OAKWOOD HISTORIC DISTRICT (HOD-G)

APPLICANT: CHRISTIAN OLMSTEAD, OLMSTEAD HOMESTEADS

Nature of Project:
Modifications to rear (east) porch: remove portion of roof; remove porch post & replace with 4" x 4" angled bracket; extend rear deck; remove & replace railings; infill space below porch decking with lattice.
INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT
Zoning: GENERAL HOD
Nature of Project: Modifications to rear (east) porch, north (side) porch, west (front) porch; repaint house and trim

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.2</td>
<td>Masonry</td>
<td>Repoint masonry</td>
</tr>
<tr>
<td>3.4</td>
<td>Paint and Color</td>
<td>Repaint house and trim, remove paint from exterior window glass, refinish front door</td>
</tr>
<tr>
<td>3.5</td>
<td>Roofs</td>
<td>Remove portion of rear porch roof, remove porch post and replace with bracket, remove non-historic metal awning</td>
</tr>
<tr>
<td>3.7</td>
<td>Windows and Doors</td>
<td>Remove four doors and replace with one window and siding in other three, remove paint from window exterior</td>
</tr>
<tr>
<td>3.8</td>
<td>Entrances, Porches and Balconies</td>
<td>Replace porch railings, remove stair</td>
</tr>
<tr>
<td>4.1</td>
<td>Decks</td>
<td>Extend porch decking, add lattice screening</td>
</tr>
</tbody>
</table>

STAFF REPORT

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

A. Repointing masonry is not incongruous in concept according to Guidelines section 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.9, and 3.2.10, and the following suggested facts:

1* The masonry foundation under the stairs on the north elevation will be revealed when the wood stairs are removed. The bricks appear to be in good condition. There are a few areas that will require patching and repointing.

2* The foundation will be repainted. Paint samples were not provided.
B. Repainting the house and trim, and removing paint from the exterior window glass is not incongruous in concept according to Guidelines sections 3.4.1, 3.4.2, 3.4.3, 3.4.4, 3.4.5, 3.4.6, 3.4.7, and the following suggested facts:

1* The proposal is to repaint the entire house exterior. Currently painted surfaces include the siding, trim, foundation, porch floors and ceilings, railings and steps.

2* The applicant proposes to remove the paint on the window glass on the back of the house so that the windows function again. They were previously painted over to provide privacy inside.

3* The formal front door will be refinished with a natural stain. No stain samples were provided.

4* No paint samples were provided.

C. Removing a portion of the rear porch roof, replacing an existing porch roof post with a bracket, and removing a non-historic metal awning is not incongruous in concept according to Guidelines section 3.5.1, 3.5.7, 3.5.8, and the following suggested facts:

1* The existing east (rear) porch has been modified over time, including an extension of the original porch roof to cover a significant portion of the steps. This roof extension cuts through the top of the adjacent window frame.

2* With the expansion of the porch decking the existing post will block easy access. The applicant proposes to replace this post with a 4” x 4” angled bracket mounted to the exterior wall. The new bracket will be painted.

3* The north (side) porch is partially covered with a metal awning supported by decorative iron columns, none of which contribute to the historic character of the house. The applicant proposes to remove these non-historic elements.

4* A gutter and downspout are currently in place on the rear porch roof. The application does not specify if these elements will be replaced.
D. Removing four doors and replacing with one window and siding in the other three
openings, and removing paint from a window’s exterior glass is not incongruous in concept
according to Guidelines section 3.7.1, 3.7.2, 3.7.7, 3.7.9, and the following suggested facts:

1* The east (rear) porch contains three doors, two of which are proposed for removal. One
opening will be infilled with siding to match the existing siding material, and the other will
be converted to a window.

2* The west (front) porch features three doors. The central door is the formal entry, while the
two doors that flank it on the side walls were installed at a later time. Both side doors will
be removed, with the openings infilled with siding to match the existing siding material.

3* The applicant proposes to remove the paint on window glass on the back of the house so
that the windows function again. They were previously painted over to provide privacy
inside.

E. Replacing porch railings and removing a non-historic stair is not incongruous in concept
according to Guidelines section 3.8.1, 3.8.2, 3.8.4, 3.8.5, 3.8.6 and the following suggested
facts:

1* The east (rear) porch railing is not original, but appears to date to a time when other
alterations were made. With the expansion of the decking a new railing must be installed.
The design of the railing is similar to the existing, also constructed of wood.

2* The railings on the north (side) porch are an ornamental metal with awning supports of
ornamental metal. The applicant proposes removing this material and replacing it with a
wood railing matching that proposed for the rear porch.

3* The north (side) porch also features a wide stair that will be removed. The stair is
constructed of treated lumber and is clearly not original to the house. Once the stair is
removed a railing will cover the opening, matching the wood railing on the rest of the
porch.

F. Extending the porch decking on the east (rear) porch and adding lattice screening is not
incongruous in concept according to Guidelines section 4.1.1, 4.1.2, 4.1.3, 4.1.5, 4.1.7, 4.1.8 and
the following suggested facts:
1* The existing porch decking offers a small landing space that is tight up against the house, serving a utilitarian purpose. It measures 3'0" x 10'6". The applicant proposes to expand the decking area to provide outdoor leisure space. The new deck is to measure 8'0" x 17'0".

2* A wood lattice is proposed for the underside of the east (rear) porch decking.

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

1. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
   a. Paint colors;
   b. Stain color for front door.
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

☐ 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 # 502791
File # 064-17-CA
Fee $140.00
Amount Paid $140.00
Received Date 2-6-17
Received By K. Reit 3/3/17

Property Street Address 130 N. Bloodworth

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Roger Austin

Lot size 0.15 ac. (width in feet) (depth in feet)

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).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
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<tbody>
<tr>
<td>(see attached)</td>
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</table>

17env
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: Christian Olmstead, Olmstead Homesteads Inc.
Mailing Address: 610 Buffaloe Rd.
City: Garner State: NC Zip Code: 27529
Date: 2/1/17 Daytime Phone: 919-669-8542
Email Address: olmsteadhomesteads@gmail.com
Applicant Signature: [Signature]

Will you be applying for rehabilitation tax credits for this project? □ Yes □ No

Did you consult with staff prior to filing the application? □ Yes □ No

Office Use Only
Type of Work: □ 58, 61

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.4</td>
<td>Paint + Paint Color</td>
<td><strong>Convert multi-family to single family.</strong></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Paint entire exterior, new paint scheme. (Paint chips to follow, TBD)</td>
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<td></td>
<td>Remove metal awning over left side porch.</td>
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<td></td>
<td></td>
<td>Preserve metal railing, cut down columns.</td>
</tr>
<tr>
<td>3.5</td>
<td>Roofs</td>
<td>Remove 2 of the 3 entry doors on front porch.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fill in with siding to match.</td>
</tr>
<tr>
<td>3.6</td>
<td>Exterior Walls</td>
<td>Remove paint from glass of rear windows to restore and use as windows again.</td>
</tr>
<tr>
<td>3.7</td>
<td>Windows + Doors</td>
<td>Change 3 doors on rear porch to convert center door into a window for laundry room.</td>
</tr>
<tr>
<td>3.8</td>
<td>Entrances, Porches, + Balconies</td>
<td>Shorten roof over rear porch back to original length.</td>
</tr>
<tr>
<td>4.1</td>
<td>Decks</td>
<td>Extend rear porch floor into a new deck, 9' x 11' with square lattice skirt.</td>
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<td></td>
<td>Remove stairway entirely from left side entrance, fill in opening with railing to match.</td>
</tr>
</tbody>
</table>
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 ____________________

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>YES</td>
</tr>
</tbody>
</table>

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.)

2. **Description of materials** (Provide samples, if applicable)

3. **Photographs** of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.

4. **Paint Schedule** (if applicable)

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.

6. **Drawings** showing existing and proposed work
   - Plan drawings
   - Elevation drawings showing the façade(s)
   - Dimensions shown on drawings and/or graphic scale (required)
   - 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.

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.

8. Fee (See Development Fee Schedule)

**Turn in BCAA**
Application Summary, 064-17-CA, 130 N Bloodworth St

- East side (rear of house)
  ----- Remove portion of rear porch roof
  ----- Remove porch post supporting porch roof
  ----- Replace with 4" x 4" angled bracket to support porch roof
  ----- Extend rear deck, increasing from existing 3' x 10.5' to 8' x 17' using treated pine deck material
  ----- Remove existing porch railings
  ----- Replace railings with new wood railings using treated pine deck material
  ----- Infill space below porch decking with lattice
  ----- Remove two of the three doors on the rear porch
  ----- Fill one door opening with siding to match existing
  ----- Fill one door opening with window to match existing rear windows
  ----- Remove paint covering windows on small old addition next to rear porch

- North side (side of house)
  ----- Remove non-historic metal awning over porch
  ----- Replace non-historic metal railing with wood railing to match front porch
  ----- Remove non-historic wood stair
  ----- Add new section of railing at stair removal to match replacement railing
  ----- Repoint masonry as needed when stairs are removed
  ----- Place mulch on ground when stairs are removed

- West side (front of house)
  ----- Remove two of the three doors on front porch (leaving center front door in place)
  ----- Fill door openings with siding to match existing
  ----- Refinish front door to natural wood state

- Entire house
  ----- Repaint house, trim, porch floors and porch stairs
[Floor plan for rear deck]
REAR DECK ELEVATION

EXIST. BEAM

EXIST. WINDOW

Exist. Door

EXIST. BRICK FUNDAMENT

BAND

Square wood lattice

2x2 spindles

Approx. 5 ft

6 ft. max
EAST SIDE
EAST SIDE ROOF & PAINTED WINDOWS
EAST SIDE VIEWED FROM NORTHEAST
Application Summary, 064-17-CA, 130 N Bloodworth St

- East side (rear of house)
  ----- Remove portion of rear porch roof
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  ----- Replace with 4" x 4" angled bracket to support porch roof
  ----- Extend rear deck, increasing from existing 3' x 10.5' to 8' x 17' using treated pine deck material
  ----- Remove existing porch railings
  ----- Replace railings with new wood railings using treated pine deck material
  ----- Infill space below porch decking with lattice
  ----- Remove two of the three doors on the rear porch
  ----- Fill one door opening with siding to match existing
  ----- Fill one door opening with window to match existing rear windows
  ----- Remove paint covering windows on small old addition next to rear porch

- North side (side of house)
  ----- Remove non-historic metal awning over porch
  ----- Replace non-historic metal railing with wood railing to match front porch
  ----- Remove non-historic wood stair
  ----- Add new section of railing at stair removal to match replacement railing
  ----- Repoint masonry as needed when stairs are removed
  ----- Place mulch on ground when stairs are removed

- West side (front of house)
  ----- Remove two of the three doors on front porch (leaving center front door in place)
  ----- Fill door openings with siding to match existing
  ----- Refinish front door to natural wood state

- Entire house
  ----- Repaint house, trim, porch floors and porch stairs
NORTH SIDE
NORTH SIDE PORCH & STAIRS TO BE ALTERED
Application Summary, 064-17-CA, 130 N Bloodworth St

- East side (rear of house)
  ----- Remove portion of rear porch roof
  ----- Remove porch post supporting porch roof
  ----- Replace with 4" x 4" angled bracket to support porch roof
  ----- Extend rear deck, increasing from existing 3' x 10.5' to 8' x 17' using treated pine deck material
  ----- Remove existing porch railings
  ----- Replace railings with new wood railings using treated pine deck material
  ----- Infill space below porch decking with lattice
  ----- Remove two of the three doors on the rear porch
  ----- Fill one door opening with siding to match existing
  ----- Fill one door opening with window to match existing rear windows
  ----- Remove paint covering windows on small old addition next to rear porch

- North side (side of house)
  ----- Remove non-historic metal awning over porch
  ----- Replace non-historic metal railing with wood railing to match front porch
  ----- Remove non-historic wood stair
  ----- Add new section of railing at stair removal to match replacement railing
  ----- Repoint masonry as needed when stairs are removed
  ----- Place mulch on ground when stairs are removed

- West side (front of house)
  ----- Remove two of the three doors on front porch (leaving center front door in place)
  ----- Fill door openings with siding to match existing
  ----- Refinish front door to natural wood state

- Entire house
  ----- Repaint house, trim, porch floors and porch stairs
→ in conjunction with transitioning multi-family Triplex into a Single Family, remove 2 secondary doors on front porch.
→ Restore and refinish original front center door to natural wood state.

Remove 2 doors
fill in with siding to match
**QUOTE BY:** Rick Mitchell  
**SOLD TO:** Olmstead Homesteads  
Chris Macik  

**QUOTE #:** JRPM00492  
**SHIP TO:**  

**PROJECT NAME:**  
**REFERENCE:**  

**PO#:**  
**Ship Via:** Ground/Next Truck

<table>
<thead>
<tr>
<th>LINE NO.</th>
<th>LOCATION SIZE INFO</th>
<th>BOOK CODE</th>
<th>DESCRIPTION</th>
<th>NET UNIT PRICE</th>
<th>QTY</th>
<th>EXTENDED PRICE</th>
</tr>
</thead>
</table>
| Line-1   | 2/8 5/6 Sgl         | EWD3368   | Frame Size : 33 3/8 X 68  
(Outside Casing Size: 39 X 71 11/16),  
Siteline EX Wood Double Hung, Auralast Pine,  
Primed Exterior,  
Natural Interior,  
3 1/2" Flat Casing, Standard Sill Nosing, Drip Cap, Brilliant White Drip Cap,  
4 9/16 Jamb,  
Standard Double Hung, Tan Jambliner,  
White Hardware,  
BetterVue Mesh Brilliant White Screen,  
US National-WDMA/ASTM, PG 35,  
Insulated Low-E Annealed Glass, Preserve Film, Argon Filled,  
7/8" Putty SDL w/Perm Wood Trad'l, Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top  
2 High Btm,  
GlassThick=0.7095, Clear Opening: 29.8w, 30.3h, 6.2 sf  
U-Factor: 0.31, SHGC: 0.29, VLT: 0.53, Energy Rating: 18.00, CPD:  
JEL-N-712-02933-00001  
PEV 2014.4.0.1118/0DV 6.147 (12/10/14) NW  | $576.58 | 3 | $1,729.74 |

Viewed from Exterior. Scale: 1/4" = 1'

QQ-2.19.0.1519 cust-034296  
Quote Date: 12/15/2014  

Page 1 of 4 (Prices are subject to change.)  
Drawings are for visual reference only and may not be to exact scale. All orders are subject to review by JELD-WEN  

JRPM00492 - 12/15/2014 - 6:29 AM  
Last Modified: 12/15/2014