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COA-0032-2019

1016 W CABARRUS STREET

BOYLAN HEIGHTS HISTORIC DISTRICT (R-10)

0 25 50 100
Feet



Nature of Project:
Demolish shed; remove rear addition,
front porch, vinyl siding; construct
rear addition, front porch, railing and
stairs; remove and replace front
walkway and driveway; install storm
windows, gutters, downspouts;
replace roofing; changes to windows
and doors; repair and paint existing
siding

APPLICANT:
BROOKE TATE ON BEHALF OF
MAURER ARCHITECTURE



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0032-2019 1016 W CABARRUS STREET

Applicant: BROOKE TATE ON BEHALF OF MAURER ARCHITECTURE

Received: 3/13/2019

Meeting Date(s):

Submission date + 90 days: 6/11/2019

1) 4/25/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Remove shed; remove rear addition, front porch, vinyl siding; construct rear addition, front porch, railing and stairs; remove and replace front walkway and driveway; install gutters, downspouts; replace roofing; changes to windows and doors; repair and paint existing siding

DRAC: An application was reviewed by the Design Review Advisory Committee at its April 1, 2019 meeting. Members in attendance were Sarah David, Jenny Harper, and Mary Ruffin Hanbury; also present were David Maurer, Lynn Sears, Collette Kinane, and Tania Tully.

Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance.... **If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.**”

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Remove rear addition, front porch, vinyl siding; construct rear addition, front porch, railing and stairs; remove and replace front walkway and driveway
1.5	Walkways, Driveways and Off-Street Parking	Remove and replace front walkway and driveway
1.6	Garages and Accessory Structures	Remove shed
2.4	Paint and Paint Color	Repair and paint existing siding
2.5	Roofs	Replace roofing
2.6	Exterior Walls	Remove vinyl siding; repair and paint existing siding
2.7	Windows and Doors	Changes to windows and doors
2.8	Entrances, Porches, and Balconies	Remove front porch; construct front porch, railing and stairs

3.2	Additions to Historic Buildings	Construct rear addition; install windows, gutters, downspouts

STAFF REPORT

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

- A. Removal of a shed is not incongruous according to *Guidelines* 1.6.1, and the following suggested facts:
- 1* In the National Register of Historic Places nomination for the Boylan Heights Historic District, the shed is not mentioned in the description or identified as contributing.
 - 2* The application includes the removal of a shed in the back yard which was described in the application as being in "poor condition".
 - 3* One photograph of the shed was provided which appears to show a small metal structure with a single door.
 - 4* The age of the shed is unknown. The 1950 update to the Sanborn Fire Insurance Survey indicates that a shed was present in the northeast corner of the property. It is unclear whether the shed may have been relocated from the opposite corner to the current site or is newer.
 - 5* It is highly unlikely that the shed was constructed during the period of significance for Boylan Heights.
- B. Removing a rear addition, front porch, and vinyl siding; constructing a rear addition, front porch, railing and stairs; installing gutters, and downspouts; replacing roofing; making changes to windows and doors; and repairing and painting existing siding are not incongruous in concept according to *Guidelines* 1.3.2, 1.3.4, 1.3.6, 1.3.7, 2.4.3, 2.5.1, 2.5.5, 2.5.8, 2.6.4, 2.6.5, 2.7.1, 2.7.2, 2.7.4, 2.8.5, 3.2.1, 3.2.2, 3.2.4, 3.2.5, 3.2.6; however, the size, scale, mass, and increase in built area and mass to open space of the addition **may be** incongruous according to *Guidelines* 1.3.8, 3.2.7, 3.2.8, 3.2.10, 3.2.11, 3.2.12, and the relocation of a window on the right/east façade and removing a historic window on the left/west façade **may be** incongruous according to *Guidelines* 2.7.11, and the following suggested facts:

- 1* According to the National Register nomination for the Boylan Heights Historic District the 1923 house is contributing to the character of the district and is described as: “One-story Bungalow; gable is perpendicular to the street; attached one-story porch, full facade, screened in. Gable dormer centered above.”
- 2* The application proposes removing a non-historic rear addition and existing front porch, as well as constructing a new one-story rear addition and new front porch. The applicant states the existing non-historic rear addition is deteriorated beyond repair, and the existing front porch, which has a CMU (concrete block) foundation is in disrepair. The porch stairs are also in disrepair and are proposed for removal.
- 3* The application states there are no trees over 8” in diameter on the property. The proposed plot plan shows two trees on the neighboring property to the rear along with tree protection fencing just outside of what appears to be the drip line.
- 4* The application states a 7” diameter tree will be removed. The tree is adjacent to the shed proposed for demolition. New grass will be planted and new native plantings will take the place of shrubs around the front porch that will be removed, according to the application.
- 5* **Built mass to open space analysis:** According to the applicant, the lot is 7,433 SF. The existing built mass totals 1,526 SF, which apparently includes the front porch and rear addition that is proposed to be removed. The proportion of built mass to open space is now 20.5%. The proposed built mass totals 2,329 SF, which apparently includes the front porch and new addition. The proportion of built mass to open space is proposed to be 31.3%.
- 6* According to *Guideline 3.2.11* calculations for built mass are intended to be based on the *original* built mass of the house not including subsequent additions outside the period of significance: “It is not appropriate to construct an addition that significantly changes the proportion of *original* built mass to open space on the individual site.”
- 7* **Built area to open space analysis:** According to the applicant, the lot is 7,433 SF. The existing built area totals 1,725 SF, which includes the house, porch, shed and walkway; the driveway does not appear to have been included. The proportion of built area to open space is now 23.2%. The proposed built area totals 2,794 SF, which includes the house, porch, sidewalk, and driveway. The proportion of built area to open space is proposed to be 37.6%.

- 8* According to *Guideline 1.3.8* calculations for built area are intended to be based on the *original* built area of the house not including subsequent additions outside the period of significance: “In the residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of the *original* built area to open space on a given site through new construction, additions, or surface paving.”
- 9* The application states; “The proposed built area and mass are consistent with the neighbors”, and “Other addresses along W Cabarrus range from 21% to 39% lot coverage.” Comparisons are included with 1012 W Cabarrus Street which has a recent addition (COA #125-17-CA) that has resulted in built mass to open space of 41% and built area to open space of 43%.
- 10* The roof of the proposed new addition is a gable form that is set slightly lower than the ridge of the historic house, with the pitch matching the original roof. This is a traditional method of adding onto a house.
- 11* The rear elevation includes an additional non-functional gable over the enclosed portion of the rear. It also includes a square gable vent that appears to match the one on the right/east side.
- 12* The proposed new addition is to be inset 8” from the walls of the historic house to differentiate it from the original.
- 13* The front porch is proposed to be a concrete slab with a stone foundation and stone steps flanked by stone wingwalls. The stone is proposed to match the low front retaining wall along the sidewalk. Stone is atypical for foundations and steps on houses of this modest scale in Boylan Heights. Photographs were provided of other stone porch foundations in Boylan Heights: the house at 418 Cutler Street is a Colonial “bungalized” two-story, according to the district nomination form, with a stone foundation on the entire house and porch, as well as stone piers supporting the front porch posts; 507 Cutler Street is a one-story bungalow with stone porch foundation and tapered stone porch columns, classic elements of the bungalow form.
- 14* The existing foundation on the house appears to be brick piers with CMU infill. The foundation for the proposed addition is brick. The application states the foundation will be

painted, although it is unclear if the existing foundation is currently painted. Painting previously unpainted existing masonry is not appropriate in the historic district.

15* Wood columns are proposed to support the front porch roof which will match the existing shed form roof. Detailed drawings of the porch columns were provided.

16* The application proposes installing a metal railing around the front porch, including a double-hinged gate at the top of the stairs. Gates on front porches are atypical in the historic district. A photo of a gate enclosing the front porch is shown at 1012 W Cabarrus Street; however, this gate was not approved with a COA. A detailed drawing of the proposed metal railing was provided.

17* A new rear porch is proposed to include wood columns on wood decking. Stairs for the rear porch and side entry are proposed to be wood. The ceilings of both the front and back porches are proposed to be wood beadboard painted to match the trim.

18* A gas fireplace is proposed on the south wall of the rear porch. It appears to be clad in the same siding as the rest of the addition. There are no detailed drawings of the fireplace and its side profile does not appear in the right/east elevation drawing. It is in an inconspicuous location.

19* New asphalt shingle roofing is proposed for the existing house, the addition and the front porch. Specifications were provided.

20* The applicants propose to remove vinyl siding from the original house and to repair and paint the original siding underneath. It also indicates that if the wood siding is found to be too damaged it may be replaced with smooth-faced fiber cement siding. Using fiber cement siding to replace wood siding on a historic house has not been found to meet the *Design Guidelines*.

21* The addition is proposed to be clad in smooth-faced fiber cement siding to match the existing wood siding.

22* During the proposed removal of vinyl siding from the original house the applicants propose to repair and paint the original trim underneath. The application indicates if the wood trim is found to be too damaged it may be replaced with a composite replacement trim. Using composite trim to replace wood trim on a historic house has not been found to meet

the *Design Guidelines*. Using cellular PVC sills was found to meet the *Guidelines* and is now routinely approved when sills are shown to be deteriorated beyond repair.

23* Soffits are proposed to be smooth-faced fiber cement, although it is unclear from the application if this material is intended to replace the existing soffit material. Using non-wood soffits on a historic house has not been found to meet the *Design Guidelines*. The existing front door is not historic, according to the application. It will be moved to the side entry and replaced with a custom wood door with a ¾ lite. Specifications for the door were not provided, nor was the stain color.

24* New doors for the addition are proposed to be aluminum-clad wood doors with 12 lites. Specifications were provided.

25* Proposed window changes include:

- a. Removing the double-hung window on the right/east side of the addition that is being removed, and installing it in an enlarged opening adjacent to an existing window on the left side of the same façade;
- b. Removing the small four-over-one double-hung window on the left/west side under the gable vent and replacing it with a new six-lite wood awning window. Removing an existing window and replacing it with a smaller unit has rarely been approved for a side façade in the historic district. However, the removal of the lower sash of windows similarly located (side façade at the rear) has been approved and is routinely approved as a Minor Work by staff.;
- c. Drawings appear to show removing a pair of double-hung windows on the left/west side and replacing them with the same.

26* Original windows are to be repaired and painted. The predominant windows on the addition are wood double-hung six-over-one units with true divided lites, appearing to match the sizes of the original windows. Five smaller wood double-hung six-over-one windows are proposed, as well as two six-lite awning-style windows on the west façade. Window specifications were provided.

27* The eave, fascia and rake details of the addition are proposed to match the original.

28* Paint swatches were provided.

29* Gutters and downspouts matching the original are proposed to be installed on the addition and new front porch.

30* No details were provided for exterior lighting.

C. Removing and replacing a front walkway and driveway are not incongruous in concept according to *Guidelines* 1.3.2, 1.3.4, 1.3.9, 1.5.3, 1.5.4, and the following suggested facts:

- 1* The proposal includes removal of the front walkway that leads from the sidewalk to the front porch, as well as a walkway that branches off it leading to the west side entry.
- 2* The application requests replacement of the original front walkway that connects the sidewalk to the front porch, as well as installation of a new walkway connecting the driveway to the main front walkway. A third walkway is proposed to connect the new driveway with the new side entry.
- 3* The proposal includes replacement of the existing driveway apron and existing ribbon driveway with a concrete ribbon driveway that is 50' in length. It is longer than the original driveway shown on the existing plot plan drawing.
- 4* Both the walkways and driveway are proposed to be concrete although no description of the finish was provided.


Staff suggests that the committee discuss size, scale, mass, and increase in built area and mass to open space of the addition, and make a determination of the character of the west façade.

Staff Contact: Melissa Robb, melissa.rob主@raleighnc.gov

Certificate of Appropriateness | Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

This form can be submitted in person or via USPS at the above address.

Type or print the following:		
Applicant name: MAURER ARCHITECTURE- BROOKE TATE		
Mailing address: 115.5 E. HARGETT ST.		
City: RALEIGH	State: NC	Zip code: 27601
Date: 3-12-19	Daytime phone #: 919-238-1786	
Email address: BROOKE@MAURERARCHITECTURE.COM		
Applicant signature: 		
<input type="checkbox"/> Minor work (staff review) – one copy Major work (COA committee review) – ten copies <input checked="" type="checkbox"/> Additions > 25% of building sq. footage <input checked="" type="checkbox"/> New buildings <input checked="" type="checkbox"/> Demolition of building or structure <input type="checkbox"/> All other <input type="checkbox"/> Post approval re-review of conditions of approval		Office Use Only Transaction #: <u>589290</u> File #: <u>COA - 0032-2019</u> Fee: _____ Amount paid: <u>\$304.00</u> Received date: <u>3/13/19</u> Received by: _____
Property street address: 1016 W. CABARRUS ST.		
Historic district: BOYLAN HEIGHTS		
Historic property/Landmark name (if applicable):		
Owner name: SEARS LLC. - JIM AND LYNN SEARS		
Owner mailing address: PO BOX 33483		

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
1012 W. CABARRUS- GARY AND MARGARET BULLARD 1012 W. CABARRUS ST. RALEIGH NC 27603	1100 W. CABARRUS ST.- DANIEL AND JILL FURGURSON 1100 W. CABARRUS ST. RALEIGH NC 27603
1014 W. CABARRUS- DAVID AND HOLLY GREENE 1014 W. CABARRUS ST. RALEIGH, NC 27603	LOT 311- MARK GILL 1429 WAKE FOREST RD RALEIGH NC 27604
1033 W. SOUTH ST.- ERNESTINE HIGH & MELISSA CLEMENT 106 CRESCENT AVE. FAYETTEVILLE, NC 28305	1030 W SOUTH ST. - LINDA CALDWELL 1030 W. SOUTH ST. RALEIGH NC 27603
NORFOLK SOUTHERN RAILROAD CORRIDOR- THREE COMMERCIAL PLACE NORFOLK, VA 23510	919 W. SOUTH ST.- WILKINS INVESTMENT GROUP, LLC 919 W. SOUTH ST. RALEIGH NC 27603
	GLENN WHITE, JR. 2801 GLENWOOD GARDENS LN. UNIT 305, RALEIGH NC 27608

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="checkbox"/> No <input checked="" type="checkbox"/> Did you consult with staff prior to filing the application? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Office Use Only Type of work: <u>15, 58, 99, 3, 82, 83, 33, 34, 70, 40, 12, 64, 29, 51</u>
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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).
1.5	WALKWAYS, DRIVEWAYS, AND OFF-STREET PARKING	NEW RIBBON DRIVEWAY, REPLACE CONCRETE WALKWAY IN DISREPAIR, ADD NEW CONCRETE WALKWAY FROM DRIVE TO SIDE ENTRY
2.3-2.8	ARCHITECTURAL METALS, PAINTS, ROOFS, EXT. WAL	NEW ADDITION CONTAINS NEW RAILING, EXTERIOR WALLS, ROOFS, PAINT, WINDOWS, DOORS AND PORCHES
3.2	ADDITIONS	NEW ADDITION TO EXISTING HOUSE - ALL NEW ELEMENTS TO MATCH EXISTING WHERE POSSIBLE
4.2	DEMOLITION	DEMOLISH A NON-ORIGINAL ADDITION TO THE MAIN HOUSE

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			Office Use Only		
	Yes	N/A	Yes	No	N/A
Attach 8-1/2"x11" or 11"x17" 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) – 1 copy (10 copies will be required after initial staff review).	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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, tree species, etc.)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Color Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. Photos should be of each side of the house, fully show the yards, and include streetscapes.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Paint Schedule (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Site Drawings. Required for projects that include any addition, demolition, fences, walls, or other landscape work. <ul style="list-style-type: none"> Plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc. Tree survey include size, species, and critical root zone for each tree over 8" diameter when measured 4' above ground level Tree protection plan include material staging area, construction access, limits of disturbance, location of tree protection fencing Grading plan Dimensions shown on drawings and/or graphic scale (required) 11"x17" or 8-1/2"x11" reductions of full-size drawings 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Architectural Drawings showing existing and proposed work (if applicable) <ul style="list-style-type: none"> Plan drawings Elevation drawings showing the façade(s). For additions, deck, and porches, include the grade. Dimensions shown on drawings and/or graphic scale (required) 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"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Stamped envelopes addressed to all property owners within 100 feet of property, on all sides of the property, as well as the property owner (required for Major Work). Use the Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**1016 W. Cabarrus St.
Boylan Heights
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**1016 W. Cabarrus St.
Boylan Heights**

Project Description and Description of Materials:

Project consists of restoring a single story bungalow and removal of a rear addition to the main building mass that is in deteriorated condition beyond repair (due to a failing foundation and floor system- see photo 12A and 12B) and construction of a new rear and side addition. The existing front porch contains a non-original cmu foundation and the framing is in disrepair (see photo 7) . This front porch will also be demolished and rebuilt to match existing footprint and roofline. The existing sidewalk and front porch stairs are in poor condition and will be replaced with new. The driveway has broken remnants of a ribbon concrete drive and will be replaced with new to match existing and extend to new mudroom entrance. The new addition does not diminish or overpower the existing house keeping the front elevation massing the same.

Massing: The proposed built mass and area are consistent with the neighbors- see page 19 for Built Mass Diagram and finding of facts when compared to an approved neighbors COA. The new rear addition will be inset from the existing rear cornerboards 8" to delineate differentiation from the original house. The mass of the new addition contains a central gabled roof with a pitch matching the main roof that terminates in a double gable facing the rear yard. The northeast rear corner contains an open porch with columns to match the front porch columns. The east façade will contain a gabled protrusion delineating a side entrance at the termination of the driveway. The west side will contain a gabled element to enrich the facade will also match the existing pitch of main roof.

Foundation: Existing house foundation contains brick piers with non-original cmu filled in between. The proposed addition will be a solid brick foundation. To best match the existing, we will paint the existing brick and cmu foundation so the new addition will more closely match the original. The exposed foundation is very minimal as the existing grade is very close to the finish floor, and the foundation is largely masked by plantings.

Exterior finishes: At existing house, upon discovery of original materials assumed to be under existing vinyl materials we will decide whether to repair and paint assumed existing wood siding and trim or install new smooth Hardi lap siding with exposure to match existing and Miratec trim. New materials will match the existing materials in size, composition, and aesthetic. At addition, all trim on the shall be Miratec, in sizing to match all cornerboards, jamb and head trim, skirt boards, beam trim, and under soffit trim. The ceilings of the covered porch addition at front and rear shall be beadboard plywood painted to match trim. Overhang soffits shall be smooth Hardi-soffit (vents will not be required as spray foam insulation shall be used.) All siding, trim, soffits, doors, and windows shall be painted to match the main house.

Windows: The existing windows of the main original portion of the house will remain and are to be scraped and painted. In the new addition, new wood windows will be installed. All new windows shall be Lincoln, with true divided lites and low-e glass. One existing double-hung window located in the existing kitchen that is being demolished is to be relocated to the Living Room. See pages 21-26 for window and door details.

Doors: The existing 12-lite front door is a full-lite glass door and is more typical for that of a side or rear entry. (see Photo 9B) It shall be relocated to the mudroom rear door. A new custom wood stained front door with $\frac{3}{4}$ glass shall be installed at the front porch. (See Photo 19) Three new full-lite wood doors shall be installed at the rear covered porch and will match the original full lite doors with 12 lites. All new doors shall be Lincoln with true divided lites and low-e glass. See pages 21-26 for window and door details.



Roofing: The roof of the addition, the existing house main roof, and the roof of the front porch shall receive new asphalt shingles - GAF Timberline HD, color Pewter Gray. White gutters and downspouts shall be installed on the new addition to match the existing.

Rear Covered Porch: The new porch floor shall have wood 5/4 x 6 decking on wood joists. Columns to be 8" wood painted with a 1x4 capital and 1x6 base. Structural members to be painted wood.

Front Porch: The new front covered porch shall have a new stone masonry foundation and stone cap protruding from foundation wall with an infilled concrete floor. The stonework shall match the existing stone retaining wall shown in Photo 9. Columns to be 8" wood with a 1x4 capital and 1x6 base painted. Structural members to be painted wood. The porch shall have a 36" high metal railing painted. The railing will contain a double-hinged gate at top of step (see Photo 13A for precedent). New shed roof to match the existing form and new shingles to match main roof will be installed. All eave, fascia and rake details to match main house and are to be confirmed after removal of vinyl. New stone steps to be installed similar to others in the district (see Photos 20 and 21).

Landscaping features & Trees: There are no trees on the property with more than a 7" dia. therefore no COA is required. A 7" dia. Tree measured 4.5' off of the ground adjacent to shed is to be removed (see Photo 5). A Tree Protection Plan is not needed because there are no tree roots in the area of construction, however a tree protection fence shall be installed to protect neighboring trees from any site disturbance (see Site Plan). A large amount of underbrush will be removed and new grass will be planted. The shrubs in the front elevation will be removed due to the demolition of the front porch and new native plantings will take their place to match in scale.

Driveway: A new concrete driveway apron shall be installed along with 50' concrete strips for the driveway. Refer to attached site plan.

Shed: Existing shed is in poor condition and shall be removed.

Cited Design Guidelines:

1.5 Walkways, Driveways, and Off-street Parking: Guidelines

.3 If replacement of a deteriorated section or element of an existing historic walkway, driveway, or off-street parking area is necessary, replace only the deteriorated portion in kind rather than the entire feature. Match the original section or element in design, dimension, texture, color, and material. Damaged walkways and driveway strips are to be replaced in kind.

.4 If a walkway or a driveway is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in location, configuration, dimension, scale, materials, and color with the historic building site, streets, and district.

.5 Design new walkways, driveways, and off-street parking areas to be compatible in location, patterns, spacing, configurations, dimensions, materials, and color with existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district.

.6 Locate new walkways, driveways, and off-street parking areas so that the topography of the building site and significant site features, including mature trees, are retained.

2.3 Architectural Metals: Guidelines

.7 If a historic architectural metal feature is completely missing, replace it with a new feature based on accurate documentation of the original design or a new design compatible in scale, size, material, and color with the historic building and district. New metal railing to be compatible with the neighboring houses in the district.

2.4 Paint and Paint Color: Guidelines

.1 Preserve and protect original exterior building surfaces and site features that were historically painted, by maintaining a sound paint film on them. Paint and scrape existing wood siding (presumed to be under vinyl siding).

.2 Protect and maintain historically painted exterior surfaces in appropriate ways.

.3 When repainting, select paint colors appropriate to the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style. In particular, the foundation color is usually darker than the body of the building in order to visually anchor it to the ground.

2.5 Roofs: Guidelines

.1 Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices. All original roofs at front façade to remain.

.8 If new gutters and downspouts are needed, install them so that no architectural features are lost or damaged. New gutters to match existing on house.

2.6 Exterior Walls: Guidelines

.3 Protect and maintain the material surfaces, details, and features of historic exterior walls through appropriate methods

.4 Repair historic exterior wall surfaces, details, and features using recognized preservation repair methods for the surface material or coating.

.8 It is not appropriate to introduce new features such as window or door openings, bays, vents, balconies, or chimneys to character-defining exterior walls if they will compromise the architectural integrity of the building. New window relocated next to existing window on right elevation will make a double window just like the front elevation and allow for more natural light in existing living room.

2.7 Windows and Doors: Guidelines

.1 Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features, such as frames, sashes, muntins, sills, heads, moldings, surrounds, hardware, shutters, and blinds. All existing windows that are visible to the street and original are to remain.

.3 Protect and maintain the wood and metal elements of historic windows and doors through appropriate methods

.4 Repair historic windows and doors and their distinctive features through recognized preservation methods for patching, consolidating, splicing, and reinforcing.

.7 If a historic window or a door is completely missing, replace it with a new unit based on accurate documentation of the original or a new design compatible with the original opening and the historic character of the building. The existing front door is not original and not compatible with other front doors in the district. Replace with custom front door that is more typical in Boylan Heights neighborhood (See photo 19)

.9 If additional windows or doors are necessary for a new use, install them on a rear or non-character-defining facade of the building, but only if they do not compromise the architectural integrity of the building. Design such units to be compatible with the overall design of the building, but not to duplicate the original.

.11 It is not appropriate to remove original doors, windows, shutters, blinds, hardware, and trim from a character-defining facade. Front door is not original- see photo

2.8 Entrances, Porches, and Balconies: Guidelines

.6 If a historic feature or an entire entrance, porch, or balcony is missing, replace it with a new feature based on accurate documentation of the original or a new design compatible with the historic character of the building and the district. New front porch is compatible with the neighboring properties in the district.

3.2 Additions: Guidelines

.1 Construct additions, if feasible, to be structurally self-supporting to reduce any damage to the historic building. Sensitively attach them to the historic building so that the loss of historic materials and details is minimized. The proposed front building façade keeps the existing porch, front door and window locations the same as it exists now. Addition is located in least conspicuous location at rear and does not protrude above the existing height of main house.

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

.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. Neighboring trees not on our property will be protected by a tree protection fence 10' from rear property line, significantly far away from critical root zone and 40' from area of construction.

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

.6 Locate a new addition on an inconspicuous face of the historic building, usually the rear one.

.7 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.

The proposed new elevations are similar in height, massing and proportion to the surrounding houses in the surrounding Boylan Heights Neighborhood . Neighboring houses along W. Cabarrus St. are



one story. (See Photo 2 for streetscape). The proposed addition keeps the front elevation as-is while restoring the front porch to what it may have looked like originally. The rear gabled is a typical roof form seen throughout the historic neighborhood.

.8 Design an addition to be compatible with the historic building in mass, architectural style, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.

.9 Design additions so that the placement, configuration, materials, and overall proportion of windows and doors are compatible with those of the historic building. Select exterior surface materials and architectural details that are compatible with the existing building in terms of composition, module, texture, pattern, and detail. The proposed new window sizes are consistent with the existing windows on the house currently and the surrounding neighbors. Most of the windows are rectangular double hung windows to match existing or fixed. Sizes and proportions are very similar to most of the neighboring houses and nearby historic houses. Trim and siding are to match what is currently on the house (to be determined after removal of vinyl siding).

.10 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.

.11 It is not appropriate to construct an addition that significantly changes the proportion of original built mass to open space on the individual site. Visually from the street the property will not change significantly in scale. The expansion on the rear of the house allows the main massing of the site to feel more open and less crowded. (See comparable built mass to open space calculations on site diagram8.)

.12 It is not appropriate to construct an addition if the overall proportion of built mass to open space on its site will significantly vary from the surrounding buildings and sites that contribute to the special character of the historic district.

1.3 Site Features and Plantings: Guidelines

.8 In the residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of the original built area to open space on a given site through new construction, additions, or surface paving. With this new addition we are not altering the residential character as we are in line with other approved additions (i.e. 1012 W. Cabarrus St. COA 125-17-CA.)

Photos of 1016 W. Cabarrus St.



*Photo1:
Streetscape/Front
Elevation*



*Photo 2:
Streetscape Looking
East*



*Photo 3:
Front Elevation*



*Photo 4:
Rear Elevation*



*Photo 5:
Existing Shed to be
demolished, 7" dia.
Tree to left of shed
to be removed and
not required to have
a COA.*



*Photo 6:
Right Side Elevation*



*Photo 7:
Front/Right Side
Elevation at Front
Porch*



*Photo 8:
Right Side Elevation*



*Photo 9:
Existing Stone
retaining wall-
Use similar stone for
new front steps and
front porch
foundation.*



*Photo 9B:
Existing Front
Door*



Photo 9A: Existing Laundry Room 1970's addition non-original showing original exterior siding inside laundry room.



Photo 9B: Existing trees NOT ON PROPERTY to remain



*Photo 10:
Left Elevation (looking towards Front)*



*Photo 11:
Left Elevation (looking towards Rear)*



*Photo 12A:
Existing sunken floor at
existing kitchen*



*Photo 12B:
Existing sunken floor of
rear of house to be
demolished*

Precedent Photos from Boylan Heights



*Photo 13:
Front concrete porch
with masonry
foundation-
1014 W. Cabarrus St.*



*Photo 13A:
Gate at stairs-
1012 W. Cabarrus*



*Photo 14:
Stone steps-
1106 Lenoir St.*



*Photo 15:
Metal railing-
312 Cutler St.*



*Photo 16:
Metal railing-
1010 W. Cabarrus St.*



*Photo 17:
Side Additions that protrude
from main body-
1010 W. Cabarrus St.*



*Photo 18:
Stone Steps –
1110 Lenoir St.*



*Photo 19:
Front Door Design*



*Photo 20:
Stone Foundation-
418 Cutler Street*



*Photo 21:
Stone Foundation-
507 Cutler Street*



EXST'G BUILT MASS



PROPOSED BUILT MASS



PROPOSED IMPERVIOUS
SURFACE

Built Mass:

Existing built mass minus the laundry TO's addition:
 $1,253 + 208 + 65 = 1,526$ sf
 $1,526 / 7,433 = 20.5\%$ existing built mass to lot area

Proposed built mass: house and porches 2,329 sf
 $2,329 / 7,433 = 31.3\%$ proposed built mass to lot area

Built Area:

Existing:

Total lot area (Pin#: 1703275113) = 0.171 ac = 7,433 sf
 House = 1,316 - 63 Laundry addition = 1,253 sf
 Shed = 65 sf
 Ac pads = 10 sf
 Covered porch = 208 sf
 Sidewalk = 187 sf

Existing Built Area = 1,723
 Existing percent Built Area = 23.2%

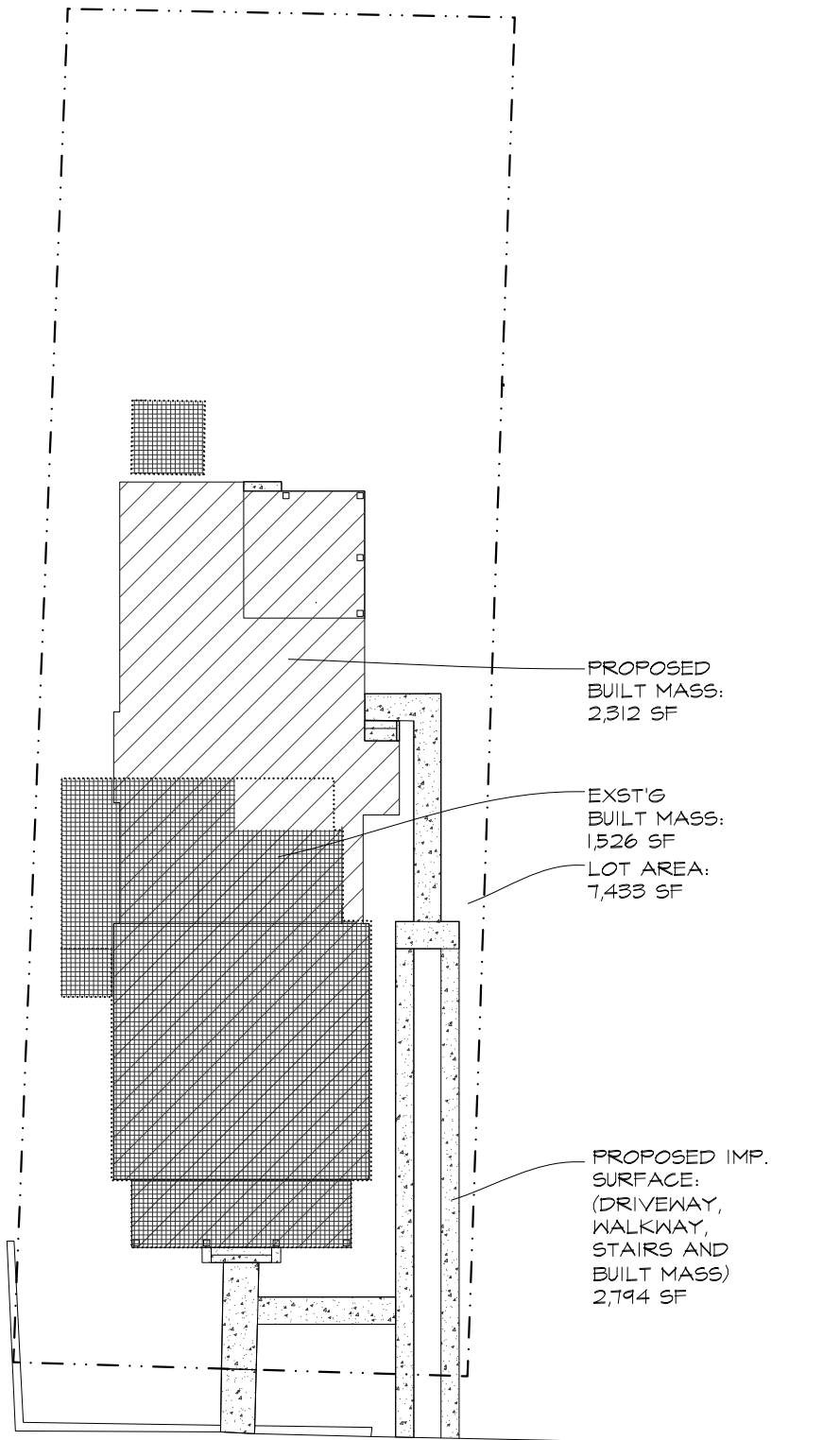
Proposed:

Total lot area = 0.171 ac = 7,433 sf
 House = 1,946 sf
 Ac pads = 10 sf
 Covered porch = 366 sf
 Walkway/stair = 230 + 27 = 257 sf
 Driveway = 215 sf

Proposed Built Area = 2,794 sf
 Proposed percent Built Area = 37.6%

Fact: Built Area and Mass Comparison to 1012 W. Cabarrus St.; addition approved 125-17-CA

1016 W. Cabarrus Lot size: 7433 sf
 1012 W. Cabarrus Lot size: 7500 sf
 1016 W. Cabarrus: Original built area is 24%; proposed built area is 38%
 1012 W. Cabarrus: Existing built area on property 3,255 sf, or 43%
 1016 W. Cabarrus: Original built mass is 21.4%; proposed built mass is 31.3%
 1012 W. Cabarrus: Existing built mass of house and addition is 3,063, or 41%
 Proposed Built Area and Built Mass for 1016 W. Cabarrus St. is less than the Built Area and Built Mass at 1012 W. Cabarrus St.



BUILT MASS DIAGRAM

LOT COVERAGE COMPARISONS

Summary: 1016 W Cabarrus including proposed addition has 38%: 1012 W Cabarrus has 34% lot coverage.

Other addresses along W Cabarrus range from 21% to 39% lot coverage.

SEARS RESIDENCE

1016 W. CABARRUS ST.

1:16

DATE: 3-28-19



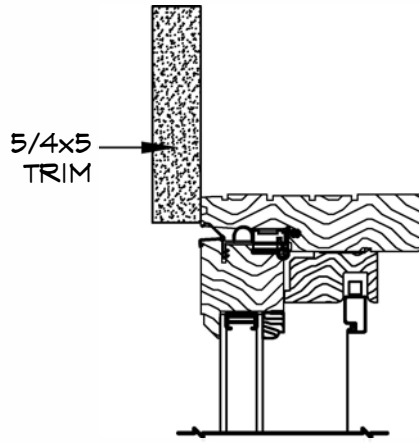
RALEIGH, N.C. VOL. 2
76
NEW SHEET
MAY 1924
R.O. 0000

SCALE 100 FT TO AN INCH

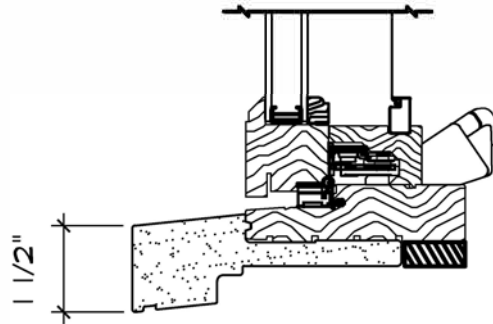
THIS RISK NOW
SHOWN ON SHEET
NO. 21 VOL. 1 NO
LONGER CORRECTED
ON THIS SHEET.

Scale 100 Ft to One Inch.
Copyright 1924 by the Sanborn Map Co.

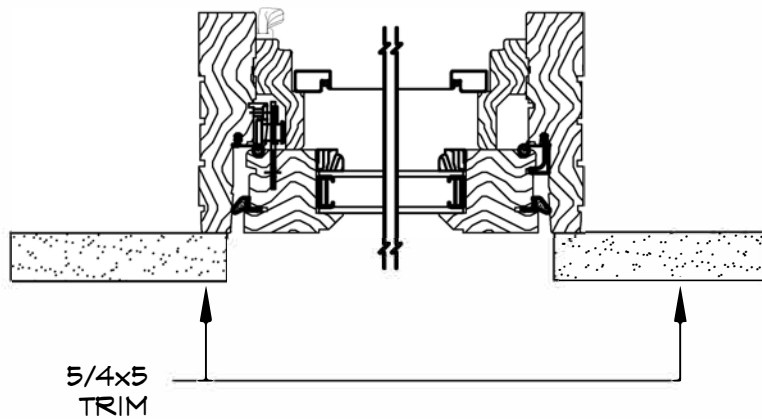
Digital Sanborn Maps, 1867-1970
Raleigh, NC 1914 - 1950



TYPICAL HEAD DETAIL - WINDOW
























































































































TYPICAL SILL DETAIL - WINDOW



TYPICAL JAMB DETAIL - WINDOW

ELEVATIONS

Double Hung Unit Elevations

Hanging Unit Dimensions		Primed Unit Dimension									
		Rough Opening									
		Frame									
		Sash Opening									
		Glass									
WIDERAILS	NARROW RAILS	24"	28"	32"	34"	36"	38"	40"	44"	48"	
		21 $\frac{7}{8}$ "	25 $\frac{7}{8}$ "	29 $\frac{7}{8}$ "	31 $\frac{7}{8}$ "	33 $\frac{7}{8}$ "	35 $\frac{7}{8}$ "	37 $\frac{7}{8}$ "	41 $\frac{7}{8}$ "	45 $\frac{7}{8}$ "	
WIDERAILS	NARROW RAILS	21 $\frac{3}{8}$ "	25 $\frac{3}{8}$ "	29 $\frac{3}{8}$ "	31 $\frac{3}{8}$ "	33 $\frac{3}{8}$ "	35 $\frac{3}{8}$ "	37 $\frac{3}{8}$ "	41 $\frac{3}{8}$ "	45 $\frac{3}{8}$ "	
		1' 8"	2' 0"	2' 4"	2' 6"	2' 8"	2' 10"	3' 0"	3' 4"	3' 8"	
WIDERAILS	NARROW RAILS	16"	20"	24"	26"	28"	30"	32"	36"	40"	
34 $\frac{1}{4}$ "	33"										
		21 $\frac{3}{8}$ x 32 $\frac{1}{2}$	25 $\frac{3}{8}$ x 32 $\frac{1}{2}$	29 $\frac{3}{8}$ x 32 $\frac{1}{2}$	31 $\frac{3}{8}$ x 32 $\frac{1}{2}$	33 $\frac{3}{8}$ x 32 $\frac{1}{2}$	35 $\frac{3}{8}$ x 32 $\frac{1}{2}$	37 $\frac{3}{8}$ x 32 $\frac{1}{2}$	41 $\frac{3}{8}$ x 32 $\frac{1}{2}$	45 $\frac{3}{8}$ x 32 $\frac{1}{2}$	
38 $\frac{1}{4}$ "	37"										
		21 $\frac{3}{8}$ x 36 $\frac{1}{2}$	25 $\frac{3}{8}$ x 36 $\frac{1}{2}$	29 $\frac{3}{8}$ x 36 $\frac{1}{2}$	31 $\frac{3}{8}$ x 36 $\frac{1}{2}$	33 $\frac{3}{8}$ x 36 $\frac{1}{2}$	35 $\frac{3}{8}$ x 36 $\frac{1}{2}$	37 $\frac{3}{8}$ x 36 $\frac{1}{2}$	41 $\frac{3}{8}$ x 36 $\frac{1}{2}$	45 $\frac{3}{8}$ x 36 $\frac{1}{2}$	
42 $\frac{1}{4}$ "	41"										
		21 $\frac{3}{8}$ x 40 $\frac{1}{2}$	25 $\frac{3}{8}$ x 40 $\frac{1}{2}$	29 $\frac{3}{8}$ x 40 $\frac{1}{2}$	31 $\frac{3}{8}$ x 40 $\frac{1}{2}$	33 $\frac{3}{8}$ x 40 $\frac{1}{2}$	35 $\frac{3}{8}$ x 40 $\frac{1}{2}$	37 $\frac{3}{8}$ x 40 $\frac{1}{2}$	41 $\frac{3}{8}$ x 40 $\frac{1}{2}$	45 $\frac{3}{8}$ x 40 $\frac{1}{2}$	
46 $\frac{1}{4}$ "	45"										
		21 $\frac{3}{8}$ x 44 $\frac{1}{2}$	25 $\frac{3}{8}$ x 44 $\frac{1}{2}$	29 $\frac{3}{8}$ x 44 $\frac{1}{2}$	31 $\frac{3}{8}$ x 44 $\frac{1}{2}$	33 $\frac{3}{8}$ x 44 $\frac{1}{2}$	35 $\frac{3}{8}$ x 44 $\frac{1}{2}$	37 $\frac{3}{8}$ x 44 $\frac{1}{2}$	41 $\frac{3}{8}$ x 44 $\frac{1}{2}$	45 $\frac{3}{8}$ x 44 $\frac{1}{2}$	
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66 $\frac{1}{4}$ "	65"										
		21 $\frac{3}{8}$ x 64 $\frac{1}{2}$	25 $\frac{3}{8}$ x 64 $\frac{1}{2}$	29 $\frac{3}{8}$ x 64 $\frac{1}{2}$	31 $\frac{3}{8}$ x 64 $\frac{1}{2}$	33 $\frac{3}{8}$ x 64 $\frac{1}{2}$	35 $\frac{3}{8}$ x 64 $\frac{1}{2}$	37 $\frac{3}{8}$ x 64 $\frac{1}{2}$	41 $\frac{3}{8}$ x 64 $\frac{1}{2}$	45 $\frac{3}{8}$ x 64 $\frac{1}{2}$	
70 $\frac{1}{4}$ "	69"										
		21 $\frac{3}{8}$ x 68 $\frac{1}{2}$	25 $\frac{3}{8}$ x 68 $\frac{1}{2}$	29 $\frac{3}{8}$ x 68 $\frac{1}{2}$	31 $\frac{3}{8}$ x 68 $\frac{1}{2}$	33 $\frac{3}{8}$ x 68 $\frac{1}{2}$	35 $\frac{3}{8}$ x 68 $\frac{1}{2}$	37 $\frac{3}{8}$ x 68 $\frac{1}{2}$	41 $\frac{3}{8}$ x 68 $\frac{1}{2}$	45 $\frac{3}{8}$ x 68 $\frac{1}{2}$	
74 $\frac{1}{4}$ "	73"										
		21 $\frac{3}{8}$ x 72 $\frac{1}{2}$	25 $\frac{3}{8}$ x 72 $\frac{1}{2}$	29 $\frac{3}{8}$ x 72 $\frac{1}{2}$	31 $\frac{3}{8}$ x 72 $\frac{1}{2}$	33 $\frac{3}{8}$ x 72 $\frac{1}{2}$	35 $\frac{3}{8}$ x 72 $\frac{1}{2}$	37 $\frac{3}{8}$ x 72 $\frac{1}{2}$	41 $\frac{3}{8}$ x 72 $\frac{1}{2}$	45 $\frac{3}{8}$ x 72 $\frac{1}{2}$	
5' 10 $\frac{1}{2}$ "	32"										
		21 $\frac{3}{8}$ x 72 $\frac{1}{2}$	25 $\frac{3}{8}$ x 72 $\frac{1}{2}$	29 $\frac{3}{8}$ x 72 $\frac{1}{2}$	31 $\frac{3}{8}$ x 72 $\frac{1}{2}$	33 $\frac{3}{8}$ x 72 $\frac{1}{2}$	35 $\frac{3}{8}$ x 72 $\frac{1}{2}$	37 $\frac{3}{8}$ x 72 $\frac{1}{2}$	41 $\frac{3}{8}$ x 72 $\frac{1}{2}$	45 $\frac{3}{8}$ x 72 $\frac{1}{2}$	
32"	33 $\frac{1}{8}$ "										
		21 $\frac{3}{8}$ x 72 $\frac{1}{2}$	25 $\frac{3}{8}$ x 72 $\frac{1}{2}$	29 $\frac{3}{8}$ x 72 $\frac{1}{2}$	31 $\frac{3}{8}$ x 72 $\frac{1}{2}$	33 $\frac{3}{8}$ x 72 $\frac{1}{2}$	35 $\frac{3}{8}$ x 72 $\frac{1}{2}$	37 $\frac{3}{8}$ x 72 $\frac{1}{2}$	41 $\frac{3}{8}$ x 72 $\frac{1}{2}$	45 $\frac{3}{8}$ x 72 $\frac{1}{2}$	

Shaded units meet UBC egress codes

- Ground Floor* (5.0 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application
- Above Ground Floor (5.7 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application

Shaded units meet UBC egress codes

- **Ground Floor*** (5.0 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application
- **Above Ground Floor** (5.7 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application

ELEVATIONS

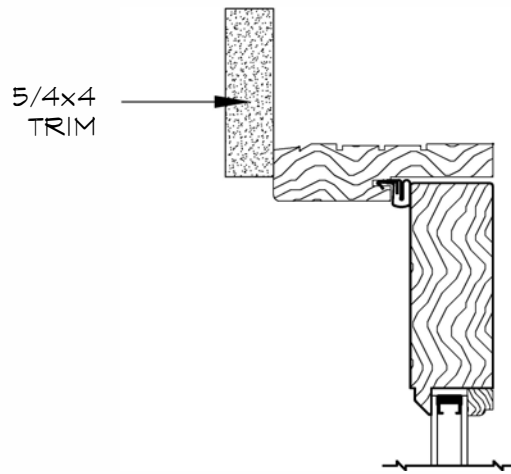
Awning Single Unit Elevations

<div> <div>Primed Unit Dimension</div> <div>Rough Opening</div> <div>Box Size</div> <div>Glass</div> </div>		20 $\frac{1}{8}$ "	22 $\frac{1}{8}$ "	26 $\frac{1}{8}$ "	31 $\frac{1}{8}$ "	32 $\frac{1}{8}$ "	34 $\frac{1}{8}$ "	38 $\frac{1}{8}$ "	44 $\frac{1}{8}$ "	50 $\frac{1}{8}$ "	56 $\frac{1}{8}$ "	60 $\frac{1}{8}$ "
		18 $\frac{1}{2}$ "	20 $\frac{1}{2}$ "	24 $\frac{1}{2}$ "	28 $\frac{1}{2}$ "	30 $\frac{1}{2}$ "	32 $\frac{1}{2}$ "	36 $\frac{1}{2}$ "	42 $\frac{1}{2}$ "	48 $\frac{1}{2}$ "	54 $\frac{1}{2}$ "	60 $\frac{1}{2}$ "
		18"	20"	24"	28"	30"	32"	36"	42"	48"	54"	60"
		13"	15"	19"	23"	25"	24"	31"	37"	43"	49"	55"
MUTTINS NOT SHOWN -SEE ELEVATIONS												
19 $\frac{1}{8}$ "												
21 $\frac{1}{8}$ "												
25 $\frac{1}{8}$ "												
29 $\frac{1}{8}$ "												
31 $\frac{1}{8}$ "												
33 $\frac{1}{8}$ "												
37 $\frac{1}{8}$ "												
41 $\frac{1}{8}$ "												
43 $\frac{1}{8}$ "												
49 $\frac{1}{8}$ "												
55 $\frac{1}{8}$ "												
61 $\frac{1}{8}$ "												

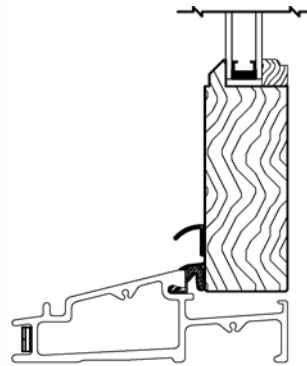
Unit Dimension given for primed units only.

Clad Unit Dimension is identical to Frame Size

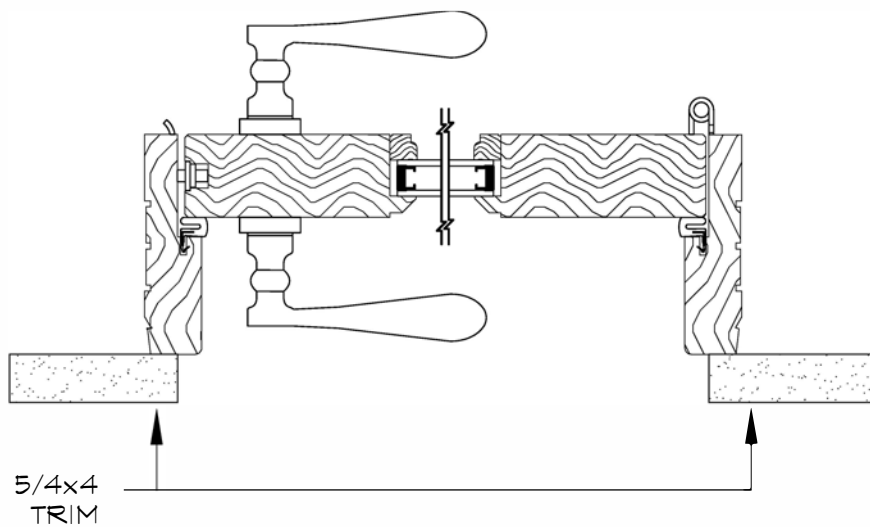
Masonry Opening: Recommended minimum of Unit or Frame Dimension plus $\frac{1}{4}$ "



TYPICAL HEAD DETAIL - DOOR



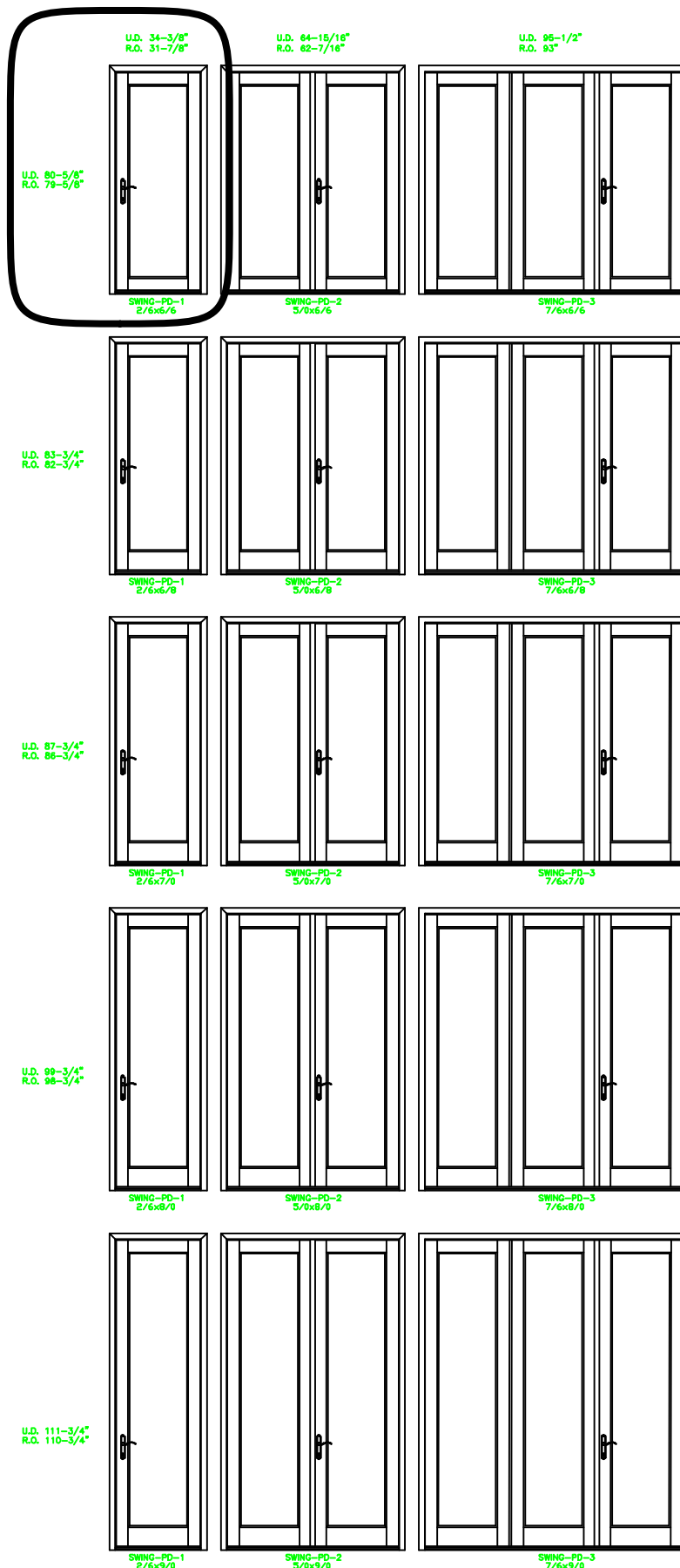
TYPICAL SILL DETAIL - DOOR



TYPICAL JAMB DETAIL - DOOR

1016 W CABARRUS STREET
PROPOSED DOOR DETAILS

SCALE: 3" = 1'-0"
3/12/19



**MUTTINS NOT
SHOWN- SEE
ELEVATIONS**

**WOOD 1- $\frac{3}{4}$ " PATIO DOOR
OUT-SWING ELEVATION**

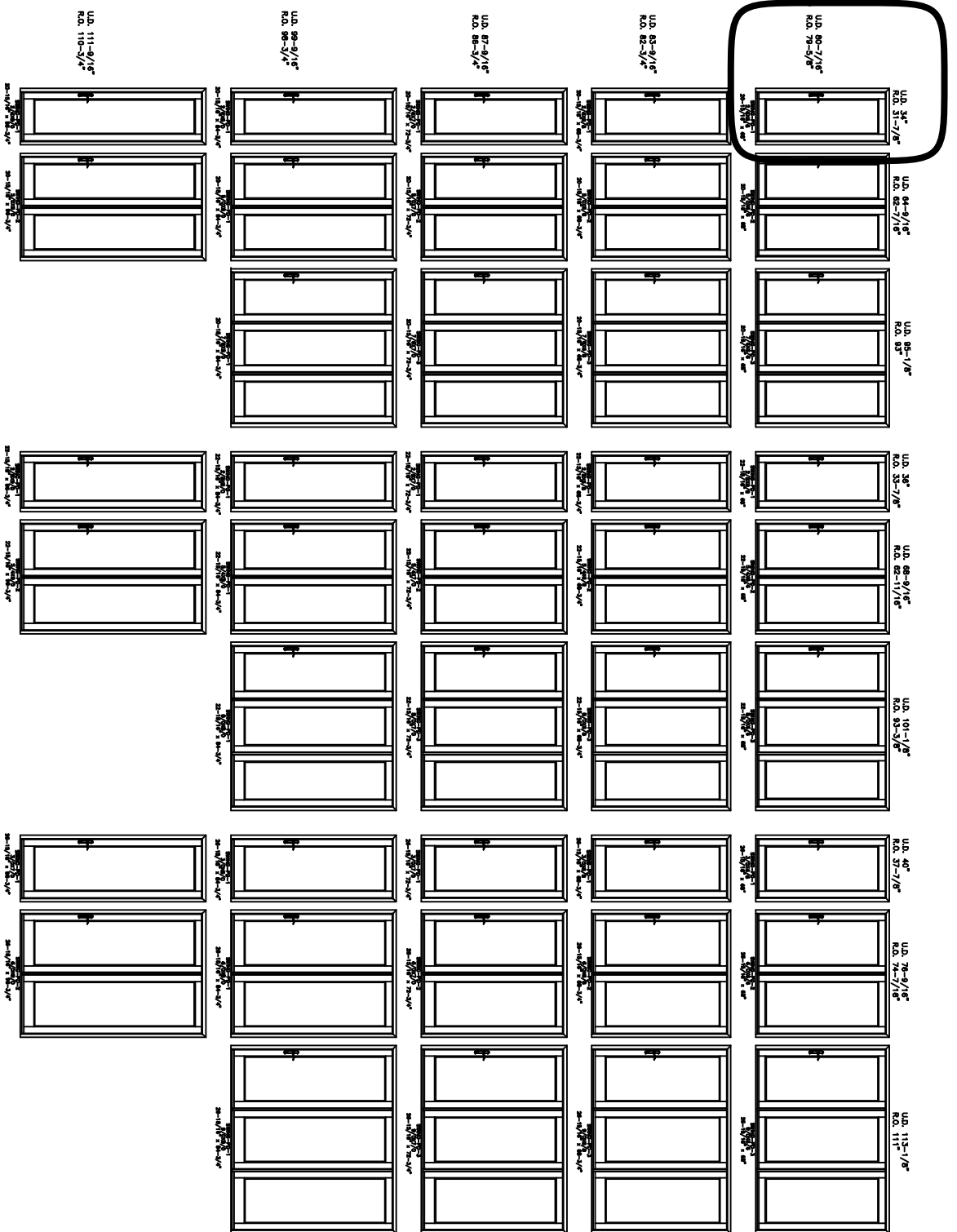
SCALE: NONE

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST.

Merrill, WI 54452

(715) 536-2461



WOOD 1-3/4" PATIO DOOR
IN-SWING ELEVATION

SCALE: NONE

LINCOLN WOOD PRODUCTS, INC.

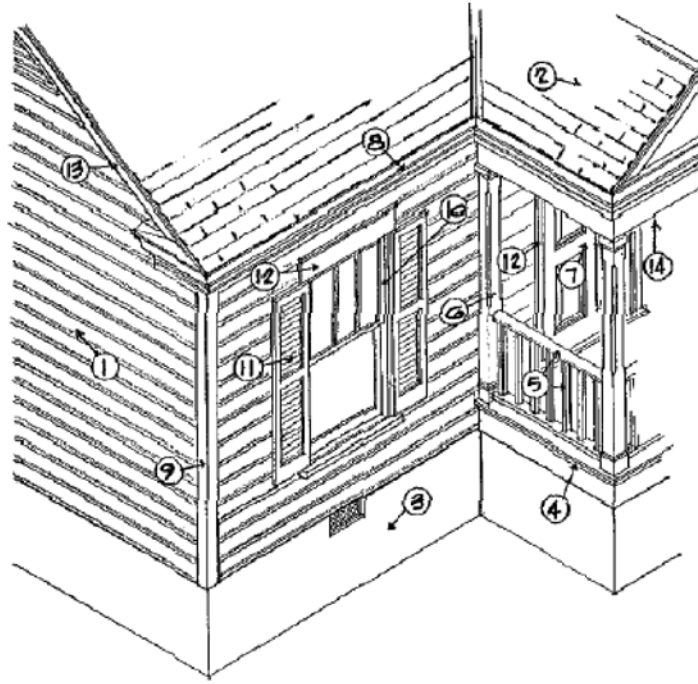
1400 W. TAYLOR ST.

Merrill, WI 534452

(715) 536-2461



Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant LYNN & JIM SEARS

Address 1016 W. CABARRUS ST.

Paint Manufacturer (Please submit color chips with this schedule) SHERWIN WILLIAMS

Color Schedule

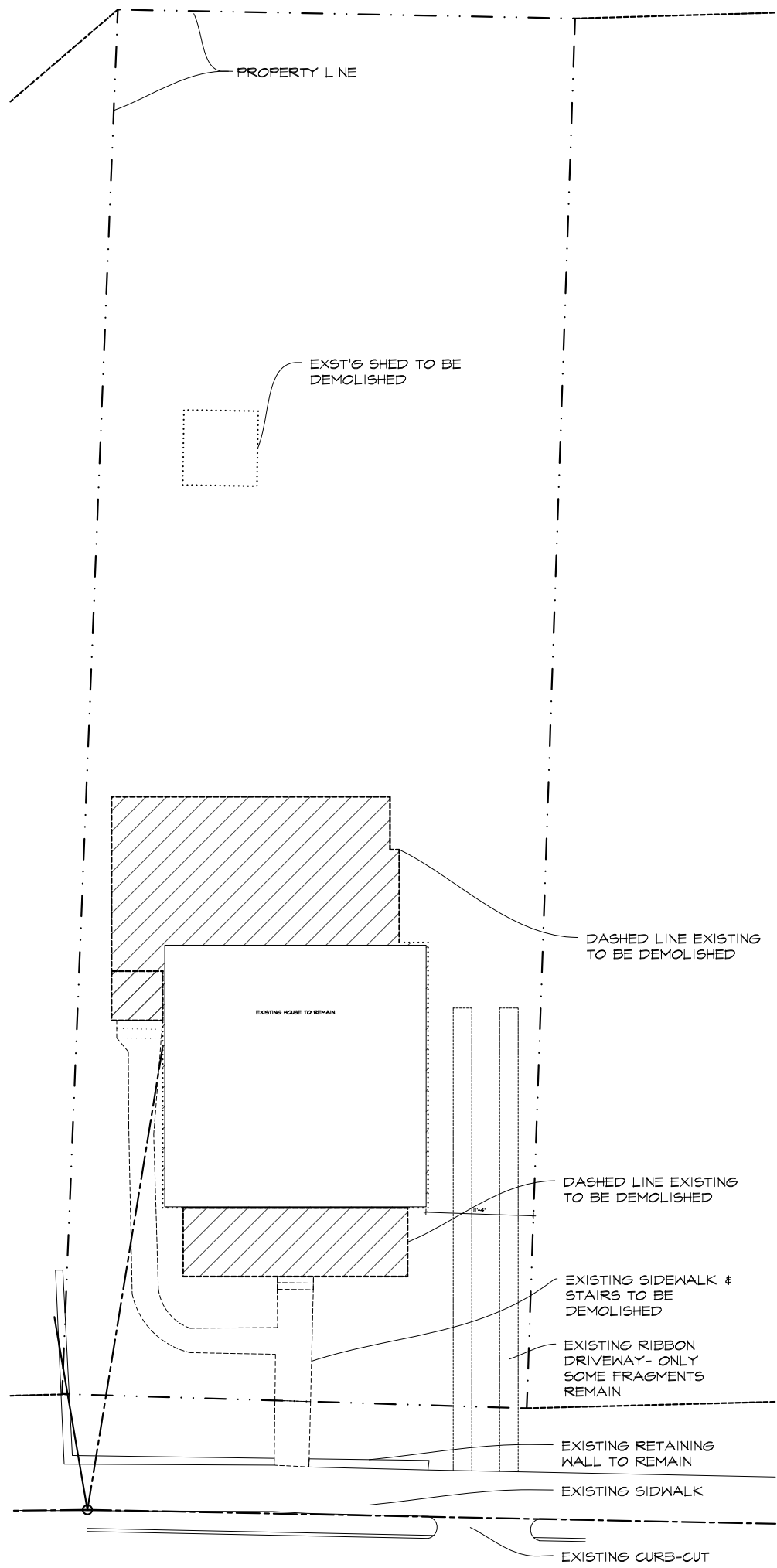
1	Body of House	SW7672 KNITTING NEEDLES
2	Roofing	GAF TIMBERLINE PEWTER GREY
3	Foundation	SW7674 PEPPERCORN
4	Porch Floor	REAR- SW7674 PEPPERCORN FRONT- CONCRETE
5	Railing	SW7674 PEPPERCORN
6	Columns	SW7006 EXTRA WHITE
7	Entrance Door	STAINED-TBD
8	Cornice	SW7006 EXTRA WHITE
9	Corner Boards	SW7006 EXTRA WHITE
10	Window Sash	SW7674 PEPPERCORN
11	Shutter	N/A
12	Door & Window Trim	SW7006 EXTRA WHITE
13	Rake	SW7006 EXTRA WHITE
14	Porch Ceiling	SW7006 EXTRA WHITE
15	Other	

PEPPERCORN
SW7674

Extra White SW 7006

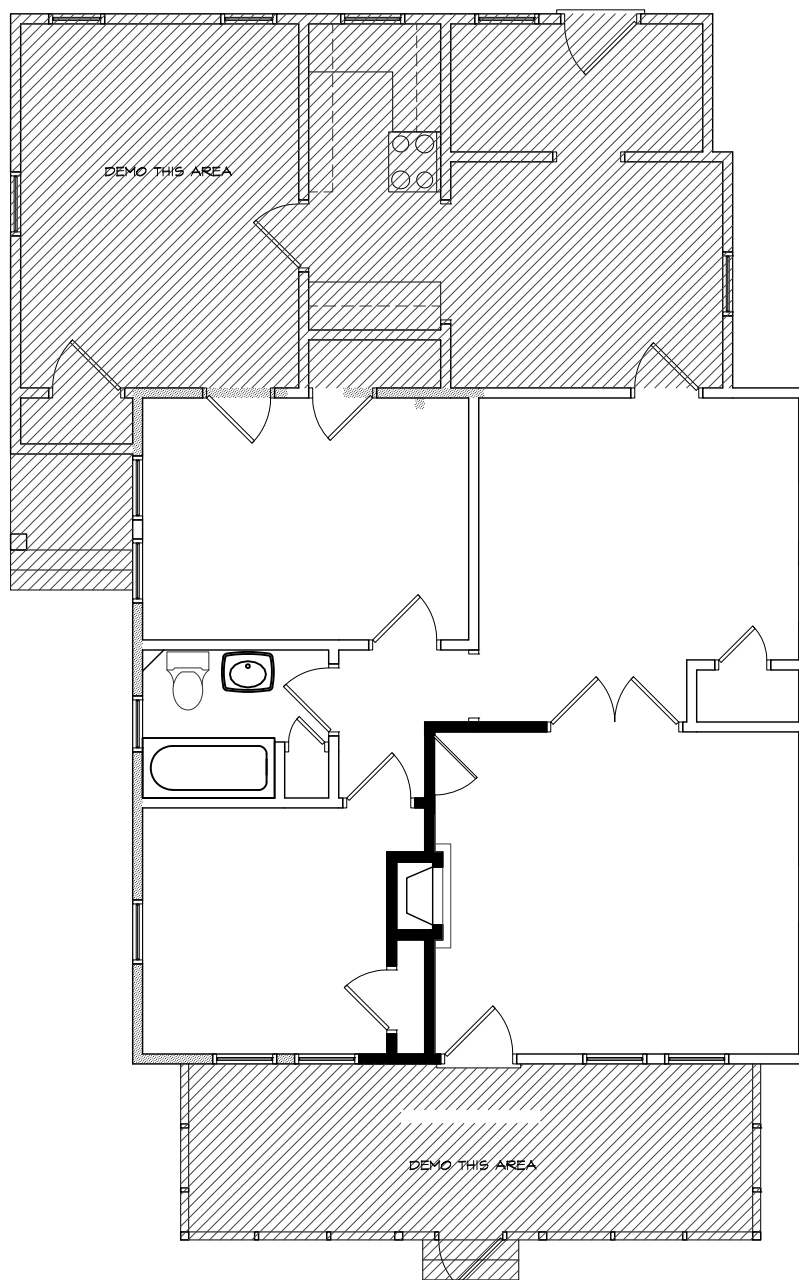
Knitting Needles
SW 7672

Certificate of Appropriateness Paint Schedule



EXISTING PLOT PLAN

SEARS RESIDENCE		
1016 W. CABARRUS ST.		
PLOT PLAN	1/16" = 1'-0"	DATE: 3-28-19



EXISTING FLOOR PLAN

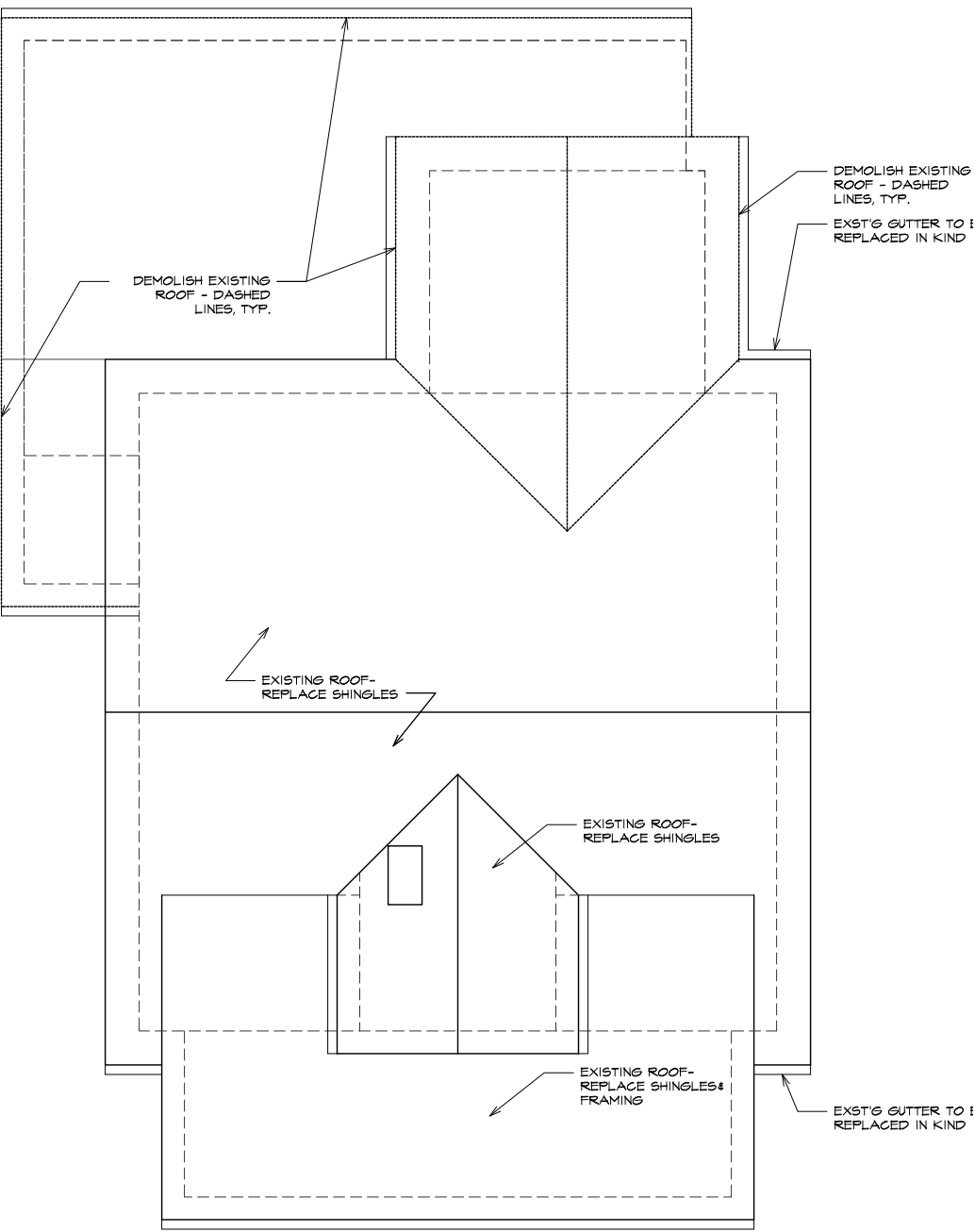
SEARS RESIDENCE

1016 W. CABARRUS ST.

PLANS

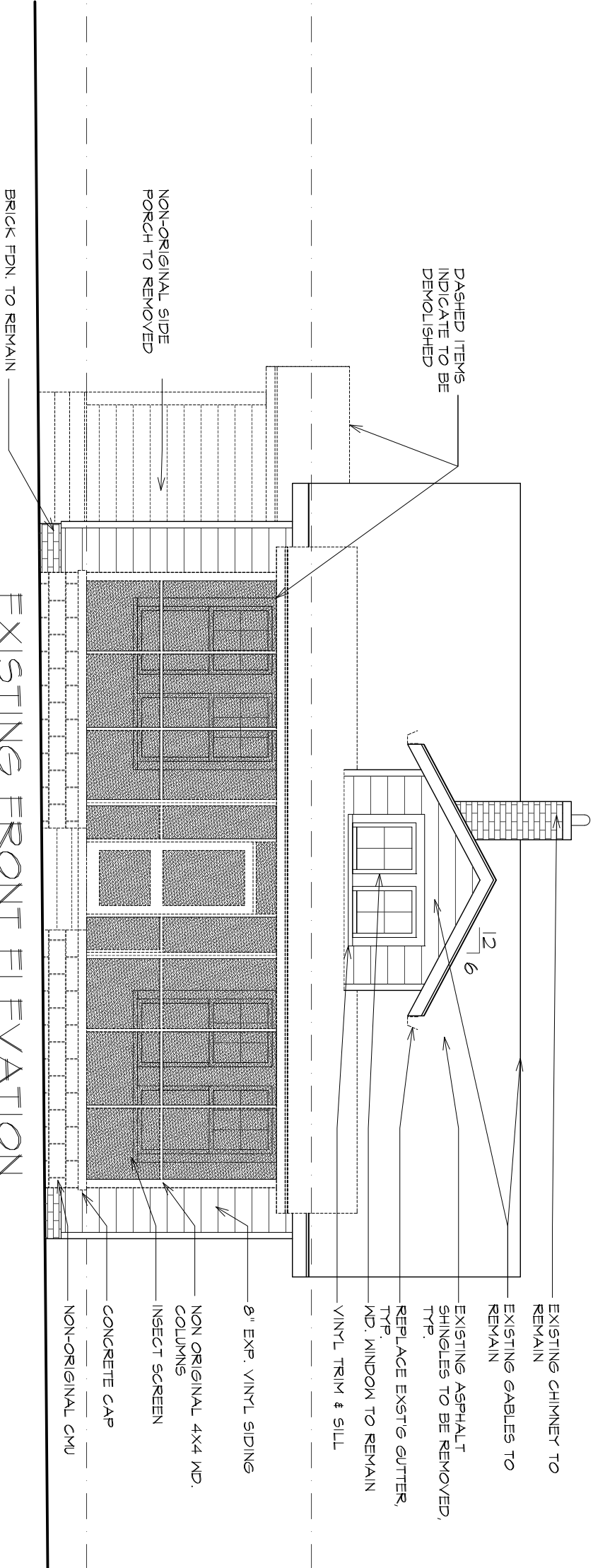
1/8" = 1'-0"

DATE: 3-6-19



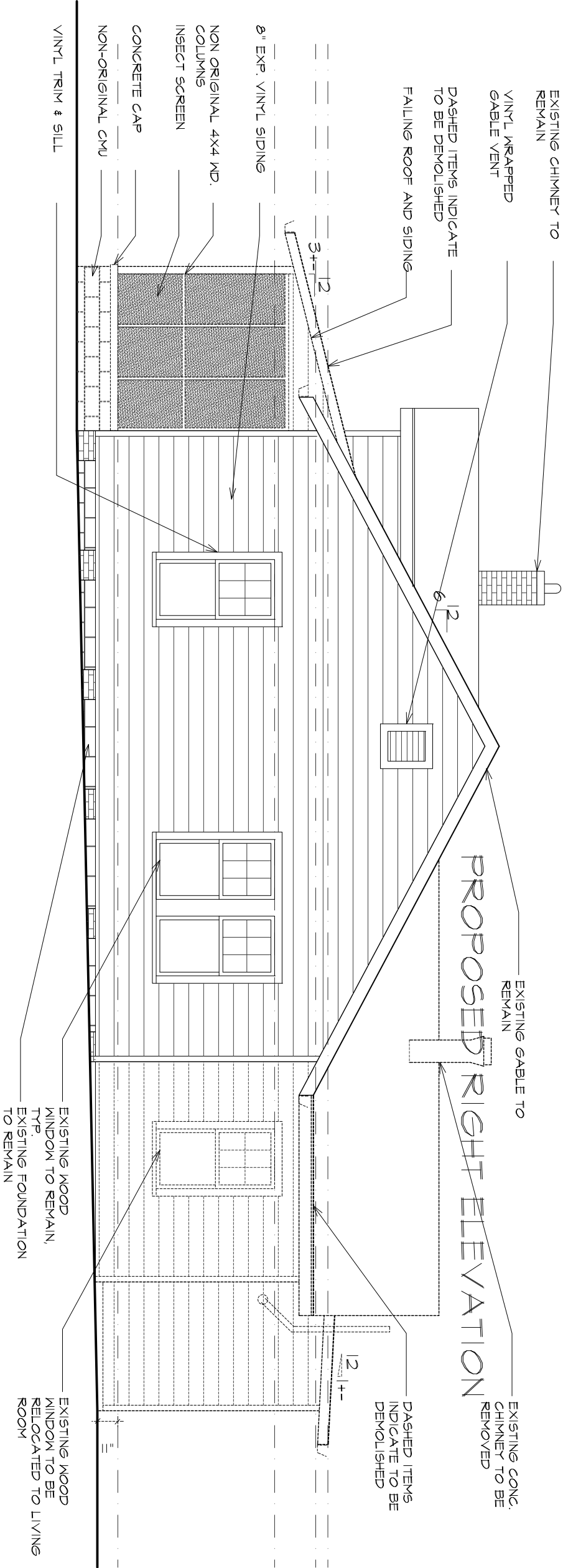
EXISTING ROOF PLAN

SEARS RESIDENCE		
1016 W. CABARRUS ST.		
PLANS	1/8" = 1'-0"	DATE: 3-12-19



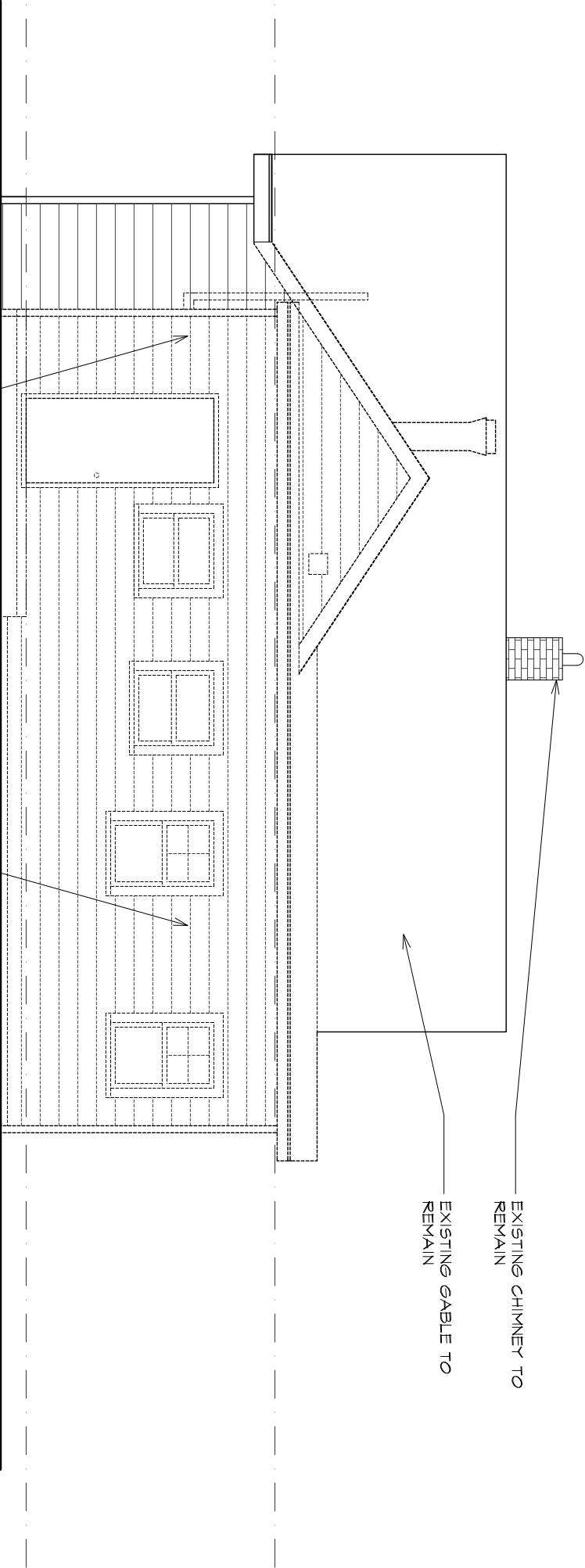
EXISTING FRONT ELEVATION

SEARS RESIDENCE		
1016 W. CABARRUS ST.		
ELEVATIONS	3/16" = 1'-0"	DATE: 3-12-19



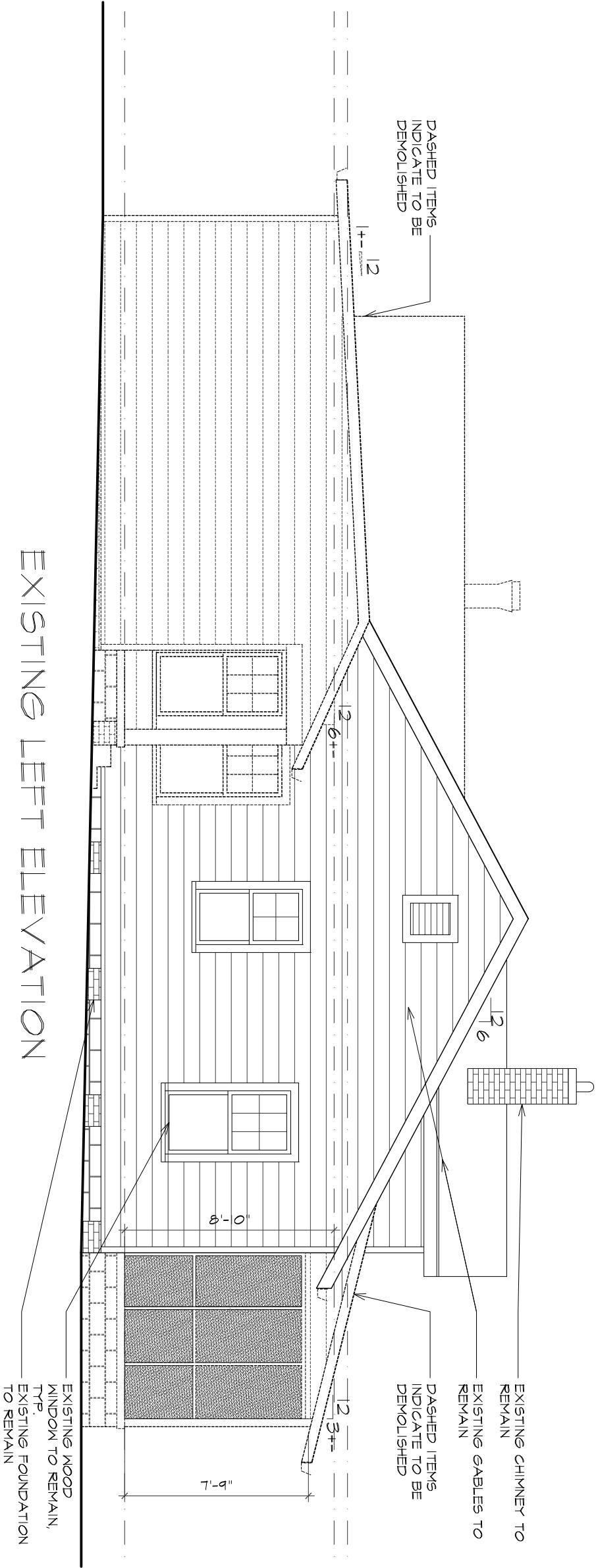
EXISTING RIGHT ELEVATION

SEARS RESIDENCE		
1016 W. CABARRUS ST.		
ELEVATIONS	3/16" = 1'-0"	DATE: 3-28-19



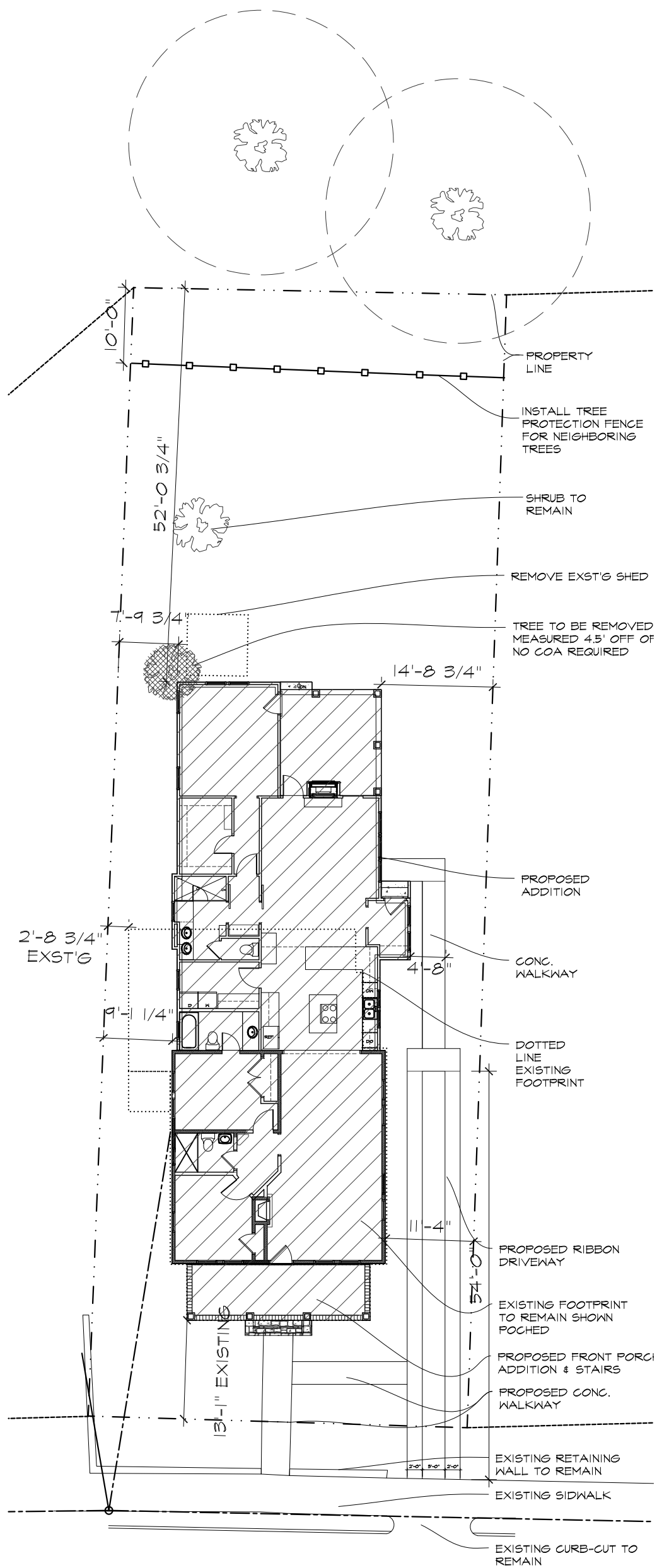
EXISTING REAR ELEVATION

SEARS RESIDENCE		
1016 W. CABARRUS ST.		
ELEVATIONS	3/16" = 1'-0"	DATE: 3-28-19



EXISTING LEFT ELEVATION

SEARS RESIDENCE		
1016 N. CABARUS ST.		
ELEVATIONS	3/16" = 1'-0"	DATE: 3-28-19



PROPOSED PLOT PLAN

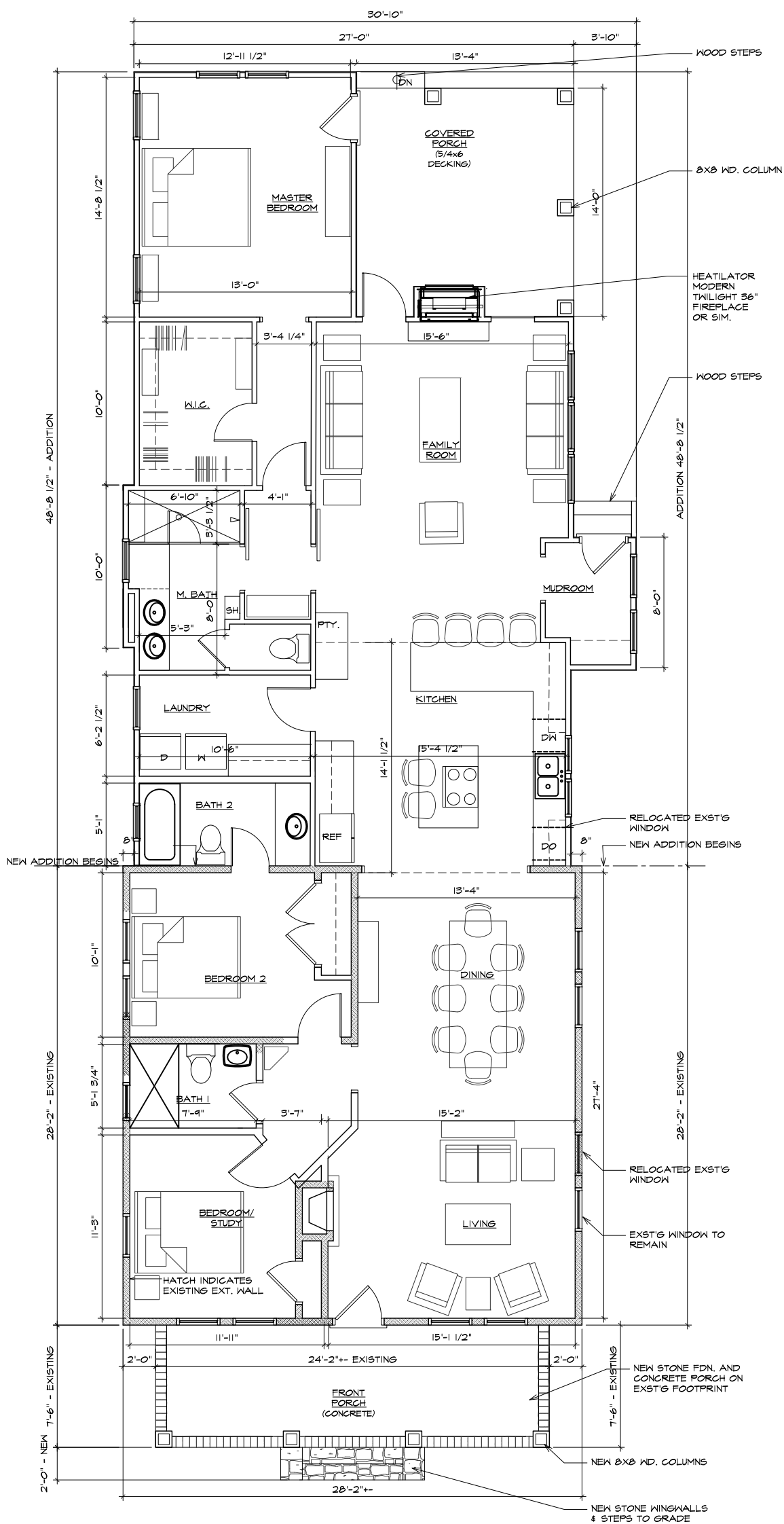
SEARS RESIDENCE

1016 W. CABARRUS ST.

PLOT PLAN

1/16" = 1'-0"

DATE: 3-28-19



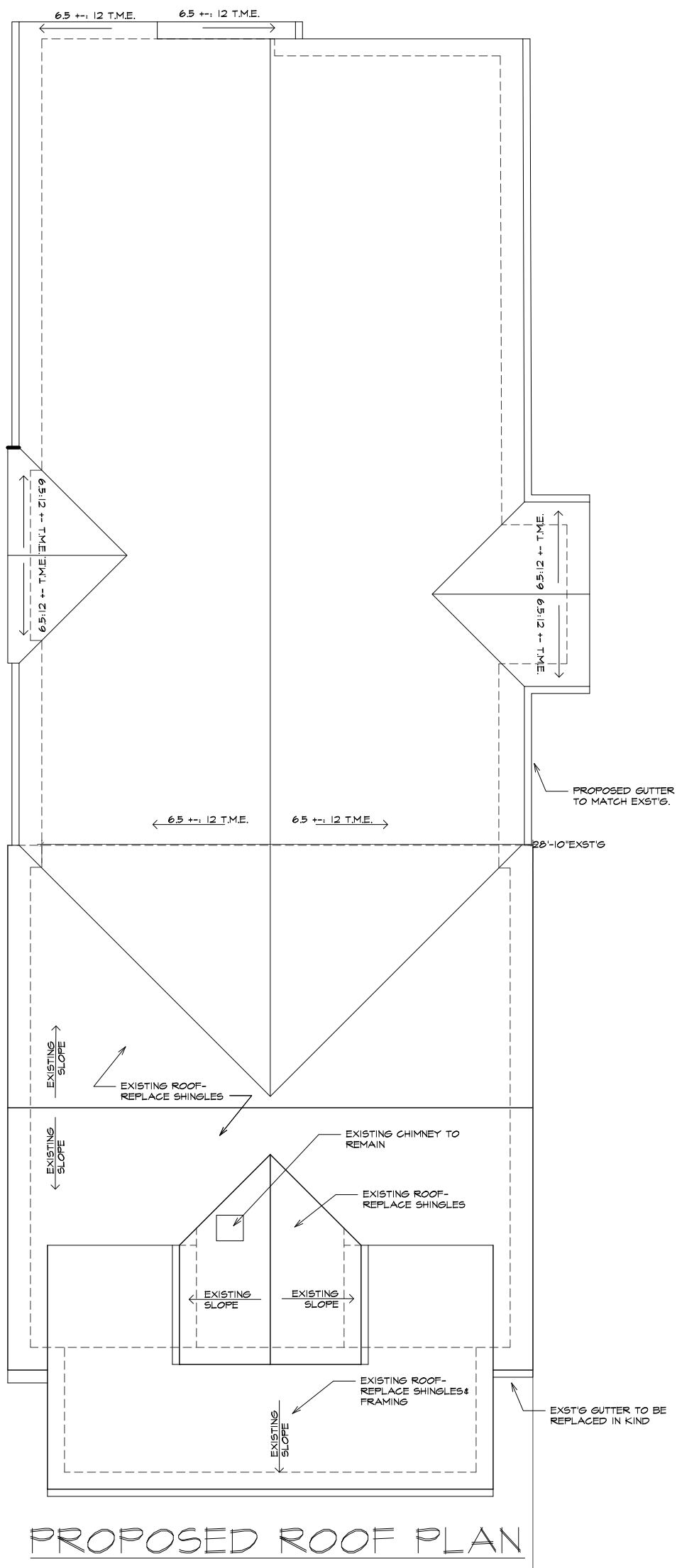
SEARS RESIDENCE

1016 W. CABARRUS ST.

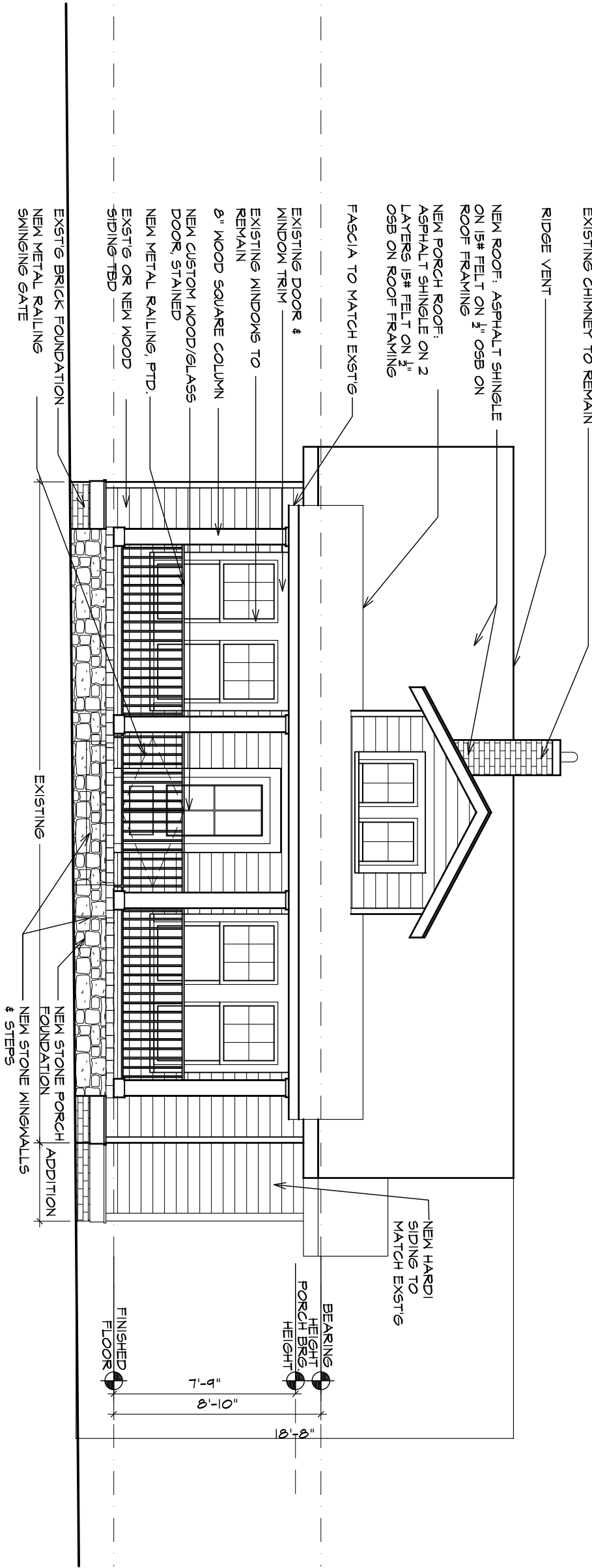
PLANS

1/8" = 1'-0"

DATE: 3-6-19

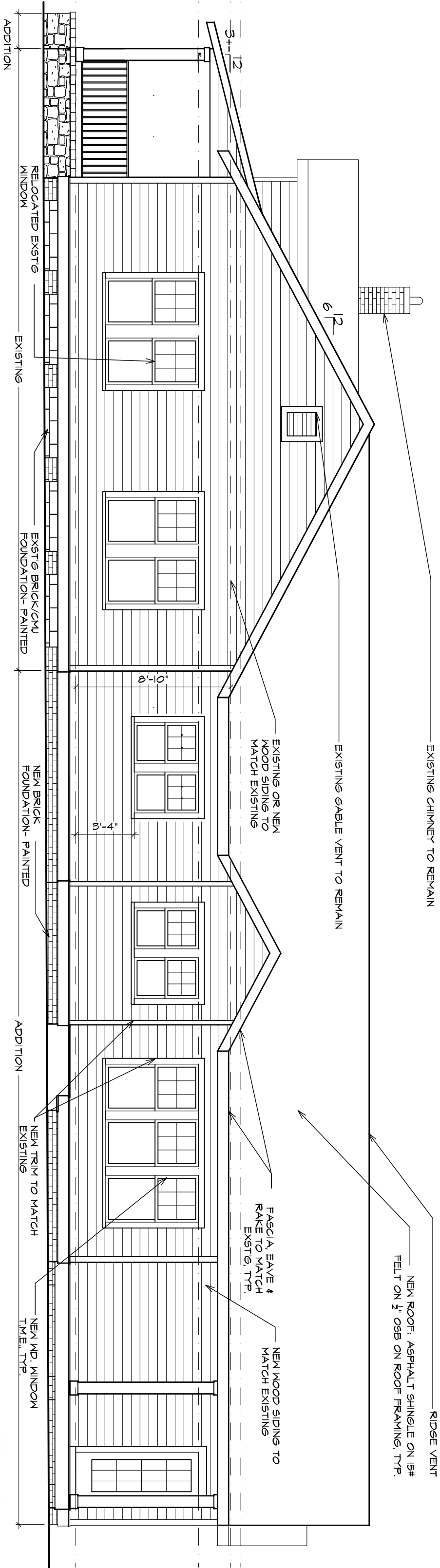


SEARS RESIDENCE		
1016 W. CABARRUS ST.		
PLANS	1/8" = 1'-0"	DATE: 3-12-19



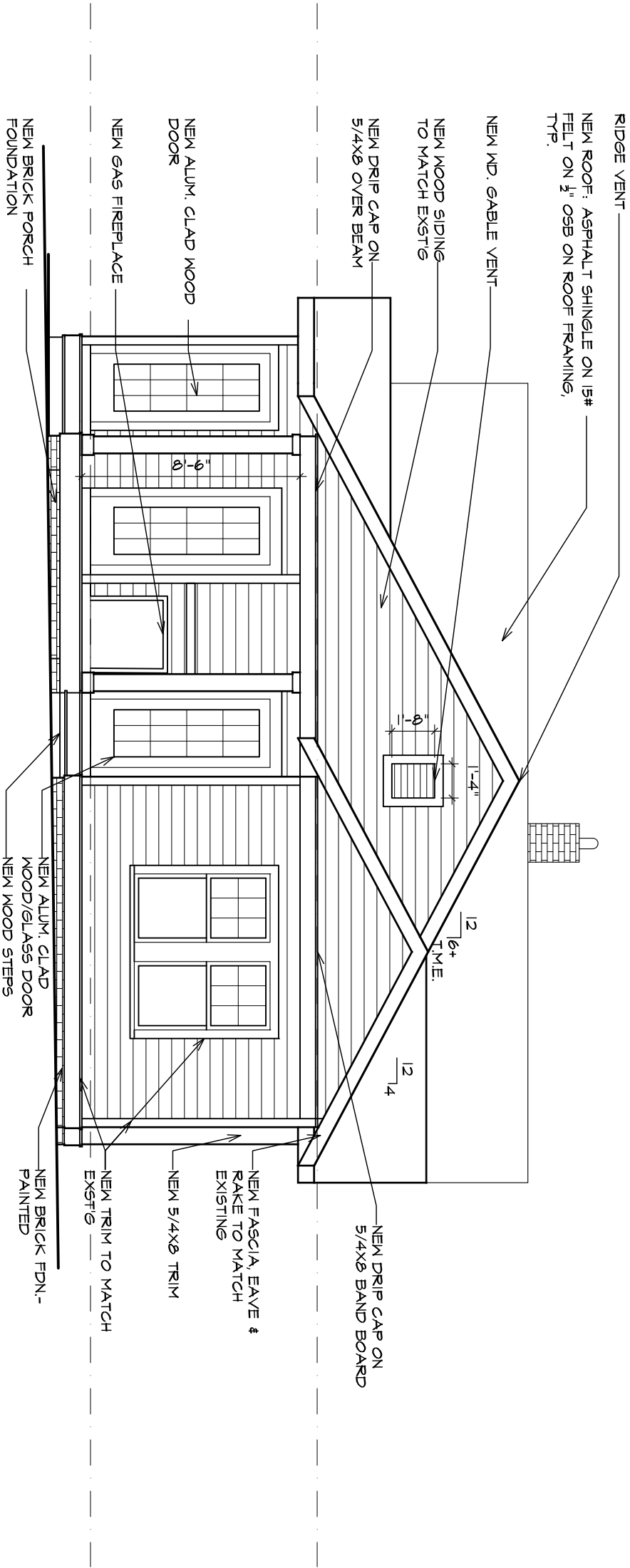
PROPOSED FRONT ELEVATION

SEARS RESIDENCE		
1016 W. CABARRUS ST.		
ELEVATIONS	3/16" = 1'-0"	DATE: 3-28-19



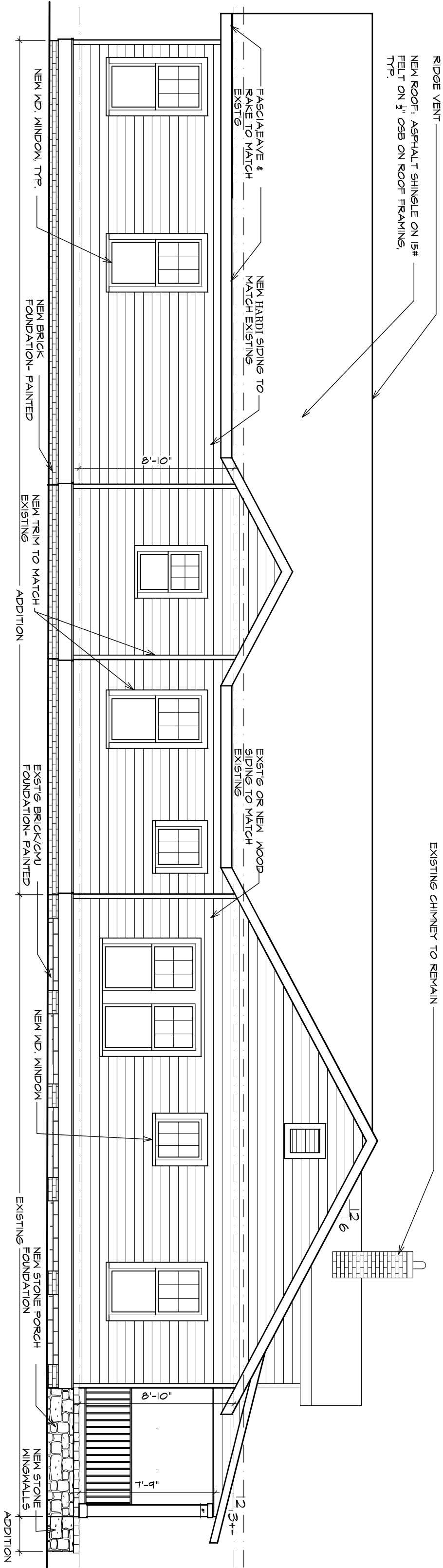
PROPOSED RIGHT ELEVATION

SEARS RESIDENCE			
1016 N. CABARRUS ST.			
ELEVATIONS	3/16" = 1'-0"	DATE:	3-28-19



PROPOSED REAR ELEVATION

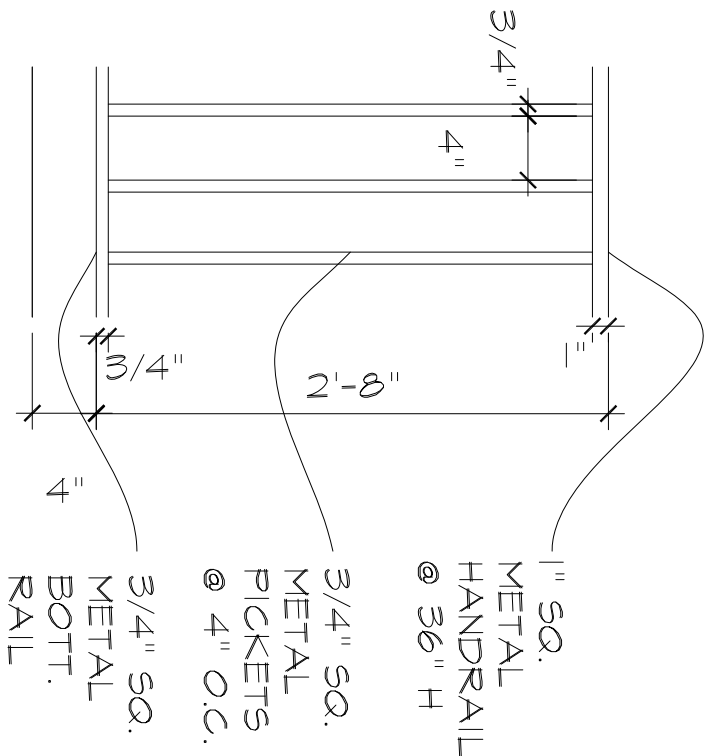
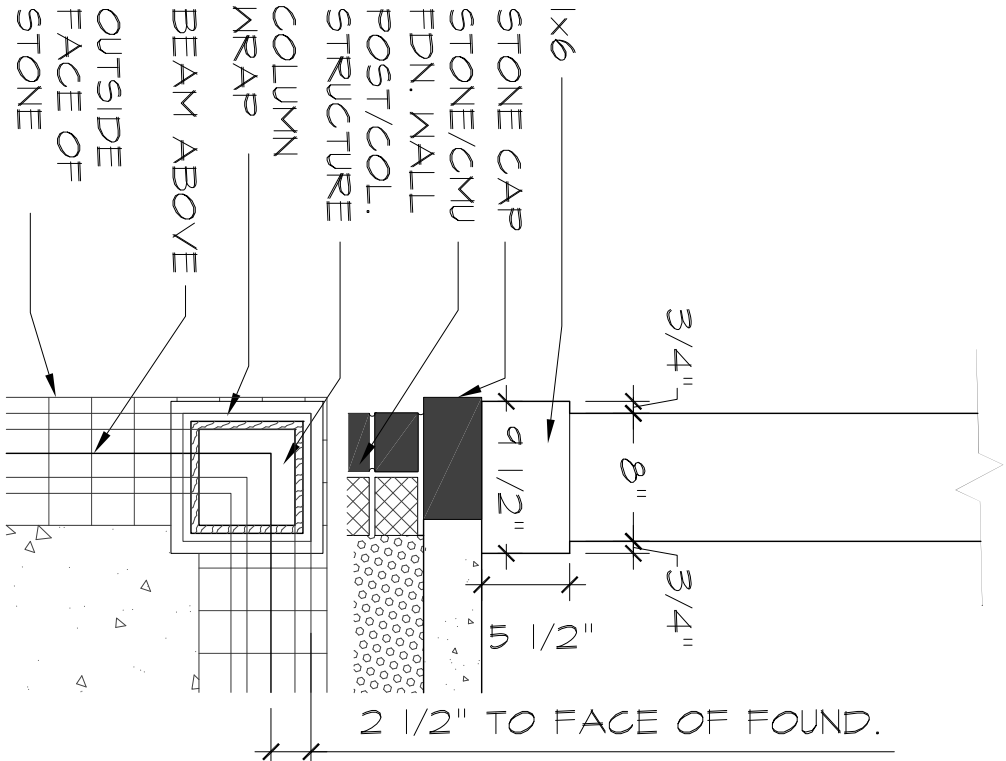
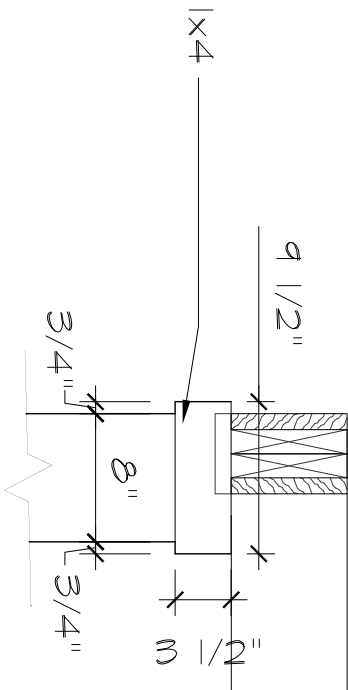
SEARS RESIDENCE		
1016 W. CABARRUS ST.		
ELEVATIONS	3/16" = 1'-0"	DATE: 3-28-19



PROPOSED LEFT ELEVATION

SEARS RESIDENCE		
1016 N. CABARUS ST.		
ELEVATIONS	3/16" = 1'-0"	DATE: 3-28-19





8" MD. COLUMN/FDN PORCH

METAL RAILING

SEARS RESIDENCE		
1016 W. CABARRUS ST.		
DETAILS	1" = 1'-0"	DATE: 3-28-19