

City of Raleigh



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024-18-CA

3108 HILLMER DRIVE
(NATIONAL CRABTREE
JONES HOUSE)

RALEIGH HISTORIC
LANDMARK (R-4)

0 25 50 100
Feet



Nature of Project:
Construct front porch
with stone steps

APPLICANT:
MATTHEW HOBBS

suggests and old photographs document the presence of earlier porches. Pilasters frame the front entrance and ghost marks indicate the former presence of a covered stoop or small entrance porch. Other ghost marks between the two stories of the center block show that a pedimented roof once sheltered the centermost entrance bay, and another set of marks indicates a full-width front porch at another time. During much of the twentieth century and until shortly before the house was moved, the house had a broad front porch.” And “Documentary photos show that the Greek Revival-style front porch was replaced with a Picturesque-style single-story porch that sheltered the center three bays of the façade. The porch featured lacy sawnwork detailing and paired slender posts and was of a type commonly built in Wake County after the Civil War. That porch likely dates to around 1870. It was, in turn, replaced by another, likely in either the 1915 or 1922 remodeling. The twentieth-century porch was the full width of the two-story section with a hipped roof and had sturdy-looking squared columns.” The application provides photos and descriptions of the front porch design and arrangement of three (3) nearby properties of similar style and design: White Oak Plantation (Clayton), the White-Holman House (Raleigh), and Ayr Mount (Hillsborough).

- 5* The proposed porch is appropriate in design to the first period of the house (ca. 1810).
- 6* A permanent porch is required to meet building code requirements and will protect the entrance and entry door from water intrusion.
- 7* The porch will be constructed of all exterior-grade wood and painted to match the house. Balusters will be square turned diagonally.
- 8* The foundation will be constructed of brick that matches the foundation of the house and laid in Flemish bond.
- 9* The front steps of the porch will be constructed of granite and are believed to be the original front steps to the house (per application).
- 10* The porch roof will be constructed of hand-formed standing-seam, double-crimped unfinished copper.

Staff suggests that the committee approve the application.

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



<input type="checkbox"/> Minor Work (staff review) – 1 copy <input checked="" type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input checked="" type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>546318</u> File # <u>024-18-CA</u> Fee _____ Amount Paid _____ Received Date <u>2/27/18</u> Received By _____
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Property Street Address	3108 HILLMER DRIVE		
Historic District	N/A		
Historic Property/Landmark name (if applicable)	NATHANIEL "CRABTREE" JONES JR HOUSE		
Owner's Name	MATTHEW HOBBS AND KATHERINE O'BRIEN		
Lot size	046 ACRES	(width in feet)	100
		(depth in feet)	200

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
3104 Hillmer	3219 Plantation
3100 Hillmer	1000 Wake Towne

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 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 type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				

Crabtree Jones House – Major Work Application

Front portico

Construct porch appropriate to the first period of the house (c1810) as required by code (there must be a landing and the temporary porch must be replaced). and as needed to protect entry door from water intrusion

see B-G

The house appears to have had no porch until about 1830 when a Greek-revival porch was built. Owner research strongly supports a particular arrangement for the porch and details for the posts/rails/other details that can be observed in the tightly aligned evidence from White Oak Plantation (Clayton; original full-width porch survives), the White-Holman House (Raleigh; documentary photograph showing similar size and scale and arrangement, and Ayr Mount (Hillsborough; reproduction porch based on strong evidence for posts, rails, size, etc, per conversation with restoration contractor Todd Dickinson).

see L-P

Piers to be of same brick as house foundation (remaining from that construction effort) laid in Flemish bond.

see I

Front steps of granite, per Myrick Howard of Preservation NC, believed to be the original front steps (see photo) with rare curtail steps at bottom tread.

see J & K

Porch to be constructed of all exterior-grade wood (either pressure-treated or cypress or tropical hardwoods), painted to match house (Benjamin Moore CW-95 Lime White). Balusters to be square (approx. 1-7/16") turned diagonally.

see I

Roof of hand-formed standing-seam, double-crimped unfinished copper.

There will be no railing for the steps.



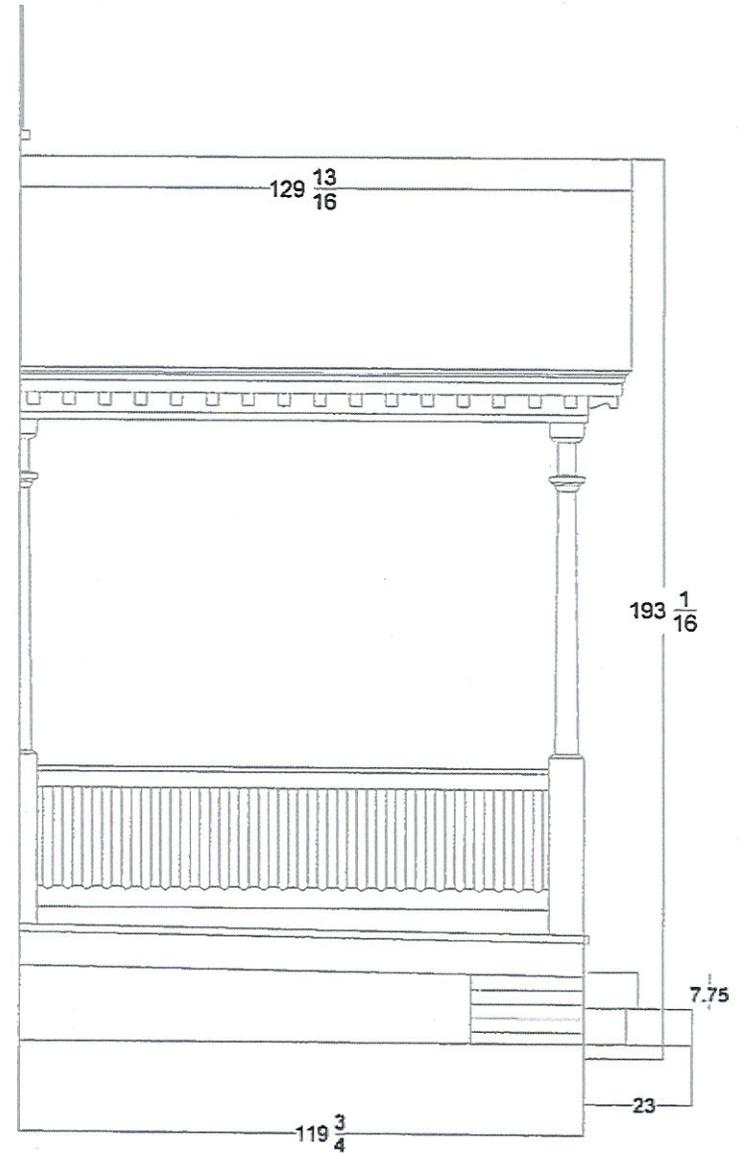
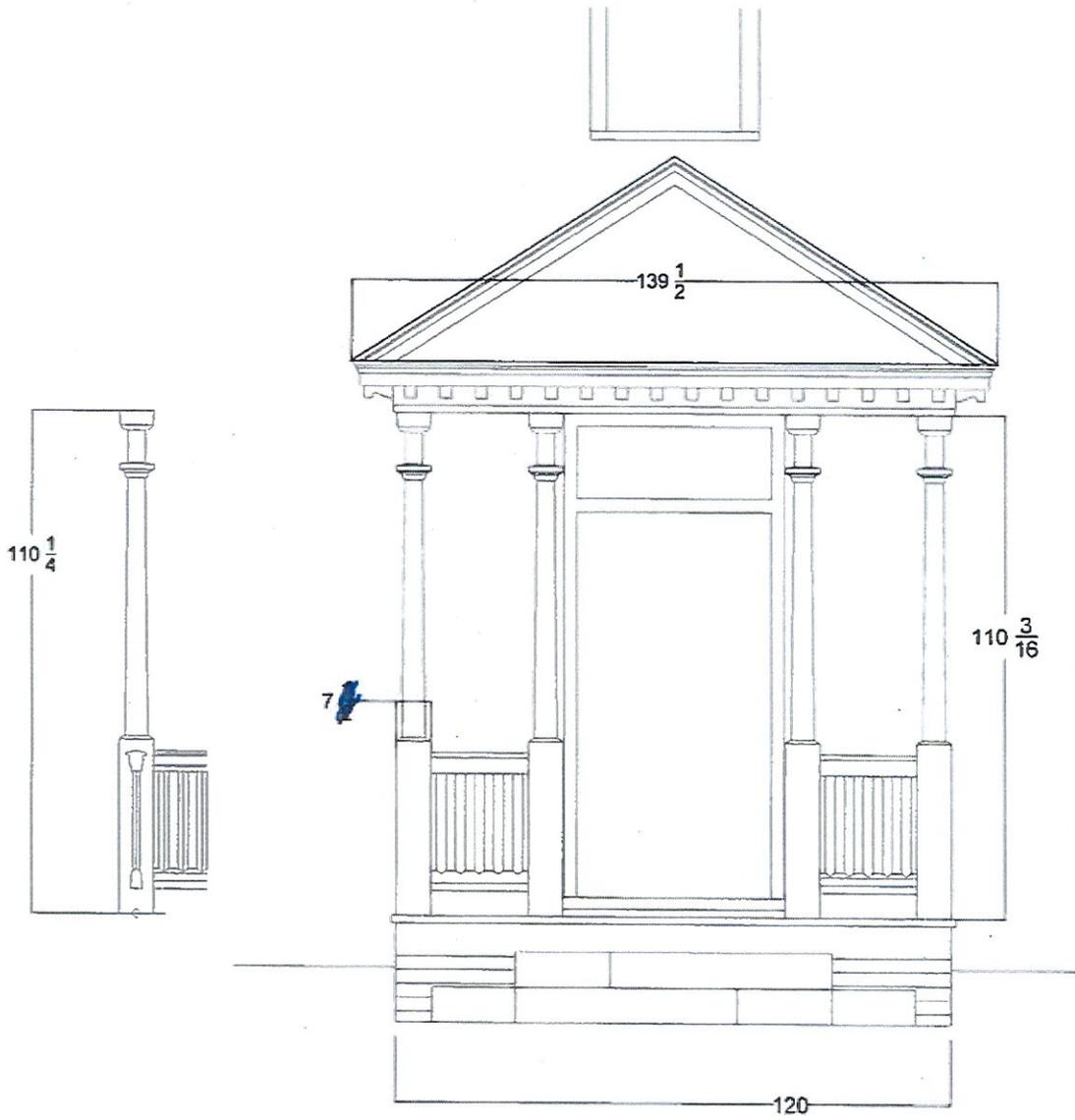
PHOTO 2/24/18

(A)



PHOTO 2/24/18 WITH PROPOSED PORCH

(B)



EXISTING WINDOW

WOOD (CYPRESS)
FLAT SHEATHING

EXISTING
TRANSOM
&
DOORWAY

GRANITE STEPS
(SUPPOSED ORIGINAL)

CURTAIN STEP



Brick Pier to match existing

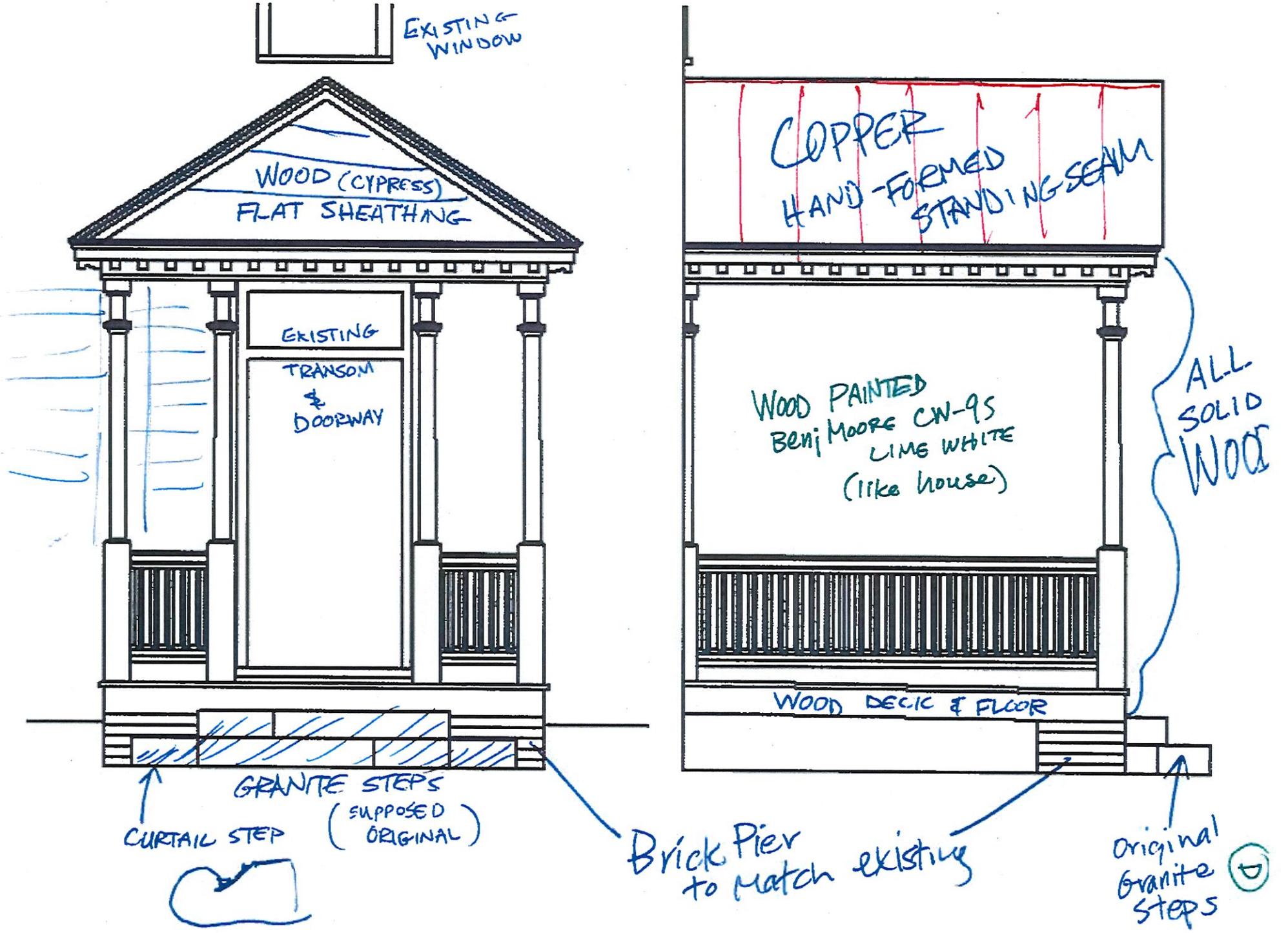
Original Granite Steps

COPPER
HAND-FORMED
STANDING SEAM

WOOD PAINTED
Benj Moore CW-95
LIME WHITE
(like house)

WOOD DECK & FLOOR

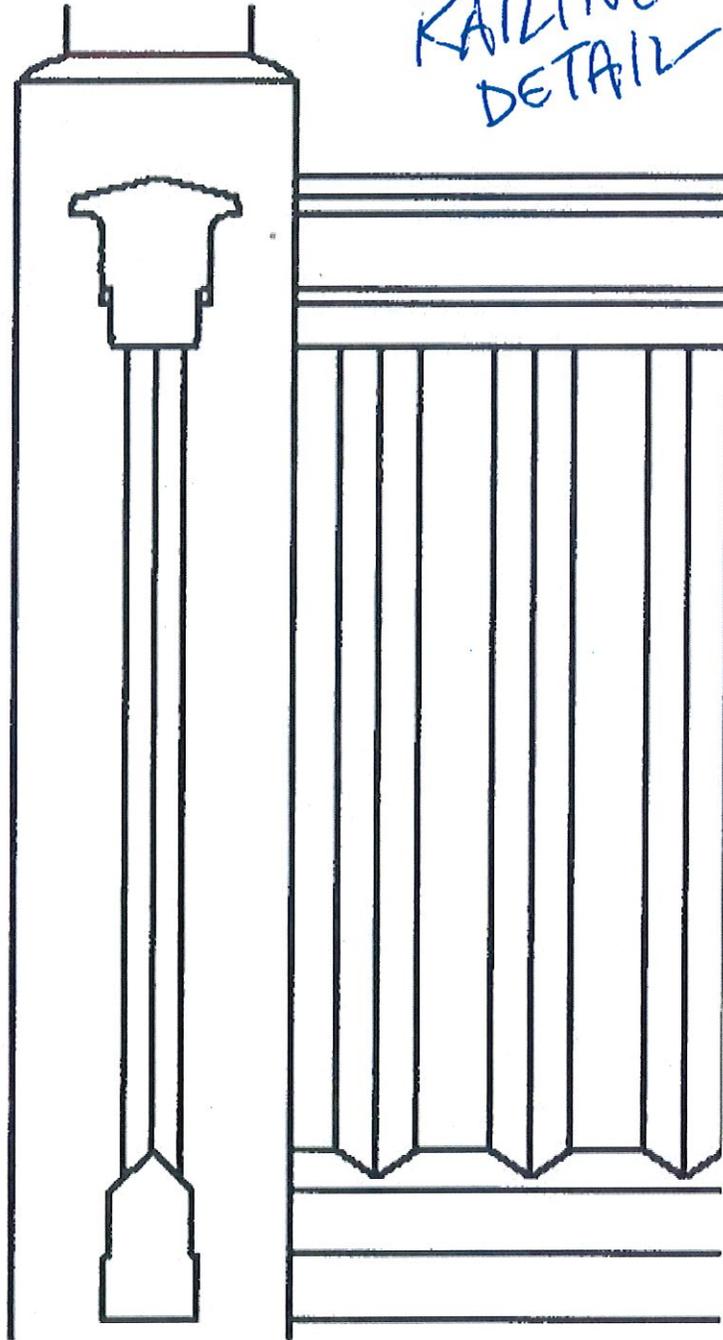
ALL SOLID WOOD



⑥

RAILING
DETAIL

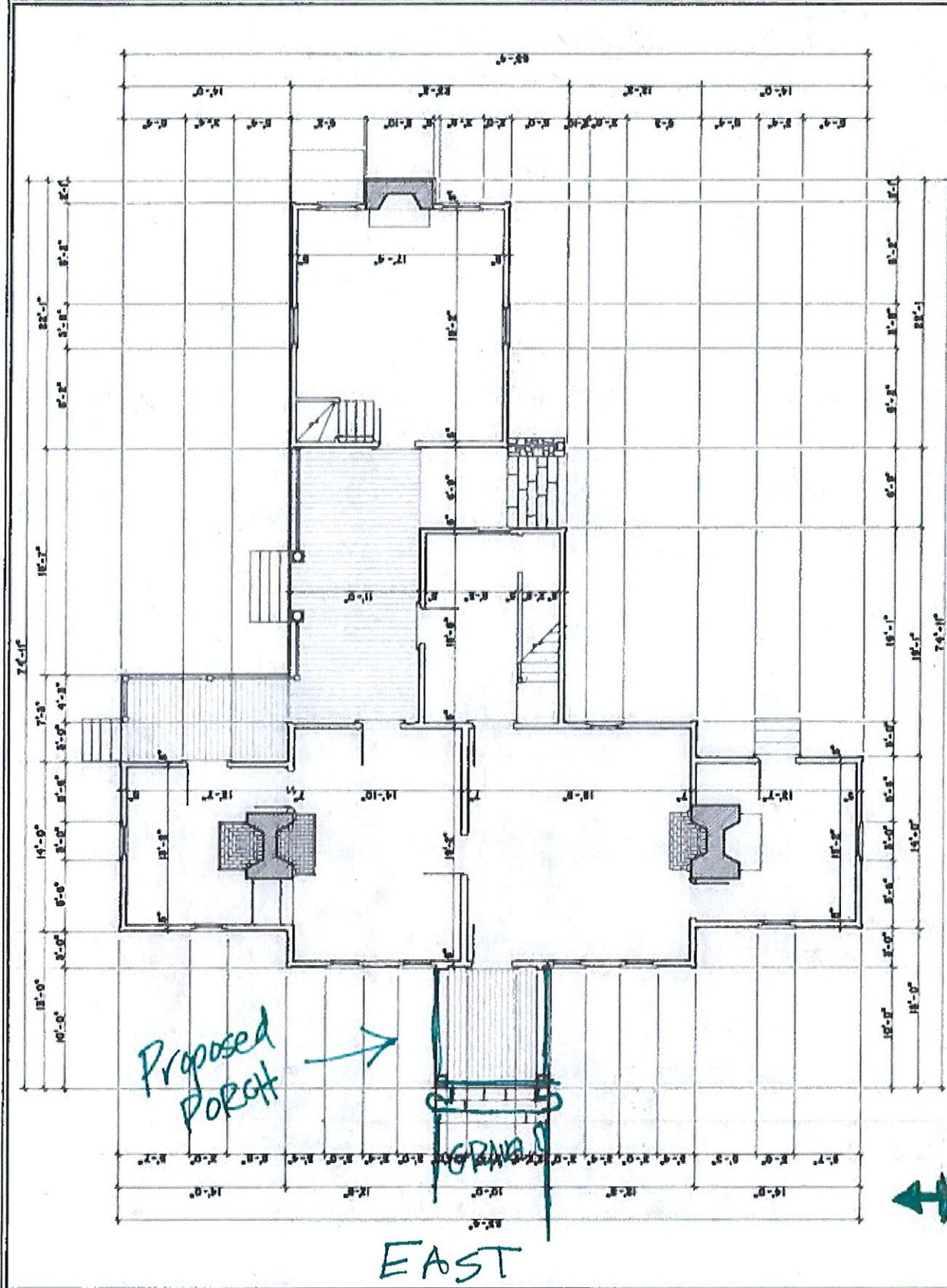
All
Wood





7

6

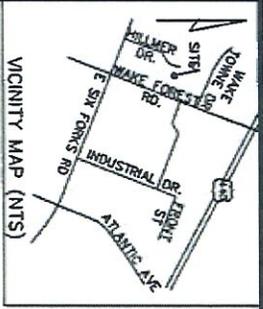


AS NOTED

FIRST FLOOR PLAN

THOMAS M. SHADON WILLIAM R. HOPKINS SCHOOL OF DESIGN NORTH CAROLINA STATE UNIVERSITY	NAME OF STRUCTURE CRABTREE PLANTATION	RALEIGH, N.C.	PROJECT NO. DATE	DRAWING NO. HISTORIC ARCHITECTURE RESEARCH, INC. 200 SHEET 2 OF 19 SHEETS
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4



VICINITY MAP (NTS)

- SETBACKS FOR R-4 ZONING:
- PRINCIPAL BUILDING SETBACKS:
- FROM PRIMARY STREET = 20'
 - FROM REAR LOT LINE = 30'
 - FROM SIDE LOT LINE = 10'
 - SUM OF SIDE SETBACKS = 20'
 - FROM SIDE STREET = 15'

- ACCESSORY STRUCTURE SETBACKS:
- FROM PRIMARY STREET = 50'
 - FROM SIDE STREET = 20'
 - FROM SIDE LOT LINE = 5'
 - FROM REAR LOT LINE = 5'

OVERLAYS CALCULATIONS:

EX-HOUSE/SCREEN PORCH: 2053 SF

EX-CONCRETE: 677 SF

EX-GARAGE/OUTBUILDING: 739 SF

EX-STEPS/WALKS/WALLS: 595 SF

TOTAL IMP. AREA: 4064 SF

PROPOSED DRIVE: 1596 SF

PROPOSED ADDITION/STEPS: 217 SF

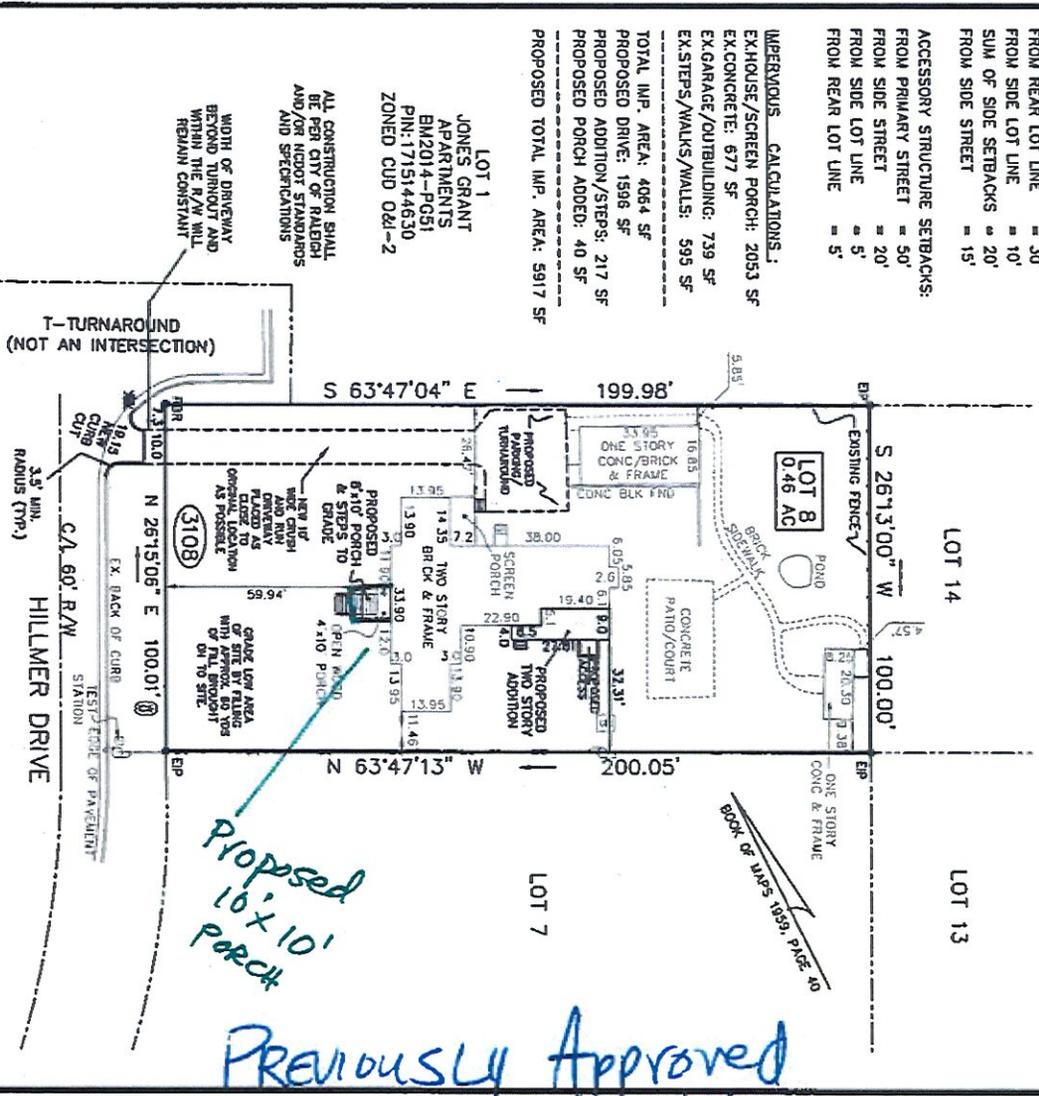
PROPOSED PORCH ADDED: 40 SF

PROPOSED TOTAL IMP. AREA: 5917 SF

LOT 1
 JONES GRANT
 APARTMENTS
 BM2014-PG51
 PIN:1715144630
 ZONED CUD 024-2

ALL CONSTRUCTION SHALL BE PER CITY OF RALEIGH AND/OR NECDOT STANDARDS AND SPECIFICATIONS

WIDTH OF DRIVEWAY BEYOND TURNOUT AND WITHIN THE R/W WILL REMAIN CONSTANT



Proposed 16x10' porch

PREVIOUSLY APPROVED SITE PLAN

- LEGEND:
- R/W = RIGHT OF WAY
 - C/L = CENTER LINE
 - EIP = EXISTING IRON PIPE
 - () = FIELD MEASUREMENTS
 - ⊕ = CABLE TV PEDESTAL
 - ⊖ = CLEAN OUT (SEWER)
 - ⊗ = TELECOM PEDESTAL
 - ⊙ = ELECTRIC PEDESTAL
 - ⊕ = OVERHEAD UTILITY POLE
 - ⊖ = WATER VALVE
 - ⊗ = SEWER LID
 - ⊙ = WATER METER

- NOTES:
- NOT FOR RECORDATION, CONVEYANCES, OR SALE.
 - PROPERTY SUBJECT TO ANY EASEMENTS OF RECORD.
 - TITLE SEARCH NOT PERFORMED BY THIS OFFICE.
 - FIELD CLOSURE < 1/10000.
 - THIS PROPERTY IS ZONED R-4, PIN/1715-14-4451.
- SETBACKS FROM REST. COV. DB1585, PG. 97:
- EXPIRED APRIL 30, 1983.
 - FRONT YARD = 30'
 - REAR YARD = 25'
 - SIDE YARD = 10'
 - CORNER YARD = 25'

THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS HAVING SPECIAL FLOOD HAZARDS ACCORDING TO FLOOD INSURANCE RATE MAP #3720171500 J. EFFECTIVE DATE: MAY 2, 2006.

LOT 8 BLOCK E SECTION

SUBMISSION CRABTREE HEIGHTS

RECORDED IN BOOK OF MAPS 1959 PAGE 40

WAKE COUNTY REGISTRY

ADDITION/DRIVEWAY

SAW/AHW 2015166

I, SONNY A. WARD A REGISTERED SURVEYOR THAT THIS MAP IS CORRECT, THAT THE BOUNDARIES THERE SHOWN ARE TRUE AND THAT THERE ARE NO UNDISCOVERED ENCUMBRANCES OF OTHER BUILDINGS OR INTERESTS ON THE LAND SHOWN HEREON.

DATE: 1-4-017



SURVEY FOR:

MATT HOBBS

RALEIGH TOWNSHIP

SCALE: 1"=40'

DATE: 9/9/15

BOOK #: 294443

WARD SURVEYING SERVICES, PLLC

LAND SURVEYING & PLANNING

APEX, N.C. (919) 367-7858

WAKE COUNTY

NC

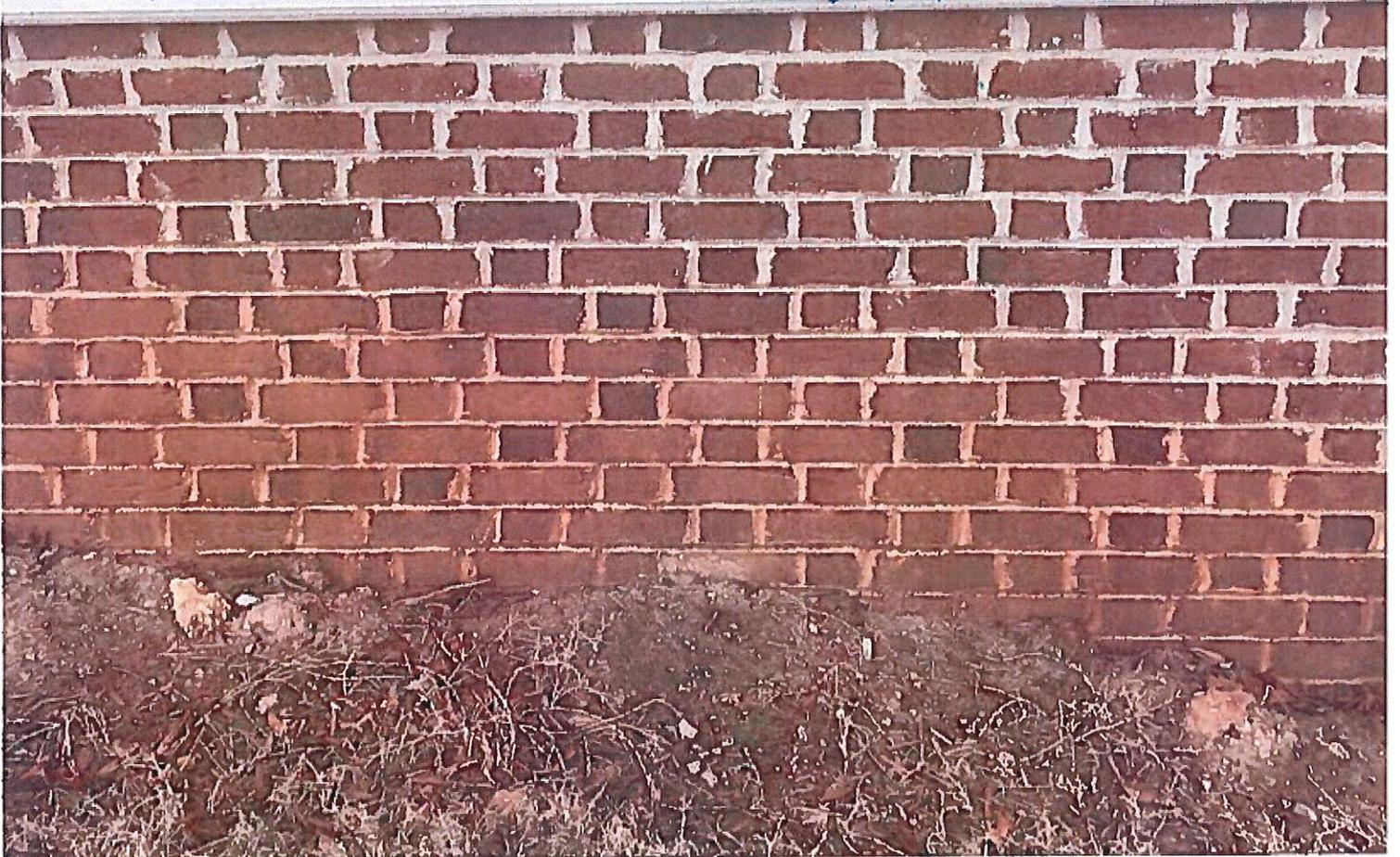
11/24/15 UPDATED TO SHOW ADDITION/DRIVEWAY

(I)

CW-95 LIME WHITE

PORCH

EXISTING BRICK - PIERS OF EXACT SAME MATERIAL





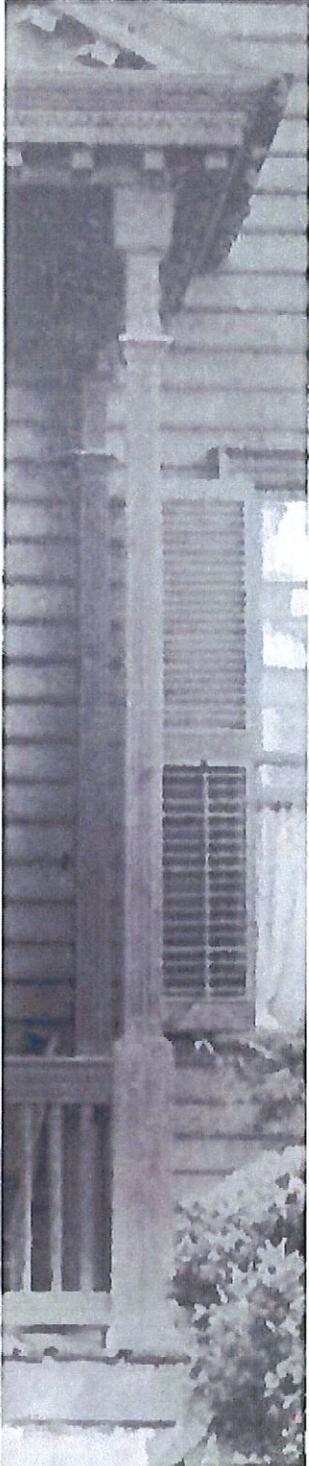
Supposed original granite steps
22" x 48" long blocks

(C)

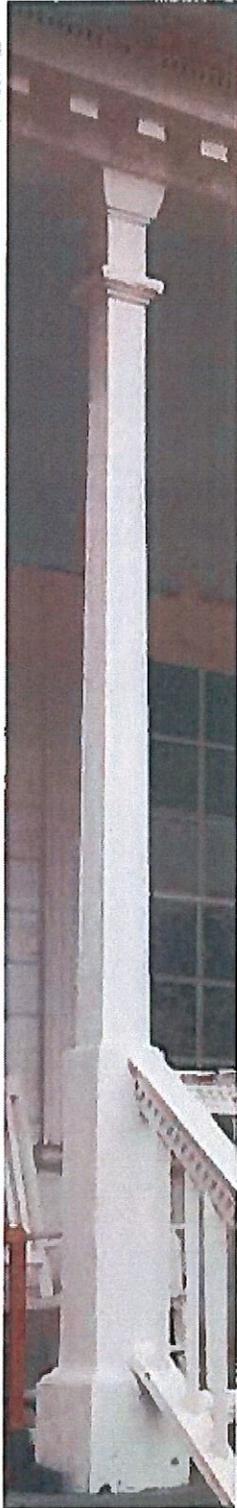


curtail steps from
supposed original steps

(L)



White-Holman
RALEIGH
photo of
original



White Oak
CLAYTON
original post/rail



Apt Mount
HILLSBOROUGH
Repro based on
strong evidence



Witte -
Holman
House
Raleigh

(M)

(N)



White Oak, Clayton
(POSTS ORIGINAL)

6

Ayr Mount Hillsborough





Ayr Mount