

# City of Raleigh



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## COA-0032-2020

617 WILLS FOREST ST  
GLENWOOD-BROOKLYN  
(R-10)

0 35 70 140  
Feet



Nature of Project:  
Construct rear addition;  
Remove asbestos siding

APPLICANT:  
SHAWN HUNTER TURNBULL  
617 WILLS FOREST ST



## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0032-2020 617 WILLS FOREST STREET

Applicant: SHAWN HUNTER TURNBULL

Received: 02/13/2020

Meeting Date(s):

Submission date + 90 days: 05/13/2020

1) 3/26/2020 2)

### INTRODUCTION TO THE APPLICATION

Historic District: GLENWOOD-BROOKLYN HISTORIC DISTRICT

Zoning: STREETSIDE HISTORIC OVERLAY DISTRICT (HOD-S)

Nature of Project: Construct rear addition; remove asbestos siding

DRAC: An application was reviewed by the Design Review Advisory Committee at its February 3, 2020 meeting. Members in attendance were Dan Becker and Don Davis; also present were staff members Tania Tully, Collette Kinane, and Erin Morton, and applicants Shawn Hunter Turnbull, and Rebecca Necessary.

#### Staff Notes:

- Streetside HODs are "...established to provide for protection of the traditional development patterns of an area and to preserve historic resources found in it. The focus is on maintaining that character and on preserving those key character-defining features of individual historic resources within the district as viewed from the street right-of-way, excluding alleys..." (Section 5.4.2.A.1. of the Unified Development Ordinance)
- Section 5.4.2.B. of the Unified Development Ordinance governs the applicability of the COA process in Streetside HODs. Any addition to a building or structure that projects beyond an existing building's maximum front and side wall and roof plane envelope regardless of distance from the public right-of-way requires a COA. For the site, only the lot area between the public rights-of-way and the façade of the house are regulated. For the purpose of Streetside HODs, alleys are not public rights-of-way.
- Changes proposed in the application that are not subject to review include removal of existing windows beyond the front 50% of the house and removal of the 1950s additions.
- The proposed repairs to the historic house are not subject to COA review.

### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
2.6	Exterior Walls	Remove asbestos siding
3.2	Additions	Construct rear addition

## STAFF REPORT

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

- A. Constructing a rear addition and removing asbestos siding are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 3.2.1, 3.2.2, 3.2.4, 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\* From the Historic Research Report for the Designation of the Glenwood-Brooklyn District as a Historic Overlay District: "C. 617 Wills Forest Street. Cora Coley House. ca. 1913. One-story frame Victorian house with asbestos-shingle siding and an asphalt-shingled hip roof with hipped front dormer. The front porch has chamfered posts. Other features include a foundation of brick piers with brick infill, a brick interior chimney, and 4/4 windows. Coley was a widow. In the 1930s fireman Joseph H. Allen lived here."
  - 2\* Over time, the house has had several additions to the rear of the structure which were added prior to designation of the historic district.
  - 3\* The proposed addition is at the rear of the house and changes the existing low, one-story addition into a taller one-story addition by raising and changing the roof form and by extending the walls to full height. The existing roof ridge height of the historic house is 20'. The existing rear additions measures an estimated 9.5' at the roof. The proposed addition has a roof ridge height of approximately 23'. This is approximately 60 feet back from the front wall of the historic house.
  - 4\* The application notes that overhangs, trim style, columns, and eaves will match existing.
  - 5\* The west wall of the proposed addition will extend about 7' beyond existing west wall of the historic house. This is approximately 40 feet back from the front wall of the house.
  - 6\* The addition is proposed to be smooth-faced fiber cement siding. The reveal dimension was not provided, but it appears to be the same as the historic house.
  - 7\* The application includes the removal of the existing asbestos siding from the historic house. The original wood siding will be repaired and replaced as needed.
  - 8\* The windows in the new addition are 4/4 and of the same or similar proportion to the windows in the historic house. A few existing windows beyond the front 50% of the house

are proposed for removal as part of the proposed addition. Window specifications for aluminum clad wood windows were provided; the muntin profile was not.

9\* Several new doors will be installed on the addition. One new door will be installed on the west elevation. Two French doors and a single door will be installed on the south elevation. One door will be installed on the east elevation. The door on the west elevation appears to be the same style as the existing front door. The proposed doors on the south and east elevations appear to be four pane glass doors. Door specifications were not provided.

10\* No regulated landscape changes are proposed.

11\* Photographs were provided of adjacent properties.

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

1. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
  - a. Addition siding reveal.
  - b. That the windows in the addition have a putty profile.
  - c. Manufacturer's specifications for doors, showing both section and elevation views, and material descriptions;
  - d. Manufacturer's specifications for exterior lighting, and locations on building, if any;
  - e. Specifications for gutters and downspouts and locations on building, if any.

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

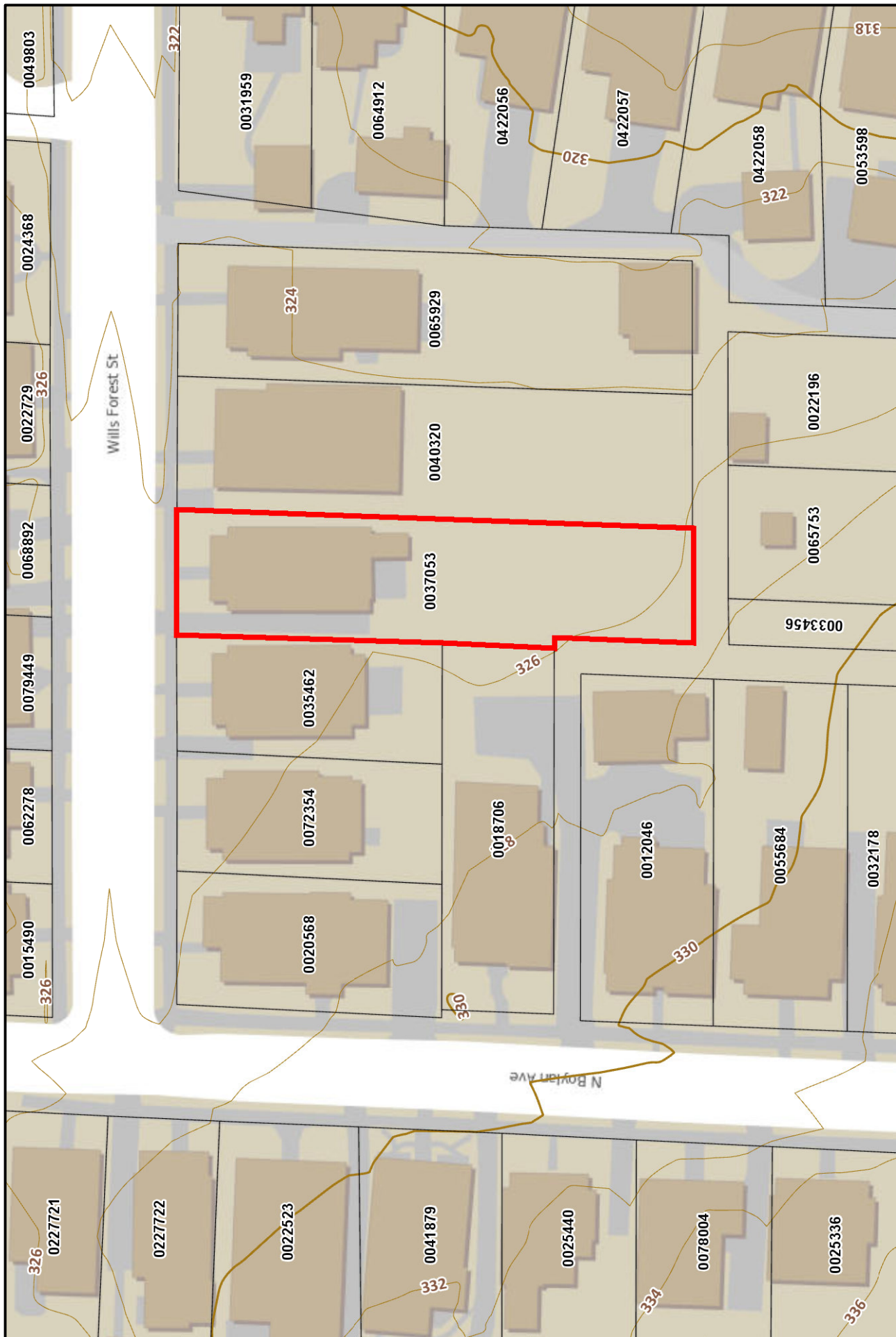
Property Owner Name & Address


**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 <input type="radio"/> No <input checked="" type="radio"/>	<b>Office Use Only</b> Type of work: _____ _____
Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input type="radio"/>	

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).

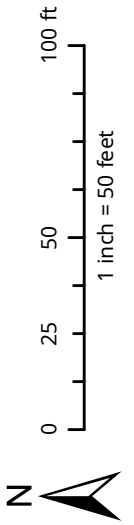
<p align="center"><b>Minor Work Approval (office use only)</b></p> <p>Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____.</p> <p>Please post the enclosed placard form of the certificate 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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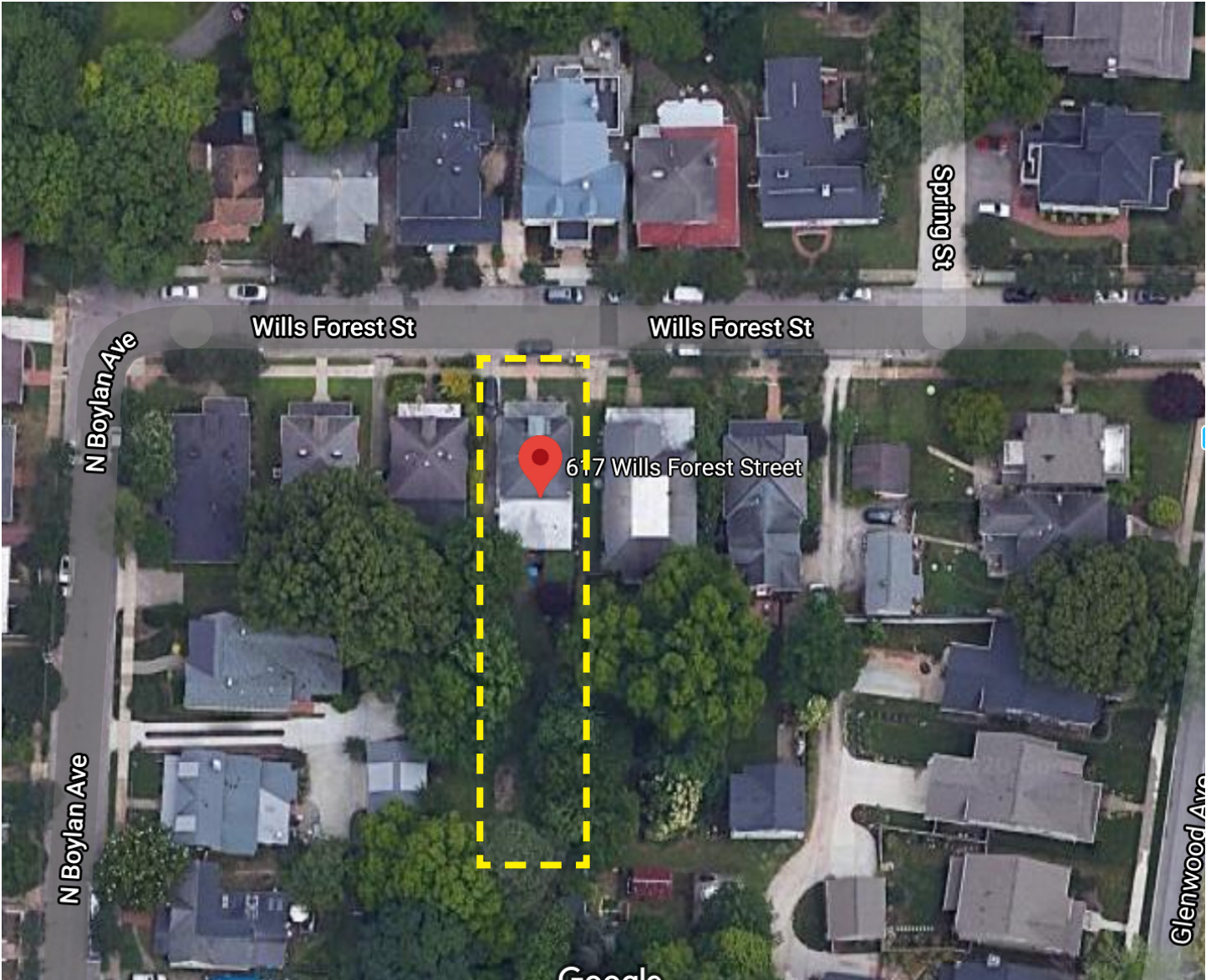
# 617 WILLS FOREST GIS MAP

**Disclaimer**

*iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.*



AERIAL MAP FOR 617 WILLS FOREST STREET





## PROPOSED NEW ADDITION AND RENOVATION TO 617 WILLS FOREST STREET

The following outlines the proposal to construct an addition to the 617 Wills Forest Street to add an additional bedroom and bathroom, new kitchen and family room, new side entry with a dedicated laundry room, and a connected guest suite. The addition will be constructed in the rear of the house beyond the 50% mark of the original, historic structure, however the west wall will extend beyond the existing wall location and will be visible at the end of the driveway. All details of roof form, overhangs, trim style, doors, and window style will all match the existing, historic home. The owners also plan to abate the existing asbestos siding that was added in the 1950s that covers the original wood Dutch Lap siding. The original siding will be patched and repaired as needed and will be scraped, and painted to restore and repair and paint the Dutch lap siding that is underneath.

### APPLICABLE DESIGN GUIDELINES

2.1.1 WOODEN FEATURES: Retain and preserve wooden features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and architectural trim.

All original trim, porch columns, eaves, and windows will remain or be repaired as needed.

2.1.11 HISTORIC WOOD SIDING: It is not appropriate to replace or cover historic wooden siding, trim, or window sashes with contemporary substitute materials.

The owners plan to abate the existing asbestos siding that was added in the 1950s that covers the original wood Dutch Lap siding. The original siding will be patched and repaired as needed and will be scraped, and painted to restore and repair and paint the Dutch lap siding that is underneath.

2.7.9 DOORS AND WINDOWS: 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.

There is only one new window on the North Elevation (visible from the street) and it will be made to match the existing, historic windows. The new side entry door will not be visible, but will also be made to match the existing front door. All other new windows will be made to match the existing style.

### 3.2 ADDITIONS:

3.2.2: 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

The addition has been designed so that overall character of the site and character defining features of the existing historic house are retained.

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

The addition for this home has been designed off the rear of the house, beyond the 50% mark of the existing historic structure. While a small portion will be visible at the end of the driveway, it is set far back from the street, so it will not impact the face of the historic house.

3.2.7: 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 addition retains the single story plan of the existing house in order to not diminish or visually overpower the existing home.

3.2.8: 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.

The addition is designed to be compatible with the architectural style of the existing house and surrounding homes. The materials, color, and relationship of the addition will respect the original house.

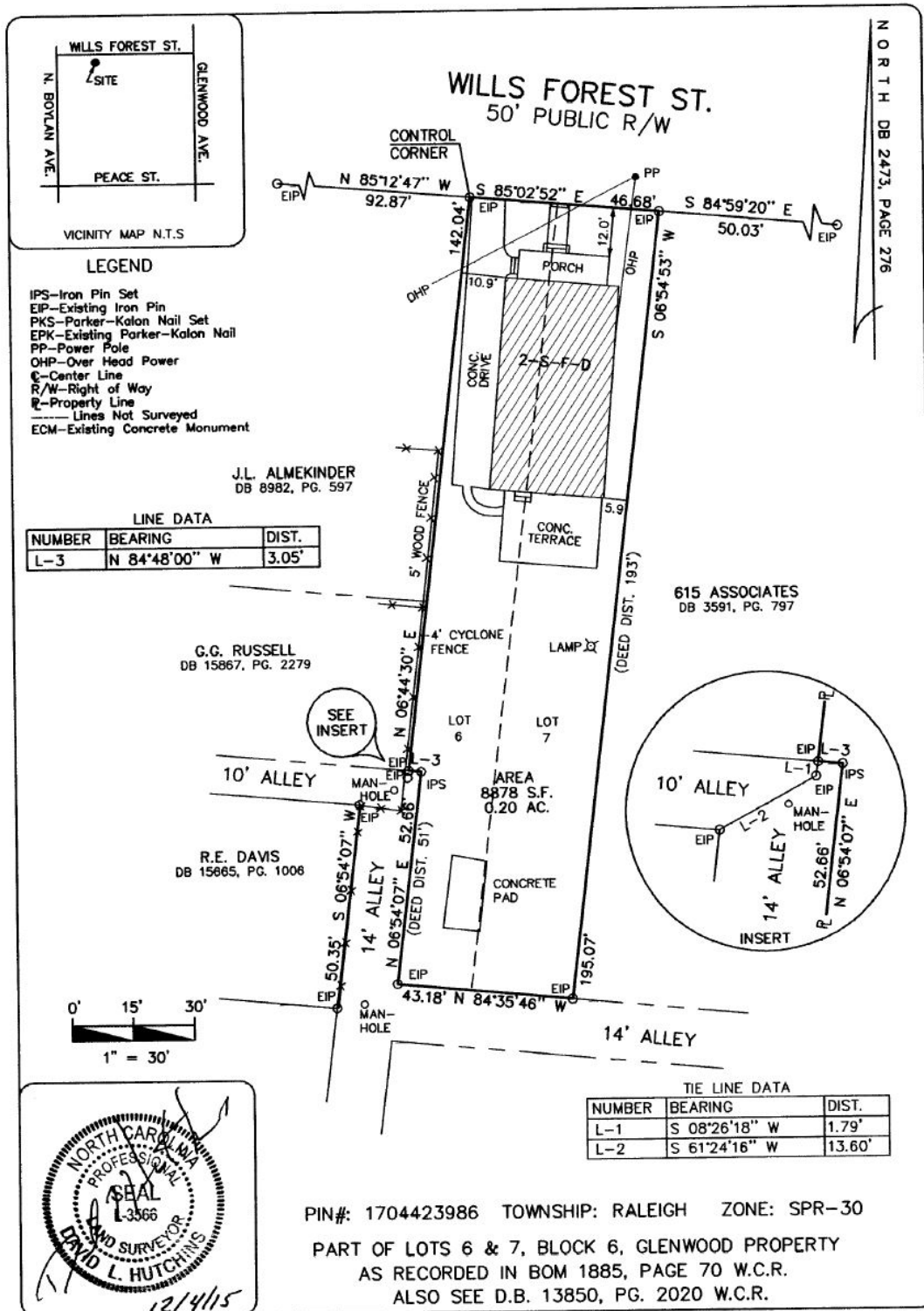
3.2.9: Design additions so that the placement, configuration, materials, and overall proportion of windows and doors are compatible with those of the historic building. Select exterior surface materials and architectural details that are compatible with the existing building in terms of composition, module, texture, pattern, and detail.

All details of roof form, overhangs, trim style, doors, and window style will all match the existing, historic home.

3.2.10: 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.

No significant historic building elements or site features will be required to be removed in order to construct the addition. The 1950s additions that will be removed have been problematic for water penetration and the overall quality of the home.

# SURVEY OF EXISTING CONDITIONS:



I, D. L. Hutchins, certify that this plot was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 13850, page 2020, etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in (SEE REFERENCE). Witness my original signature, registration number and seal this 4th day of December, A.D. 2015

**PROPERTY OF**  
**JOHN LOWELL BRISCOE**  
**SHAWN HUNTER BRISCOE**

617 WILLS FOREST WAKE COUNTY RALEIGH, N.C.

SCALE: 1" = 30'

DATE: 12-04-15

BOOK: M513/17

**B. L. SCOTT LAND SURVEYING**  
PROFESSIONAL LAND SURVEYORS  
P. O. BOX 12000 - RALEIGH, NORTH CAROLINA 27612  
TEL: 919/880-0004 FAX: 919/880-1000



**EXISTING CONDITIONS:**













**REAR YARD/SITE VIEWS:**



**VIEW FROM BACK OF LOT TO REAR/  
SOUTH ELEVATION OF HOUSE**





**VIEW OF ALLEY TO THE SOUTH OF THE PROPERTY. VIEW LOOKING EAST.**





**STREET VIEWS OF SURROUNDING HOUSES:**



**LARGE, TWO-STORY HOMES ACROSS THE STREET**



**TWO STORY HOME NEXT DOOR**



**HOUSES ON WILLS FOREST STREET - 600 BLOCK, SOUTH  
SIDE OF STREET:**



**617 WILLS FOREST:**



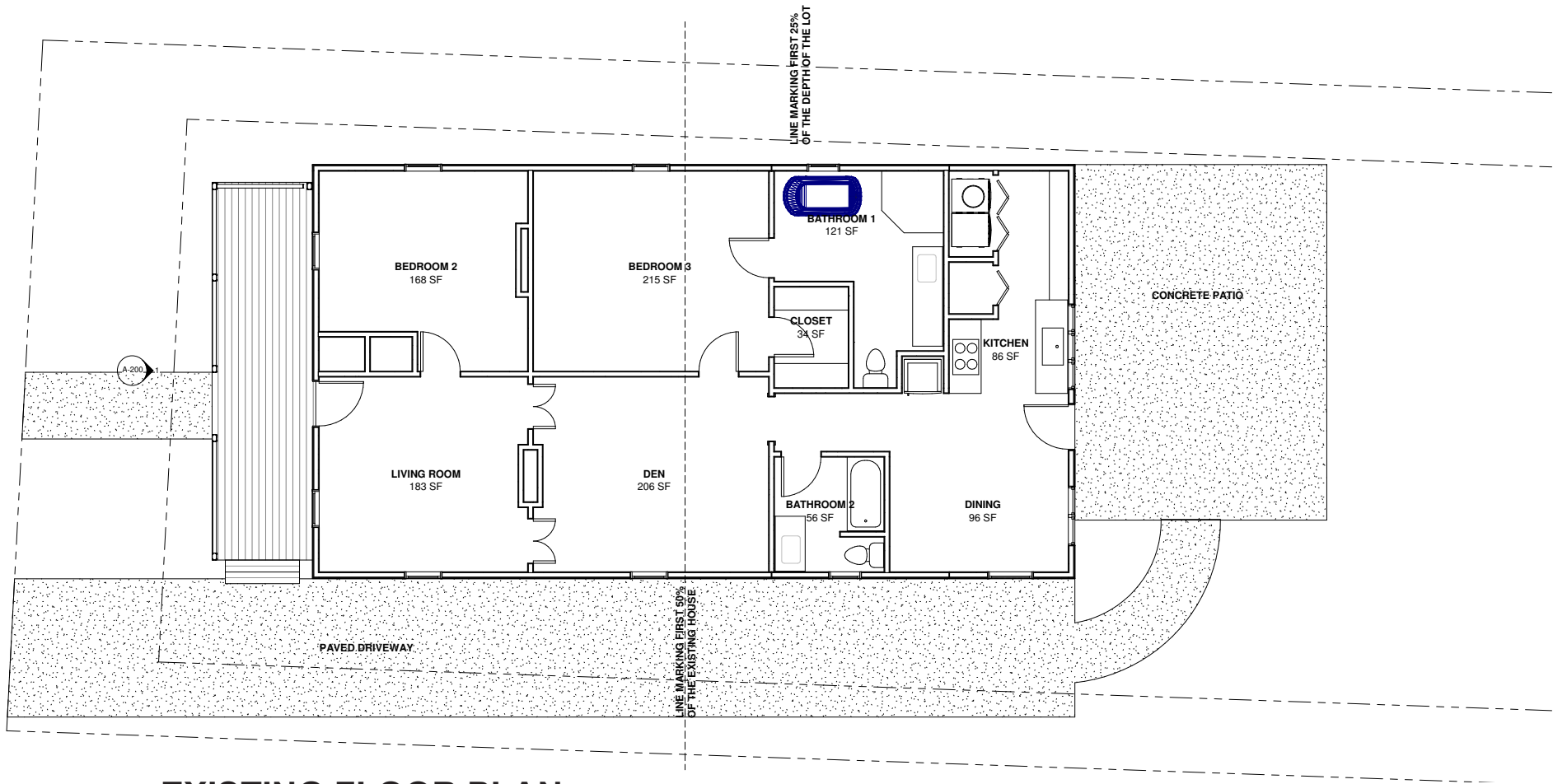


**HOUSES ON WILLS FOREST STREET - 600 BLOCK, NORTH  
SIDE OF STREET:**



- EXISTING CONDITIONS:**
- ORIGINAL STRUCTURE BUILT IN 1920
  - FIRST ADDITION COMPLETED IN 1950s
  - SECOND ADDITION COMPLETED ----- (date unknown)
  - ORIGINAL PORTION OF HOME HAS ORIGINAL DOUBLE HUNG, 4 OVER 4, WOOD WINDOWS
  - ORIGINAL HOME HAS ASBESTOS SIDING WITH WOOD, DUTCH LAP SIDING UNDERNEATH
  - PORCH COLUMNS ARE ORIGINAL, OR PERIOD APPROPRIATE. HANDRAILS WERE ADDED IN MID-2000s AND ARE NOT PERIOD APPROPRIATE
  - ORIGINAL STRUCTURE HAS A HIP ROOF
  - BOTH ADDITIONS HAVE FLAT/LOW SLOPE ROOFS

- BUILDING DATA:**
- EXISTING:**
- PIN# 1704423986
  - WAKE COUNTY R-10
  - HOD-S Glenwood-Brooklyn UDO Sec 5.4.2
  - Heated SF: 1440
- NEW/ADDED/RENOVATED:**
- Heated SF: 1624
  - NEW TOTAL: 2730 SF
- SITE PLAN IS FOR GENERAL REFERENCE ONLY. SEE RECORD SURVEY OR CIVIL DRAWINGS FOR INFORMATION ON MEETS AND BOUNDS, UTILITIES, LANDSCAPING AND IMPERVIOUS CALCULATIONS.
- ALL WORK TO BE PERFORMED WITHIN LOCAL, STATE AND NATIONAL CODES CURRENTLY ADOPTED AND PER THE AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR AND OWNER TO PROVIDE ALL REQUIRED PERMITS AND FEES.
- CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF THE CONSTRUCTION PERFORMED.
- THESE DRAWINGS AND DESIGNS REPRESENTED MEET 2018 NCRC



**EXISTING FLOOR PLAN**  
**SCALE: 3/32" = 1' - 0"**

617 WILLS FOREST ROAD

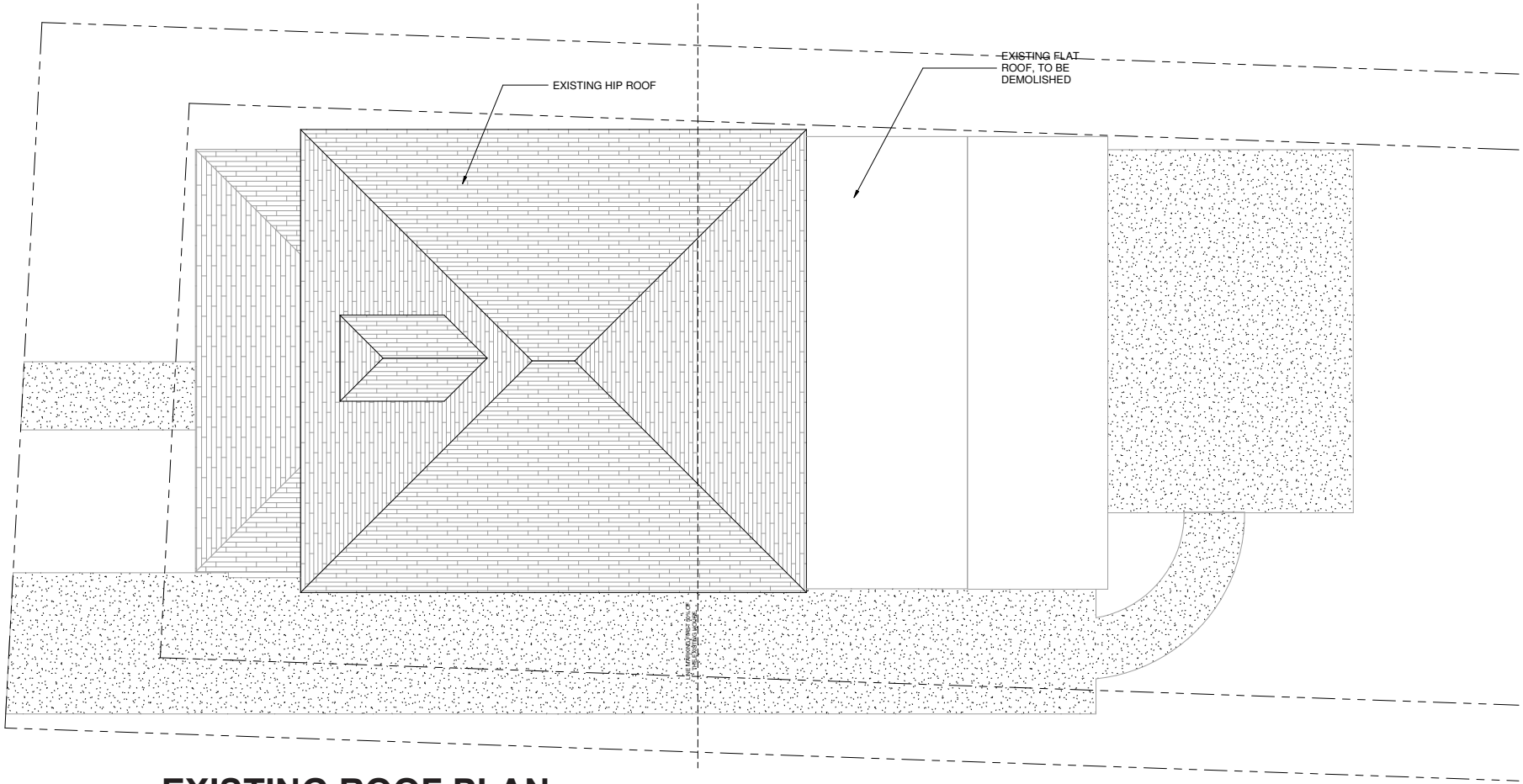
NECESSARY DESIGN  
611 E. Franklin St. Raleigh, NC 27604  
rebeccajnecessary@gmail.com | 828.773.4364

A100



**EXISTING CONDITIONS:**

- ORIGINAL STRUCTURE BUILT IN 1920
- FIRST ADDITION COMPLETED IN 1950s
- SECOND ADDITION COMPLETED ----- (date unknown)
- ORIGINAL PORTION OF HOME HAS ORIGINAL DOUBLE HUNG, 4 OVER 4, WOOD WINDOWS
- ORIGINAL HOME HAS ASBESTOS SIDING WITH WOOD, DUTCH LAP SIDING UNDERNEATH
- PORCH COLUMNS ARE ORIGINAL, OR PERIOD APPROPRIATE. HANDRAILS WERE ADDED IN MID-2000s AND ARE NOT PERIOD APPROPRIATE
- ORIGINAL STRUCTURE HAS A HIP ROOF
- BOTH ADDITIONS HAVE FLAT/LOW SLOPE ROOFS



**EXISTING ROOF PLAN**  
**SCALE: 3/32" = 1' - 0"**



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rebeccajnecessary@gmail.com | 828.773.4364

**617 WILLS FOREST ROAD**

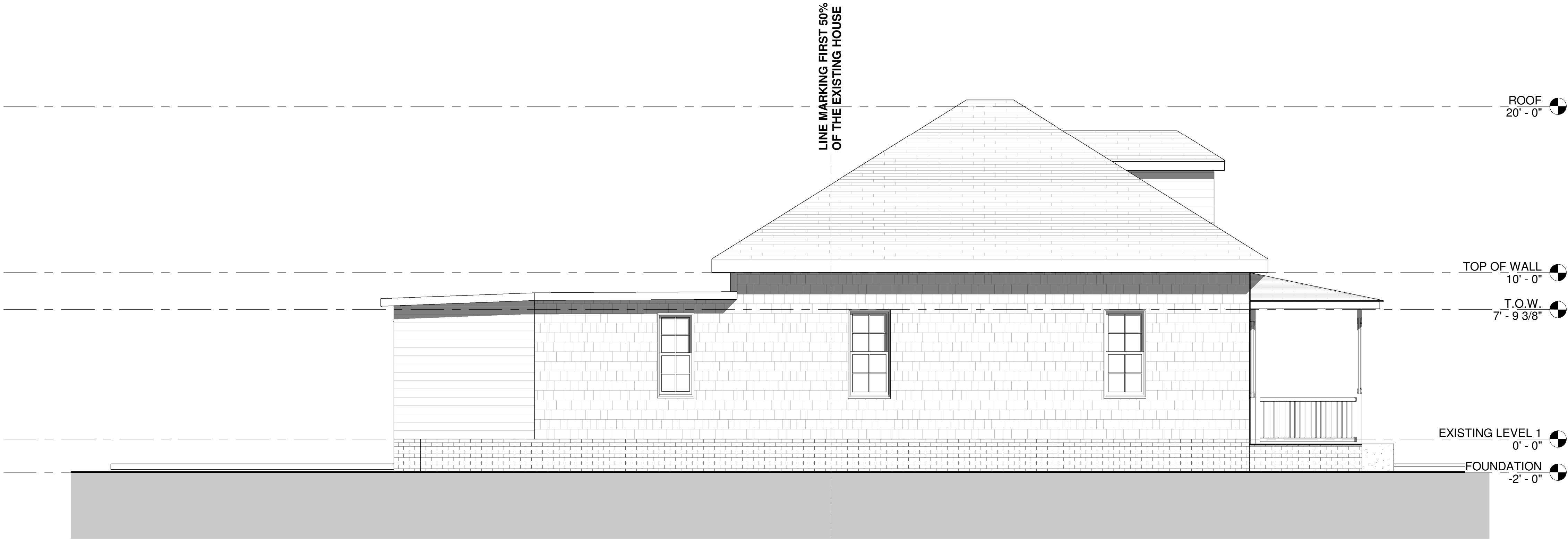
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C

B

A

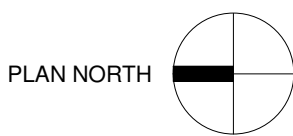
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③ EAST ELEVATION  
1/4" = 1'-0"



① NORTH ELEVATION  
1/4" = 1'-0"



NECESSARY  
DESIGN

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NOT FOR CONSTRUCTION

DD SET. REV. 1.1

Issue Dates / Revisions:

No: Description: Date:

Date: 01.17.20 Project No: NUMBER

617 WILLS  
FOREST  
ROAD

Owner: SHAWN AND DAREN  
TURNBULL  
Address: ADDRESS

EXISTING BUILDING  
ELEVATIONS

A-200

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

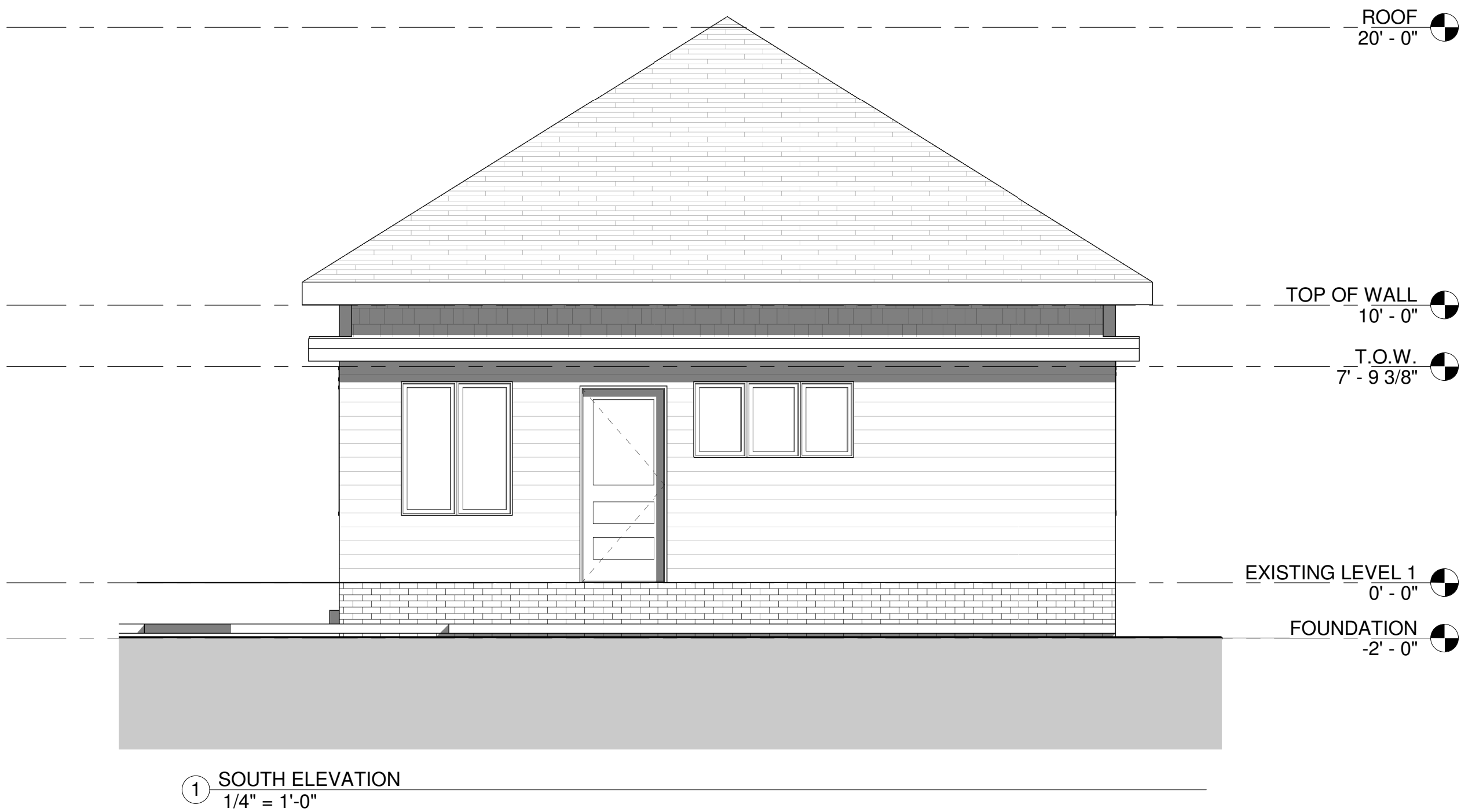
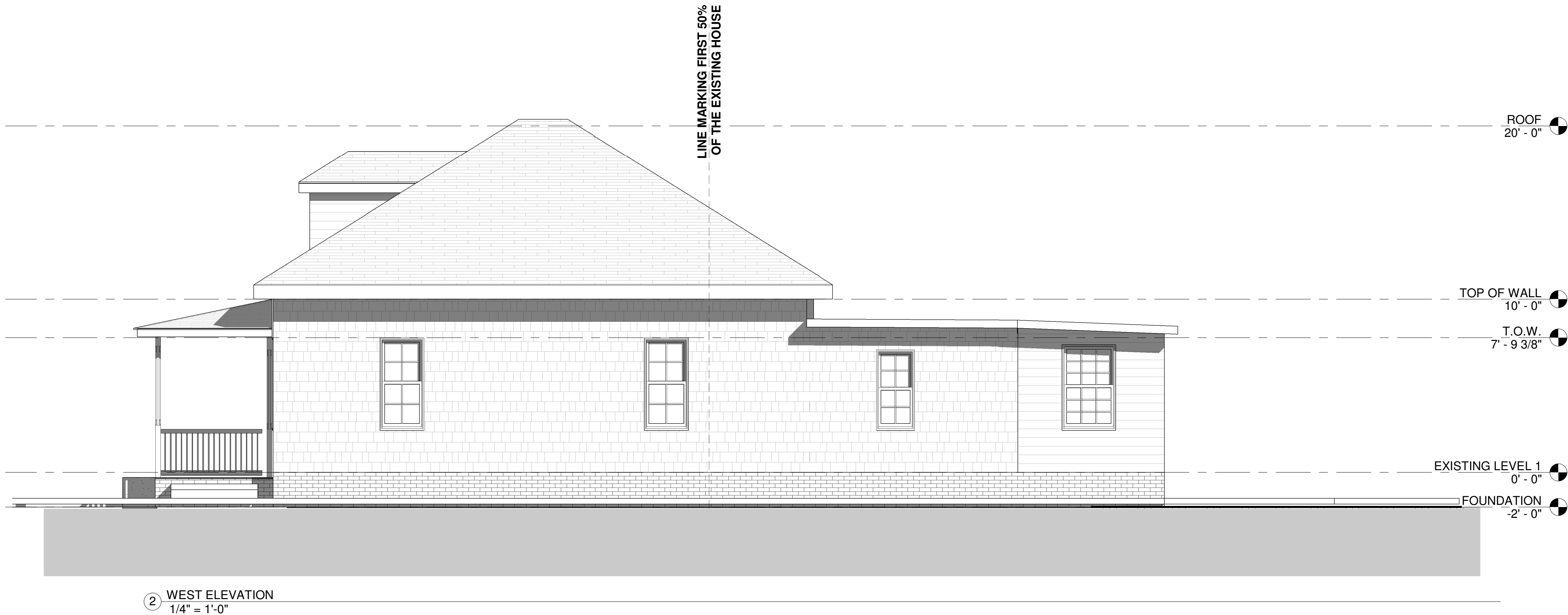
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C

B

A

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617 WILLS  
FOREST  
ROAD

Owner: SHAWN AND DAREN  
TURNBULL  
Address: ADDRESS

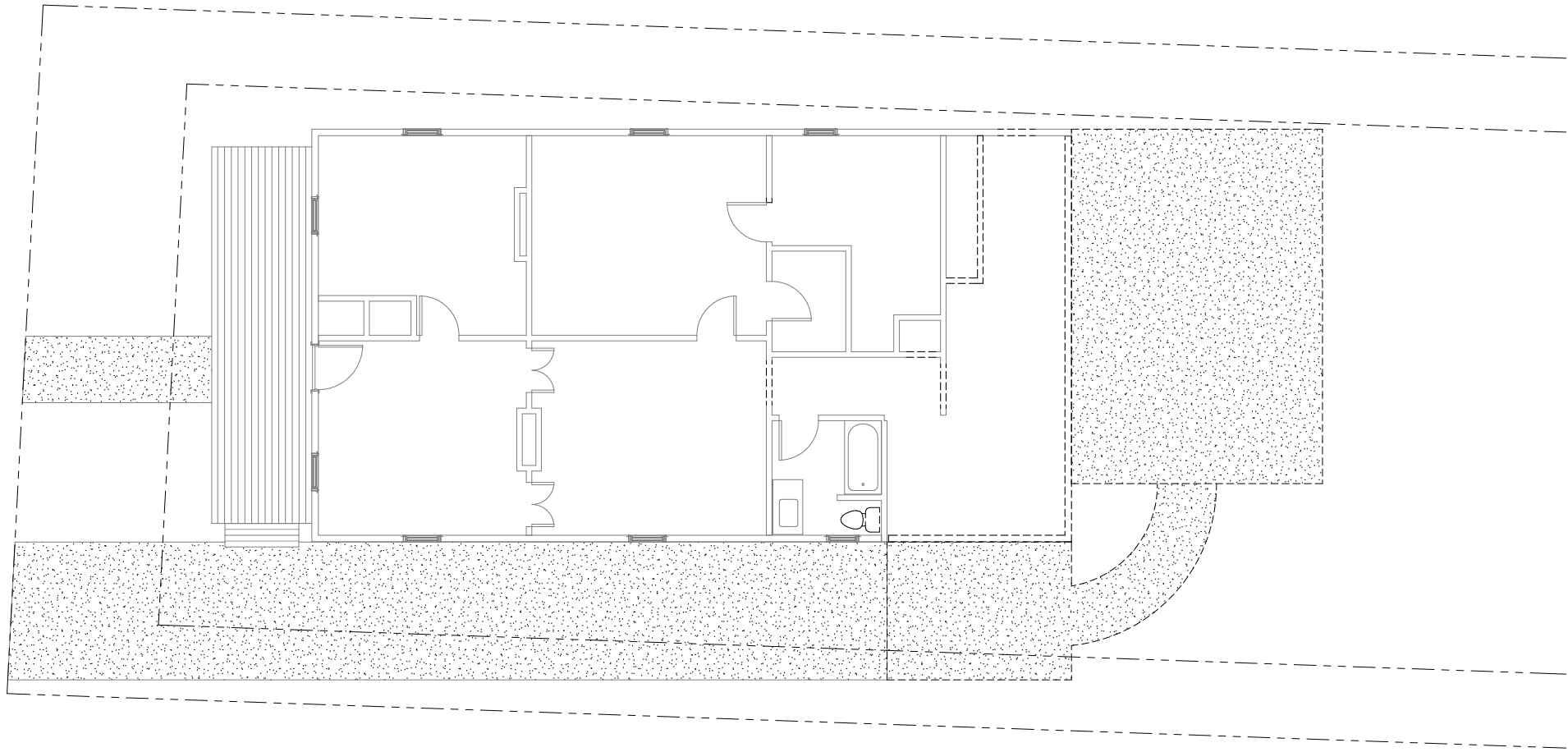
EXISTING BUILDING  
ELEVATIONS

A-201

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

DEMOLITION PLAN

SCALE: 3/32" = 1' - 0"

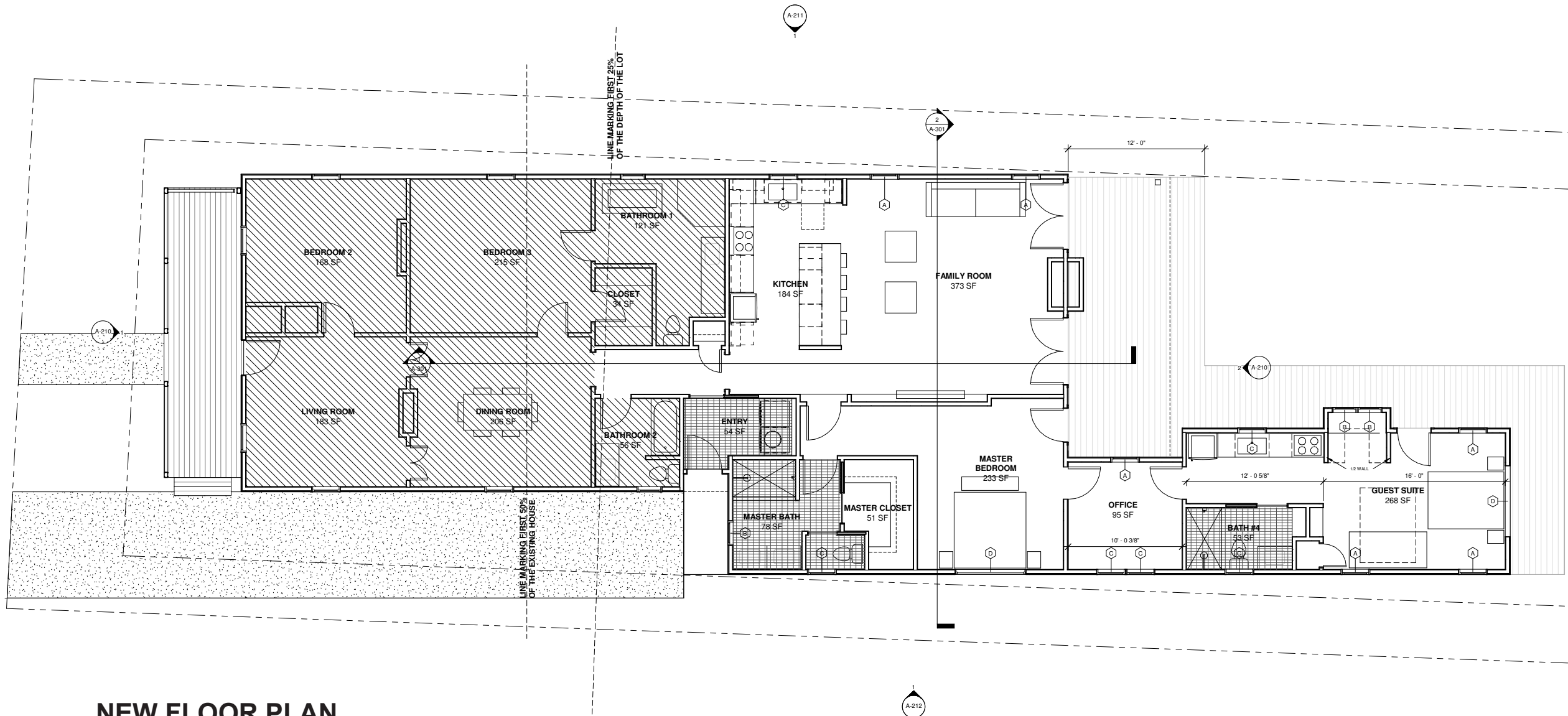


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617 WILLS FOREST ROAD

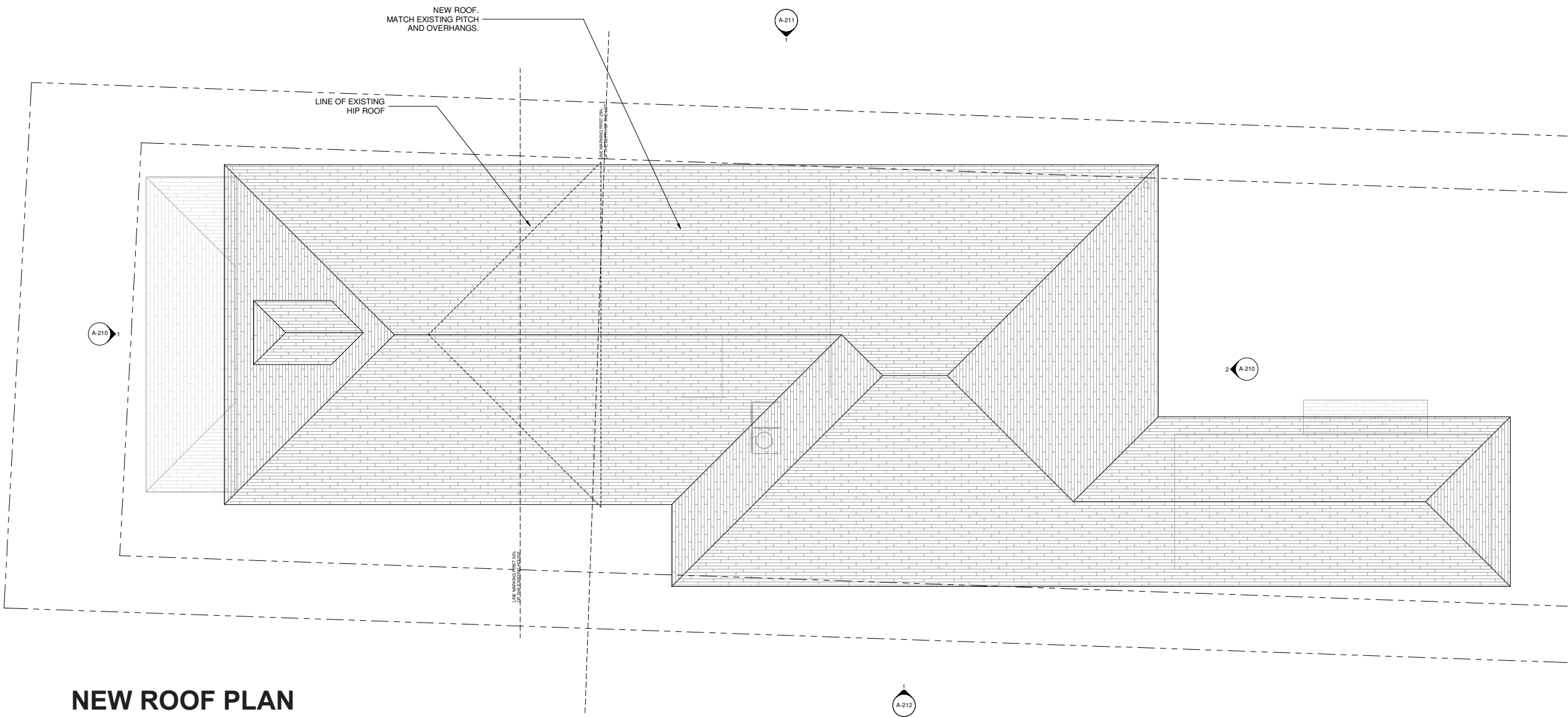
NEW FLOOR PLAN  
SCALE: 3/32" = 1' - 0"



617 WILLS FOREST ROAD

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**NEW ROOF PLAN**  
**SCALE: 3/32" = 1' - 0"**

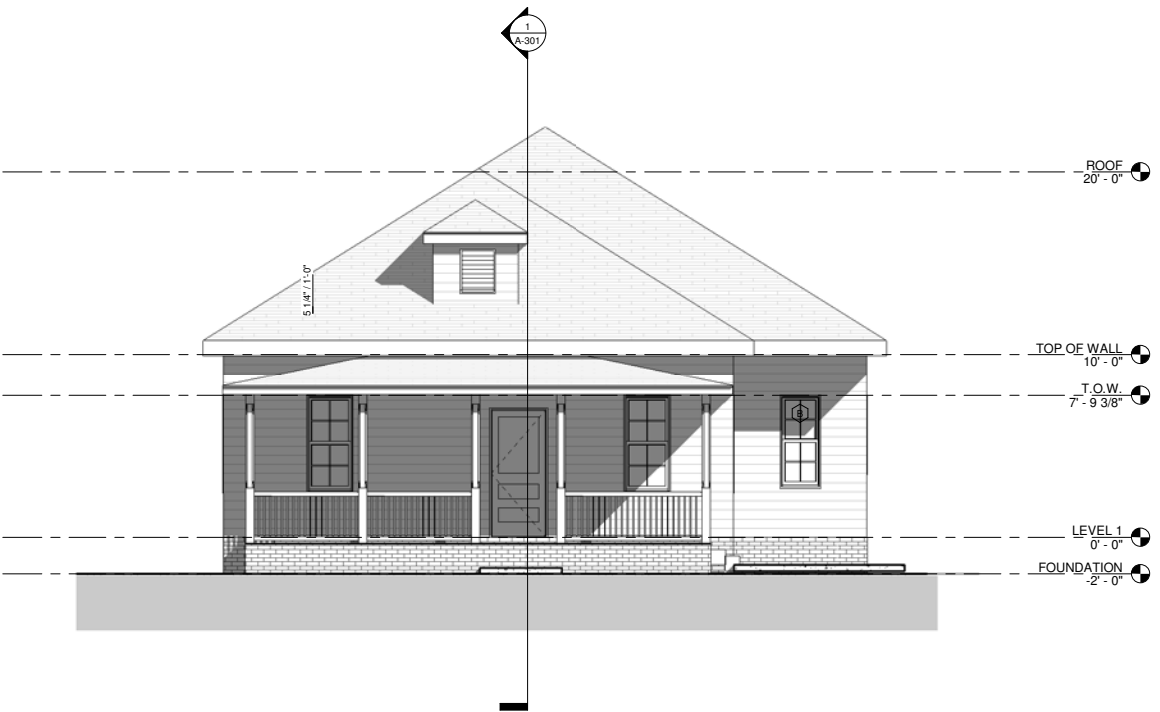


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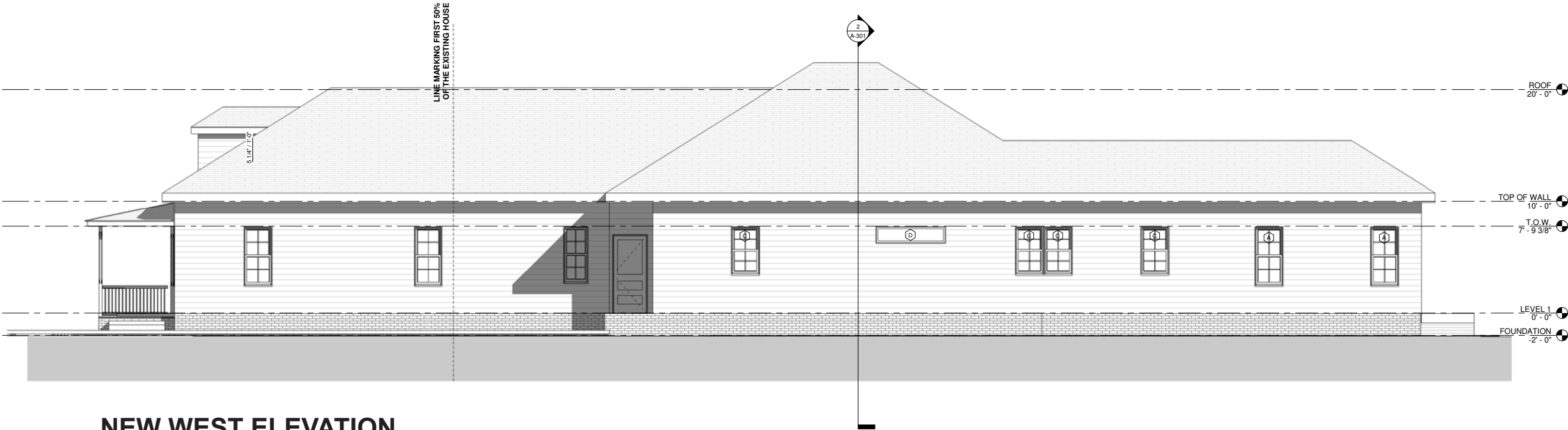
**617 WILLS FOREST ROAD**



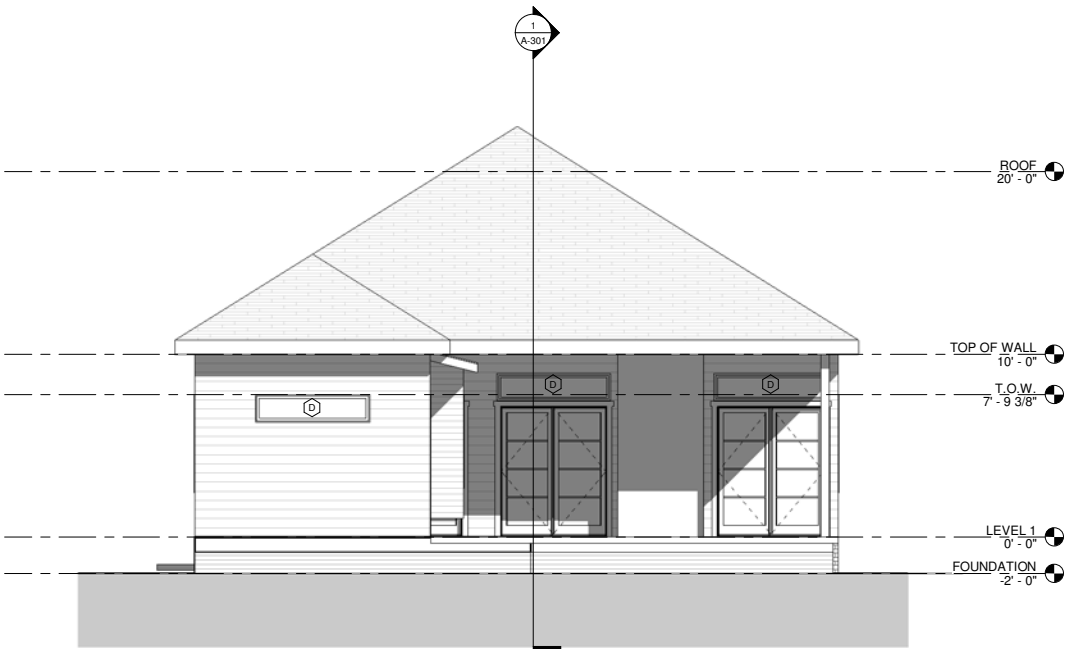
**PERSPECTIVE VIEW FROM STREET**  
NOT TO SCALE



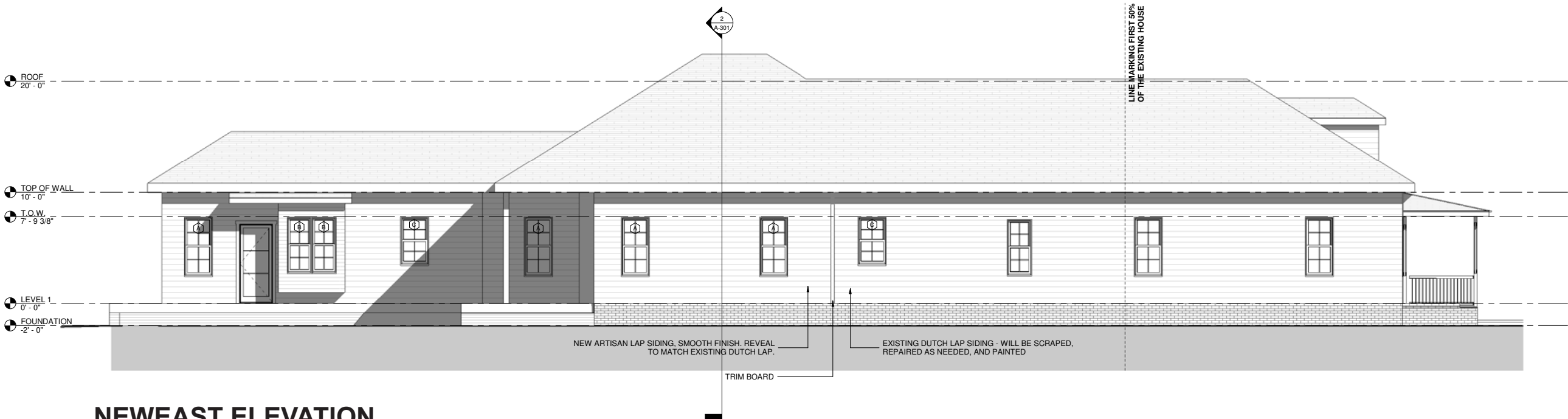
**NEW NORTH ELEVATION**  
SCALE: 3/32" = 1' - 0"



**NEW WEST ELEVATION**  
SCALE: 3/32" = 1' - 0"

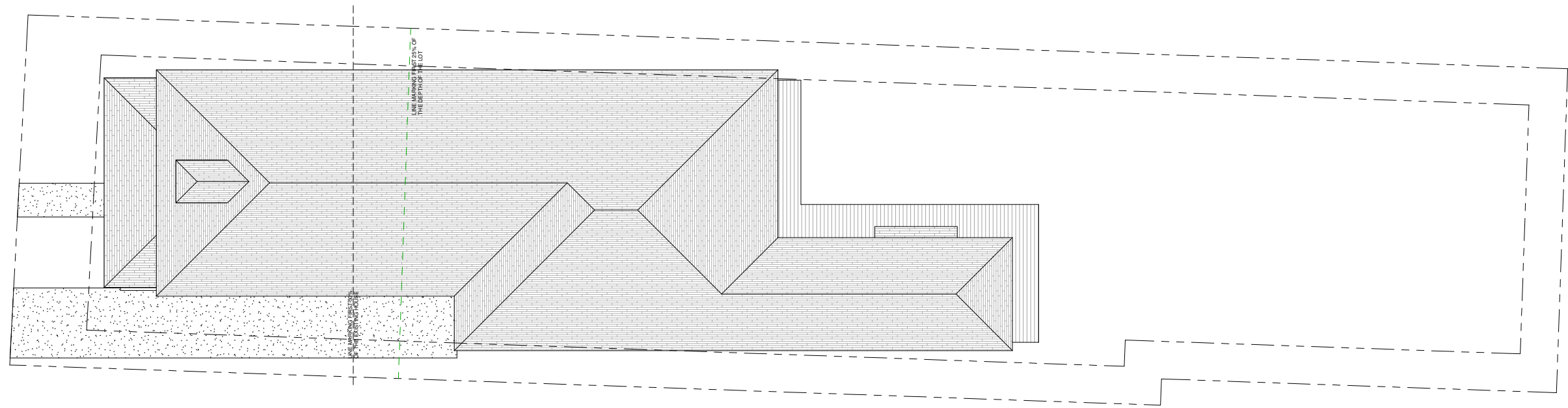


NEW SOUTH ELEVATION  
SCALE: 3/32" = 1' - 0"



NEWEAST ELEVATION  
SCALE: 3/32" = 1' - 0"





## NEW SITE PLAN

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

SITE INFORMATION FOR REFERENCE ONLY - REFER TO SURVEY PLOT  
PLAN FOR MORE DETAIL



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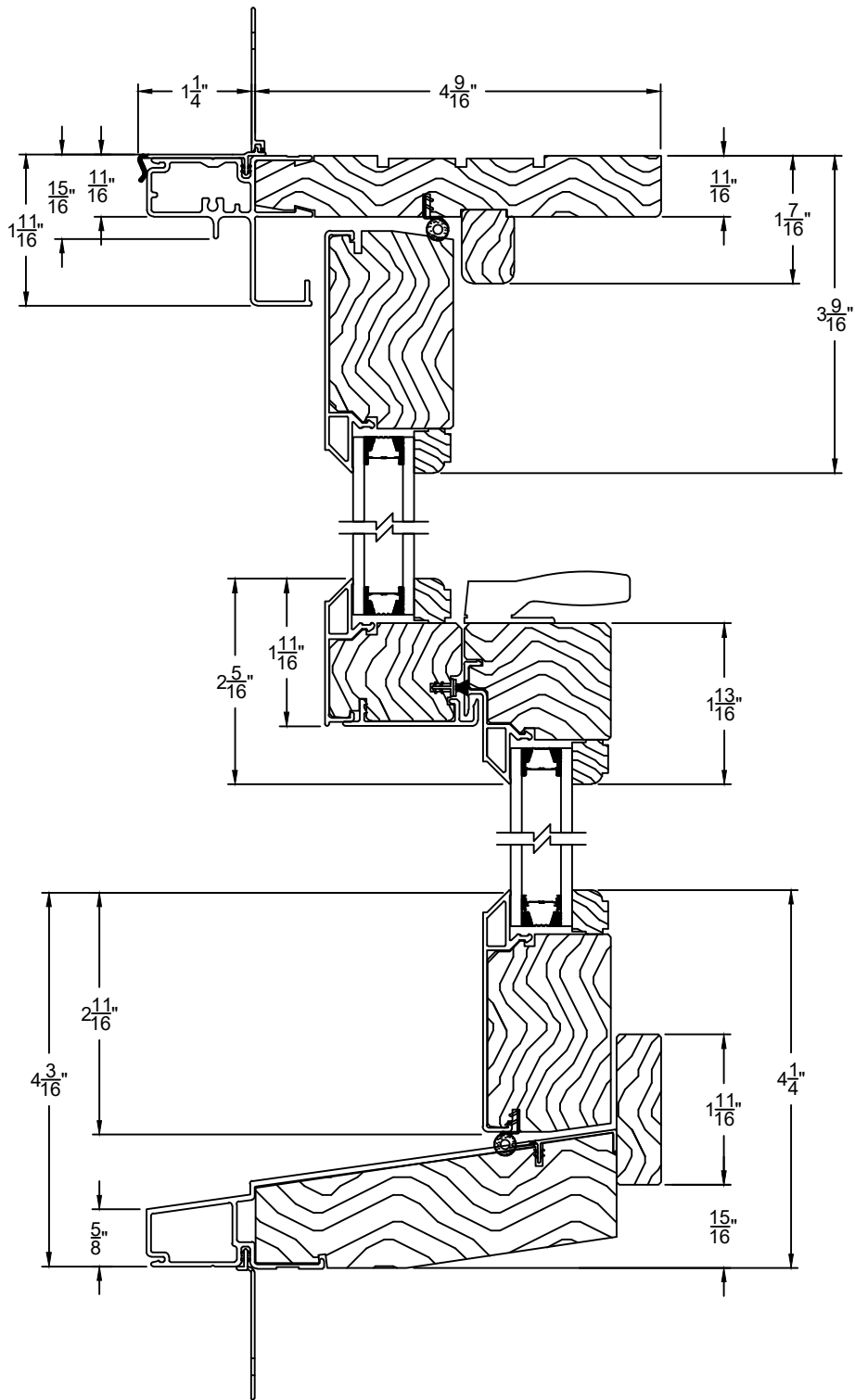
A103



**PROPOSED ADDITION SHOWN AT END  
OF DRIVEWAY**

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rebeccajnecessary@gmail.com | 828.773.4364

**617 WILLS FOREST ROAD**



CLAD DOUBLE HUNG - WIDE RAILS  
 VERTICAL SECTION  
 SCALE: 6" = 1' 0"

**LINCOLN WOOD PRODUCTS, INC.**

1400 W. TAYLOR ST. Merrill, WI 54452 (715) 536-2461

## PROPOSED WINDOWS

### BASIS OF DESIGN: Lincoln Wide Rail Double-Hung

4-9/16" jamb

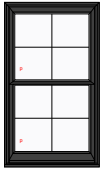
Interior wood glazing bead (Square or Profiled)

21/32" warm edge insulating glass

1-7/16" thick sash

.050 extruded aluminum on sash and frame.

Line # 1 KITCHEN



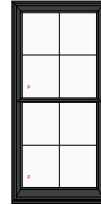
R.O. 29-7/8" x 53"  
U.D. 29-3/8" x 52-1/2"  
M.O. 29-5/8" x 52-3/4"  
O.A. Box Size 29-3/8x52-1/2"

Line # 2 FMLY RM



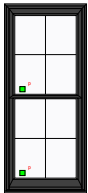
R.O. 29-7/8" x 65"  
U.D. 29-3/8" x 64-1/2"  
M.O. 29-5/8" x 64-3/4"  
O.A. Box Size 29-3/8x64-1/2"

Line # 3 MSTR BDM



R.O. 29-7/8" x 65"  
U.D. 29-3/8" x 64-1/2"  
M.O. 29-5/8" x 64-3/4"  
O.A. Box Size 29-3/8x64-1/2"

Line # 4 MSTR BTH



R.O. 25-7/8" x 61"  
U.D. 25-3/8" x 60-1/2"  
M.O. 25-5/8" x 60-3/4"  
O.A. Box Size 25-3/8x60-1/2"

Line # 5 MSTR CLST



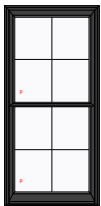
R.O. 25-7/8" x 61"  
U.D. 25-3/8" x 60-1/2"  
M.O. 25-5/8" x 60-3/4"  
O.A. Box Size 25-3/8x60-1/2"

Line # 6 GUEST RM



R.O. 25-7/8" x 61"  
U.D. 25-3/8" x 60-1/2"  
M.O. 25-5/8" x 60-3/4"  
O.A. Box Size 25-3/8x60-1/2"

Line # 7 GUEST RM



R.O. 29-7/8" x 65"  
U.D. 29-3/8" x 64-1/2"  
M.O. 29-5/8" x 64-3/4"  
O.A. Box Size 29-3/8x64-1/2"

## NEIGHBORS TO BE NOTIFIED/WITHIN 100' OF PROPERTY

1704424927  
615 ASSOCIATES  
867 WASHINGTON ST  
RALEIGH NC 27605-1255

1704433159  
PEELER, JOHN T PEELER, TOREY C  
620 WILLS FOREST ST  
RALEIGH NC 27605-1530

1704425865  
LEVINSON, MARC J  
807 GLENWOOD AVE  
RALEIGH NC 27605-1509

1704425861  
DITTMER, JOSHUA EUGENE DITTMER,  
TONI MARIE  
805 GLENWOOD AVE  
RALEIGH NC 27605-1509

1704424977  
BEARD, ULEYS JASPER JR  
1810 WHITE OAK RD  
RALEIGH NC 27608-2342

1704423752  
BYRD, CECILIA ANNETTE BYRD, PHILIP W  
620 DEVEREUX ST  
RALEIGH NC 27605-1504

1704424706  
GOLDEN, SUZANNE BLACKMAN, ROBERT  
S  
610 DEVEREUX ST  
RALEIGH NC 27605-1504

1704433200  
BROMLEY, DANIEL W  
622 WILLS FOREST ST  
RALEIGH NC 27605-1530

1704435119  
WALICO, L.L.C.  
101 SWIFT WIND PL  
APEX NC 27539-5113

1704422779  
WORTH, JONATHAN D WORTH, ANN W  
800 N BOYLAN AVE  
RALEIGH NC 27605-1404

1704424745  
KUSHNER, LINDA J CAIN, SUSAN H  
602 DEVEREUX ST  
RALEIGH NC 27605-1504

1704434159  
GABRIEL, ELIN E TRUSTEE GABRIEL,  
JAMES CLARK SR TR...  
480 DEAN FALLS TRL  
BRYSON CITY NC 28713-6046

1704432092  
EDWARDS, SARAH J  
621 WILLS FOREST ST  
RALEIGH NC 27605-1529

1704433032  
ALMEKINDER, JENNIFER LISA  
619 WILLS FOREST ST  
RALEIGH NC 27605-1529

1704422874  
WORTH, JONATHAN D WORTH, ANN C  
802 N BOYLAN AVE  
RALEIGH NC 27605-1404

1704422879  
DAVIS, ROBERT ERIC DAVIS, ELIZABETH  
MCCALL  
804 N BOYLAN AVE  
RALEIGH NC 27605-1404

1704434109  
HARRELL, MICHAEL CHAD HARRELL,  
CATHERINE NIXON  
618 WILLS FOREST ST  
RALEIGH NC 27605-1530

1704432042  
TURNER, CHARLENE TURNER, JOHN L  
623 WILLS FOREST ST  
RALEIGH NC 27605-1529

1704423986  
BRISCOE, SHAWN HUNTER  
617 WILLS FOREST ST  
RALEIGH NC 27605-1529

1704422985  
DERAMUS, JAMES C NAKAJI, ERICA L  
806 N BOYLAN AVE  
RALEIGH NC 27605-1404