

City of Raleigh



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064-17-CA

130 N BLOODWORTH STREET

OAKWOOD HISTORIC DISTRICT (HOD-G)

0 25 50 100 Feet



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.

APPLICANT:
CHRISTIAN OLMSTEAD,
OLMSTEAD HOMESTEADS

E JONES ST

N BLOODWORTH ST

NEAST ST



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

064-17-CA 130 N BLOODWORTH STREET
Applicant: CHRISTIAN OLMSTEAD, OLMSTEAD HOMESTEADS, INC
Received: 3/31/2017 Meeting Date(s):
Submission date + 90 days: 6/29/2017 1) 5/25/2017 2) 3)

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

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

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



**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 # 502791

File # 064-17-CA

Fee \$147.00 *CK#*

Amount Paid \$147.00 *K27*

Received Date 2-6-17

Received By K. Pruitt

Complete app 3/31/17

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](#)).

Property Address	Property Address
(see attached)	

17 env

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 Buffalo Rd.

City Garner

State NC

Zip Code 27529

Date 2/1/17

Daytime Phone 919-669-8542

Email Address olmsteadhomesteads@gmail.com

Applicant Signature

[Handwritten Signature]

Office Use Only

Type of Work ~~75~~ 58, 61, 51

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

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

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
3.4	Paint + Paint Color	<p>** Convert multi-family to single family, **</p> <p><input checked="" type="checkbox"/> Paint entire exterior, new paint scheme (Paint chips to follow, TBD)</p> <p><input checked="" type="checkbox"/> Remove metal awning over Left side Porch - Preserve metal railings, cut down columns</p> <p><input checked="" type="checkbox"/> Remove 2 of the 3 entry doors on front porch - fill in with siding to match</p> <p><input checked="" type="checkbox"/> Remove paint from glass of rear windows to restore and use as windows again.</p> <p><input checked="" type="checkbox"/> of the 3 doors on rear porch, convert center door into a window for Laundry Room.</p> <p><input checked="" type="checkbox"/> Shorten roof over rear porch back to original length.</p> <p><input checked="" type="checkbox"/> Extend rear porch floor into a new deck, 9' x 11' with square lattice skirting.</p> <p><input checked="" type="checkbox"/> Remove stairway entirely from Left side entrance, fill in opening with railing to match.</p>
3.5	Roofs	
3.6	Exterior Walls	
3.7	Windows + Doors	
3.8	Entrances, Porches, + Balconies	
4.1	Decks	

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. <u>Minor Work</u> (staff review) – 1 copy <u>Major Work</u> (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. <u>Paint Schedule</u> (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. <u>Plot plan</u> (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"/>	Turn in later		
6. Drawings showing existing and proposed work <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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (<u>See Development Fee Schedule</u>)	<input checked="" type="checkbox"/>				

1703899810
BACK ROAD BANDIT VENTURES LLC
3434 EDWARDS MILL RD STE 112-384
RALEIGH NC 27612-4275

1703896792
GORODEZKY, ALEXANDER GORODEZKY,
EVGENYA
121 N BLOODWORTH ST
RALEIGH NC 27601-1103

1703897870
MERCER, MARK MERCER, MICHAEL
2204 BAY CREEK CT
RALEIGH NC 27614-8896

1703897975
SUMNER, SUSAN CAROLE JENKINS
327 E JONES ST
RALEIGH NC 27601-1027

1703898995
GOTWALT, CHRISTOPHER GOTWALT,
JESSICA
401 E JONES ST
RALEIGH NC 27601-1117

1703899605
GRIFFITH, DAVID N GRIFFITH, EMILY
118 N BLOODWORTH ST
RALEIGH NC 27601-1104

1703899700
MASON, MELISSA
120 N BLOODWORTH ST
RALEIGH NC 27601-1104

1703899705
PRICE, ILENE
124 N BLOODWORTH ST
RALEIGH NC 27601-1104

1703899777
CRUICKSHANK, ALAN J JR
422 E JONES ST
RALEIGH NC 27601-1118

1703899935
SUTPHIN, CURTIS SUTPHIN, ANTIONETTE
405 E JONES ST
RALEIGH NC 27601-1117

1703899985
NIGHTINGALE, DAVID WILLIAM
NIGHTINGALE, ELLEN
407 E JONES ST
RALEIGH NC 27601-1117

1703990604
COLLINS, CLAYTON R
107 N EAST ST
RALEIGH NC 27601-1111

1703990609
ROZGONYI, NORRISH M TRUSTEE THE
FAMILY TRUST UNDER...
400 N PERSON ST
RALEIGH NC 27601-1051

1703990717
DRUM, KRISTI A DUNBAR, KENT
424 E JONES ST
RALEIGH NC 27601-1118

1703990747
FARROW, CRYSTAL
426 E JONES ST
RALEIGH NC 27601-1118

1703990945
PARROTT, JACOB R III DAVIS, ANDREW
PARKER
215 PACE ST
RALEIGH NC 27604-1206

- 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)

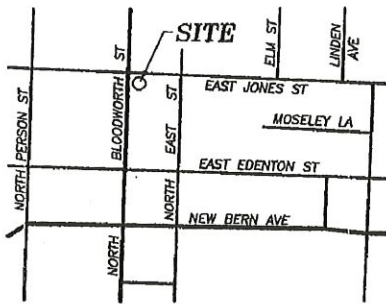
- Remove non-historic metal awning over porch
- Replace non-historic metal railing with wood railing to match front porch
- Remove non-historic wood stair
- Add new section of railing at stair removal to match replacement railing
- Repoint masonry as needed when stairs are removed
- Place mulch on ground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



VICINITY MAP
(N.T.S.)

D.B. 3859, PG 502



NOTE: METES & BOUNDS DESCRIPTION IN D.B. 11000, PG 064 FOUND TO BE IN ERROR. D.B. 3859, PG 502 USED FOR BOUNDARY.

E. JONES STREET
(PUBLIC R/W)

LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- × COMPUTED CORNER

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM TAX MAP 1703.28, BLOCK 89.

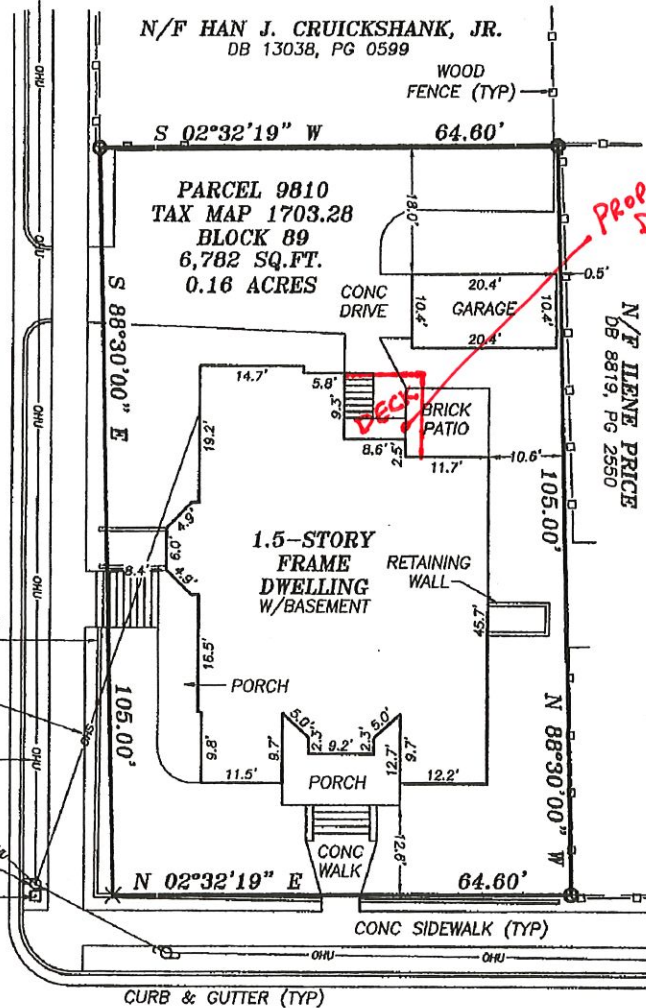
RETAINING WALL
OVERHEAD SERVICE
OVERHEAD UTILITY
UTILITY POLE (TYP)
TELE

FLOOD CERTIFICATION

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY () IS or (X) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1703 J
COMMUNITY # PANEL SUFFIX

Professional Land Surveyor
J.H.D. PL



N. BLOODWORTH STREET
(PUBLIC R/W)

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book - ; Page - ; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 29TH day of JULY 2009.

Signed

J.H.D.

Seal



C.N. = 15004
B.O.M. N/A
PAGE N/A
CO. REG.

ROGER
AUSTIN

PARCEL 9810
TAX MAP 1703.28, BLOCK 89
130 NORTH BLOODWORTH
RALEIGH NORTH CAROLINA

DATE: 07-29-2009

SCALE: 1" = 20'

DWG. NO.

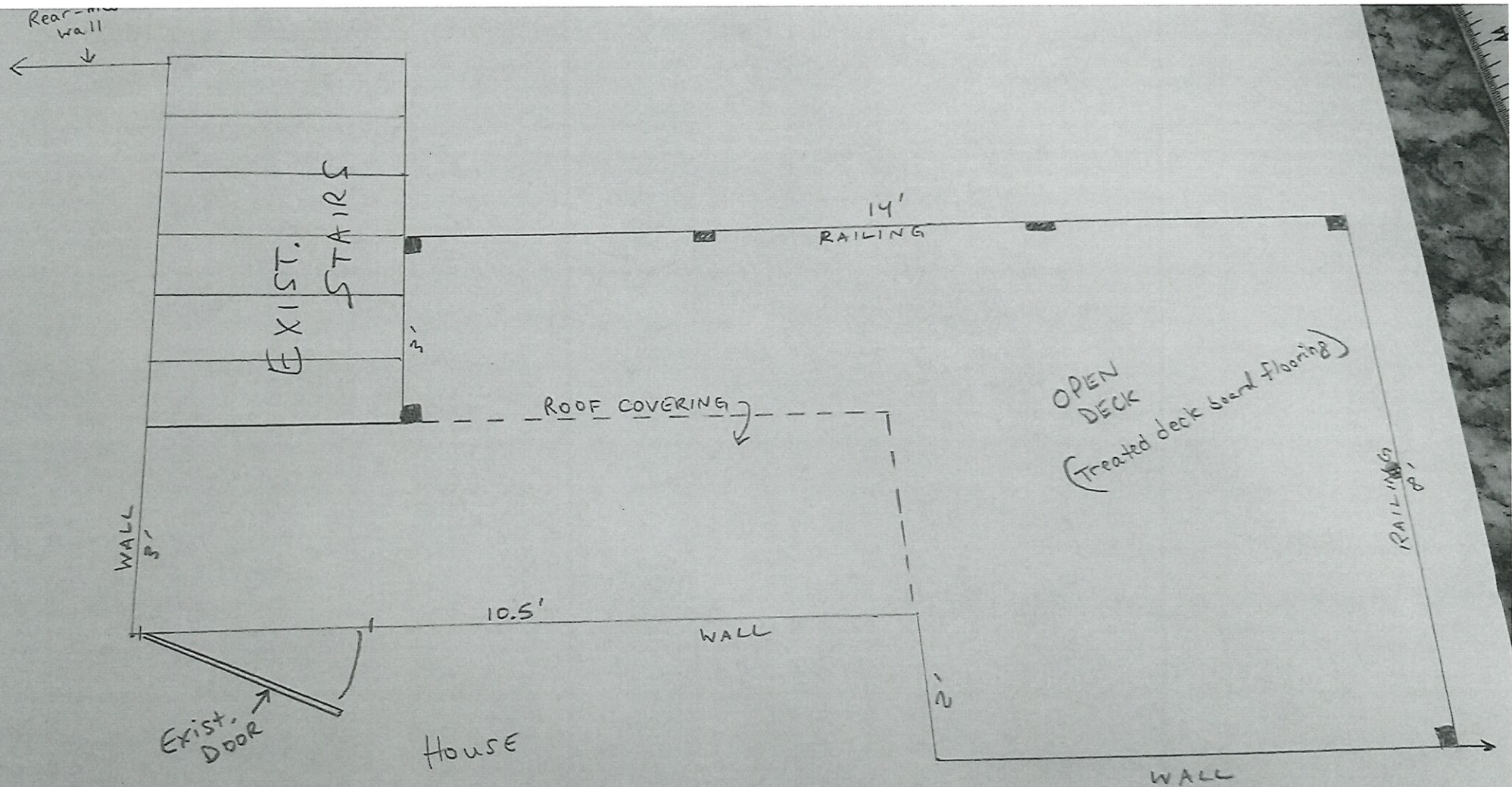
A-12074



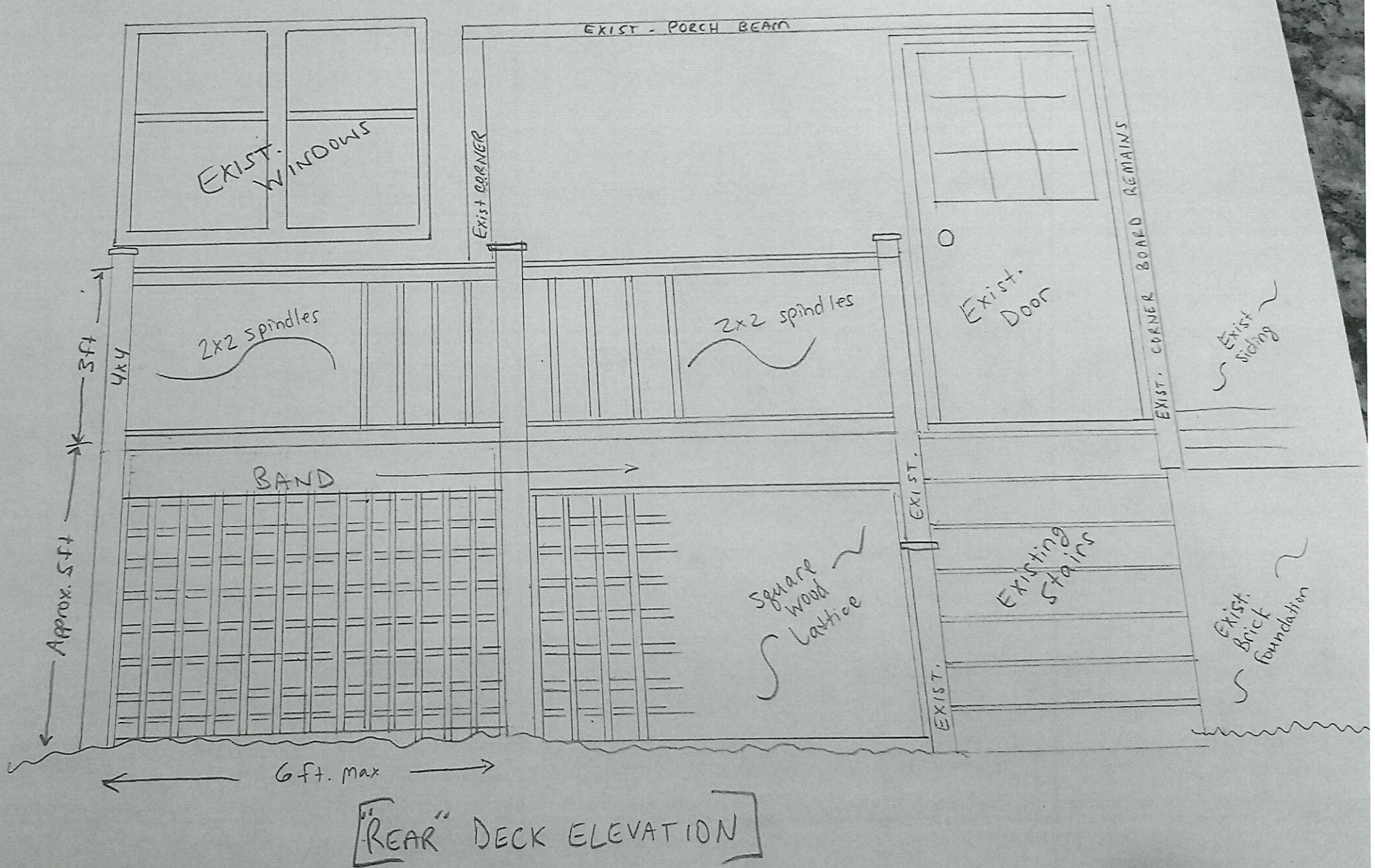
TURNING POINT
SURVEYING PLLC

4113 JOHN S. RABOTEAU WYND
RALEIGH, NORTH CAROLINA 27612
FAX (800)948-0213 PH (919)781-0234

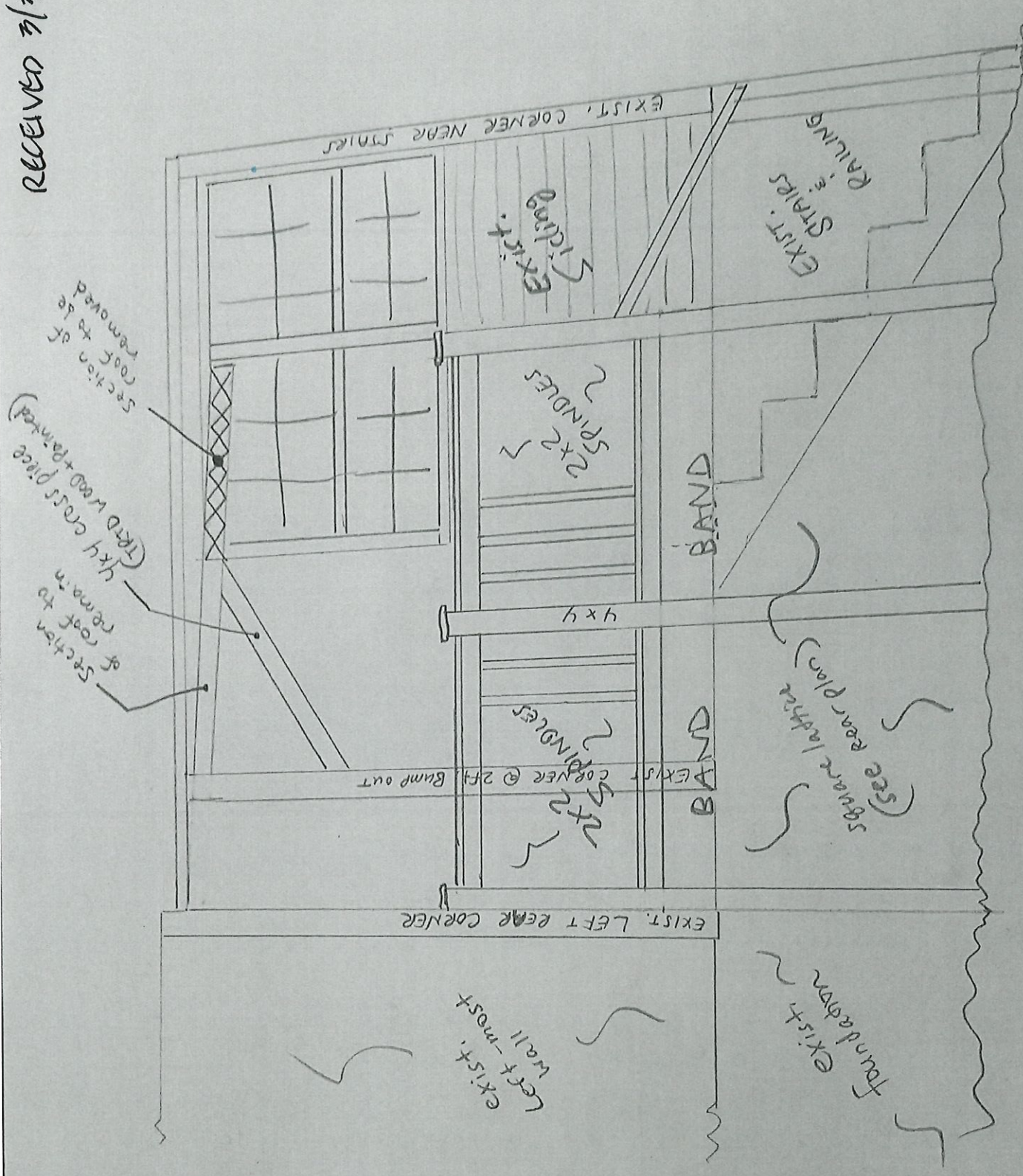
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[FLOOR PLAN FOR REAR DECK]



RECEIVED 3/31/17



["LEFT" DECK ELEVATION]

RECEIVED 3/31/17
MR



EAST SIDE

RECEIVED 3/31/17 mr



EAST SIDE PORCH

RECEIVED 3/31/17 MR



SOUTHEAST CORNER

RECEIVED 3/31/17 MR



VIEW OF EAST PORCH FROM SOUTH

RECEIVED 3/31/17 MR



EAST PORCH ROOF & PAINTED WINDOWS

RECEIVED 3/31/17 MR



EAST SIDE ROOF } PAINTED WINDOWS

RECEIVED 3/31/17 mrc



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
- 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

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NORTH SIDE

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NORTH SIDE PORCH & STAIRS TO BE ALTERED

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NORTH SIDE BRICK WALL UNDER STAIRS

RECEIVED 3/31/17 MR



(FRONT) ISAM WOLF NEES HATCHER 3215 ALMON
NORTH SIDE PORCH SEEN FROM WEST

Application Summary, 064-17-CA, 130 N Bloodworth St

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- 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.



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WEST SIDE, FRONT OF HOUSE

RECEIVED 3/31/17 MR



WEST SIDE

RECEIVED 3/31/17 MR



WEST SIDE, FRONT PORCH

RECEIVED 3/31/17 MRC



WEST SIDE, SHOWING SIDE PORCH DOOR TO BE REMOVED

RECEIVED 3/31/17 MR



WEST SIDE, SHOWING 2ND SIDE PORCH DOOR TO BE REMOVED

QUOTE BY: Rick Mitchell

QUOTE #: JRPM00492

SOLD TO: Olmstead Homesteads
Chris Macik

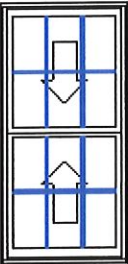
SHIP TO:

PROJECT NAME: [REDACTED] 130. N. BLOODWORTH

PO#:

REFERENCE:

Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	2/8 5/6 Sgl	EWD3368			
	Rough Opening: 34 1/8 X 68 3/4	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, DripCap, 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			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
		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/PDV 6.147 (12/10/14) NW			
			\$576.58	3	\$1,729.74