



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

## Project Description:

Changes to previously approved COA (COA-0005-2023), including: shift mudroom north wall, breezeway columns, and wood privacy screen; shorten breezeway eave; enclose west soffit; enlarge north addition window; alter and shift west door; remove east picture window; relocate east door; relocate chimney; relocate mechanical equipment; widen driveway; install front yard fence

525 Watauga St

Address

Oakwood

Historic District

Historic Property

COA-0123-2023

Certificate Number

10/10/2023

Date of Issue

4/10/2024

Expiration Date

*This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.*

Signature, \_\_\_\_\_

*Erin Morton*

Raleigh Historic Development Commission

*Pending the resolution of appeals, commencement of work is at your own risk.*



Type or print the following:			
Applicant name: Katelyn Taylor			
Mailing address: 525 Watauga St			
City: Raleigh	State: NC	Zip code: 27604	
Date: 9/21/23	Daytime phone #: 336.314.2487		
Email address: katelyn@ktaylorcreative.com			
Applicant signature: <i>Katelyn K. Taylor</i>			
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions &gt; 25% of building sq. footage</p> <p style="padding-left: 40px;">New buildings</p> <p style="padding-left: 40px;">Demolition of building or structure</p> <p style="padding-left: 40px;">All other</p> <p>Post approval re-review of conditions of approval</p>		<p style="text-align: center;"><b>Office Use Only</b></p> <p>Transaction #: _____</p> <p>File #: <u>COA-0123-2023</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 525 Watauga St, Raleigh, NC 27604			
Historic district: Oakwood			
Historic property/Landmark name (if applicable):			
Owner name: Katelyn and Stephen Taylor			
Owner mailing address: 525 Watauga St, Raleigh, NC 27604			

**For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.**

Property Owner Name & Address	Property Owner Name & Address



I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? 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).
1.4	Fences & Walls	Revisions to fence and retaining wall on E side of lot
2.7	Windows and Doors	Revisions to windows and doors
1.3	Site Features & Plantings	Revised HVAC pad location
2.5	Roofs	Soffit added under W addition eave

<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 <u>04/10/2024</u>.</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) <u><i>Eric Martin Rugh</i></u> Date <u>10/10/2023</u></p>
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## Morton, Erin

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**From:** Elizabeth Rhew <elizabeth@louischerry.com>  
**Sent:** Monday, October 9, 2023 11:16 AM  
**To:** Morton, Erin  
**Cc:** Katelyn Taylor; Kinane, Collette; Tully, Tania; Stephen  
**Subject:** Re: COA-0123-2023 (525 Watauga St) - Minor Work  
**Attachments:** East Door Shift.png; West Door Shift.png; Taylor Residence\_Proposed West Elevation\_10.09.23.pdf; Taylor Residence\_Proposed Floor Plan\_10.09.23.pdf; Taylor Residence\_Proposed East Elevation\_10.09.23.pdf

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

Hi Erin & Collette,

As Katelyn mentioned previously, we would like to move forward with all approvable changes, with any changes requiring committee approval to be handled in a future major work application. However, we would also like to propose two revisions to the exterior swing doors (the one adjacent to the sliding door, and the one opening into the west setback) as part of the minor work application. For clarity, I've broken down below all changes that we would like to move forward with at this time, and all changes that we will be postponing until the major work hearing.

### Proposed Minor Work Changes:

- The updated fence & retaining wall layout in the front yard (I believe this technically falls under the approved major work, but mentioning just in case)
- The shifting of the breezeway columns +/- 20" away from Leonidas Ct, and the column width increasing from 5.5" to 8"
- The shifting of the north mudroom wall +/- 4" toward Leonidas Ct
- The shifting of the slat wall +/- 8" away from Leonidas Ct
- The new 32" square HVAC pad in the southwest corner of the property
- The widening of the driveway by +/- 7", due to the desire to keep the existing west curb cut
- The shifting of the chimney: +/- 12' north & 4' west
- The trimming of the breezeway eave by +/- 3.75"
- The addition of a soffit under the west eave
- The enlargement of the north window on the first floor, from 27"x48" to 36"x54"
- **The elimination of the east window on the first floor**
- **The shifting of the east swing door +/- 4' north. This door would now be fully separated from the 4-panel slider.**
- **The shifting of the west swing door +/- 6' south. This door will still be 32"x84" as previously approved. We would also like to change this door from half lite to 1-panel wood (painted white).**

### Disregard at this time:

- The change from a 4-panel slider to a 2-panel slider + paired windows on the east facade; we will leave the 4-panel slider as-is for now
- The addition of paired windows on the west facade
- The addition of the picture window on the west facade
- The change in height on the west exterior door

I have attached revised drawings & renderings reflecting these changes. Please let me know if you need any additional clarification or drawings in order to move forward with your review!



## PROPOSED MINOR WORK OVERVIEW:

### Revisions to previously approved COA-0005-2023 (all clouded on architectural drawings)

- North wall of mudroom shifted 4" N towards street and breezeway columns shifted 1' S away from street to align with each other. E/W dimension of breezeway columns increased from 5.5" to 8" (N/S dim unchanged). These changes necessitated that the slat wall in the breezeway also be shifted 8" S away from street to allow for the fence gate to remain unchanged. All of these changes are best viewed on page 6 (approved) and 7 (proposed) first floor plans.
- Breezeway eave was shortened by 4" (pulled S away from street) to bring the roof back in line with the new breezeway column location and raised by 1" given the slope and new N edge. This is best viewed on pages 12 & 13 (approved vs. proposed E elevations)
- Chimney has been shifted ~12' N and ~4' W from original location. This is best viewed in elevation - pages 10 & 11 (approved vs. proposed N elevations) and pages 14 & 15 (approved vs. proposed W elevations).
- Revisions to window & doors on N & E elevations of addition.
  - On N elevation the approved window was increased in size from 27"x48" to 36"x54". Best viewed on pages 10 & 11 (approved vs. proposed N elevations)
  - On E elevation ~~the large sliding door system has been split - there were 1 large panel, now there are 2 door panels and 2 window panels. The overall size/location is similar.~~ The swing door on this elevation has been shifted N ~4' so that it is now detached from the sliding system. These revisions are best viewed on pages 12 & 13 (approved vs. proposed E elevations) as well as renderings on page 18 and 19 (approved vs. proposed).
- ~~3 windows have been added to the W elevation of the addition. The previously approved door on this elevation has increased in height (from 84" to 96"), been shifted ~6' S, and changed from a half-lite door to a solid 1-panel door. These revisions are best viewed on pages 14 and 15 (approved vs. proposed W elevations). The visibility of these windows are best viewed in the~~ renderings from the cul de sac on pages 20 and 21 (approved vs. proposed - these are slightly different perspectives but the new view is a more accurate representation of visibility from the street).
- HVAC unit has been moved from S side of existing house to SW corner of property outside addition. This is best viewed on pages 6 and 7 (approved vs. proposed first floor plans). Note that we'd originally shown a mechanical pad on S side of existing house. This is a concrete pad we want to keep as designed without equipment, but the HVAC will now be on a smaller separate pad as shown.
- Addition of soffit under existing W eave of addition. This is best viewed on pages 10 and 11 (approved vs. proposed N elevations).
- Revised retaining wall and fence location on E side of lot (Watauga St). After reviewing the approved condition along with the existing site conditions, we realized we can stop the retaining wall at the NE corner of the lot so that the fence can turn and enclose the front yard without the need for a retaining wall on the Watauga street-side side of the property since the grade is essentially level with the concrete stair landing at that line. This is best viewed on pages 4 and 5 (site plans). Note that the fence drawn on the approved site plan wasn't approved, but we believe this new layout addresses all of the concerns expressed about congruity to date as the fence runs a straight line, extends all the way to the S property line and then terminates into the house instead of the porch.
- The W edge of the driveway has been shifted 7" W so that this edge of the curb and drive remains in the same location as the existing curb/driveway. As we shifted the plan during the COA iterations we didn't realize how close we landed back to existing. This results in a driveway that is 12'-10" instead of the approved 12'-3". Detail best viewed on pages 4 and 5 (approved vs. proposed site plans).

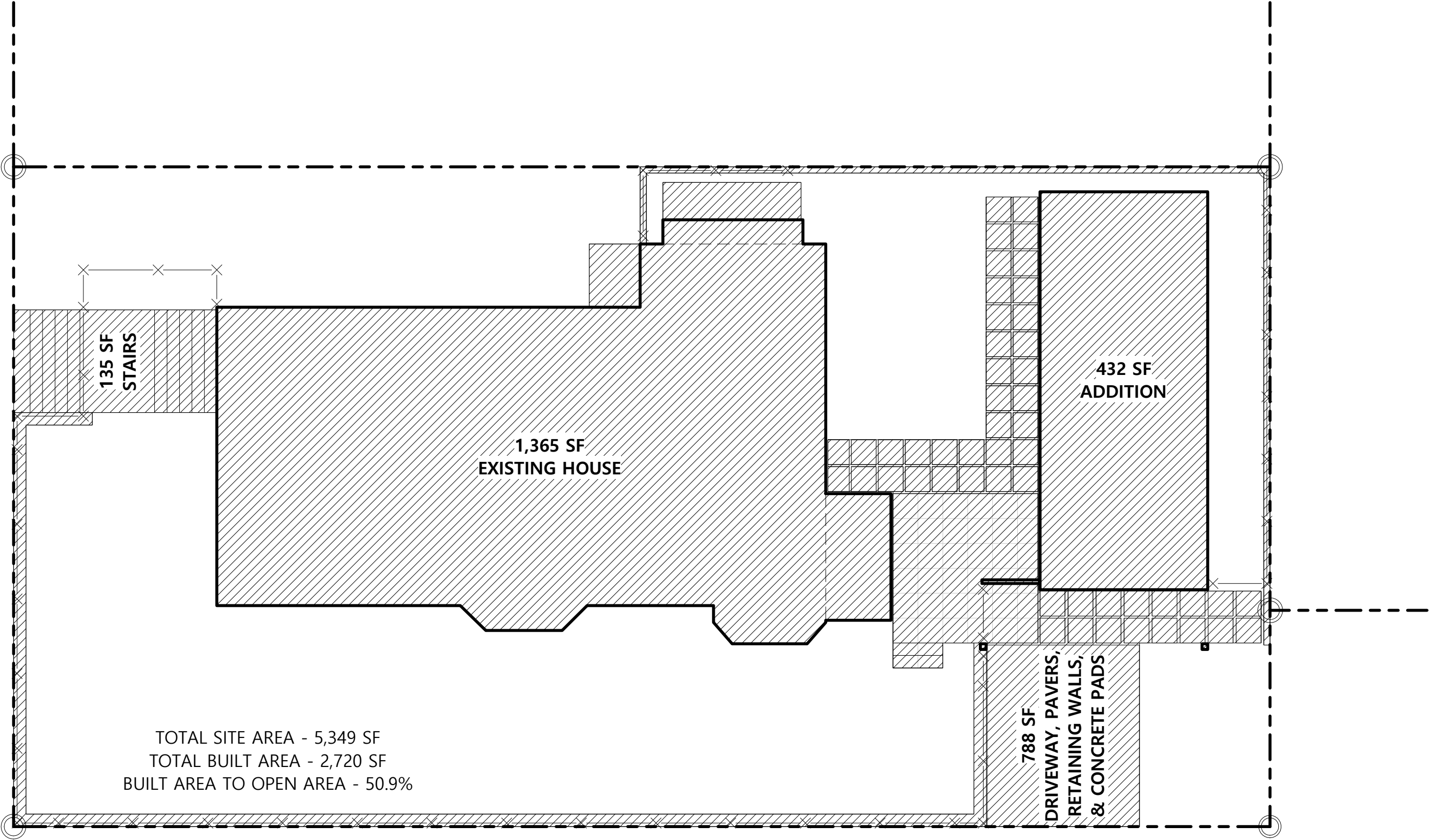


Dashed line shows existing edge of driveway. As we shifted the plans during the major COA application we didn't realize how close we landed to existing again. We would like to maintain the curb cut and edge location on this side to minimize demolishing/rebuilding in almost the same place.

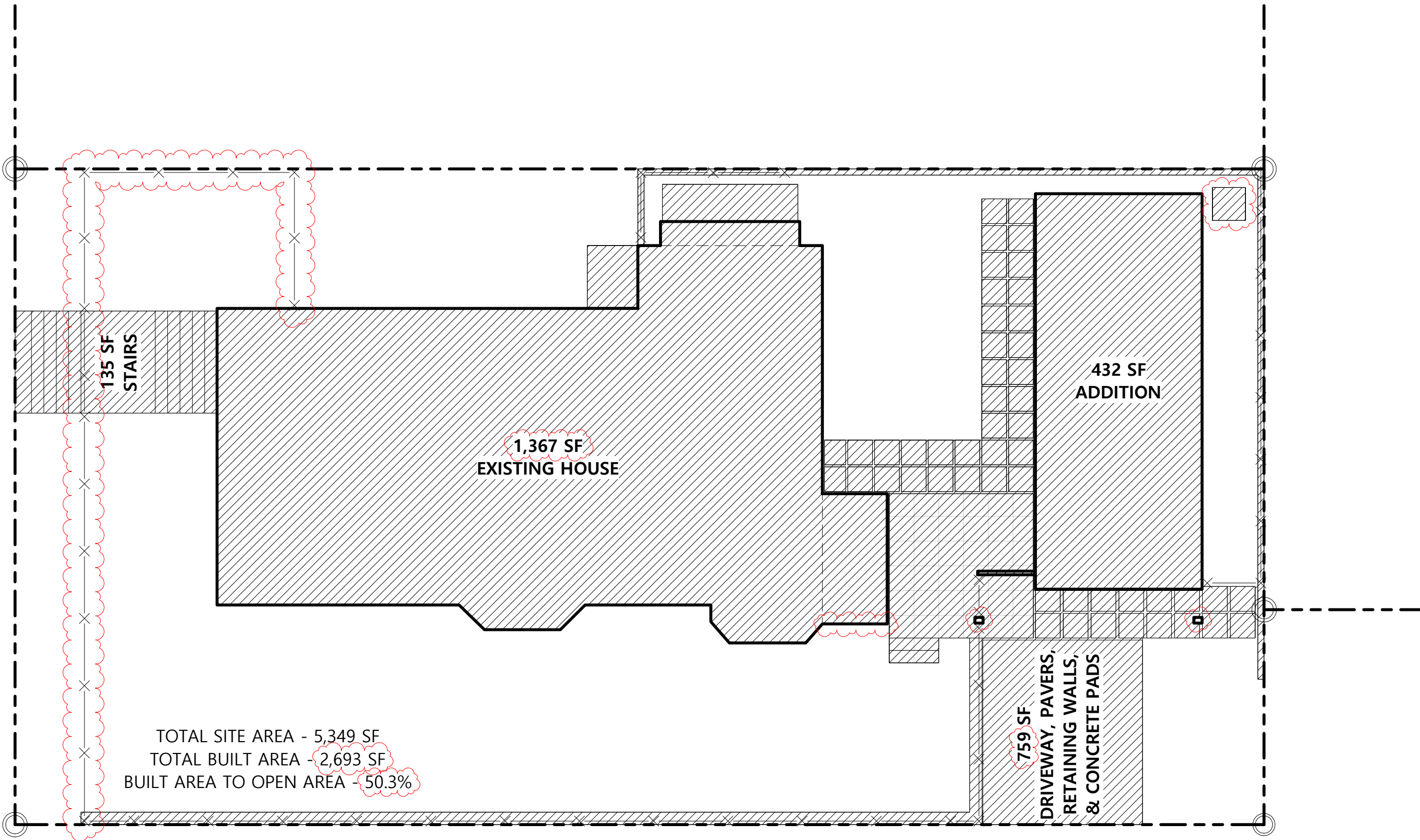
EDGE OF EXISTING DRIVEWAY

12' - 3"







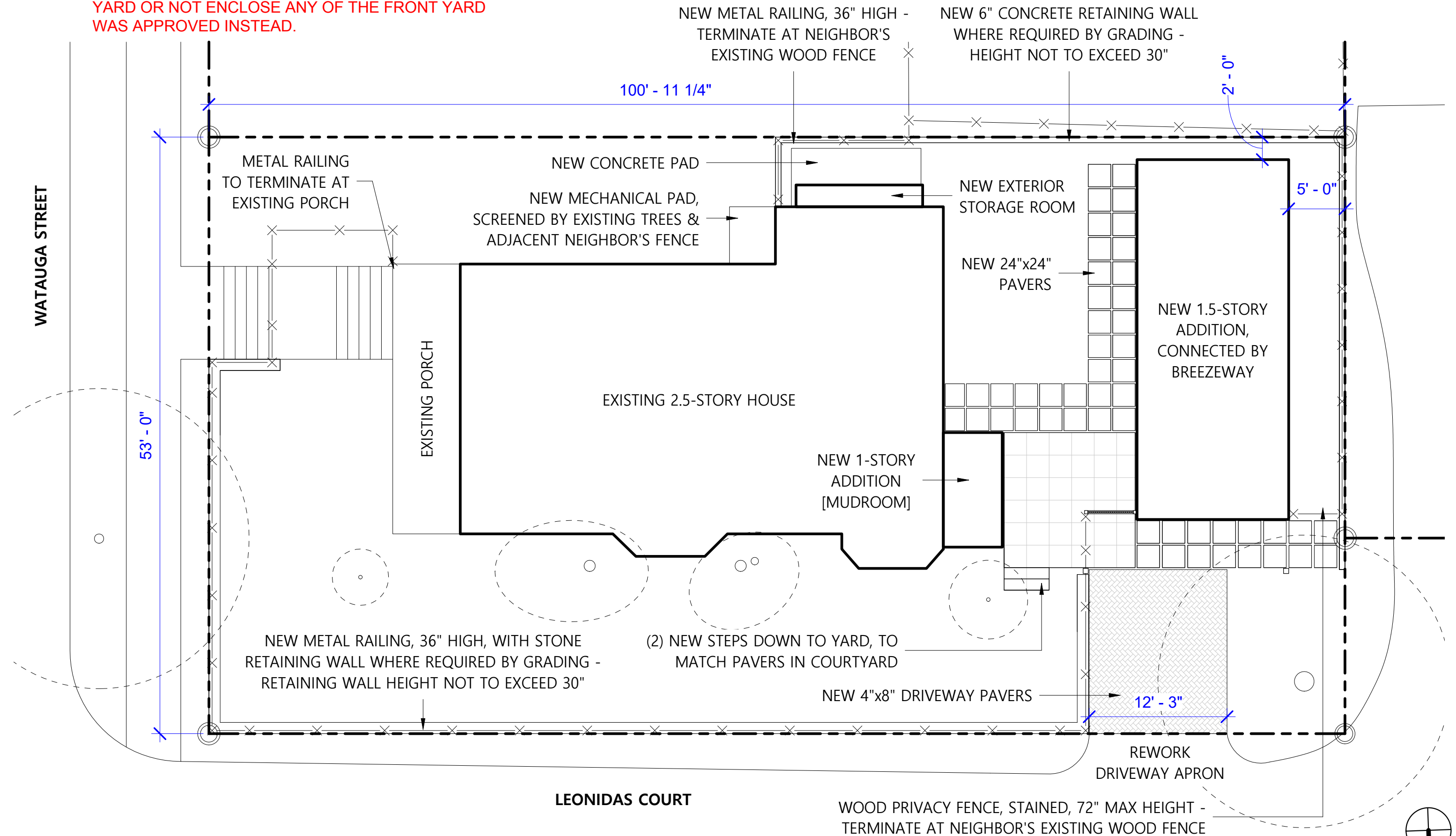




NOTE: THE FRONT YARD FENCE LINE SHOWN  
HERE WAS NOT APPROVED. THE CONDITION THAT  
THE FENCE MUST FULLY ENCLOSE THE FRONT  
YARD OR NOT ENCLOSE ANY OF THE FRONT YARD  
WAS APPROVED INSTEAD.

# SITE PLAN - APPROVED

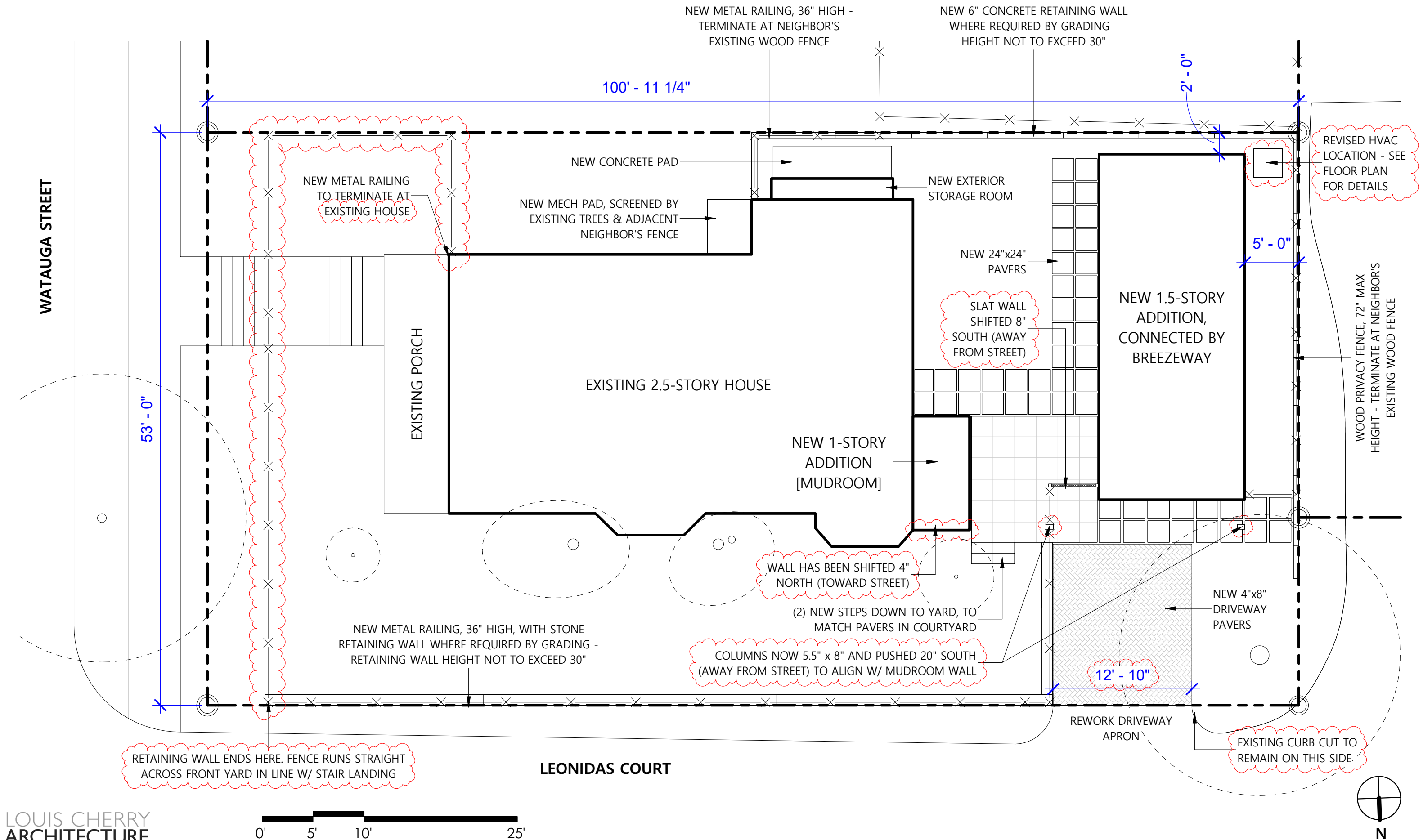
525 WATAUGA ST





# SITE PLAN - PROPOSED

525 WATAUGA ST



### ADDITION LEVEL 1



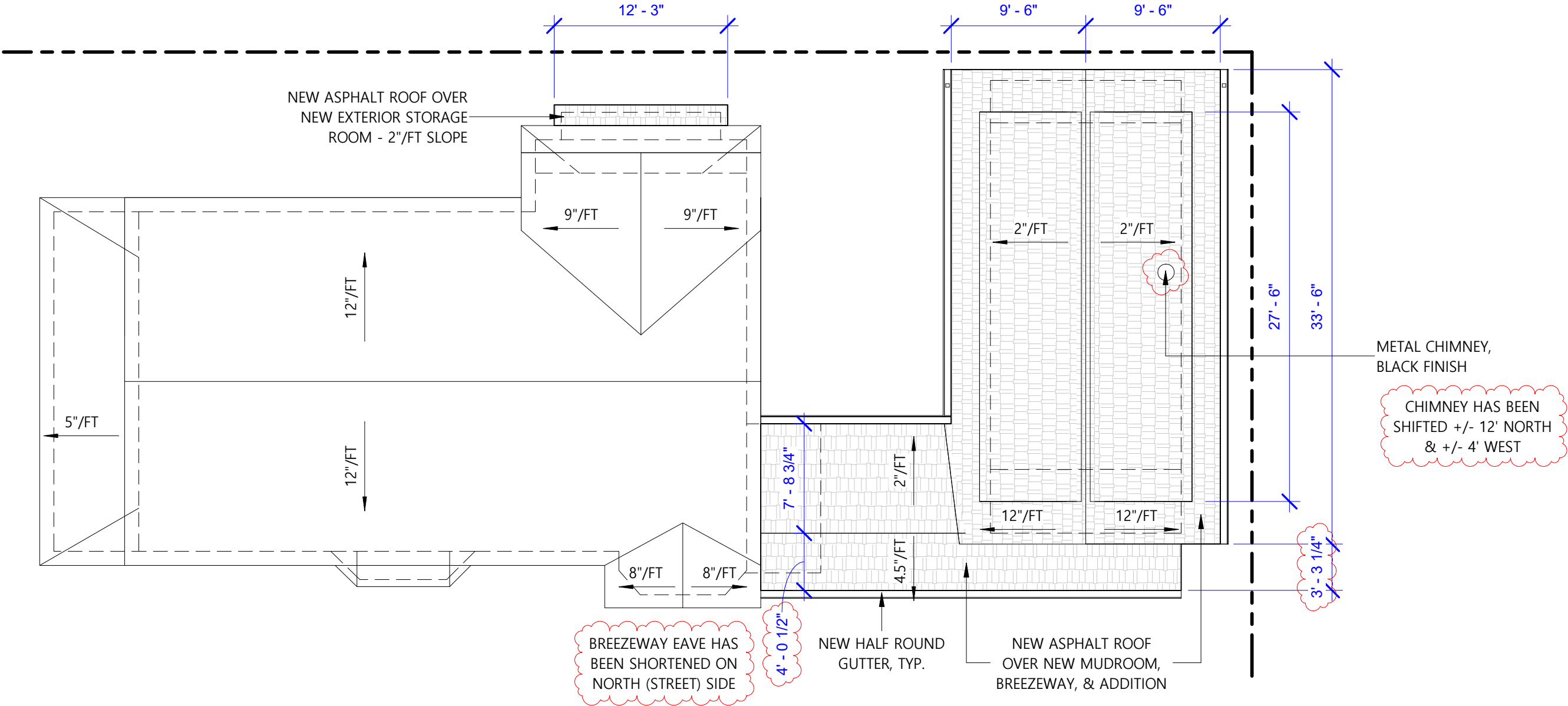


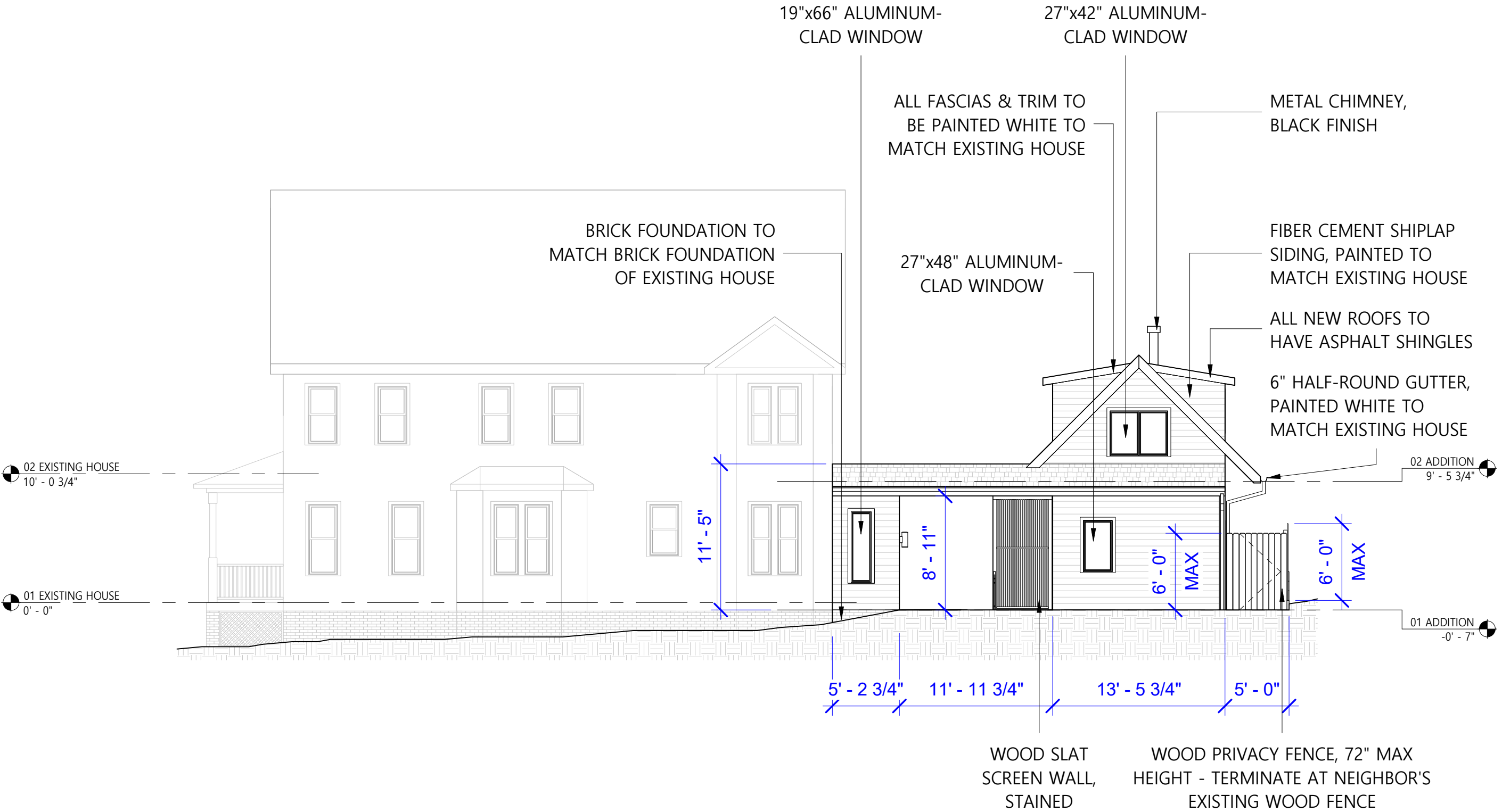






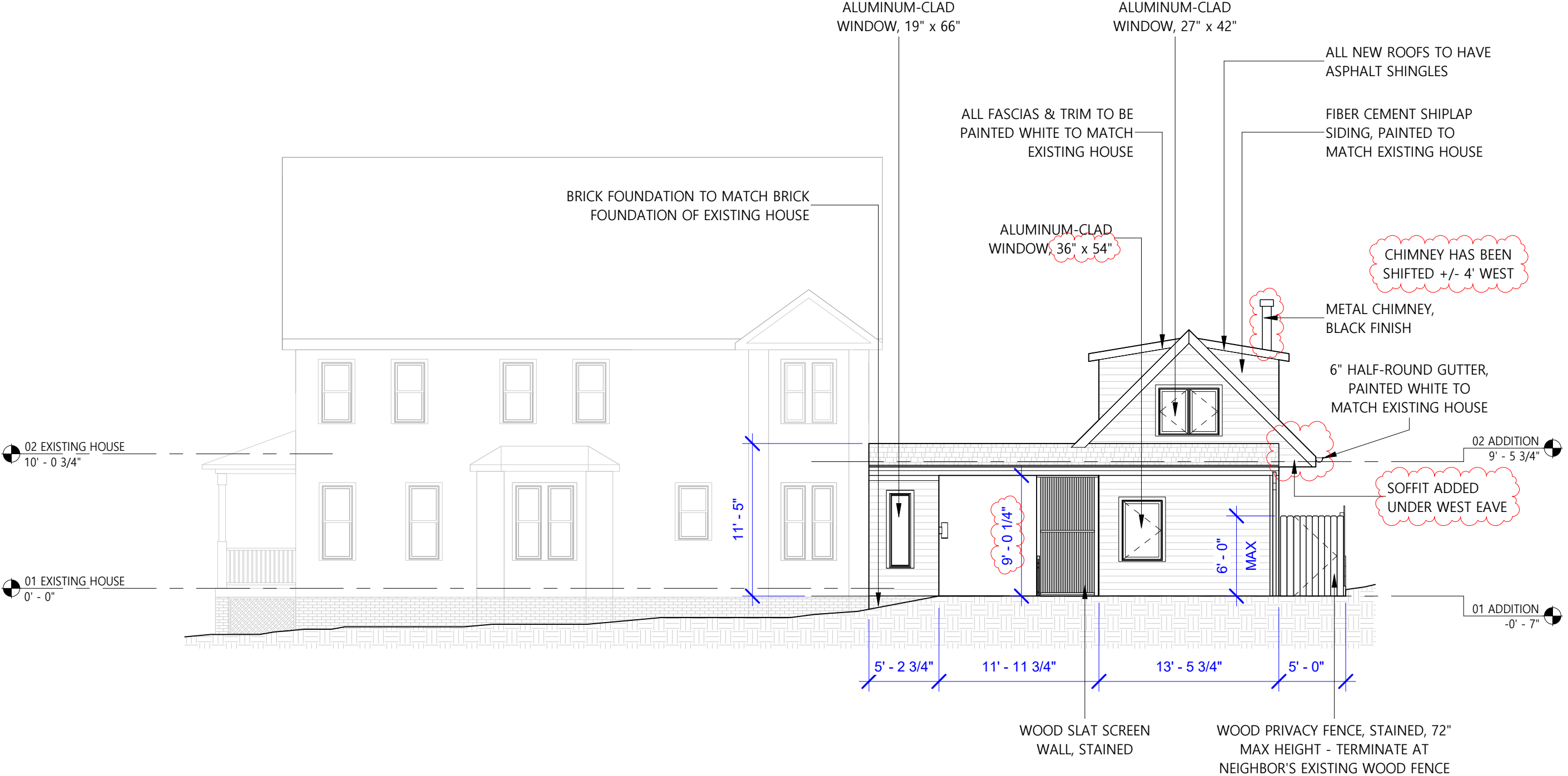
FLOOR PLANS - PROPOSED  
ADDITION ROOF

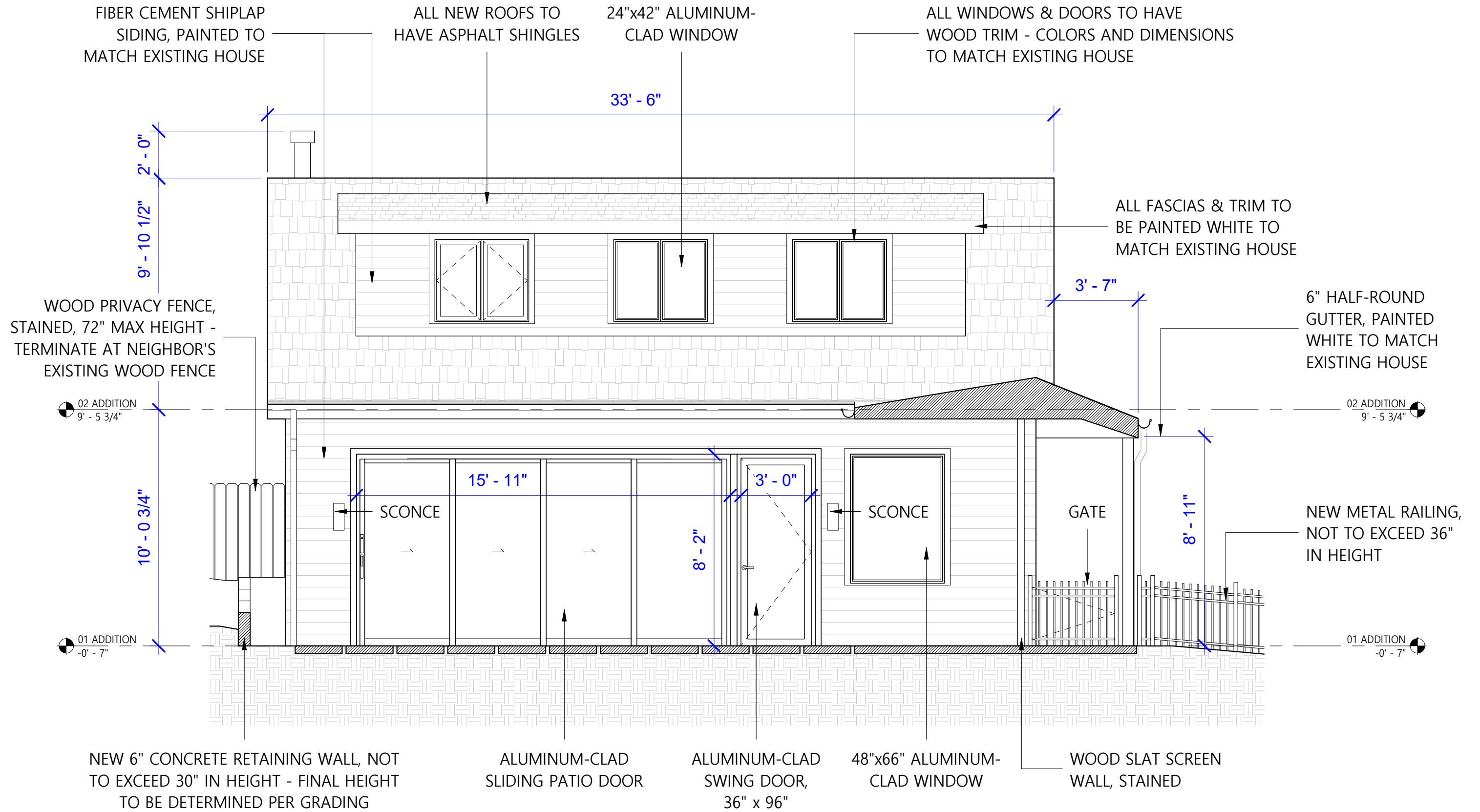




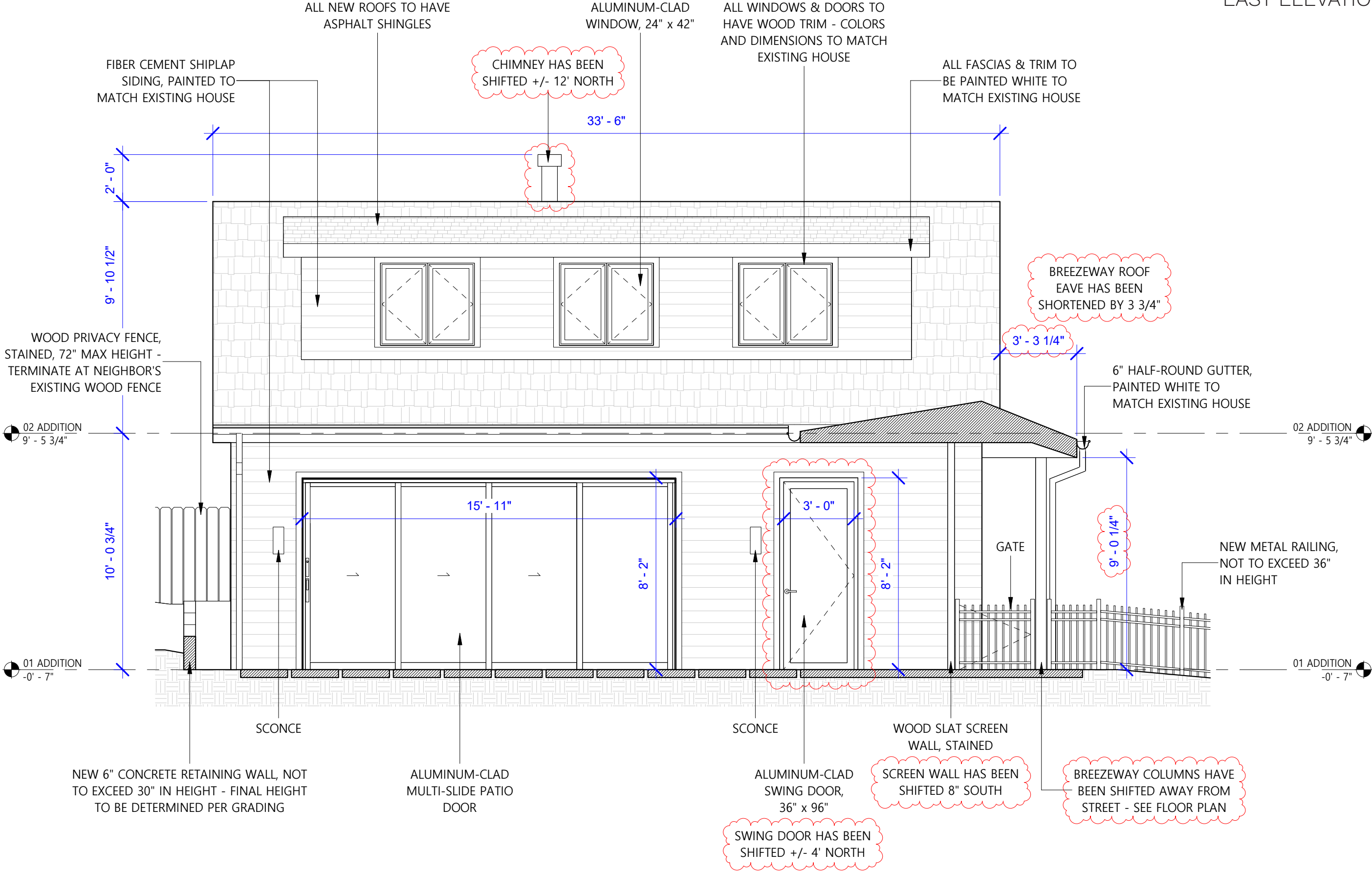


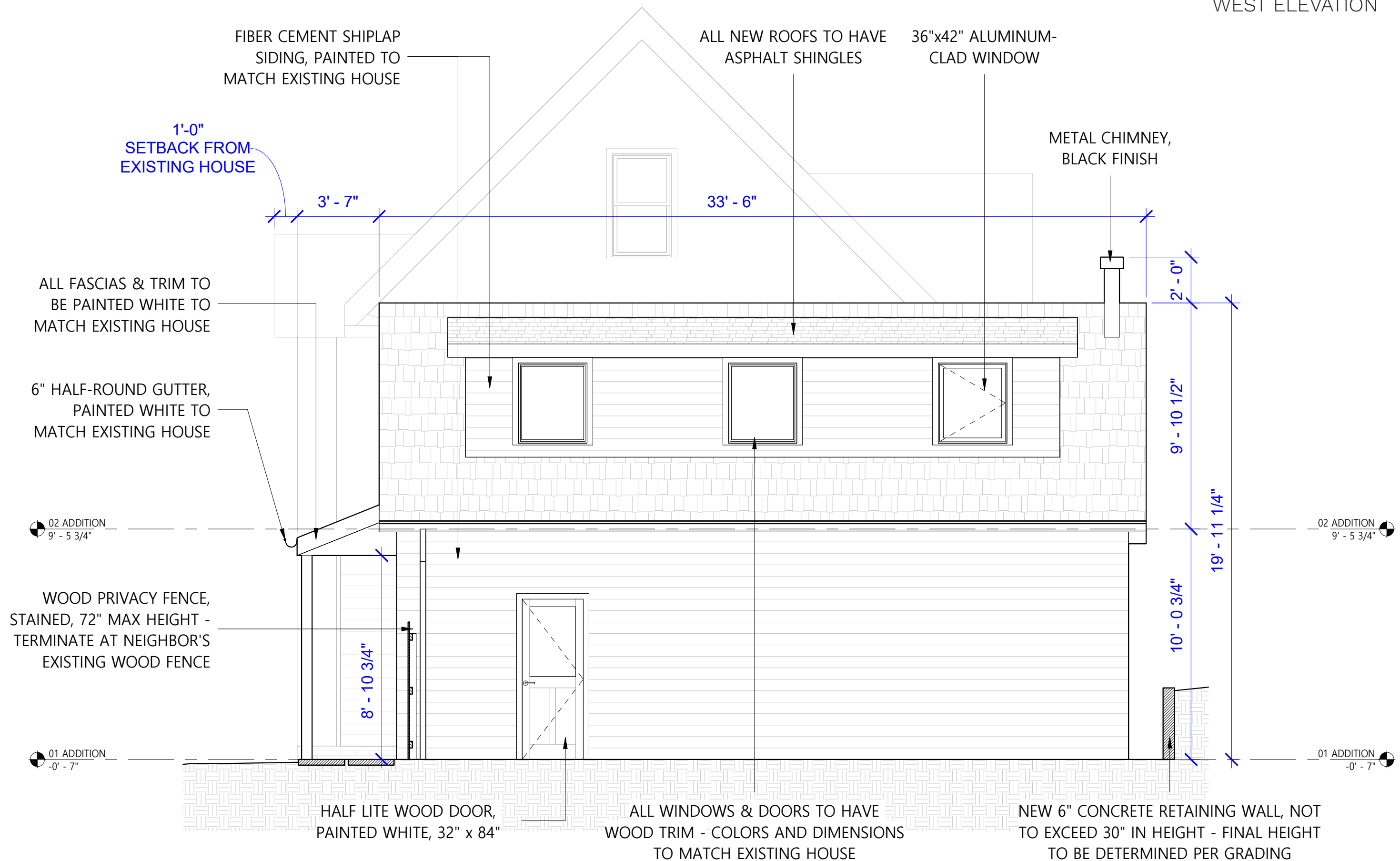
ELEVATIONS - PROPOSED  
NORTH ELEVATION

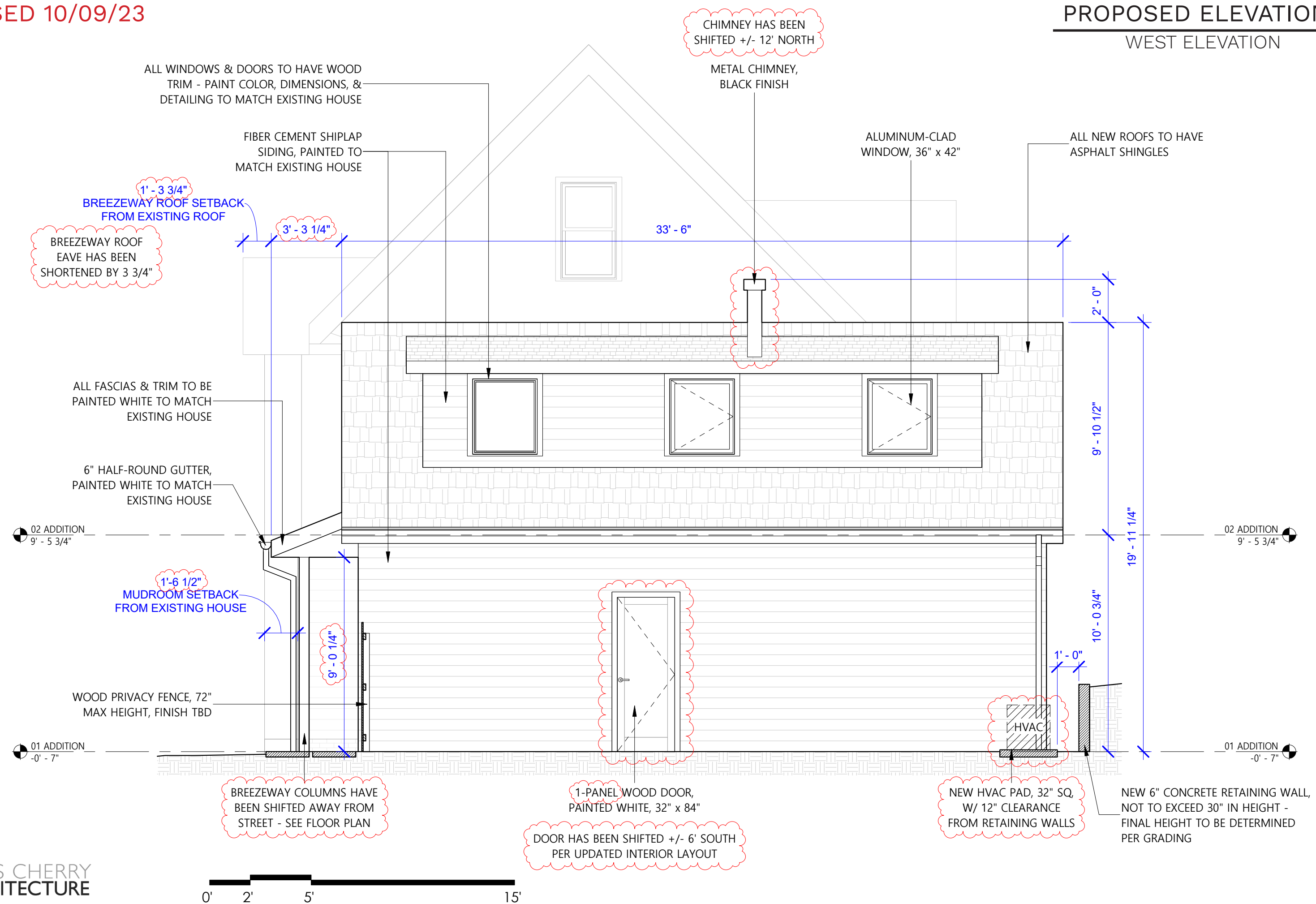
















NORTH ELEVATION





NORTH ELEVATION





EAST ELEVATION - ADDITION ENTRANCE



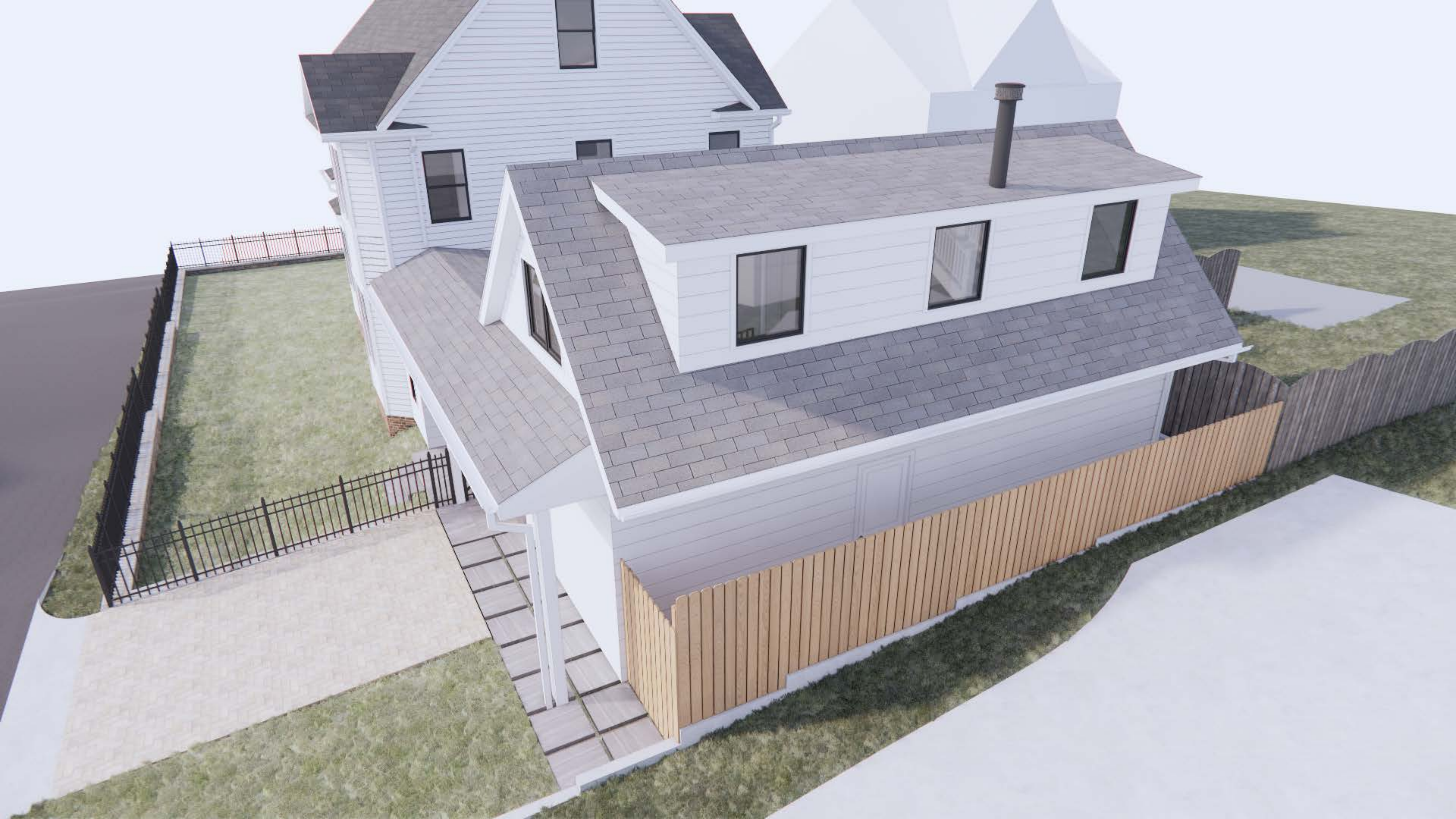






VIEW FROM CUL-DE-SAC







## ALUMINUM THERMALLY CONTROLLED SLIDING DOOR SYSTEM

<b>TOP RAIL &amp; STILE</b>	2 15/16"
<b>BOTTOM RAIL</b>	2 15/16"
<b>PANEL THICKNESS</b>	2 1/4"
<b>ROLLING HARDWARE</b>	STAINLESS STEEL WHEELS ACETAL WHEELS
<b>HARDWARE</b>	STAINLESS BRONZE
<b>LOCKING SYSTEM</b>	ONE PIECE BACK PLATE & LATCH STANDARD 2 POINT LOCK SYSTEM KEYED EXTERIOR
<b>SILL</b>	WEATHER RESISTANT SILL FLUSH GUIDE SILL EXTERIOR RAMP SILL RAMP SILL
<b>GLASS</b>	LOW-E 272 OTHER CUSTOM OPTIONS AVAILABLE
<b>CONFIGURATION</b>	POCKETING STACKING ZERO POST CORNER DOOR WINDOW COMBO KITCHEN PASS THROUGH WINDOW UP TO 6 PANELS IN EACH DIRECTION
<b>PANEL SIZING</b>	UP TO 96" WIDE UP TO 144" HEIGHT NOT TO EXCEED 60 SQ FT OF GLASS



INTERIOR HANDLE



EXTERIOR HANDLE



ACETAL WHEEL

### HARDWARE IN STOCK COLORS



STAINLESS STEEL



BRONZE ANODIZED



BLACK

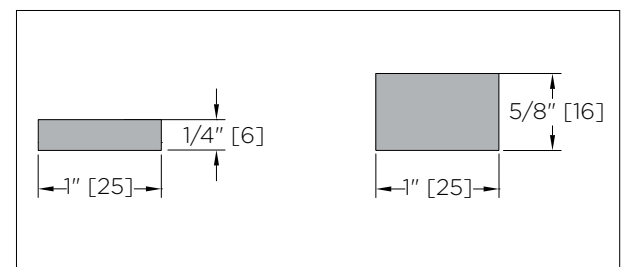
### PROFILE



SQUARE

### SIMULATED DIVIDED LITE PROFILES

#### SQUARE PROFILE



EXTERIOR MUNTIN

INTERIOR MUNTIN

### IN STOCK COLORS

CUSTOM COLOR MATCHING  
AND SPLIT FINISH INTERIOR/EXTERIOR AVAILABLE



CLEAR ANODIZED



WHITE



BRONZE ANODIZED

COLORS MAY VARY - SAMPLES AVAILABLE UPON REQUEST

**SPECS & DRAWINGS FOR SLIDING  
POCKET DOOR SYSTEM**

**ORDER #:** 3034836

1875 ORD WAY  
OCEANSIDE, CA 92056  
T: 760.734.1590  
F: 760.734.1591

**DATE:** 8/15/2023

**PREPARED FOR:** LaCantina Doors - Dealer

**PAGE:** 1 of 8



## ABOUT LaCANTINA DOORS

LaCantina Doors create dramatically expanded interiors filled with natural light and open air, completely transforming space and enhancing lifestyle. Our philosophy is to continually innovate and create quality, value and performance in every product we design and our customer service is second to none.

LaCantina Doors' headquarters and manufacturing facility is located in San Diego, CA. Founded in Australia in 1994, we were the first company to establish production facilities in the U.S. dedicated exclusively to folding door systems. We source only the highest quality materials and design, engineer and test every component of our door systems.

From award-winning residential projects to retail storefronts, restaurants, hotels, resorts, schools, and train stations, our products are the preferred choice of architects, designers, contractors and consumers throughout the U.S. and the world.

## CUSTOMER INFORMATION

**CUSTOMER:** Kenneth Cox

**PHONE:** 8602507775

**ADDRESS:** 1707 Emmets Road, Johns Island, SC, 29455

## SHIPPING INFORMATION

**CUSTOMER:** Kenneth Cox

**PHONE:** 8602507775

**ADDRESS:** Kenneth Cox 1707 Emmets Road Johns Island, SC, 29455 (860) 250-7775

## SALES REP. INFORMATION

**REP:** Ken Cox

**EMAIL:** KCox@lacantinadoors.com

LaCantina Doors - Dealer

**ADDRESS:** 1707 Emmets Road Johns Island, SC, 29455

CUSTOMER QUOTE



1875 ORD WAY  
OCEANSIDE, CA 92056  
T: 760.734.1590  
F: 760.734.1591

ORDER #: 3034836  
DATE: 8/15/2023

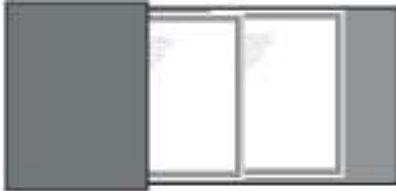
PREPARED FOR: LaCantina Doors - Dealer

PAGE: 2 of 8

DEALER REP: Ken Cox  
PROJECT NAME: Katelyn Taylor Standard Size Panels

SHIP TO ADDRESS: 1707 Emmets Road, Johns Island, SC 29455  
LOCATION: Pocketing Slider

A 3034836



CLEAR OPENING IS LESS HEAD, SILL, JAMBS AND PANEL STACK; PER CONFIGURATION

2

PANEL(S) SLIDING LEFT

\*AS VIEWED FROM THE EXTERIOR\*

O

PANEL(S) SLIDING RIGHT

PRODUCT TYPE:	Sliding Doors	PANEL TYPE:	Standard Size
SYSTEM TYPE:	Aluminum Thermally Controlled	HANDLE HEIGHT:	36"
QUANTITY:	1	ALUMINUM FINISH:	Bronze Anodized (Stock Finish)
CONFIGURATION:	PXX	PANEL CORE:	Bronze Anodized
RECOMMENDED RO WIDTH:	97-11/16"	HARDWARE FINISH:	Black
RECOMMENDED RO HEIGHT:	96-1/4"	HEAD TRACK FINISH:	Bronze Anodized
NET FRAME WIDTH:	96-11/16"	SILL FINISH:	Bronze Anodized
NET FRAME HEIGHT:	95-1/2"	GLASS TYPE:	LoE 366 IG
PANEL WIDTH:	48-9/16"	GAS TYPE:	Argon
PANEL HEIGHT:	92-7/16"	SPACER COLOR:	Black Powder Coat
NET SYSTEM LENGTH:	149-1/8"	GLASS WIDTH (DLO):	42-1/2"
NET SYSTEM LENGTH RO:	150-1/8"	GLASS HEIGHT (DLO):	86-9/16"
POCKET WIDTH:	53-9/16"	U-FACTOR:	0.45
JAMB DEPTH:	5-5/8"	SHGC:	0.22
SILL TYPE:	Weather Resistant Sill	CUSTOM OPTIONS:	- Build As Standard Size - Build by panel
SILL DEPTH:	6-13/16"		
WHEEL TYPE:	Acetal Wheels		
LEG EXTENSION:	2-5/16"		
BOTTOM RAIL:	2 15/16"		
TOP RAIL & STILES:	2-15/16"		
FRAME WEIGHT:	109 lbs.		
PER PANEL WEIGHT:	175 lbs.		

X

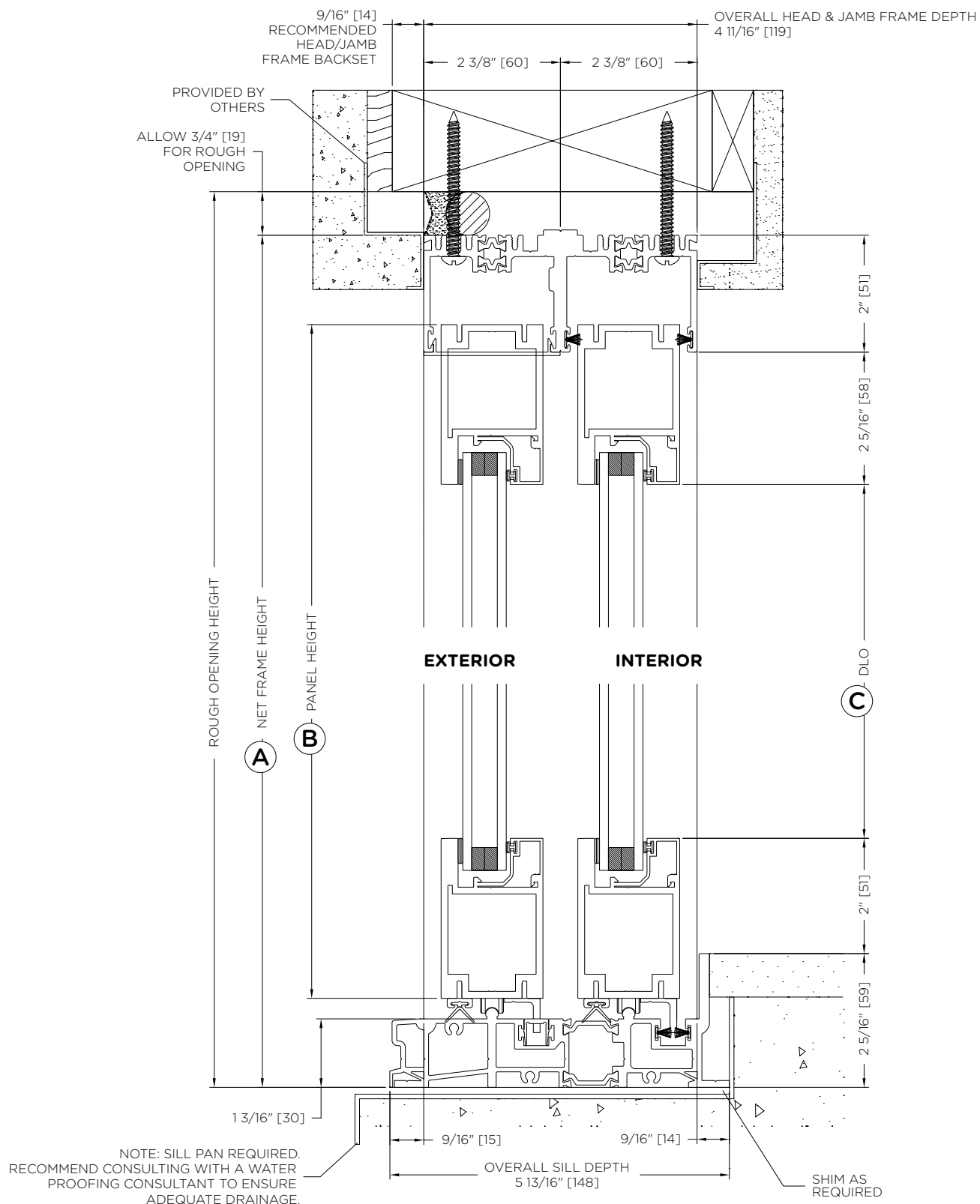
Authorized Signature Required

Date

YOUR SIGNATURE APPROVES MANUFACTURE OF DOOR SYSTEM TO SPECIFICATIONS HEREIN. PLEASE ENSURE YOU HAVE REVIEWED AND UNDERSTAND ALL DETAILS. CHANGES WILL NOT BE PERMITTED AFTER ORDER PLACEMENT.

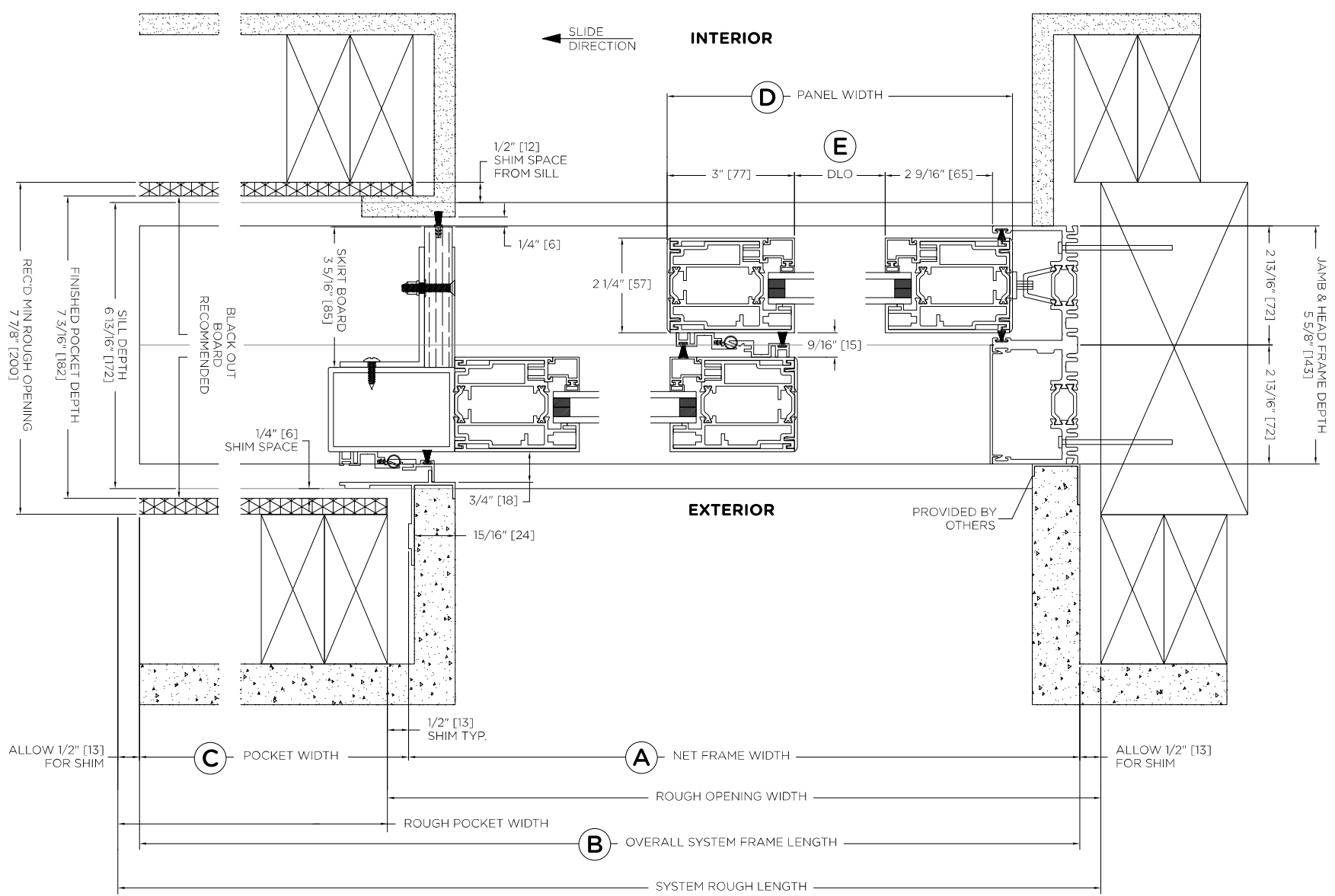


ALUMINUM MULTI SLIDE - 2 TRACK - 2 5/16" LEG EXTENSION



System Letter:	Order #:	A	
	Location:	B	
	Date:	C	

ALUMINUM THERMALLY CONTROLLED MULTI SLIDE - 2 PANEL - PXX



System Letter:	Order #:	A	D
	Location:	B	E
	Date:	C	