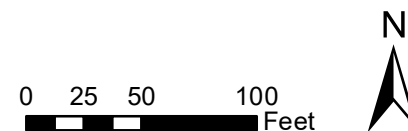




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COA--0155-2018

908 DOROTHEA DRIVE
BOYLAN HEIGHTS
HISTORIC DISTRICT (HOD-G)



Nature of Project:
Install 12'x20' accessory structure

APPLICANT:
ANTHONY CASALETTO

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0155-2018 908 DOROTHEA DRIVE

Applicant: ANTHONY CASALETTO

Received: 10/10/18

Meeting Date(s):

Submission date + 90 days: 01/08/19

1) 11/26/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Demolish accessory structure; install 12'X20' accessory structure

Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance... **If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.**”
- COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	Install 12'X20' accessory structure
1.6	Garages and Accessory Structures	Demolish accessory structure; install 12'X20' accessory structure
4.2	Demolition	Demolish accessory structure

STAFF REPORT

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

- A. Demolishing an accessory structure is not incongruous in concept according to *Guidelines* 1.6.5, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, however, demolition of an accessory building that contributes to the overall historic character **is** incongruous according to *Guidelines* 4.2.1, and the following suggested facts:
- 1* In the National Register of Historic Places nomination for the Boylan Heights Historic District, the garage/shed is not mentioned in the description or identified as contributing.

- 2* The applicants propose to demolish the existing accessory structure. No information or detailed photographs were provided that show the current condition of the structure. An assessment of the structural integrity of the structure by a preservation professional was not provided. Detailed drawings of the existing structure were not provided.
- 3* The application states that the shed was approved for removal in COA 083-18-CA. The shed was not included or mentioned in the application.
- 4* The existing shed is 18'X19', or 342 sq. ft. It is a gable roofed structure with what appears to be a shed roofed addition to the side. It is constructed primarily of vertically installed corrugated metal.
- 5* The age of the shed is unknown. The 1950 update to the Sanborn Fire Insurance Survey indicates that a shed was present in the opposite corner. It is unclear whether the shed may have been relocated from the opposite corner to the current site or is new.

B. The construction of a garage is not incongruous in concept according to *Guidelines* section 1.3.8, 1.3.9, 1.3.12, 1.6.6, 1.6.7, 1.6.8, 1.6.9, 1.6.10, 1.6.11, 1.6.12, and the following suggested facts:

- 1* The proposed shed is sited in a similar location to the existing shed. The proposed location is sited traditionally near the rear lot line.
- 2* The proposed accessory structure is 12' x 20', 6' narrower than the existing shed.
- 3* The proposed shed is a one-story frame structure with vertical hardiplank siding. The applicants do not propose to have any battens in conjunction with the vertical siding. This is atypical.
- 4* A photographic example of the general appearance was provided; detailed drawings were not.
- 5* The gable-end shed is deferential in scale to the historic house. The form is a traditional shed style.
- 6* The windows are to be aluminum clad. Specifications were provided, trim details were not.
- 7* The proposed doors are centered French doors. Specifications were not provided.
- 8* Built **area** to open space analysis: The lot is 6,984 SF. The existing footprint is 2,297 SF; the new footprint will be 2,195 SF. The proportion of built area to open space is currently 32% and will decrease to 31%.

- 9* The shed will be painted to match the existing structure.

10* No specifications were provided as to exterior lighting, if any.

11* The shed is proposed to sit on concrete leveling block. The amount of excavation required is unclear.

12* There is a large tree immediately adjacent the shed proposed for removal.

13* A tree protection plan was provided, however the letter from the certified arborist does not address the removal of the existing shed or construction of the new shed. The letter is dated from June and is related to the construction of the addition.

Staff suggests that the committee defer the application pending receipt of an accurate tree protection plan related to the current application plan prepared by a certified arborist or registered landscape architect.

Should the committee choose to render a decision, staff suggests that the committee approve the application with the following conditions:

1. That tree protection plans be implemented and remain in place for the duration of construction.
2. That there be no demolition delay for the removal of the shed.
3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the addition:
 - a. A tree protection plan prepared by a certified arborist or registered landscape architect that addresses the removal and construction of the sheds.
 - b. Full documentation of the existing shed with photographs and measured, scaled drawings;
 - c. Construction documents for the proposed shed that accurately convey the final exterior appearance;
 - d. Window trim details;
4. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Door specifications and details;
 - b. Manufacturer's specifications for exterior lighting, and location on building, if any.

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831



- ☐ Minor Work (staff review) – 1 copy
- ☒ Major Work (COA Committee review) – 10 copies
- ☐ Additions Greater than 25% of Building Square Footage
- ☒ New Buildings
- ☐ Demo of Contributing Historic Resource
- ☐ All Other
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 572349

File # COA-0155-2018

Fee \$152

Amount Paid \$152

Received Date 10/9/18

Received By SUOI

Property Street Address: 908 Dorothea Dr. Raleigh, NC 27603

Historic District: Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name: Anthony Casaletto & Melissa Mason

Lot size 0.16 Acres (width in feet) 59.97 (depth in feet) 122.50

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys (Label Creator).

Property Address	Property Address
DEMLER, JOHN ROBERT GELFOND, CARLEN DAY 917 W SOUTH ST RALEIGH NC 27603-2159	HUBERMAN, JOSEPH G BROMER, RUTH E 904 DOROTHEA DR RALEIGH NC 27603-2140
MILLER, ROBERT M TRUSTEE OSVOLD, LISE L TRUSTEE 913 W SOUTH ST RALEIGH NC 27603-2159	CHIAVATTI, ANTHONY J CHIAVATTI, MELANIE C 910 DOROTHEA DR RALEIGH NC 27603-2140
BURTON, RAY T BURTON, LINDA B 912 DOROTHEA DR RALEIGH NC 27603-2140	WEST, JESSICA B WEBB, PETER H 915 W SOUTH ST RALEIGH NC 27603-2159
RYBACKI, HARRY L 906 DOROTHEA DR RALEIGH NC 27603-2140	RUNYON, SCOTT MERCER, KIM 911 W SOUTH ST RALEIGH NC 27603-2159

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant: Anthony Casaletto

Mailing Address: 908 Dorothea Dr.

City: Raleigh

State: NC

Zip Code: 27603

Date: Oct 9th, 2018

Daytime Phone: 919-534-6484

Email Address: acasaletto1@gmail.com

Applicant Signature



Office Use Only

Will you be applying for rehabilitation tax credits for this project? ☐ Yes ☒ No

Type of Work _____

Did you consult with staff prior to filing the application? ☒ Yes ☐ 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)
1.6.6	Locate and orient new garages and accessory buildings in locations compatible with the historic relationship of garages and accessory buildings to the main structure and the site in the district.	<ul style="list-style-type: none"> • New accessory building, one story shed. 240 sq ft. • 12ft x 20ft Shed with 8ft sidewalls, 6/12 roof pitch, 1ft boxed overhangs all the way around, 30 year dimensional shingles, ridge vent, two aluminum clad windows, wood/hardiplank french doors and concrete leveling blocks. • Style and materials for the shed will be compatible with house. • Wood barn style doors painted white to match the trim. • Siding and corner board paint color same as house (Sherwin Williams 0048 Bunglehouse Blue). • Footprint and height to be subservient to the house. • The design, materials and placement of the shed will meet all applicable guidelines
1.6.7	Select materials and finishes for proposed garages or accessory buildings that are compatible with the principal structure or other historic garages and accessory buildings in the district in terms of composition, scale, module, pattern, detail, texture, finish, color, and sheen.	
1.6.8	Select windows and doors for new garages and accessory buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of the principal structure or other historic garages and accessory buildings in the district.	
1.6.10	It is not appropriate to introduce an accessory building similar in appearance, materials, and scale to historic accessory structures that creates a false historical appearance	
1.6.11	It is not appropriate to introduce a new garage or accessory building if doing so will detract from the overall historic character of the principal building and the site, or require removal of a significant building element or site feature, such as a mature tree.	
1.6.12	It is not appropriate to introduce features or details to a garage or an accessory building in an attempt to create a false historical appearance.	

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Minor Work Approval (office use only)

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 _____. 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.

Signature (City of Raleigh) _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.			✓		
Minor Work (staff review) – 1 copy					
Major Work (COA Committee review) – 10 copies					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		✓		

908 Dorothea Dr.

Application for Certificate of Appropriateness

Submitted October 10, 2018

Index

1. Project Overview
2. Location & Context
3. Photos of Existing Site
4. Proposed Plans
5. Tree Protection
6. Window & Door Information
7. Paint Schedule

1. Project Overview

New, one story shed in backyard, the shed will be 12 ft deep, 20 ft wide, 8' high side walls, with a 240 sq ft footprint. It will be on a single level of concrete leveling blocks, and will be painted to match the primary residence at 908 Dorothea Dr.

The shed will have vertical hardiplank siding, 1ft boxed overhangs all the way around, ridge vent and two aluminum clad windows. The entry will be a set of French style wood doors placed in the center front. The doors will be painted, hardiplank wood doors .

The roof will be a gable shed style roof with 6/12 roof pitch and 30 year dimensional shingles.

Based on the placement of the new structure no trees will need to be removed, however the structure will be near trees so a tree protection plan will be in place with the builder during construction. See attached plot plan for tree locations.

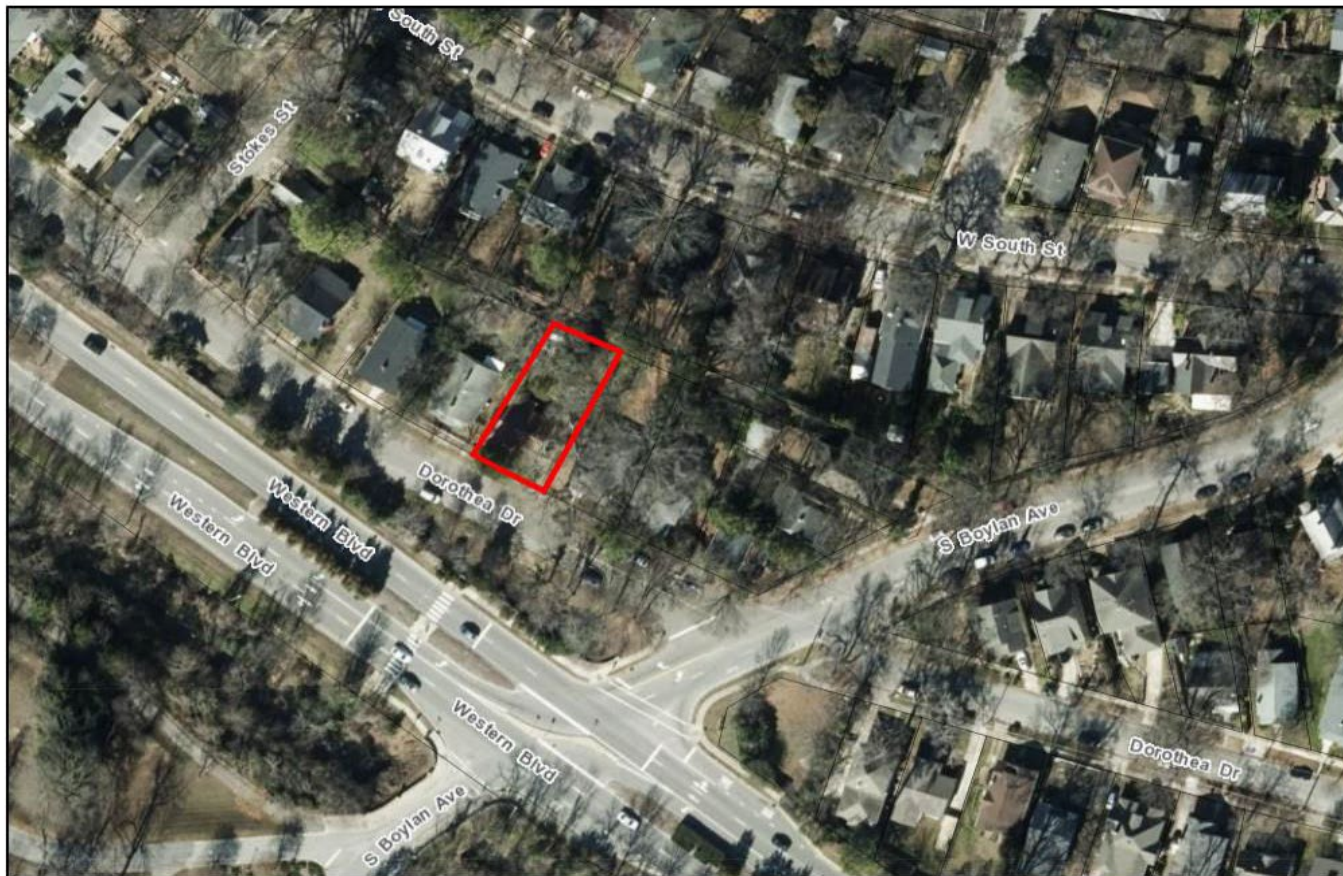
The new shed will be replacing an existing, non-historic shed that is 18.2 ft wide and 19 ft deep. The removal of the non-historic shed was approved in July 2018, COA 083-18-CA.

The proposed shed will be located in the far rear corner of the lot, where the previous shed was located. The current impervious for the lot is 2,297 SF, with the additional 240 SF footprint of the shed the new total SF of impervious will be 34.5%.

Description of Materials:

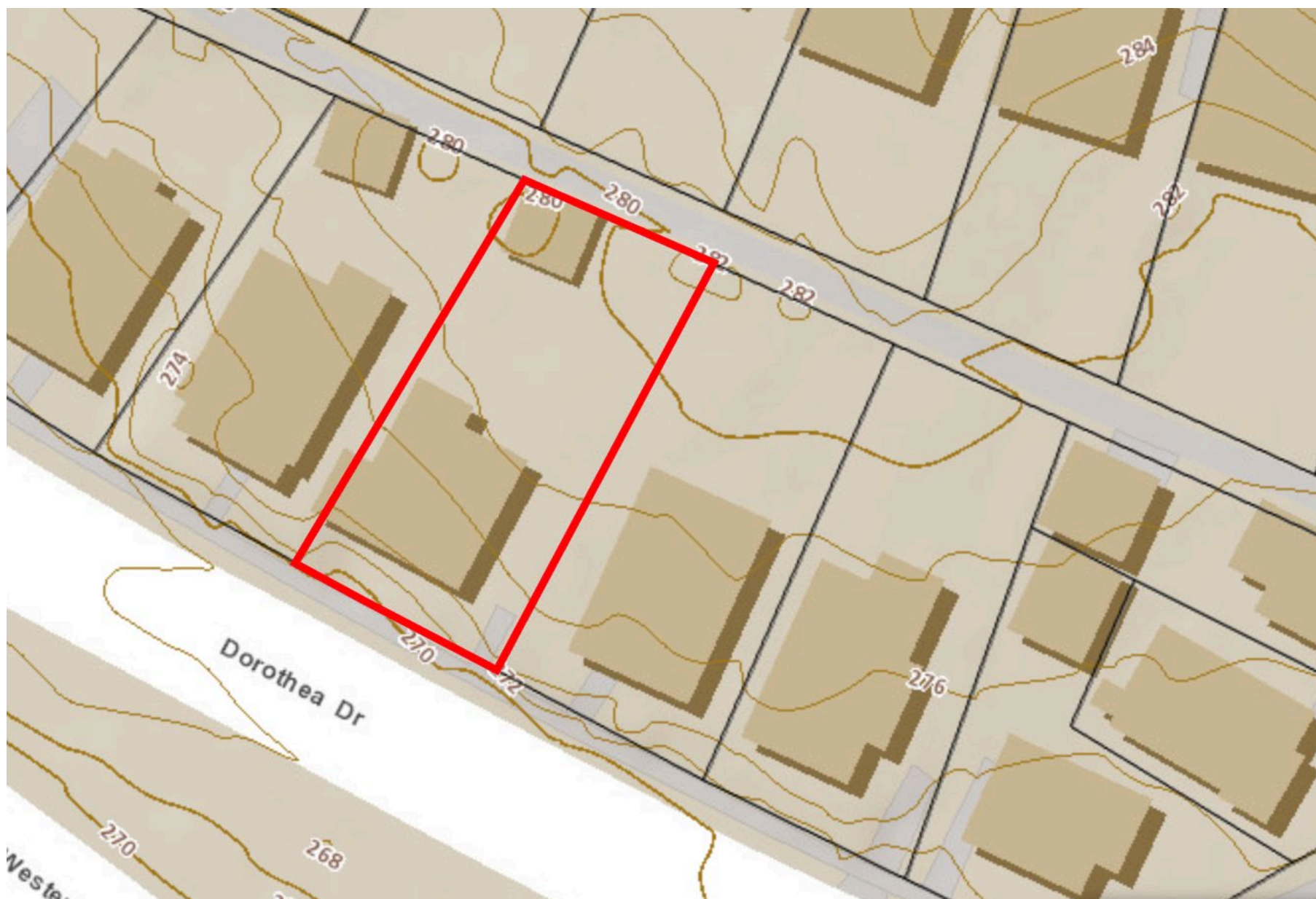
Hardiplank Siding
Wood Aluminum Clad Windows
Shingle Roof
Concrete leveling blocks

2. Location & Context



0 55 110 220 ft
1 inch = 100 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



Adjacent Neighbors

1703267295
BURTON, RAY T BURTON, LINDA B
912 DOROTHEA DR RALEIGH NC 27603-2140

1703268366
DEMLER, JOHN ROBERT GELFOND, CARLEN DAY
917 W SOUTH ST RALEIGH NC 27603-2159

1703269303
WEST, JESSICA B WEBB, PETER H
915 W SOUTH ST RALEIGH NC 27603-2159

1703360105
HUBERMAN, JOSEPH G BROMER, RUTH E
904 DOROTHEA DR RALEIGH NC 27603-2140

1703360257
HUBERMAN, JOSEPH G BROMER, RUTH E
904 DOROTHEA DR RALEIGH NC 27603-2140

1703268252
CHIAVATTI, ANTHONY J CHIAVATTI, MELANIE C
910 DOROTHEA DR RALEIGH NC 27603-2140

1703269157
RYBACKI, HARRY L
906 DOROTHEA DR RALEIGH NC 27603-2140

1703269351
MILLER, ROBERT M TRUSTEE OSVOLD, LISE L TRUSTEE
913 W SOUTH ST RALEIGH NC 27603-2159

1703360209
RUNYON, SCOTT MERCER, KIM
911 W SOUTH ST RALEIGH NC 27603-2159

3. Photos of Existing Site



4. Proposed Plans

This is an example of what the shed will look like, the image is included to show shape and design of the shed as well as window and door placement. The dimensions are 20'x12' with 8' side walls and 6/12 roof pitch.

The roof shingles, siding, corner boards, cornice, windows and doors will have different colors that are listed in the description of the project.



30-Year Shingles

The Heritage series, Premium Statesman, and Summit models all come standard with 30 year architectural shingles. GAF Timberline or CertainTeed Landmark. The following colors are available:

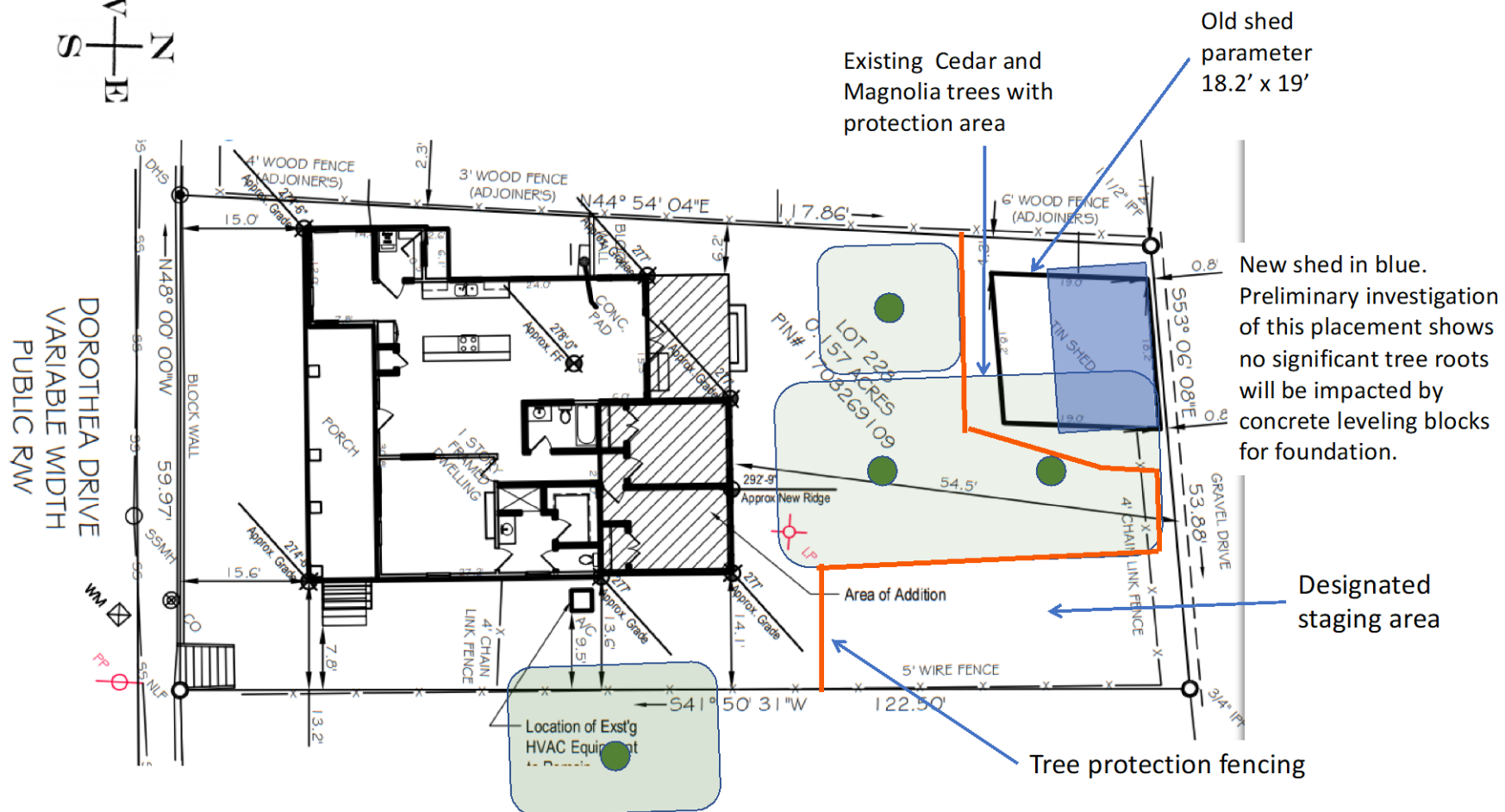
If you require a color other than what is listed we can most likely get the color but there will be an additional charge. Charcoal and Weathered Wood are the two most popular shingle colors used on homes.

Charcoal



Weathered Wood





Tree Protection General Strategy

- Install tree protection fencing as indicated, leave in place through duration of project
- Excavate footings if needed with extreme care
- Keep heavy equipment and vehicles out of tree canopy
- Store heavy materials and equipment away from trees to mitigate soil compaction
- Regularly water trees for 1 year following construction

Existing trees include:

- Fig tree located along the inside of the west property line
- 1 Cedar 19' from back of the house side
- 1 Magnolia 15'8" inside of north property line
- 1 Neighboring tree 11' past east property line

6. Window & Door Information

Doors will be all wood doors, french doors, hardiplank, 60” wide by 72” tall.

Windows:

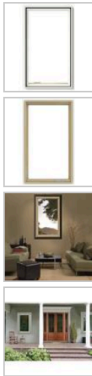
Item # 110145 Model #
LOWOLTCCW2436LELH

JELD-WEN W-2500 1-Lite Aluminum-Clad New
Construction White Casement Window (Rough
Opening: 24.5-in x 36.5-in Actual: 24-in x 36-in)

1 Rating
★★★★★
5.0 Average

100%
Recommend this
product

Community Q&A
View Now



\$243.74

- Casement wood window clad with aluminum for added strength and a streamlined appearance; window swings out to the right
- Low-E 366 glass with argon provides more protection against heat gain by blocking harmful infrared rays, as well as providing greater...
- Hinged on one side so that the sash opens outward in a swinging motion

—1+

ADD TO CART

SAVE

SHARE



Ships to Store FREE

✓ Ready for pickup: Estimated
by 11/04/2018



Delivery

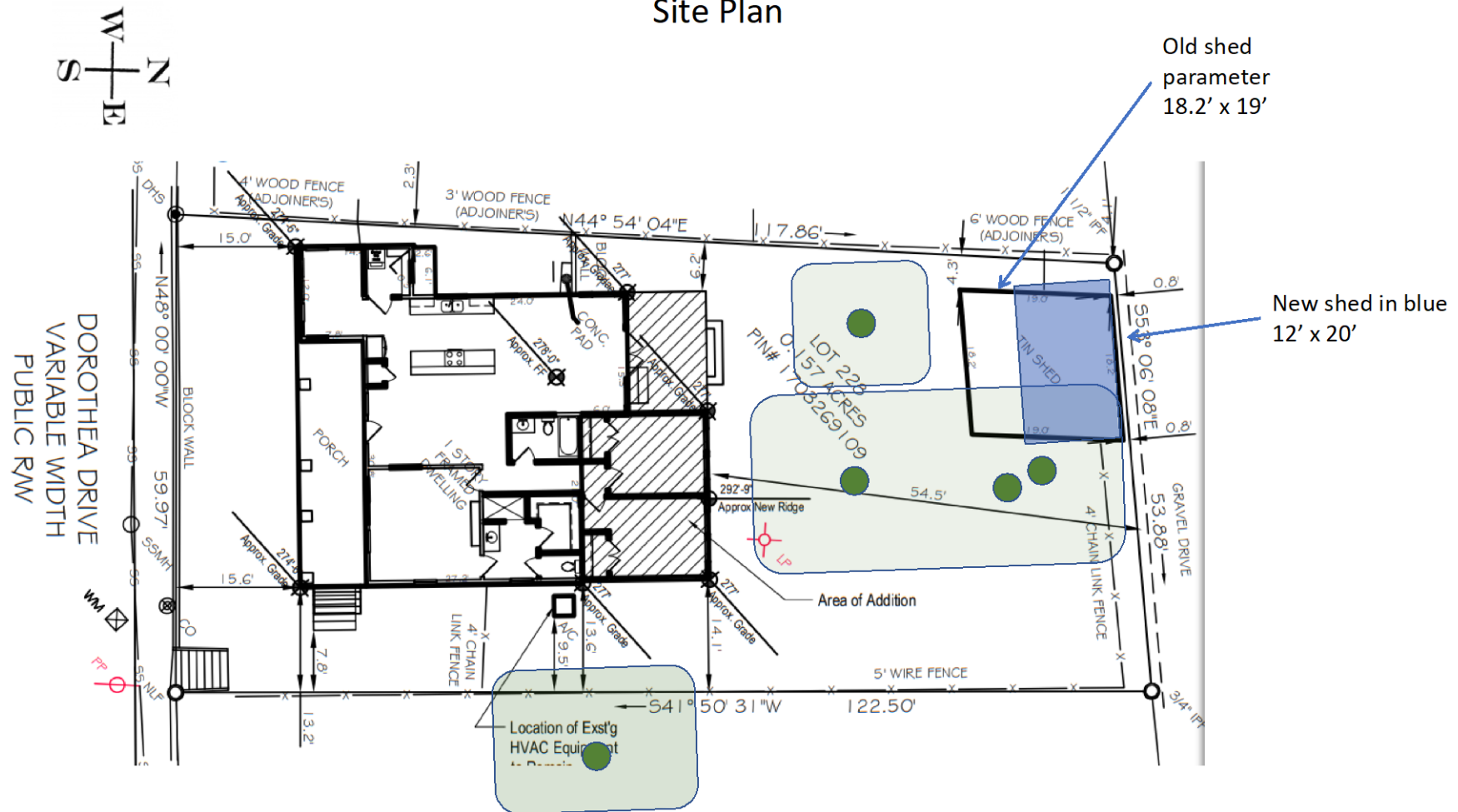
✓ Ready for delivery: Estimated
on 11/04/2018

7. Paint Schedule

Painted to match the primary residence at 908 Dorothea Dr.

1. Hardiplank siding - Sherwin Williams 0048 Bunglehouse Blue
2. Roofing – charcoal shingles
3. Foundation – unpainted concrete leveling blocks
4. Porch Floor – N/A
5. Railing – N/A
6. Columns – N/A
7. Door – painted hardiplank - Sherwin Williams 2848 Roycroft Pewter
8. Cornice - Sherwin Williams 7661 Reflection
9. Corner boards - Sherwin Williams 0048 Bunglehouse Blue
10. Window trim - Sherwin Williams 7661 Reflection
11. Shutter – N/A
12. Door and Window Trim - Sherwin Williams 7661 Reflection
13. Rake – N/A
14. Porch Ceiling – N/A
15. Other - N/A

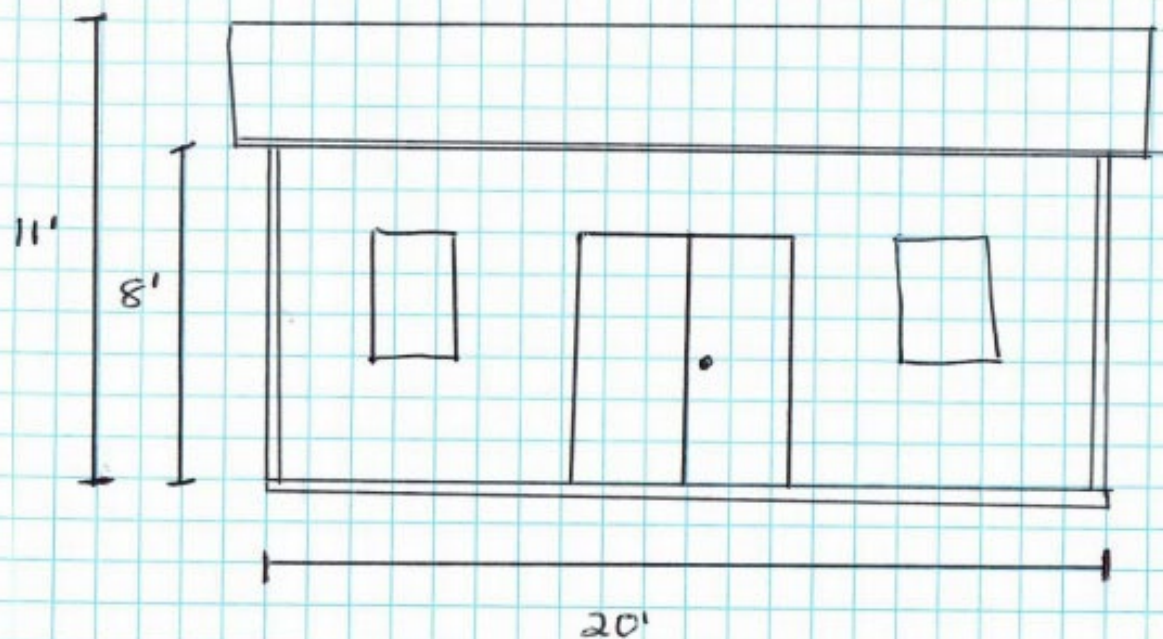
Site Plan



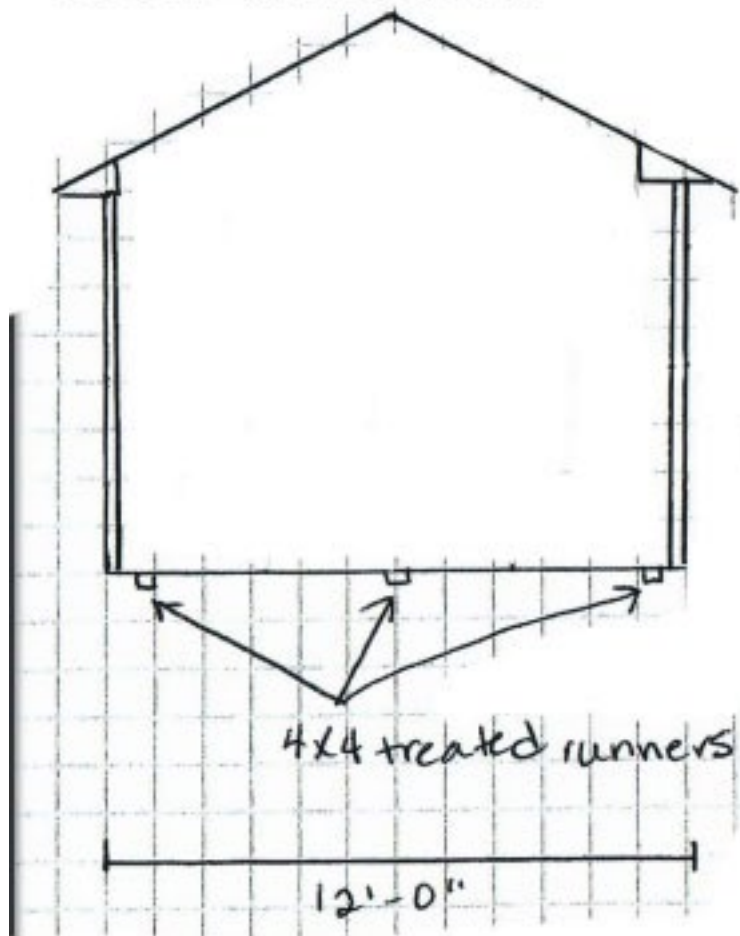
CAROLINA YARD BARNS, LLC
823A PURSER DRIVE
RALEIGH, NC 27603
(919) 365-5555

12x20 Heritage

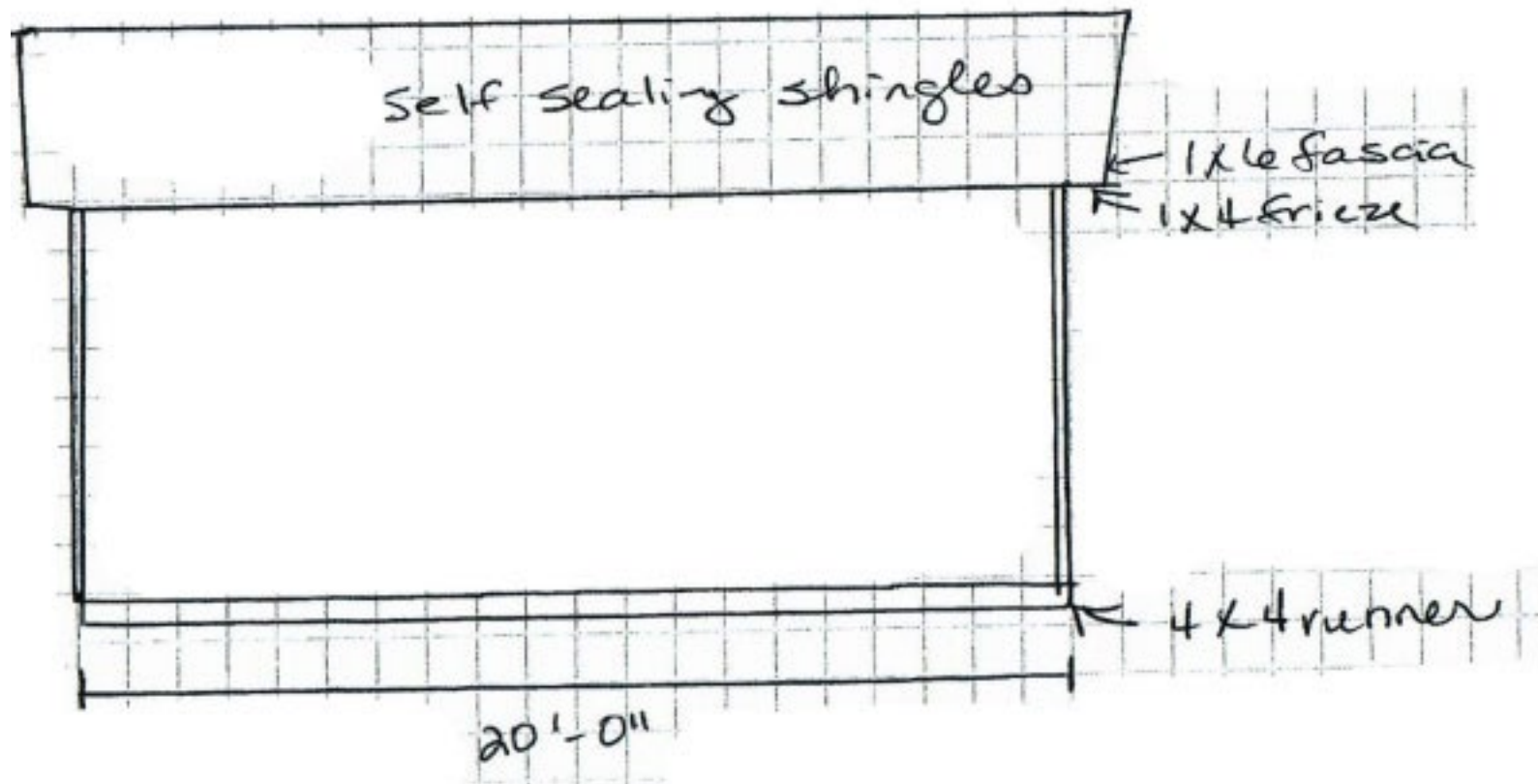
FRONT ELEVATION



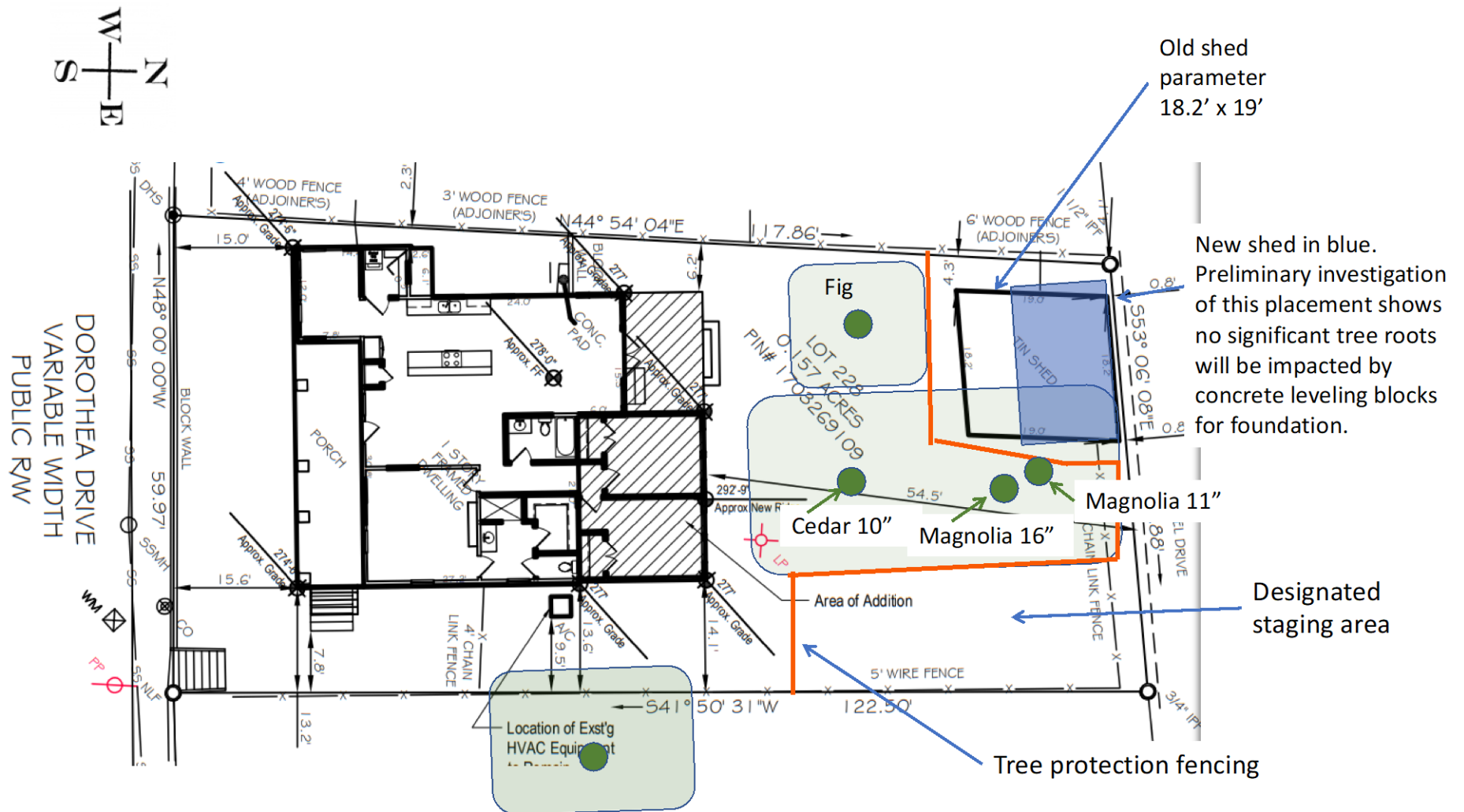
Side Elevation



Rear Elevation



Tree Identification and Diameter at Breast Height





5808 Triangle Drive, Raleigh, NC 27617 www.bartlett.com 919-782-7803

June 3, 2018

Project: Tree Protection Plan for home addition.

Property Owner: Melissa Mason

Property: 908 Dorthea Drive
Raleigh, NC 27603

Bartlett Tree Experts inspected the property at 908 Dorthea Dr. in Raleigh for any potential trees within the prospective area for new addition to home. The only tree over 2-inches in diameter is a 10-inch cedar. The tree is approximately 30 to 40 feet from the current foundation. I recommend that a tree protection fence be installed prior to any construction at a minimum of 10 feet from base of tree to minimize any damage to root system by construction equipment. The cedar should not be impacted if the fence is installed before construction begins and the addition should be far enough away that it won't cause harm to the tree.

Stephen Bagley
ISA Certified Arborist: SO-7425A
Arborist Representative
Bartlett Tree Experts

View of House From Street



908 Dorothea Dr

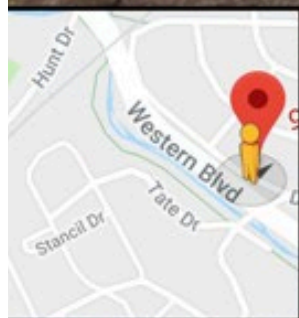
Raleigh, North Carolina



Google, Inc.



Street View - Feb 2016



Proximity of Shed to House

