



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0068-2019 1204 E LANE STREET

Applicant: NICHOLAS MEEKER

Received: 06/12/2019

Meeting Date(s):

Submission date + 90 days: 09/10/2019

1) 07/25/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Raleigh Historic Landmark: Lemuel & Julia Delany House

Nature of Project: Construct house with deck; construct garage; install driveway and fence; remove two trees, plant two trees; renew COA for garage demolition

DRAC: A pre-application design was reviewed by the Design Review Advisory Committee at its June 3, 2019 meeting. Members in attendance were Dan Becker, Sarah David, and Jenny Harper; also present were Nick Meeker, Vince DeFreitas, Tyler Chestnutt, Collette Kinane, Melissa Robb, 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.**”
- Previous COA cases are available for review.
- The boundary of the landmark designation includes three lots; one with the historic house (210 N State Street) and two vacant parcels (1204 E Lane Street and 212 N State Street)

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	Construct house with deck; construct garage; install driveway and fence; remove two trees, plant two trees
1.4	Fences and Walls	Install fence
1.5	Walkways, Driveways, and Off-street Parking	Install driveway; install front walk
1.6	Garages and Accessory Structures	Construct garage
3.3	New Construction	Construct house with deck; construct garage

STAFF REPORT

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

A. Installation of a driveway and fence, removal of two trees, planting two trees, and renewal COA are not incongruous in concept according to *Guidelines* 1.3.7, 1.3.13, 1.4.8, 1.4.11, 1.5.1, 1.5.3, 1.5.5, 1.5.6; however, the removal of two healthy trees **may be** incongruous according to *Guidelines* 1.3.1, 1.3.5, 1.3.6, and the following suggested facts:

- 1\* The demolition of the existing garage was approved with COA 133-16-CA. Open conditions remain to be met prior to issuance of a blue placard and demolition permit (see attached staff evidence.) Renewals of expired approved COA applications are classified as minor work. This item has been included here for administrative efficiency.
- 2\* Two trees are proposed for removal; a 14" DBH cedar and a 19" DBH birch, both of which are in the footprint of the proposed house and garage.
- 3\* A 26" DBH oak is outside the property boundaries to the south on the 212 N State St property. The critical root zone was not shown on the proposed plot plan, but would cross onto the subject property. A tree protection plan prepared by an arborist certified by the International Society of Arboriculture (ISA) or a NC-licensed landscape architect for the oak tree was not provided.
- 4\* Two replacement trees are proposed to be planted on the property, with one in the front yard and one in the rear yard; however, the tree species was not provided for either tree.
- 5\* The new house is oriented to face E Lane St with a garage in the southeast corner of the lot and a driveway leading to it from the street. There is no indication what material or finish has been proposed for the driveway; a water-washed finish is historically appropriate for concrete driveways.
- 6\* A walkway is shown leading from the driveway to the front porch steps. This is an atypical arrangement for historic properties like the Delany House where the front walkway leads directly from the sidewalk to the front steps.
- 7\* The application includes the installation of a 6' wood fence and gate to enclose the rear yard. Photographs of the proposed design are included; however, the exact location and finish color of the fence and gate were not provided.
- 8\* The committee has regularly found that 6'-tall wood privacy fences meet the *Design Guidelines* when installed in rear and side yards (except for corner lots). Traditionally, fences were constructed with neighbor friendly design, with structural members facing inward; the proposed fence designs have the same appearance on each side.

- B. Construction of a house with deck is not incongruous in concept according to *Guidelines* 1.3.2, 1.3.7, 1.3.8, 3.3.1, 3.3.2, 3.3.4, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12, and the following suggested facts:
- 1\* As shown in the application, the property is on the northeast corner of the Lemuel & Julia Delany House property (210 and 212 N State Street) which was previously subdivided but has not been recorded with Wake County. The Delany House landmark boundaries were not affected by the newly configured property lines; thus, this new address is still part of the landmark property.
  - 2\* Unified Development Ordinance 5.4.1.E.1. states that “The minimum and maximum setbacks...for Historic Landmarks...shall be congruous with the setbacks of any typical well-related nearby building and structure within 1½ blocks ...and congruous with the character of the Historic Landmark...” The *Design Guidelines* defines well-related nearby buildings as “Existing contributing buildings within 1-½ blocks of the subject property as measured parallel to the building-wall line in both directions and on both side streets.”
  - 3\* According to the proposed plot plan in the application the proposed setback of the house is 19’. The front porch is approximately 12’ from the sidewalk. The Delany House fronts on N State Street and is setback from E Lane St approximately 6.6’.
  - 4\* **Built area to open space analysis:** According to the applicant, the built area which includes the house, deck, porches, driveway and garage is proposed to be 64.2%. As subdivided, the Delany House built area will be 42.4%. The nearby Weaver House, another historic landmark has a built area of 36.7%. It is unclear if the Delany House calculation includes the surface area of the large paved area at the rear of the house.
  - 5\* **Built mass to open space analysis:** No analysis of built mass was provided by the applicant, nor was any analysis of the existing built mass of properties in the immediate neighborhood provided. Compared to the built area above, the built mass to open space ratio would be slightly less with only the driveway and front walk removed from consideration.
  - 6\* The applicant proposes constructing a two-story house with porches in the front and rear as well as a rear deck.
  - 7\* The roof ridge appears to be roughly 26’ and is higher than the nearby Delany House as shown in an elevation drawing on page 12 of the application. The roof ridge on the new

house appears to be approximately 3' higher than the Delany House which is a 1 ½ story residence.

- 8\* The application includes two pages labeled Building Comparisons that shows elements from both the Delany House and the Weaver House across the street that served as references for the development of the proposed design.
- 9\* The proposed house has a long rectangular form with a clipped gable in the front and hipped roof in the rear. From the front, the house appears to have side dormers. These extend to become a hip which masks the shallow pitch of the rear portion of the roof
- 10\* The front porch is shown to have a hip roof from the front and a gable on the side. A hipped roof is compatible with the proposed roof of the house.
- 11\* The house is proposed to be clad with painted smooth-faced fiber cement siding with an 8" exposure which is deeper than the 5-7" exposure typical of historic houses.
- 12\* Trim is proposed to be a painted composite material with a smooth finish.
- 13\* Brick is proposed for the foundation and for the column bases on the front porch. A sample board was provided for Lee Brick #740 Scottsdale. The sample brick has a deliberately aged and damaged appearance which is atypical for new construction. The Delany House has a painted foundation.
- 14\* Material specifications were not provided for the front porch floor and ceiling or asphalt shingle roofing..
- 15\* Double-hung windows appear to be primarily vertically-oriented units of four sizes. The right/west façade includes two units which appear to be fixed windows.
- 16\* The application states the windows will be wood or aluminum-clad wood windows. The Committee has previously determined that aluminum-clad wood windows with certain characteristics meet the *Guidelines* for new construction. Window specifications were not provided.
- 17\* The window trim is shown to be in a modern picture frame configuration. Historically windows would have trim on three sides with a sill at the bottom.
- 18\* The front door is proposed to be a one-lite over a panel unit surrounded by sidelights and a transom. . The rear includes a single-lite unit on the ground floor and a pair of 18-lite French doors on the second floor. Door specifications were not provided.

19\* A wood deck is proposed at the rear of the house. The location is typical and will not be visible. Neither deck stain color samples nor detailed drawings of the deck railing were provided.

20\* The eaves will have an enclosed sloped soffit. Neither the materials nor construction details were provided.

21\* The application states that materials will be painted. Paint samples were provided.

22\* Exterior lighting was not shown on the drawings, nor were specifications provided.

23\* Neither locations nor specifications were provided for gutters and downspouts.

C. Construction of a garage is not incongruous in concept according to *Guidelines* 1.6.6, 1.6.7, 1.6.8, and the following suggested facts:

1\* The proposed garage is a single-story single-car size. Complete side elevations were not provided.

2\* The gable front building is oriented towards E Lane Street, sited at the rear of the lot, and at the end of the driveway.

3\* Exterior materials for the garage will match the house.

4\* The drawings appear to show both a vehicular door on the front of the garage and a person door on the left/west side. Door specifications were not provided.

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

1. That there be no demolition delay for the removal of the trees.

2. That a tree protection plan be implemented and remain in place for the duration of construction.

3. That the driveway have a water-washed finish.

4. That there be a front walkway that leads directly from the sidewalk to the front steps.

5. That the smooth-faced fiber cement siding have a 5-7" exposure.

6. That the brick used in the foundation and column bases on the front porch be a less distressed style or be painted.

7. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the **house**:

- a. Tree protection plan prepared by an arborist certified by the International Society of Arboriculture (ISA) or a NC-licensed landscape architect;
  - b. Manufacturer's specifications for windows, showing both section and elevation views, muntin profiles and material descriptions;
8. That detailed drawings and/or specifications for the following be provided to and approved by staff prior to installation or construction for the **house**:
- a. Species and size details for new trees;
  - b. Location and finish color of the fence and gate;
  - c. Roof material;
  - d. Front porch including the roof, floor, ceiling, pier and columns;
  - e. Trim at windows and doors including a sill detail on the windows;
  - f. Brick specifications/sample for the color, size and bond pattern;
  - g. Doors, showing both section and elevation views, muntin profiles and material descriptions;
  - h. Deck railings showing both elevation and section views;
  - i. Eave/soffit construction;
  - j. Exterior lighting including locations on the building;
  - k. Finish specifications for the gutters and downspouts, and location on the building shown on elevation drawings.
9. That the conditions for the garage demolition for COA 133-16-CA remain in effect and must be met prior to the issuance of the blue placard for the garage.
10. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the **garage**:
- a. Tree protection plan prepared by an arborist certified by the International Society of Arboriculture (ISA) or a NC-licensed landscape architect;
  - b. Manufacturer's specifications for windows, showing both section and elevation views, muntin profiles and material descriptions;
  - c. Side elevations.
11. That details and specifications for the following be provided to and approved by staff prior construction of the **garage**:
- a. Roof material;

- b. Trim at windows and doors;
- c. Brick specifications/sample for the color, size and bond pattern;
- d. Doors, showing both section and elevation views, muntin profiles and material descriptions;
- e. Eave/soffit construction;
- f. Exterior lighting including locations on the building;
- g. Finish specifications for the gutters and downspouts, and location on the building shown on elevation drawings.

Staff Contact: Melissa Robb, [melissa.robbs@raleighnc.gov](mailto:melissa.robbs@raleighnc.gov)





# Certificate of Appropriateness | Application

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

600307

This form can be submitted in person or via USPS at the above address. 49 7044

Type or print the following:		
Applicant name: Nicholas Meeker		
Mailing address: 401 Stone Flower Lane		
City: Raleigh	State: NC	Zip code: 27603
Date: 06/03/2019	Daytime phone #: 586-219-8580	
Email address: nm@nicholasmeecker.com		
Applicant signature:		
<input checked="" type="checkbox"/> Minor work (staff review) – one copy Major work (COA committee review) – one copy (10 copies will be required after initial staff review) <ul style="list-style-type: none"> <li><input type="checkbox"/> Additions &gt; 25% of building sq. footage</li> <li><input checked="" type="checkbox"/> New buildings</li> <li><input checked="" type="checkbox"/> Demolition of building or structure</li> <li><input type="checkbox"/> All other</li> </ul> <input type="checkbox"/> Post approval re-review of conditions of approval	<p style="text-align: center;"><b>Office Use Only</b></p> Transaction #: <u>600307</u> File #: <u>COA-0068-2019</u> Fee: <u>\$304</u> Amount paid: <u>304</u> Received date: <u>6/12/19</u> Received by: <u>Patricia Best</u>	
Property street address: 1204 East Lane Street Raleigh, NC 27601		
Historic district:		
Historic property/Landmark name (if applicable): Delaney House		
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
Alpha Howze Jr 219 N Tarboro Street, Raleigh, NC	William Neal 1114 E Lane St, Raleigh, NC
Harriett M Chance 215 N Tarboro Street, Raleigh, NC	Walter & Alice McClamb 1115 E Lane St, Raleigh, NC
Carrie Kelly 208 N State Street, Raleigh, NC	Ahskan and Cynthia Hosseini 1201 E Lane Street, Raleigh, NC
Jahmal McCullough 213 N Tarboro Street, Raleigh, NC	Alpha Howze Jr 1203 E Lane Street, Raleigh, NC
Jo Ann Crell 206 N State Street, Raleigh, NC	Saint Augustines College Comm Development Corp 309 N Tarboro St, Raleigh
Kenneth Jones, 211 N Tarboro Street, Raleigh, NC	

**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.**

<p>Will you be applying for rehabilitation tax credits for this project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>Office Use Only</p> <p>Type of work: _____</p> <p>_____</p>
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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).
3.3	New Construction	Construction of new 2 story residence on newly recorded lot
1.6	New Construction - Garage	Construction of new garage on rear of lot
1.4	Fences	Construction of new 6' privacy fence at back of property.
4.2	Demolition of Detached Garage	Renewal of expired Certificate of Appropriateness 133-16-CA (Garage Demolition Only)

<p><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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To be completed by applicant			Office Use Only		
	Yes	N/A	Yes	No	N/A
<p>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.</p> <p><a href="#">Minor Work</a> (staff review) – 1 copy</p> <p><a href="#">Major Work</a> (COA Committee review) – 1 copy (10 copies will be required after initial staff review).</p>	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1. <b>Written description.</b> 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. <b>Color Photographs</b> 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. <b>Paint Schedule</b> (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5. <b>Site Drawings.</b> Required for projects that include any addition, demolition, fences, walls, or other landscape work.</p> <ul style="list-style-type: none"> <li>• <a href="#">Plot plan</a>   showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc.</li> <li>• Tree survey   include size, species, and critical root zone for each tree over 8" diameter when measured 4' above ground level</li> <li>• Tree protection plan   include material staging area, construction access, limits of disturbance, location of tree protection fencing</li> <li>• Grading plan</li> <li>• Dimensions shown on drawings and/or graphic scale (required)</li> <li>• 11"x17" or 8-1/2"x11" reductions of full-size drawings</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6. <b>Architectural Drawings</b> showing existing and proposed work (if applicable)</p> <ul style="list-style-type: none"> <li>• Plan drawings</li> <li>• Elevation drawings showing the façade(s). For additions, deck, and porches, include the grade.</li> <li>• Dimensions shown on drawings and/or graphic scale (required)</li> <li>• 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.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 <a href="#">Label Creator</a> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## Minor Work

### Demolition of Detached Garage

This application requests for the removal of the existing garage on the newly recorded lot, formerly the property of the Delany House. This work was already approved in COA 133-16-CA. As this is a renewal of a formerly approved, but expired COA, this is classified as Minor Work.

From Article XV – Certificate of Appropriateness List:

	TYPE OF WORK	STAFF REVIEW (minor work)	CERTIFICATE OF APPROPRIATENESS COMMITTEE (major work)
91	Renewal of expired Certificates of Appropriateness	X	

- Garage Removal – The LD report mentions, Behind the house, at the northeast corner of the lot, stands a ca 1940 single-car garage of painted cinder block construction with an asphalt-shingled gable roof and plywood sheathing in the gables. Extending to the rear is an original shed-roofed chicken house with low windows and a panel door. The LD report does not detail how or why this garage is significant and it was not a part of the original house. It is in disrepair and is to be removed.



Figure 1: Existing Garage Looking South



Figure 2: Existing Garage Looking East



Figure 3: Existing Garage Looking North

## Major Work

### New Construction –Residential

This application requests the approval of a new residential house to be constructed on the newly recorded lot of 1204 East Lane Street, formerly the property of the Delany House. As the property is a subdivision of a historic landmark, it is understood that the approval will be based its proximity to the Lemuel And Julia Delany House (1917). In addition, the David And Ernestine Weaver House is a historic landmark built in the similar timeframe (1922) directly across the street at 1203 E Lane Street. Therefore, the Delany House and Weaver House will be used for the basis of design.

In September of 2016 the renovation of the Delany House at 210 North State Street was approved via COA 133-16-CA. Therefore, elevations and plans are used from the house in the planned restored condition for comparison to the proposed home on 1204 East Lane Street.

#### 3.3 New Construction of Primary Buildings: Guidelines

.1 Site new construction to be congruous with surrounding historic buildings that contribute to the special character of the historic district in terms of setback, orientation, spacing, and distance from adjacent historic buildings.

Setbacks are within the existing range setbacks of the Delany House at 210 N State St. and the Weaver House at 1203 E Lane St which are the two historic homes in the immediate vicinity of the lot. Refer to the Neighborhood Block Plan for existing setbacks. Orientation will match these buildings as well as neighboring homes in the area.

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

The design and layout of the new home (including setbacks) is optimized to save existing trees and topography. There are two trees with a diameter greater than 8 inches that are very close to the middle of the new lot. These will have to be removed to make room for any new construction. In addition, there is a large oak south of the lot that will remain.

.3 Evaluate in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

Due to the relative flat topography of the new lot, minimal site grading is required, and only for the foundation of the house, garage and driveway.

.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.

A 14" cedar and 19" birch sit roughly in the center of the lot and will be removed. A 26" oak exists south of the property line and will be remain. A tree protection plan for information regarding this tree will be provided. The remaining vegetation on the site are small trees (less than 8" diameter) and brush that will be cleared.

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

Only for 1 large tree at the rear of the site.

.6 Conform to the design guidelines found in Section 1 regarding site and setting in developing a proposed site plan.

Our proposed site plan will meet the guidelines found in section #1.

.7 Design new buildings to be congruous with surrounding buildings that contribute to the special character of the historic district in terms of height, form, size, scale, massing, proportion, architectural style, and roof shape. The height of new buildings should generally fall within 10 percent of well-related nearby buildings.

The proposed new house is similar in height to both the Delany House and Weaver House. The Delany House is a 1-1/2 story built with a walkout basement. Because of the topography of the lot and the walkout basement, the height of the roof from grade varies between 17' on the N. State St side and 26' on the E Lane St side. The Weaver House is a 2 story with a currently unknown height, but taller than the Delaney House.

The size, layout and style of the proposed structures are designed to compliment both the Delany House and the Weaver House which both have their own unique characteristics. The design is a 2 story home like the Weaver House, and still similar in maximum height to the 1 ½ story Delany House and using craftsmen features to compliment both adjacent structures. While the Delany house has both Gable and hip roof design, our proposed house will be a gable design roof. This is partly due to the proportions of the house being only 26' wide and 57' long. Attic space is required in order to provide HVAC to the 2<sup>nd</sup> floor. Refer to the Building Comparisons for more information.

.8 Design the proportion of the proposed new building's front facade to be compatible with the front facade proportion of surrounding historic buildings.

As stated above, the front façade of the proposed home is designed to mirror both neighboring historic homes which primarily define the neighborhood character.

.9 Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the special character of the historic district.

Windows of both historic buildings are generally vertically oriented, some grouped in clusters and others are spaced individually. Both historic buildings have a cluster of 3 vertical windows on the front façades that is mirrored on the proposed home. Front doors are of similar sizes decorated with smaller transom windows bordering the door. Windows (wood or Aluminum clad construction) will be single hung with similar grills to mirror the Delany house. Refer to the Building Comparisons for more information.

.10 Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.

The Delany House currently has vinyl siding over the original siding. Our plan proposes a fiber cement siding with 8" reveal and smooth finish. Corner boards and fascia will also be composite and smooth finish. The Delany house has a brick foundation and a shingle roof as will ours.

.11 Design new buildings so that they are compatible with but discernible from contributing buildings in the district.



The mass and form of the proposed site is compatible with both neighboring historic landmarks by utilizing their craftsman features in the open from porch with wood columns, brick foundations, roof style and horizontal composite siding. The historic buildings are still discernable by each building's unique features.

.12 It is not appropriate to introduce new buildings whose proportion of built mass to open space on their site significantly varies from the surrounding buildings that contribute to the special character of the historic district.

The proposed built area is 64.2% including decking, porches, driveway and garage. The Delany House built area will be roughly 42.4% after the subdivision of lots and the Weaver House is an estimated 36.7% built area.

### 3.1 Decks: Guidelines

.1 Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.

No impact to historic structures.

.2 Minimize the visibility of new residential decks from the street by introducing them in inconspicuous locations, usually on the building's rear face and inset from the rear corners. Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building.

The deck will not be visible from the front or the street. The deck is a minimal size and does not significantly contribute to the massing or scale of the house.

.3 In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (i.e. the side of a building), it should be treated in a more formally architectural way. Careful attention should be paid to details and finishes, including painting or staining the deck's rails and structural support elements in colors compatible with the colors of the building.

N/A

.4 Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirt boards, lattice, masonry panels, and dense evergreen foundation plantings.

The floor height of the deck will be approximately 30" form grade.

.5 Locate new decks so they do not require removal of a significant building element or site feature such as a porch or a mature tree.

The construction of the deck will not require removal of any elements.

.6 Ensure that new decks are sited and designed so they do not detract from the overall historic character of the building or the site.

The deck will be constructed of treated lumber and stained. Due to the size and proximity, it will not be seen and therefore does not detract from the character of the site.

.7 Design new decks to be of a size and scale that does not significantly change the proportion of original built area to open space for a specific property.

N/A

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

See included tree protection plan.

### 1.4 Fences and Walls: Guidelines

.8 Introduce compatible new fences and walls constructed of traditional materials only in locations and configurations that are characteristic of the historic district. Keep the height of new fences and walls consistent with the height of traditional fences and walls in the district or landmark.

A 6' high wood privacy fence will be used to enclose the rear of the lot. Materials and height are selected to match examples in the Oakwood neighborhood and the immediate surrounding area. See example images attached.

### 1.6 Garages and Accessory Structures: Guidelines.

.6 Locate and orient new garages and accessory buildings in locations compatible with the historic relationship of garages and accessory buildings to the main structure and the site in the district.

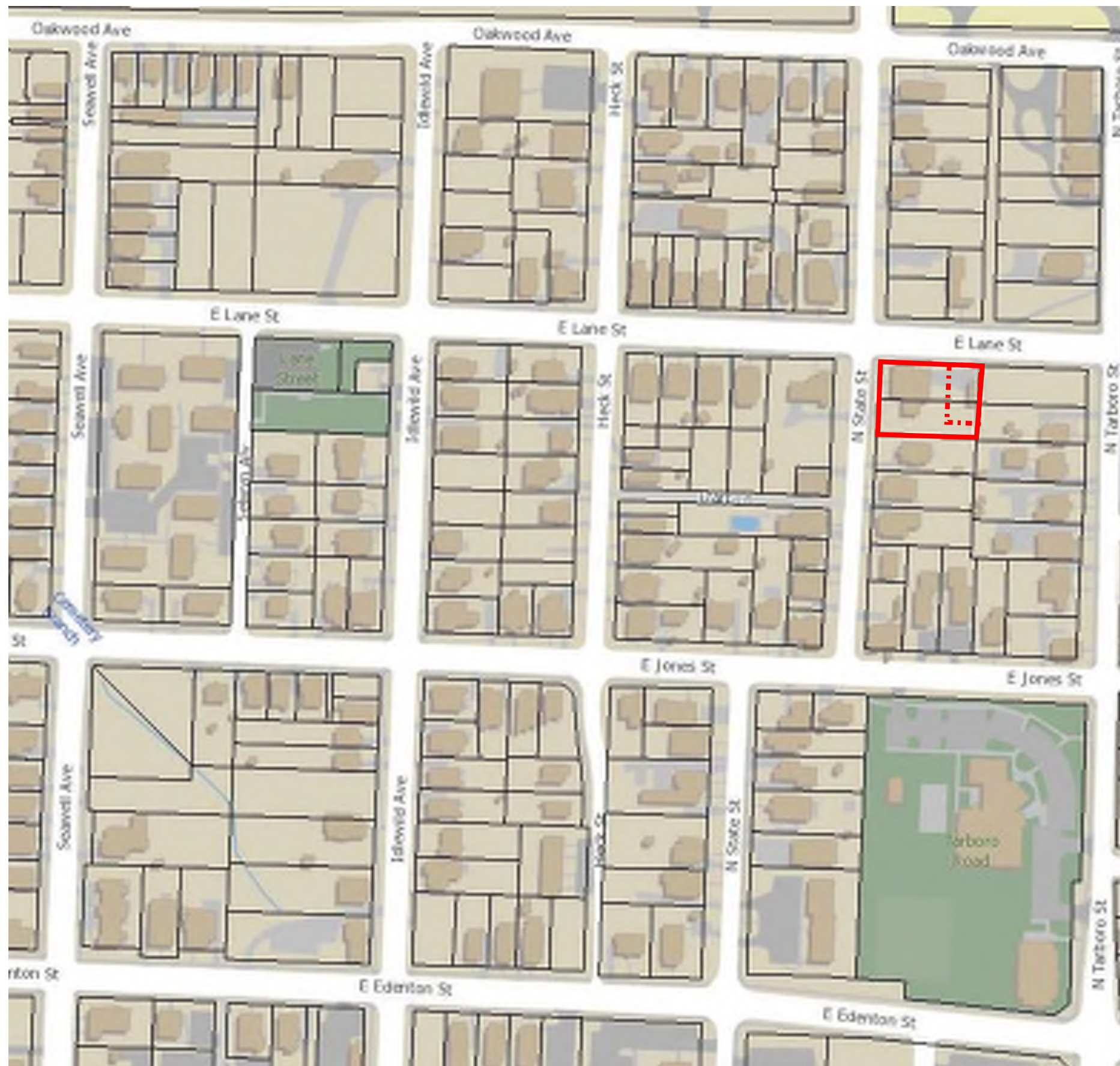
The proposed one car garage will be in the eastern and south corner of the lot. The Delany House had a garage located on the east edge of the lot which was common for similar homes of the same era. Our original design incorporated the garage into the house with the garage door front facing which is a more suburban design, preferred and less expensive. However, after receiving feedback from the RHDC we revised our plan to include the detached garage as shown.

.7 Select materials and finishes for proposed garages or accessory buildings that are compatible with the principal structure or other historic garages and accessory buildings in the district in terms of composition, scale, module, pattern, detail, texture, finish, color, and sheen.

The garage will be constructed using the same materials as the home, all of which will be in compliance with the RHDC design guidelines as noted above.

.8 Select windows and doors for new garages and accessory buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of the principal structure or other historic garages and accessory buildings in the district.

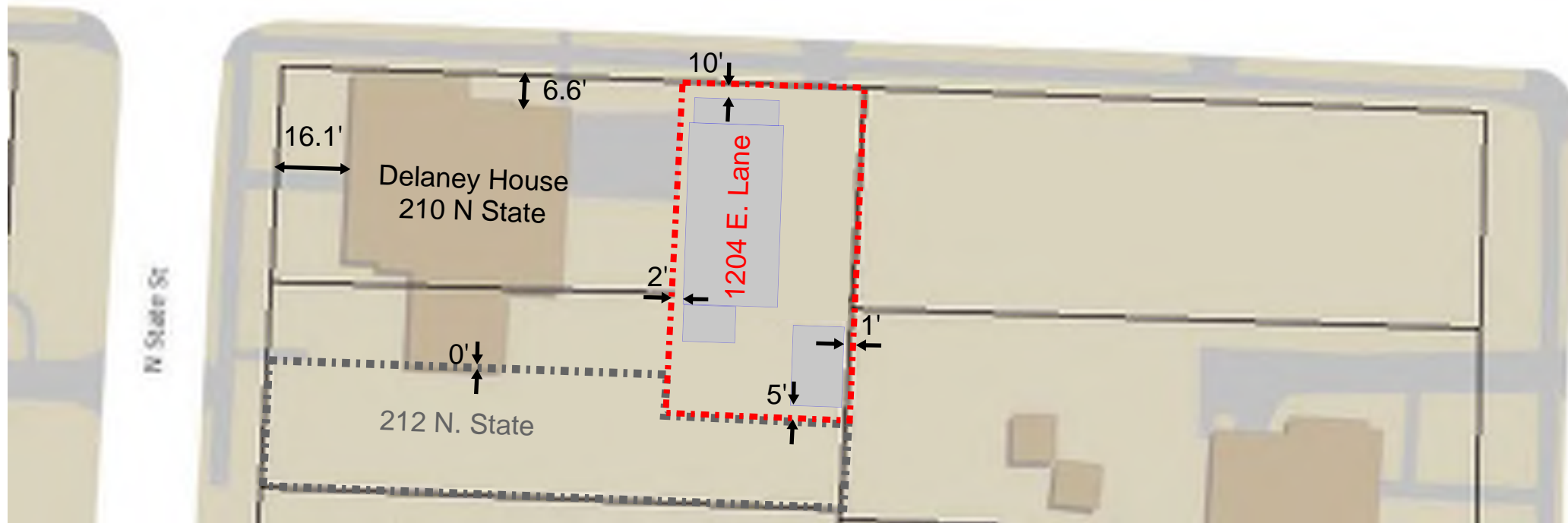
The garage door will be selected to compliment the craftsman style of the house. Windows will be of the same type and pattern as the house and noted above



**VICINITY MAP**  
**N.T.S**



E. LANE ST



**NEIGHBORHOOD BLOCK**  
**PLAN**  
**N.T.S**





VIEW LOOKING SOUTH



VIEW LOOKING EAST

**EXISTING**  
**CONDITIONS**





VIEW LOOKING NORTH



VIEW LOOKING WEST

**EXISTING**  
**CONDITIONS**



SCALE:  
1" = 30'

DATE:  
21 JUNE 2019

FILE NAME:  
Idlewild Lot 2 Plot Plan.dwg

TOWNSHIP:  
RALEIGH

LOT 2 SECTION ---- BLOCK ---- PHASE ----  
SUBDIVISION ADDITION TO IDLEWILD AS  
RECORDED IN MAP BOOK 2019 PAGE ----  
WAKE COUNTY REGISTRY.

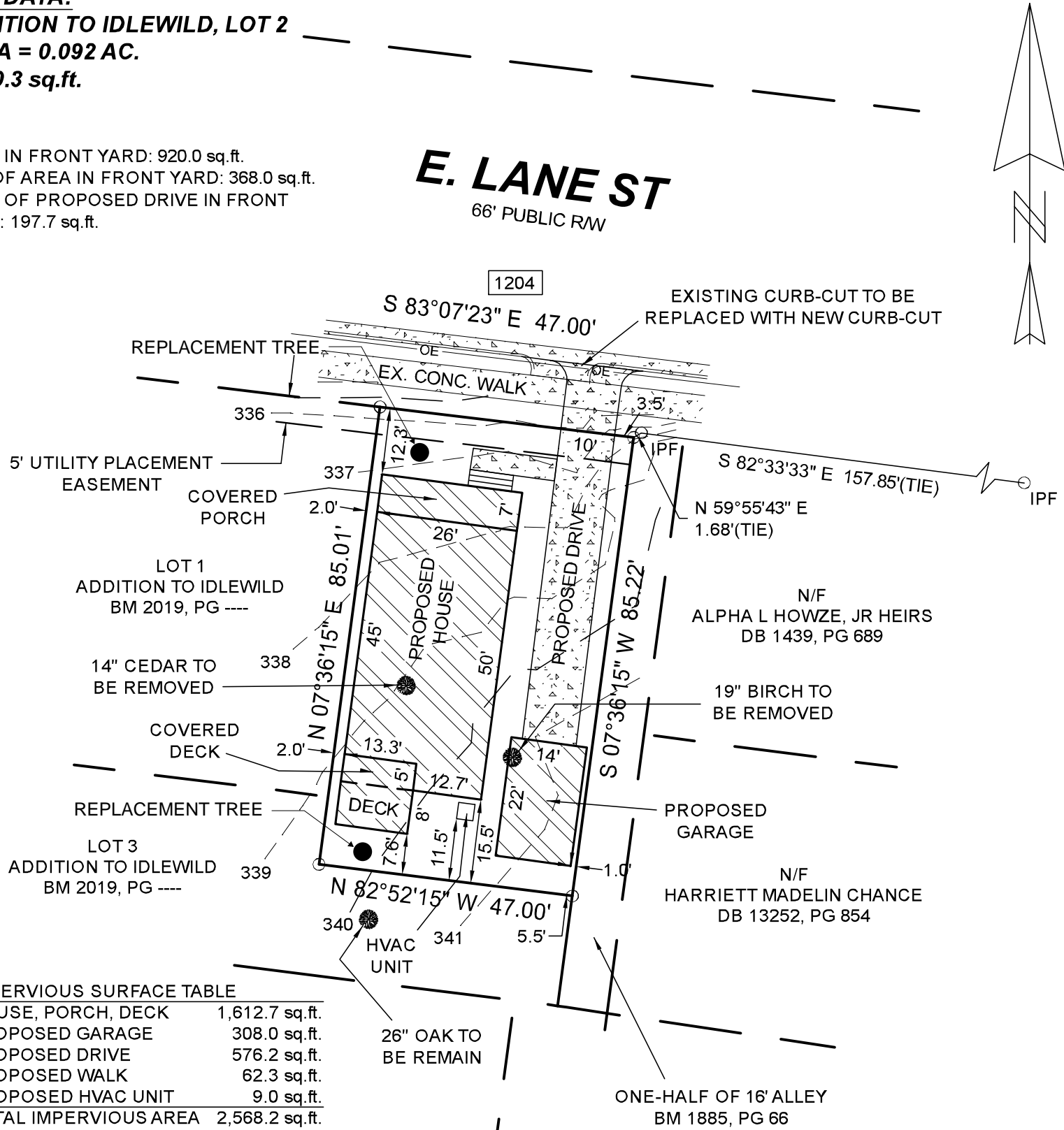
NOTES:  
1. ALL AREAS ARE BY COORDINATE GEOMETRY.  
2. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.  
3. NORTH ARROW IS PER RECORDED MAP OR DEED LISTED ABOVE UNLESS OTHERWISE NOTED.

LEGEND:  
IPF = IRON PIPE FOUND  
IPS = IRON PIPE SET  
CP = COMPUTED POINT  
□ = CONCRETE MONUMENT  
D = DECK  
P = PORCH  
■ = ELECTRIC TRANSFORMER  
SSMH = SANITARY SEWER MANHOLE  
LP = LIGHT POLE  
PP = POWER POLE  
-OE- = OVERHEAD ELECTRIC LINE  
\*--\* = FENCE  
MISA = MAXIMUM IMPERVIOUS SURFACE AREA

**SITE DATA:**

**ADDITION TO IDLEWILD, LOT 2**  
**AREA = 0.092 AC.**  
**4,000.3 sq.ft.**

AREA IN FRONT YARD: 920.0 sq.ft.  
40% OF AREA IN FRONT YARD: 368.0 sq.ft.  
AREA OF PROPOSED DRIVE IN FRONT YARD: 197.7 sq.ft.



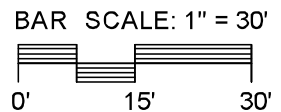
**IMPERVIOUS SURFACE TABLE**

HOUSE, PORCH, DECK	1,612.7 sq.ft.
PROPOSED GARAGE	308.0 sq.ft.
PROPOSED DRIVE	576.2 sq.ft.
PROPOSED WALK	62.3 sq.ft.
PROPOSED HVAC UNIT	9.0 sq.ft.
<b>TOTAL IMPERVIOUS AREA</b>	<b>2,568.2 sq.ft.</b>
	(64.2% OF LOT AREA)

**PLAN INFORMATION BLOCK**  
Footprint: 1,612.7 sq.ft.  
Crawl: Yes Slab: No Basement: No  
Mean Height: Stories: 2  
Facade: Cement Siding  
Impervious Surface Area: 2,568.2 sq.ft.

- NOTES:**
1. ALL CONSTRUCTION TO BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
  2. SUBJECT PROPERTY IS ZONED R-10 (PER WAKE COUNTY GIS).
  3. EXISTING GRADE TO REMAIN THE SAME.

**PROPOSED PLOT PLAN FOR  
SILVER DEVELOPERS, LLC  
WAKE COUNTY, NORTH CAROLINA**

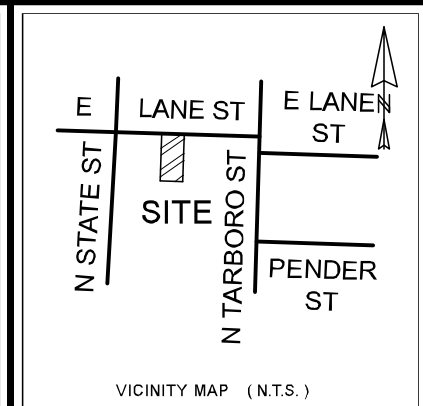


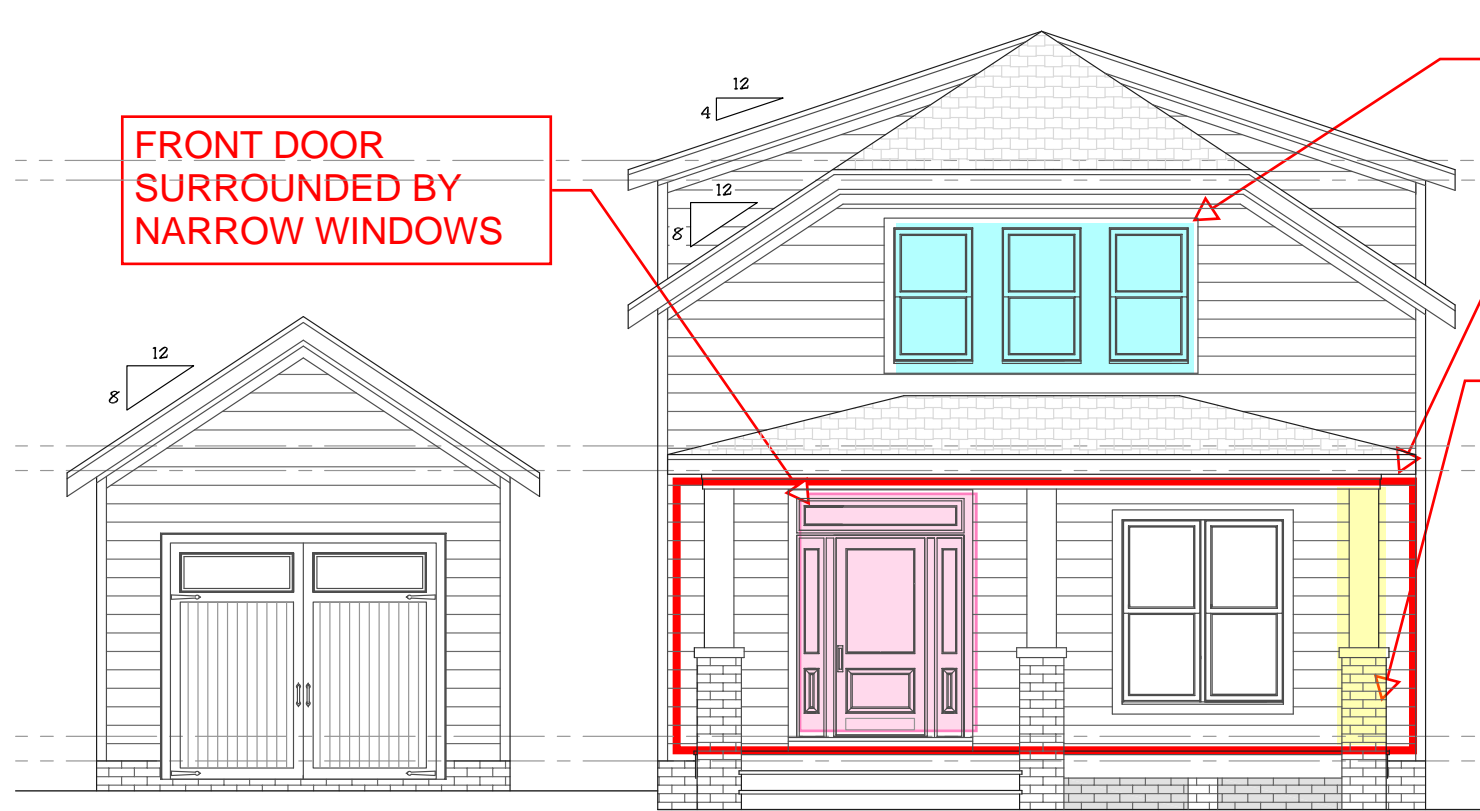
6900 FIELD HILL ROAD  
RALEIGH, NORTH CAROLINA - 27603

**CHANCE SURVEYING COMPANY, P.A.**

LICENSE NO. C-2964

PHONE (919) 329-5795  
EMAIL: chancesurveying@gmail.com





FRONT DOOR SURROUNDED BY NARROW WINDOWS

VERTICALLY ORIENTED CENTERED WINDOWS

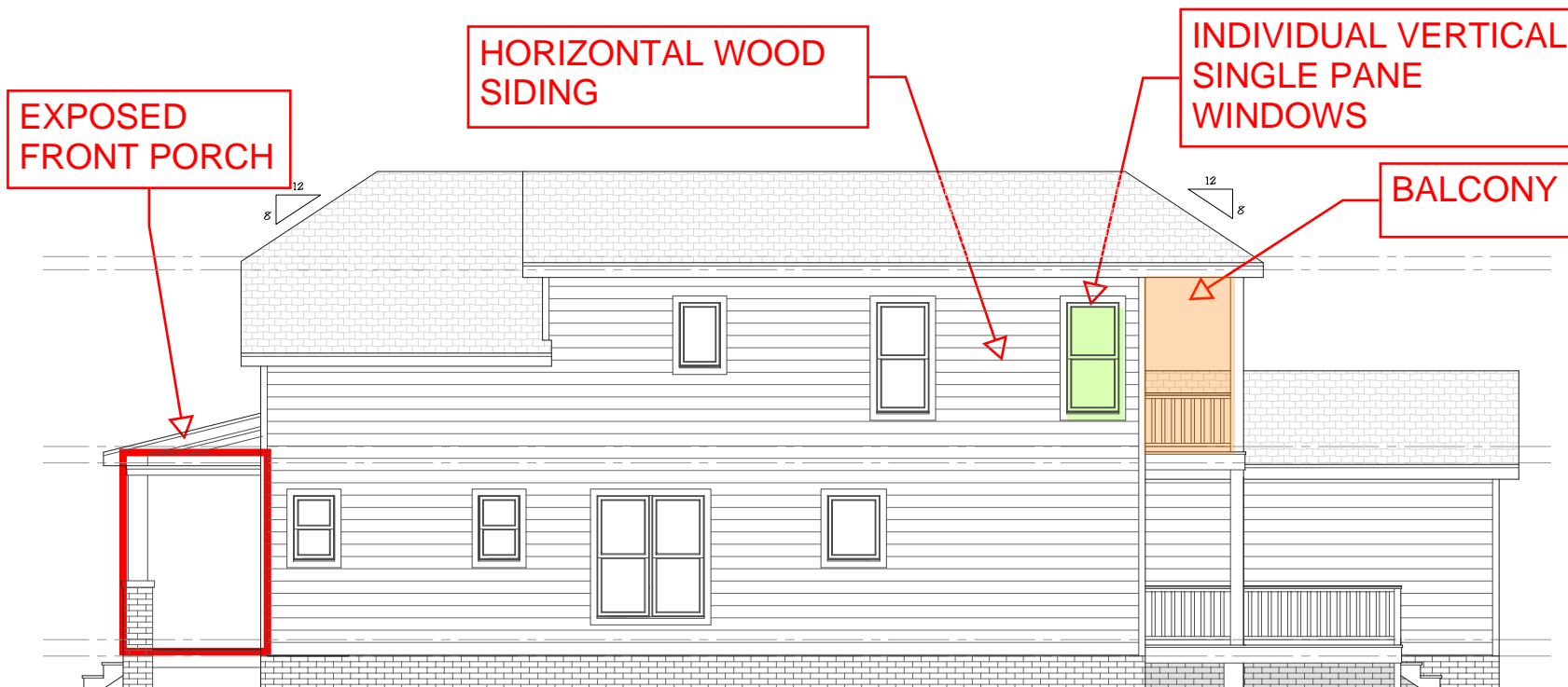
RECESSED PORCH AND ENTRY

WOOD COLUMNS ON BRICK PEDESTALS

1204 E. LANE ST  
FRONT ELEVATION



DELANY HOUSE  
FRONT ELEVATION



EXPOSED FRONT PORCH

HORIZONTAL WOOD SIDING

INDIVIDUAL VERTICAL SINGLE PANE WINDOWS

BALCONY

1204 E. LANE ST  
RIGHT SIDE ELEVATION



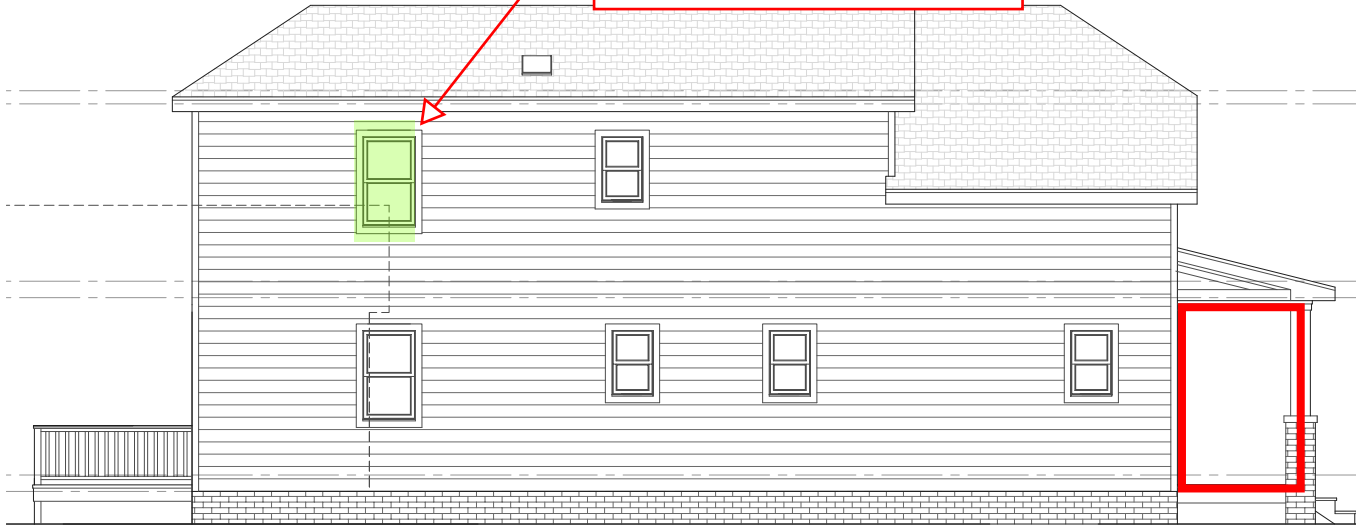
DELANY HOUSE  
RIGHT SIDE ELEVATION

**BUILDING COMPARISONS**

N.T.S.

COA ATTACHMENTS

INDIVIDUAL VERTICAL WINDOWS



1204 E. LANE ST  
LEFT SIDE ELEVATION

HORIZONTAL WOOD SIDING

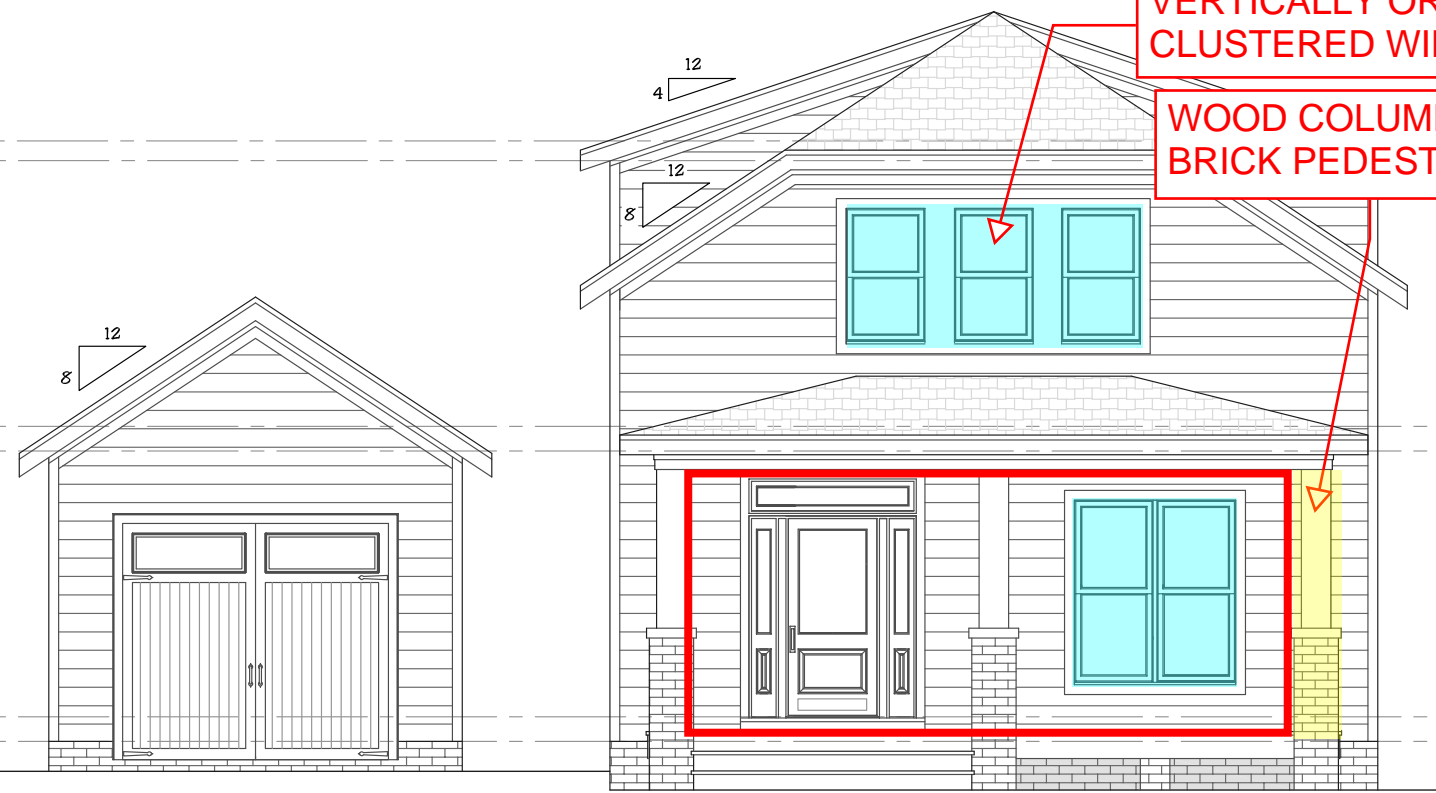


WEAVER HOUSE  
LEFT SIDE ELEVATION

EXPOSED FRONT PORCH

VERTICALLY ORIENTED CLUSTERED WINDOWS

WOOD COLUMNS ON BRICK PEDESTALS



1204 E. LANE ST  
FRONT ELEVATION

BALCONY

VERTICALLY ORIENTED CLUSTERED WINDOWS

INDIVIDUAL VERTICAL WINDOWS



WEAVER HOUSE  
FRONT ELEVATION

**BUILDING**  
**COMPARISONS**  
**N.T.S.**





TREE #1  
TO BE REMOVED



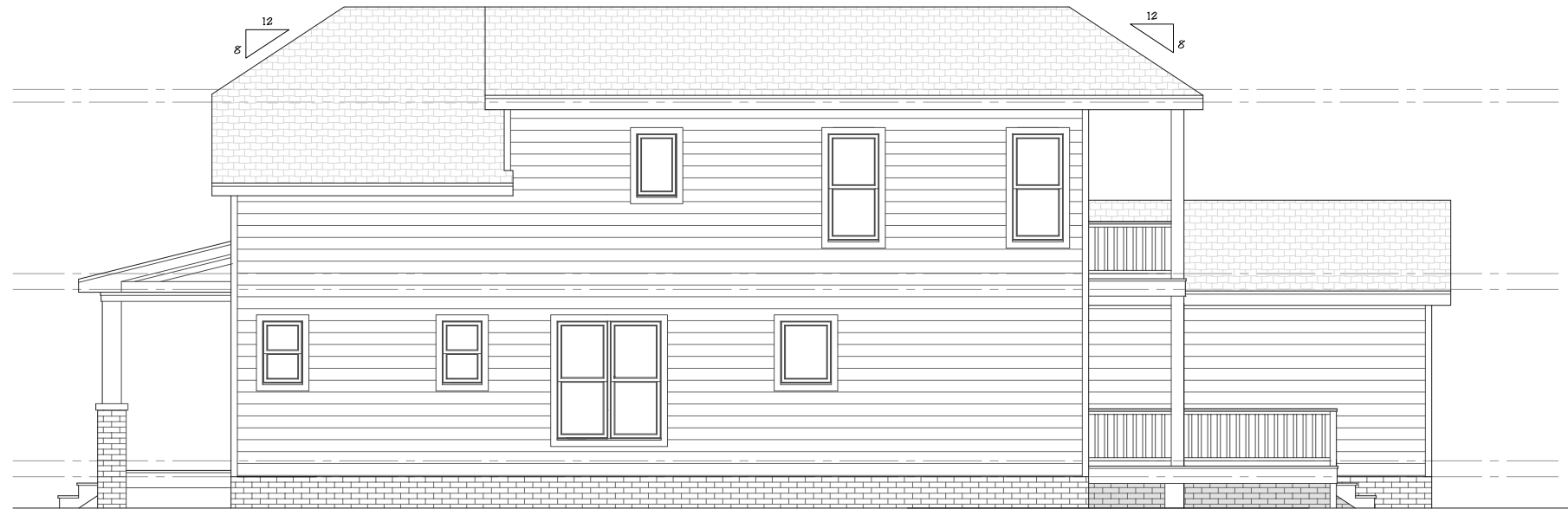
TREE #2  
TO BE REMOVED

## **TREE IMAGES**



**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"

6-6-19 REVIEW PLAN  
NOT FOR CONSTRUCTION



**RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**Triangle Residential Designs Inc**  
405 S. Lakeside Dr, Raleigh, NC 27606 Tel: (919) 852-3500 www.trd-dhp.com



Client:	Project:	Sheet of	Date:
Address/Location:	Drawn by:	Revised:	Sheet Name:



Triangle Residential  
Designs Inc  
405 S. Lakeside Dr., Raleigh, NC 27606 Tel: (919) 852-3500 www.trd-dhp.com

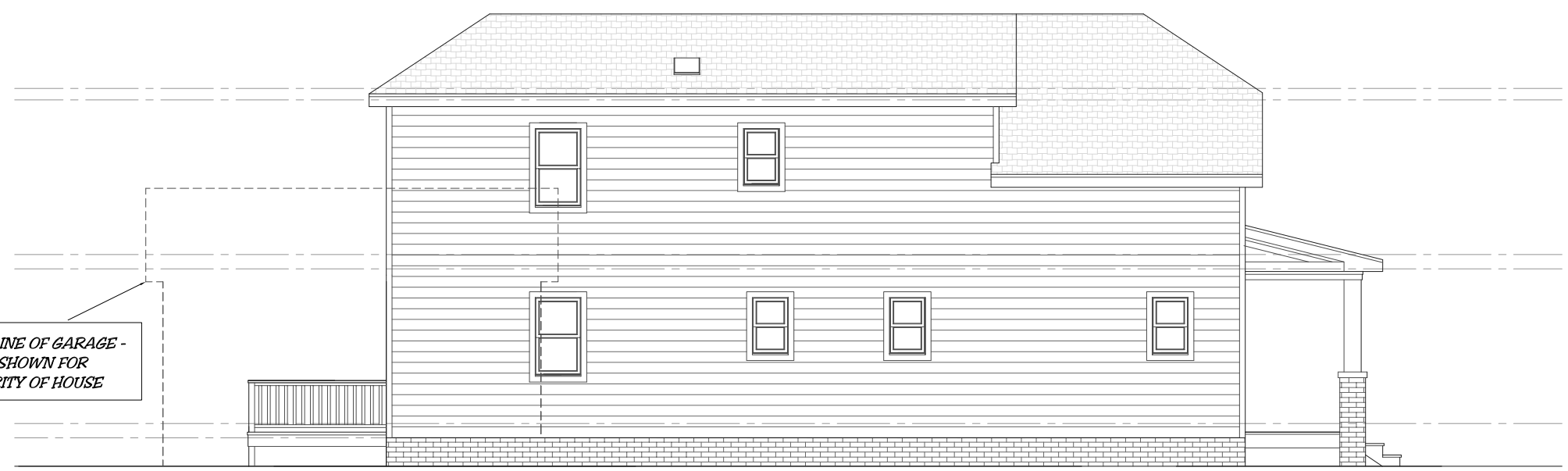


Client:	Project:	Sheet of:	Sheet Name:
Address/Location:	Drawn by:	Revised:	Date:



**REAR ELEVATION**  
SCALE: 1/4"=1'-0"

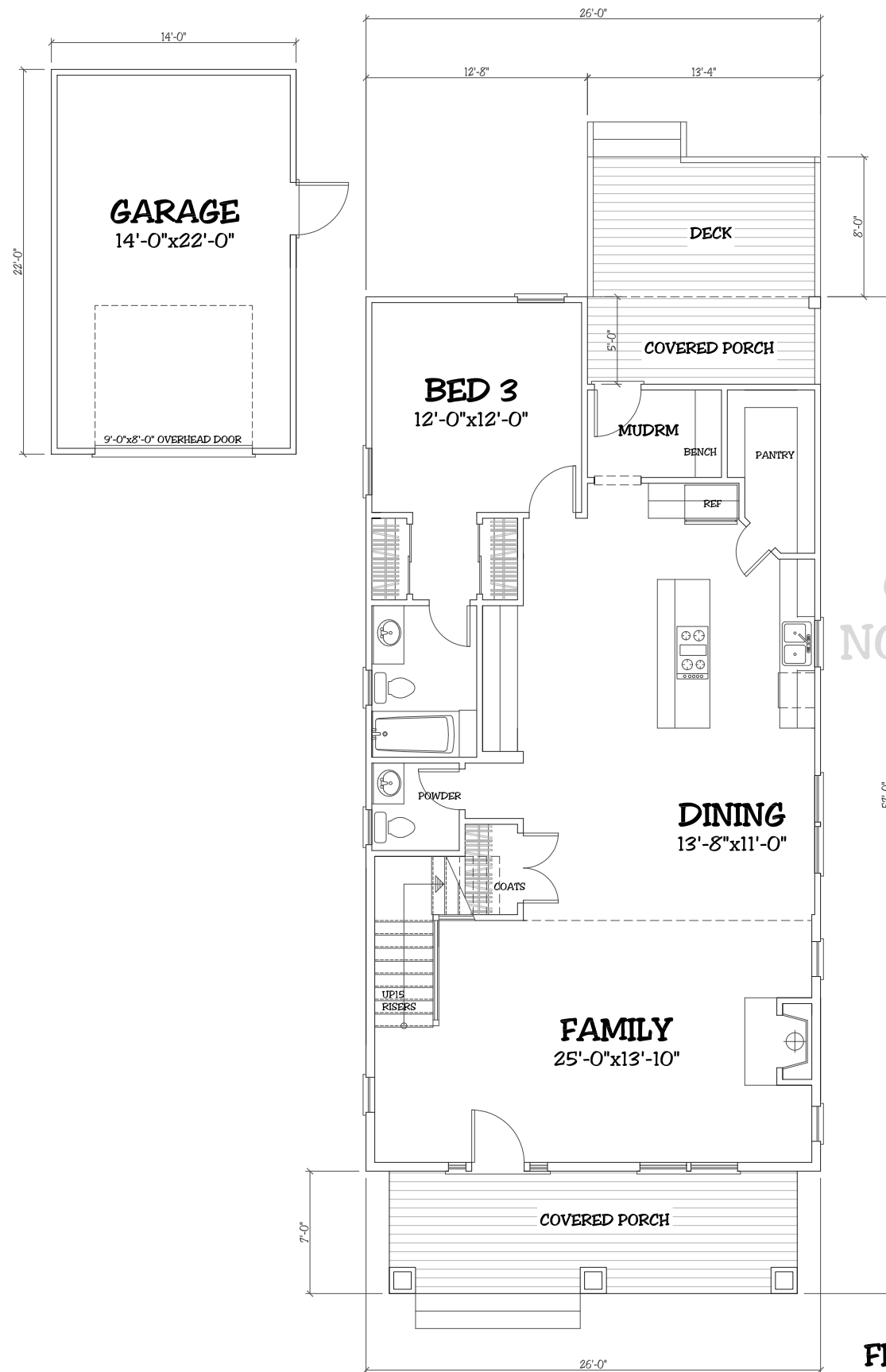
6-6-19 REVIEW PLAN  
NOT FOR CONSTRUCTION



OUTLINE OF GARAGE -  
NOT SHOWN FOR  
CLARITY OF HOUSE

**LEFT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"





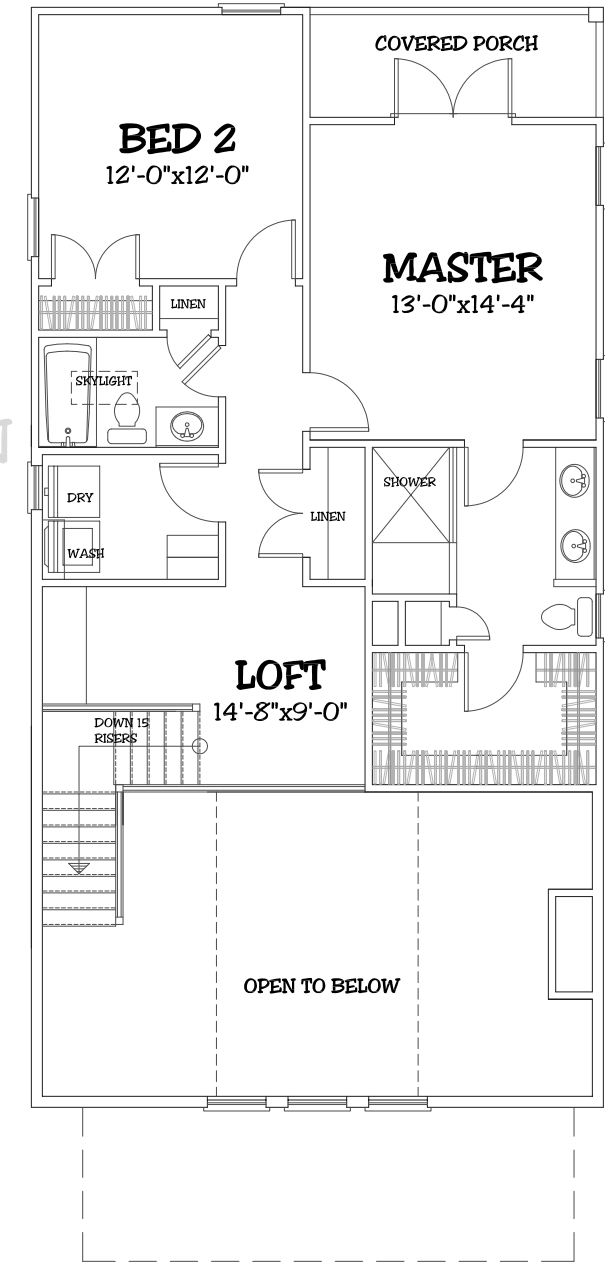
6-6-19 REVIEW PLAN  
NOT FOR CONSTRUCTION

**AREA CALCULATION**

FIRST FLOOR:	1233 sqft
SECOND FLOOR:	830 sqft
TOTAL:	2063 sqft
<hr/>	
GARAGE:	sqft
FRONT PORCH:	sqft
REAR PORCH:	sqft
TOTAL NON-LIVING:	

**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

9'-0" CEILING ON THIS FLOOR



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"

9'-0" CEILING ON THIS FLOOR



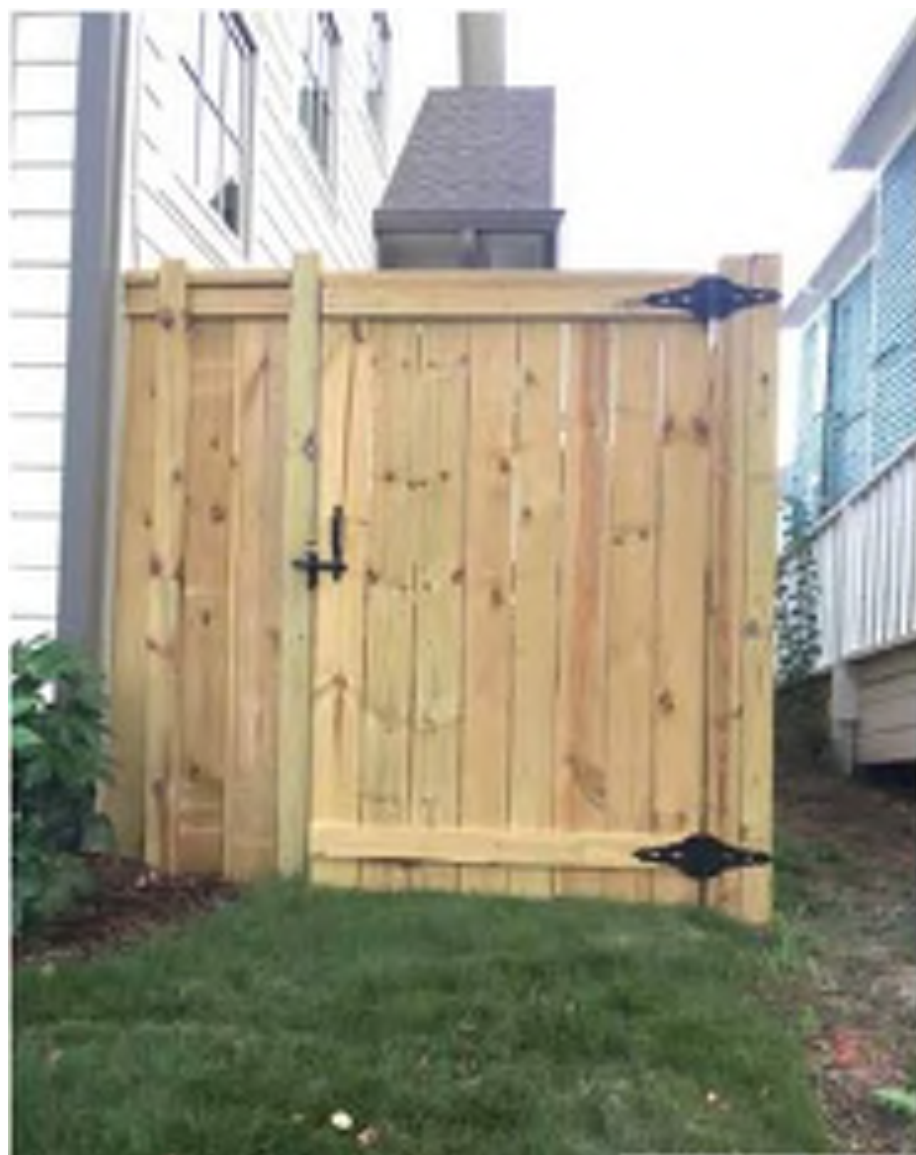
**Triangle Residential Designs Inc**  
405 S. Lakeside Dr, Raleigh, NC 27606 Tel: (919) 852-3500 www.trd-dhp.com



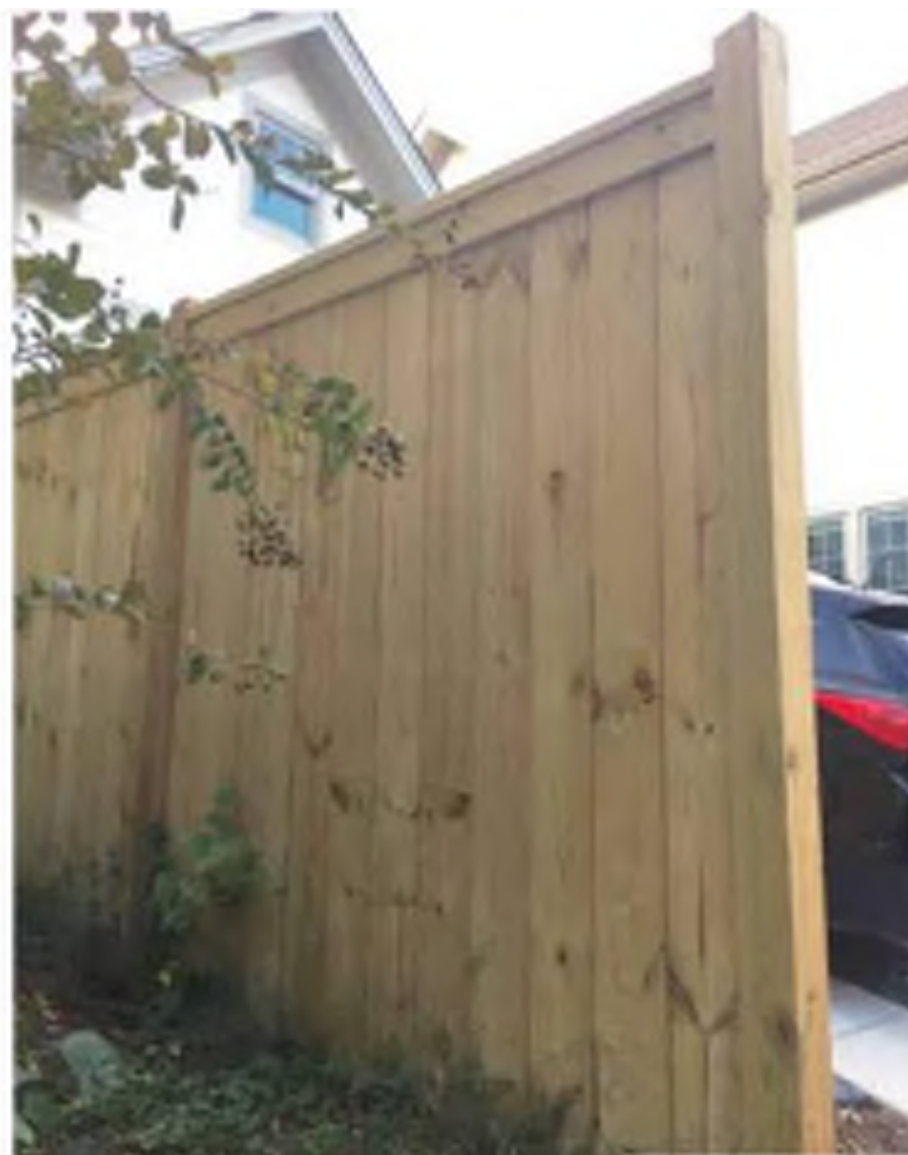
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Drawn by:	Revised:	Sheet Name:		
Address/Location:				



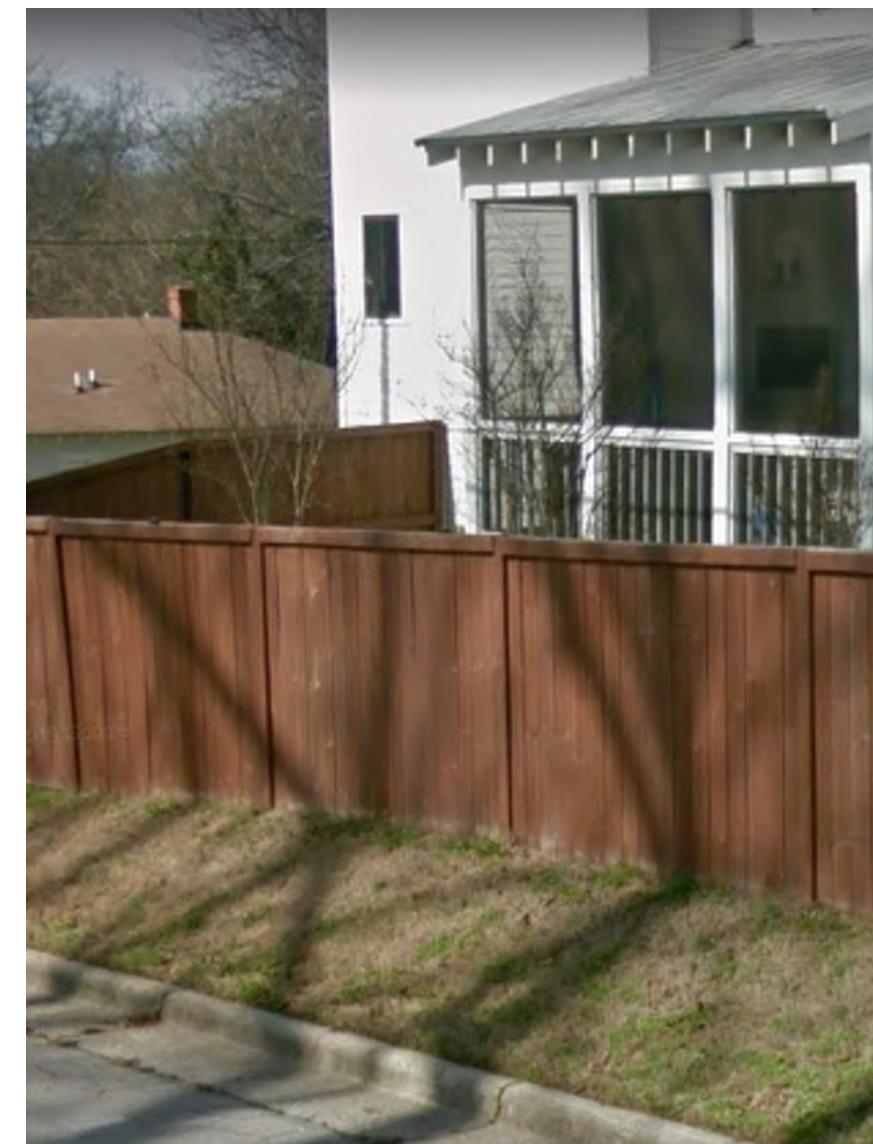
**NORTH ELEVATION**  
**SCALE: 3/32" = 1'-0"**



WOOD GATE EXAMPLE  
416 EAST EDENTON ST.



WOOD FENCE EXAMPLE  
416 EAST EDENTON ST.



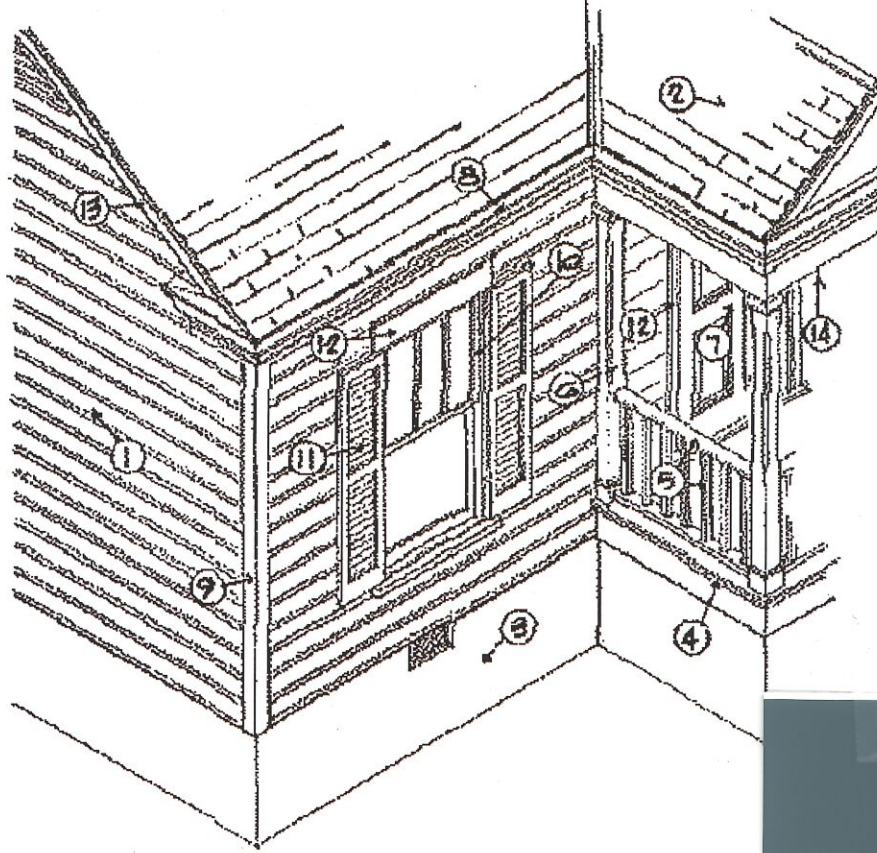
WOOD FENCE EXAMPLE  
302 SEAWELL AVE.

**TYPICAL FENCE**  
**DETAILS**

COA ATTACHMENTS



Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



**Applicant** Nicholas Meeker

**Address** 1204 East Lane St. Raleigh NC 27601

**Paint Manufacturer** (Please submit color chips with this schedule) Sherwin Williams

**Color Schedule**

1	Body of House	SW SLATE TILE SW7642
2	Roofing	
3	Foundation	
4	Porch Floor	
5	Railing	SW ICICLE SW 6238
6	Columns	SW ICICLE SW 6238
7	Entrance Door	SW MELLOW MANGO HGSW1154
8	Cornice	
9	Corner Boards	
10	Window Sash	
11	Shutter	
12	Door & Window Trim	SW ICICLE SW 6238
13	Rake	
14	Porch Ceiling	
15	Other	

