

APPLICANT:
M K BELLERJEAU
515 CUTLER ST

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0099-2019 518 S BOYLAN AVENUE

Applicant: MICHELLE K BELLERJEAU

Received: 9/06/2019

Meeting Date(s):

Submission date + 90 days: 12/05/2019

1) 10/24/19 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: GENERAL HISTORIC OVERLAY DISTRICT (HOD-G)

Nature of Project: Construct two dormers; remove skylights

DRAC: An application was reviewed by the Design Review Advisory Committee at the September 3, 2019, meeting. Members in attendance were Dan Becker, Sarah David, David Maurer, and Curtis Kasefang; also present were staff members Tania Tully and Collette Kinane, and applicants Michelle Bellerjeau and Frank Haynes.

Staff Notes:

- COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Construct two dormers
2.5	Roofs	Construct two dormers; remove skylights;

STAFF REPORT

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

- A. Constructing two dormers and removing skylights are not incongruous in concept according to *Guidelines* sections 1.3.7, 2.5.10, and the following suggested facts:
- 1* From the National Register nomination for the Boylan Heights Historic District: "One-story Bungalow, hip roof with dormer; engaged one-story porch, full facade." The nomination form shows 1910 as the construction date and the status as contributing.
 - 2* The application shows the approximate locations of three trees on the property. A site plan labeled tree protection plan was provided and designates a material laydown area. The tree protection plan was not prepared by an arborist certified by the International Society of Arboriculture or by a registered Landscape Architect. Typical tree protection methods (fencing, mulch, boards, etc) were not specified.

- 3* Two new dormers are proposed: one on the north elevation with two eight-pane windows and one on the south elevation with two sets of paired eight-pane windows.
- 4* The dormers are proposed to have shed-style roof forms that sit below the ridge of the historic roof. The front walls of the dormers are set back from the wall plane of the ground floor. Additionally, the new dormers are located beyond the historic front chimney.
- 5* The new dormers do not compromise or damage the historic character of the hipped roof.
- 6* Roof plan drawings were shown on the existing and proposed site plans.
- 7* Photographs of other roof dormers in Boylan Heights were provided. Only two were labeled with an address:
 - a. 904 South Street – Received a COA (094-18-CA) for the addition of two dormers, one on each side.
 - b. 1022 W South Street – The dormers appear to have been installed prior to the designation of Boylan Heights as a Historic Overlay District.
- 8* The windows in the dormers are proposed to be eight-pane wood casement windows in what appears to be the same size as the upper-sash of a window in the historic house. The windows nearly fill the height of the dormer wall which is typical of dormer construction in the district. Complete window specifications including section drawings were not provided.
- 9* The roofing and paint color for the dormers will match the existing building materials. The siding is proposed to be cedar shakes. Examples were provided of other properties that also have dormers sided in cedar shakes. It is not unusual for dormers on bungalows to have a different siding material.
- 10* Replacing the roof covering is a minor work item that are included here for administrative efficiency.

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

- 1. That a tree protection plan revised/reviewed by an ISA Certified Arborist to show tree protection fencing and/or mulching, be provided to and approved by staff prior to the issuance of the blue placard and that the approved plan be implemented and remain in place for the duration of construction.

2. That details and specifications for the following be provided to and approved by staff prior to issuance of the COA blue placard:
 - a. Manufacturer's specifications for windows, showing both section and elevation views, and material descriptions.
3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Stain color sample for shingles.

Staff Contact: Collette Kinane, 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 #: COA-0099-2019

Fee: \$154

Amount paid: \$154

Received date: 9/20/19

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 <u>No</u> Did you consult with staff prior to filing the application? Yes <u>No</u>	Office Use Only Type of work: _____ _____
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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).

<p align="center">Minor Work Approval (office use only)</p> <p>Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____.</p> <p>Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.</p> <p>Signature (City of Raleigh) _____ Date _____</p>



PERCH PLACE LLC

Date: 9.06.19

Raleigh Historic Development Commission
One Exchange Plaza
Suite 300
Raleigh, NC 27601

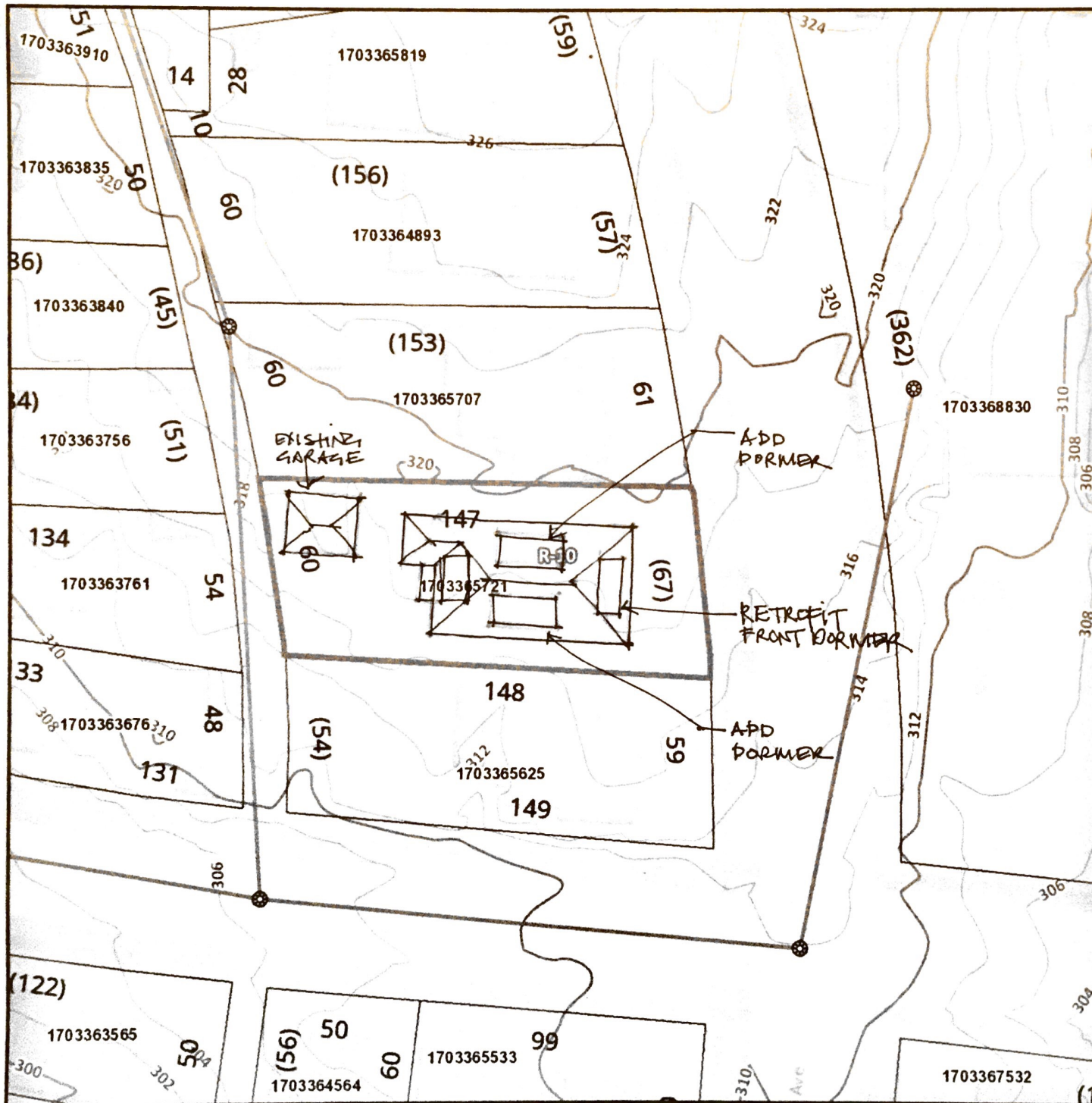
Reference: 518 South Boylan Ave – 2nd floor dormer additions, and repair

Memo to: Raleigh Historic Development Committee,

The proposed addition(s) to the above-mentioned property are to augment the existing second floor space with dormers, to provide proper egress windows, and ventilation of the existing rooms, and to incorporate the beloved front dormer into usable space. The current owner has long wished to have a room with a view of the city from the existing front dormer (which is currently in unusable attic space), and to have operable windows in lieu of skylights in each 2nd floor room.

the program proposal includes the following:

- REPAIR to the existing front dormer and windows, maintaining and saving all the historic design features. the current dormer roof structure is showing signs of failure and is currently braced in multiple locations. we would add: a header above the windows on the inside, a beam at the intersection with the main roof joists, and additional sidewall studs to support the roof more effectively. (per section 2.5.5)
- ADD hinges to top of the existing window sashes to make them operable, opening inward.
- ADD two like dormers to the south and north roof to gain usable floor space and operable, egress windows. these dormers are located on the minor facades, not clearly visible from the street. the new side dormers are set back 21'-10" from the main façade, with a change in siding material to be cedar shake, stained to set those dormers clearly as separate from the historic design (per section 3.2)
- the windows in the side dormers would mimic the 8 lite half-sash of the lower double hung windows.
- the new dormer roofs are set back from the roof edge 3'-5" and would not encroach on the ridge which is sensitive to the design of the existing structure, (per section 2.5)
- there is PRECEDENT of shed dormers on the side of a hipped roof structure in the Boylan heights neighborhood at 904 south st.



PIN: 1703365721
 PIN Ext: 000
 Real Estate ID: 0036221
 Map Name: 1703 10
 Owner: HAYNES, FRANK SYDNOR
 Mail Address 1: 518 S BOYLAN AVE
 Mail Address 2: RALEIGH NC 27603-2130
 Mail Address 3:
 Deed Book: 012241
 Deed Page: 00242
 Deed Acres: 0.22
 Deed Date: 10/29/2006
 Building Value: \$352,010
 Land Value: \$127,500
 Total Value: \$479,510
 Biling Class: Individual
 Description: LO149 BOYLAN HEIGHTS
 BM1885 -114
 Heated Area: 2778
 Site Address: 518 S BOYLAN AVE
 Street Name: S BOYLAN AVE
 City: RALEIGH
 Planning Jurisdiction: RA
 Township: Raleigh
 Year Built: 1915
 Sale Price: \$432,000
 Sale Date: 10/29/2006
 Use Type: SINGLFAM
 Design Style: Conventional



0 25 50 100 ft
 1 inch = 50 feet

Disclaimer
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518 SOUTH BOYLAN AVENUE : EXISTING PHOTOS



518 SOUTH BOYLAN AVENUE : EAST (FRONT) ELEVATION AND SIDE YARDS





518 SOUTH BOYLAN AVENUE : EAST (FRONT) ELEVATIONS





518 SOUTH BOYLAN AVENUE : WEST ELEVATION AND REAR YARD



518 SOUTH BOYLAN AVE : NORTH WEST ELEVATION AND SIDE YARD

518 SOUTH BOYLAN AVENUE : EXISTING INTERIOR PHOTOS



518 SOUTH BOYLAN AVE : FRONT DORMER SHOWING EXTRA POSTING TO STRUCTURE



518 SOUTH BOYLAN AVE : FRONT DORMER SHOWING GAPS & DECAY OF EXTERIOR SIDING, AND NO SHEATHING; SIDEWALLS BUILT ON ROOF STRUCTURE WITH NO SUPPORT BELOW.



518 SOUTH BOYLAN AVE : FRONT DORMER WINDOWS WITH GAPS AND DECAY TO BE REPAIRED

BOYLAN HEIGHTS : HISTORICAL PRECEDENT FOR SIDE DORMERS, AND CHANGE OF
SECONDARY DORMER SIDING MATERIAL



904 SOUTH ST : HIP ROOF STRUCTURE WITH HISTORICAL FRONT DORMER, AND NEW SIDE DORMERS



904 SOUTH ST : HIP ROOF STRUCTURE WITH HISTORICAL FRONT DORMER, AND NEW SIDE DORMERS



OTHER EXAMPLES OF TYPICAL LONG SIDE DORMERS IN THE NEIGHBORHOOD



1022 W SOUTH ST : CLAPBOARD SIDEWALL SIDING VARIES FROM CEDAR SHAKE SIDING ON DORMER



HAYNES
RESIDENCE

a project for
frank haynes
518 south boylan ave
raleigh, nc

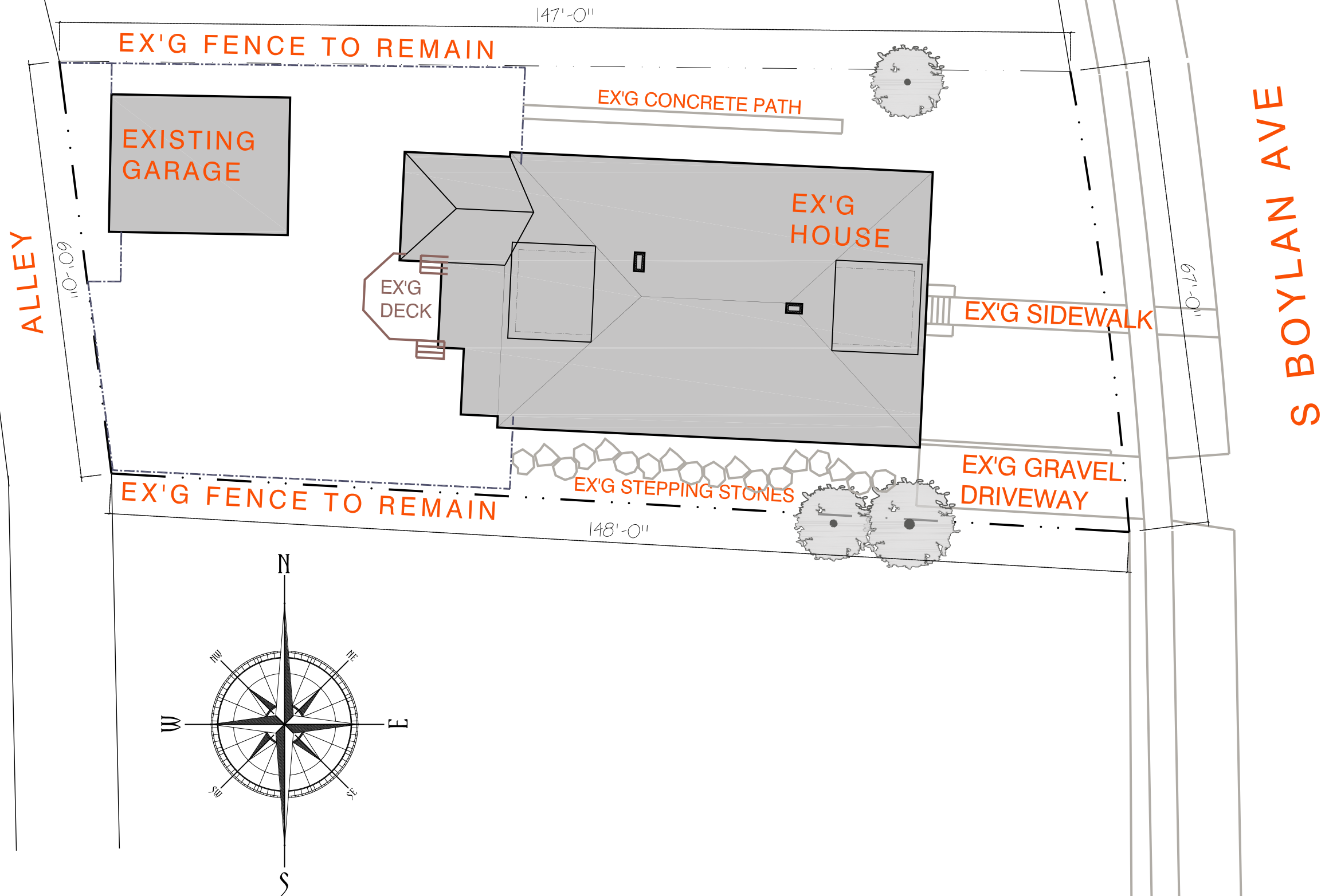
EXISTING
SITE PLAN

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

date:

RHDC SUB 10.02.19

A0.1



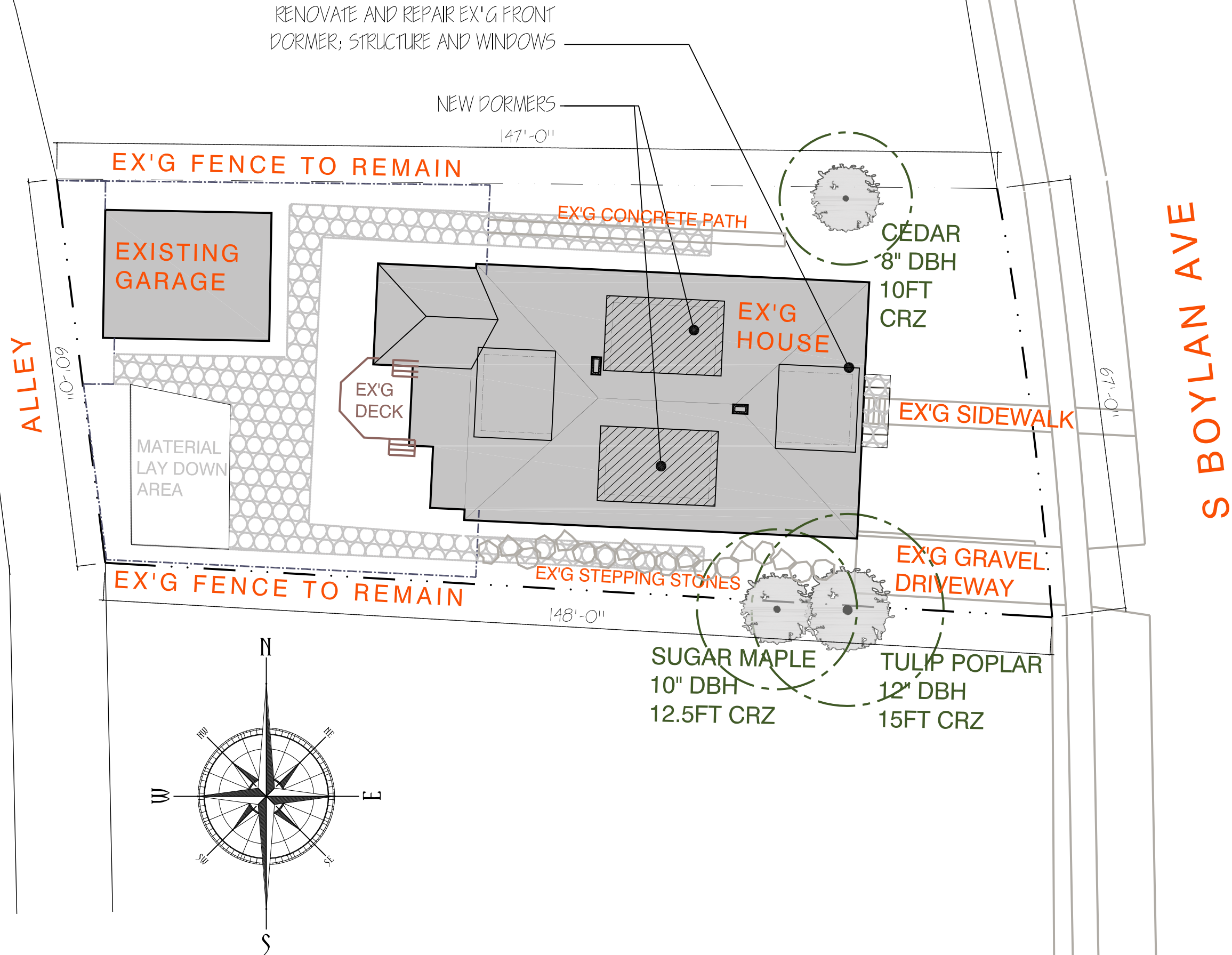
HAYNES
RESIDENCE

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frank haynes
518 south boylan ave
raleigh, nc

PROPOSED
SITE PLAN

scale:
1 / 16" = 1'-0"
date:
RMDC SUB 10.02.19

A0.2



HAYNES RESIDENCE

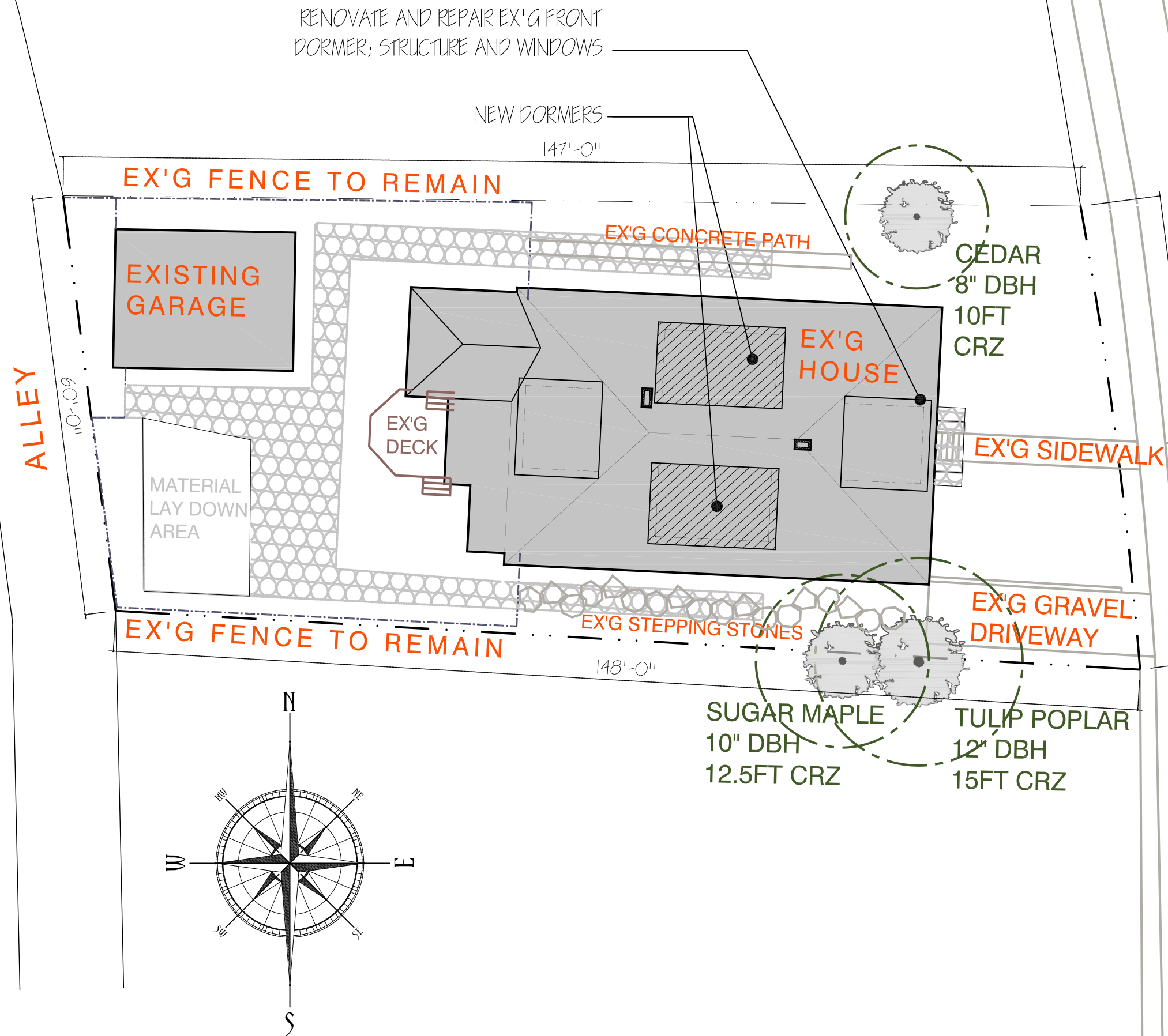
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18 south boylan ave
raleigh, nc

TREE PROTECTION PLAN

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scale:
I / I6" = I'-0"
date:
HDC SUB IO.02.I9

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- NOTES:
- NO SIGNIFICANT TREES ARE WITH-IN THE CONSTRUCTION AREA
 - REAR YARD TO BE USED FOR MATERIAL LAY-DOWN AND ACCESS
 - SIDE YARDS HAVE EXISTING SIDEWALKS AND STONE PAVERS AT CONSTRUCTION AREA

architectural design
& development

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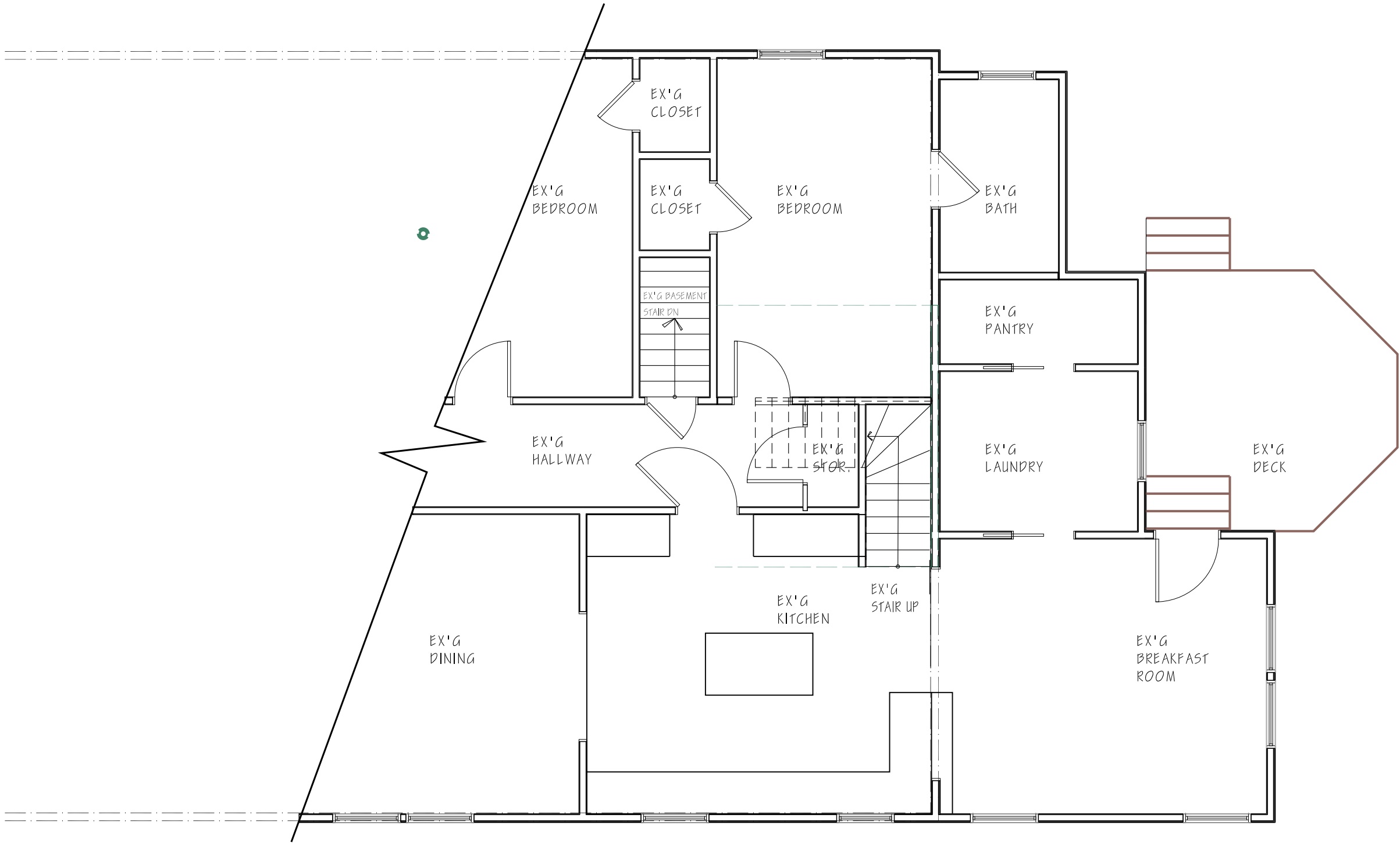
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518 south boylan ave
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EXISTING
1ST FLOOR
PLAN

scale:
3/16" = 1'-0"
date:
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EX1.0



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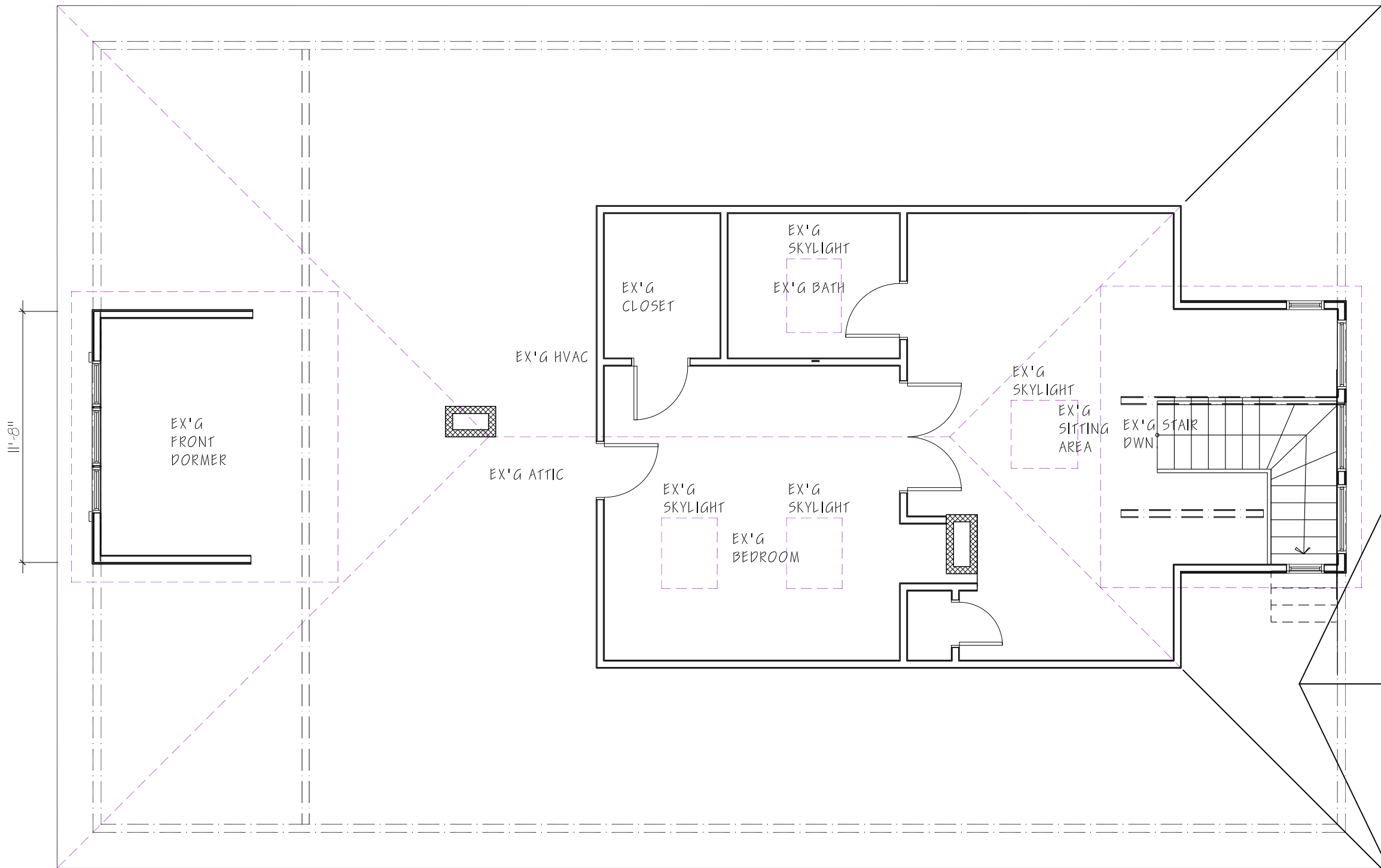
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EXISTING
2ND FLOOR
PLAN

scale:
3/16" = 1'-0"
date:
RHDC SUB 10.02.19

EX1.1

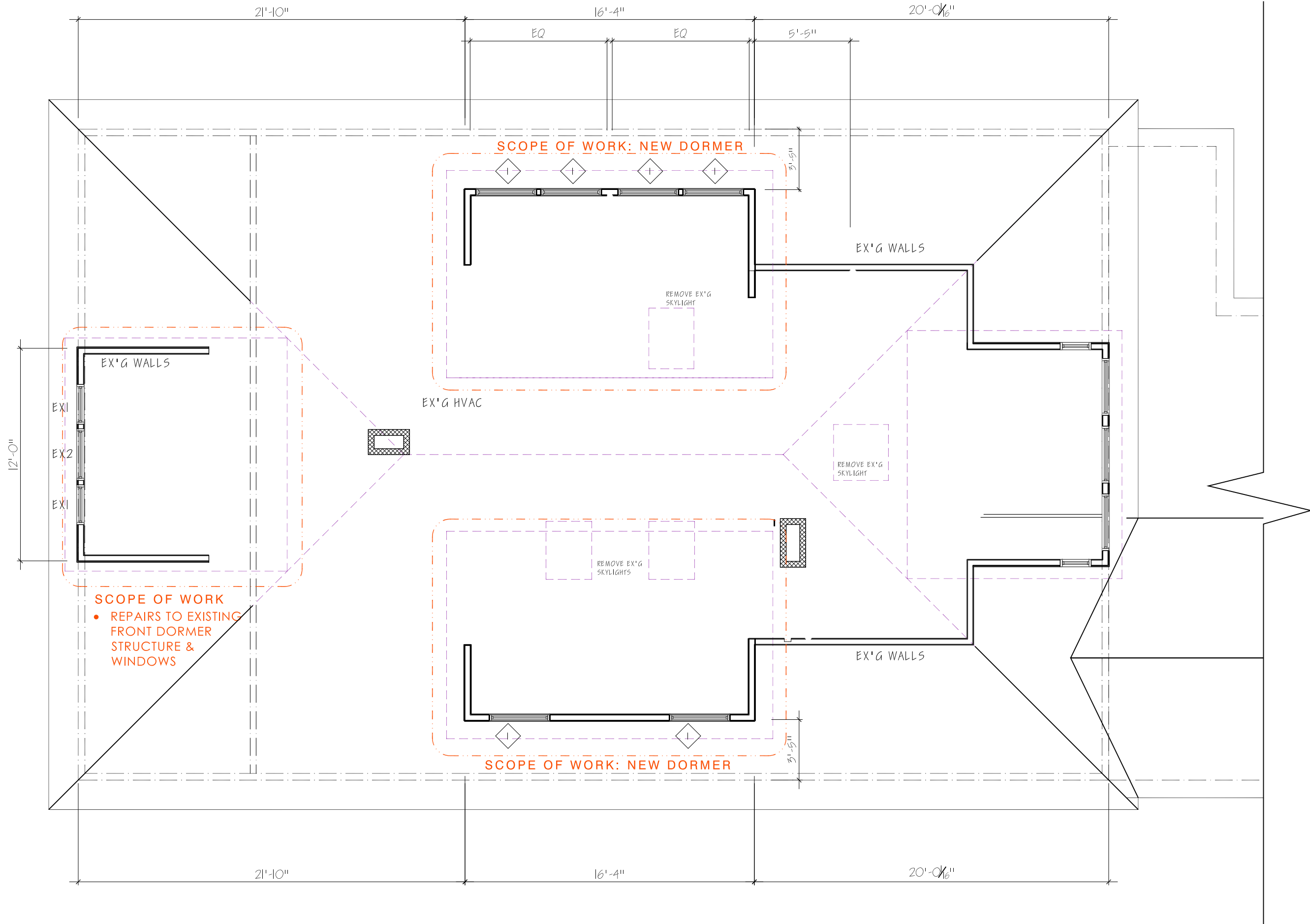


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PROPOSED
2ND FLOOR PLAN

scale:
3/16" = 1'-0"
date:
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EXISTING
FRONT/EAST
ELEVATION

scale:
3/16" = 1'-0"
date:
RMD SUB 10.02.19



HAYNES
RESIDENCE

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PROPOSED
FRONT/EAST
ELEVATION

scale:
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date:
RHDC SUB 10.02.19

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HAYNES
RESIDENCE

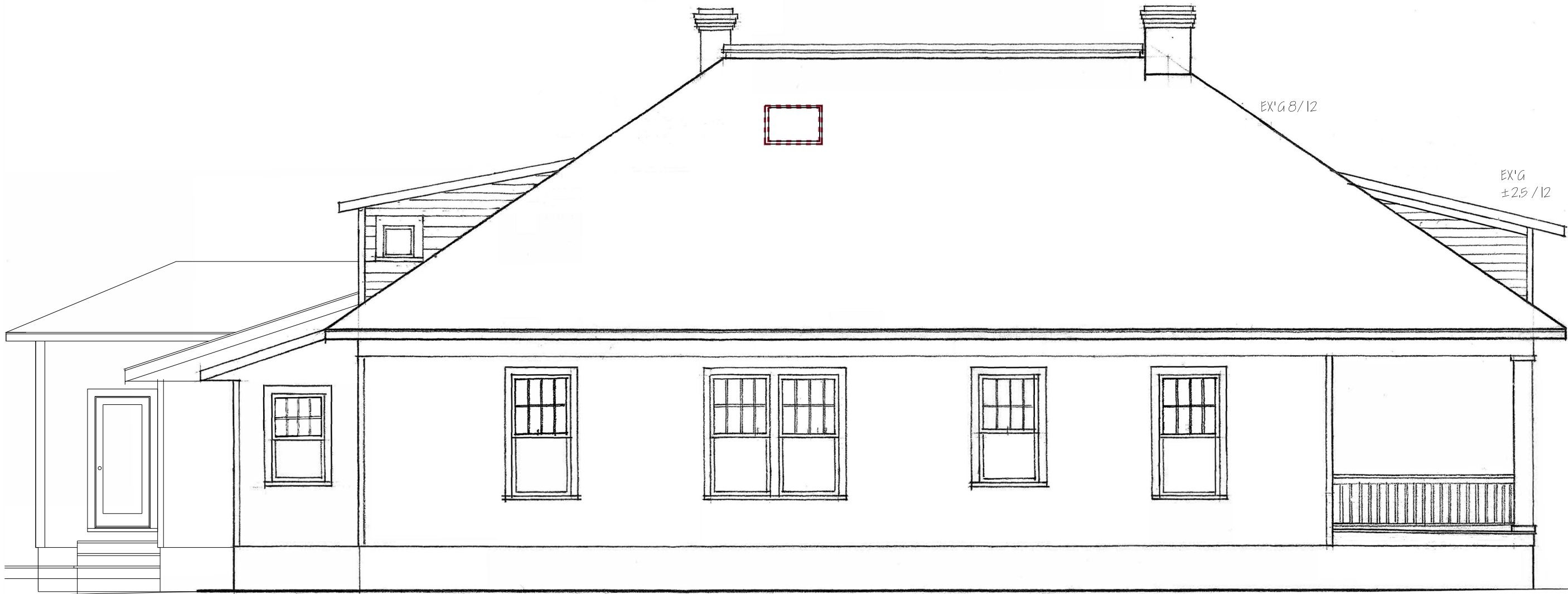
a project for
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518 south boylan ave
raleigh, nc

EXISTING
SOUTH
ELEVATION

scale:
3/16" = 1'-0"

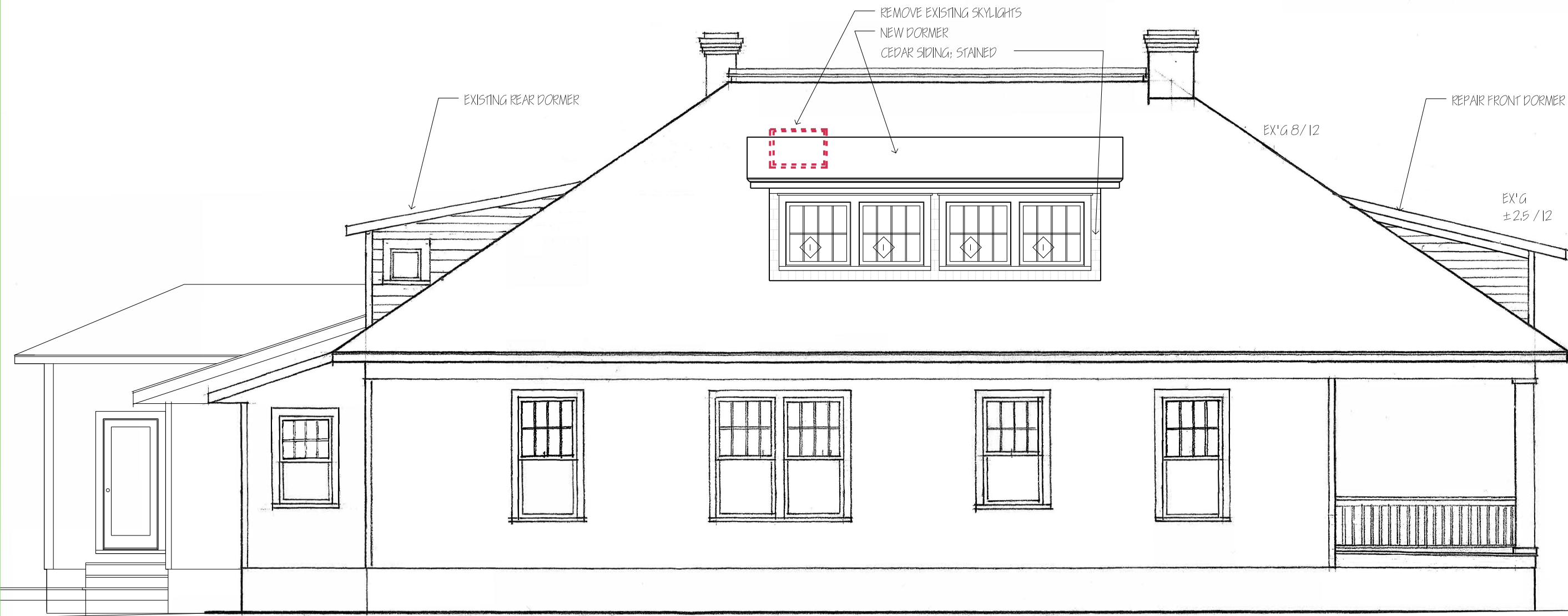
date:
RHDC SUB 10.02.19

EX2.1



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RESIDENCE

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PROPOSED
SOUTH
ELEVATION

scale:
3/16" = 1'-0"
date:
RHDC SUB 10.02.19

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& development

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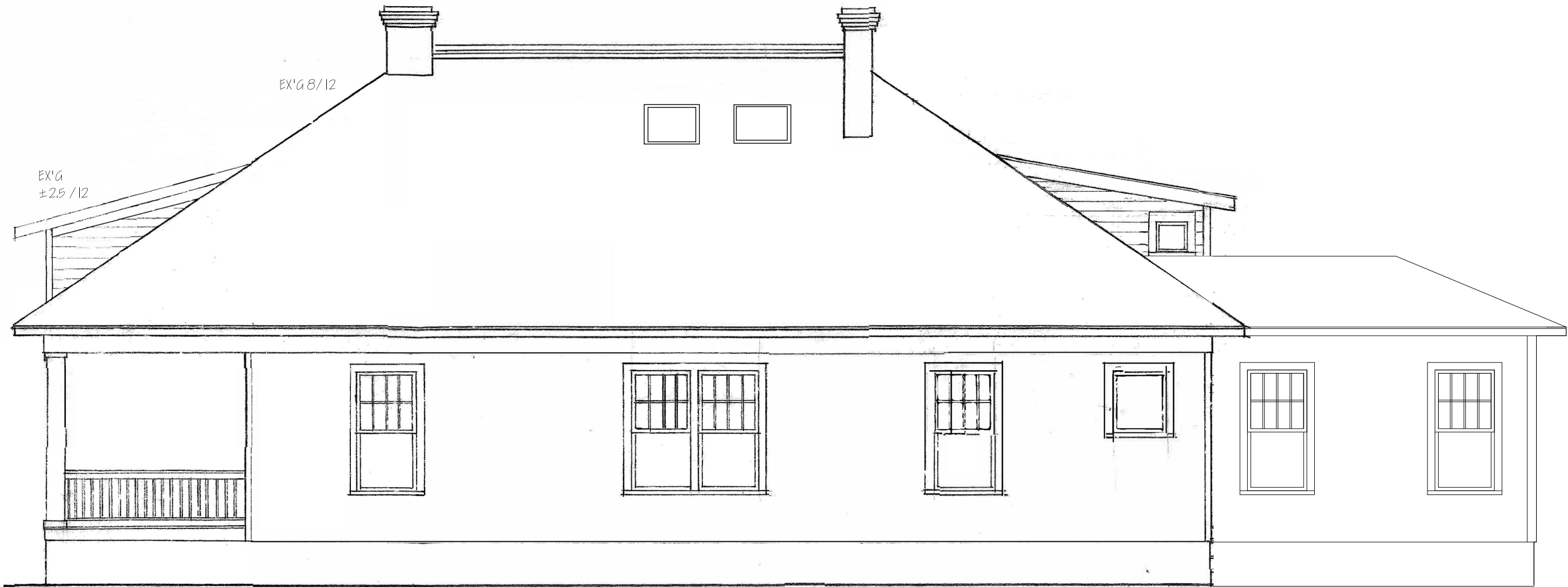
HAYNES
RESIDENCE

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EXISTING
NORTH
ELEVATION

scale:
3/16" = 1'-0"

date:
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EX2.2

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& development

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HAYNES
RESIDENCE

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PROPOSED
NORTH
ELEVATION

scale:
3/16" = 1'-0"
date:
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A2.2



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EXISTING WEST
ELEVATION

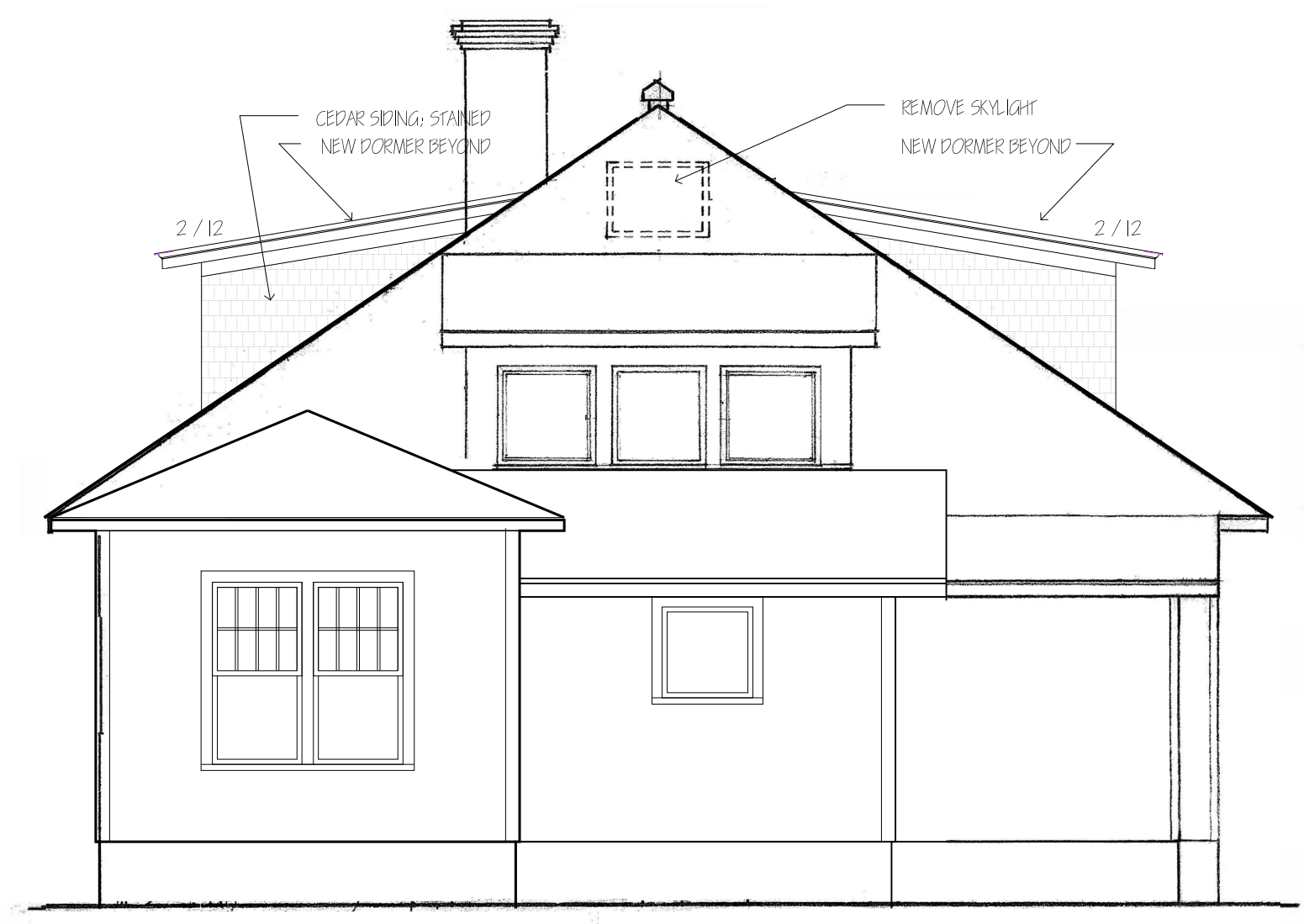
scale:
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date:
RMD SUB 10.02.19

EX2.3



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HAYNES
RESIDENCE

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frank haynes
518 south boylan ave
raleigh, nc

PROPOSED
WST
ELEVATION

scale:
3/16" = 1'-0"
date:
RHDC SUB 10.02.19

518 SOUTH BOYLAN

WINDOW SCHEDULE

REV 09.06.19

tag rough opening W x H manufacturer model number / TYPE finish/colour qnty notes

WINDOWS

A1	W3'-5" X H3'-4 9/16"	MARVIN ULTIMATE	WUICA 4040 WOOD INSWING CASEMENT	WHITE	6	8 LITE; 3 LEFT OPER; 3 RIGHT OPER.
EX1	W25" X H25"		EXISTING WOOD SASH TO BE HINGED AT THE TOP, INSIDE	MATCH EX'G	2	TO BE REPAIRED
EX2	W34" X H25"		EXISTING WOOD SASH TO BE HINGED AT THE TOP, INSIDE	MATCH EX'G	1	TO BE REPAIRED



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Gray Moss	Juniper	Napa Vine	Shade Tree	Hedgerow
Thicket	Mulberry	Sycamore	Sagebrush	Rocky Tundra
Wooded Bog	Balsam Pine	Arboretum	Allagash	Mountain Laurel
Evergreen	Deep Forest	Pacific	Chesapeake	Federal Blue
Newport Blue	Bluestone	Spruce Blue	Foothill	Newburyport Blue
Slate Gray	Dark Slate	Black	Seacoast Gray	Silver Beech
Cape Cod Gray	Dune Gray	Driftwood Gray	Fieldstone	Pepperwood
Shale	Granite	Beechwood Gray	Pewter Gray	Smoke Blue
Victory Gray	Dark Gray	Beachgrass	Salt Marsh	Beige

COLORS AND FINISHES

EXTERIOR COLORS

To choose the right wood stain, you must first determine your desired balance of color and protection, which is also known as opacity.

Semi-Transparent Stain

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See staining

518 S BOYLAN
EXTERIOR STAIN
COLOUR FOR SIDE
DORMERS;
EVERGREEN OR DEEP
FOREST; PHYSICAL
SAMPLE TO BE
PROVIDED AT THE
BOARD MEETING