

#### APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

 COA-0168-2019
 501 E LANE STREET C

 Applicant:
 MICHAEL POUPARD FOR GRAYSON HOMES LLC

 Received:
 12/03/2019

 Submission date + 90 days:
 03/02/2020

 1) 01/23/2020
 2) 2/27/2020

#### INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Construct new house; install driveway; install patio

<u>DRAC</u>: An application was reviewed by the Design Review Advisory Committee at its January 6, 2020 meeting. Members in attendance were Dan Becker, Sarah David, Jenny Harper and David Maurer; also present were Mike Poupard, applicant, David Kenoyer, and Collette Kinane and Tania Tully, staff.

Staff Notes:

- The demolition of the church formerly on the site was approved with 041-18-CA. The case is available for review.
- The subdivision of 501 E Lane Street has been approved by City Council through case S-48-18. New addresses for each parcel have not been provided.
- Due to a recent interpretation of State law by the City Attorney, a COA is not required for changes within the City right-of-way
- Changes made to the initial staff report appear in **bolded** text.
- The following amended materials were provided: updated elevation and floorplan drawings; updated site plan; updated written description; window specifications; and updated built area calculations.

#### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

Sections	Торіс	Description of Work
1.3	Site Features and Plantings	Construct new house; install driveway; install patio
1.5	Walkways, Driveways, and	Install driveway
	Off-street Parking	
3.3	New Construction	Construct new house

#### STAFF REPORT

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

A. Construction of a new house and installation of a driveway and patio are not incongruous in concept according to *Guidelines* 1.3.2, 1.3.8, 1.3.12, 1.5.5, 1.5.6, 1.5.8, 3.3.1, 3.3.2, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12; however, the setbacks and height **may be** incongruous according to *Guidelines* 3.3.1, 3.3.7; and the following suggested facts:

#### Siting

- 1\* The property is located near the center of the Oakwood Historic District.
- 2\* Unified Development Ordinance 5.4.1.E.1. states that "The minimum and maximum setbacks within the -HOD-G...shall be congruous with the setbacks of any typical well-related nearby building and structure within 1½ blocks and in the overlay district..." The *Design Guidelines* defines well-related nearby buildings as "Existing contributing buildings within 1-½ blocks of the subject property as measured parallel to the building-wall line in both directions and on both side streets."
- 3\* The proposed setback from the proposed sidewalk to the front wall of the house is approximately 16.3'. A chart of setback distance for a few adjacent properties was included on the plot plan. The neighboring setbacks range from 14.9' to 20.4'. The neighboring setbacks range from 14.9' to 20.4', with those in the 500-block ranging from 19.3' to 20.4'. It is unclear if the provided neighboring setbacks were measured from the sidewalk or the right-of-way.
- 4\* The new house is oriented to face Lane Street and appears to maintain a similar spacing between buildings as between those to the east. The siting of the house was governed by the location of a wide drainage easement to the north.
- 5\* A visual of how the new house is sited in comparison to the neighboring properties is not included.
- 6\* The setback chart does not include the well-related nearby buildings as defined in the Unified Development Ordinance (see fact \*2).
- 7\* Built mass to open space analysis: According to the applicant, the lot is 5,301 SF (0.122 acre). The footprint of the house will total approximately 1,817 SF; this includes the porches. The proportion of built mass to open space is proposed to be 34.3%.
- 8\* A page in the application labeled "Built Area and Built Mass Comparison" shows neighboring built mass percentages ranging from 23.7% to 35.9%.
- 9\* Built area to open space analysis: According to the applicant, the lot is 5,301 SF (0.122 acre). The proposed built area will total approximately 2,126 SF; this includes the porches, patio, and driveway. The proportion of built area to open space is proposed to be 40.1%.
- 10\* The built area percentage for nearby properties ranges from 27.2% to 62.5%.

#### Form and Design

- 11\* The applicant proposes constructing a two-story house. The neighboring houses on E Lane St are a mix of 1-story, 1 ½-story and 2-story designs.
- 12\* Unified Development Ordinance 5.4.1.F.1. states that "Buildings and structures shall be congruous with the height of typical well-related nearby buildings and structures in the overlay district...as set forth in the historic development standards below or as defined in the designation documents or nomination."
- 13\* From the Special Character Essay of the Oakwood Historic District: "Thus Oakwood, which contains Raleigh's only intact 19th-century neighborhood, is also a surprisingly diverse neighborhood of long-term change. Its evolution is painted across a broad canvas, diversity borne of architectural and topographical variety, bound into a cohesive whole through repetition of detail and style, and a consistently intimate rhythm established along continuous streetscapes of tree-sheltered sidewalks."
- 14\* **Some** analysis of the proposed structure's congruity with the character of Oakwood or wellrelated nearby properties was provided.
- 15\* Several forms are found on the proposed design: gable, reverse saltbox, shed, and hip. This combination is atypical in Oakwood. The predominant roof structure is a reverse saltbox with a projecting shed dormer creating the second story above the front porch. The front porch has a shed roof. The rear porch is covered by low-slope hip roof.

#### Materials and Details

- 16\* Below the eaves along the front porch are decorative brackets in pairs. Specifications were not provided for the brackets.
- 17\* The front porch is supported by four sets paired columns. Detailed drawings for porch construction or column specifications were not provided.
- 18\* Composition shingle roofing is proposed. Complete specifications and color were not provided.
- 19\* The house is proposed to be clad with smooth fiber cement lap siding with a 5" exposure and 6" shake siding on the front dormer. Material specifications were not provided. Trim is proposed to be smooth fiber cement or smooth composite.
- 20\* Parged stucco is proposed for the foundation. Specifications were not provided.

#### Staff Report

- 21\* The porch ceiling is proposed to be tongue-and-groove pine.
- 22\* The porch floor is proposed to be concrete or wood tongue-and-groove. Details were not provided.
- 23\* Windows appear to be primarily vertically-oriented units of three sizes. The window material is noted as aluminum-clad wood. Specifications were provided; however, the visual appearance of the aluminum cladding is unclear. The committee has found aluminum clad windows to be congruous when the finish is smooth painted rather than an anodized finish and when the seams are flush, not pronounced, and not significantly more visible than the seams on an all wood window.
- 24\* The front door is proposed to be a three-pane 3/4-paneled unit, while the north elevation includes a bank of four doors that appear to be oversize variants of the window style. It is unclear if the doors on the north façade are full-lite. Door specifications were not provided.
- 25\* An opening is shown on the east façade elevation that appears to be an open entryway leading to a side entry. The design details of this entryway are unclear.
- 26\* A covered porch is proposed at the rear the house. The location is typical of those found in the district. **Detail drawings** were not provided.
- 27\* Eave and soffit construction details were not provided.
- 28\* The application states that materials will be painted. Paint samples were not provided.
- 29\* Exterior lighting was not shown on the drawings, nor were specifications provided.
- 30\* **Downspout locations are indicated on the elevation drawings.** Gutters and downspout **specifications** were not provided.

#### Site and Setting

- 31\* From the Special Character Essay of the Oakwood Historic District: "Driveways themselves are most often gravel or concrete driving strips, squeezing beside the house to access the rear yard, and pushing the house close to the opposite side-lot line."
- 32\* A new concrete, single-car-width **strip** driveway and curb cut are proposed to be installed adjacent to the east façade of the house. This is a traditional location **and a traditional style** for a driveway on a corner property.
- 33\* No landscaping information on the property was provided.

- 34\* HVAC equipment is proposed for the east side of the structure. This is a typical location for mechanical equipment. Screening details were not provided.
- 35\* A **concrete** walkway from the front sidewalk to the front porch is proposed. This is a traditional location.

Pending receipt of evidence showing that the height and setback of the building are congruous with the setbacks and heights of any typical well-related nearby buildings, staff suggests that the Committee approve the application with the following conditions:

- 1. That prior to the issuance of the blue placard the following be provided to and approved by staff:
  - a. Window specifications confirming that the aluminum clad windows have a smooth painted finish and that the seams are flush, not pronounced;
  - b. Soffit construction;
  - c. East entry construction details;
- 2. That detailed drawings and/or specifications for the following be provided to and approved by staff prior to installation or construction:
  - a. Roof material;
  - b. Exposed rafter tail details;
  - c. Trim at windows, doors and transitions between materials;
  - d. Paint and stain color swatches from paint manufacturer;
  - e. Doors, showing both section and elevation views, muntin profiles and material descriptions;
  - f. Porch railings showing both elevation and section views;
  - g. Exterior lighting including locations on the building;
  - h. Finish specifications for the gutters and downspouts, and location on the building shown on elevation drawings;
  - i. House numbers, electric panel location, and all other exterior elements not included in the application
  - j. HVAC screening
  - k. Landscaping plan (anything more than foundation plantings or trees should be submitted as a new COA application).

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





kdkdesign





### COA-0168-2019

Specifications for Lot 1 (corner house)

- SETBACKS AND ELEVATIONS
  - Front and side setbacks within reason of similar homes. See chart.
- GUIDELINES AND CONGRUITY
  - We are proposing a two story residence that is in keeping with scale and proportion of the homes in the area. We aren't recreating a historical copy, but an interpretive design that has roots in the historical styles, scale, proportions and applicable details. We have kept window placements, sizes, and proportions in context of the original homes in the area. The exterior materials are modern, but in keeping with the look of the original materials. We are trying to keep the intent as laid out in the design guidelines to ensure that the new construction is distinguishable from the original homes.
  - We have reduced total mass facing right house by having a recessed area on that side of house for the covered porch. Although the two story portion does go all the way to the back area of the house, the back half of the two story portion is set farther from the right property line.
  - Driveway congruous with other side driveways. Concrete strips in place of solid concrete fill.
  - Fireplace moved to back wall of house in order to avoid bayed wall.
- WINDOWS AND DOORS
  - Windows to be Sierra Pacific H3 double hung wood windows with aluminum clad, color TBD. Brochure attached. 7/8" putty simulated divided lite, pattern as shown in drawings.
  - Front door to be wood with glass as shown in drawings, stain TBD.
  - Other exterior doors to be Sierra Pacific wood with aluminum clad, color to match windows. 7/8" putty simulated divided lite, pattern as shown on drawings.
- SHINGLES
  - Owens Corning Oakridge, Limited Lifetime Warranty, color TBD
- PORCHES
  - Ceilings to be 1x tongue and groove pine, color or stain TBD
  - Porch surface to be brick foundation with concrete or optional brick piers with wood tongue and groove flooring, option TBD
- GUTTERS
  - Standard gutters and downspouts, color TBD
- SIDING AND EXTERIOR TRIM
  - Fiber cement siding as per plans, smooth everywhere (no wood grain look). Color TBD
  - $\circ$   $\;$  Trim boards to be either smooth fiber cement or smooth Miratec. Color TBD
  - Windows to be trimmed as shown with 5/4x4, smooth. Color TBD



- DRIVEWAYS AND SIDEWALKS
  - o All driveway strips and sidewalks to be poured concrete
- FOUNDATION
  - o Brick, color TBD

PRODUCT DATA SHEET

# H3 Double Hung

At the core of the H3 Double Hung is our patented Fusion Technology<sup>™</sup>. It integrates three materials—extruded aluminum, vinyl and solid wood—into one complete window. This unique fusion results in improved durability and performance, noticeably enhanced aesthetics, an extreme seal and easier installation.

### **Standard Construction:**

- 0.055" thick extruded aluminum exterior.
- Hidden, extra-strong 0.078" thick extruded vinyl main frame with integral nail fin, fully welded at four corners for air and water tight seal.
- 5-3/4" overall frame depth with standard solid 4-9/16" jamb depth.
- 1-3/4" sash thickness, with narrow 1-5/8" stile and rail and 1-1/8" architectural sash setback.
- Seamless factory mulling up to 5-wide (120") with continuous head and sill with mull post. Optional factory box (jamb-to-jamb) mulling up to 4-wide (132").
- Both sash operate and tilt in for easy cleaning.
- Concealed jamb liners with constant force balances.
- Innovative, narrow profile, removable Flexscreen.

MINIMUM / MAXIMUM FRAME SIZES						
Custom sizing available in 1/1	Custom sizing available in 1/16" increments. Additional sizes may be available upon approval.					
H3 DOUBLE HUNG - OPERATING H3 DOUBLE HUNG – PICTURE						
Minimum Frame Width	17.5"	Minimum Frame Width	13.5"			
Minimum Frame Height	35.5"	Minimum Frame Height	35.5"			
Maximum Frame Width	47.5"	Maximum Frame Width	84"			
Maximum Frame Height	83.5"	Maximum Frame Height	84"			
		Maximum Square Feet	42			

### **Performance Data:**



H3 Double Hung: 47.5"x 83.5"

AIR INFILTRATION....0.05/0.03/A3 WATER.....NO LEAKAGE @7.52 PSF STRUCTURAL.....LC-PG50 (+50/-50)



H3 Double Hung: 119.5" x 83.5" (3-wide Unit) AIR INFILTRATION.....0.06/0.06/A3 WATER......NO LEAKAGE @ 5.43 PSF STRUCTURAL......LC-PG35 (+35/-35)\*

\*Unit size will meet LC-PG50 with installation straps.

\*\*Unit size will meet CW-PG50 if quoted with performance upgrades.

### **Thermal Performance (NFRC):**



#### H3 Double Hung Picture: 71.5" x 83.5" AIR INFILTRATION...0.06/0.02/A3 WATER......NO LEAKAGE @ 5.43PSF

WATER.....NO LEAKAGE @ 5.43PSF STRUCTURAL.....CW-PG35 (+35/-35)\*\*

For a comprehensive list of tested and rated sizes and configurations, please refer to the H3 Double Hung Product Performance Guide (Structural) located in the Technical Resources Library on our website.

Air Filled				Argon Filled	
Low-E Clear	Low-E 366	Triple IG LE/CL/LE	Low-E Clear	Low-E 366	Triple IG LE/CL/LE
U-FACTOR0.33	U-FACTOR0.33	U-FACTOR0.27	U-FACTOR0.30	U-FACTOR0.30	U-FACTOR0.24
SHGC0.28	SHGC0.21	SHGC0.27	SHGC0.28	SHGC0.21	SHGC0.27
VT0.52	VT0.49	VT0.43	VT0.52	VT0.49	VT0.43
CR52	CR52	CR62	CR53	CR56	CR65

All values represent insulated glass units using standard black warm edge spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the H3 Double Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.





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Additional product details may be found on our website www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary

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OPERATING SASH 3/4" STD INSUL GLASS

Operating

Typical configurations shown. Contact us for additional options.

Factory mulling up to 5-wide (120") continuous head & sill with mull post. Up to 4-wide (132") as tight (jamb-to-jamb) box mulls.



**Continuous Head &** Sill Mull Post





¼" Plate Mull

3.5" Flat Casing



2" Ovalo



2" Brickmould





## H3 Double Hung Additional Features

- Color Palette of 75 colors in powder coated AAMA 2604, optional • AAMA 2605.
- Extensive offering of performance glass available in black warm . edge or Cardinal spacer for optimum efficiency.
- Grille options including Simulated Divided Lites and Grilles-• Between-Glass.
- Factory finished Ultra Coat Paint or Ultra Stain interior. •

Please visit our website www.sierrapacificwindows.com for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.

SIERRAPACIFICWINDOWS.COM

**OPTIONAL EXTERIOR CASINGS** 



2" Flat Casing



#### Egress Data

Opening specifications have been provided to assist you in determining compliance to Egress codes based on BOCA and UBC code requirements as follows.

1. The units must be operable from the inside without the use of separate tools.

2. All egress from sleeping rooms must have a minimum net clear opening of 5.7 square feet.

3. The minimum net clear opening height dimension shall be 24".

The minimum net clear opening width dimension shall be 20".

4. The Floor To Sill Height is calculated by measuring from the clear opening sill (when unit is open) to the floor. This height cannot

be more than 44" above the floor.



www.sierrapacificwindows.com 800-824-7744 Updated: 2/17



### E = Egress

#### Egress Data

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## H3 2.0 Aluminum Clad Double Hung, Operating Scale: 1/4" = 1'

**Elevations Viewed from Exterior** 

Multiple wide sizing shown as continuous head and sill (common mulls)



2-Wide				
Call Width	Rough Opening (mm)	B.U.S (mm)	Glass (mm)	
18	35" (889)	34 1/2" (876)	12 3/8" (314)	
22	43" (1092)	42 1/2" (1080)	16 3/8" (416)	
24	47" (1194)	46 1/2" (1181)	18 3/8" (467)	
26	51" (1296)	50 1/2" (1283)	20 3/8" (518)	
28	55" (1397)	54 1/2" (1384)	22 3/8" (568)	
30	59" (1499)	58 1/2" (1486)	24 3/8" (619)	
32	63" (1600)	62 1/2" (1588)	26 3/8" (670)	
34	67" (1702)	66 1/2" (1689)	28 3/8" (721)	
36	71" (1804)	70 1/2" (1791)	30 3/8" (772)	
38	75" (1905)	74 1/2" (1892)	32 3/8" (822)	
40	79" (2007)	78 1/2" (1994)	34 3/8" (873)	
42	83" (2108)	82 1/2" (2096)	36 3/8" (924)	
44	87" (2210)	86 1/2" (2197)	38 3/8" (975)	
46	91" (2312)	90 1/2" (2299)	40 3/8" (1026)	
48	95" (2413)	94 1/2" (2400)	42 3/8" (1076)	



5-Wide					
Call Width	Rough Opening (mm)	B.U.S (mm)	Glass (mm)		
18	86" (2185)	85 1/2" (2172)	12 3/8" (314)		
22	106" (2693)	105 1/2" (2680)	16 3/8" (416)		
24	116" (2947)	115 1/2" (2934)	18 3/8" (467)		





3-Wide				
Call Width	Rough Opening (mm)	B.U.S (mm)	Glass (mm)	
18	52" (1321)	51 1/2" (1308)	12 3/8" (314)	
22	64" (1626)	63 1/2" (1613)	16 3/8" (416)	
24	70" (1778)	69 1/2" (1765)	18 3/8" (467)	
26	76" (1931)	75 1/2" (1918)	20 3/8" (518)	
28	82" (2083)	81 1/2" (2070)	22 3/8" (568)	
30	88" (2235)	87 1/2" (2223)	24 3/8" (619)	
32	94" (2388)	93 1/2" (2375)	26 3/8" (670)	
34	100" (2540)	99 1/2" (2527)	28 3/8" (721)	
36	106" (2693)	105 1/2" (2680)	30 3/8" (772)	
38	112" (2845)	111 1/2" (2832)	32 3/8" (822)	
40	118" (2997)	117 1/2" (2985)	34 3/8" (873)	

Maximum frame width for multiple wide units using a continuous head and sill is 120".

#### Formulas for Calculating Overall Widths for Box Mulls:

Frame Width for Tight Box Mulls (Frame to Frame) Overall Frame Width = Add B.U.S. Width of each unit in combination

Rough Opening for Tight Box Mulls (Frame to Frame) R.O. Width = Overall Frame Width + 1/2"

4-Wide					
Call Width	Rough Opening (mm)	B.U.S (mm)	Glass (mm)		
18	69" (1753)	68 1/2" (1740)	12 3/8" (314)		
22	85" (2159)	84 1/2" (2146)	16 3/8" (416)		
24	93" (2362)	92 1/2" (2350)	18 3/8" (467)		
26	101" (2566)	100 1/2" (2553)	20 3/8" (518)		
28	109" (2769)	108 1/2" (2756)	22 3/8" (568)		
30	117" (2972)	116 1/2" (2959)	24 3/8" (619)		

#### Updated: 2/17

Note: Sierra Pacific Windows reserves the right to change specifications without notice.

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Type or print the following:					
Applicant name:					
Mailing address:					
City:	State: Zip code:				
Date:	Daytime phone #:				
Email address:	<i></i>				
Applicant signature: Mike	Toppard				
Minor work (staff review) –	one copy	Office Use Only			
Major work (COA committee review) – ten		Transaction #:			
copies		File #: <u>COA-0168-2019</u>			
Additions > 25% of building sq. footage		e Fee:			
New buildings		Amount paid:			
Demolition of building or structure		Received date:			
All other		Received by:			
Post approval re-review of	conditions of				
approval					
Property street address:	С				
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?	Office Use Only
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 ( <u>www.rhdc.org</u> ).					
Section/Page	Page Topic Brief description of work (attach additional sheets as neede				

#### 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\_\_\_\_\_

. . .

**REVISION 7.2.19** 

raleighnc.gov

### COA for construction of three houses in Historic Oakwood

### SUMMARY

We seek approval for the construction of three homes at 501 E Lane St. We have already been unanimously approved by RHDC to subdivide this property into three lots, and Raleigh City Council will vote to approve the three-lot subdivision on 12/3/19. The attached drawings were designed by KDK Design, and they have already had experience doing similar projects in Raleigh historic districts, including Historic Oakwood.









kdkdesign



KDK Design Group, LLC 833 Woodburn Road Raleigh, North Carolina 27605 919.301.8643 kdkdesigngroup.com

**kdk**design





![](_page_32_Picture_0.jpeg)

Marken Market		W.	Qalkwo	ad Ave				
								1
		Addess	Area Sq.ft	<b>Built Area</b>	<b>Built Mass</b>	BA%	BM%	
	IN REAL STR	301 N. East St	5,332	1,450	1,282	27.2	24.0	K.
	REAL AND	308 N. East St	5,728	1,967	1,556	34.3	27.2	
	Set of the second	513 E. Lane St	4,771	1,578	1,328	33.1	27.8	
	Hutter of March	517 E. Lane St	4,948	2,396	1,552	48.4	31.4	Bill
		519 E. Lane St	5,967	3,698	2,141	62.0	35.9	
		523 E. Lane St	6,804	4,254	2,424	62.5	35.6	
	301 N. EAST ST	525 E. Lane St	7,233	2,461	1,714	34.0	23.7	
		Lot 1	6,176	2,901	2,263	47.0	36.6	<b>BR</b> ST
		Lot 2	5,177	2,273	1,831	43.9	35.4	
	308 N. EAST ST	Lot 3	5,301	2,258	1,817	42.6	34.3	
NORTH EAST			AVE ST	ANE	NE ST	ANE ST		NE ST
polygont ave over ride 1			513 1 513 1 1		519 E. L	523 E. L		525 E. L
EAS TRANSPORT	T LANE STREET VAIR	ABLE WIDTH R	/W Etaost			- All		

BUILT AREA AND BUILT MASS COMPARISON

N 0 25 50 1 inch = 50 feet

FOR GRAYSON HOMES

![](_page_33_Picture_4.jpeg)

100 ft \_\_\_\_\_ et

#### <u>Disclaimer</u>

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