

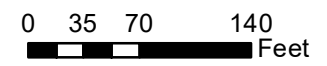
City of Raleigh



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COA-0134-2019

401 E WHITAKER MILL RD
 RALEIGH HISTORIC
 LANDMARK (R-10)



Nature of Project:
 Remove and reconstruct cupola using synthetic material;
 Alter exterior stairs on east and north facades

APPLICANT:
 SEBASTIAN DUCA, AIA
 503 OBERLIN RD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0134-2019 401 E WHITAKER MILL ROAD

Applicant: SEBASTIAN DUCA FOR DAVIS KANE ARCHITECTS

Received: 10/21/2019

Meeting Date(s):

Submission date + 90 days: 01/19/2020

1) 12/12/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Raleigh Historic Landmark: WAKE COUNTY HOME

Zoning: General HOD

Nature of Project: Remove and reconstruct cupola using synthetic materials; alter exterior stairs on east and north facades

Staff Notes:

- Previous COA cases 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	Alter exterior stairs on east and north facades
2.1	Wood	Remove and reconstruct cupola using synthetic materials
2.8	Entrances, Porches, & Balconies	Alter exterior stairs on east and north facades
2.5	Roofs	Remove and reconstruct cupola using synthetic materials
2.11	Accessibility, Health, & Safety	Alter exterior stairs on east and north facades

STAFF REPORT

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

A. Reconstructing a cupola is not incongruous in concept according to *Guidelines* section 2.1.1, 2.1.4, 2.1.5, 2.5.1, 2.5.4; however, the use of synthetic materials **may be** incongruous according to *Guidelines* section 2.1.4, 2.1.5, 2.5.4; and the following suggested facts:

1* The Ordinance (04/02/1991) designating the Wake County Home a Raleigh Historic Landmark describes the elements of the property that are integral to its historical, architectural, archaeological significance as: "The exterior of the large, E-plan, brick, 1913-14 Classical Revival-style County Home, designed by architect Charles E. Hartge, including the building, landscaped front and side yards, and landscape features, including walks, lawns,

the semi-circular front drive, rear parking lot, and other appurtenant features, and trees and other mature plant materials within the approximately six acres.”

- 2* The Raleigh Historic Property Designation Application and Report mentions the cupola briefly, stating: “The central entrance pavilion roof is also topped by a large wood and sheetmetal square, louvered cupola with a hipped roof.”
- 3* The application proposes the removal of the existing cupola and replacement with a reproduced version using synthetic materials.
- 4* Due to the height of the cupola, 40 feet above the ground, and the lack of access to the roof, it is difficult to provide an accurate assessment of the cupola’s current condition.
- 5* Photographic evidence provided by the applicant shows evidence of peeling paint, wood rot, and joint separation. The photographs were taken prior to 2015, thus the current condition is unknown.
- 6* No information is provided to indicate that the cupola in its entirety is irreparable and that the individual components require replacement.
- 7* The application includes the following information and statements to support the assertion that repairing or replacing the cupola in-kind would be technically infeasible:
 - a. The “impossibility” of completing the routine maintenance that a painted wood cupola requires;
 - b. Constant full exposure to weather conditions; and
 - c. Short lifespan of modern wood products.
- 8* The Committee has previously approved the use of synthetic material as a replacement for wood on a historic building for the following features: column capitals and bases, window sills, and siding when located close to the ground. The approved features are typically in locations with frequent or constant exposure to weather and sun.
- 9* The application indicates that the cupola was most recently “renovated” in 2015. A description of the extent of work completed was not provided.
- 10* The application includes photographic evidence showing that the cupola has been altered over time and was changed to its current simplified design after the Landmark’s period of significance (1913-1914). The original cupola was destroyed by fire in 1943. When the roof and cupola were rebuilt, the design was changed substantially to its current appearance.

11* The application asserts that “The current Cupola is simplified and it doesn’t reflect the historical significance of the original style.”

B. Altering exterior stairs is not incongruous in concept according to *Guidelines* section 1.3.1, 1.3.3, 2.8.1, 2.8.5, 2.11.1, 2.11.2, 2.11.3; however, the removal of the cheek walls from the exterior stairs **may be** incongruous according to *Guidelines* section 2.8.1, 2.8.5, 2.8.8; and the following suggested facts:

- 1* The application includes the alteration of exterior stairs at the north and east entrances.
- 2* A minor work COA (COA-0133-2019) was approved for the alteration of the other exterior stairs on the property.
- 3* The two stairs included in this application were determined by staff to be a substantial change that would require review by the Committee due to the visibility of the stairs.
- 4* The proposed changes include the installation of new handrails and alterations to the steps to improve uniformity in size and dimension.
- 5* The alterations are proposed to bring the building into current code compliance and improve accessibility.
- 6* The alterations to the stairs also include the removal of the existing cheek walls. The necessity of the removal of the cheek walls is unclear, as the drawings appear to indicate that the width and handrail location will be remaining the same.
- 7* The historic nature of the exterior stairs is unknown. The photographs provided for the alterations of the cupola do not show either of the entries that are proposed to be altered. The evidence does show that the main entryway has brick cheek walls that appear to be similar to those present at the north and east entrances.

Staff suggests that the committee discuss the use of synthetic material to reconstruct the cupola and the removal of the cheek walls.

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 #: _____

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.

<p>Will you be applying for rehabilitation tax credits for this project? Yes <input type="radio"/> No <input checked="" type="radio"/></p> <p>Did you consult with staff prior to filing the application? Yes <input checked="" type="radio"/> No <input type="radio"/></p>	<p style="text-align: center;">Office Use Only</p> <p>Type of work: _____ _____</p>
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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>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>

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.

7AM VENTURES LLC - 3434 EDWARDS MILL RD STE 112-384, RALEIGH NC 27612-4275

WOODS, JOHN M - PO BOX 1929, DAVIDSON NC 28036-1929

KITTRELL, ROBERT L JR - 410 E WHITAKER MILL RD, RALEIGH NC 27608-2632

BLACKFORD, JERAMY BLACKFORD, APRIL - 408 E WHITAKER MILL RD, RALEIGH NC 27608-2632

GUASTINI, MICHAEL A BIRD, MARY ANNA - 406 E WHITAKER MILL RD, RALEIGH NC 27608-2632

MCBRIDE, TRACY ANN STORY, DYLAN FRANK - 404 E WHITAKER MILL RD, RALEIGH NC 27608-2632

STRONACH, SAMUEL - 402 E WHITAKER MILL RD, RALEIGH NC 27608-2632

CHARLTON, LUANN - 400 E WHITAKER MILL RD, RALEIGH NC 27608-2632

SASSER, CHRISTINE HEIRS - RENEE KING, 1312 ENCHANTED OAKS DR, RALEIGH NC 27606-9008

MORGAN, SHARON TRUSTEE VIRGINIA HENSLEY EDWARDS RVCBLE TRUST - 1909 MARIE HILL DR SW,
CONYERS GA 30094-5073

SUPREMA LLC - 585 SHELL PKWY APT 5213, REDWOOD CITY CA 94065-1729

ENGLISH, JEFFREY ENGLISH, LESLIE GREGORY - 320 HUDSON ST, RALEIGH NC 27608-1609

MASON, EDWARD A MASON, ALLISON - 2009 NOBLE RD, RALEIGH NC 27608-1841

THORNTON, EDESEL R TRUSTEE - 2013 NOBLE RD, RALEIGH NC 27608-1841

MUNDT, KARL MUNDT, JENNIFER 2017 NOBLE RD RALEIGH NC 27608-1841

WAGNER, TERESA B JONES WAGNER, STEVEN E 2021 NOBLE RD, RALEIGH NC 27608-1841

WAKE COUNTY - WAKE COUNTY ATTORNEY'S OFFICE, PO BOX 550 RALEIGH NC 27602-
0550

MERRIMAN, MATTHEW MERRIMAN, JULIE - 2000 WIGGS ST, RALEIGH NC 27608-1846

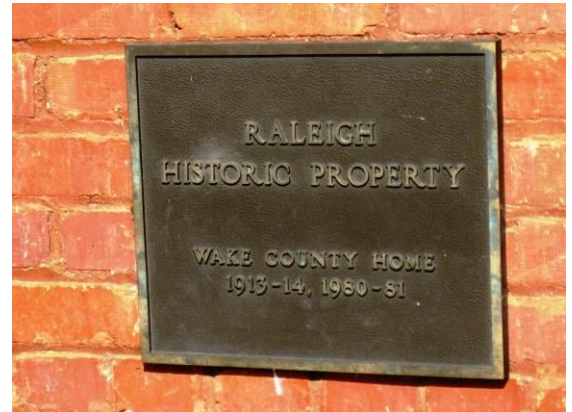
WHITAKER GLEN PROPERTIES INC - 1626 JEURGENS CT NORCROSS GA 30093-2219

MAYVIEW HEALTHCARE PROPERTIES INC, ATTN: PROPERTY MANAGEMENT - 1626
JEURGENS CT, NORCROSS GA 30093-2219

November 13, 2019

To
Raleigh Historic Development Commission
Major Work Application

Raleigh Historic Property:
Community Services Center
401 E. Whitaker Mill Rd., Raleigh NC



Please find enclosed the 'major work' application for

- 1. Cupola Renovation - remove and reconstruct cupola using synthetic materials.**
- 2. Alter exterior stairs on east and north façades.**

1. Cupola Renovation - remove and reconstruct cupola using synthetic materials

Our intention is to renovate existing Cupola and substitute the existing wood components with maintenance-free, modern synthetic materials (cement board, smooth fiber). The exterior appearance of the cupola will remain unchanged, the slate roof will be protected, and the historic character of the building will remain intact.

- Section 2.5.4 of RHDC Guidelines states: *"2.5.4: If replacement of a partially deteriorated historic roof feature is necessary, replace only the deteriorated portion in kind to match the original feature in design, dimension, detail, color, and material. Consider compatible substitute materials only if using the original material is not technically feasible."*

We believe that re-constructing the Cupola with wood components to match the original design would be a technical infeasible solution because of the maintenance work that should occur on regular basis but it's almost impossible to achieve. The Cupola is fully exposed to the weather conditions, being located on the highest ridge of the roof, approx. 40 feet above the ground. There is no roof access hatch or ladder for accessing the Cupola exterior. A wood re-construction would mean a rapid deterioration (several years) and require the Owner to go again through the same renovation process soon.

- According to Raleigh Historic Property report published in 1991, the bldg. was built in 1913/14 and belongs to the Classical Revival style. However, the Cupola and Portico seem to be significantly altered at one point in time and the current style doesn't reflect the original design.

Based on the evidence we found in NC State Archives, a major fire destroyed most of the roof in 1943, including the Cupola and Portico (please see attached photos). The renovation that followed, changed substantially the design and eliminated the Classical Revival style features like the double louver, the curved hip roof, the balustrade and the dormer with exit access on top of Portico, as shown in the attached photos. The current Cupola is simplified and it doesn't reflect the historical significance of the original style.

2. Alter exterior stairs on east and north façades

Our intention is to renovate existing exterior stairs for safety reasons and to bring them into compliance with the current Bldg. Codes as follows:

- Make them compliant with current ADA requirements as specified in 'Accessible and Usable Buildings and Facilities ICC A117.1-2009' and '2018 North Carolina State Building Code'.
 - Provide minimum 12" top handrail extension (fig. 505.10.2 Accessible and Usable Buildings and Facilities ICC A117.1-2009)

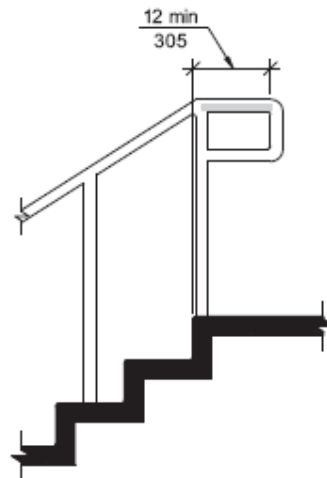


FIG. 505.10.2
TOP HANDRAIL EXTENSIONS AT STAIRS

- Provide bottom handrail extension equal to one tread depth (fig. 505.10.3 Accessible and Usable Buildings and Facilities ICC A117.1-2009)

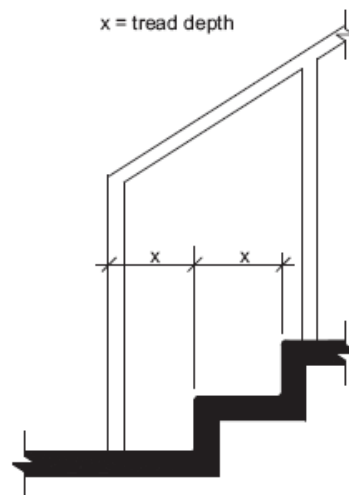


FIG. 505.10.3
BOTTOM HANDRAIL EXTENSIONS AT STAIRS

- Restore exterior stairs where concrete treads and risers are not uniform in size and shape (1011.5.4 2018 North Carolina State Building Code).

Thank you,
Sebastian Duca AIA
Davis Kane Architects, P.A.
sduca@daviskane.com

Cupola

Bldg front elevation
(E Whitaker Mill Rd)



Cupola

Bldg front elevation



Cupola

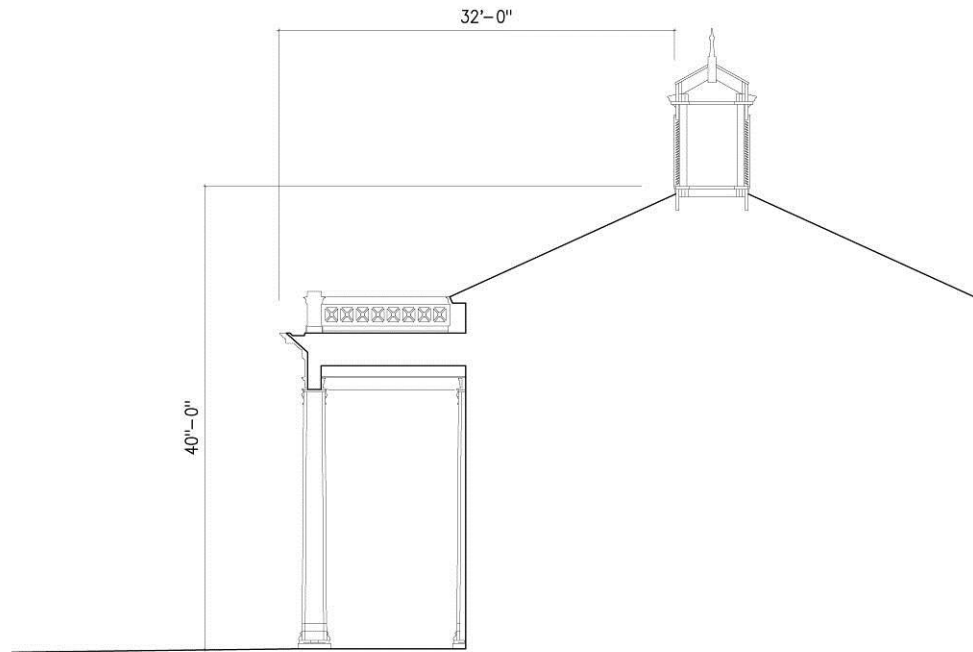


Cupola

**Please notice,
there is no roof
access or
ladder to
access the
cupola.**



Bldg section



Cupola

prior 2015
renovation



Cupola

prior 2015
renovation



Cupola

prior 2015
renovation



Cupola

prior 2015
renovation



Photos from State
Archives of North
Carolina, 1943
fire

**Please notice,
the original
Cupola design
(double louver
feature) and
the exit access
on the portico
that currently
don't exist
anymore.**



Photos from State
Archives of North
Carolina, 1943
fire



Photos from State
Archives of North
Carolina, 1943
fire



1915 Postcard,
original design

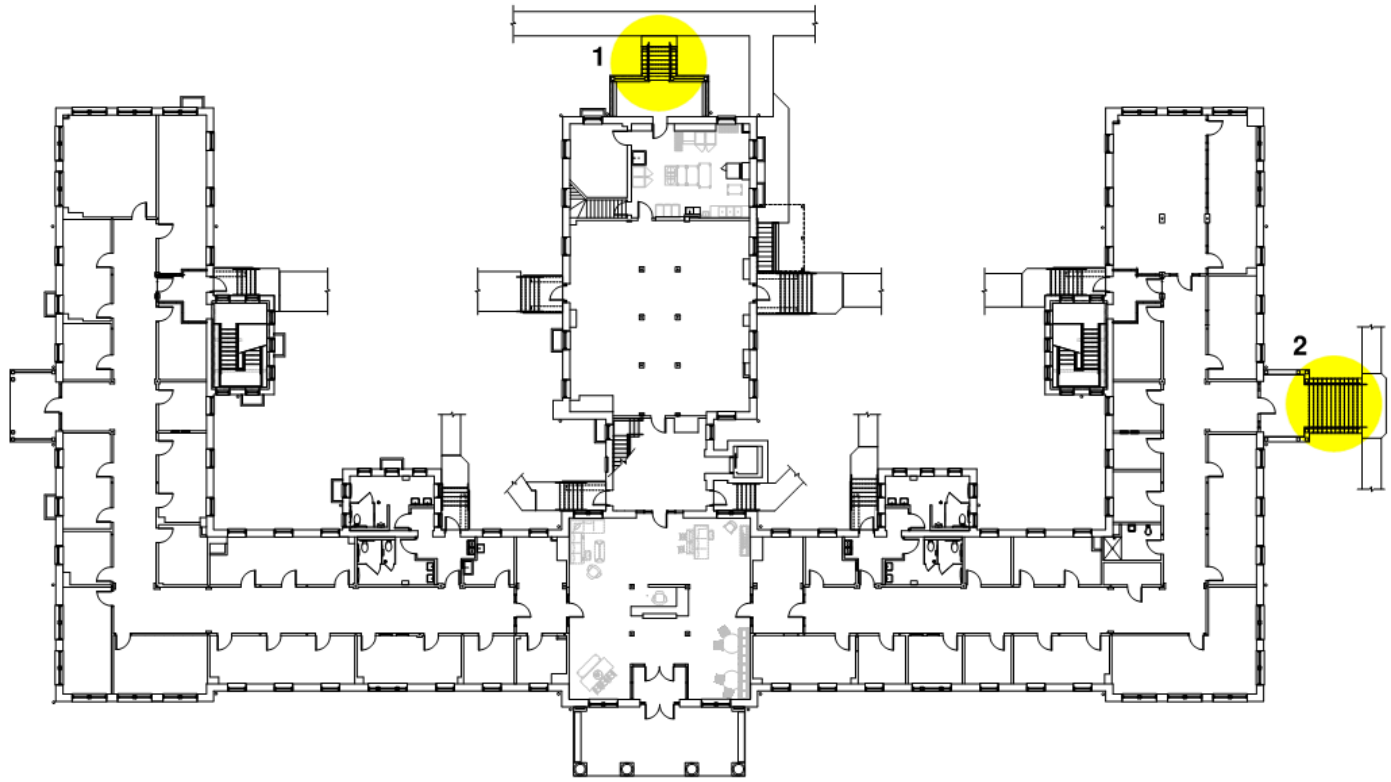


Cupola and
Portico

1913/14 original
design



Exterior stairs



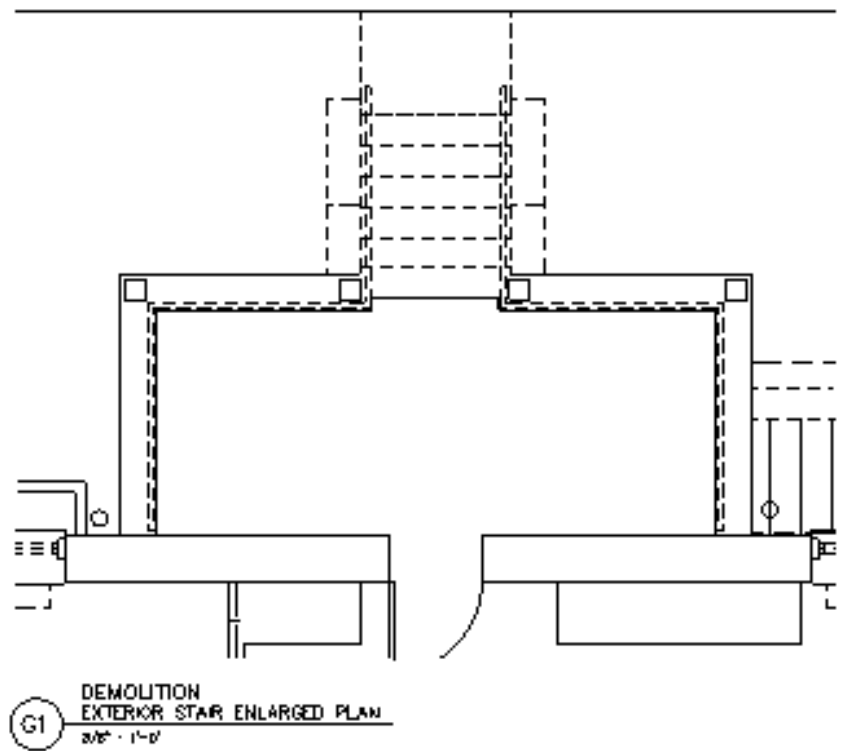
Exterior stair 1

Existing
conditions



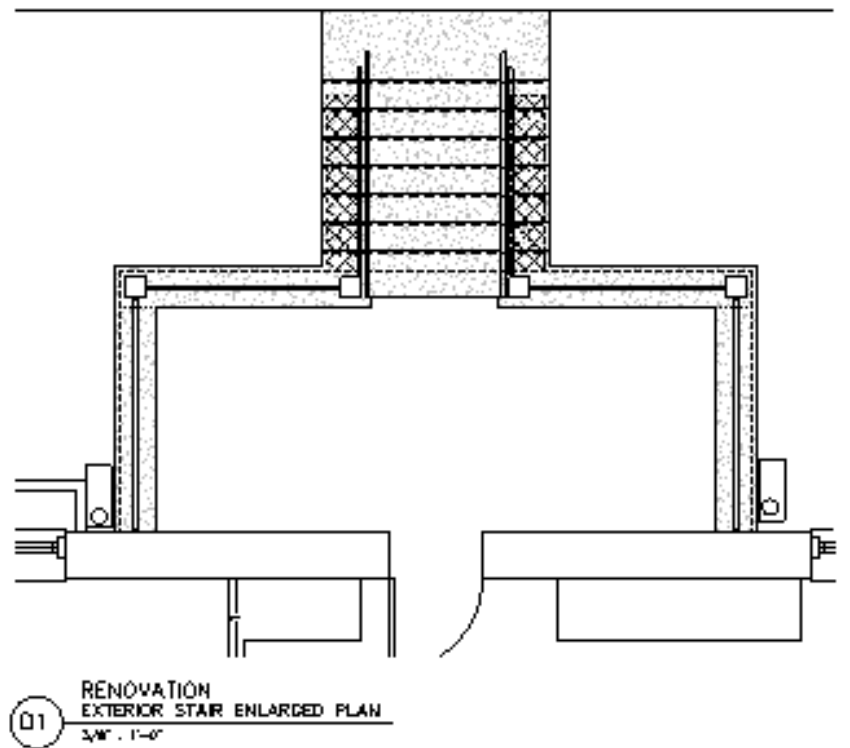
Exterior stair 1

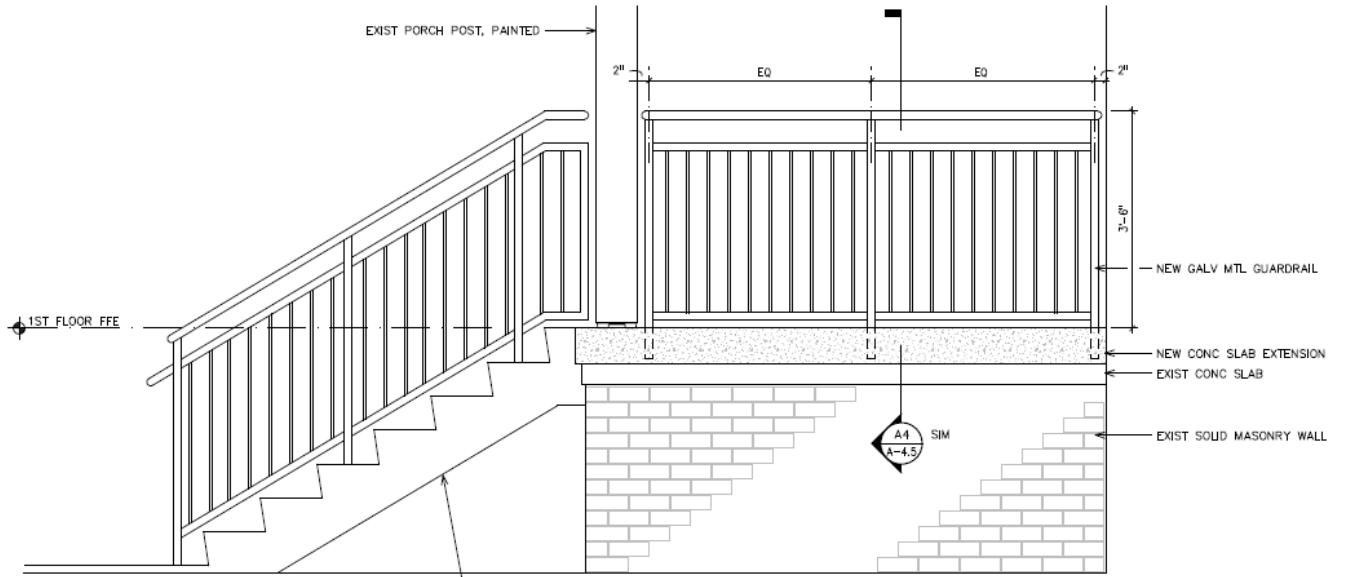
Existing plan



Exterior stair 1

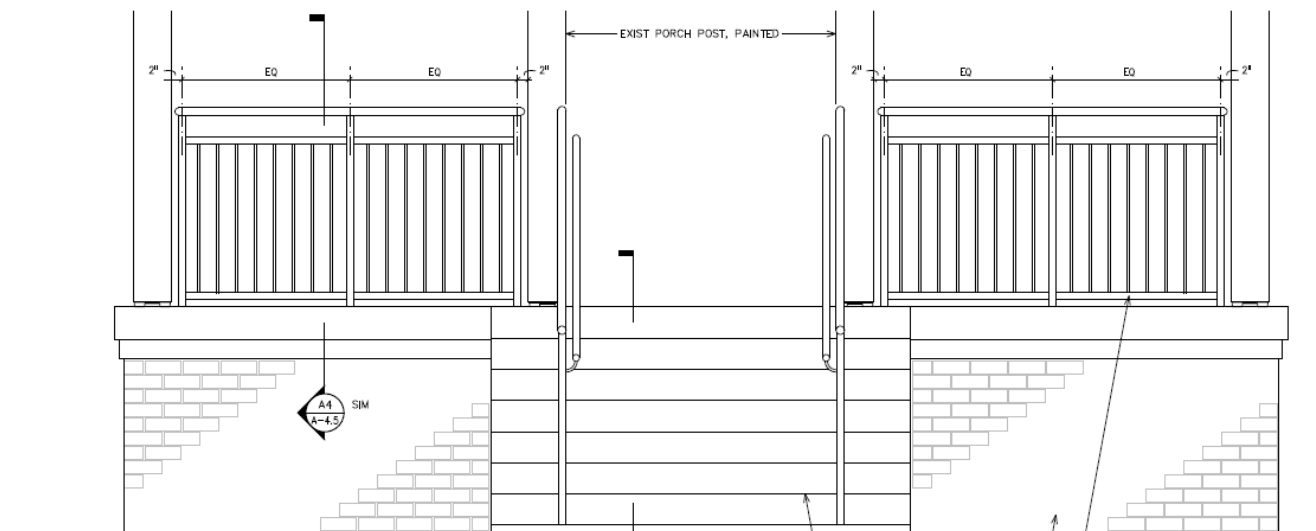
Proposed plan





H1 NEW EXTERIOR STAIR ELEVATION
3/4" = 1'-0"

NEW CONC STAIR AND GALV MTL GUARDRAIL/HANDRAIL BEYOND



H5 NEW EXTERIOR STAIR ELEVATION
3/4" = 1'-0"

NEW CONC STAIR AND GALV MTL GUARDRAIL/HANDRAIL MASONRY WALL BEYOND
NEW CONC SLAB EXTENSION AND GALV MTL GUARDRAIL BEYOND

Exterior stair 1

Proposed elevations

- New uniform treads and risers
- New handrails and guardrails

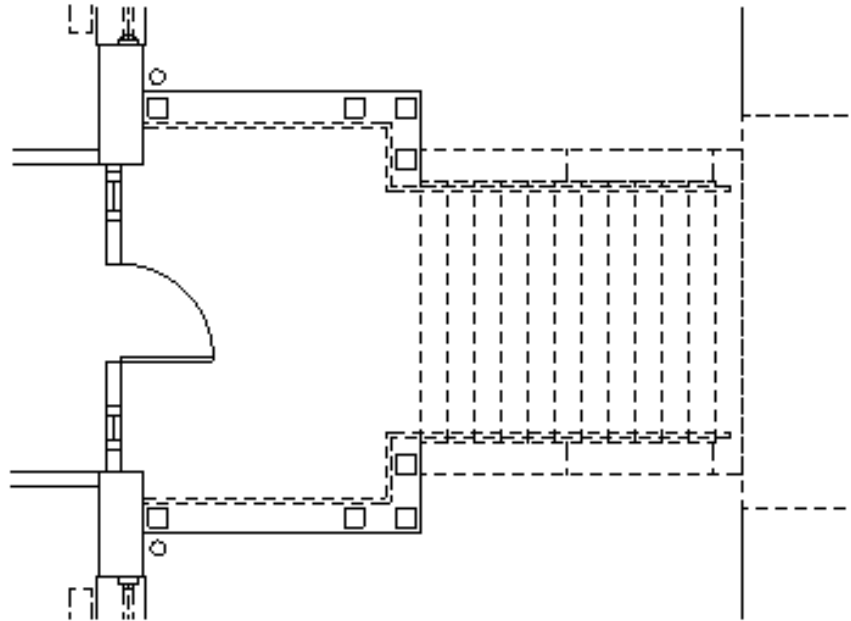
Exterior stair 2

Existing conditions



Exterior stair 2

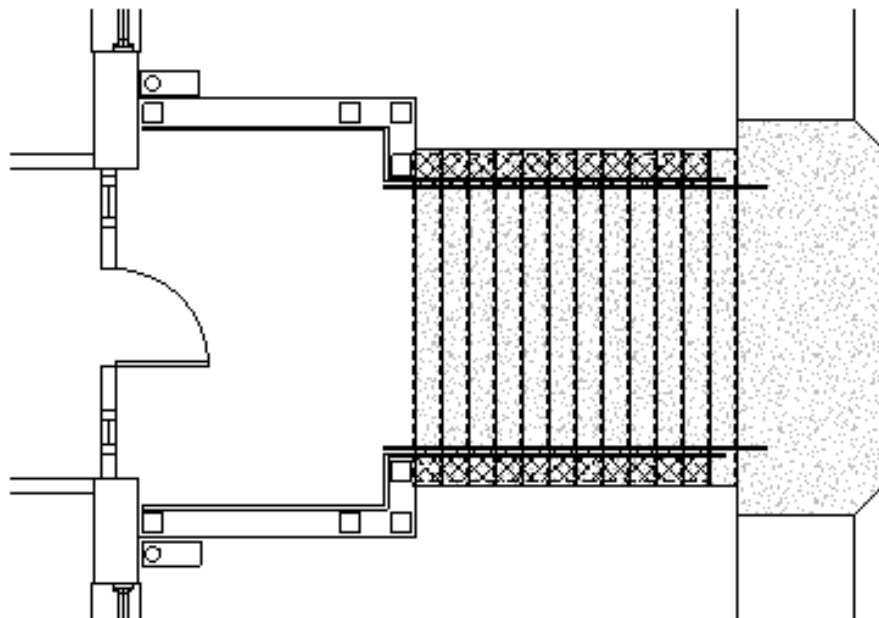
Existing plan



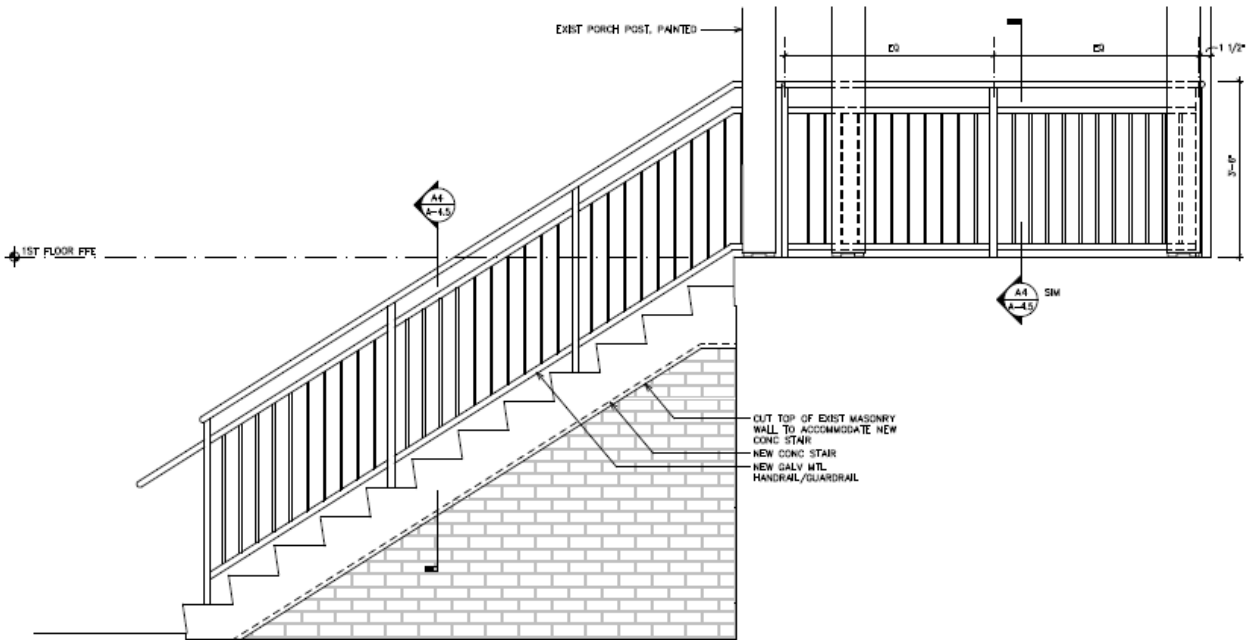
G4 DEMOLITION
EXTERIOR STAIR ENLARGED PLAN
3/8" = 1'-0"

Exterior stair 2

Proposed plan



D4 RENOVATION
EXTERIOR STAIR ENLARGED PLAN
3/8" = 1'-0"

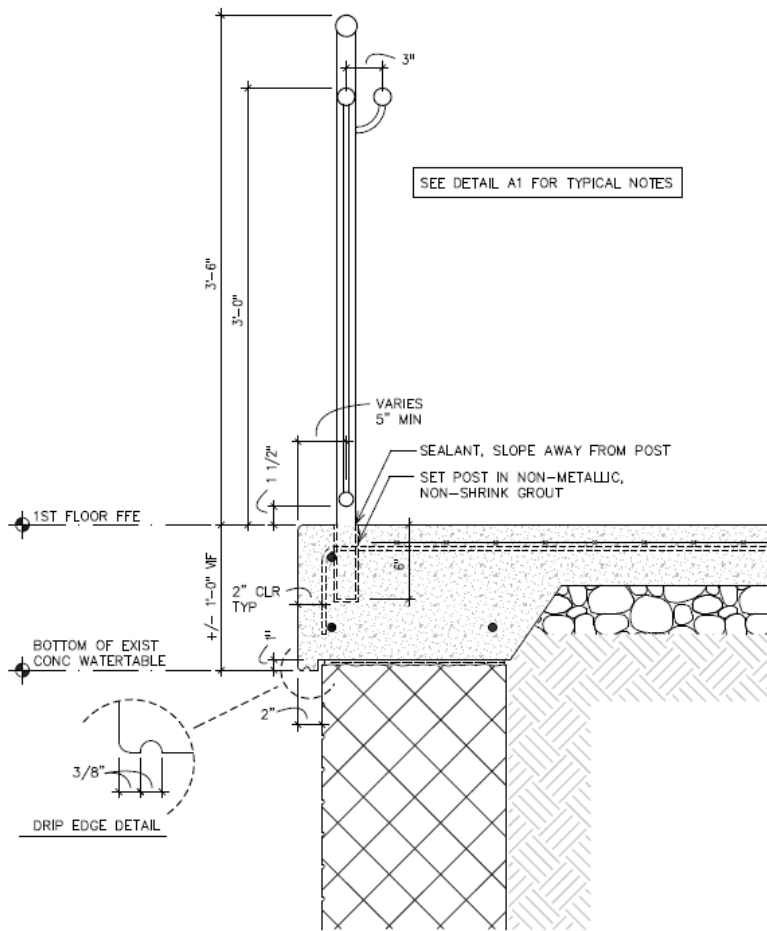


D5 NEW EXTERIOR STAIR ELEVATION
3/4" = 1'-0"

Exterior stair 2

Proposed elevation

- New uniform treads and risers
- New handrails and guardrails



A4 TYP GUARDRAIL, SIDE MOUNTED DETAIL
1 1/2" = 1'-0"

Exterior stair 1 and 2

Proposed section