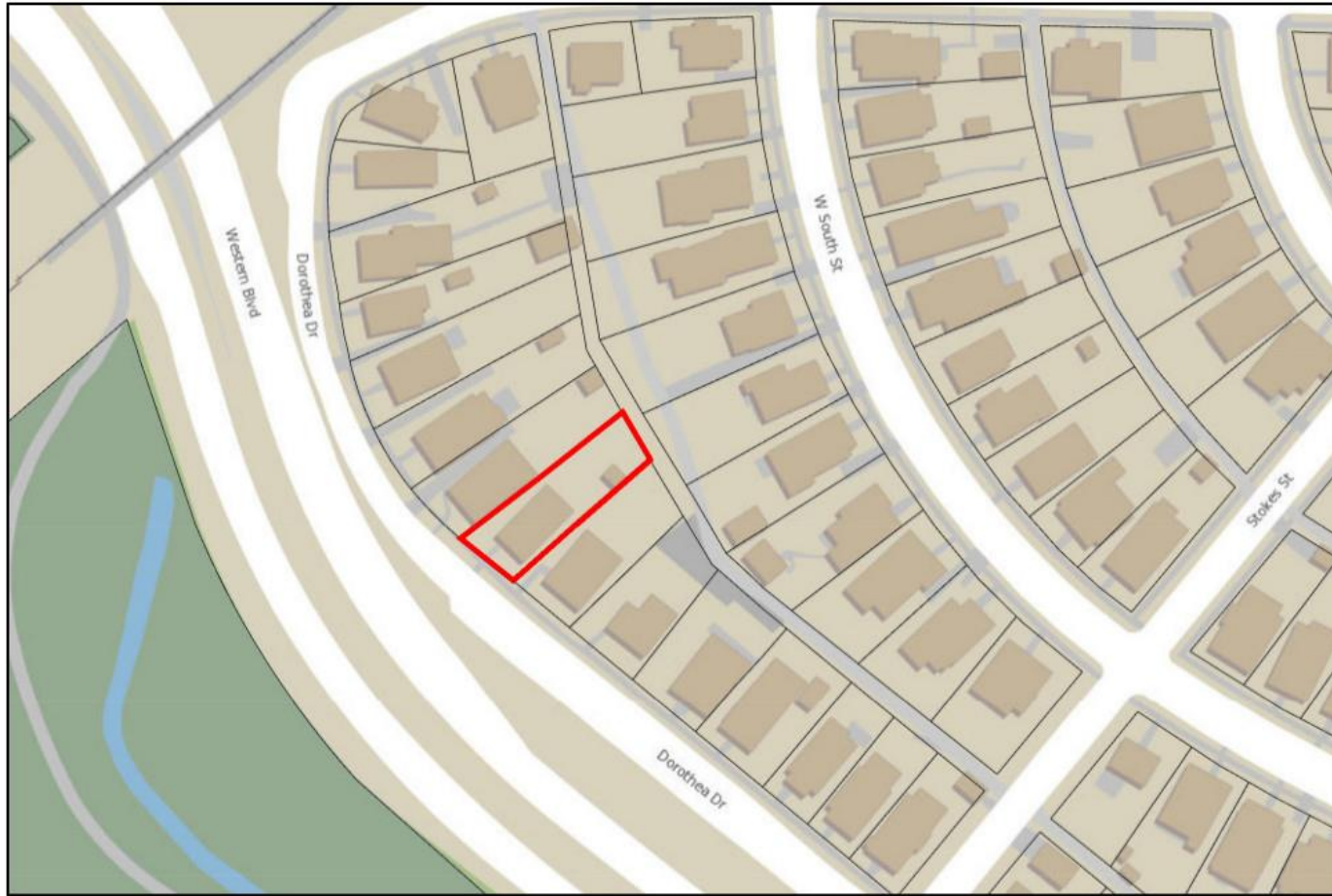
### **2.7 Windows and Doors**

We are maintaining existing windows and doors as indicated on plans and plan to reuse windows that are removed to replace non-original windows. Any new exterior windows and doors will match existing in style and construction.

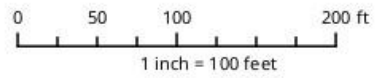
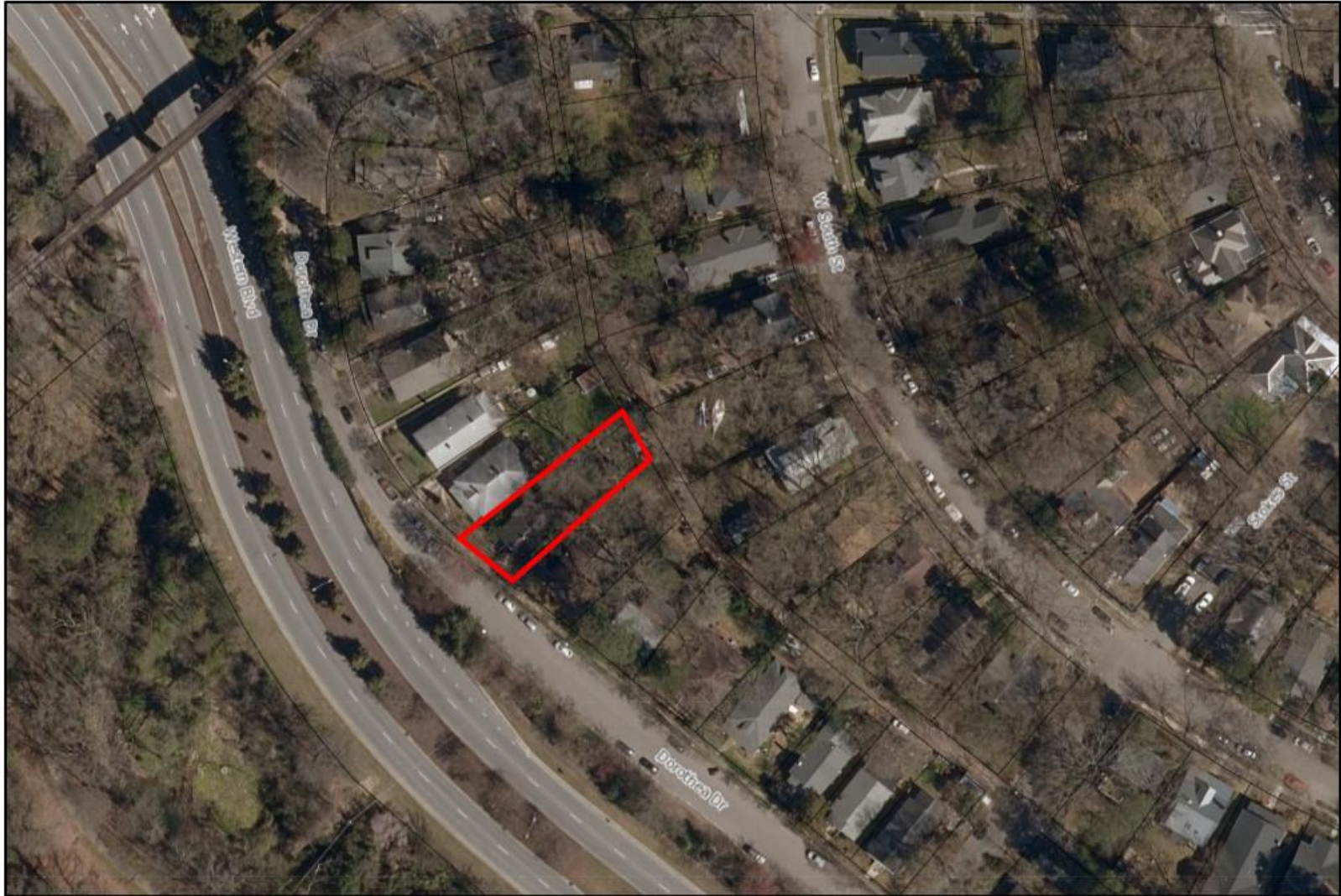
### **3.2 Additions**

The addition is located at the rear of the building and is minimally visible from Dorothea Dr. and the front elevation. All new materials will match the existing house and new wood windows and doors will closely match existing. The new ridge will not be visible from the elevation. The addition will increase the heated house by 1% and the scale and massing allow the main structure to remain as the focal point. A tree protection plan will be implemented.

## 2. LOCATION & CONTEXT

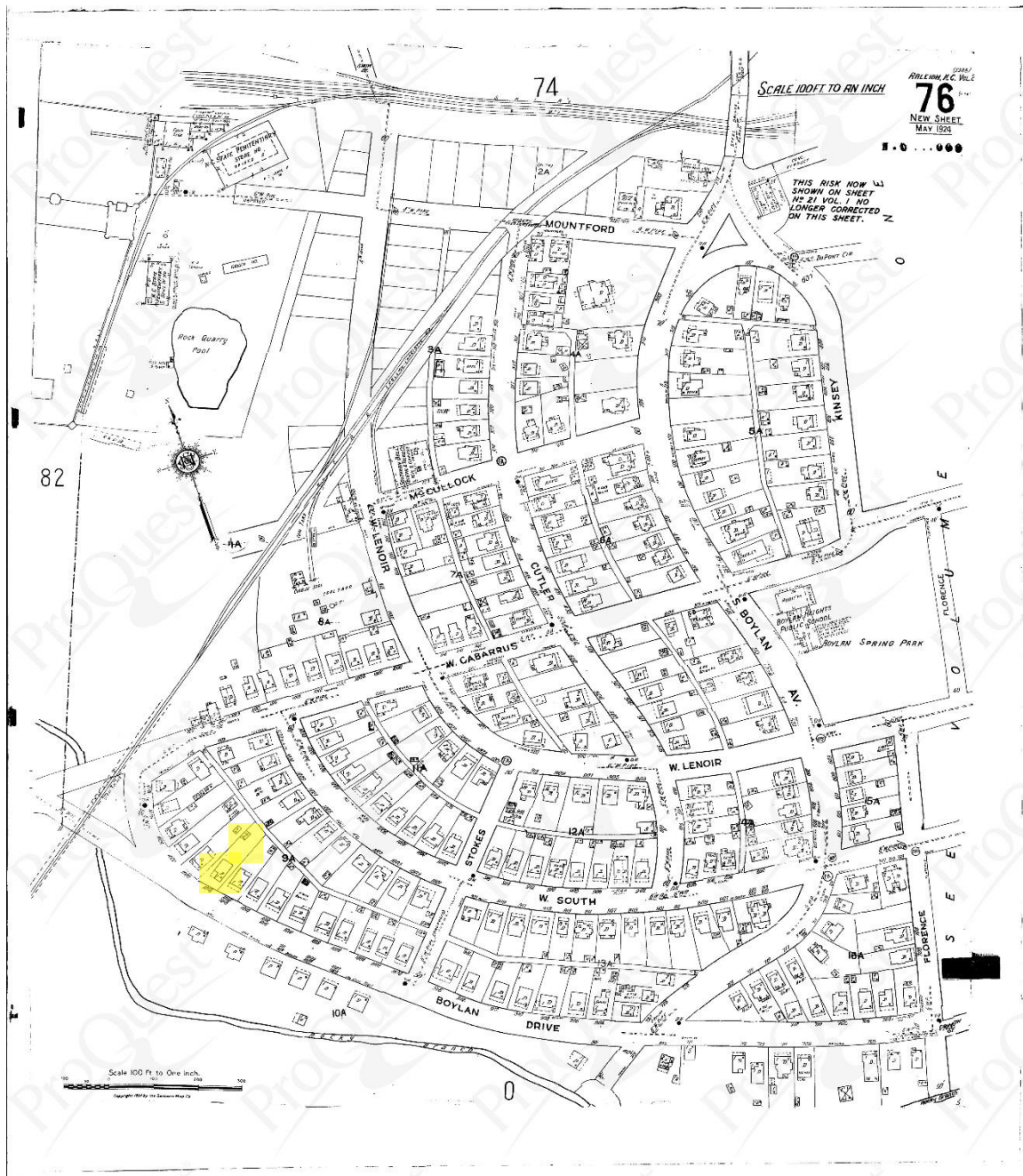


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74

SCALE 100 FT TO AN INCH

76  
NEW SHEET  
MAY 1925

•••••

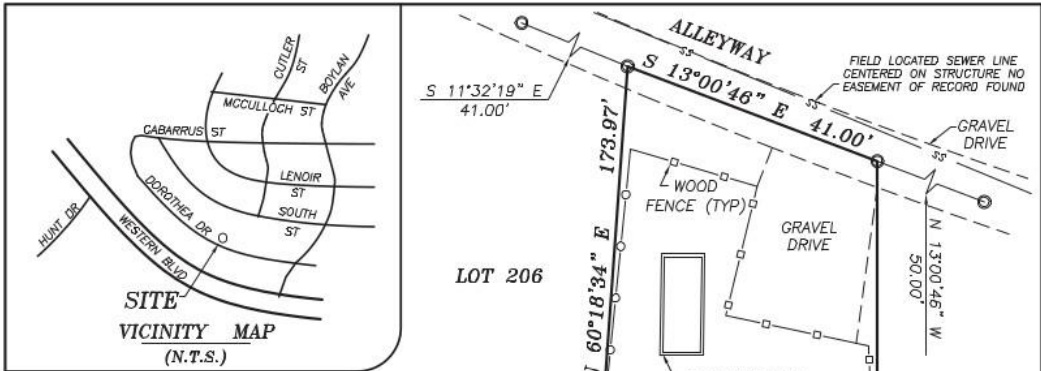
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82

Rock Quarry Pool

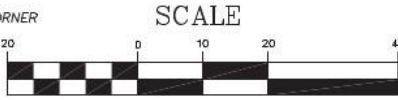
0

Scale 100 Ft to One Inch



**LEGEND**

- EXISTING IRON PIPE
- NEW IRON PIPE
- NAIL FOUND
- × COMPUTED CORNER
- POWER BOX
- TELE
- CATV
- ☆ LIGHT POLE
- UTILITY POLE
- ⊕ FIRE HYDRANT



( IN FEET )  
1 inch = 20 ft.

**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 1885, PG 114.

**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 1703 J  
COMMUNITY # PANEL SUFFIX

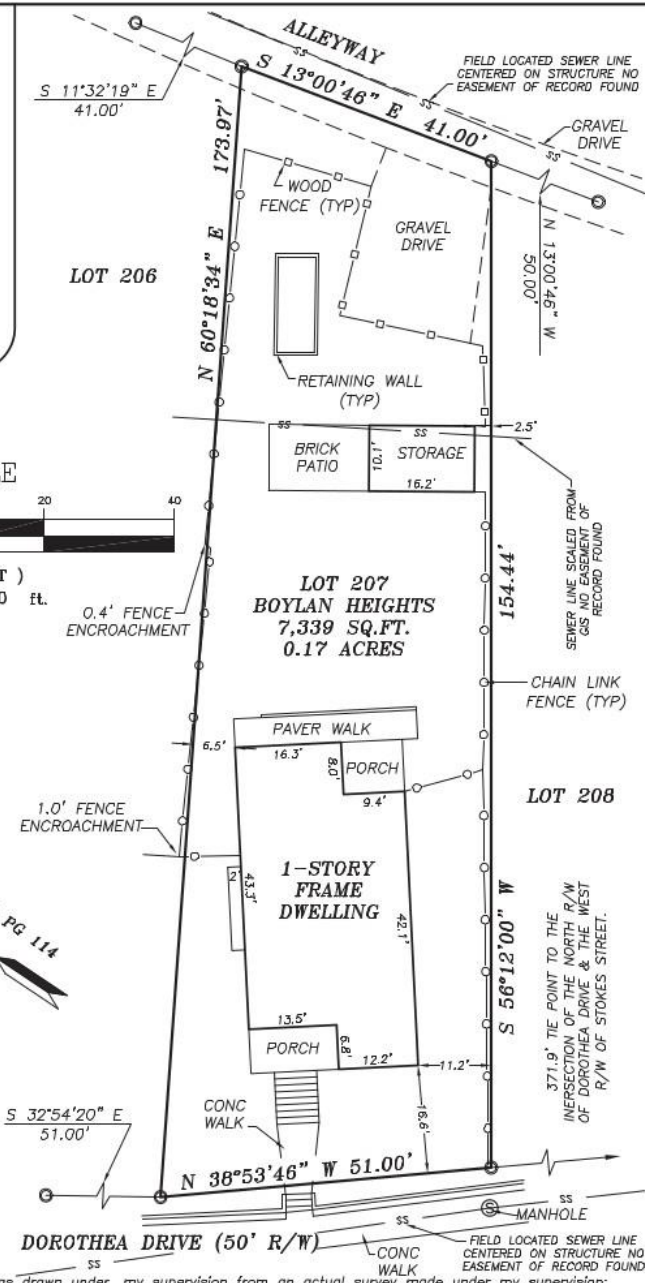
*Jeffrey H. Davis, PLS*  
PROFESSIONAL LAND SURVEYOR

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 27TH day of JUNE 2018.

Signed *Jeffrey H. Davis*

Seal



C.N. = 26324  
B.O.M. 1885  
PAGE 114  
CO. REG. MAKE

**MARGARET M. CLEMENT**  
**BRIAN R. WALSH**

LOT 207  
BOYLAN HEIGHTS  
1014 DOROTHEA DRIVE  
RALEIGH NORTH CAROLINA

DATE: 06-27-2018 DWG. NO. A-22476  
SCALE: 1" = 20'

**TURNING POINT SURVEYING PLLC**

4113 JOHN S. RABOTEAU WYND  
RALEIGH, NORTH CAROLINA 27612  
FAX (800)948-0213 PH (919)781-0234  
License No: P-0121

## Adjacent Neighbors

1703264506  
WEBB, WILLIAM DEVIN  
1010 DOROTHEA DR  
RALEIGH NC 27603-2142

1703265637  
PETERSEN, KRISTIN  
1021 W SOUTH ST  
RALEIGH NC 27603-2161

1703264755  
MURRAY, JUDITH C  
1025 W SOUTH ST  
RALEIGH NC 27603-2161

1703264830  
SEARS, CASIE L  
PO BOX 33483  
RALEIGH NC 27636-3483

1703263617  
TAYLOR, EARL WAYNE JR TAYLOR,  
CHRISTIE K  
1016 DOROTHEA DR  
RALEIGH NC 27603-2142

1703264551  
BIRNE, DUNCAN BIRNE, LYNSEY  
4849 INWOOD RD  
RALEIGH NC 27603-3307

1703265651  
VANDERWEERT, TIMOTHY SMITH, DONNA  
KAY  
1007 W SOUTH ST  
RALEIGH NC 27603-2161

1703262775  
THOMPSON, LINDSEY THOMPSON,  
NATHANAEL  
1020 DOROTHEA DR  
RALEIGH NC 27603-2142

1703262791  
POOLE, JANNIE M  
1018 DOROTHEA DR  
RALEIGH NC 27603-2142

1703263680  
GILES, ROBERT  
121 FOX BRIAR LN  
CARY NC 27518-8305

1703263644  
CLEMENT, MARGARET M WALSH, BRIAN R  
1014 DOROTHEA DR  
RALEIGH NC 27603-2142

1703264669  
COLLINS, LESLIE  
1023 W SOUTH ST  
RALEIGH NC 27603-2161

3. PHOTOS OF EXISTING SITE



**Photograph #1:** View From Dorothea Dr.



**Photograph #2:** Rear of House – CMU/ Screen Porch to be Removed (East Elevation)





Windows to Be Removed.

**Photograph #3:** North Elevation



**Photograph #4:** South/ East Elevation w/ Addition to Be Removed



**Photograph #5:** Original Windows inside Exst'g Kitchen to Be Relocated to Exterior

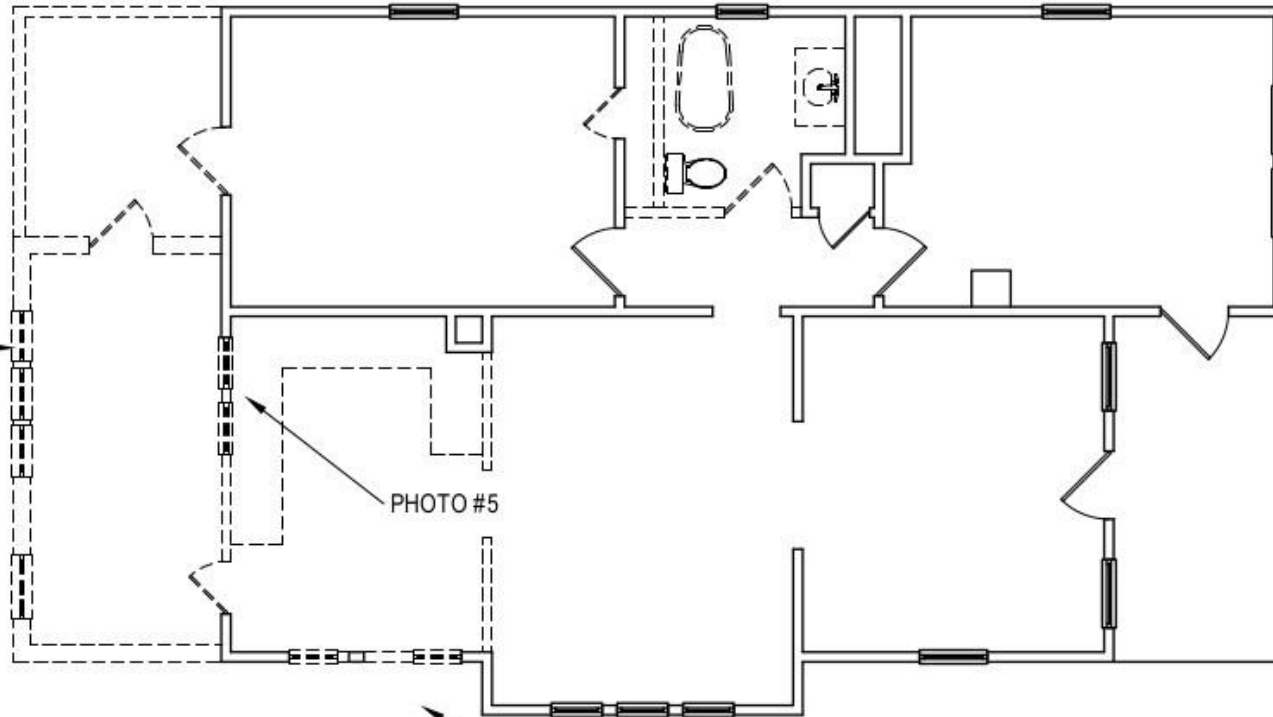
PHOTO #4

PHOTO #2

PHOTO #5

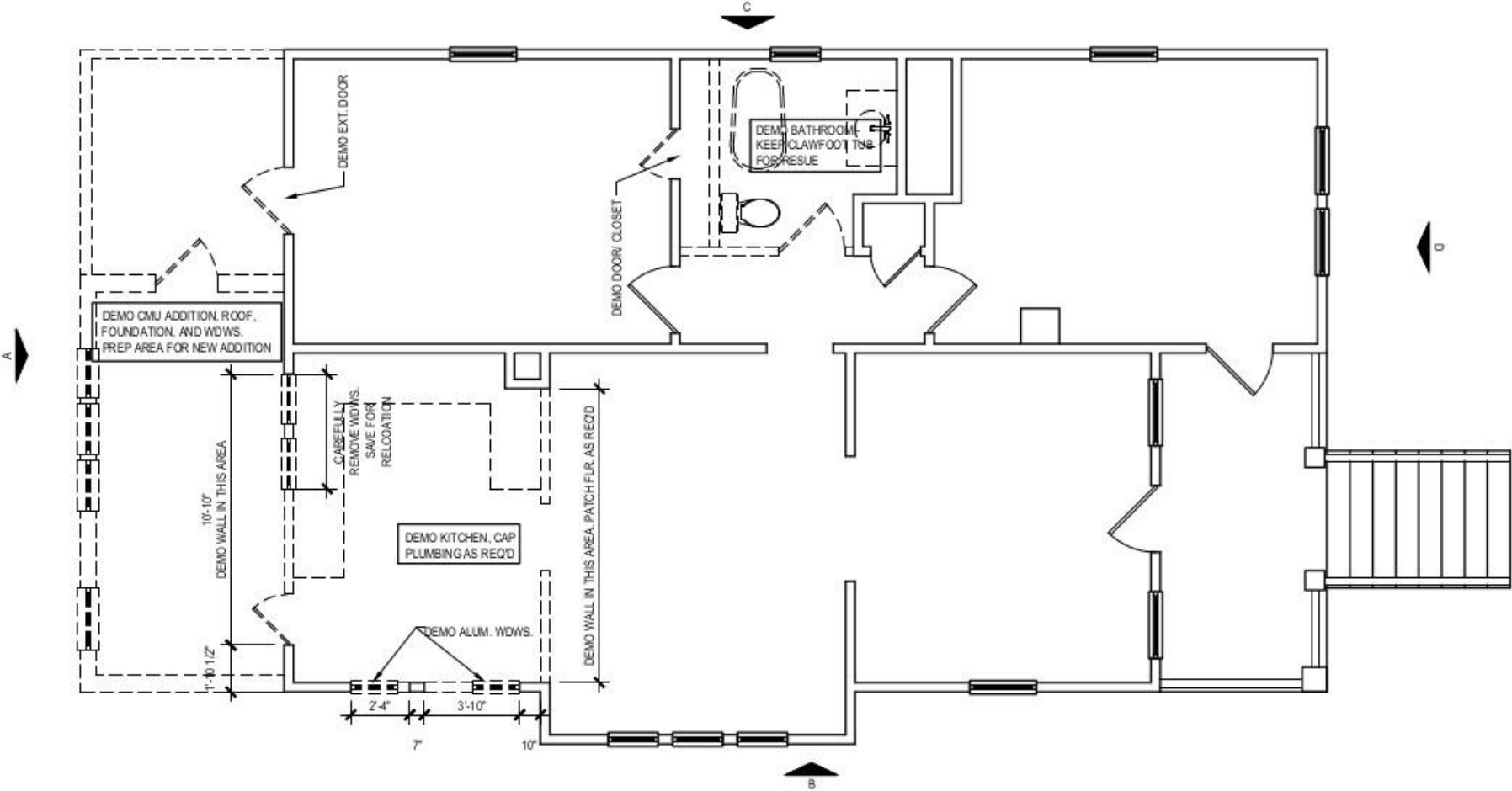
PHOTO #3

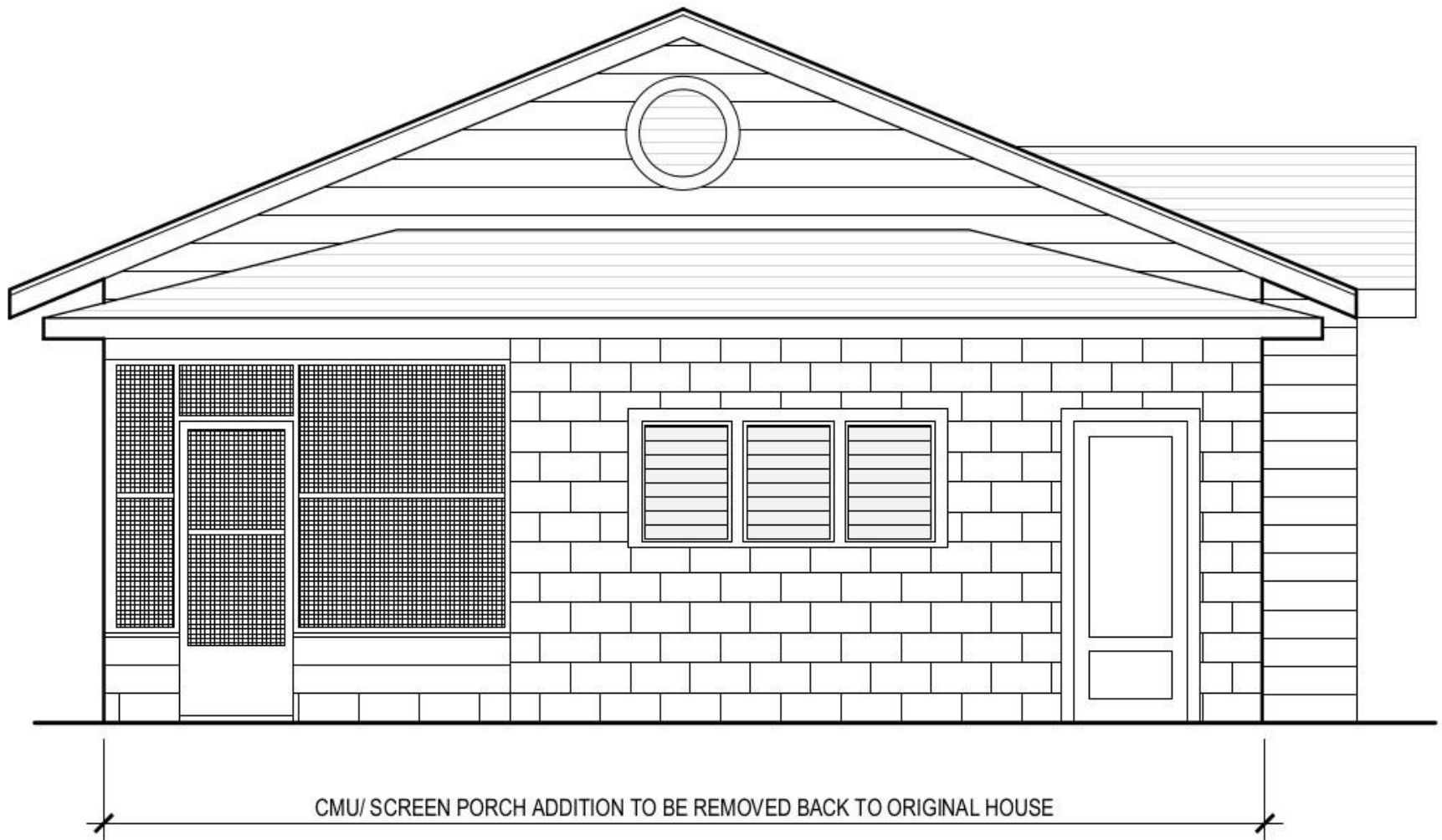
PHOTO #1



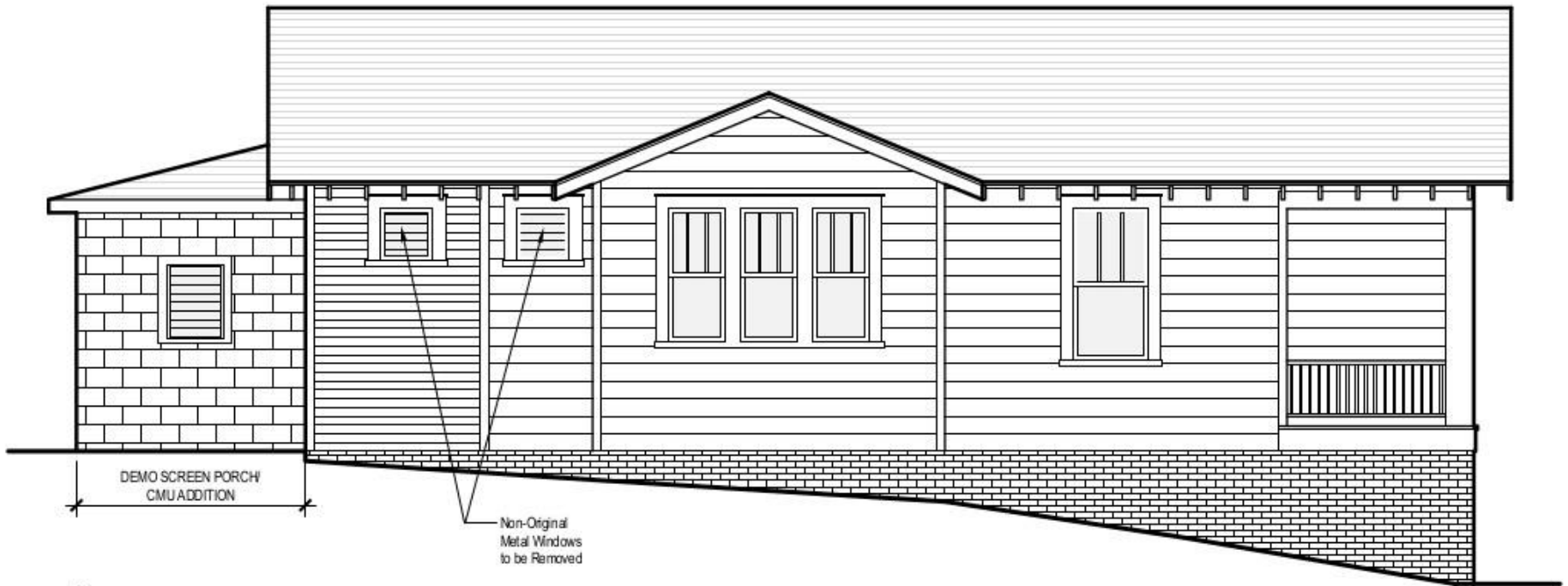
**Photography Key**

4. EXISTING PLANS





A  
EXISTING EAST ELEVATION



B

EXISTING NORTH ELEVATION

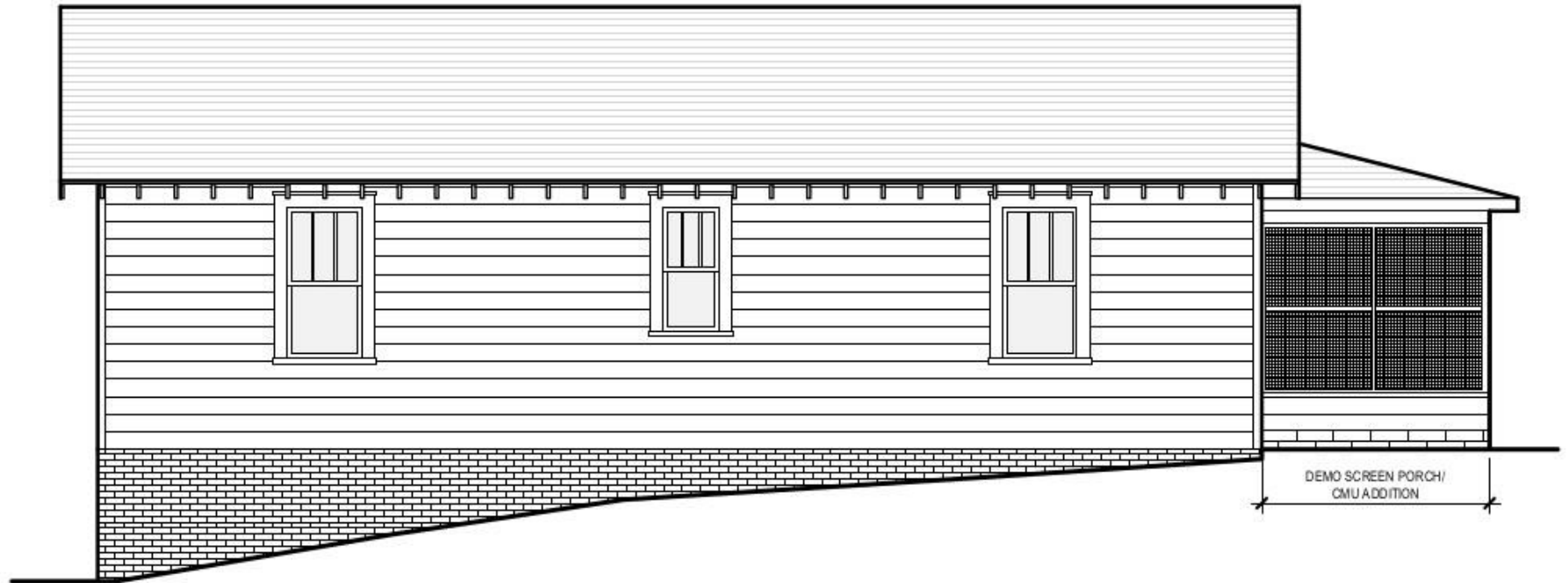


C

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EXISTING WEST ELEVATION

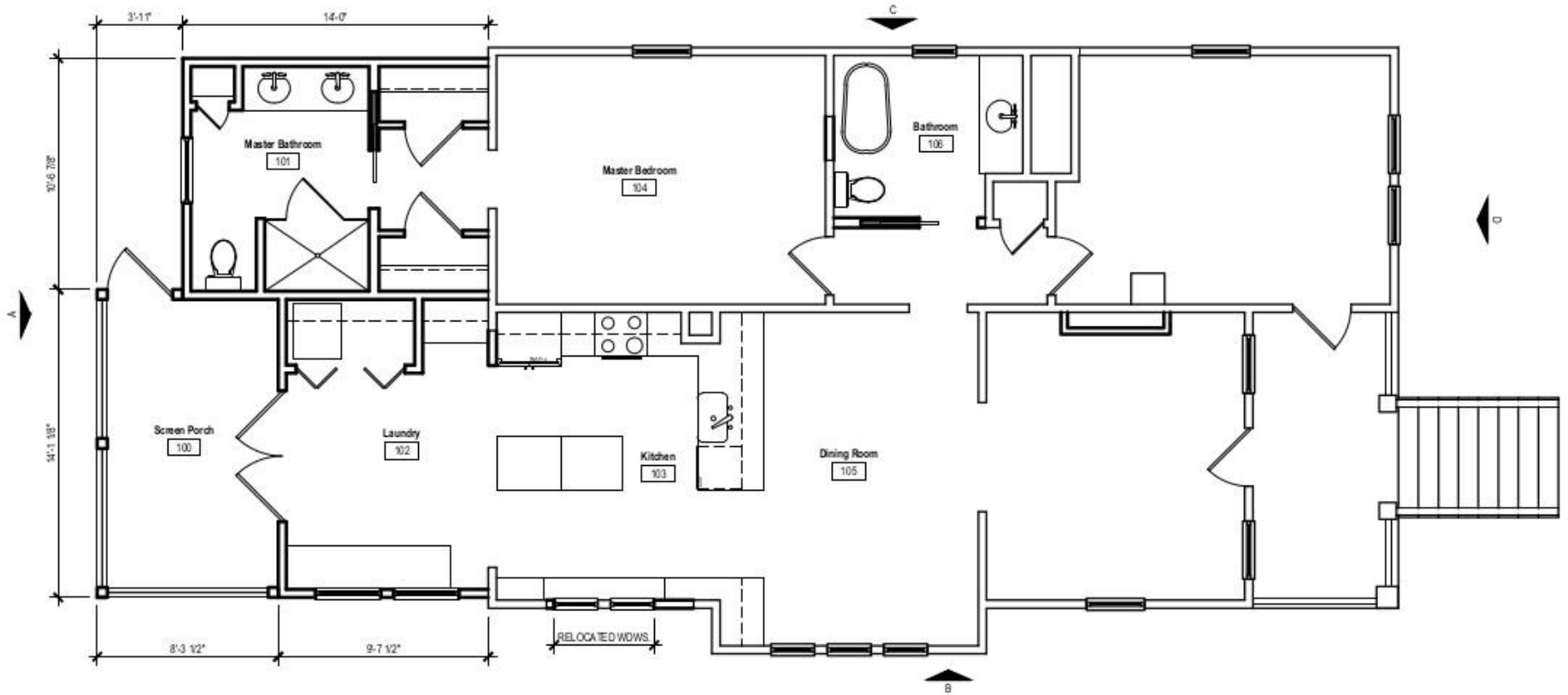


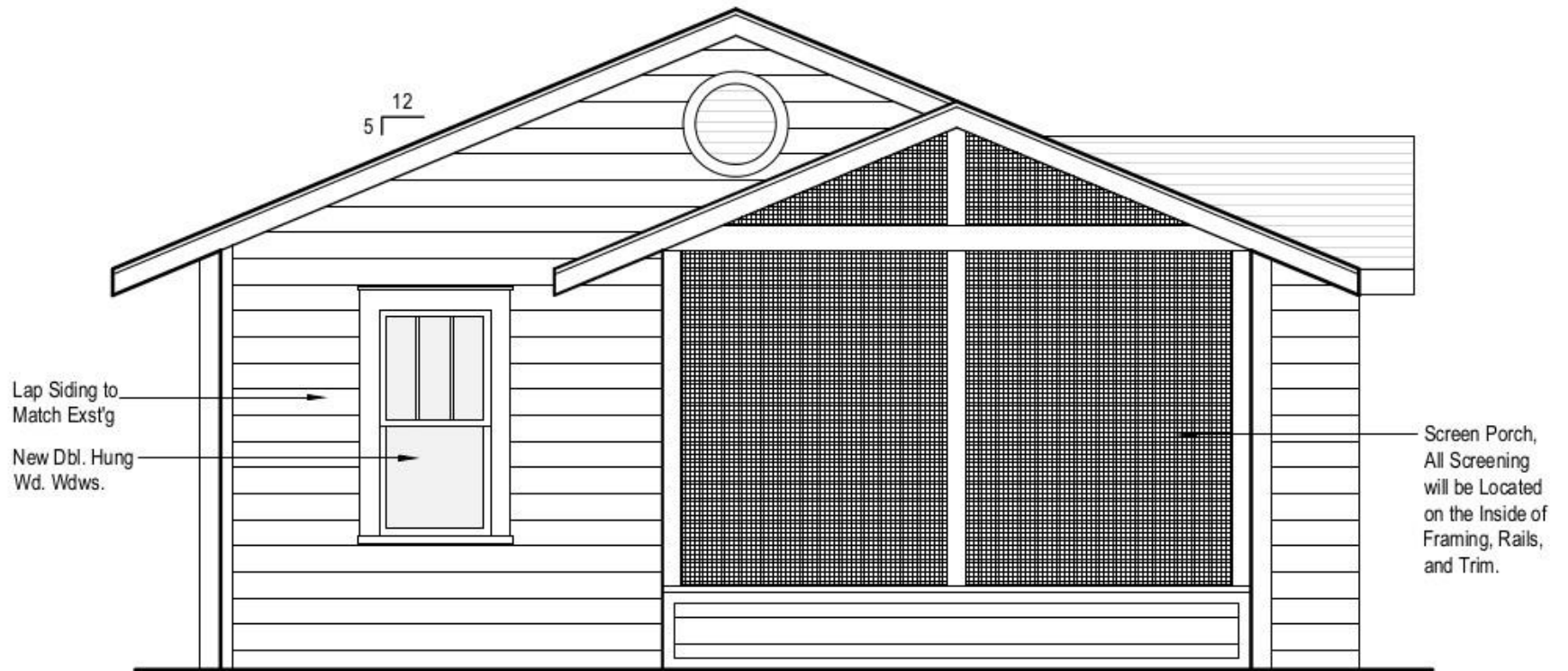


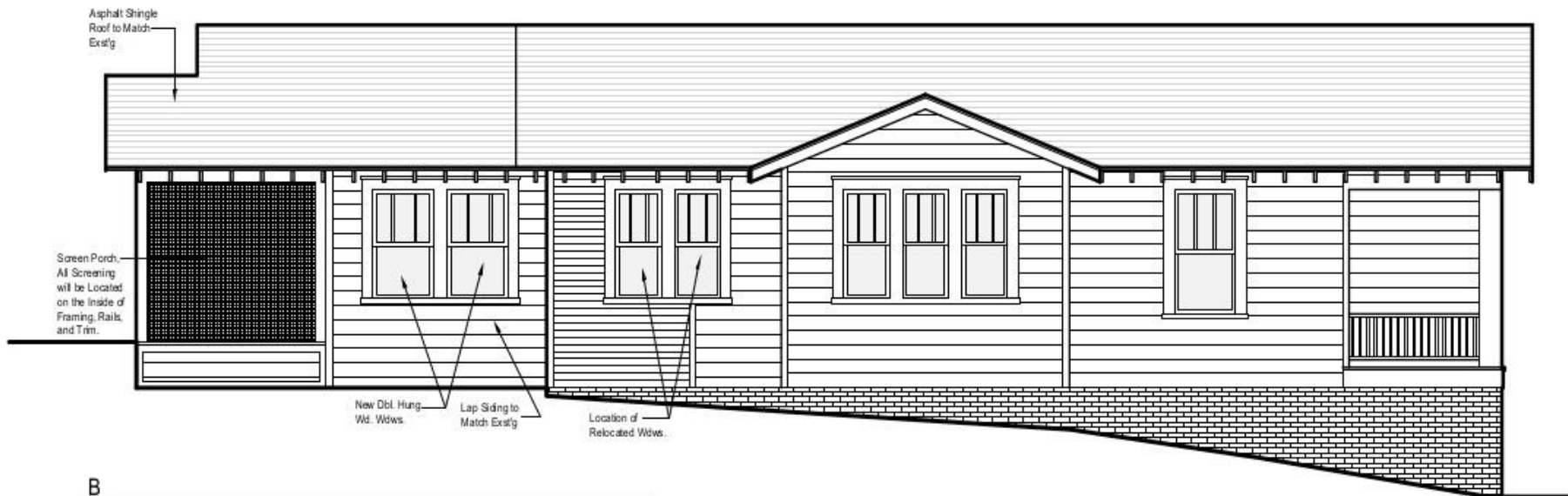
D

EXISTING SOUTH ELEVATION

## 5. PROPOSED PLANS







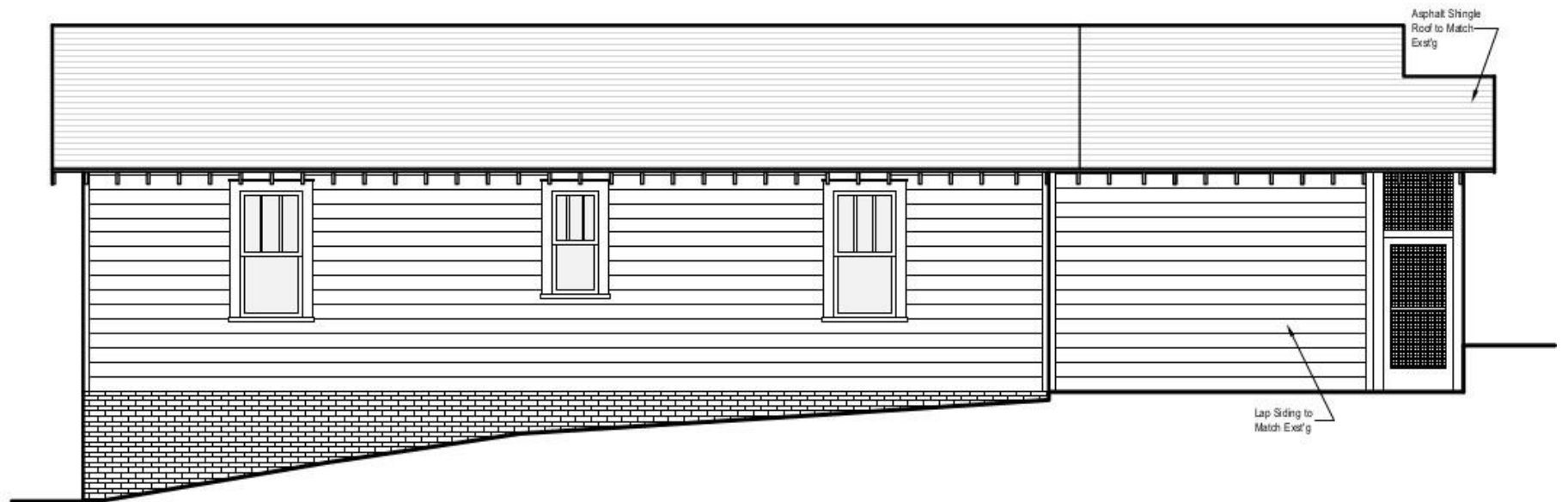
**B**  
 NEW NORTH ELEVATION



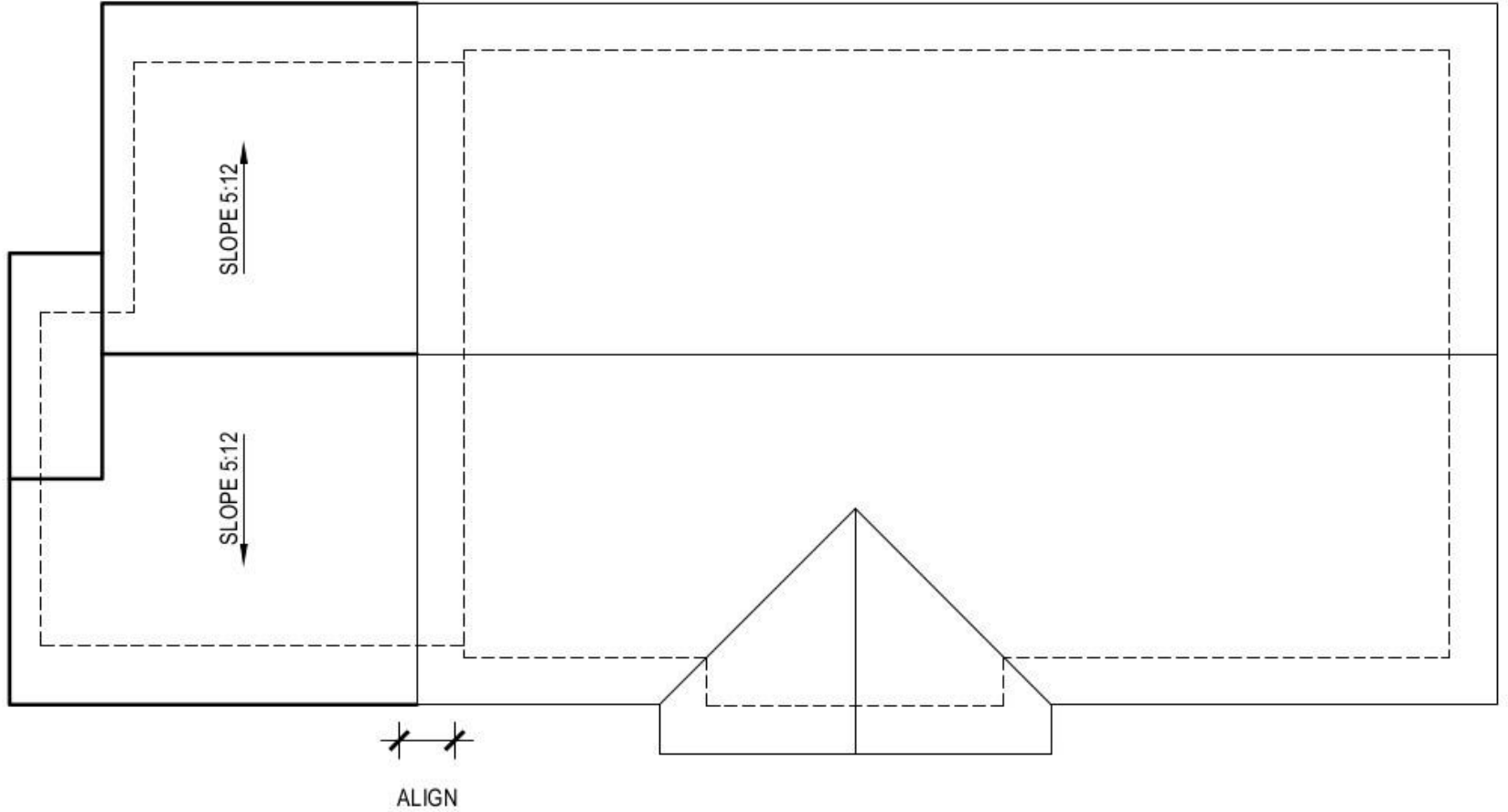
C

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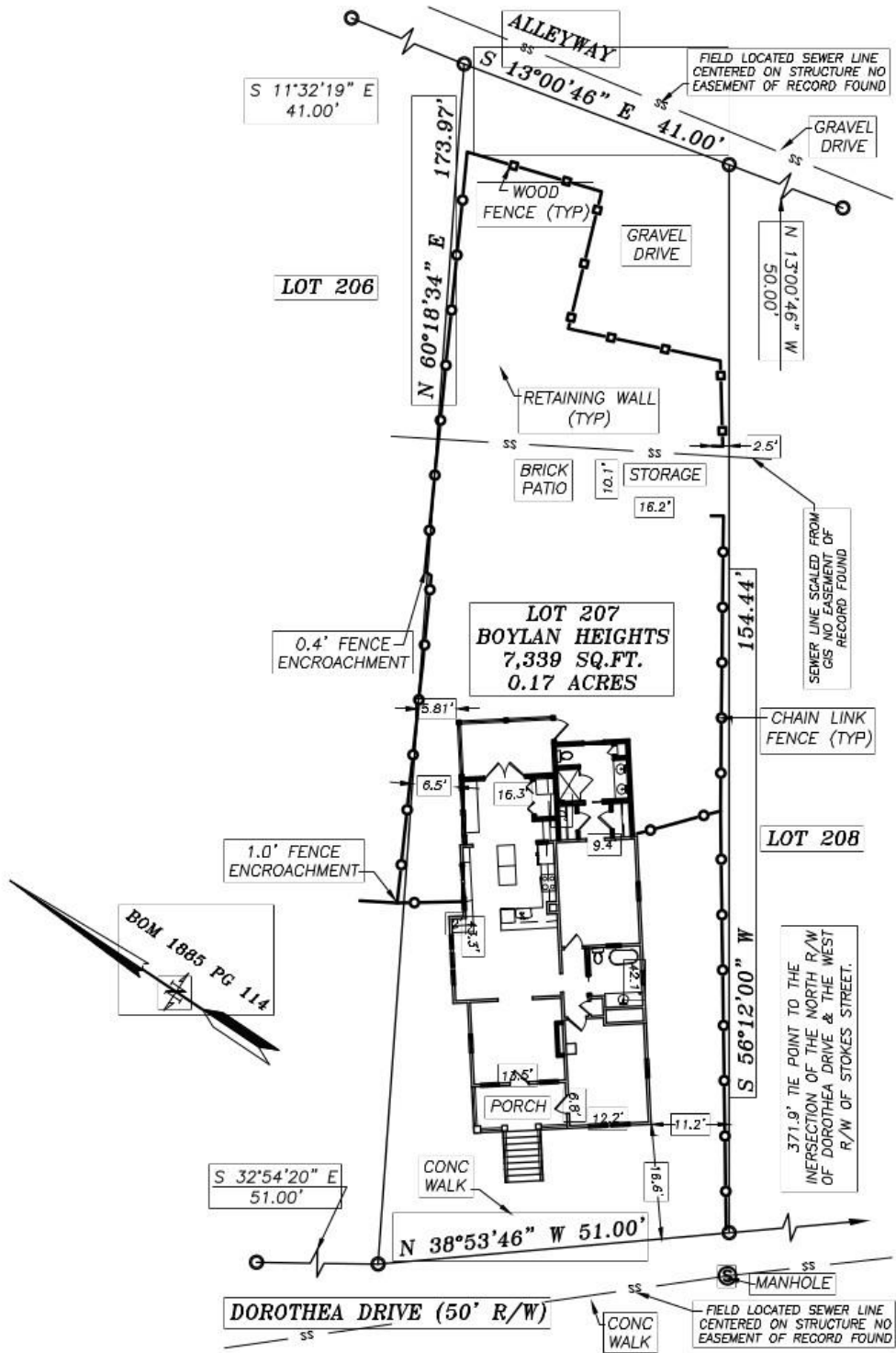
NEW WEST ELEVATION



D  
NEW SOUTH ELEVATION



**New Roof Plan**



Site Plan



## 6. COMPARABLE PROJECTS



**915 W. South St.  
COA 104-17-CA**

Construct a 684 SF 1- ½ story Rear Addition and Rear Patio



**917 W. South St.  
COA 003-18-CA**

Construction a rear addition and side deck.



**807 W. South St.  
COA 005-18-CA**

Construction rear addition and rear porch/ patio

## 7. TREE PROTECTION PLAN



# BARTLETT TREE EXPERTS

5808 Triangle Drive, Raleigh, NC 27617 Telephone 919-782-7803 Fax 919-788-9147

01/15/20

To whom it may concern:

In reviewing the proposed construction plan for 1014 Dorothea Drive, I would like to approve the tree protection plan and comment on the steps being taken to mitigate damage to the root zones of the mature trees in the landscape.

- The Cedar at the back right (12" DBH) has a municipal CRZ of approximately 15' from the base. Within this CRZ, I would like to outline 2 area distinctions. The immediate CRZ being approximately 2-3' from the base is the area of no disturbance by trenching, excavation, or compaction. The secondary CRZ is approximately 10-12' from immediate CRZ. The secondary CRZ is the area of impact that will employ mitigation efforts depending on the scope of the work being completed.
- The Hackberry at back center (11" DBH) has a municipal CRZ of approximately 13' 9" from the base. The immediate CRZ of this tree is approximately 2-3' from the base.
- The Pecan at back left (25" DBH) has a municipal CRZ of approximately 31' 3" from the base. The immediate CRZ of this tree is approximately 4-6' from the base.
- The Crape Myrtle at the back right (20" DBH) has a municipal CRZ of approximately 25' from the base. The immediate CRZ of this tree is approximately 4-6' from the base.

The proposed construction will remain mostly in the existing footprint of the house and hardscape patio, with approximately 30% of the new construction to extend into the turf area. The new construction will enter into the municipal CRZ of all trees listed above but will not enter any of the immediate CRZs. No trenching or excavation will be done in the immediate CRZs of any trees in the back yard.

Also, based on species and age of the trees closest to impact, these trees should respond positively to the construction work. Bartlett Tree Experts has proposed a plan to care for these trees before and after construction to mitigate stress from construction damage and maintain long term health.

There is one tree not listed above that is located at the back left, growing through the fence. This Elm has a DBH of 10.5" and is a candidate for removal. There are signs of damage to the base, posing a structural risk. The canopy has a significant lean over the house and roof and shows signs of decline and dead branches throughout. If left in place, this tree poses a major risk of damage to the property and persons on site.

To enhance the tree protection during construction, trees and their roots shall be protected by tree protection fence, wraps, and mulch as follows:

- **Tree protection fence** shall be constructed with 4ft steel "t-posts" and 3ft orange safety fencing
- Trees in close proximity to construction will be **wrapped with boards** to protect trunks

- Trees in close proximity to construction will have **shredded mulch** installed within the tree protection area to reduce compaction to the root system
- Sheets of ½ inch plywood may be used over mulch areas where there is construction traffic by necessity

The contractor(s) shall ensure no heavy equipment, no traffic, no storage of materials, or supplies, no port-a-potty(s) are used in mulched or tree fence protected areas. Materials are to be staged in open areas approved by owner. No buttress roots are to be damaged, scarred, cut, or punctured.

Please reach out with any questions.

Thank you,

Jared Kibbe  
ISA Certified Arborist #SO-7534A  
Arborist Representative – Raleigh, NC

THE F.A. BARTLETT TREE EXPERT COMPANY  
SCIENTIFIC TREE CARE SINCE 1907

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CORPORATE OFFICE: P.O. BOX 3067, STAMFORD, CONNECTICUT 06905-0067 (203)323-1131; FAX (203) 323-1129

[www.bartlett.com](http://www.bartlett.com)

## 8. DOORS AND WINDOWS

SDL TO MATCH EXISTING WINDOWS

### Wood Carmel Double Hung - Cottage Style

Scale: 1/4" = 1'-0"

ROUGH OPENING	FRAME SIZE					
	18 3/4"	24 3/4"	30 3/4"	36 3/4"	42 3/4"	48 3/4"
	18"	24"	30"	36"	42"	48"
GLASS SIZE	GLASS SIZE					
	13 1/8"	19 1/8"	25 1/8"	31 1/8"	37 1/8"	43 1/8"
60 3/4"						
60"	CDHC-1860	CDHC-2460	CDHC-3060	CDHC-3660	CDHC-4260	CDHC-4860
29 1/8"						
29 1/8"	CDHC-1872	CDHC-2472	CDHC-3072	CDHC-3672	CDHC-4272	CDHC-4872
72 3/4"						
72"	CDHC-1878	CDHC-2478	CDHC-3078	CDHC-3678	CDHC-4278	CDHC-4878
35 1/8"						
35 1/8"	CDHC-1884	CDHC-2484	CDHC-3084	CDHC-3684	CDHC-4284	
78 3/4"						
78"						
32 1/8"						
32 1/8"						
38 1/8"						
38 1/8"						
84 3/4"						
84"						
41 1/8"						
41 1/8"						



www.sierrapacificwindows.com  
800-824-7744

Updated: 7/14

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

## **9. Paint/Trim Details**

**The addition will be painted to match the existing house. All trim paint will match existing.**

### **Eave/ Soffit Detail:**

**2x Exposed Rafter Tails – Painted Trim Color**

### **Window/ Door Trim:**

**1x3 Cap Crown over 2x6 Head Trim. 2x4 Vertical Jamb Trim. Match Existing Trim.**