

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

1020 DOROTHEA DRIVE

Address

BOYLAN HEIGHTS

Historic District

Historic Property

116-15-MW

Certificate Number

8/12/2015

Date of Issue

2/12/2016

Expiration Date

Project Description:

- Change previously approved COA 108-15-MW:
- Install gutters and downspouts;
- regrade around foundations;
- install french drains

OK to PERMIT

This card must be kept posted 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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

- 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 # 441813
 File # 116-15-MW
 Fee \$29-
 Amt Paid \$29-
 Check # 374
 Rec'd Date 8/26/15
 Rec'd By R. Jordan

• 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 - 27601
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 2/12/16. 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 *[Signature]* Date 8/12/15

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, 46, 99, 89

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
3.5 / 34	Gutters	Proposing to install metal K style 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.
		<i>Change COA 108-15-MH/</i>
		<i>from 1/2 round to K-style</i>

	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>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>					
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.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" 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 proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <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. 	<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. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

This application is a proposed revision to previously submitted and approved COA #108-15-MW.

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 in elevation than the front of the house so all water drains towards the foundation of the 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.

Request #1 - Gutters

The first request is to have a professional roofing company install 5" seamless K style gutters along the sides of the main roofline. Due to the length of the home, there will be four 4" metal round downspouts (one on each corner) that will then divert the water to a splash pad and out into the side and front yards. We plan on doing the same type of gutters to the shed in the rear of the property. We do intend on replacing in-kind any damaged fascia and exposed rafter tails in both locations. The exact finish of the gutters is to be finalized but we propose either a white or zinc color. All gutters, downspouts, and any additional hardware is to be the same finish. See attached photos for reference.

The new gutters will be installed on the existing fascia. Our intent is to keep the existing rafter tails exposed. Please see images below with comments on installation.

Photo #1 – 913 South Street – K-style gutters installed onto fascia with exposed rafter tails



Photo #2 – 903 South Street – 4" round downspouts; K-style gutters installed on fascia with exposed rafter tails



Photo #3 – 1020 Dorothea Drive – Existing Front of Main House



Photos #4 & 5 – Right and Left Side of Main House



Photo #6 – Existing rear shed



Request #2 – French Drain

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 and prevent further damage along the back foundation wall. This drain will be 6"W x 6"Deep and be infilled using existing stone located in the backyard. Majority of the drain will be located in the backyard hidden behind our existing full-height fence. The portions that extend beyond the fence line will either be filled with the same stone or concealed with grass if preferred.

Photo #7 – Existing rear of house



Request #3 – Grading

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 to the siding. The most extreme location would be about 3" below existing grade level located on the left rear side of the home (shown below). After the work is complete we intend on re-seeding the area with grass. Currently the right side of the home is grass and the left side is mostly weeds. See attached existing house photos for reference.

Photos #8 & 9 – Existing rear right and left sides of the Main House



Please see the following attachments for further reference:

- Pat Teague, Structural Engineer, Letter of Recommended Work
- Property Survey showing areas of work (2 sheets)
- Gutter finish chart
- Proposed Concrete Splash Block

If application is approved and COA granted – please confirm original approved COA #108-15-MW is null and void.

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 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,

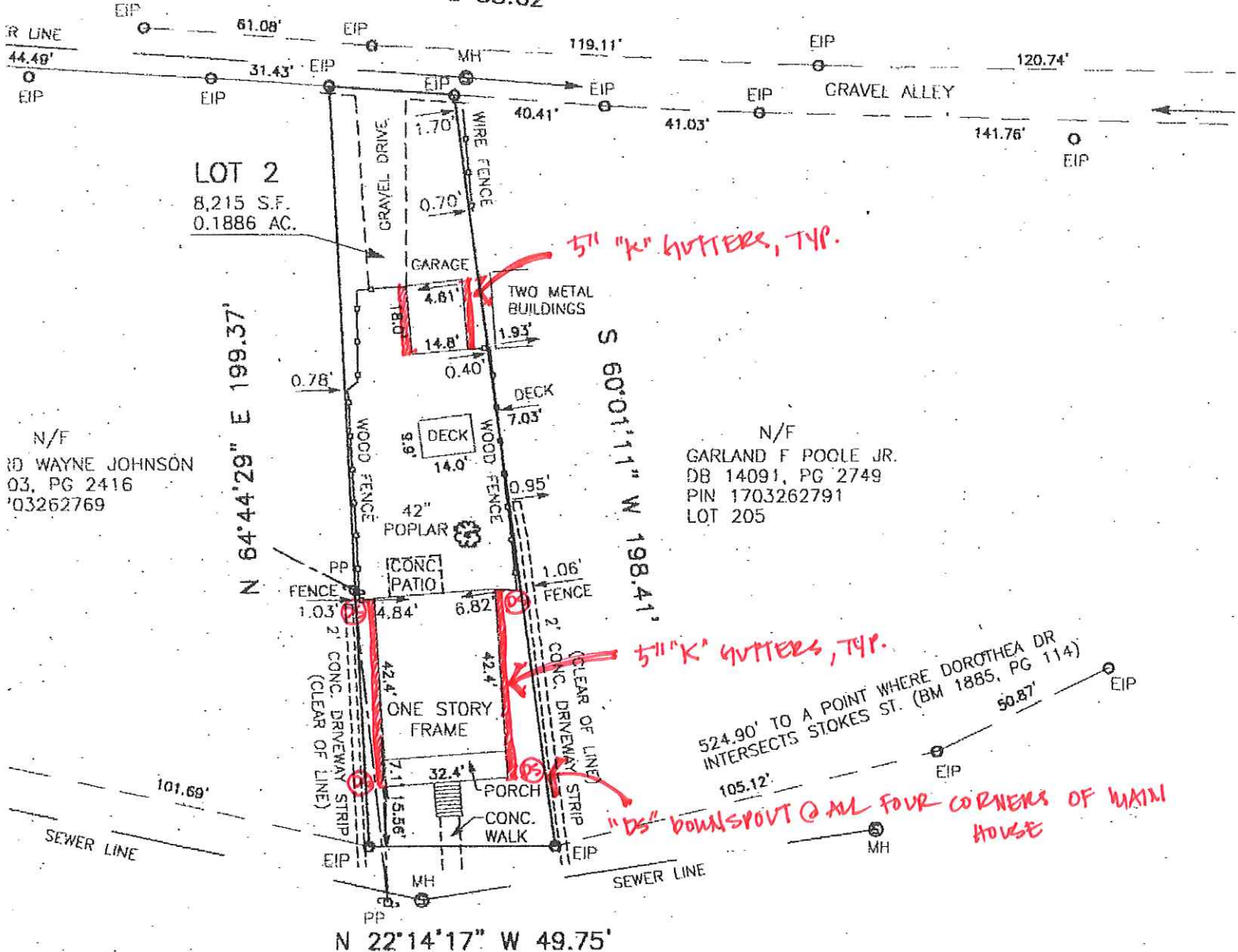


Patrick E. Teague, P.E.



6/04/15

S 17°58'59" E 33.62'



REQUEST #1
GUTTERS

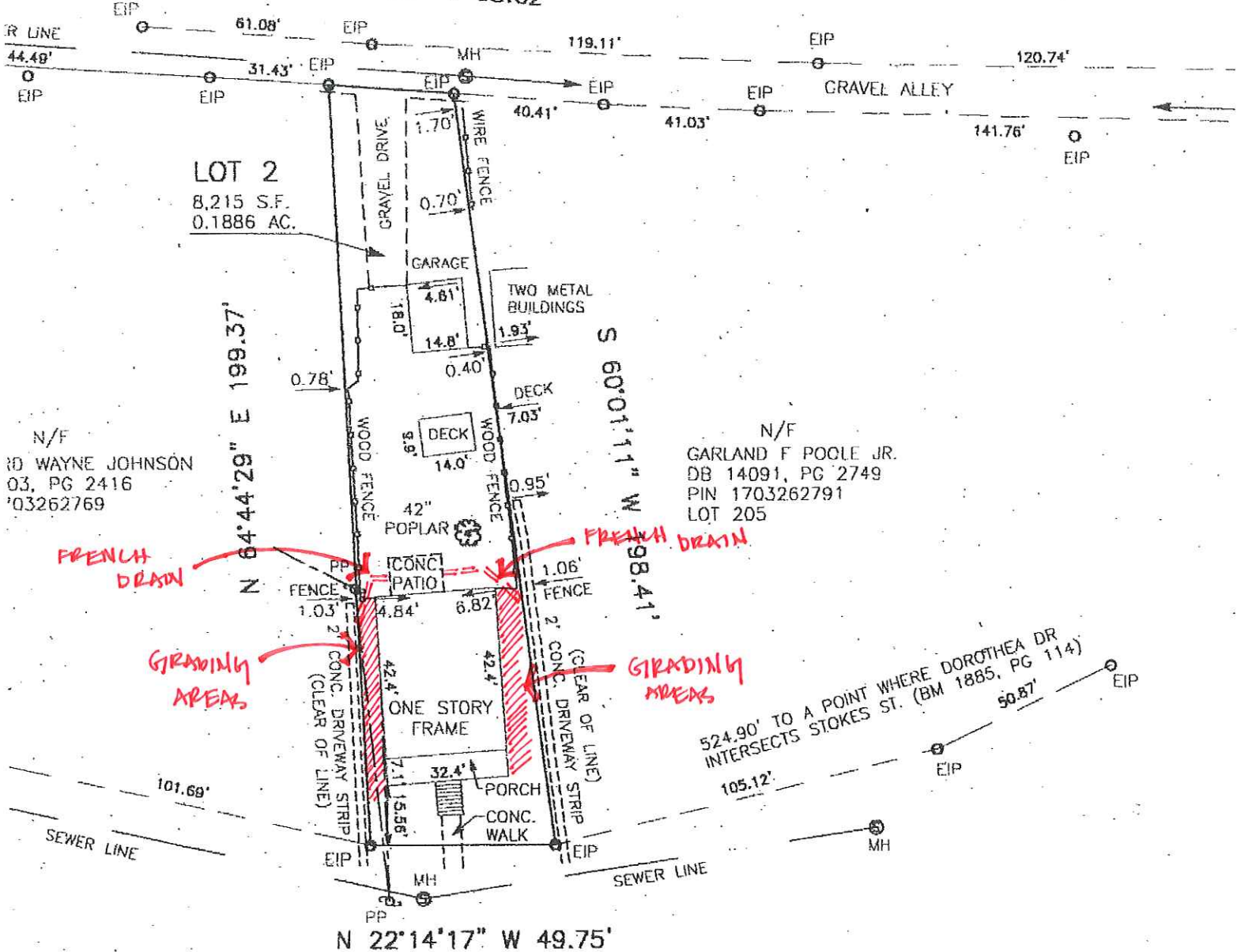
ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASUREMENTS

FIELD CLOSURE = 1: 26,230

LEGEND

GRAPHIC SCALE

S 17°58'59" E 33.62'



N/F
 ID WAYNE JOHNSON
 03, PG 2416
 '03262769

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

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

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

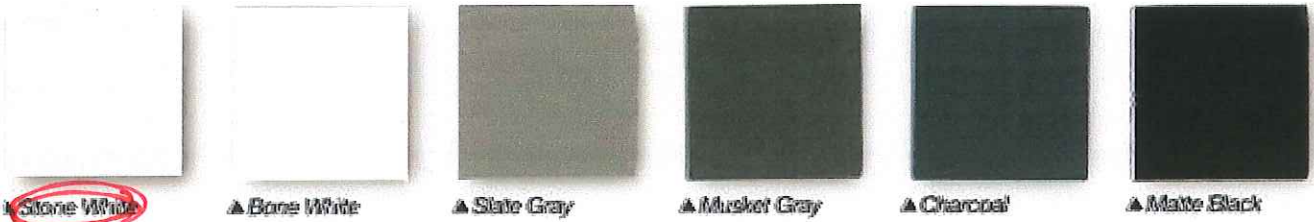
REQUEST #2 of 3
 FRENCH DRAIN & GRADING

ALL BEARINGS AND DISTANCES ARE
 CORRECT FIELD MEASUREMENTS

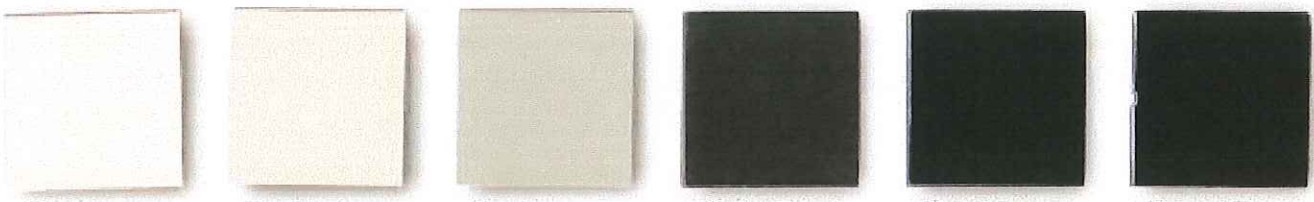
FIELD CLOSURE = 1: 26,230

LEGEND

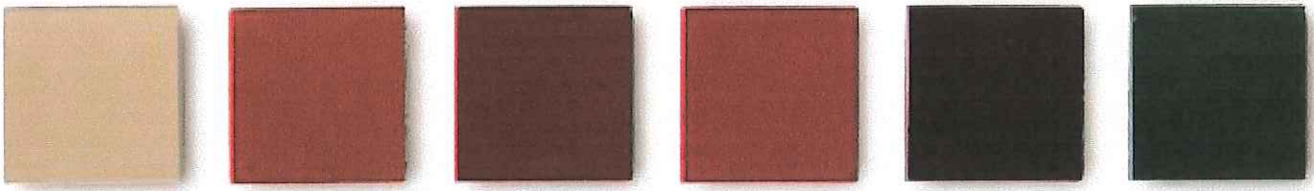
GRAPHIC SCALE



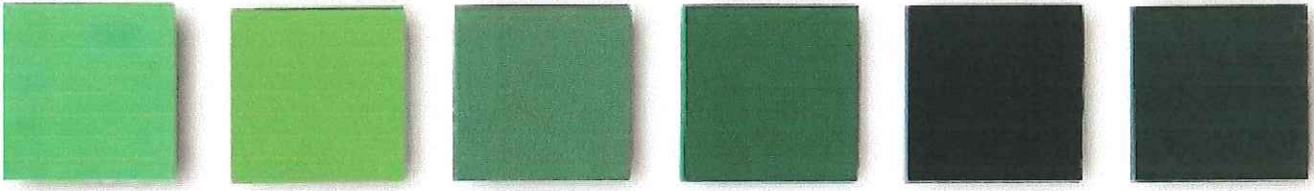
▲ Stone White ▲ Bone White ▲ Slate Gray ▲ Musket Gray ▲ Charcoal ▲ Matte Black



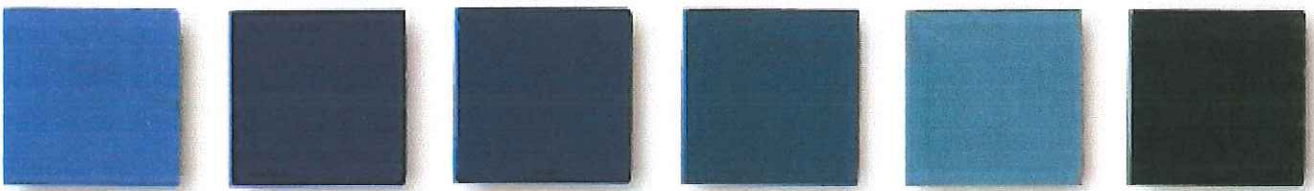
▲ Almond ▲ Sandstone ▲ Granite ▲ Medium Bronze ▲ Dark Bronze ▲ Mansard Brown



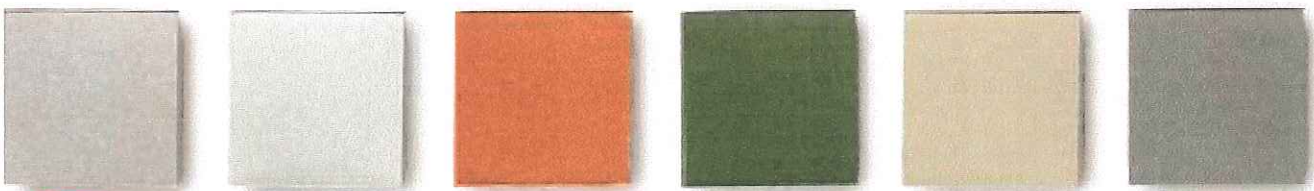
▲ Sierra Tan ▲ Terra Cotta ▲ Colonial Red ▲ Cardinal Red ▲ Burgundy ▲ Evergreen



▲ Patina Green ▲ Arcadia Green ▲ Hemlock Green ▲ Teal ▲ Hartford Green ▲ Hunter Green



▲ Berkshire Blue ▲ Award Blue ▲ Interstate Blue ▲ State Blue ▲ Military Blue ▲ Forest Green



●▲ Zinc ●▲ Silver ●▲ Copper Penny ●▲ Aged Copper ●▲ Champagne ●▲ Weathered Zinc

PERVEST #1 - GUTTERS FINISH



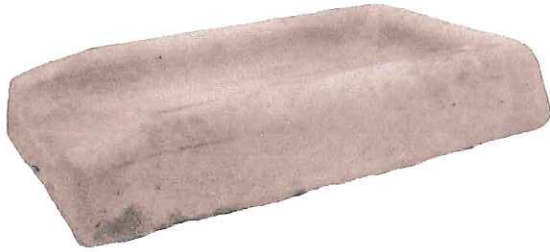
More saving.
More doing.

Your Store: **Wendover #3608**
Use Current Location or [find store](#)

Model # 200000259 | Internet # 202524761

18 in. x 10-1/2 in. x 3 in. Concrete Splash Block

☆☆☆☆ [Write the First Review](#) | [Questions & Answers \(3\)](#)



[Open Expanded View](#)

[Click to Zoom](#)



PRODUCT OVERVIEW Model # 200000259 | Internet # 202524761

A splash block is used to catch water from a drain spout and let it flow away from the building. They are shaped like a rectangle widening out at one end and with a lip rising on three sides. This allows the water to funnel from the back of the splash block to the front and away from the building.

- Protect paving below gutter downspouts
- Used as a drain block
- Divert gutter water
- Prevent soil erosion

SPECIFICATIONS

DIMENSIONS

Product Depth (in.)	17.75	Product Width (in.)	10.625
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DETAILS

Color Family	Gray	Product Weight (lb.)	31 lb
Material	Cement	UV Stabilized	No

WARRANTY / CERTIFICATIONS

Manufacturer Warranty

Manufacturer warrants this product shall be of merchantable quality when used or applied in accordance with the manufacturer's instructions. This product is not warranted as suitable for any purpose other than the purpose for which it is intended.

SHIPPING AND DELIVERY OPTIONS

Store Exclusive. This item is available for purchase in select stores only.