

City of Raleigh



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COA-0143-2019

1024 W SOUTH ST

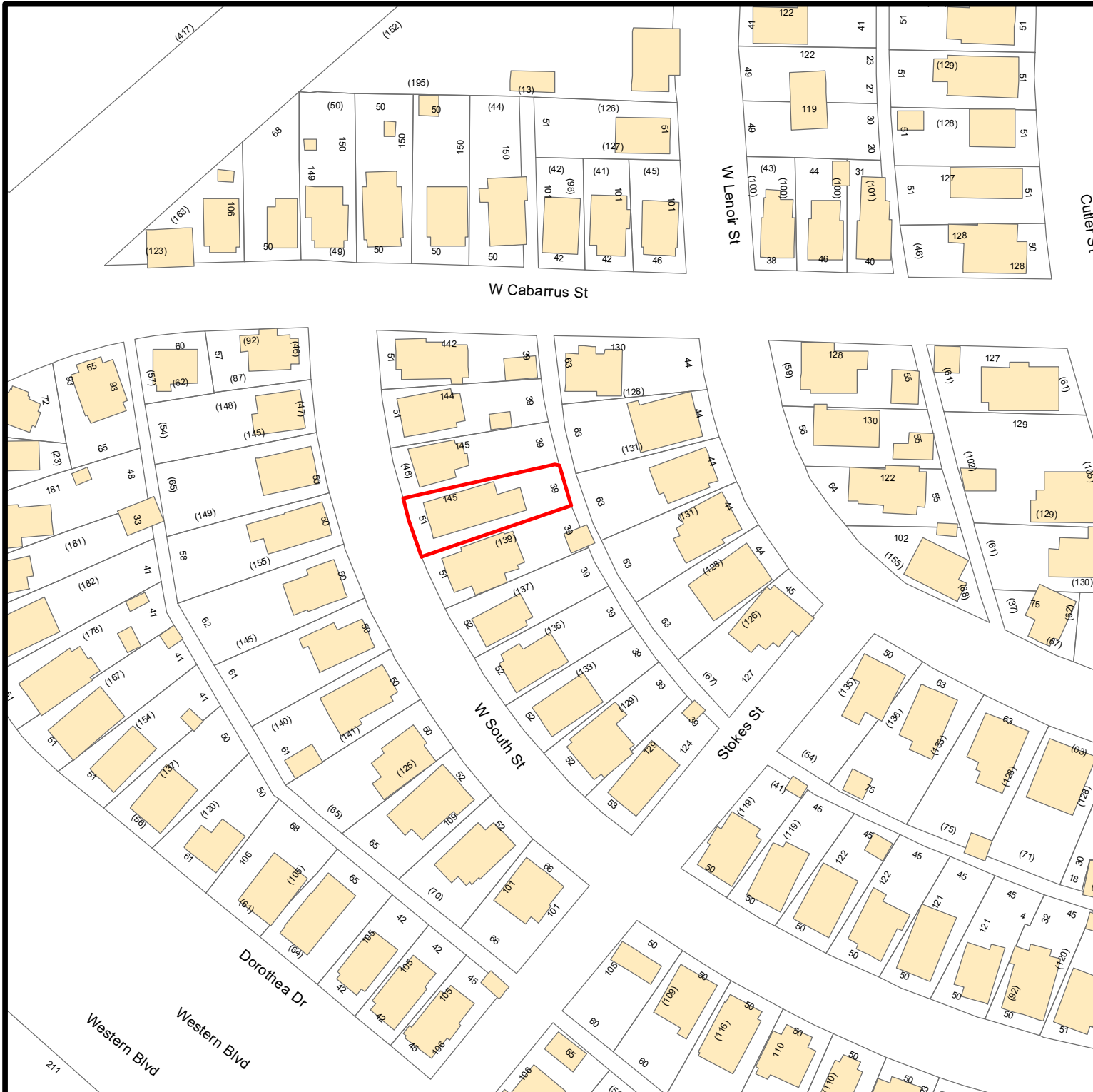
BOYLAN HEIGHTS (R-10)

0 35 70 140
Feet



Nature of Project:
Construct rear garage addition;
install driveway;
remove and replace tree

APPLICANT:
EMILY ROTHROCK, PLA
821 WAKE FOREST RD



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0143-2019 1024 W SOUTH STREET

Applicant: EMILY ROTHROCK FOR SITE COLLABORATIVE

Received: 10/28/2019

Meeting Date(s):

Submission date + 90 days: 01/26/2020

1) 12/12/2019 2) **1/23/2020** 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Construct garage; **construct covered walkway**; install driveway; remove and replace tree; relocate fence and retaining wall; relocate walkway; **alter patio**

Staff Notes:

- COAs mentioned are available for review.
- Changes made to the initial staff report appear in **bolded** text.
- **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.”**

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 garage; construct covered walkway , install driveway; remove and replace tree; relocate fence and retaining wall; relocate walkway; alter patio
1.4	Fences and Walls	Relocate fence and retaining wall
1.5	Walkways, Driveways, and Off-Street Parking	Install driveway; remove and replace tree; relocate walkway
1.6	Garages and Accessory Structures	Construct garage; construct covered walkway , install driveway; remove and replace tree
3.2	Additions	Construct garage, construct covered walkway

STAFF REPORT

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

- A. Constructing a garage; **constructing a covered walkway**, removing and replacing a tree; and installing a driveway are not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.9, 1.5.5, 1.5.6, 1.5.9, 1.6.6, 1.6.7, 1.6.8, 1.6.11, 3.2.1, 3.2.2, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.12; however, the proposed built area and mass **may be** incongruous according to *Guidelines* sections 1.3.8, 3.2.11; and the following suggested facts:
- 1* According to the “National Register of Historic Places Inventory-Nomination Form” for the Boylan Heights National Register Historic District, the house was constructed in 1921 and is a Craftsman bungalow.
 - 2* The garage is proposed **in the rear yard** with the garage doors addressing the alley and at the end of a proposed concrete driveway.
 - 3* Garages in Boylan Heights are typically located at the rear of the lot adjacent to the alley and not attached to historic houses.
 - 4* The proposed garage is a gable-roofed 1-car garage that is significantly lower in height than the main house. The footprint is approximately 16’x24’.
 - 5* The garage is proposed to connect to the historic house through a **covered walkway**.
 - 6* **The covered walkway is 5’ wide and approximately 113’ long. Materials were specified: composite decking, standing seam metal roof, and wooden structure. A section drawing was provided. Manufacturer’s specifications for the metal roof were not provided.**
 - 7* **An existing window on the south elevation is proposed to be converted to a door to allow access through the covered walkway.**
 - 8* **The walkway is designed to be temporary and will be constructed in such a way that it could be removed at a later date.**
 - 9* The size and scale of the garage is not atypical of newly constructed garages in the district. The design features are similar to that of the main house which is often seen in historic accessory buildings.
 - 10* The proposed garage door is 10’, a **typical width** for a 1-car garage.
 - 11* **The materials of the garage are proposed to match the house; however, the gable ends are proposed to be filled with fiber cement shakes. Fiber cement shakes have previously only been approved for use on new construction of primary structures.**

- 12* The garage doors are proposed to be solid-wood with glass panels in the top portion. Specifications were provided; however, the hardware has not yet been selected.
- 13* **Two 6-over-1 windows are proposed on the east façade of the garage. These windows are simpler than the 8-over-1 windows on the historic house. Specifications were provided.**
- 14* **The windows are shown with a picture frame trim rather than the traditional casing and sill as has found to be congruous.**
- 15* The application states that the proposed addition “works with existing grade and alley.” Topography is included on both the existing conditions and the proposed improvements plot plans.
- 16* The built area of the **existing** conditions is approximately **2,850** square feet; the lot is **6,498** square feet; the lot coverage is approximately **43.9%**. The proposed built area is **3,796 SF**, the new lot coverage would be **58.4%**. The increase in built area is **946 SF** or **14.5%**.
- 17* The Design Guidelines refer to not substantially increasing the **original** built area to open space. Calculations were not provided for the property’s original built area. A screened porch addition was approved in 2000 (094-00-CA).
- 18* The application includes **existing** built area percentages for neighboring properties. The percentages range from 30.5% to 56.8%.
- 19* The built mass of the **existing** conditions is approximately **2,129** square feet; the lot is 6,100 square feet; the lot coverage is approximately **32.8%**. The proposed built area is **2,853 SF**, the new lot coverage would be **43.9%**. The increase in built mass is **724 SF** or **11.1%**.
- 20* The application includes **existing** built mass percentages for neighboring properties. The percentages range from 24.7% to 51.1%.
- 21* The Design Guidelines refer to not substantially increasing the **original** built mass to open space. **The property’s original built mass was 1,620 SF or 24.9%.** A screened porch addition was approved in 2000 (094-00-CA).
- 22* Two photographs of alley-facing garages in Boylan Heights were included in the application. Addresses were not provided. Staff identified the top photographs as 503 Cutler Street. The attached garage was approved along with construction of a new house through 121-15-CA. The location of the garage was approved in part, due the existence of a historic retaining wall immediately adjacent to the alley.

23* A concrete driveway is proposed to provide access to the garage from the alley. The concrete is proposed to match the appearance of the existing concrete sidewalk and curb cuts along West South Street. The alley is gravel.

24* One 16" DBH Pecan tree located on the rear property line is proposed for removal. A 2" River Birch is proposed as a replacement.

25* A plan locating trees greater than 8" DBH and a tree protection plan **were** provided.

B. Relocating a fence, retaining wall, and walkway are not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.7, 1.3.8, 1.3.9, 1.4.1, 1.4.2, 1.5.1, 1.5.5, 1.5.9; and the following suggested facts:

1* The application proposes the relocation of the existing fence and gate to allow for the proposed driveway. The relocated fence runs along the northwest line of the driveway to the stone walkway.

2* A serpentine stone retaining wall creates the patio area and landscaped beds in the rear yard. The landscaping was approved through COA 094-00-CA.

3* The application proposes the relocation of the stone retaining wall. The proposed configuration is angular and creates a rectangular patio/lawn space. It appears that some **grading infill** will be required to relocate the wall **closer to the house**.

4* The existing patio is proposed to be removed and relocated closer to the rear of the historic house. This is a typical location for a patio. The stones from the existing patio are proposed to be reused to form the new patio **and walkway**.

Staff suggests that the Committee discuss the increase in built area/mass and the proposed use of fiber cement shakes. Pending the results of that discussion, approve the application as amended with the following conditions:

- 1. That the tree protection plan be implemented and remain in place for the duration of construction.**
- 2. That there be no demolition delay for removal of the tree.**
- 3. That the windows have a sill.**

4. That the following details and specifications be provided to and approved by staff prior to installation or construction:
- a. Manufacturer's specification for the metal roof
 - b. Final fence and gate elevation and section drawings, if any design changes are made;
 - c. Garage door hardware

Staff Contact: Collette Kinane, collette.kinane@raleighnc.gov

*Application for Certificate of Appropriateness
Barry Residence – 1024 W South St, Raleigh, NC 27603
Historic Boylan Heights*

Written Description

This application at 1024 W South St in Historic Boylan Heights is for the construction of a single-story garage and covered ramp structure on the rear of the property with connection to the existing alley and existing home. The proposed garage and ramp are requested to accommodate new needs to the homeowner to allow for wheelchair van access and wheelchair access to his home. The proposed garage addition will be detached from the home and connect to a side entrance of the home by access of a covered walkway/ramp. Existing retaining walls and fences will be relocated as shown on the site plan. Maurer Architecture has provided the proposed design to work with the character and historic nature of the existing site, surrounding neighborhood context and to address the previous comments from the Historic Board Review in December 2019.

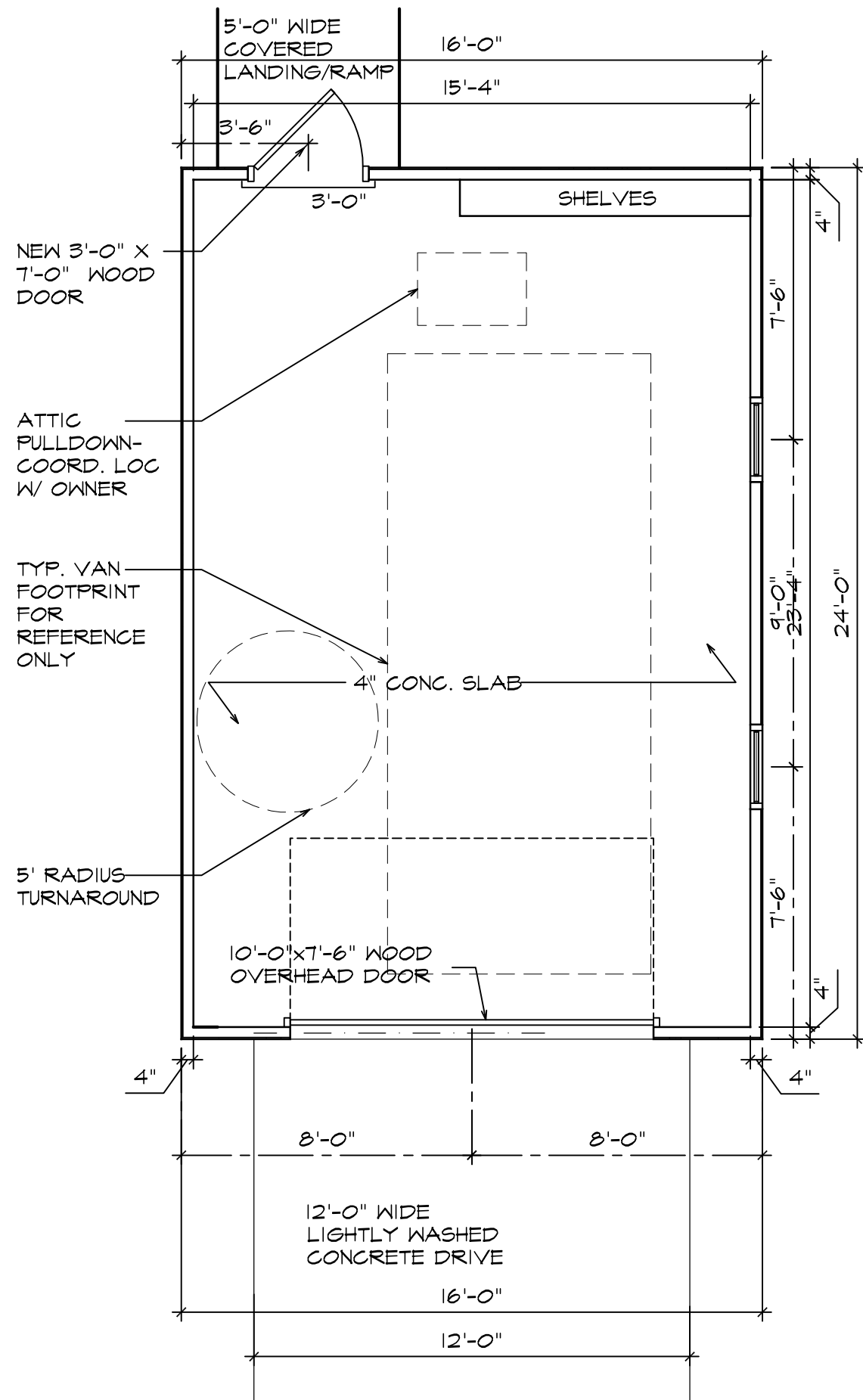


*Application for Certificate of Appropriateness
Barry Residence – 1024 W South St, Raleigh, NC 27603
Historic Boylan Heights*

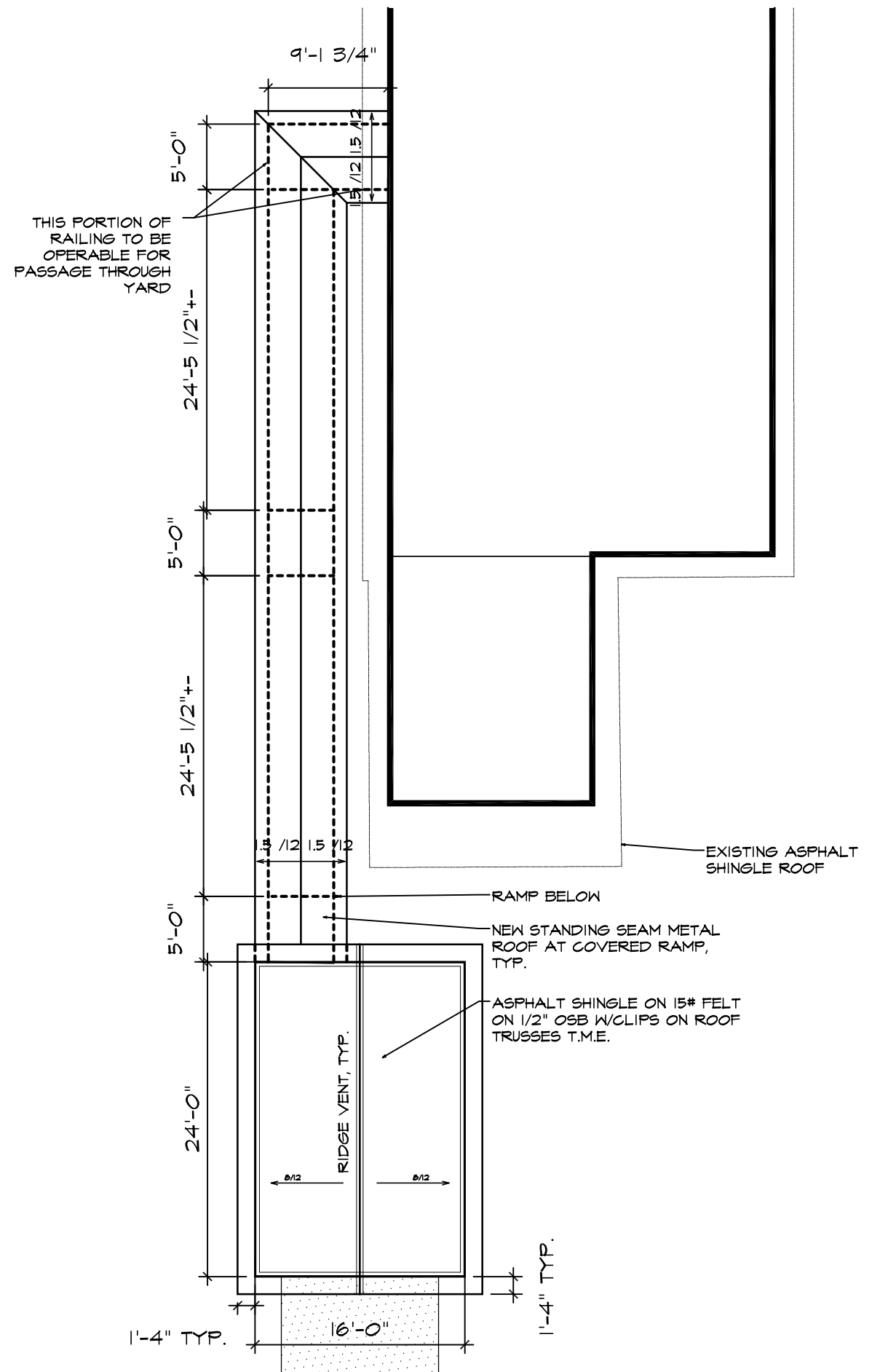
ATTACHMENT A - Design Guidelines Breakdown

SECTION/PAGE	TOPIC	BRIEF DESCRIPTION OF WORK
1.3.7 /23	<i>Site Features and Plantings</i>	- Provide tree protection fence and removal of dead/diseased/or dying limbs on trees to remain within work area boundaries
1.4.8/25	<i>Fences and Walls</i>	- Relocate existing fence and provide new fence/gate as required to match existing - Relocate existing retaining wall as required and match materials where necessary
1.5.1/27	<i>Walkways, Driveways, and Off-street parking</i>	- Relocate existing stone walkway and match existing stone as necessary - Proposed exposed aggregate concrete driveway off alley
1.5.9/27	<i>Walkways, Driveways, and Off-street parking</i>	- Protect critical root zones of existing trees to the greatest extent practical - Provide root pruning & fertilization to trees adjacent to areas of cut for proposed improvements as necessary
1.6.6/29	<i>Garages and Accessory Structures</i>	- Proposed detached garage and covered ramp is located on rear of property and with connection to existing alley
1.6.7/29	<i>Garages and Accessory Structures</i>	- Proposed materials are to match existing

1.6.8/29	<i>Garages and Accessory Structures</i>	- Proposed windows and doors are compatible with historic nature
2.4/45	<i>Paint</i>	- Match existing
2.5/47	<i>Roofs</i>	- Match existing
2.7/51	<i>Windows and Doors</i>	- Windows and Doors will match in style and design
2.11/60	<i>Accessibility, Health, and Safety Considerations</i>	- Accessible ramps and requirements have been located as required to connect to existing home and accommodate grade/elevation changes
3.2/67	<i>Additions</i>	<ul style="list-style-type: none"> - Proposed addition works with existing grade and alley - Detailed survey was obtained - Tree protection measures listed above will be in place before start of construction - single story addition to match existing materials and style/design - Placement on site works with grading and accessibility constraints for wheelchair and wheelchair van access



2 FLOOR PLAN
1/4" = 1'-0"



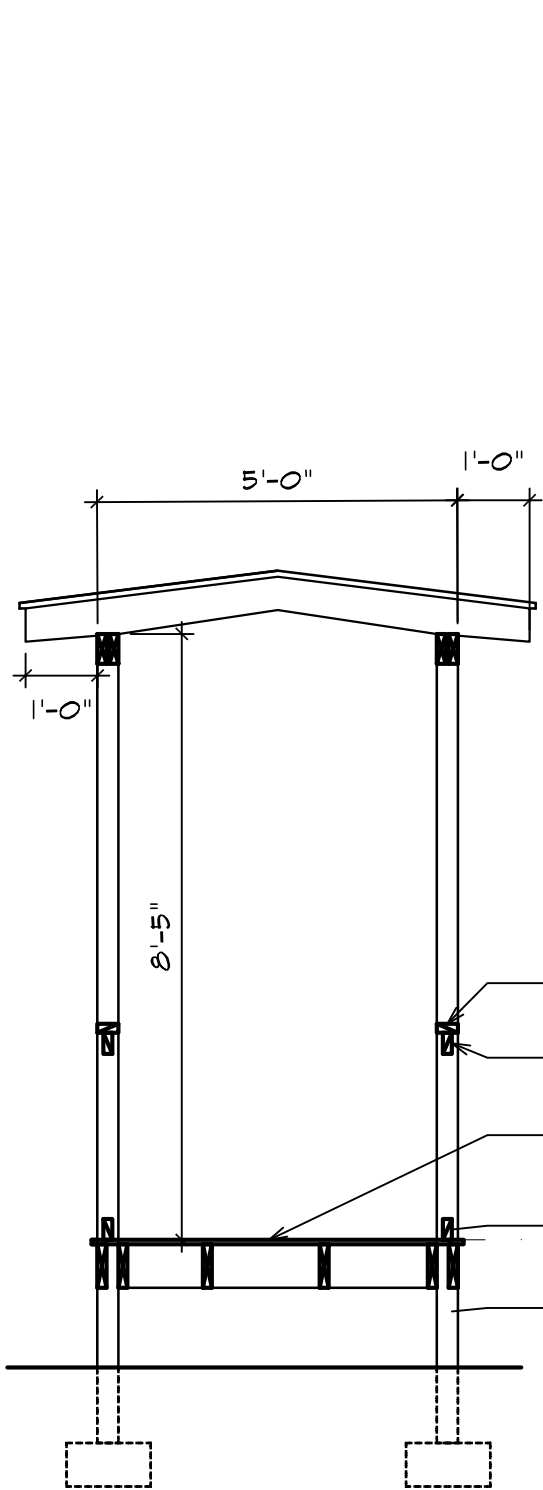
1 PARTIAL SITE PLAN/ROOF PLAN
3/32" = 1'-0"

1-2-20

1024 W. SOUTH ST.
RALEIGH, NC

BARRY RESIDENCE
PROJECT # 19107

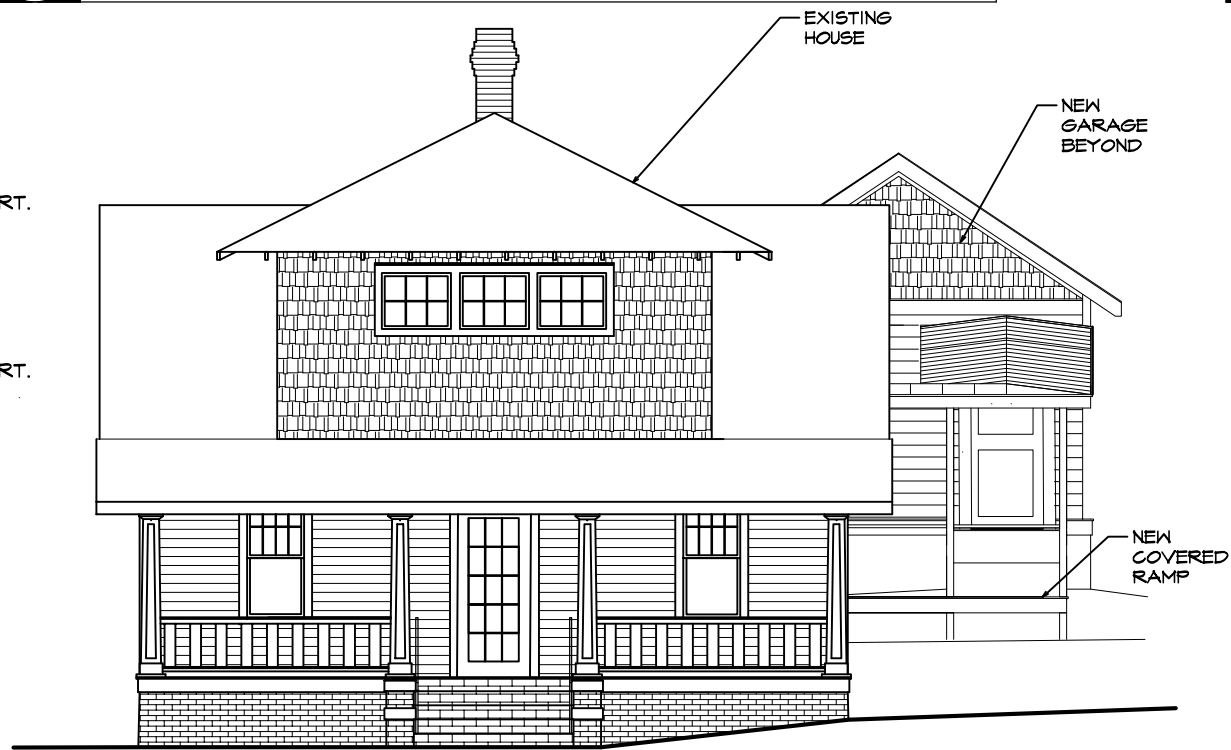




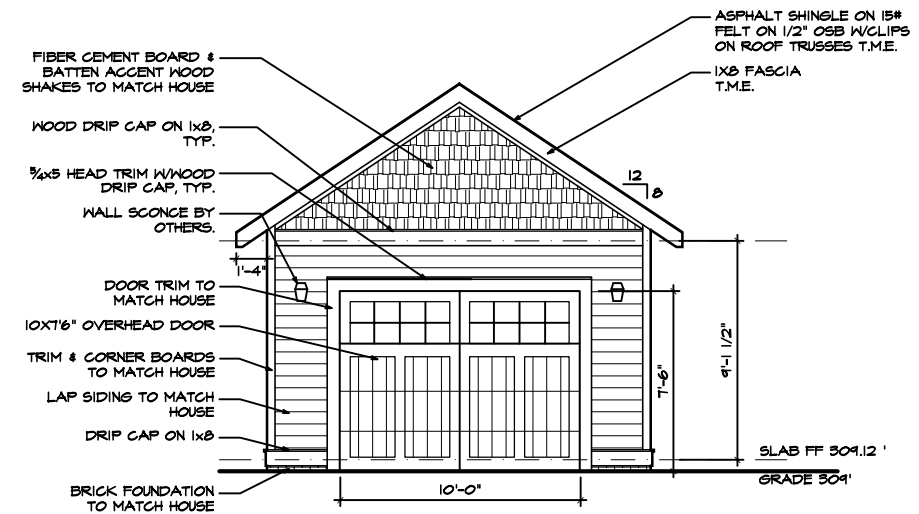
9 COLUMN/RAIL DETAIL
A2 1/8" = 1'-0"



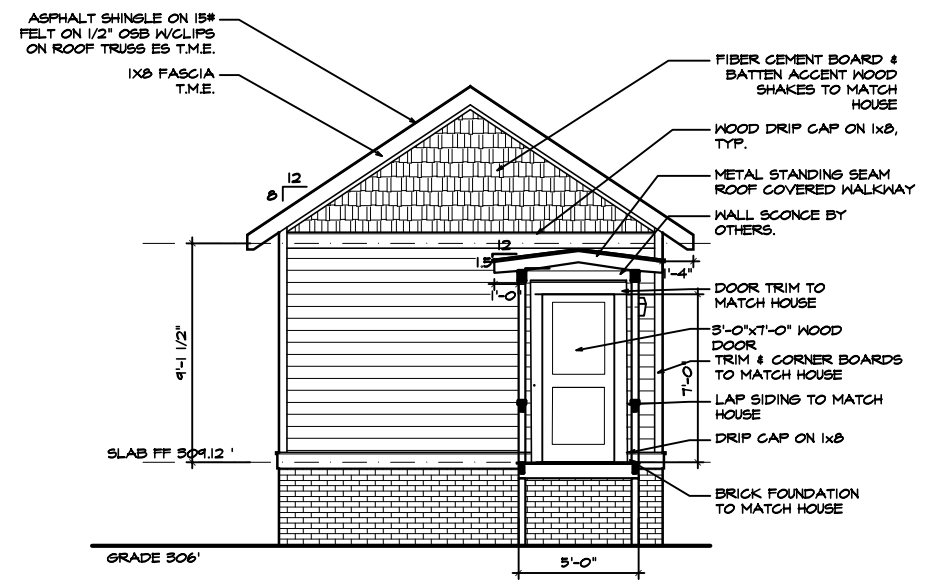
8 PROPOSED EAST ELEVATION-
A2 1/16" = 1'-0"



6 PROPOSED WEST ELEVATION-
A2 1/8" = 1'-0"

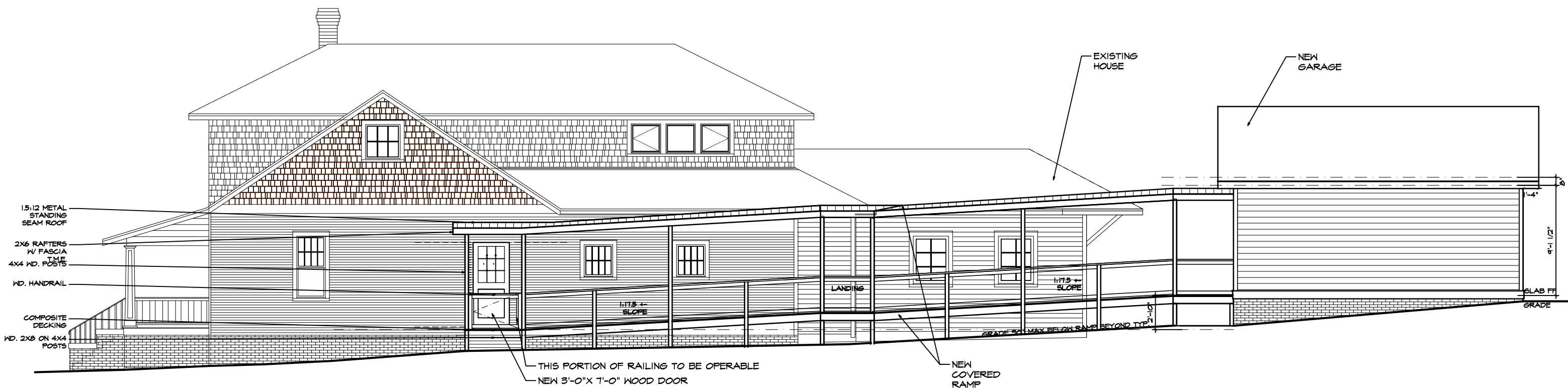


7 PROPOSED EAST ELE.VATION- PARTIAL
A2 1/8" = 1'-0"

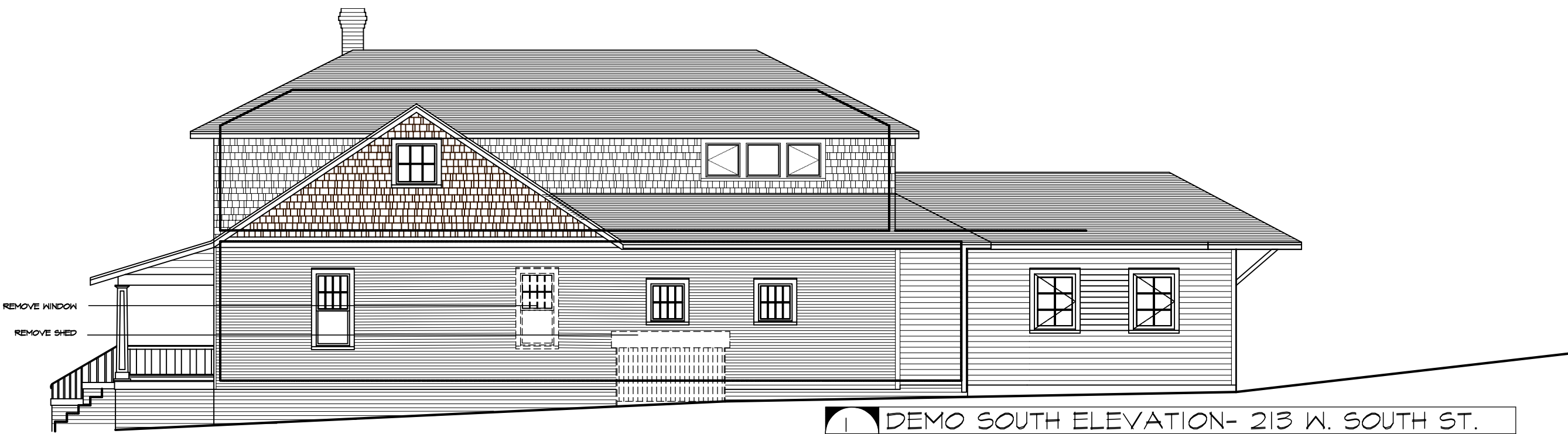


5 PROPOSED WEST ELEV/ SECTION -
A2 1/8" = 1'-0"





2 PROPOSED SOUTH ELEVATION- 213 W. SOUTH ST.
A2 1/16" = 1'-0"



1 DEMO SOUTH ELEVATION- 213 W. SOUTH ST.
A2 1/8" = 1'-0"



BARRY RESIDENCE
PROJECT # 19107

1024 W. SOUTH ST.
RALEIGH, NC

1-2-20

SITE DATA SUMMARY

PROJECT NAME	BARRY RESIDENCE
EXISTING STREET ADDRESS	1024 W SOUTH ST, RALEIGH, NC
LOT AREA	.15 ACRES / 6,498 SF
CURRENT ZONING	R-10
OVERLAY DISTRICT(S)	HOD-G (GENERAL HISTORIC OVERLAY DISTRICT:BOYLAN HEIGHTS)
PARCEL NUMBER	1703266854
REAL ID NUMBER	0048663
DEED BOOK / DEED PAGE	BM 7561 / PG 196
HISTORIC BUILDING FOOTPRINT / BUILT MASS	1,620 SF
EXISTING BUILDING FOOTPRINT / BUILT MASS	2,129 SF / 32.8% OF SITE AREA
EXISTING HEATED BUILDING AREA	2,734 SF
EXISTING BUILDING USE	SINGLE FAMILY
PROPOSED GARAGE ADDITION AREA	384 SF / 23.7% HISTORIC BUILDING FOOTPRINT AREA
PROPOSED COVERED RAMP (TEMPORARY) ADDITION AREA	340 SF / 21.0% HISTORIC BUILDING FOOTPRINT AREA
PROPOSED TOTAL BUILDING FOOTPRINT / BUILT MASS	2,853 SF / 43.9% OF SITE AREA
PROPOSED TOTAL BUILDING FOOTPRINT WITHOUT TEMPORARY RAMP / BUILT MASS	2,513 SF / 38.7% OF SITE AREA
EXISTING BUILT AREA	2,850 SF / 43.9% OF SITE AREA
PROPOSED BUILT AREA	3,796 SF / 58.4% OF SITE AREA

SITE INFORMATION

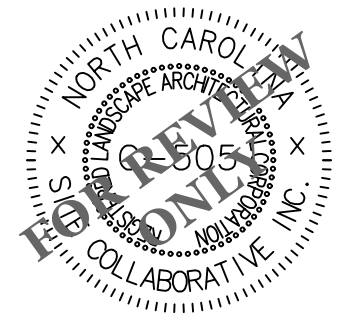


BARRY RESIDENCE COA

Neil & Tammy Barry
1024 W South St, Raleigh, NC 27603

REUSE OF DOCUMENT

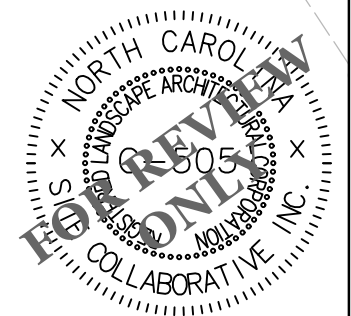
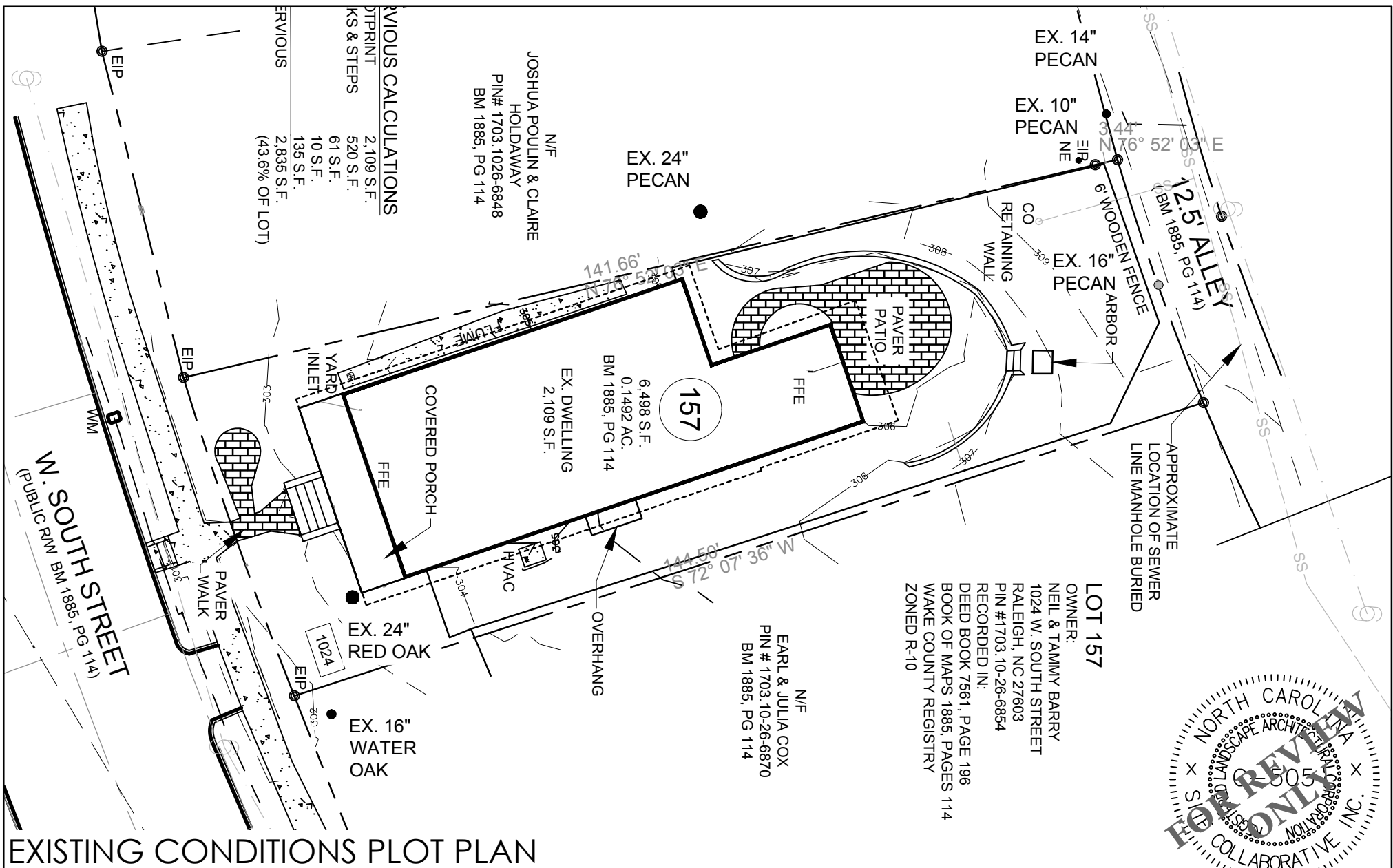
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Date: 01.03.2020

Project #: 19075

Sheet L100



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SCALE: 1"=20'

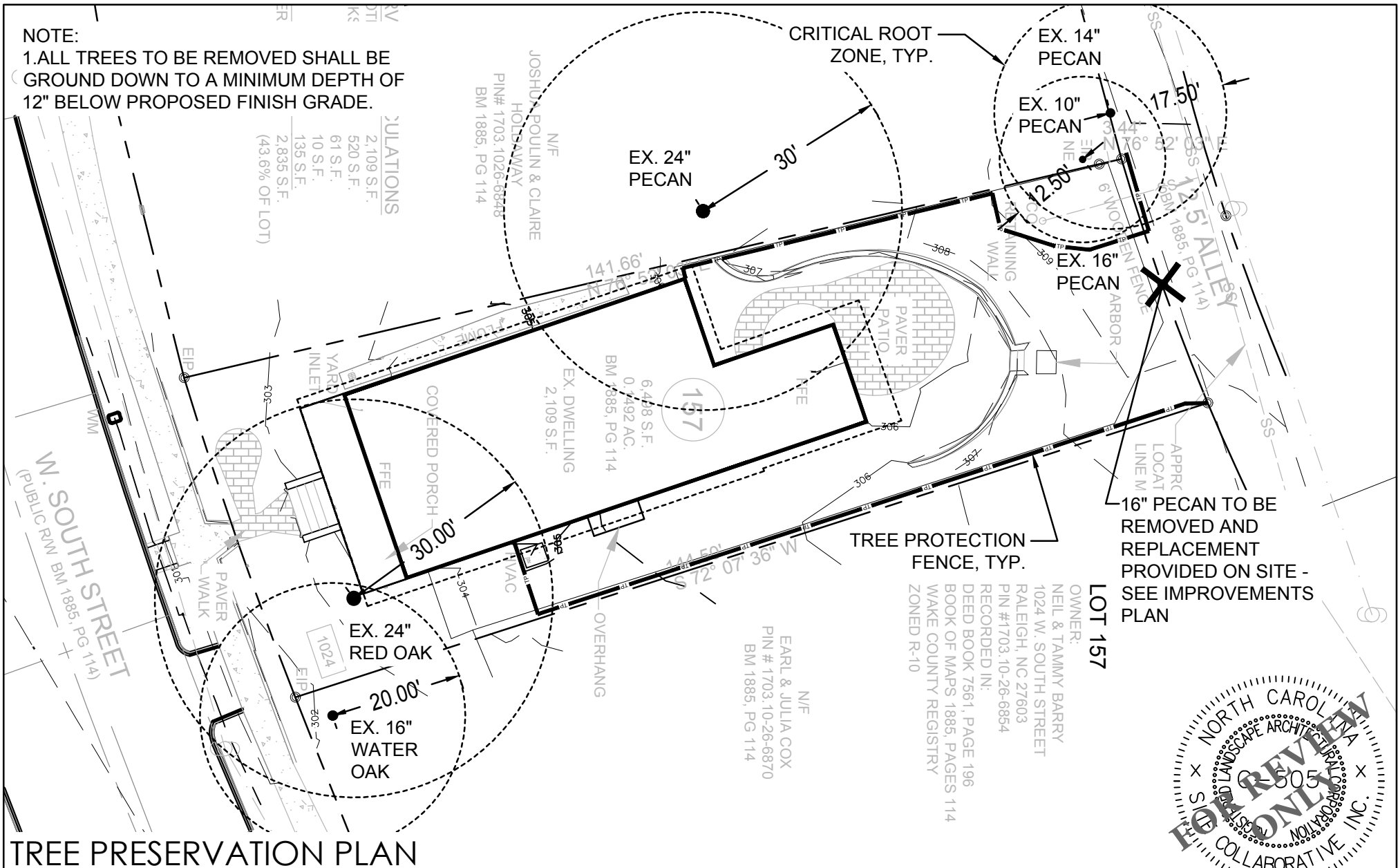


Date: 01.03.2020

Project #: 19075

Sheet L200

NOTE:
1. ALL TREES TO BE REMOVED SHALL BE
GROUND DOWN TO A MINIMUM DEPTH OF
12" BELOW PROPOSED FINISH GRADE.



TREE PRESERVATION PLAN

SITE
COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 | 919.805.3586

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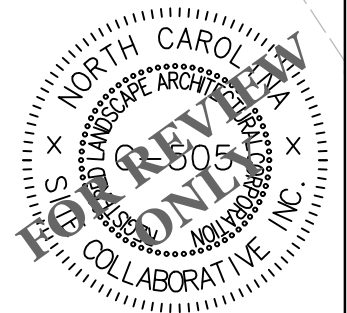
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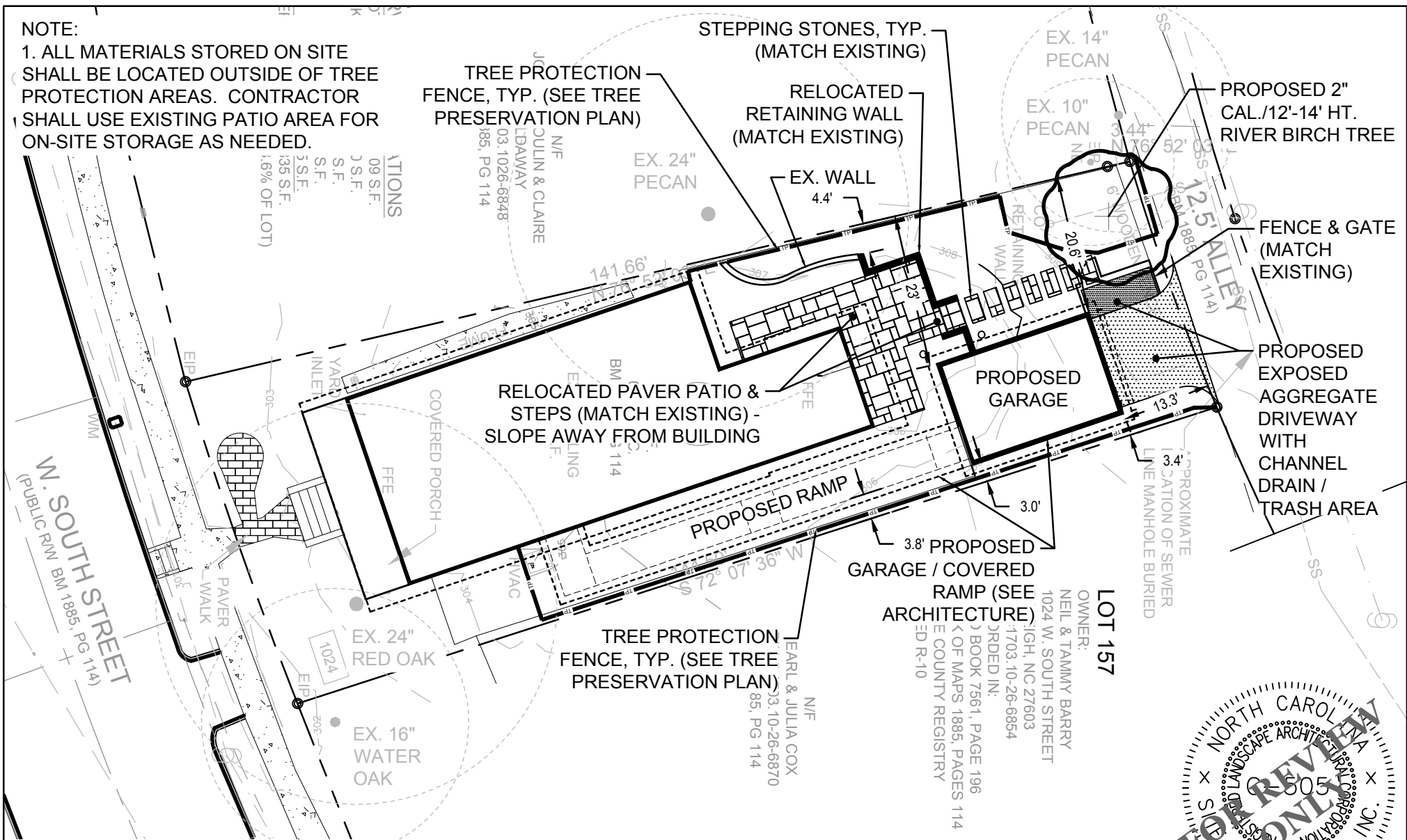
Date: 01.03.2020

Project #: 19075

Sheet L300



1. ALL MATERIALS STORED ON SITE SHALL BE LOCATED OUTSIDE OF TREE PROTECTION AREAS. CONTRACTOR SHALL USE EXISTING PATIO AREA FOR ON-SITE STORAGE AS NEEDED.



PROPOSED IMPROVEMENTS PLOT PLAN



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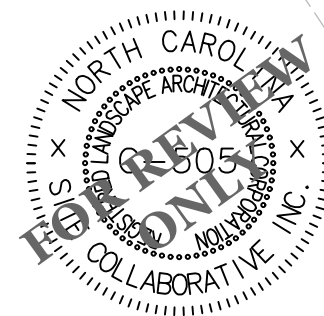
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Date: 01.03.2020

Project #: 19075

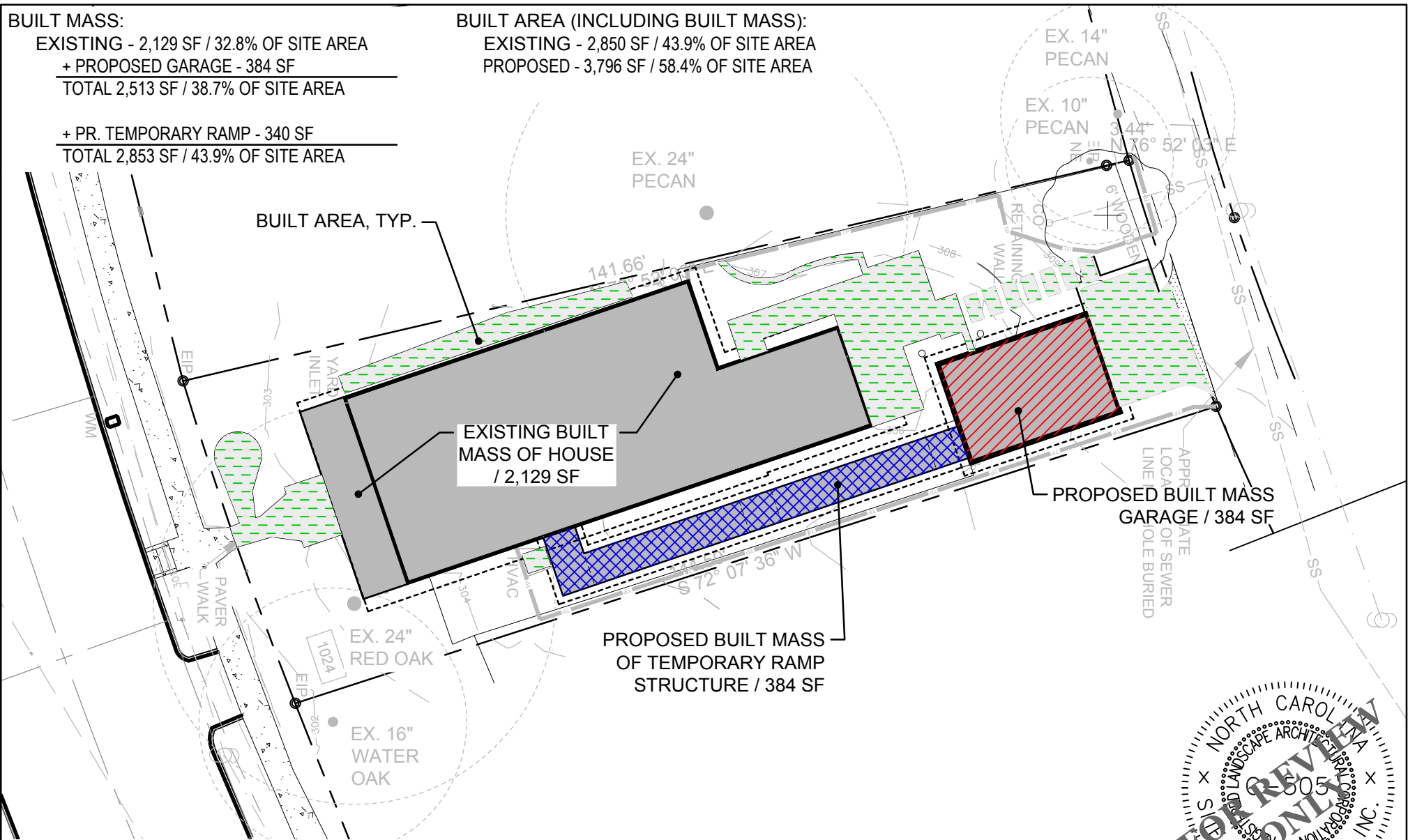
Sheet L400



EXISTING - 2,129 SF / 32.8% OF SITE AREA
+ PROPOSED GARAGE - 384 SF
TOTAL 2,513 SF / 38.7% OF SITE AREA

+ PR. TEMPORARY RAMP - 340 SF
TOTAL 2,853 SF / 43.9% OF SITE AREA

BUILT AREA (INCLUDING BUILT MASS):
EXISTING - 2,850 SF / 43.9% OF SITE AREA
PROPOSED - 3,796 SF / 58.4% OF SITE AREA



BUILT MASS & BUILT AREA DIAGRAM



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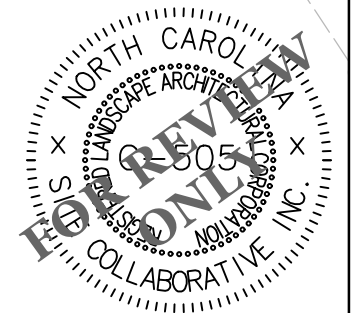
SCALE: 1"=20'



Date: 01.03.2020

Project #: 19075

Sheet L400





This window is where
new door will be
installed. Covered
ramp partially screened
from street with existing
fence & vegetation.



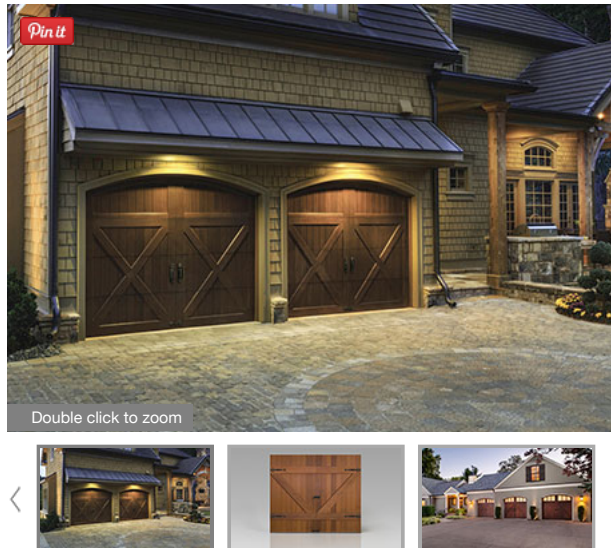
1024 South Street
Front Elevation View From South Street

1024 W. SOUTH ST.
GARAGE DOOR: 10' WIDE BY 7'6" HIGH-
SEE CIRCLED DESIGNS BELOW

CANYON RIDGE ▾

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WOOD CARRIAGE HOUSE GARAGE DOORS



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handcrafted insulated wood carriage house designs with exceptional beauty, energy efficiency, and strength.



Authentic carriage house designs combine historical charm and character with the convenience of automatic overhead operation. Eight carriage house designs, available in multiple wood species and top section/window panel designs that can be mixed and matched, painted or stained, to complement any architectural style and color scheme.

WHERE TO BUY

SEE ON MY HOUSE



OVERVIEW

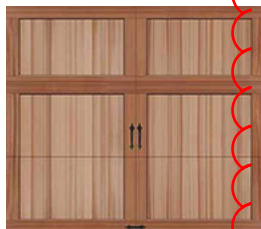
DESIGN OPTIONS

CONSTRUCTION

BROCHURE

INSTALLATION & CARE

DOOR DESIGNS



DESIGN 1



DESIGN 2



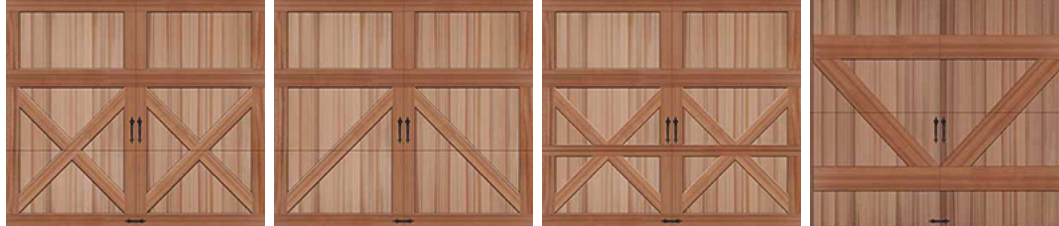
DESIGN 3



DESIGN 4

ENTER TO WIN \$1,000!





DESIGN 5

DESIGN 6

DESIGN 7

DESIGN 8

For size and color availability, [click here](#)

TOP SECTIONS

SOLID



TOP11



TOP12



TOP13



TOP14



ARCH1

WINDOW DESIGNS



REC13



REC14



SQ23



SQ24



ARCH3



ARCH4



ARCH13



ARCH14

DOUBLE TOP SECTIONS



ARCH2 SOLID (DOUBLE DOOR)



ARCH3 (DOUBLE DOOR)



ARCH4 (DOUBLE DOOR)



ARCH8 (DOUBLE DOOR)



ARCH13 (DOUBLE DOOR)



ARCH14 (DOUBLE DOOR)



ARCH16 (DOUBLE DOOR)



ARCH18 (DOUBLE DOOR)



ARCH6 (DOUBLE DOOR)

SPECIALTY GLASS OPTIONS

ENTER TO WIN \$1,000!





SEEDED



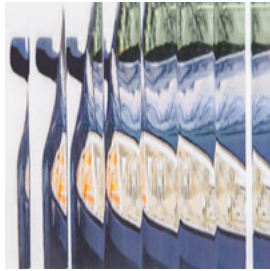
RAIN



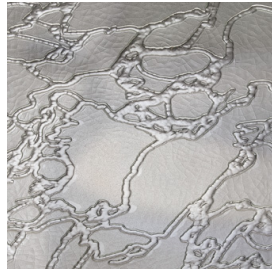
FROSTED



OBSCURE



NARROW REED



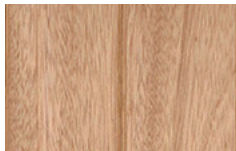
DELTA FROST



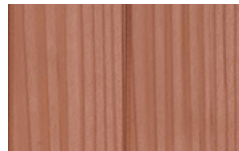
FROSTED GLUECHIP

WOOD OPTIONS

BASE FACE MATERIAL



T&G MERANTI



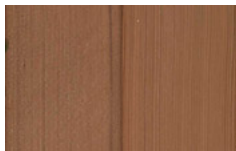
T&G REDWOOD



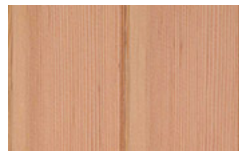
T&G LT. CEDAR



T&G MIXED CEDAR



T&G DARK CEDAR



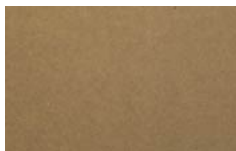
T&G FIR



LUAN

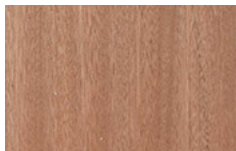


GROOVED EXTIRA™

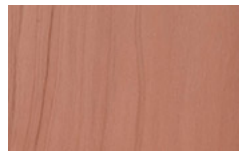


SMOOTH EXTIRA™

OVERLAYS



MERANTI



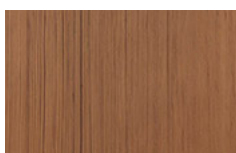
REDWOOD



LT. CEDAR



MIXED CEDAR



DARK CEDAR



FIR

COLORS



Clopay stain colors show on Hemlock wood. Note: Color may vary from on screen. *Custom colors are available.
 *Available on select models. For more information regarding color availability, [click here](#).

REQUEST COLOR SAMPLES

HARDWARE DESIGNS

HARDWARE TO BE DETERMINED

HANDLES



SPADE LIFT HANDLES
(INCLUDED)



SPEAR LIFT HANDLES



COLONIAL LIFT HANDLES



DECORATIVE LIFT HANDLES



RING DOOR KNOCKER



ESCUTCHEON PLATE(S)



TWISTED "L" HANDLES

HINGES



SPADE STRAP HINGE



SPEAR STRAP HINGE



COLONIAL STRAP HINGE

PLATES



SPADE STEP PLATE
(INCLUDED)



SPEAR STEP PLATE



COLONIAL STEP PLATE

82 — TRADITIONAL PANEL



SERIES: Traditional Exterior Doors

TYPE: Exterior Traditional

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:

Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/8" VG Flat Panel

Profile: Ovolo Sticking

STANDARD FEATURES

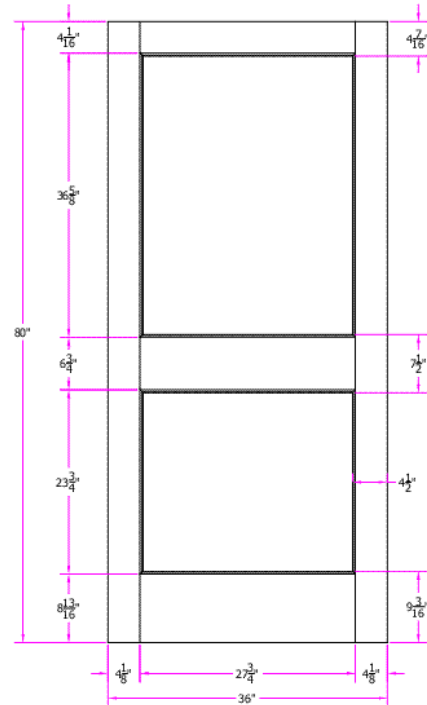


Any Wood Species



Virtually Any Size

DETAILED DRAWING

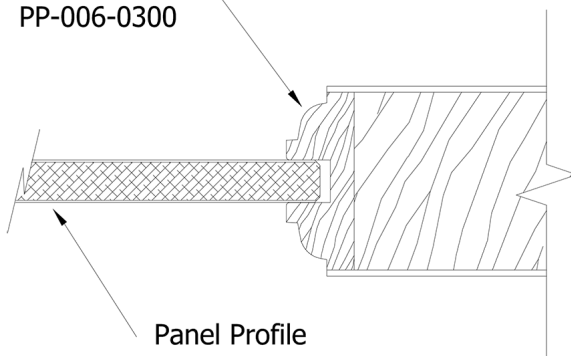


DETAILS

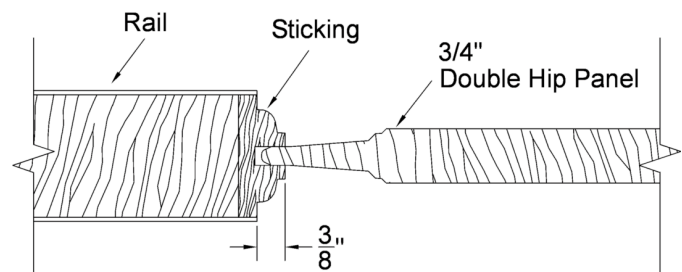
1 3/4" Door with 3/8" Flat Panel (FP)

SD-0300-045

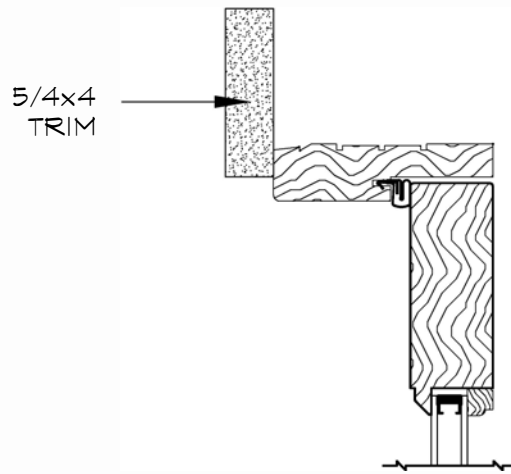
Double Sticking
PP-006-0300



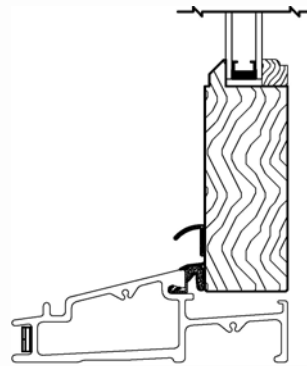
(Standard)



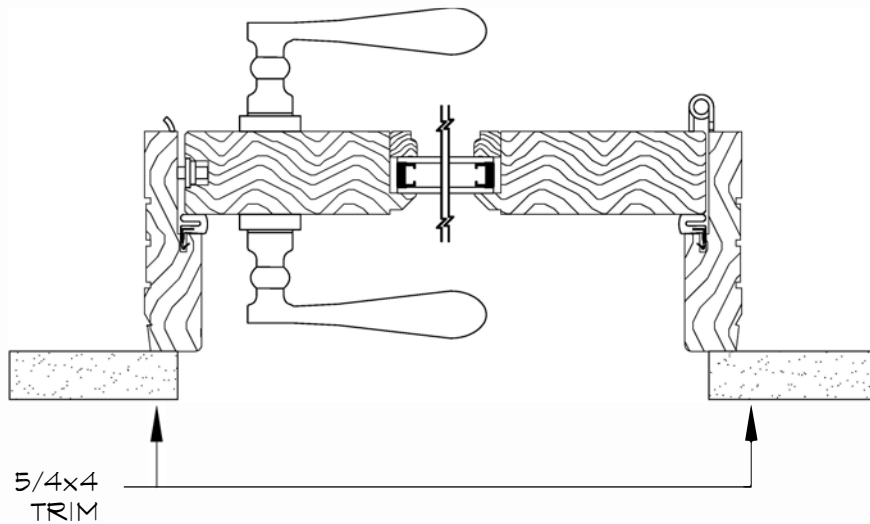
(Optional)



TYPICAL HEAD DETAIL - DOOR



TYPICAL SILL DETAIL - DOOR



TYPICAL JAMB DETAIL - DOOR





















































































































































































1024 W. SOUTH STREET
1-2-20

PROPOSED DOOR DETAILS

SCALE: 3" = 1'-0"

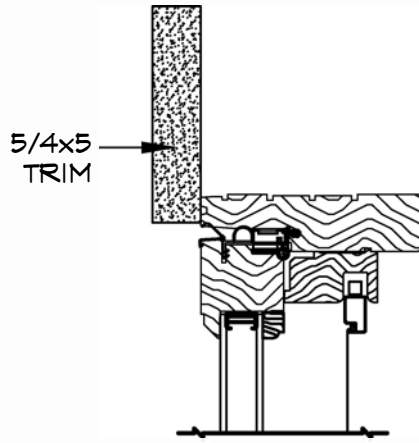
ELEVATIONS

Double Hung Unit Elevations

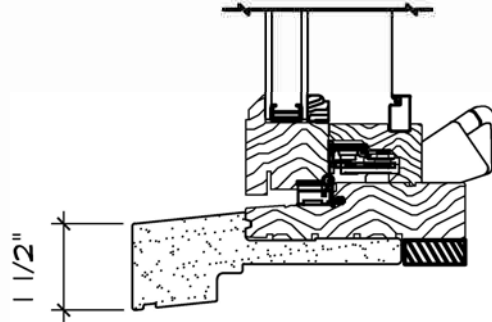
		Primed Unit Dimension								
		24"	28"	32"	34"	36"	38"	40"	44"	48"
		21 ⁷ / ₈ "	25 ⁷ / ₈ "	29 ⁷ / ₈ "	31 ⁷ / ₈ "	33 ⁷ / ₈ "	35 ⁷ / ₈ "	37 ⁷ / ₈ "	41 ⁷ / ₈ "	45 ⁷ / ₈ "
		21 ³ / ₈ "	25 ³ / ₈ "	29 ³ / ₈ "	31 ³ / ₈ "	33 ³ / ₈ "	35 ³ / ₈ "	37 ³ / ₈ "	41 ³ / ₈ "	45 ³ / ₈ "
		1' 8"	2' 0"	2' 4"	2' 6"	2' 8"	2' 10"	3' 0"	3' 4"	3' 8"
		16"	20"	24"	26"	28"	30"	32"	36"	40"
		Rough Opening								
		Frame								
		Sash Opening								
		Glass								
WIDERAILS	34 ¹ / ₄ "									
	38 ¹ / ₄ "									
NARROW RAILS	42 ¹ / ₄ "									
	46 ¹ / ₄ "									
WIDERAILS	50 ¹ / ₄ "									
	54 ¹ / ₄ "									
NARROW RAILS	58 ¹ / ₄ "									
	62 ¹ / ₄ "									
WIDERAILS	66 ¹ / ₄ "									
	70 ¹ / ₄ "									
NARROW RAILS	74 ¹ / ₄ "									
	78 ¹ / ₄ "									
WIDERAILS	82 ¹ / ₄ "									
	86 ¹ / ₄ "									
NARROW RAILS	90 ¹ / ₄ "									
	94 ¹ / ₄ "									
WIDERAILS	98 ¹ / ₄ "									
	102 ¹ / ₄ "									
NARROW RAILS	106 ¹ / ₄ "									
	110 ¹ / ₄ "									

Shaded units meet UBC egress codes

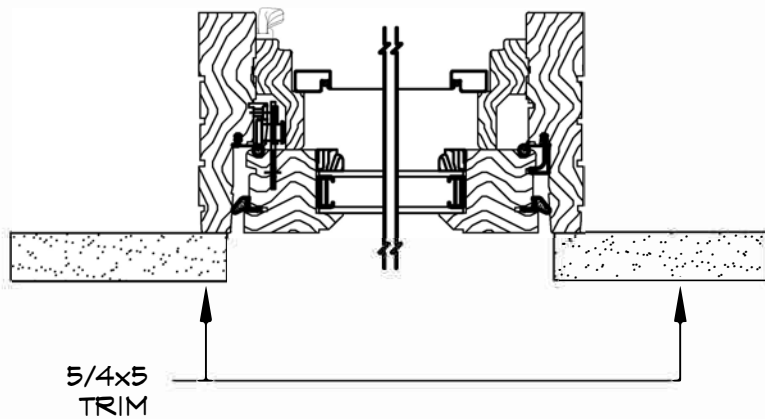
- **Ground Floor*** (5.0 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application
- **Above Ground Floor** (5.7 sq. ft., 20" width, 24" height minimum) in standard 6'10" header application



TYPICAL HEAD DETAIL - WINDOW



TYPICAL SILL DETAIL - WINDOW



TYPICAL JAMB DETAIL - WINDOW

1024 W. SOUTH STREET
1-2-20

3"=1'-0"

7982 — THERMAL SASH (TDL)



SERIES: Exterior French & Sash Doors

TYPE: Exterior French & Sash

APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:

Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: 3/4" VG Flat Panel

Glass: 3/4" Insulated Glazing

STANDARD FEATURES



Any Wood Species



Virtually Any Size

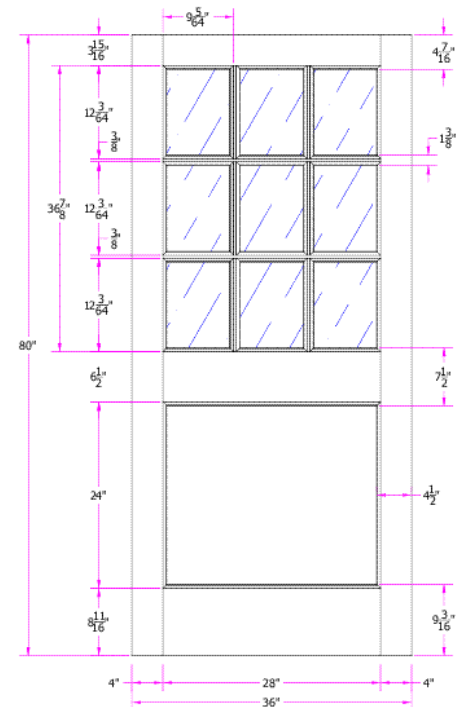


Glass Options



Privacy Rating: 1

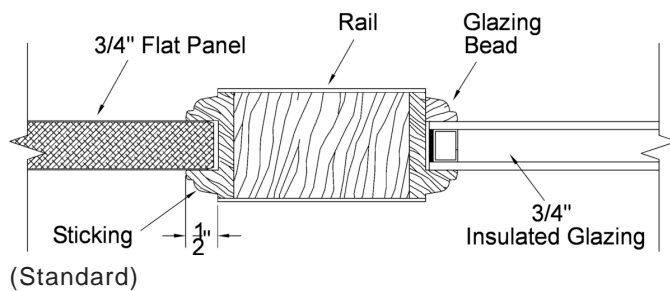
DETAILED DRAWING



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO

© 2016 SIMPSON DOOR COMPANY

DETAILS



Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature: *Emily Rothrock*

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-0143-2019

Fee: _____

Amount paid: _____

Received date: _____

Received by:

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

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

Property Owner Name & Address

Property Owner Name & Address

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

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

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>

*Application for Certificate of Appropriateness
Barry Residence – 1024 W South St, Raleigh, NC 27603
Historic Boylan Heights*

Written Description

This application at 1024 W South St in Historic Boylan Heights is for the construction of a single-story garage on the rear of the property with connection to the existing alley and existing home. The proposed garage is requested to accommodate new needs to the homeowner to allow for wheelchair van access and wheelchair access to his home. The proposed addition will connect to the existing enclosed screen porch on the back of the home. Existing retaining walls and fences will be relocated as shown on the site plan. Maurer Architecture has provided the proposed design to work with the character and historic nature of the existing site and surrounding neighborhood context.



Application for Certificate of Appropriateness
Barry Residence – 1024 W South St, Raleigh, NC 27603
Historic Boylan Heights

ATTACHMENT A - Design Guidelines Breakdown

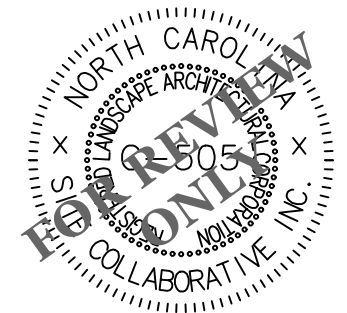
SECTION/PAGE	TOPIC	BRIEF DESCRIPTION OF WORK
1.3.7 /23	<i>Site Features and Plantings</i>	- Provide tree protection fence and removal of dead/diseased/or dying limbs on trees to remain with work area boundaries
1.4.8/25	<i>Fences and Walls</i>	- Relocate existing fence and provide new fence/gate as required to match existing - Relocate existing retaining wall as required and match materials where necessary
1.5.1/27	<i>Walkways, Driveways, and Off-street parking</i>	- Relocate existing stone walkway and match existing stone as necessary - Proposed concrete driveway off alley to match existing sidewalk and curb cuts along W South St
1.5.9/27	<i>Walkways, Driveways, and Off-street parking</i>	- Protect critical root zones of existing trees to the greatest extent practical - Provide root pruning & fertilization to trees adjacent to areas of cut for proposed improvements as necessary
1.6.6/29	<i>Garages and Accessory Structures</i>	- Proposed garage is located off rear of existing home and with connection to existing alley
1.6.7/29	<i>Garages and Accessory Structures</i>	- Proposed materials are to match existing



1.6.8/29	<i>Garages and Accessory Structures</i>	- Proposed windows and doors are reused from existing compatible with historic nature
2.4/45	<i>Paint</i>	- Match existing
2.5/47	<i>Roofs</i>	- Match existing
2.7/51	<i>Windows and Doors</i>	- Windows and Doors will match in style and design
2.11/60	<i>Accessibility, Health, and Safety Considerations</i>	- Accessible ramps and requirements have been located inside the garage and out of plain site as appropriate for function
3.2/67	<i>Additions</i>	<ul style="list-style-type: none"> - Proposed addition works with existing grade and alley - Detailed survey will be obtained before start of construction - Tree protection measures listed above will be in place before start of construction - Addition is not visible from main street/S West Street ROW - single story addition to match existing materials and style/design - Placement on site is within connection of existing building and as required to work with grading and accessibility constraints for wheelchair and wheelchair van access to home

SITE DATA SUMMARY

PROJECT NAME	BARRY RESIDENCE
EXISTING STREET ADDRESS	1024 W SOUTH ST, RALEIGH, NC
LOT AREA	.15 ACRES / 6,100 SF
CURRENT ZONING	R-10
OVERLAY DISTRICT(S)	HOD-G (GENERAL HISTORIC OVERLAY DISTRICT:BOYLAN HEIGHTS)
PARCEL NUMBER	1703266854
REAL ID NUMBER	0048663
DEED BOOK / DEED PAGE	BM 7561 / PG 196
EXISTING STRUCTURE AREA	2,531 SF
EXISTING HEATED BUILDING AREA	2,734 SF
EXISTING BUILDING USE	SINGLE FAMILY
PROPOSED BUILDING AREA ADDITION	481 SF / 17.60% BLDG AREA
EXISTING IMPERVIOUS AREA	2,868 SF
PROPOSED IMPERVIOUS AREA	3,522 SF / 57.70% (MAX 65% /3,965 SF)
NET CHANGE IN IMPERVIOUS AREA	654 SF
TOTAL AREA DISTURBED	1,800 SF (.04) AC



SITE INFORMATION



BARRY RESIDENCE COA

Neil & Tammy Barry
1024 W South St, Raleigh, NC 27603

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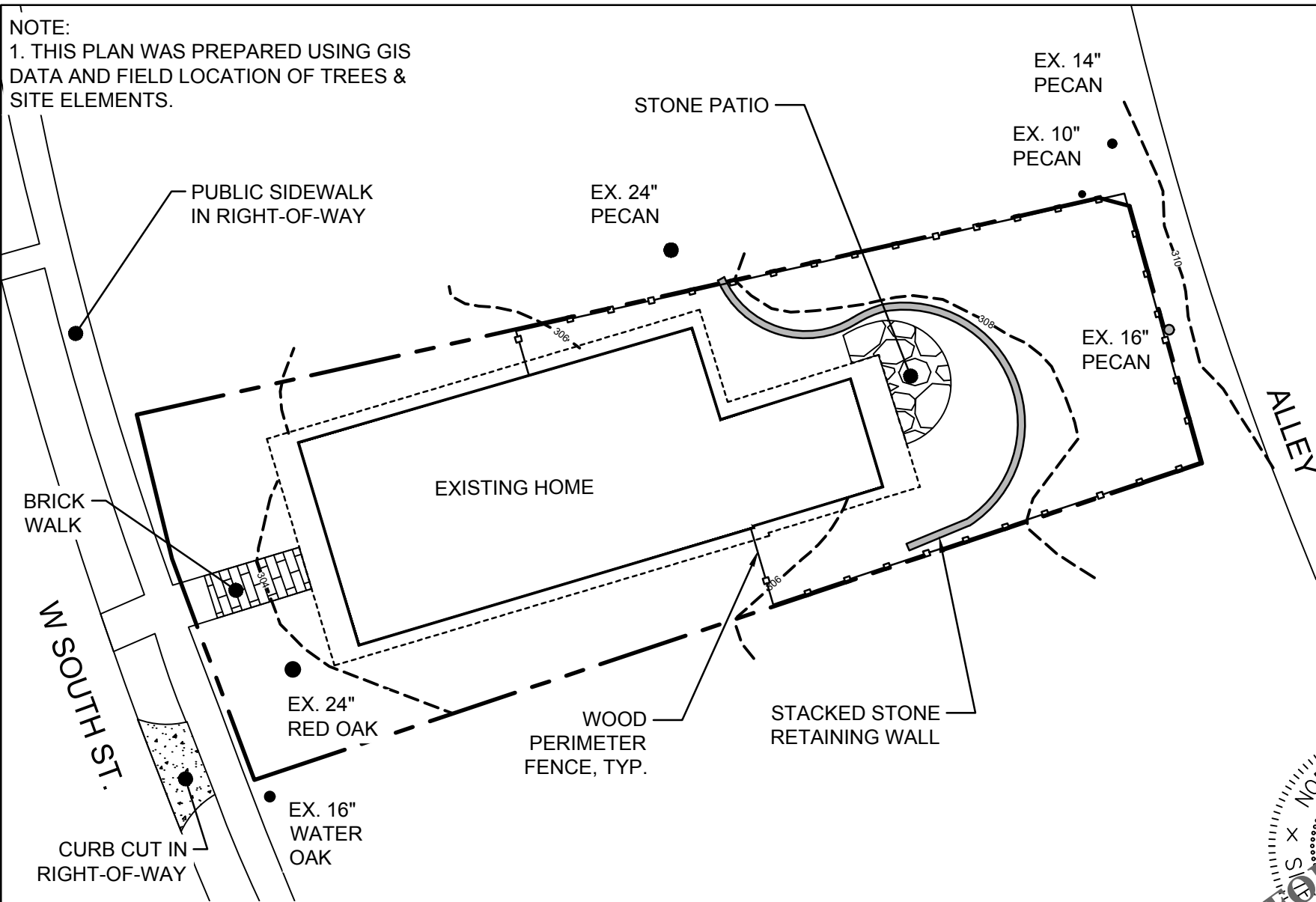
Date: 11.14.2019

Project #: 19075

Sheet L100

NOTE:

1. THIS PLAN WAS PREPARED USING GIS DATA AND FIELD LOCATION OF TREES & SITE ELEMENTS.



EXISTING CONDITIONS PLOT PLAN



SITE COLLABORATIVE
 LANDSCAPE ARCHITECTURE
 821 Wake Forest Road
 Raleigh, NC 27604 | 919.805.3586

BARRY RESIDENCE COA

Neil & Tammy Barry
 1024 W South St, Raleigh, NC 27603

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SCALE: 1"=20'



Date: 11.14.2019

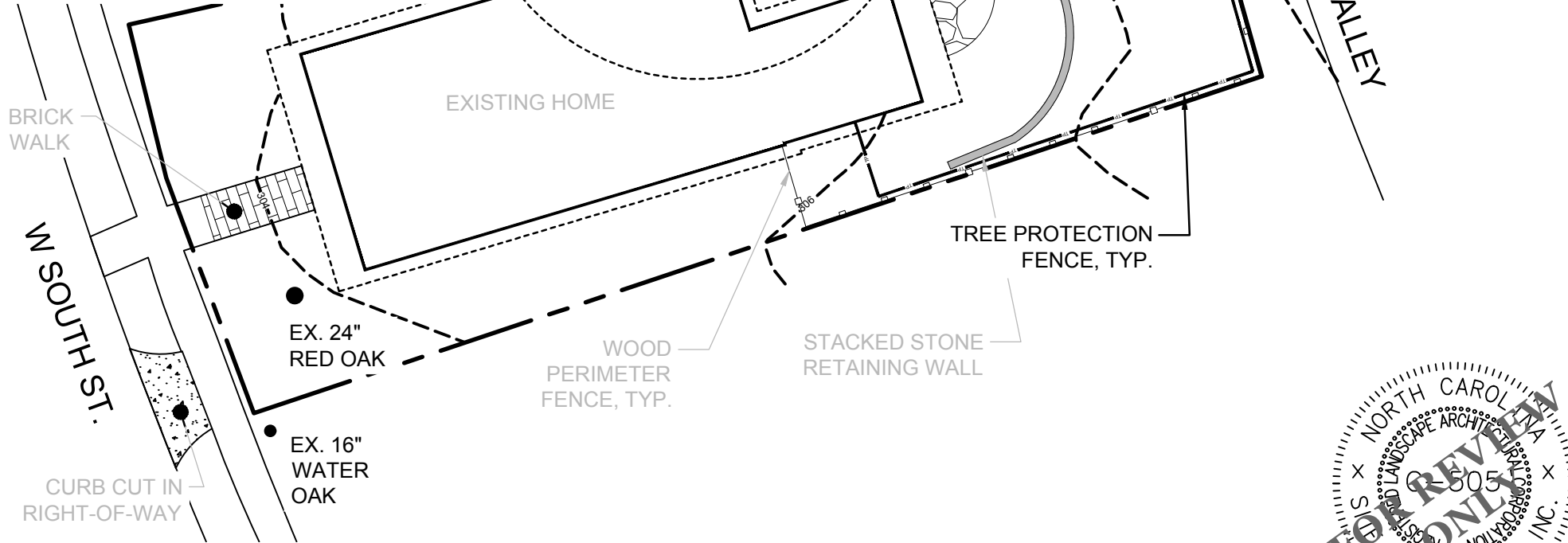
Project #: 19075

Sheet L200

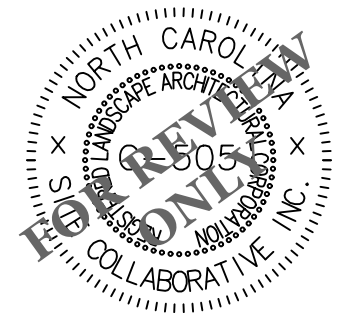
NOTE:

1. ALL WORK REQUIRING ACCESS WITHIN THE CRZ SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT PRIOR TO START OF WORK. TEMPORARY ACCESS WITHIN THE CRZ SHALL BE COORDINATED TO ACCOMMODATE CONSTRUCTION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT WHEN TEMPORARY FENCING IS REMOVED & REPLACED.

2. ALL TREES TO BE REMOVED SHALL BE GROUND DOWN TO A MINIMUM DEPTH OF 12" BELOW PROPOSED FINISH GRADE.



TREE PRESERVATION PLAN



SiTE
COLLABORATIVE
LANDSCAPE ARCHITECTURE
821 Wake Forest Road
Raleigh, NC 27604 | 919.805.3586

BARRY RESIDENCE COA

Neil & Tammy Barry
1024 W South St, Raleigh, NC 27603

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SCALE: 1"=20'

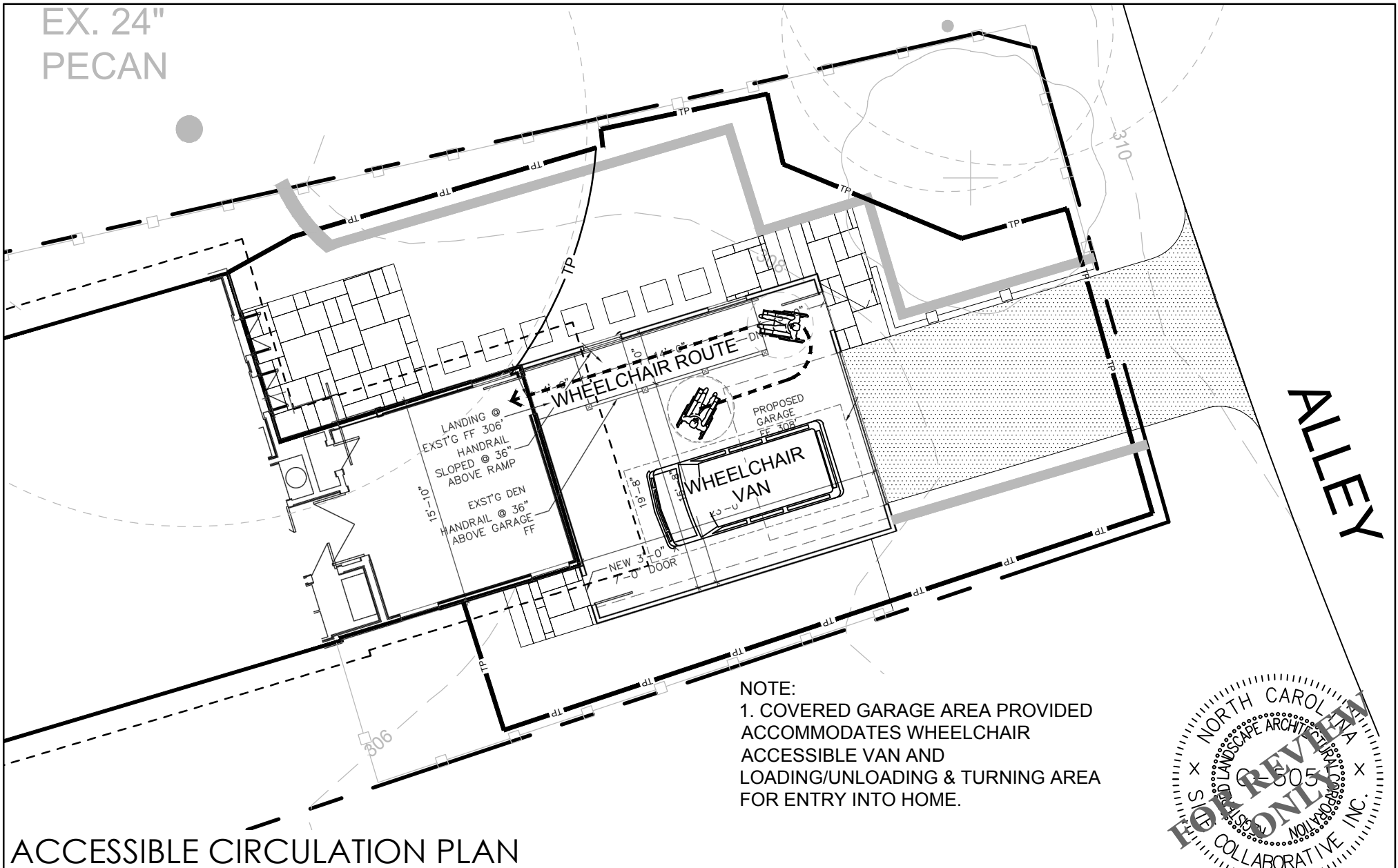


Date: 11.14.2019

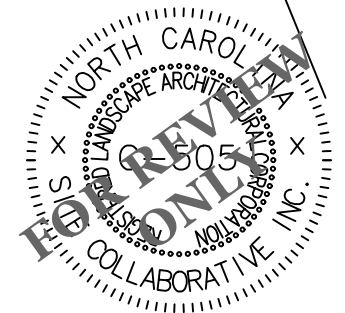
Project #: 19075

Sheet L300

EX. 24"
PECAN



NOTE:
1. COVERED GARAGE AREA PROVIDED
ACCOMMODATES WHEELCHAIR
ACCESSIBLE VAN AND
LOADING/UNLOADING & TURNING AREA
FOR ENTRY INTO HOME.



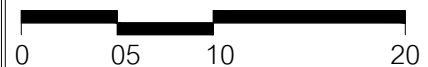
BARRY RESIDENCE COA

Neil & Tammy Barry
1024 W South St, Raleigh, NC 27603

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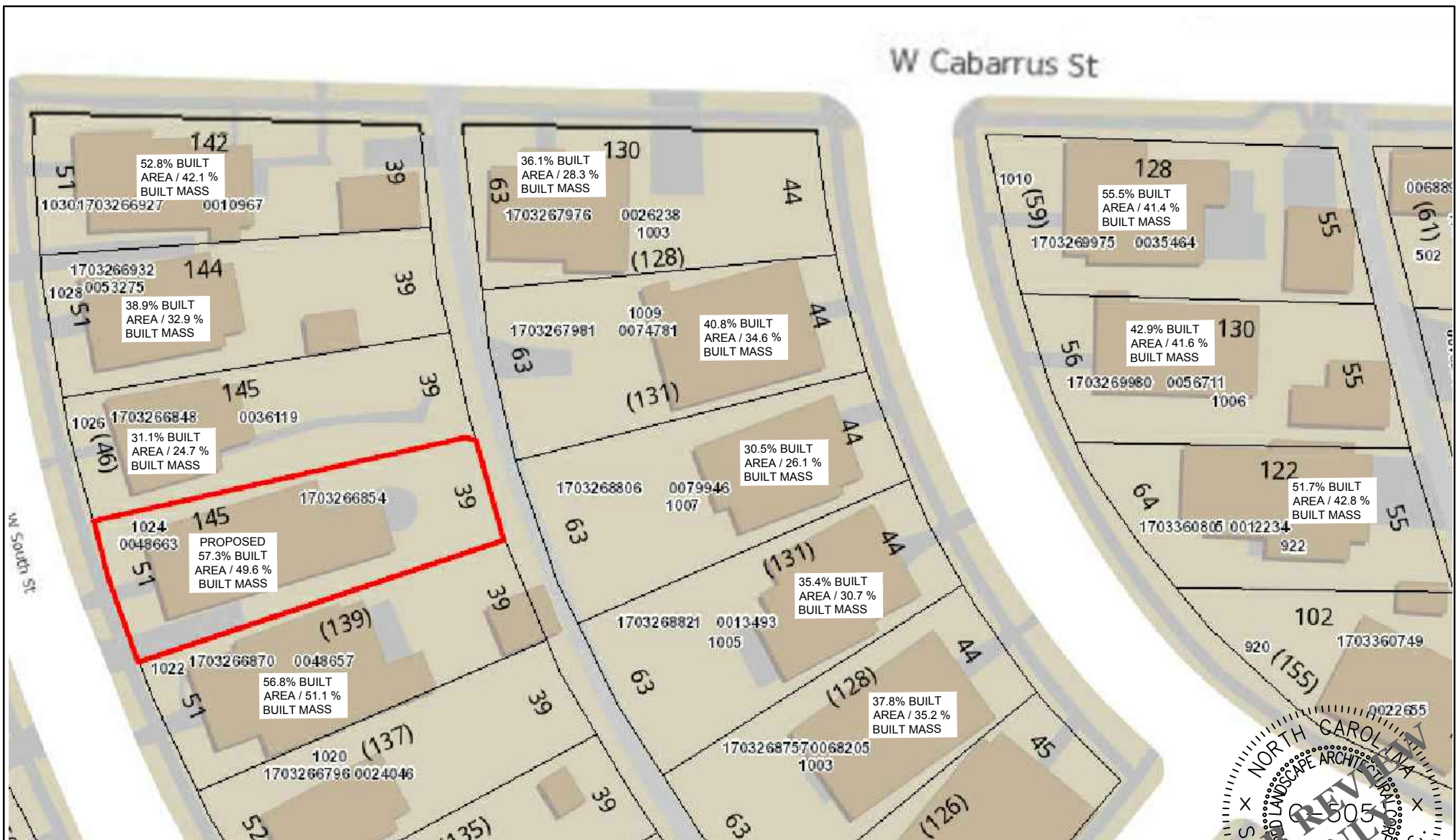
SCALE: 1"=10'



Date: 11.14.2019

Project #: 19075

Sheet L500



BUILT AREA/BUILT MASS COMPARISON PLAN

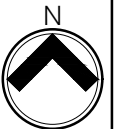
BARRY RESIDENCE COA

Neil & Tammy Barry
1024 W South St, Raleigh, NC 27603

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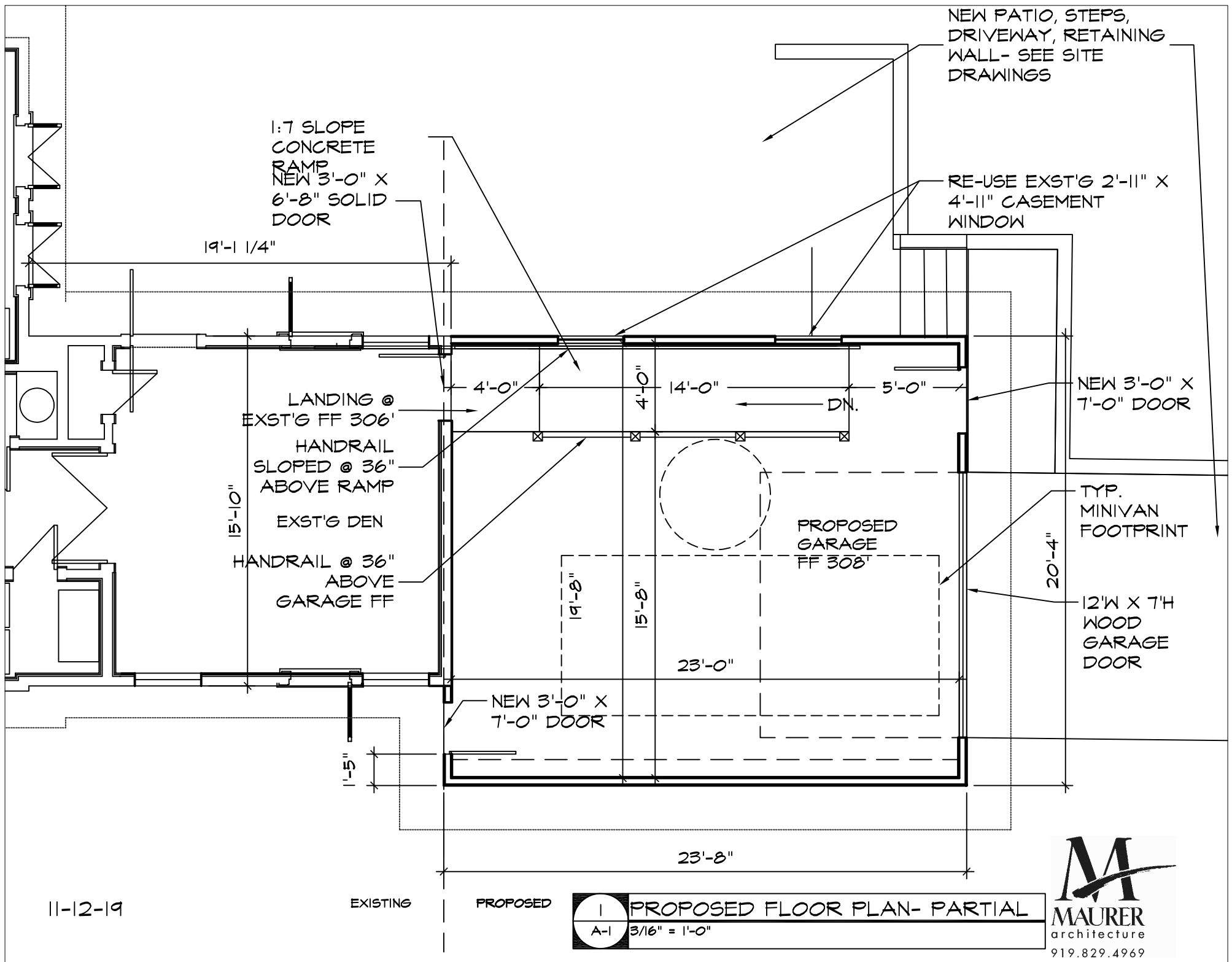
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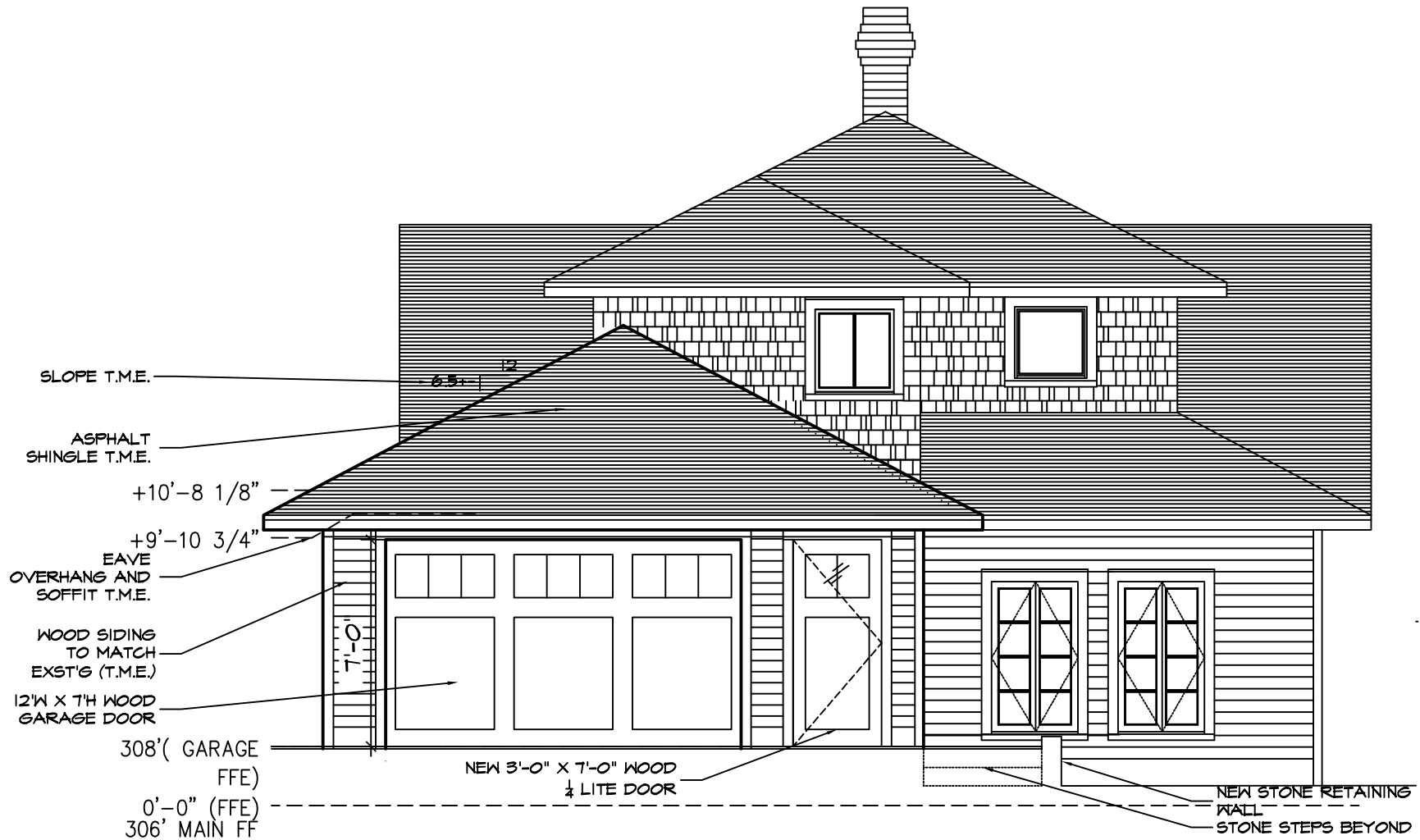


Date: 11.14.2019

Project #: 19075

Sheet L600



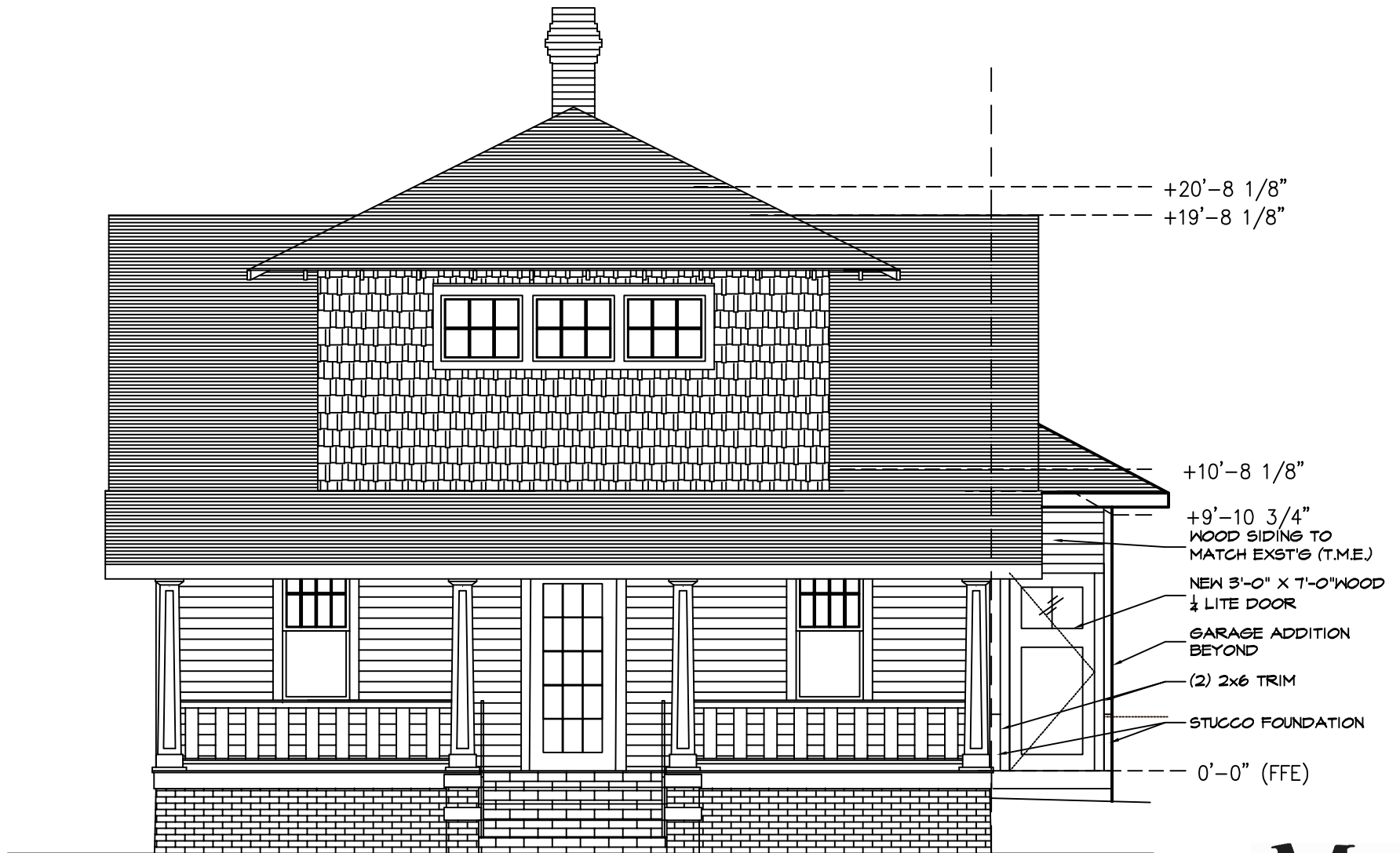


11-12-19

2	PROPOSED EAST ELEVATION
A-1	

3/16" = 1'-0"

M
MAURER
 architecture
 919.829.4969

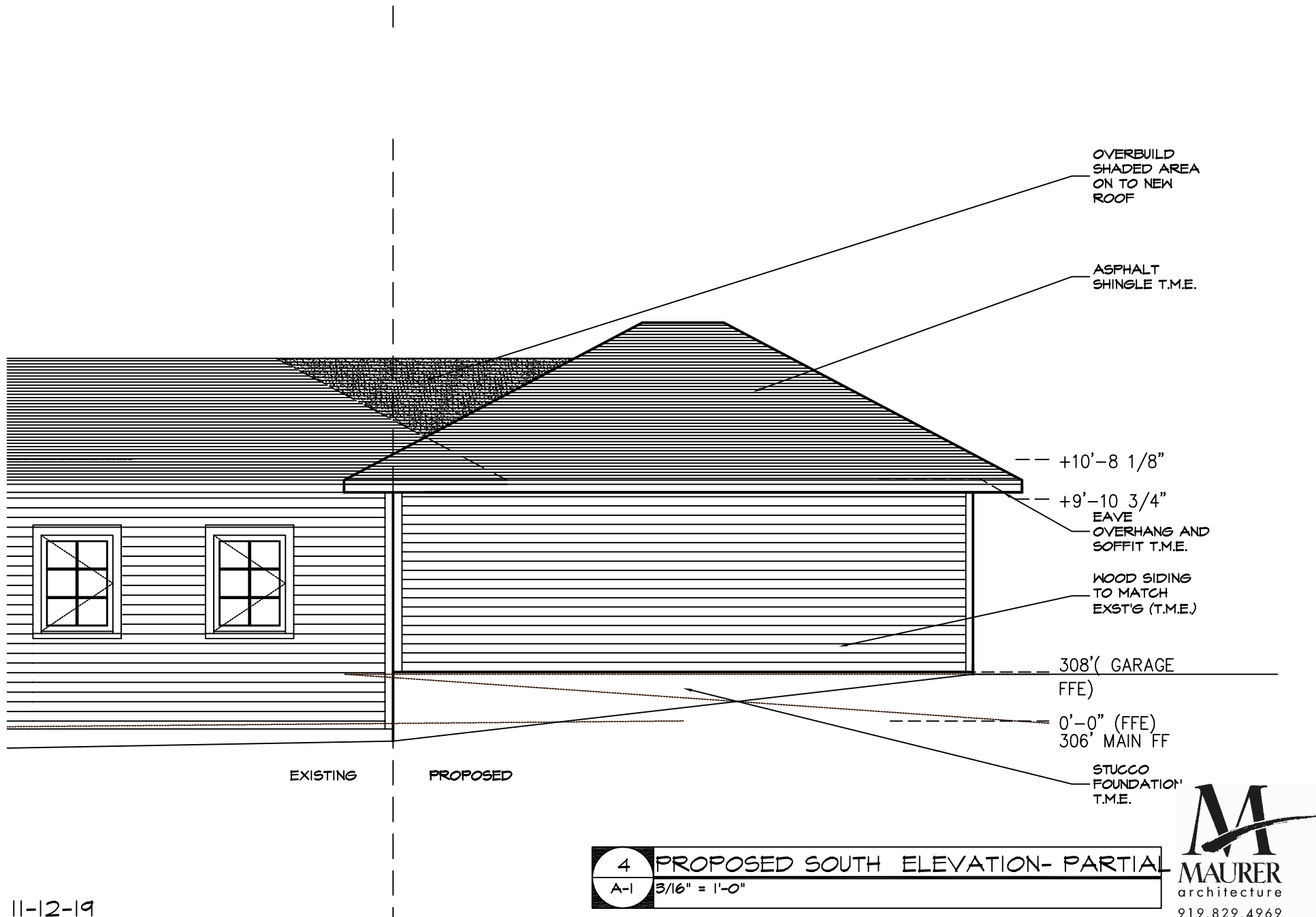


EXISTING | PROPOSED

3
A-1
3/16" = 1'-0"

PROPOSED WEST ELEVATION

11-12-19



11-12-19

OVERBUILD
SHADED AREA
ON TO NEW
ROOF

ASPHALT
SHINGLE T.M.E.

SLOPE T.M.E.

SLOPED CLG.
BEYOND

+10'-8 1/8"

+9'-10 3/4"

EAVE
VERHANG AND
SOFFIT T.M.E.

RE-USE EXST'G
CASEMENT
WINDOW

WOOD SIDING
TO MATCH
EXST'G (T.M.E.)

308' GARAGE

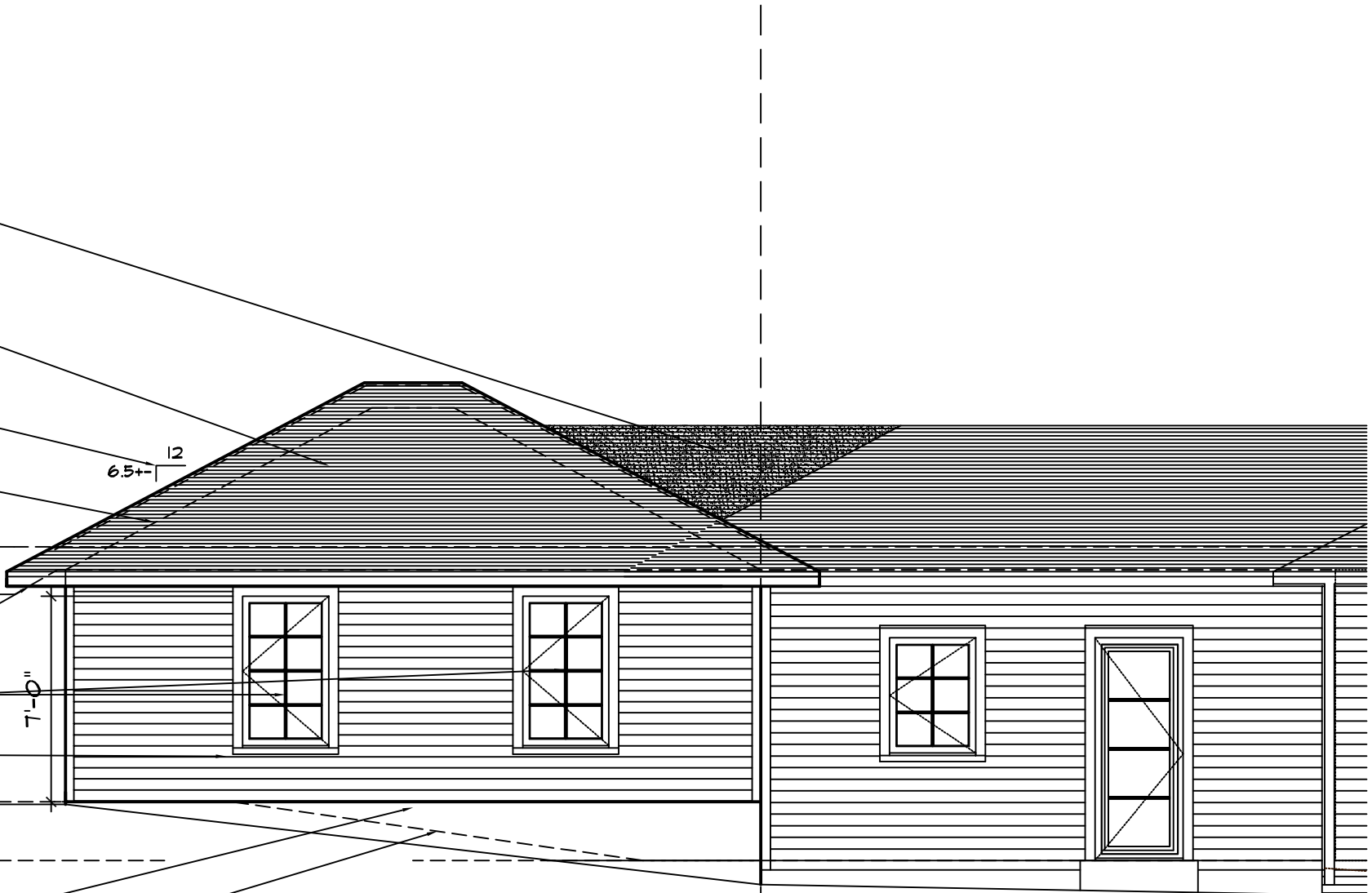
FFE)

0'-0" (FFE)

306' MAIN FF

STUCCO
FOUNDATION
T.M.E.

HANDICAP
RAMP BEYOND



5

A-1

PROPOSED NORTH ELEVATION- PARTIAL

3/16" = 1'-0"

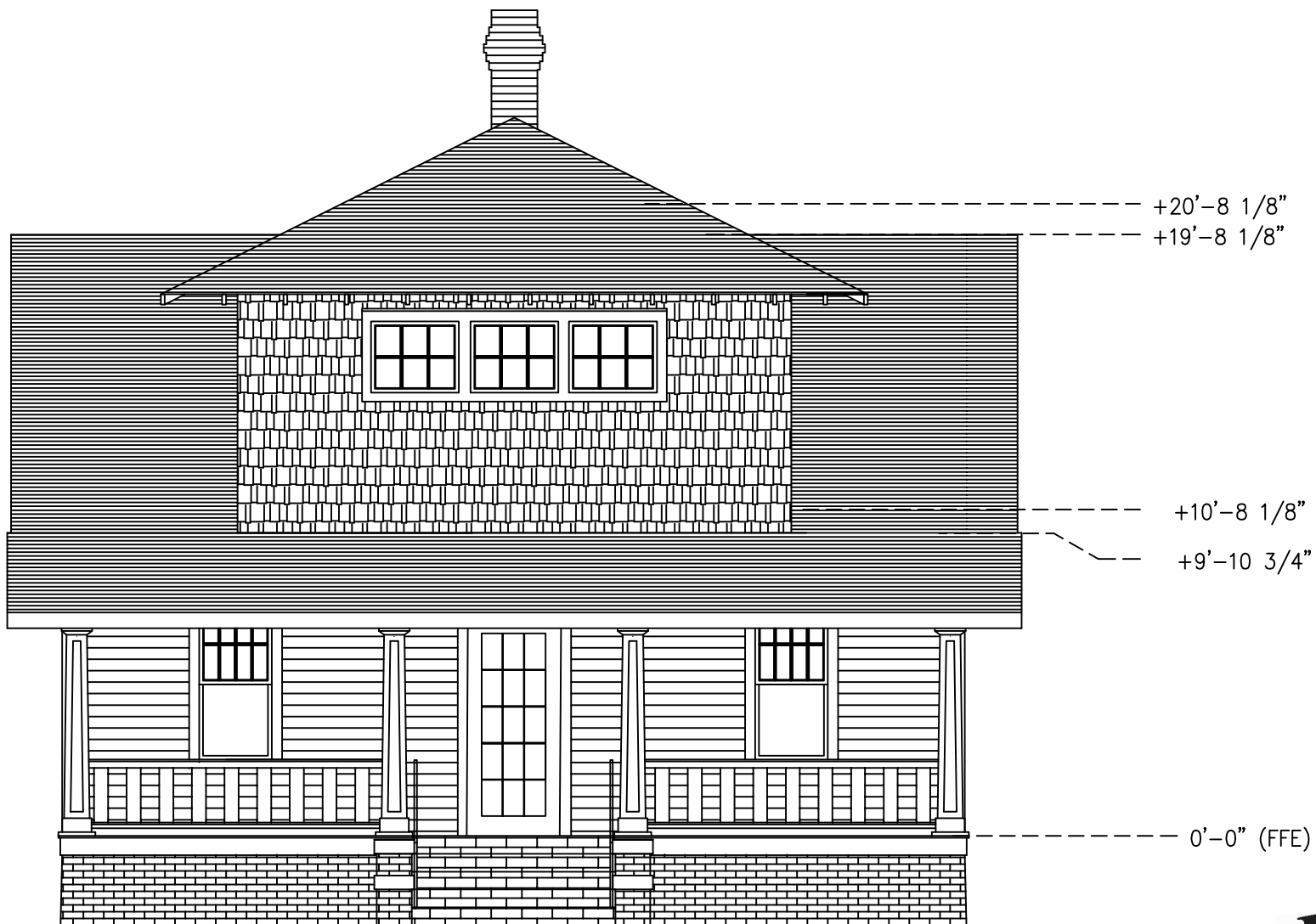
M
MAURER
architecture
919.829.4969

11-12-19



11-12-19





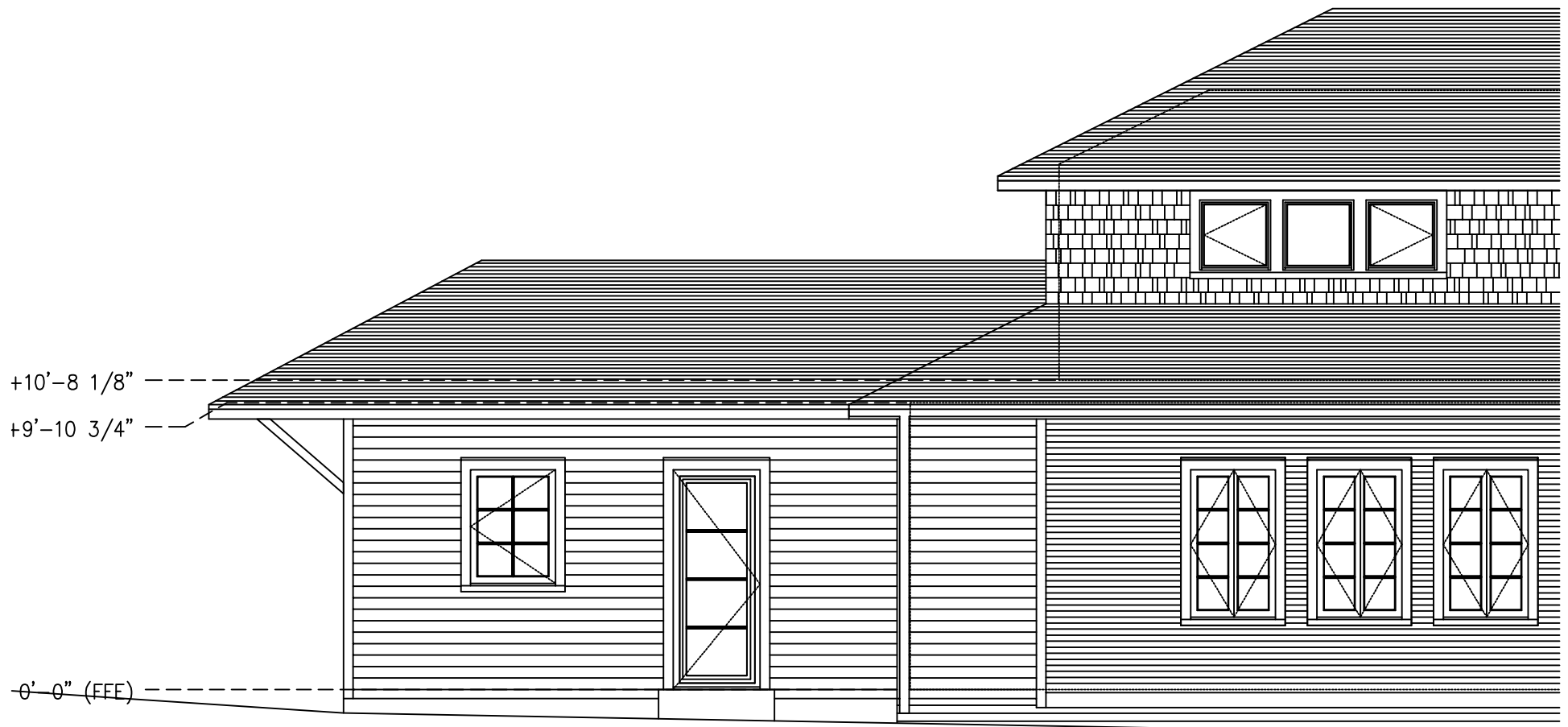
11-12-19

7 EXISTING WEST ELEVATION
A-1 3/16" = 1'-0"



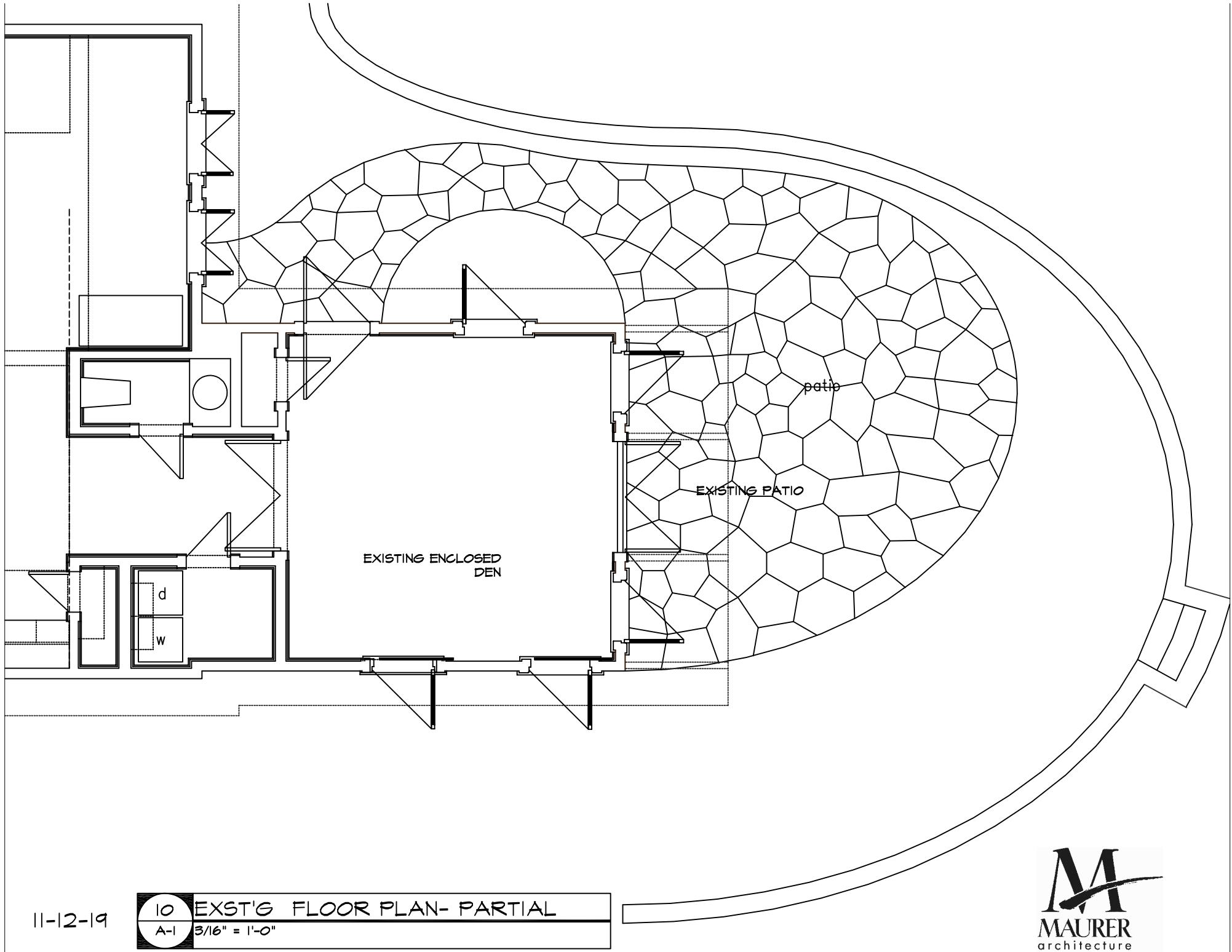
11-12-19

8	EXISTING SOUTH ELEVATION- PARTIAL
A-1	3/16" = 1'-0"



11-12-19

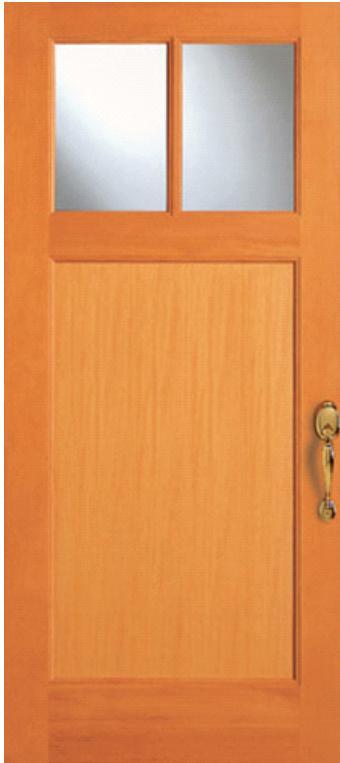
9 EXISTING NORTH ELEVATION- PARTIAL
A-1 3/16" = 1'-0"



11-12-19

10 EXST'G FLOOR PLAN- PARTIAL
A-1 3/16" = 1'-0"

6812 — CRAFTSMAN ONE PANEL - TWO LITE (TDL)



SERIES: Craftsman Collection
TYPE: Exterior Decorative
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.






Construction Type:

Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

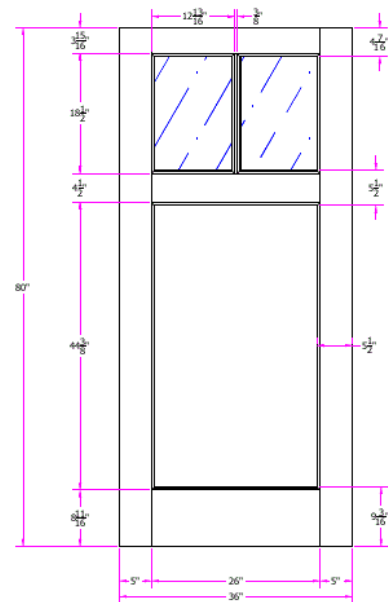
Panels: 3/4" VG Flat Panel

Glass: 3/4" Insulated Glazing

STANDARD FEATURES

-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  UltraBlock® Technology
-  Privacy Rating: 1

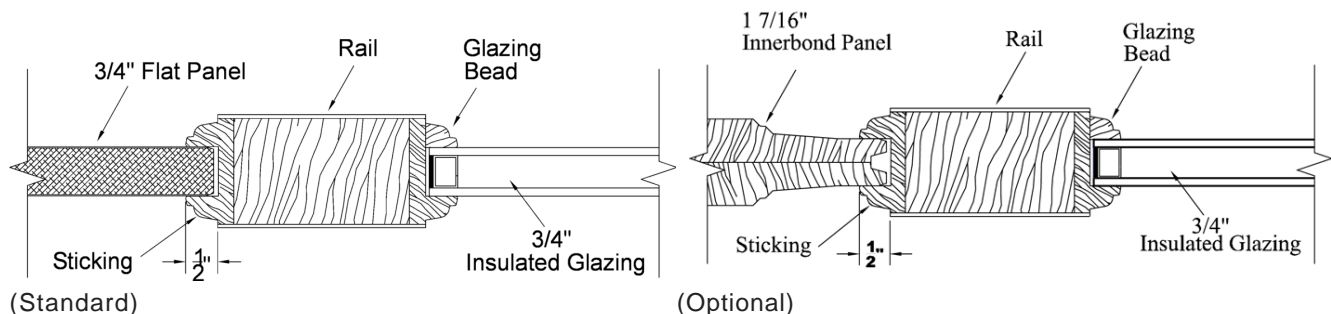
DETAILED DRAWING



THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO















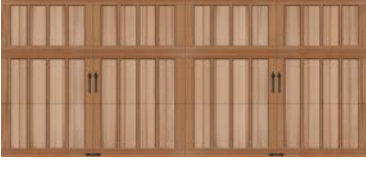
















© 2015 SIMPSON

DETAILS



PROPOSED DOOR DETAILS

Reserve Limited Edition Base Door Designs

	7' HIGH			8' HIGH
	6' – 10' WIDE	10'1" – 13'6" WIDE	13'7" – 18' WIDE	6' – 10' WIDE
Design 1				
Design 2				
Design 3				
Design 4				
Design 5				
Design 6				
Design 7				
Design 8				

Widths are 6'0" to 18'0" in 1" increments. Design 6 is not available in widths between 10'1" - 13'6".

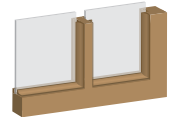
Heights are 6'6" to 8'0" in 1" increments.

Door heights of 6'6" through 7'0" are 3 sections; 7'1" through 8'0" are 4 sections. Design 8 is available only in 4 sections regardless of height. Not all panel and window designs are available in all section width and height configurations. Contact your Clopay dealer for details.

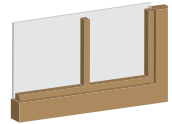
PROPOSED OVERHEAD DOOR (1)

Window Designs / Top Sections

Top sections are available in solid panels or with windows in Rectangular, Square and Arched Designs. Windows have an authentic appearance with true divided or simulated divided lite construction. Handcrafted coped overlays are standard with true divided window designs. Non-coped overlays are standard with simulated divided windows and are available as a design option on all designs. Simulated divided lite option is only offered on door widths of 8', 9', 10' 12', 16', 18' and is not offered on doors with Redwood overlays. For windows, 1/8" clear DSB glass is standard. Obscure, Insulated and other specialty glass options also available. Contact your dealer for details. Window and top section options are not available for Design 8.



TRUE DIVIDED LITE



SIMULATED DIVIDED LITE

	6' – 10' WIDE	10'1" – 13'6" WIDE	13'7" – 18' WIDE
TOP11			
TOP12			
TOP13			
Top14			
ARCH1			
ARCH2	See ARCH1	See ARCH1	
REC13			
REC14			
SQ23			
SQ24			
ARCH3			
ARCH4			
ARCH6	See ARCH3	See ARCH3	
ARCH8	See Arch4	See ARCH4	
ARCH13			
ARCH14			
ARCH16	See ARCH13	See ARCH13	
ARCH18	See ARCH14	See ARCH14	

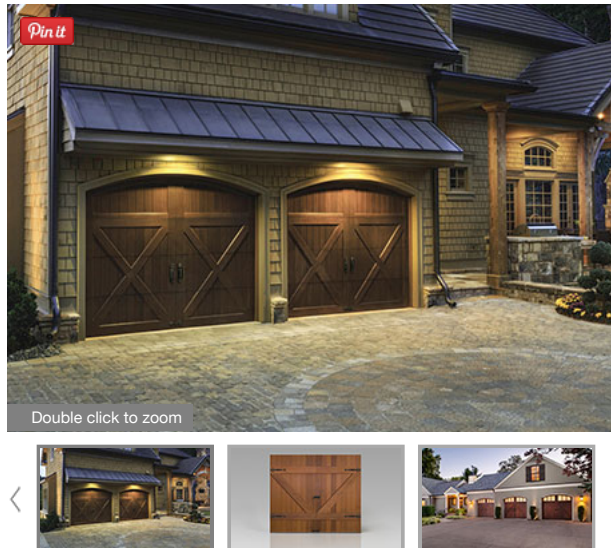
PROPOSED OVERHEAD DOOR (2)

1024 W. SOUTH ST.
GARAGE DOOR: 12' WIDE BY 7' HIGH-
SEE CIRCLED DESIGNS BELOW

CANYON RIDGE ▾

[HOME](#) / [RESIDENTIAL GARAGE DOORS](#) / [RESERVE WOOD COLLECTION LIMITED EDITION SERIES](#)

WOOD CARRIAGE HOUSE GARAGE DOORS



RESERVE® WOOD COLLECTION LIMITED EDITION SERIES

★★★★★ 5.0 (2) [Write a review](#)

handcrafted insulated wood carriage house designs with exceptional beauty, energy efficiency, and strength.



Authentic carriage house designs combine historical charm and character with the convenience of automatic overhead operation. Eight carriage house designs, available in multiple wood species and top section/window panel designs that can be mixed and matched, painted or stained, to complement any architectural style and color scheme.

WHERE TO BUY

SEE ON MY HOUSE



OVERVIEW

DESIGN OPTIONS

CONSTRUCTION

BROCHURE

INSTALLATION & CARE

DOOR DESIGNS



DESIGN 1



DESIGN 2



DESIGN 3



DESIGN 4

PROPOSED OVERHEAD DOOR (3)

ENTER TO WIN \$1,000!





DESIGN 5

DESIGN 6

DESIGN 7

DESIGN 8

For size and color availability, [click here](#)

TOP SECTIONS

SOLID



TOP11



TOP12



TOP13



TOP14



ARCH1



REC13



REC14



SQ23



SQ24



ARCH3



ARCH4



ARCH13



ARCH14

DOUBLE TOP SECTIONS



ARCH2 SOLID (DOUBLE DOOR)



ARCH3 (DOUBLE DOOR)



ARCH4 (DOUBLE DOOR)



ARCH8 (DOUBLE DOOR)



ARCH13 (DOUBLE DOOR)



ARCH14 (DOUBLE DOOR)



ARCH16 (DOUBLE DOOR)



ARCH18 (DOUBLE DOOR)



ARCH6 (DOUBLE DOOR)

PROPOSED OVERHEAD DOOR (4)

SPECIALTY GLASS OPTIONS

ENTER TO WIN \$1,000!

+



Clopay stain colors show on Hemlock wood. Note: Color may vary from on screen. *Custom colors are available.
*Available on select models. For more information regarding color availability, [click here](#).

REQUEST COLOR SAMPLES

HARDWARE DESIGNS

HARDWARE TO BE DETERMINED

HANDLES



HINGES



PLATES



EXISTING CONDITIONS BACKYARD



(existing stacked stone retaining wall)



(existing gate from alley and stacked stone retaining wall)





(existing perimeter fence and stacked stone retaining wall)

EXISTING CONDITIONS REAR OF HOME



(existing rear elevation and stone patio)



(existing rear elevation, stone patio & stacked stone retaining wall)

EXISTING CONDITIONS SIDE YARD



(existing side yard condition facing South St)

EXISTING CONDITIONS ALLEY



(existing perimeter fence from alley)



(existing fence/gate from alley)



(existing alley facing west)



(existing alley facing east)

EXISTING CONDITIONS W SOUTH STREET RIGHT OF WAY VIEW

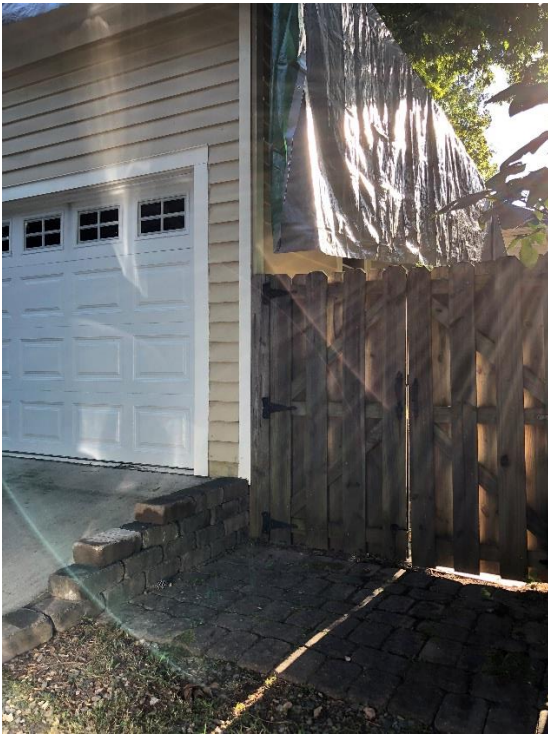


(existing front elevation from South St.)



(existing curb cut off of South St)

EXISTING ALLEY FACING GARAGES IN HISTORIC BOYLAN HEIGHTS





Addition not visible
from street

1024 South Street
Front Elevation View From South Street