

City of Raleigh



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COA-0020-2020

403 E EDENTON ST

OAKWOOD (R-10)

0 30 60 120 Feet



Nature of Project:
Alter garage; construct dormers

APPLICANT:
RICK PARKER FOR THE
RENOVATION SPECIALISTS
1501 SUNRISE AVE



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0020-2020 403 EAST EDENTON STREET

Applicant: RICK PARKER FOR THE RENOVATION SPECIALISTS, LLC

Received: 02/06/2020

Meeting Date(s):

Submission date + 90 days: 05/06/2020

1) 03/26/2020 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Alter garage; construct dormers

Staff Notes: COAs mentioned are available for review

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.6	Garages and Accessory Structures	Alter garage; Construct dormers

STAFF REPORT

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

- A. Altering a garage and constructing dormers is not incongruous in concept according to *Guidelines* sections 1.6.7, 1.6.8, 1.6.12; however, alteration of the garage doors **is** incongruous according to *Guidelines* sections 1.6.8 and the following suggested facts:
- 1* No changes to the main structure or built area are proposed.
 - 2* The Oakwood Historic District Special Character Essay states that the neighborhood was “developed primarily during a fifty-year period from 1880-1930...” The existing house and detached garage were built in 2005 with an approved COA (060-04-CA).
 - 3* The garage is located at the rear of the lot, with a portion of the accessory structure visible from the public right-of-way.
 - 4* The existing garage doors are two separate roll-up doors, each with a set of six top lights and a simple horizontal six-panel design, divided by a thick center mullion.
 - 5* The application appears to propose removing the structural separation between the openings and replacing the existing doors with two new contiguous roll-up garage doors with a simplified modern three-light and three-panel configuration. Evidence to support the change was not provided.

- 6* The applicant proposes the addition of two single, narrow gabled dormers on the primary south/front elevation of the garage. A wider shed roof dormer containing five windows is proposed on the rear elevation of the garage. Dimensioned/scaled drawings were not provided.
- 7* The dormers change the garage to 1-1/2 stories which is still substantially shorter than the 2-story main house.
- 8* The applicant states that the materials and colors of the alterations will match the existing house. No new door or window specifications were provided.
- 9* The elevation drawings appear to indicate that the proposed window trim is to have flat casing on three sides, with a sill at the bottom. Detailed drawings were not provided.
- 10* The applicant states that no trees over 8" will be impacted by the proposed construction work. An aerial view of the property shows that some trees on neighboring lots that may be greater than 8" in diameter are located close to the adjacent property line. A scaled site plan was provided; no staging or storage area for equipment and materials was identified.

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

1. That details and specification for the following be provided to and approved by staff prior to the issuance of the blue placard:
 - a. Dimensioned and/or scaled elevation drawings
 - b. Door specifications;
 - c. Window specifications;
 - d. Window trim details, including an eave detail drawing for each dormer type
2. That a site plan showing the planned location for staging equipment and materials during construction be provided.
3. That if the required equipment encroaches on the critical root zones of trees over 8" in diameter on neighboring lots, a tree protection plan be provided and put in place for the duration of the construction period.

Staff contact: Erin Morton, erin.morton@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 <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? <input checked="" type="radio"/> Yes <input type="radio"/> No	

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).

<p align="center">Minor Work Approval (office use only)</p> <p>Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____.</p> <p>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.</p> <p>Signature (City of Raleigh) _____ Date _____</p>

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COA-0020-2020

403 E EDENTON ST

OAKWOOD (R-10)

0 30 60 120 Feet



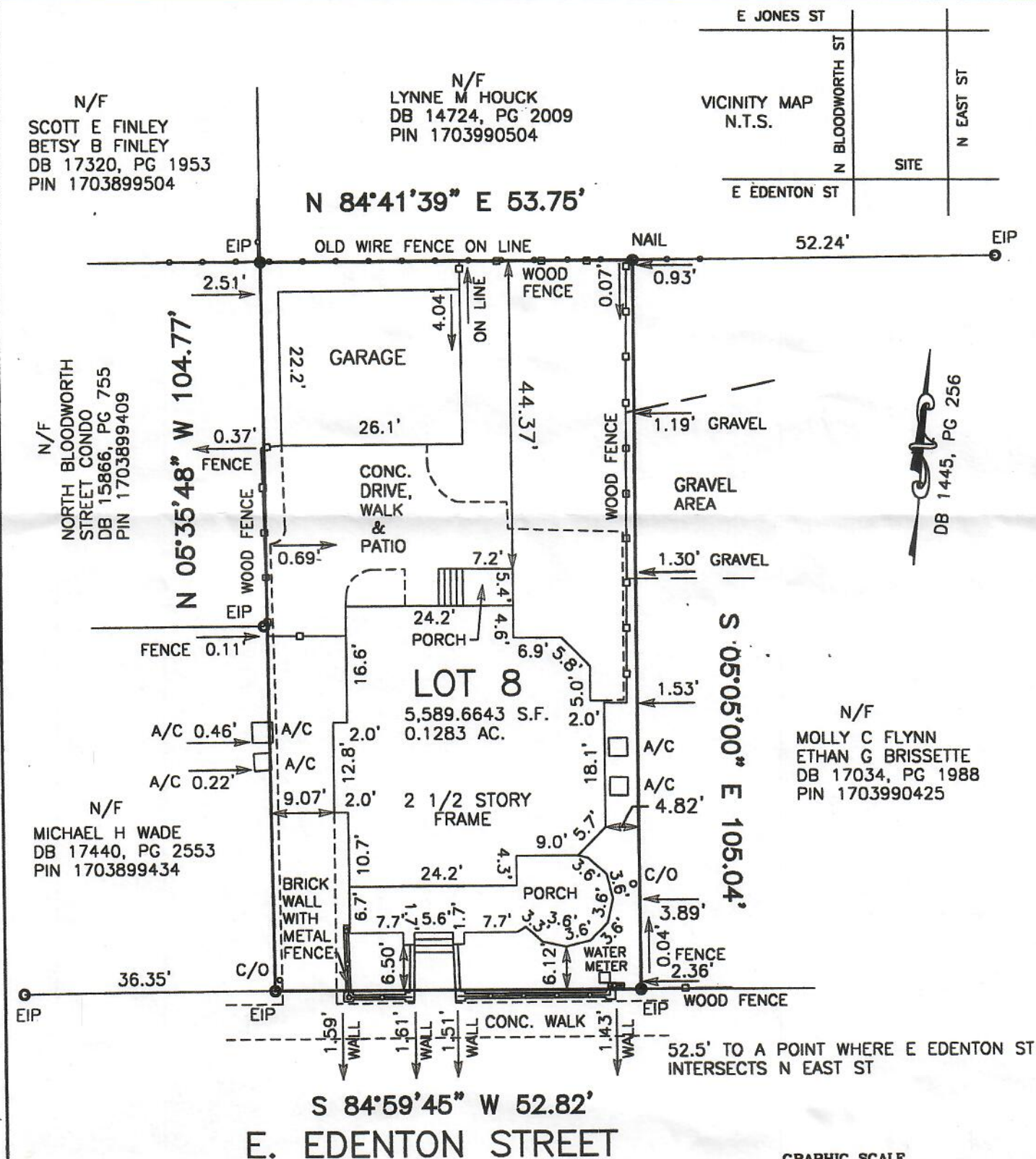
Nature of Project:
Alter garage; construct dormers

APPLICANT:
RICK PARKER FOR THE
RENOVATION SPECIALISTS
1501 SUNRISE AVE

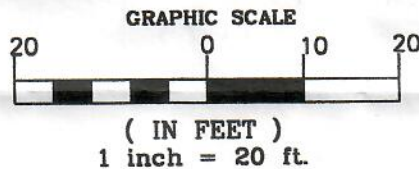


Finish the 2nd floor of an existing detached garage that was built in 2005 to be used as an office. Materials and colors to match the existing house. Also we will add dormers to the front and back of it.

SUBJECT PROPERTY IS _____ IS NOT X LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170300J ZONE X



ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASUREMENTS



MORSON & DENSON'S
SCHOOL PROPERTY

D.B. 14545, PG 256

LOT 8 BLOCK _____

RECORDED IN BOOK OF MAPS 1885, PAGE 51, WAKE COUNTY, N.C.

FIELD CLOSURE = 1: 10,000

NOT FOR RECORDING, INFORMATION FOUND

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH

LEGEND

EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MON	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C/L	CENTER LINE
C.B.	CATCH BASIN	FES	FLARED END SECTION

I, JOHN Y. PHELPS, JR. HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE. THIS MAP IS NOT FOR RECORDING.

JOHN Y. PHELPS, JR. PLS 1319

PROPERTY OF

CRAIG WINTER
CAROL WINTER

403 E. EDENTON ST.
RALEIGH, WAKE CO., N.C.

SCALE 1"=20'

DATE 11/08/19

FB 1610
#101562

JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR
5110 BUR OAK CIRCLE
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3658



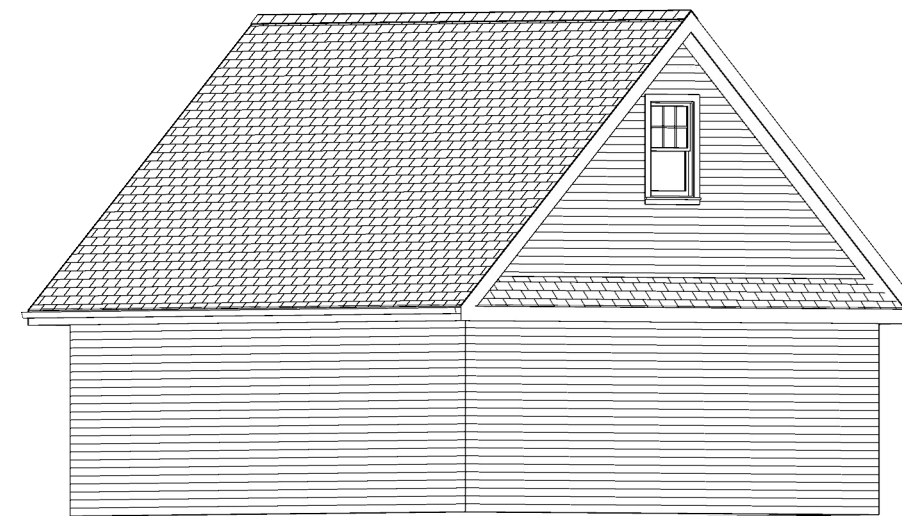
Camera 2
Proposed front view



Proposed rear view



Camera 1
Existing front view



Camera 1
Existing rear view

REVISION TABLE	
NUMBER	DESCRIPTION

Winter Garage
403 E Edenton St

DRAWINGS PROVIDED BY:
The Renovation
Specialists LLC
Rick Parker

DATE:

2/24/2020

SCALE:

SHEET:

P-1

Morton, Erin

From: Morton, Erin
Sent: Wednesday, February 26, 2020 9:55 AM
To: gill
Cc: Tully, Tania; Kinane, Collette; rick@renovationspecs.com
Subject: RE: COA Meeting - Thursday, March 26, 2020 - COA-0020-2020 (403 E Edenton Street) - Initial Staff Comments

Gill,

We have received the additional materials and response you provided below. Please provide (12) hard copies of the updated application by March 4th to our office on the 3rd floor of the One Exchange Plaza building. We will send you a copy of the meeting agenda and staff report by March 13th. Thank you.

Best,
Erin Morton

From: gill <gill@renovationspecs.com>
Sent: Tuesday, February 25, 2020 5:46 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>; rick@renovationspecs.com
Subject: RE: COA Meeting - Thursday, March 26, 2020 - COA-0020-2020 (403 E Edenton Street) - Initial Staff Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

Erin,

Regarding 1-5 below,

- 1) The 1st attachment is the picture of the front of the house and the 2nd and 3rd are additional pictures of the garage as requested.
- 2) The 5th attachment is the survey asked for.
- 3) It is our belief that #3 does not apply for this project, that is we believe there are not any trees that are over 8" that might be impacted by the construction. Let us know if we are not interpreting that correctly.
- 4) The 4th attachment is the accurate elevation drawings.
- 5) The window specifications are as follows - JeldWen wood, DH, w/ SDL grills in a 3 over 1 pattern and 3 ½" flat exterior trim to match existing house.

Hopefully this provides what is needed. Let us know if not and we will get whatever is needed ASAP.

Thanks for your help with this.

Gill Pulley
Office Manager

The Renovation Specialists
919-821-4525

From: Morton, Erin [<mailto:Erin.Morton@raleighnc.gov>]

Sent: Monday, February 17, 2020 5:25 PM

To: info@renovationspecs.com

Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>

Subject: COA Meeting - Thursday, March 26, 2020 - COA-0020-2020 (403 E Edenton Street) - Initial Staff Comments

Rick -

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the March 26, 2020 agenda of the COA Committee of the Raleigh Historic Development Commission. The meeting will be held at **5:00 p.m.** in City Council chambers, room 201.

Based on what was submitted, the agenda will describe each request as follows. Please let staff know if this is inaccurate.

Alter garage; construct dormers

In preparation for completing the staff report, staff has made an initial review of your application regarding clarity and completeness and has the following questions, comments, and suggestions:

1. Please provide a photograph of the front of the house from the street, as well as additional clear contextual photographs of the accessory garage structure.
2. Please provide a site plan showing the garage in relation to the house, fencing, property lines, and other significant site features.
3. Please provide a plan that locates trees that are over 8" in diameter at breast height (DBH) and whose critical root zones might be impacted by the construction, including on neighboring lots.
4. Please provide accurate elevation drawings. The roll-up garage doors and upper-level window configurations do not appear to match the photographs provided.
5. The initial application did not include window specifications. If you do not have details yet, the application is still able to proceed. If specifications have not been provided in time for the COA Committee to review at their meeting, providing window specifications will be added as a condition of approval to the application.

Staff has also made an initial review for adherence to the [Design Guidelines](#) and offers the following guidance and examples of the type of evidence included in successful applications.

1. Guideline section 1.6 – Garages and Accessory Structures - will be used to review the application and write the staff report.

Any new materials as suggested above must be received via email by **4:00 pm Monday, March 2nd** to be included in the staff report. The addressed and stamped envelopes to the mailing list of adjacent property owners (with no return address, please) and 12 hard copies of your complete application packet should be delivered to the receptionist desk on the 3rd floor of the One Exchange Plaza building by 4:00 pm Wednesday, March 4th.

A few additional notes regarding the process:

- Staff will be making a site visit at some point during the week of February 24th. We'll be taking photographs for our staff presentation and ensuring we understand the layout of your property. Please let me know if we need to make any special arrangements to see the rear yard.

- The agenda, information letter, and staff report will be sent via email by March 13th.
- A sign will be posted on the property by March 13th. You will be required to return the posted sign to the City Planning department either at the public meeting or within 3 business days following the public meeting.
- City policy requires that any presentations must be emailed to staff prior to meetings in Council Chambers and may not be loaded from non-employee flash drives. The deadline for providing staff with a presentation is 10:00 am, Tuesday, March 24th. Most COA applications do not need a formal presentation.
- If any documents are brought to the meeting at least 10 sets of copies must be provided.

Please let me know if you have any questions.

Thanks!
Erin



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