



City of Raleigh



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058-18-CA

306 ELM STREET
OAKWOOD HISTORIC
DISTRICT (R-10)

0 25 50 100 Feet



Nature of Project:
Reconstruction and expansion
of addition; add new window.

APPLICANT:
JOHN CREW

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

058-18-CA 306 ELM STREET

Applicant: JOHN CREW

Received: 04-11-2018

Meeting Date(s):

Submission date + 90 days: 07-10-2018

1) 05-24-2018 2 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Reconstruction and expansion of addition; add new window

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features & Plantings	Expand addition
2.7	Windows & Doors	Add new window
3.2	Additions	Expand addition

STAFF REPORT

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

- A. The reconstruction and expansion of addition and addition of a new window are not incongruous in concept according to *Guidelines* section 1.3.7, 1.3.8, 2.7.1, 2.7.7, 2.7.11, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12; and the following suggested facts:
- 1* Per Matthew Brown's survey, the Womble-Penven-Crew House, c. 1908 is a Queen Anne frame two-story. "It has a steeply-pitched hipped roof, which was originally sheathed in wooden shingles. There is a gabled projection on the leftward part of the front, and another on the right side of the house. The gables are pedimented, and have rectangular attic vents. The front porch wraps around the right side of the house to meet the projection. It has a hipped roof supported by six turned posts with brackets and a square-section balustrade... Most windows are two-over-two. There is an original one-story gabled ell in the rear. There is a dormer on the south side of the ell, added in c.1990. There was a back porch along the south side of the ell; this was enclosed after 1950. The house was converted to three apartments by Annie Gardner (later Barbour) in c.1971. The house was reconverted to a single unit as part of a major restoration by Chris Crew and Denise Penven-Crew in 2001."

- 2* The applicant proposes an addition of 12.3 square feet to a ca. 1970 (per property owner) addition. The proposed addition will fill in a recess in the previous addition.
- 3* The applicant proposes fiber cement siding, smooth side out, on the proposed addition. The existing corner board will be maintained and will serve to differentiate the addition from the historic portion of the building.
- 4* A single masonry pier will support the new corner and limit impact in the root zone of the 28" diameter Hackberry tree growing on the south property line.
- 5* While the applicant mentions the intention to limit harm to nearby trees, no tree protection plan was included.
- 6* The existing door and wooden window to the left of the door will be retained.
- 7* The applicant proposes replacing an existing aluminum window on the right side of the door with a wood six-over-six window that will match the existing window on the left side of the door. Trim around the proposed window will match the trim of the existing window.
- 8* The applicant proposes the use of a salvaged six-over-six window; however, if the size and type are unavailable the applicant has provided specifications for a wood double-hung window from Sierra Pacific with simulated divided lights: 5/8" grille on exterior and "grille in airspace."

Staff suggests that the committee approve the application, with the following conditions:

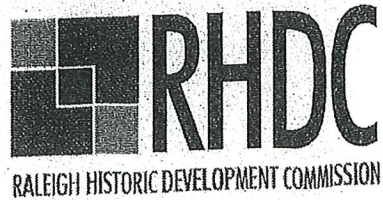
- 1. That tree protection plans be implemented and remain in place for the duration of construction.
- 2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. A tree protection plan that addresses the critical root zones and provides staging areas for construction materials.
- 3. That details and specifications for the following be provided to and approved by staff prior to construction/installation:
 - a. If a salvage window is available, provide photographs prior to installation

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 # **551045**

File # **058-18-CA**

Fee

Amount Paid

Received Date **4-11-18**

Received By **[Signature]**

Property Street Address 306 Elm Street

Historic District Oakwood

Historic Property/Landmark name (if applicable) Womble-Penven-Crew House

Owner's Name John Crew and Denise Penven-Crew

Lot size (width in feet) 80 (depth in feet) 105

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
306 Elm	525 E. Lane (3025 Walbert, Allentown)
530 Oakwood	601 E. Lane
536 Oakwood (307 Elm)	603 E. Lane
	605 E. Lane
602 Oakwood	607 E. Lane
604 Oakwood	305 Linden (1714 Park Dr)
606 Oakwood	309 Linden
608 Oakwood	

Type or print the following:		
Applicant John Crew		
Mailing Address 306 Elm Street		
City Raleigh	State NC	Zip Code 27601
Date 2-29-18	Daytime Phone 919 828 1127	
Email Address penvencrew@yahoo.com		
Applicant Signature		

Office Use Only

Type of Work 2

Design Guidelines - Please cite the applicable section number.		
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
3.2 66	Additions	<p>Rebuild existing 2'x17' 34 square foot addition (ca. 1970?) increase size to 2'x 22' 11" to add additional 12.3 square feet to footprint. Replace existing aluminum window on right side of door with wood six over six to match existing window on façade. The new addition will be 2' by 5' 11" and will tie into the existing planes of the building.</p> <p>Existing wooden exterior door w/ 6 over 6 light will be maintained; existing 6 over 6 wooden window will be maintained. Trim around new window will match existing.</p> <p>Existing siding will be maintained; new area to be sided with hardiplank to match dimension of existing siding (smooth side out) and painted to match existing paint scheme. 3-tab black asphalt shingles to match existing will be used on roof and stoop overhang. Existing stoop and overhang to be maintained.</p> <p>New addition will not alter the overall character of the site, topography or site features; large hackberry tree on S. property line will be protected during construction; use of a single 18" x 18" masonry pier to support corner of addition will limit impact on root zone. New addition is inconspicuous: windows, doors, siding and trim are compatible; size and scale will not overpower building or change overall proportion of built to open space (>1% increase in footprint)</p>
2.7 50	Windows and Doors	
2.1 38	Changes to Building Exterior (Wood)	
2.3 44	Paint and Paint Color	
2.5 46	Roofs	
2.6 48	Exterior Walls	
2.8 54	Entrances, Porches, Balconies	

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 checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" 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 type="checkbox"/>				

COA Application 306 Elm Street, Raleigh (Historic Oakwood)

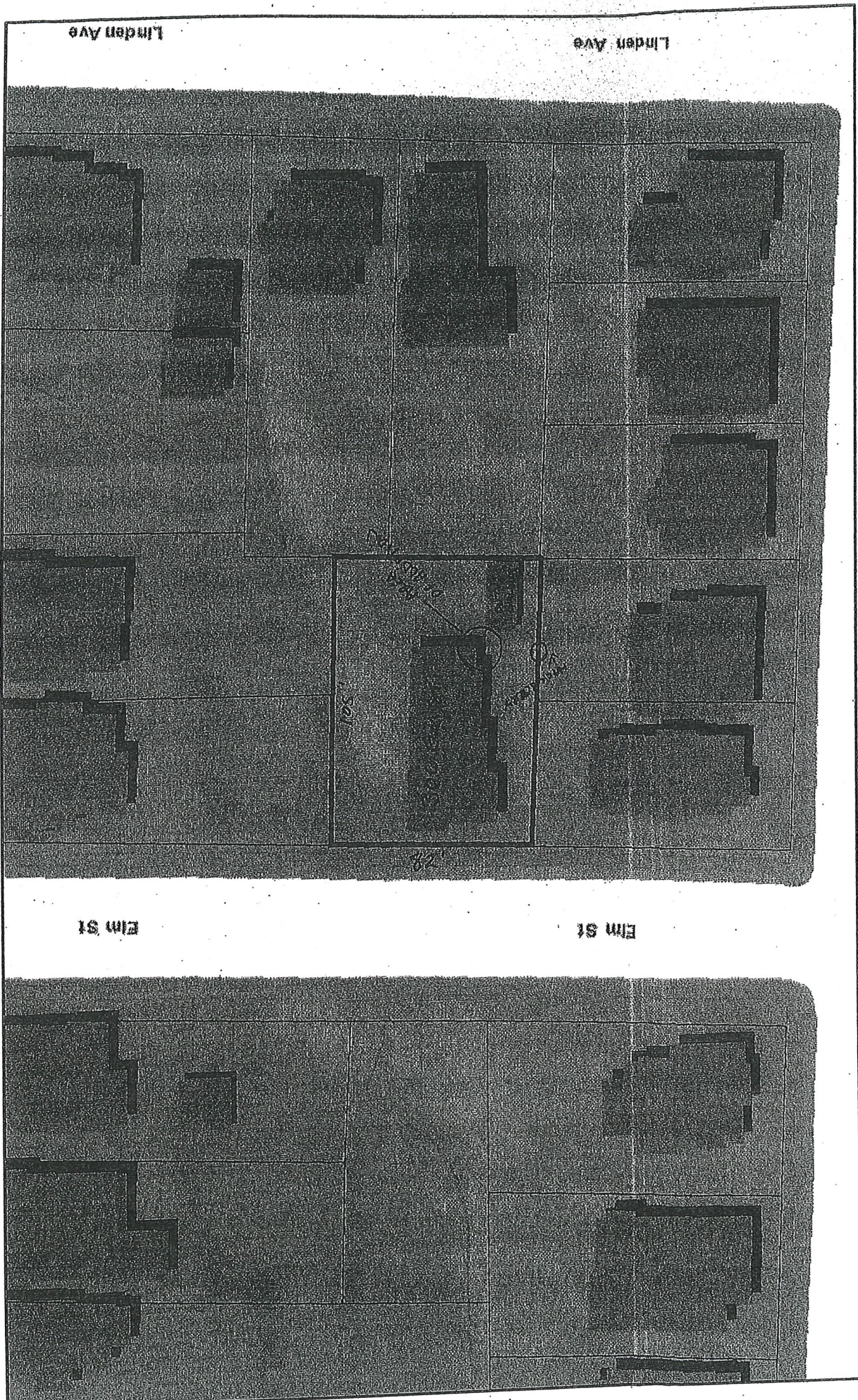
Project description:

The proposed project will slightly enlarge an existing (ca. 1970) 2'x17' addition at the rear of the south side of the Womble-Penven-Crew house at 306 Elm Street. The existing addition converted an existing open porch/breezeway and added an additional 34 square feet to an area that now serves as a kitchen. With the proposed new addition (2' x 5' 11"), the total addition will be 2' x 22' 11", " and will stop 5" short of the east end of the building. The existing corner board will be preserved and will serve to differentiate the addition from the historic portion of the building. A single masonry pier (appx 18" x 18") will support the new corner (see drawings) and limit impact in the root zone of the 28" diameter Hackberry tree growing on the south property line appx 20' from the building.

A new addition of 12.3 square feet (2' x 5' 11") will allow a bathroom at the rear corner of the building to be enlarged to accommodate an accessible full size shower or bathtub. Construction of the new addition is scheduled to coincide with the replacement of the deteriorated floor system in the existing addition.

A new wood six over six double hung window to match the existing window on the façade will replace the existing small aluminum window to the right of the door. Wood trim on the new window will match the existing window. The existing rear door and its casing will be preserved and re-used. The new enclosed space will be sided with hardiplank, smooth side facing out, painted to match the existing paint scheme. The existing overhang at the rear door will be replaced in kind.

In keeping with the spirit and requirements of the Design Guidelines, the new addition will not alter the overall character of the site, its topography, or site features. It will be inconspicuous; its size and scale will increase the footprint of the building by less than 1% and will not overpower the building or change the overall proportion of built to open space.

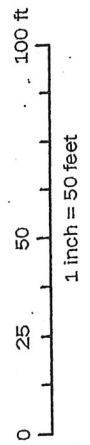


Linden Ave

Linden Ave

Elm St

Elm St



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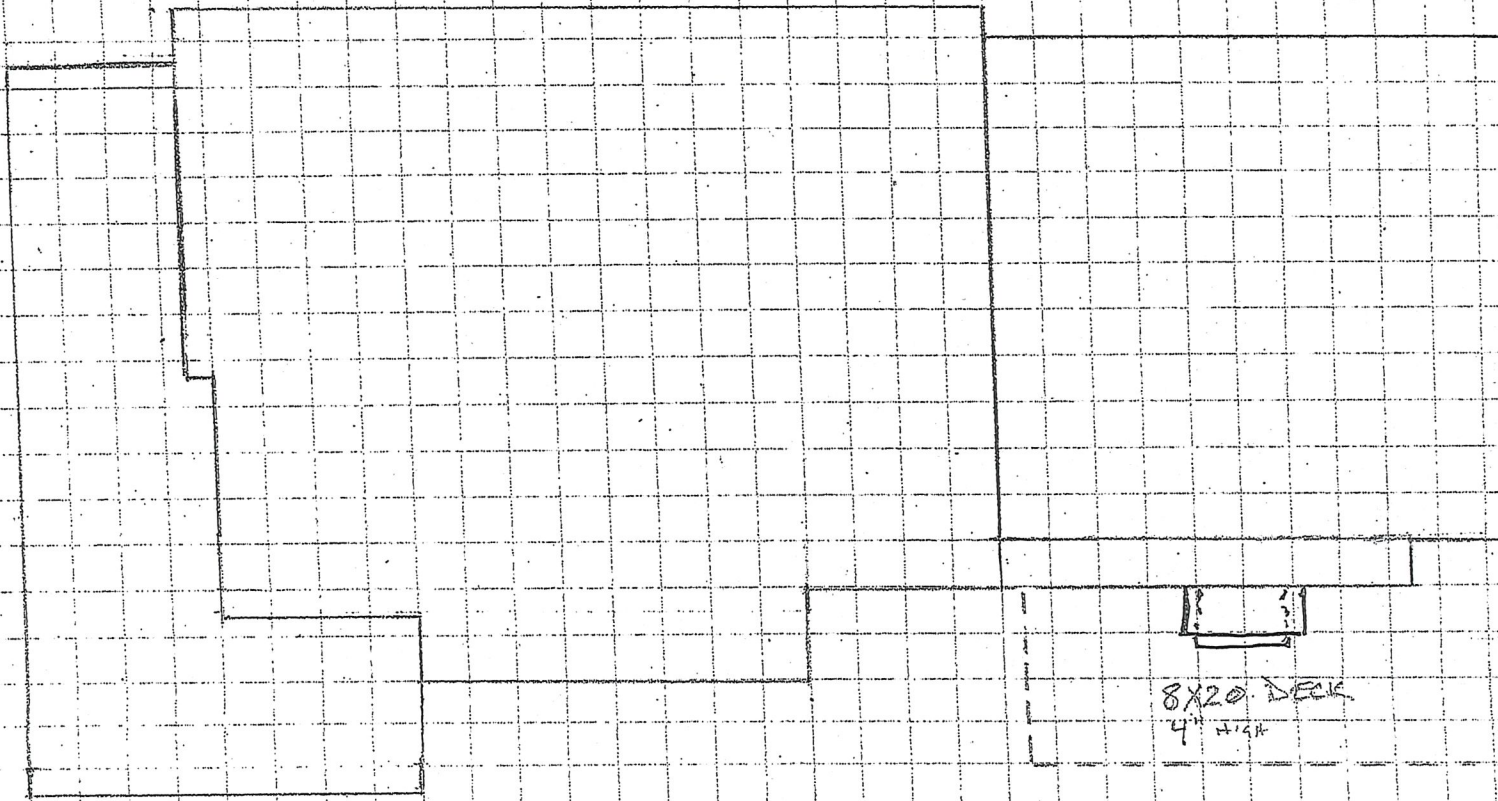
PLOT PLAN 306 Elm St

FIVE STAR.

FIVE STAR.

FIVE STAR.

FIVE STAR.



ADD TO

COPY

↑
N

306 ELM ST
RALEIGH, NC
EXISTING FOOT PRINT
1/4" = 2'

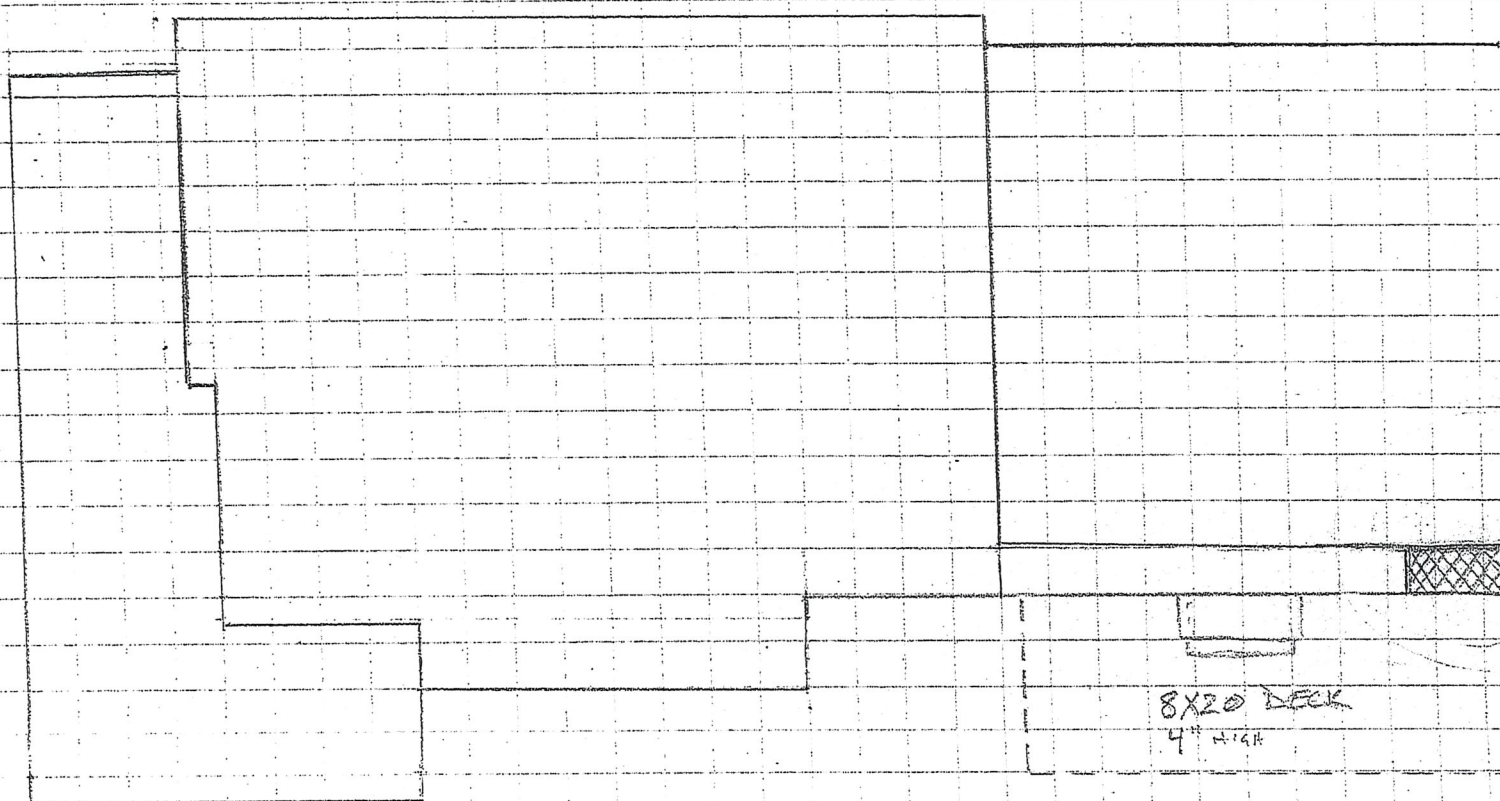
JCL 9/19/17

FIVE STAR

FIVE STAR

FIVE STAR

FIVE STAR



PROPOSED
12.37 S.F.
ADDITION

SEE
DETAIL DRAWING

A

8X20 DECK
4\"/>

36\"/>

PROPERTY LINE

40\"/>

ORIGINAL DRAWING



306 ELM ST.
RAL. NC

EXISTING +
PROPOSED

JCL 9/19/12

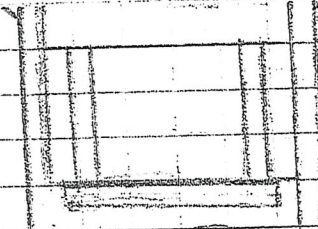
1/4\"/>

FIVE STAR

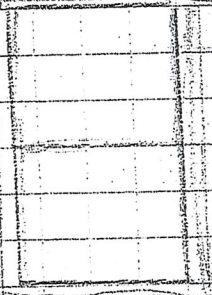
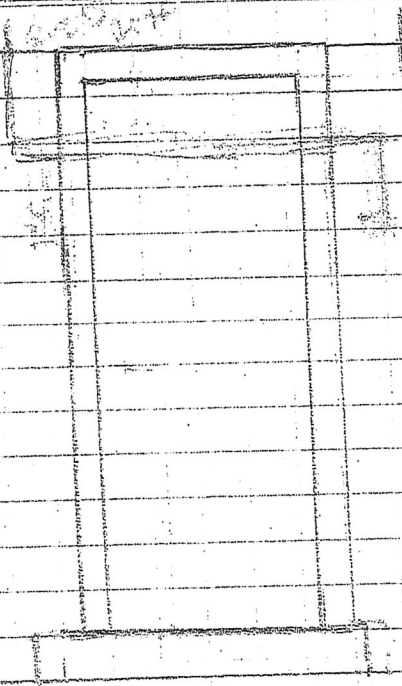
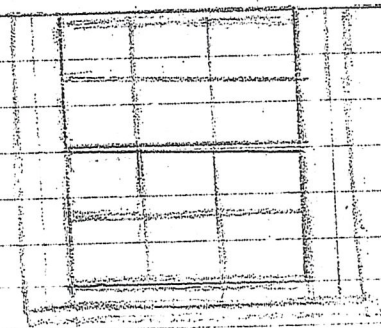
FIVE STAR

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SLATE ROOF



1/2" = 1' = 6"

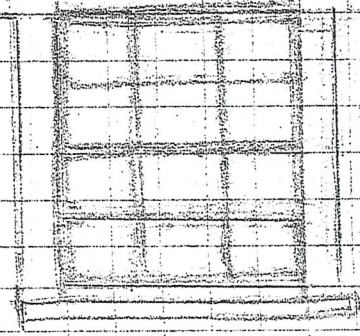
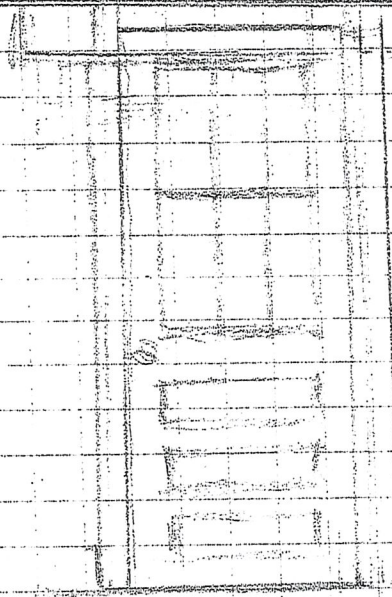
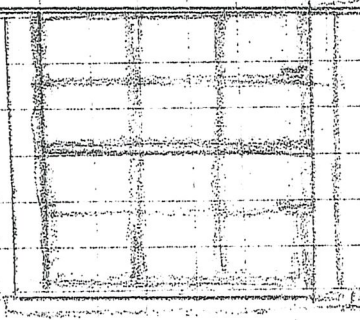
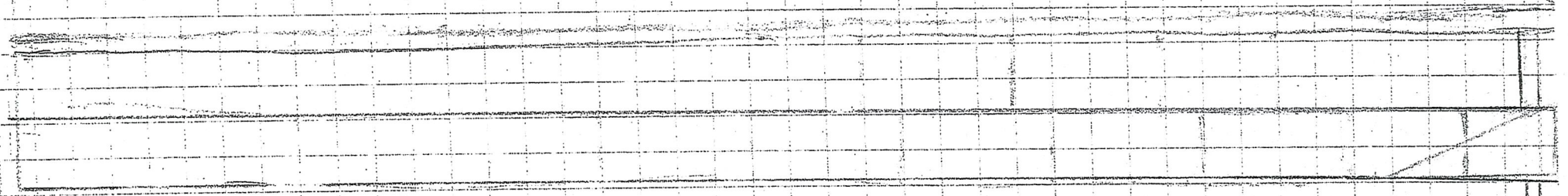
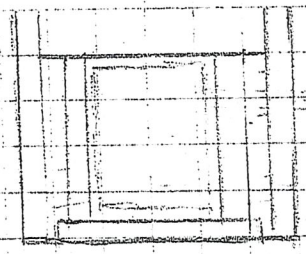
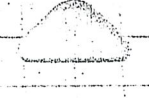
EXISTING E. EBN

FIVE STAR

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FIVE STAR



INSIDE OF
FLOOR

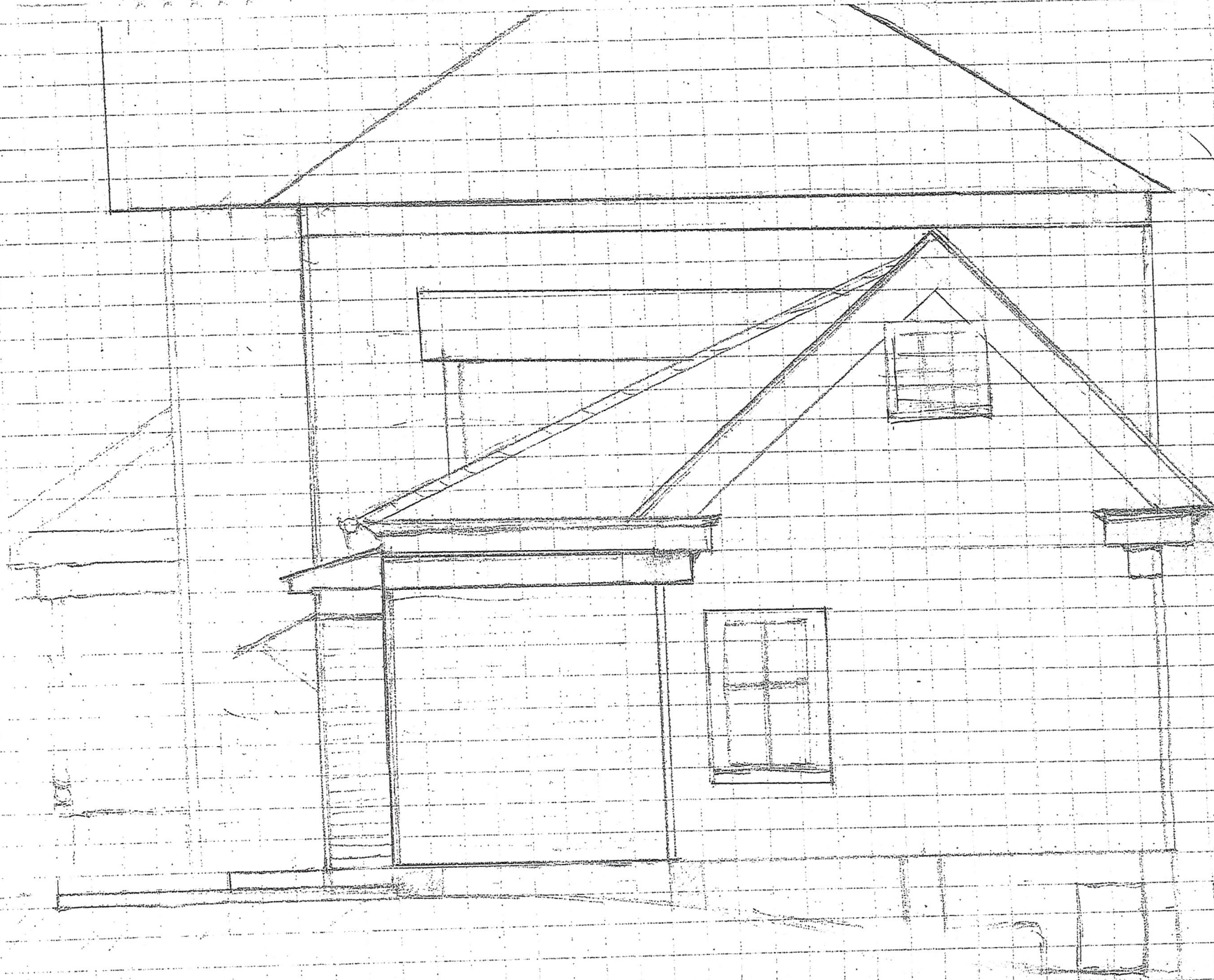
$\frac{1}{2}'' = 1'$ $10' = 6'$
PROPOSED E. ELEV.

FIVE STAR

FIVE STAR

FIVE STAR

FIVE STAR



REAR
(EAST)
ELEV.

EXISTING

1/4" = 1'

FIVE STAR

FIVE STAR

FIVE STAR

FIVE STAR



END OF ADDITION
POUSH WT END
OF BUILDING

REAR
(FRONT)
ELEV.

PROPOSED

1/4" = 1'



306 Elm Street



306 Elm Street



306 Elm Street

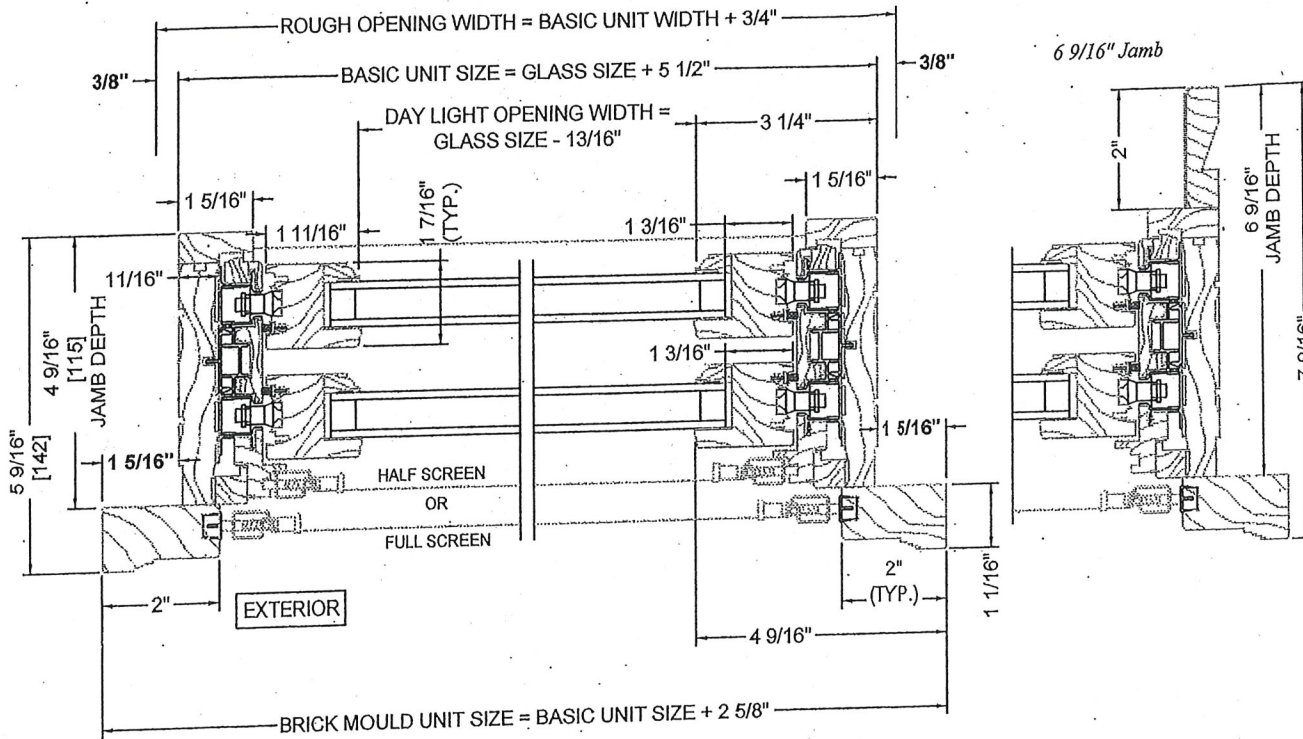


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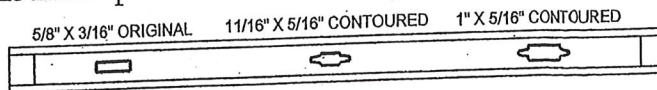
All-Wood Tilt Double Hung Windows

Jamb Details
Page 2 of 8
Drawn to Full Scale
Printed Scale 4" = 1"



GLAZING OPTIONS

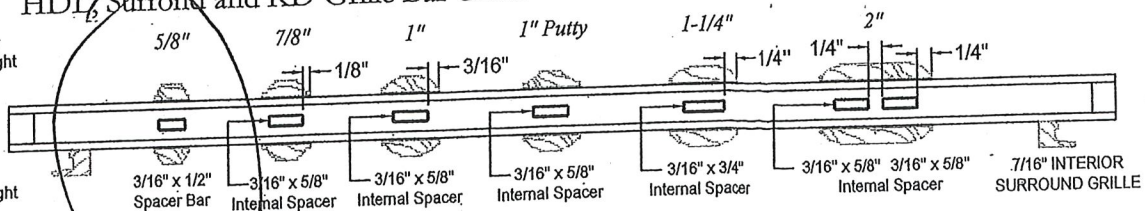
Single & Dual Insulated Glass available in operating and fixed units.
Grille in Airspace



HDI Surround and KD Grille Bar Chart

0.260" Exterior
Wood Bar Height

0.260" Interior
Wood Bar Height



PLEASE NOTE: STANDARD INTERNAL SPACER COLOR IS MILL FINISH



All-Wood Tilt Double Hung Windows with Sill Nosing & No Brickmould

Head & Sill Details
Page 1 of 8
Drawn to Full Scale
Printed Scale 4" = 1'

