



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

1020 DOROTHEA DRIVE

Address

BOYLAN HEIGHTS

Historic District

Historic Property

108-15-MW

Certificate Number

7/21/2015

Date of Issue

1/21/2016

Expiration Date

### Project Description:

- Install gutters and downspouts;
- regrade around foundations;
- install french drains

OK to PERMIT

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

Signature

Raleigh Historic Development Commission

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



# Planning & Development

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

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



- Minor Work (staff review) – 1 copy**
- Major Work (COA Committee review) – 13 copies**
- Most Major Work Applications
- Additions Greater than 25% of Building Square Footage
- New Buildings
- Demo of Contributing Historic Resource
- Post Approval Re-review of Conditions of Approval

**For Office Use Only**

Transaction # 439532

File # 108-15-MW

Fee \$29.00

Amt Paid \$29.00

Check # 208

Rec'd Date 7-15-15

Rec'd By K. Pruitt

• If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address - 1020 Dorothea Drive

Historic District - Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name – Nathanael and Lindsey Thompson

Lot size 0.19

(width in feet) approx. 50

(depth in feet) approx. 182

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:

Property Address	Property Address

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 – Lindsey Thompson

Mailing Address – 1020 Dorothea Drive

City – Raleigh	State - NC	Zip Code - 27603
Date – 07.08.2015	Daytime Phone – 540-421-9257	

Email Address – ljarrels@vt.edu

Signature of Applicant *Lindsey Thompson*

**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 1/21/16. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature *Lindsey Thompson* Date 7/21/15

**Project Categories (check all that apply):**

Exterior Alteration

Addition

New Construction

Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

Yes

No

**(Office Use Only)**

Type of Work 40, 99, 46

\_\_\_\_\_

\_\_\_\_\_

**Design Guidelines** Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work
3.5 / 34	Gutters	Proposing to install galvalumne steel half-round gutters on main house and storage shed to prevent further foundation and exterior wood deterioration. Please see provided letter of recommended work from licensed Structural Engineer.
2.3 / 13	Site Drainage	Proposing to install a French drain along the rear of the house to provide proper drainage from backyard and prevent further deterioration of existing foundation. Please see provided letter of recommended work from licensed Structural Engineer.
2.3 / 13	Grading	Existing foundation and wood siding is showing signs of water damage due to improper drainage. Proposing to re-work existing grading along sides of home to provide proper drainage away from existing foundation. Landscaping along sides of home will be replaced after work is complete. Please see provided letter of recommended work from licensed Structural Engineer.

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2 " x 11" 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.</p> <p><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 13 copies</b></p>			✓		
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required.	<input checked="" type="checkbox"/>		✓		
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
5. <b>Plot plan</b> (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. <b>Drawings</b> showing proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the new façade(s).</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale.</li> <li><input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet.</li> </ul>	<input type="checkbox"/>	<input checked="" 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>		✓		

**Applicant:** Lindsey Thompson

**Property:** 1020 Dorothea Drive

### **Written Description of Work**

Before purchasing our property in Boylan Heights, we had a licensed Structural Engineer, Pat Teague, evaluate the home for potential future repairs. Please refer to the attached letter outlining the proposed work in which we are applying.

In his opinion, the main issue with the property is improper drainage due to the slope of the land. The backyard is higher ground than the front of the house so all water drains towards the foundation of the main home. Our reason for applying for this COA is to correctly divert the water away from the structure while maintaining the historical preservation of the home.

The first request is to install traditional 5" galvalume half-round gutters along the sides of the main roofline and divert the water to the front of the home. We plan on doing the same to the exterior shed in the back part of the property. We do intend on keeping the historic exposed rafter tails in both locations. The exact finish of the gutters is to be finalized but we prefer to keep the look as true to raw metal as possible (i.e. – charcoal gray or dark bronze). Please see the attached photos for reference.

The second request is to install the recommended 6" French Drain along the back of the house. This would divert all water from the backyard to the side yards of the house to prevent further damage along the back foundation wall. We plan on relocating existing stones in the backyard to infill the French drain cavity.

The third request is to re-grade along the sides of the home so that the soil is not in direct contact with the wood siding. Both our Structural Engineer and Termite inspector recommended this solution to avoid future pest and further water damage. After the work is complete, we do intend on bringing back the existing landscaping.

### **Existing Photos – Front of Main House**



**Existing Photos – Right Side and Left Side of Main House**



**Existing Photo – Rear Shed**



**Existing Photos – Rear Right and Left Side of Main House (Proposed area for new grading)**



**Existing Photo – Rear of House (proposed area for French Drain)**



Half round gutter within neighborhood





**P. E. TEAGUE, P.E., PLLC**  
**2705 WATERLOO CT., RAL, NC 27613**  
**PSTEAGUE@INTEGRITY.COM**  
**(919)247-2572**

June 4, 2015

(Lic. #P-0207)

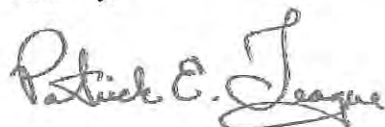
To: Nathaniel and Lindsey Thompson  
David Worters

Subject: 1020 Dorothea Drive  
Raleigh, NC

To Whom It May Concern,

A site inspection was conducted at a house built in the 1920's and the following recommendations are being made in response to a home inspection report. The infrastructure of the house is functioning as designed and built. The windows and doors appear to be square. The interior walls appear to have no horizontal cracks in the walls which would indicate substantial settling. However there are some repairs needed. There is evidence on the back foundation interior side of the wall of moisture effervescence on the masonry brick wall. If this saturation continues to happen then it will compromise the bearing capacity of the subsurface soil. **I recommend installing a gutter system around the house to divert storm water away from the foundation of the house. On the back right and left corners of the house in the back yard the land must be contoured to divert water into a 6" French drain connected to a 6" corrugated pipe discharging into the side yards.** Over the duration of time the storm water has been saturating the subsurface. **Also excavate dirt away from the foundation wall so that the siding on both the right and left back corners are not directly touching the ground.** Also I recommend repairing the foundation wall along the back right side of the house noted in the house inspection report and at the right front corner of the front porch by adding more concrete at the base. In the crawl space, daylight can be seen through the foundation walls in certain areas. Throughout the perimeter of the foundation wall there are areas where the mortar is missing that needs to be filled in with mortar to maintain the integrity of the structure. There are several small cracks in the foundation that needs water proofing with epoxy mortar. The cross beam supporting the front wall and front porch floor needs a 2x8 beam added to the existing beam with minimum 10d nails or screw equivalent rows of two at 6" on center. There is an existing 6x6 timber post on the right end of the same beam needing a 18"x18"x8" footing to support the end of this beam or reconstruct the original masonry pier. The middle pier line supporting the first floor framing has new masonry block added to the side for extra support. This is acceptable. We also need to install a pressure treated 6x6 column with a 24"x24"x8" concrete footing at midspan of the first two short piers approximately 16'-0" from the back wall. The location is between (2)4" PVC water lines. On the left exterior foundation wall there are some bricks flaking due to weather and age. I recommend a layer of concrete mortar and then the original foundation wall paint. In the crawl space underneath the front porch right and left corners I recommend installing pressure treated 4x4 posts with 12"x12"x8" concrete footings. Install several bricks with mortar in their original position along the front porch area to water proof foundation wall. There are plenty of original bricks in the crawl space to choose from. Also, Front porch roof appears to be sloping at a slightly lower angle from the main house roof system. If it recommended that the front porch columns be checked via drilling to confirm if interior support post exist. If columns prove to be hollow a 6" x 6" pressure treated post is recommended to support the load of the front porch roof system. If you have any questions, please feel free to call me at (919)247-2572.

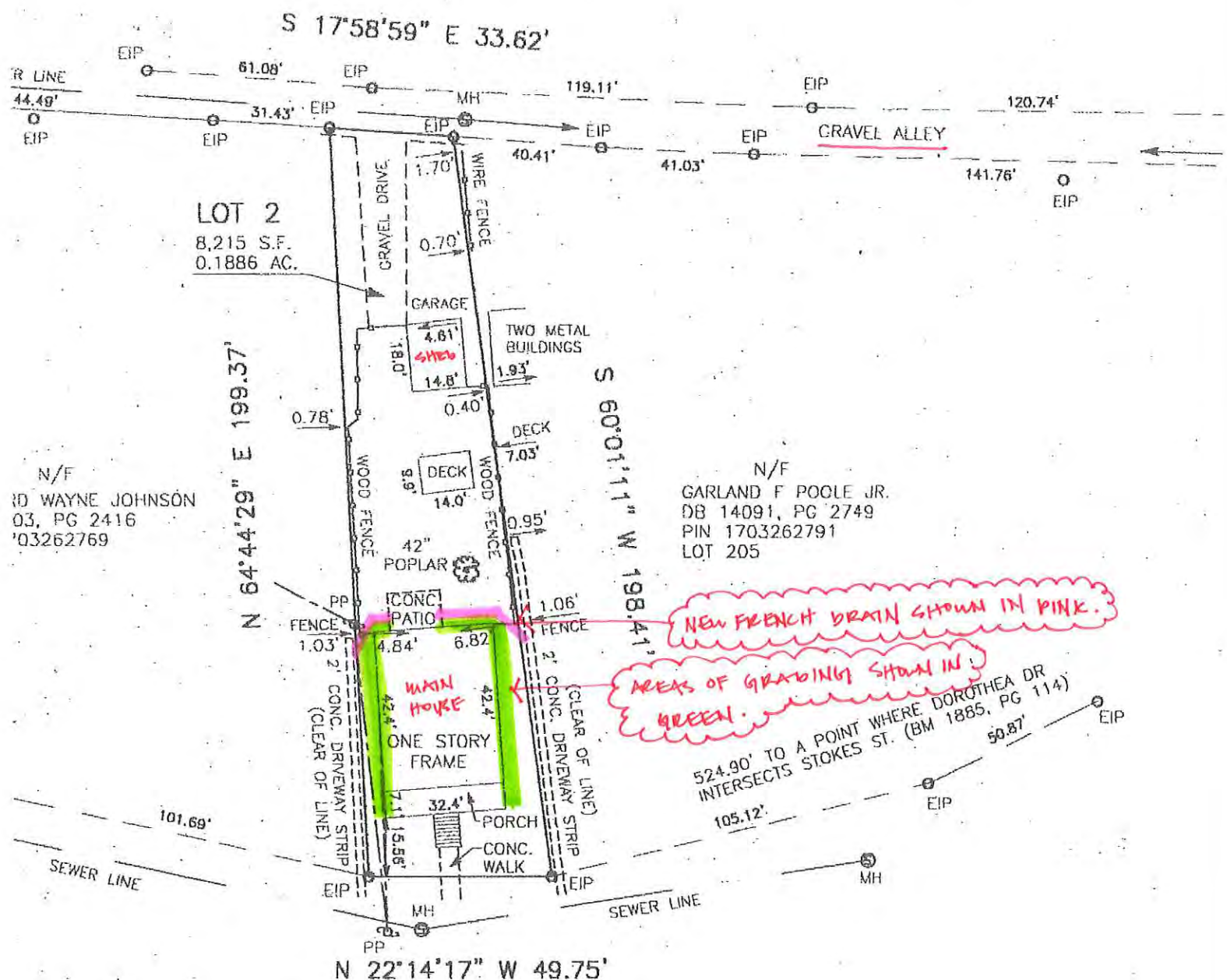
Sincerely,



Patrick E. Teague, P.E.



6/04/15

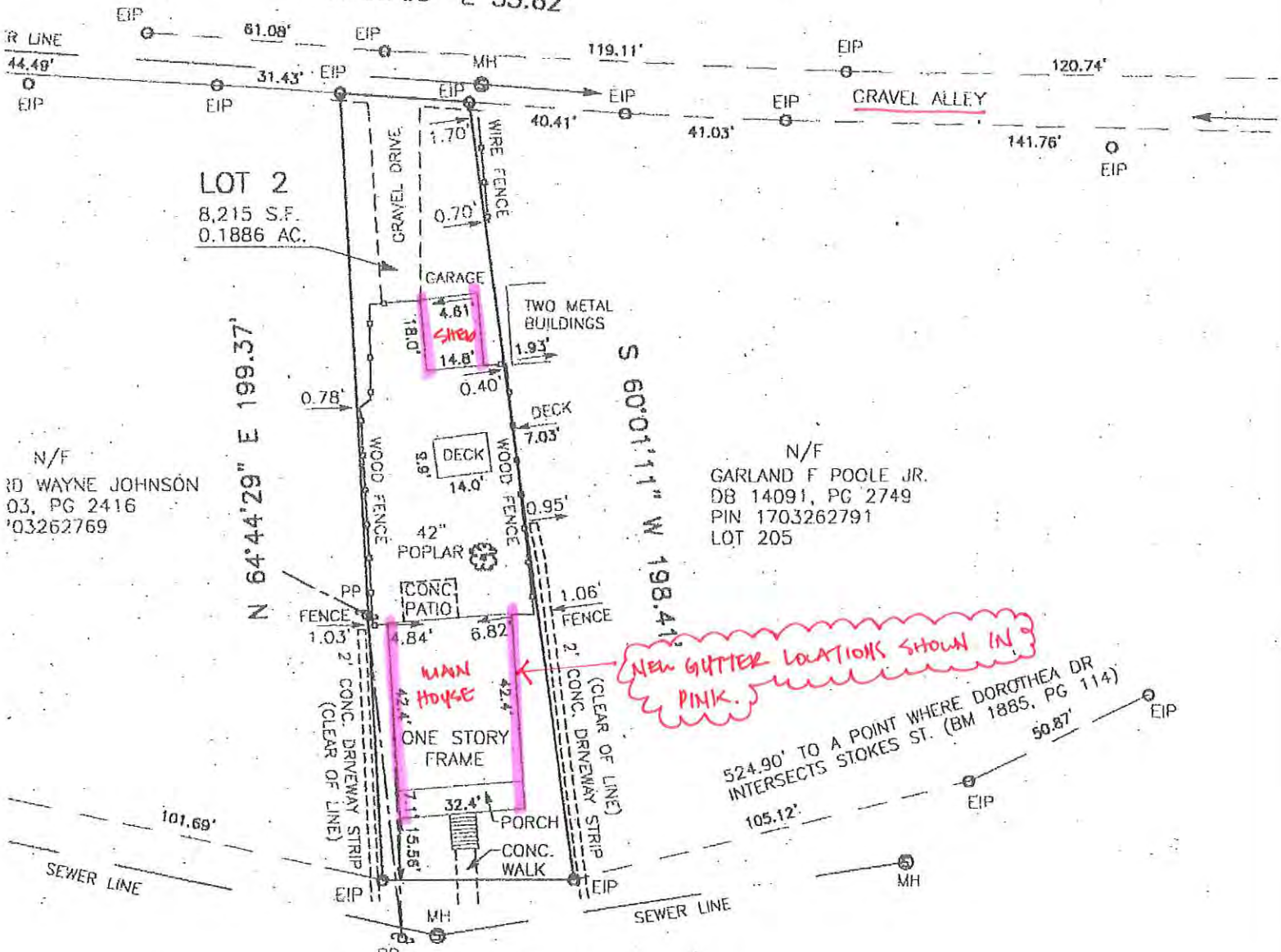


**DOROTHEA DRIVE**  
(PUBLIC R/W)  
( FORMERLY BOYLAN DRRIVE )

**LANDSCAPING & DRAINAGE REQUEST**

ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASUREMENTS  
FIELD CLOSURE = 1: 26,230

S 17°58'59" E 33.62'



LOT 2  
8,215 S.F.  
0.1886 AC.

N/F  
JO WAYNE JOHNSON  
03, PG 2416  
1703262769

N/F  
GARLAND F POOLE JR.  
DB 14091, PG 2749  
PIN 1703262791  
LOT 205

*NEW GUTTER LOCATIONS SHOWN IN PINK.*

524.90' TO A POINT WHERE DOROTHEA DR INTERSECTS STOKES ST. (BM 1885, PG 114)

N 22°14'17" W 49.75'

DOROTHEA DRIVE  
(PUBLIC R/W)  
( FORMERLY BOYLAN DDRIVE )

*NEW GUTTERS REQUEST*

ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASUREMENTS  
FIELD CLOSURE= 1: 26,230

STANDARD COLORS

Due to limitations in the printing process, please request actual color chips for accurate color viewing.



BUCKSKIN



PARCHMENT



ALMOND



AGED BRONZE



SHASTA WHITE



FOREST GREEN



PATINA GREEN



SIERRA TAN



MEDIUM BRONZE



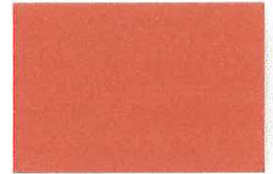
CHARCOAL GREY



HEMLOCK GREEN



BRISTOL BLUE



TERRA-COTTA



DARK BRONZE



ZINC GREY



HARTFORD GREEN



ROYAL BLUE



COLONIAL RED



COPPER BROWN



MATTE BLACK



TEAL GREEN



BURGUNDY



DEEP RED

PREMIUM COLORS

Berridge premium colors require a nominal surcharge.



NATURAL WHITE



AWARD BLUE

METALLIC COLORS

Berridge metallic colors are premium finishes which require a nominal surcharge. Due to limitations in the printing process, please request actual color chips for accurate color viewing.



CHAMPAGNE



COPPER-COTE™



ANTIQUÉ  
COPPER-COTE

NATURAL METAL FINISH

Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of GALVALUME® steel sheet with a clear, organic resin applied to the top side and bottom side of GALVALUME® substrate.



ACRYLIC-COATED  
GALVALUME®



ZINC-COTE™



LEAD-COTE™



PREWEATHERED  
GALVALUME®



All colors except Award Blue comply with LEED® v3 & Energy Star requirements for roof slopes greater than 2:12.

Almond complies with LEED® v3 requirements for low slopes.

Natural White complies with LEED® v3 & Energy Star requirements for low slopes.

Color of New Gutters  
Highlighted - Final color to be selected

## Tully, Tania

---

**From:** Band, Daniel  
**Sent:** Thursday, July 16, 2015 3:44 PM  
**To:** ljarrels@vt.edu  
**Cc:** Tully, Tania  
**Subject:** Minor Work COA - 1020 Dorothea Drive

Lindsey: Thank you for submitting a Minor Work COA application for 1020 Dorothea Drive. I've reviewed the application and have a few comments. The additional materials may be sent by email.

- Please provide specs/drawings of the proposed gutters.
  - The zinc grey color meets the guidelines.
  - How will the gutters be installed?
- What will the gutters drain to? A splash pad? Please specify and provide specs.
- For the French drains, how wide will the stone areas be?
- Approximately how much will the grade change? (how much dirt is to be excavated on the sides of the house?)
- What landscaping will be done post-grading? Please describe it more completely. Will it be exactly as it is now?

Thank you,

Daniel

---

Daniel Band, Planner I  
Long Range Planning Division  
Raleigh Planning Department  
919-996-2180 - OEP, 2<sup>nd</sup> Floor

## Band, Daniel

---

**From:** Lindsey Jarrels <ljarrels@vt.edu>  
**Sent:** Friday, July 17, 2015 1:49 PM  
**To:** Band, Daniel  
**Cc:** Tully, Tania  
**Subject:** Re: Minor Work COA - 1020 Dorothea Drive

Good Afternoon Daniel,

Thank you for reviewing our submission. Please see the information below for clarification.

We are planning on hiring either Baker Roofing or Dana Dean Roofing Company to install the 5" half-round gutters and 4" downspouts. Both the gutters, down spouts, and any additional hardware will match the preferred Zinc color.

For installation of the gutters - the ends of the 2x4 rafters will be adjoined with a continuous 1x4 nailer (painted to match exterior trim color) which the gutter hangers will be attached to. Our intent is to keep the rafter tails exposed and only have two downspouts located on either side of the front of the home. Please see the images below (second image is 1108 W. Lenior Street).



## Tully, Tania

---

**From:** Lindsey Jarrels <ljarrels@vt.edu>  
**Sent:** Friday, July 17, 2015 1:49 PM  
**To:** Band, Daniel  
**Cc:** Tully, Tania  
**Subject:** Re: Minor Work COA - 1020 Dorothea Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Afternoon Daniel,

Thank you for reviewing our submission. Please see the information below for clarification.

We are planning on hiring either Baker Roofing or Dana Dean Roofing Company to install the 5" half-round gutters and 4" downspouts. Both the gutters, down spouts, and any additional hardware will match the preferred Zinc color.

For installation of the gutters - the ends of the 2x4 rafters will be adjoined with a continuous 1x4 nailer (painted to match exterior trim color) which the gutter hangers will be attached to. Our intent is to keep the rafter tails exposed and only have two downspouts located on either side of the front of the home. Please see the images below (second image is 1108 W. Lenior Street).



The gutters will drain to a splash pad in the front of the house. Please see link below for proposed item.

<http://www.homedepot.com/p/Amerimax-Home-Products-24-in-Stone-Splash-Block-3003-12/100082469>

For the french drain, the width will be 6". We plan on re-using the stone to infill the trench with the drain pipe. If concealing the french drain is of concern, majority of the drain will be in the backyard hidden behind our existing full-height fence. The portions that extend beyond the fence line on the sides of the house could be concealed with grass if preferred.

For the grading on the sides of the house, the most extreme location would be about 3" and is located on the left side of the home near the rear of the house. After the work is complete, we plan on re-seeding the sides of the home with grass. The right side of the home currently has grass that extends to the front yard. The left side has mostly weeds.

Please let me know if you have any further questions. Have a great weekend.

Best,  
Lindsey

On Thu, Jul 16, 2015 at 3:43 PM, Band, Daniel <[Daniel.Band@raleighnc.gov](mailto:Daniel.Band@raleighnc.gov)> wrote:

Lindsey: Thank you for submitting a Minor Work COA application for 1020 Dorothea Drive. I've reviewed the application and have a few comments. The additional materials may be sent by email.

- Please provide specs/drawings of the proposed gutters.
  - The zinc grey color meets the guidelines.
  - How will the gutters be installed?
- What will the gutters drain to? A splash pad? Please specify and provide specs.
- For the French drains, how wide will the stone areas be?
- Approximately how much will the grade change? (how much dirt is to be excavated on the sides of the house?)
- What landscaping will be done post-grading? Please describe it more completely. Will it be exactly as it is now?

Thank you,

Daniel





More saving.  
More doing.

Your Store: **Garner #3631**  
Use Current Location or [find store](#)

Amerimax Home Products | Model # 3003-12 | Internet # 100082469 | Store SKU # 492456

## 24 in. Stone Splash Block

★★★★ (3) | [Write a Review](#) | [Ask a Question](#)



**\$6.28** / each

### IN STOCK AT YOUR SELECTED STORE

**Garner #3631**  
Garner, NC 27529

41 In Stock  
Aisle 14, Bay 007

[Open Expanded View](#)

[Click to Zoom](#)



## PRODUCT OVERVIEW

Model # 3003-12 | Internet # 100082469 | Store SKU # 492456

The Amerimax 24 in. Stone Splash Block is made of lightweight, durable plastic and has a stone finish to complement your yard and landscape. It fits all downspout styles and sizes and can help protect your foundation and prevent erosion by dispersing rainwater runoff away from the home. This splash block withstands all climate extremes and is maintenance free.

- Disperses water at the bottom of the downspout to limit erosion and protect your foundation
- Made of sturdy, lightweight plastic
- Stone finish complements your landscaping
- Maintenance free
- Universal compatibility with all sizes and styles of downspouts

## SPECIFICATIONS

### DIMENSIONS

Product Depth (in.)	24	Product Width (in.)	11.5
Product Height (in.)	2.5		

### DETAILS

Product Weight (lb.)	1.8 lb
----------------------	--------