

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

066-17-CA 313 OAKWOOD AVENUE
Applicant: JEREMY & EMILY MCCARTHA
Received: 4/10/2017 Meeting Date(s):
Submission date + 90 days: 7/9/2017 1) 5/25/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Construct rear (north) addition; raise roof height of existing addition; replace windows on south and west sides

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
2.3	Site Features and Plantings	Remove and replace a brick patio and walkway
3.5	Roofs	Raise roof height of existing addition
3.7	Windows and Doors	Replace windows on south and west sides
4.2	Additions to Historic Buildings	Construct rear (north) addition

STAFF REPORT

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

- A. Removing and replacing a brick patio and walkway is not incongruous in concept according to *Guidelines* sections 2.3.1, 2.3.2, 2.5.1, 2.5.5, 2.5.6, and the following suggested facts:
- 1* An extensive patio is currently in place at the rear of the house and spans the entire lot width.
 - 2* A brick walkway extends from the patio to an accessory building at the rear of the property.
 - 3* The applicant proposes reusing the brick for the new patio, installed in the same running bond pattern as the current hardscape. The newly installed patio and walkway will include a gravel underlayment with drainage below. The brick will be dry laid.
 - 4* According to Wake County Real Estate data and the application, the lot is approximately 6,969 SF; the current patio/walkway is approximately 793 SF; the new patio/walkway is approximately 553 SF. The hardscaped area is being decreased by 240 SF or 30%.

- B. Raising the roof height of the existing addition is not incongruous in concept according to *Guidelines* sections 3.5.1, 3.5.8, 4.2.1, 4.2.5, 4.2.6, 4.2.7, 4.2.8, and the following suggested facts:
- 1* According to the *Inventory of Structures in the Oakwood National Register Historic Districts*, by Matthew Brown, former Historian, Society for the Preservation of Historic Oakwood, 2004-2015, the house dates to circa 1886 and can be described as a “North Carolina Victorian gable-front-and-wing frame cottage”. The description continues: “There is a front-gabled section on the left and a side-gabled wing on the right. The roof was originally sheathed in wooden shingles. There are quatrefoil attic vents in the gables... There is an original ell behind the side-gabled wing. Additions were made to the rear of the house between 1909 and 1914.”
 - 2* The existing northeast addition will be lengthened by just over 10’ to the north. This roof ridge will be approximately 9” below the front roof ridge.
 - 3* The existing northwest addition will be lengthened by 13’8” to the north. This roof ridge will be approximately 4” below the front roof ridge.
 - 4* Due to the number of additions over the years, the existing roof form is inconsistent, with both gable forms and shed forms that are at a relatively shallow pitch. The inconsistency creates not only a visual jumble, but also potential issues for water drainage due to the number of valleys and the shallow pitch.
 - 5* The proposed design unifies the roof forms to a pair of gable roofs extending off the back of the original house, with a valley between that slopes to the rear of the house.
 - 6* The proposed cladding for the extended gable forms is asphalt shingles that match the existing material.
 - 7* The cladding for the valley is proposed to be standing seam metal roofing. The roof specs: “The width of panel will be 17 inches, the height of the seams to be 1 inch, width of seam less than an inch. It is a flat panel, no striations or ripples. The ridge cap will be 6 inches per side. All to be hand formed.” No color sample was provided.
 - 8* The house currently has gutters on all sides. No information was supplied in the application regarding changes in the gutters.

- C. Replacing windows on the south and west sides is not incongruous in concept according to *Guidelines* sections 3.7.1, 3.7.6, 3.7.7, and the following suggested facts:
- 1* According to the Oakwood inventory referred to in section B above, “the original windows were tall narrow single windows with four-over-four sashes; the window on the right side of the house is original. The original windows on the front were replaced by double windows in the 1920s or 1930s. The windows under the front gable and on the left side were replaced by shorter six-over-six windows probably in the 1950s.”
 - 2* All but one of the original windows have been replaced over time, with the original window on the east side. The applicant proposes replacing all non-historic windows on the south and west sides with wood windows that match the original window. There is clear evidence of the original window heights. New windows will be installed to match the historic head heights on the historic portion of the house. New windows on the addition will be installed with head heights 12” lower than on the original house to differentiate between the addition and the original portions.
 - 3* The new windows will be wood 4 over 4 double-hung from Sierra Pacific Windows.
- D. Constructing a rear (north) addition is not incongruous in concept according to *Guidelines* sections 2.3.8, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9, and the following suggested facts:
- 1* According to Wake County Real Estate data and the application, the lot size is 6,969 SF. The footprint of the existing house is 1,733 SF. Current built mass is 25%. The new addition brings the total footprint to 2,120 SF. The new built area is approximately 30%.
 - 2* The majority of new windows will be wood 4 over 4 double-hung from Sierra Pacific Windows. One casement window will be installed on the east elevation for a new bathroom.
 - 3* One new exterior door will be installed on the newly configured back elevation. It will be a JeldWen wood door with a full lite, with a transom above.
 - 4* The siding is proposed to be wood siding with a smooth face and a 4 ½” exposure to match the existing siding.

- 5* All trim will match the dimensions and style of the original. Corner boards will be 5" wide with an eased edge. Wood sills will be 1 ¾" wide. Window and door trim will be 4 ½" wide with an eased edge, and a 1" wood cap over the window and door trim.
- 6* A vertical trim board will be installed to demarcate where the new addition begins on the northeast addition.
- 7* Quatrefoil attic vents are a feature in the gable ends of the original house. A simpler triangular form is in place on the back side of the northwest addition. The triangular gable vents will be used on both the rear extensions.
- 8* The applicant proposes to change paint colors on the entire house. Paint samples were provided.
- 9* A report prepared by an arborist certified by the International Society of Arboriculture states that "there will be no impact to surrounding mature, upper-story/upper-canopy trees."

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:
 - a. Color of standing seam metal roof material;
 - b. Gutters and downspouts.

510043 / 429813

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 # 510043

File # 066-17-CA

Fee \$147.00

Amount Paid \$147.00

Received Date 4/10/2017

Received By P. Best

Property Street Address 313 Oakwood Ave

Historic District Historic Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Jeremy + Emily McCartha

Lot size .16 acres

(width in feet) 52'-0"

(depth in feet) 135'-0"

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
304 Oakwood Ave	315 Oakwood Ave
408 N Person St	326 Oakwood Ave
318 Oakwood Ave	407 N Bloodworth St
322 Oakwood Ave	327 Oakwood Ave
409 N Bloodworth St	318 Polk St
415 N Bloodworth St	304 Oakwood Ave
314 Polk St	400 N Person St
312 Oakwood Ave	317 Oakwood Ave

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 Jeremy + Emily McCartha

Mailing Address 313 Oakwood Ave

City Raleigh

State NC

Zip Code 27601

Date 4/3/2017

Daytime Phone 205-218-7825 / 817-675-1810

Email Address civilkylanite@gmail.com (Jeremy) + emilybieda@gmail.com (Emily)

Applicant Signature

Jeremy P. McCartha / Emily B. McCartha

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 _____

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)
4.2/55	Additions to Historic Bldgs	<p>The addition will be constructed on the rear of the house, the least character defining elevation. The addition will be located where other additions have taken place over the years and will rebuild these areas to be more similar in appearance and height to the existing historic house. The addition and renovation has been designed to be as tight a footprint as possible, internal spaces have been reorganized to allow for a central hall to be created and the exterior will be in keeping with the historic character of the house and the surrounding neighbors. The tight addition footprint allows the addition to not significantly change the proportion of built mass to open space. Neighboring houses have also added additions to the rear of their houses.</p> <p>New windows will be wood and 4 over 4 double hungs to match the only existing window that remains in the house (right side). All siding and trim to be wood and reflect the historic dimensions of the historic portion of the house.</p> <p>New door on rear elevation to be wood, full lite no grilles. Homeowners would like to replace the windows on the front and left side of the house (historic portion) with more appropriately sized 4 over 4 double hung windows, see new elevations. The windows currently are shorter than they would have been historically. The addition and renovation will also help with current roof lines and ceiling heights in the rear of the house, again all of this is to make the rear portion of the house</p>
2.2/11	Archaeology Guidelines	
2.3/13	Setting	
3.7/39	Windows and Doors	
3.8/43	Entrances + Porches	

	more consistent with the historic front portion of the house both internally and externally.
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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.)	X				
2. Description of materials (Provide samples, if appropriate)	X				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	X				
4. Paint Schedule (if applicable)	X	<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.	X	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <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.	X	<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.	X	<input type="checkbox"/>			

8. Fee (See Development Fee Schedule)	X				
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1704806802
MCCARTHA, EMILY B MCCARTHA, JEREMY
P
313 OAKWOOD AVE
RALEIGH NC 27601-1062

1704804559
KELLAN PROPERTIES LLC
PO BOX 12252
RALEIGH NC 27605-2252

1704804655
SKINNER, R CARTER SKINNER, R
CHAPMAN
304 OAKWOOD AVE
RALEIGH NC 27601-1063

1704805621
SKINNER, R CARTER SKINNER, R
CHAPMAN
304 OAKWOOD AVE
RALEIGH NC 27601-1063

1704805680
TAYLOR, APRIL TAYLOR, JOHN WALLACE
312 OAKWOOD AVE
RALEIGH NC 27601-1063

1704805719
ROZGONYI, NORRISH M
400 N PERSON ST
RALEIGH NC 27601-1051

1704805805
CHAMPEON, STEVEN J HESKETH,
HEATHER A
408 N PERSON ST
RALEIGH NC 27601-1051

1704805912
RALEIGH CITY OF
PO BOX 590
RALEIGH NC 27602-0590

1704805928
RALEIGH CITY OF
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RALEIGH NC 27602-0590

1704806559
TWISDALE, JACQUELINE ANN
318 OAKWOOD AVE
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1704806842
JANIS, JONATHAN A SHAVER, MARY L
315 OAKWOOD AVE
RALEIGH NC 27601-1062

1704806886
EDGE, JOHN GRAYSON
317 OAKWOOD AVE
RALEIGH NC 27601-1062

1704807622
CINDRIC, MICHAEL A CINDRIC, SUSAN
MARGART
322 OAKWOOD AVE
RALEIGH NC 27601-1063

1704807692
BADER, MATHEW BADER, MARTHA
326 OAKWOOD AVE
RALEIGH NC 27601-1063

1704807748
WINN, WILLIAM E JR WINN, DEBORA ANN
321 OAKWOOD AVE
RALEIGH NC 27601-1062

1704807887
LEIGH, DARIN S
409 N BLOODWORTH ST
RALEIGH NC 27604-1223

1704807893
ROWE, WILLIAM DAVID ROWE, SUSAN
HUBBARD
407 N BLOODWORTH ST
RALEIGH NC 27604-1223

1704807923
JURKIEWICZ, GARY L JURKIEWICZ, DORIS
K
411 N BLOODWORTH ST
RALEIGH NC 27604-1223

1704807959
HORSE NOSE VILLA LLC
415 N BLOODWORTH ST STE 1003
RALEIGH NC 27604-1591

1704808708
FRICKEY, MICHAEL ALEXANDER WARD,
TIFFANY GRACE
327 OAKWOOD AVE
RALEIGH NC 27601-1062

1704814095
TURNER, LUIS TURNER, ALISON
7237 RUSTED OAK RD
WAKE FOREST NC 27587-7172

1704816008
CHAPMAN, W ROBERT CHAPMAN, MARY R
314 POLK ST
RALEIGH NC 27604-1250

1704816160
SHIELDS, IAN B MCQUAID, MARY PATRICIA
318 POLK ST
RALEIGH NC 27604-1250

=WA6900 **313 Oakwood Ave. Zacharias W. Haynes House c.1886** This North Carolina Victorian gable-front-and-wing frame cottage was built for Zacharias and Louisa Haynes. Zacharias was a teacher of deaf students at the Deaf, Dumb & Blind Institute for black children. His wife Louisa E. Bunker Haynes was the daughter of Chang Bunker, one of the original Siamese twins. Zacharias and Louisa were both deaf themselves. They had ten children. They lived at 408 N. Person St. and split this lot off their lot. There is a front-gabled section on the left and a side-gabled wing on the right. The roof was originally sheathed in wooden shingles. There are quatrefoil attic vents in the gables. The original windows were tall narrow single windows with four-over-four sashes; the window on the right side of the house is original. The original windows on the front were replaced by double windows in the 1920s or 1930s. The windows under the front gable and on the left side were replaced by shorter six-over-six windows probably in the 1950s. The original porch was probably supported by chamfered square-section posts with brackets and a sawnwork balustrade. The original porch woodwork was replaced in the 1920s or 1930s by battered square-section posts on brick pedestals, under a wide fascia. These battered posts were replaced in c.2012 with four-by-four posts. There is an original ell behind the side-gabled wing. Additions were made to the rear of the house between 1909 and 1914.

There is a shed near the northeast corner of the property, built in 1989 according to tax records.

Plaque application: "Greason-Overby House c.1909"

74:245 Richard L. Dangerfield to Sol J. Allen Mar 17, 1883 \$3000 what is now 400 & 408 N. Person & 313 Oakwood

89:251 Solomon J. & Narcissa Allen to Zackaria W. & Louisa E. Haynes Jan 8, 1886 what is now 400 & 408 N. Person & 313 Oakwood traded for \$1650 plus 418 N. Person

149:296 Zacharias W. & Louisa E. Haynes to Rachel Greason May 8, 1896 \$1500 this lot

783:171 Thomas Moseley, trustee under will of Rachel Greason to Ervin Brown

1402:359 Ervin L. & Mary Brown to Julius & Evelyn Peebles 1960

2200:328

2261:152

2463:588

1881 map: vacant lot owned by C. S. Allen

1881 RCD: Zacharias W. Haynes, teacher colored DD&B Institute, r e s Person 2 n North

1886 RCD: Wayne Allcott, mfr's agent of improved machinery & farm implements & Miss Lucy Allcott & Mrs. E. A. McGruder all at 313 Oakwood: Z. W. Haynes, teacher deaf-mute dept., colored DD&B Institute, r 408 N. Person St.

1888 RCD: L. Q. A. Jones, job printer, Anna Marcom, cook, colored

1891 Heck plat map: house here

1896-97 RCD: J. H. Smith, life ins agent, w-Alma, 1 kid

1899-00 RCD: Mrs. R. Greason

1901 RCD: Frank B. Tant, clk J. J. Thomas grocers, w-Laura, Miss Hattie Tant

1903 RCD: F. B. Tant

1903 Sanborn: gable-front-and-wing with ell on eastern part of rear, porch beside it, wooden shingle roof

1909 Sanborn: same as 1903

1914 Sanborn: eastern ell extended, small ell added to western part of rear

1924 RCD: R. H. Harrison

1932 RCD: Cecil B. Schwerin

1948 RCD: Ervin L. Brown

1950 Sanborn: same as 1914

1963 RCD: Julius P. Peebles Jr.

c.1973 photo 145_Misc_6_3 at N.C. Archives shows this house. Gable front windows shortened. Shutters

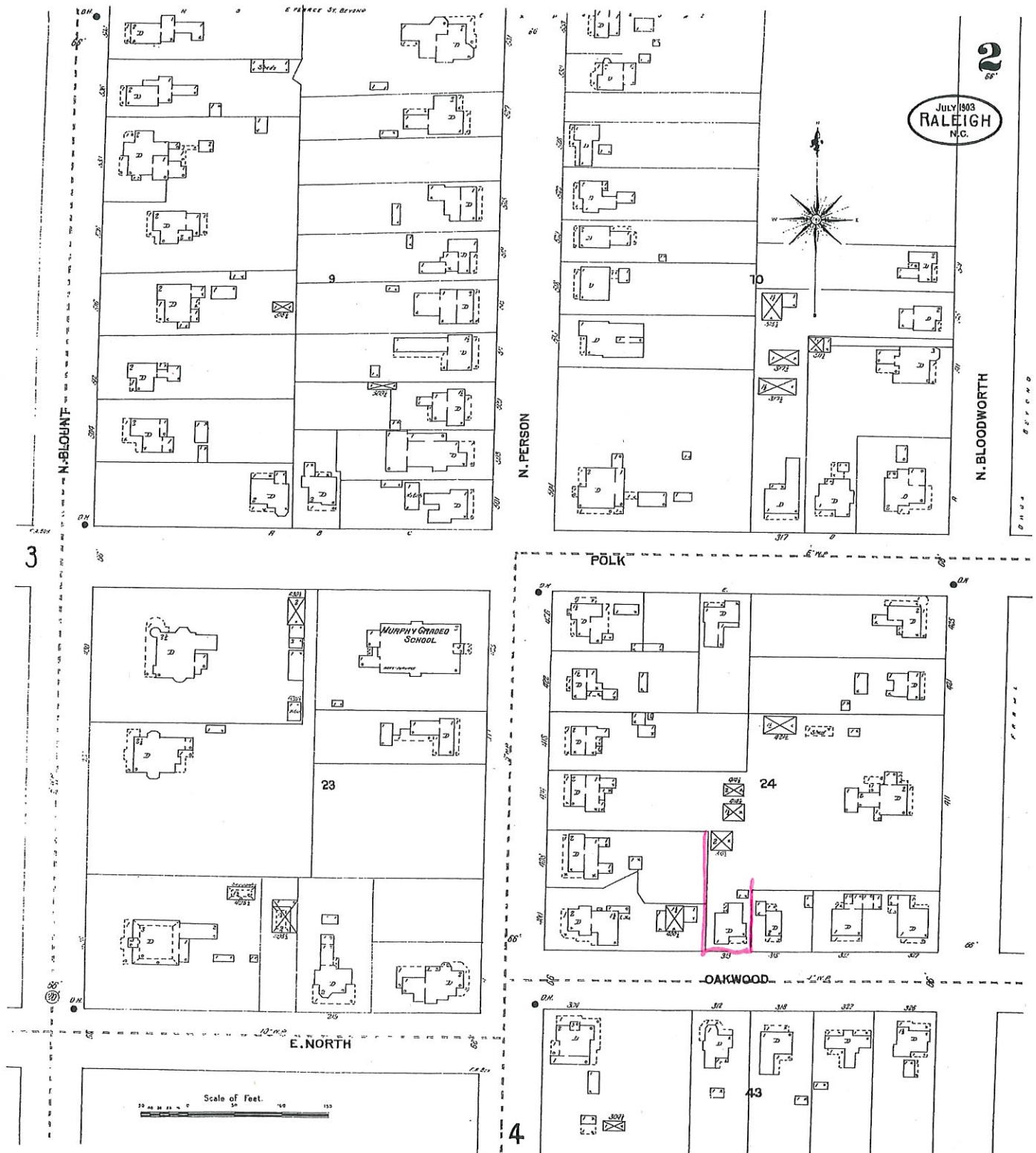
1996 photo on wakegov: porch supported by heavy battered square-section posts on brick pedestals

2012 wakegov: same as 1950, composition roof

July 2011 porch supported by battered square-section posts

Feb 17, 2013 photo on wakegov: battered porch posts have been replaced by four-by-four posts.

=WA4150 **315 Oakwood Ave. Miriam Carson Williams House c.1883** This North Carolina Victorian side-hall-plan frame two-story was built for Miriam Carson Williams, president of the State National Bank. She was North Carolina's (and possibly America's) first woman bank president. She also built 317, 321, and 327 Oakwood Ave. In



Item Number	335669
Full Image Title	00032
Full Atlas Title	Raleigh July 1903
Date of Publication	1903
Publisher	Sanborn Fire Insurance Map Company
City	Raleigh

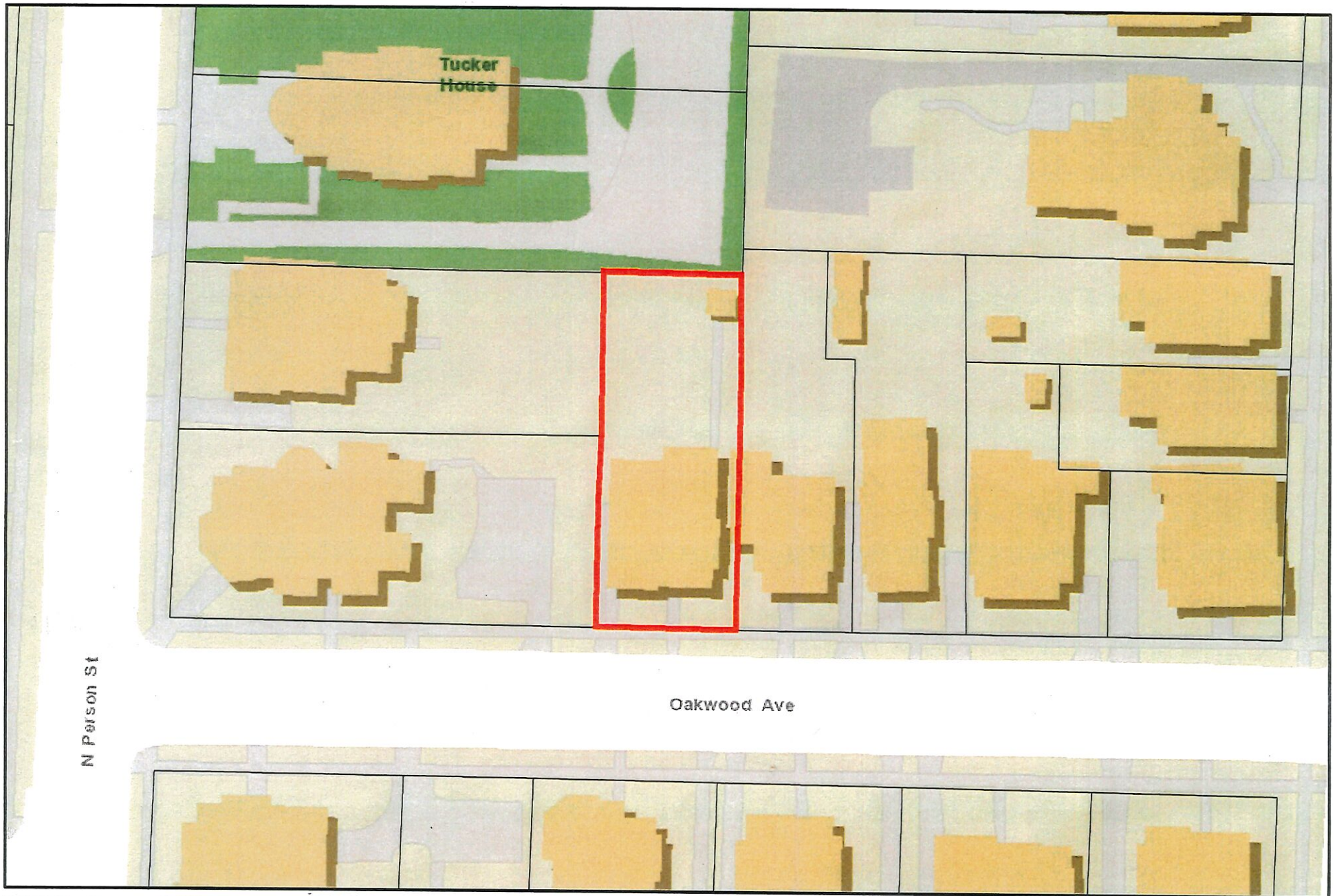
Google Maps



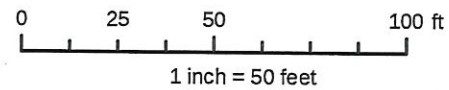
313 Oakwood Avenue

Imagery ©2017 U.S. Geological Survey, Map data ©2017 Google

20 ft



313 Oakwood Ave



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313 Oakwood Ave Addition

The owners of 313 Oakwood Ave would like to expand their Victorian front-gable and wing frame house on Oakwood Ave to include more functional living spaces and a master suite. The addition and renovation will also allow the house to feel more consistent throughout the interior and exterior. The original rooms of the historic house have 11'-0" ceilings and the central hall has been filled in over time. The additions to the back of the house have much lower ceilings at 7'-10" and lack a lot of the character defining materials and details that make the historic house so special. The addition will be located on the rear of the historic house and takes design and architectural forms from the existing historic house. The offsets that were already created by the previous additions will remain. We are proposing to raise the roof and eave height of the rear North East addition, the gable form will be retained and the eave and trim details of the original historic house will be used. This section of the house will extend back an additional 10'-1 1/2". The North West addition will be extended 13'-8" into the rear yard and will have a new gable roof with details that will be similar to the original historic portions of the house. This roof will also have matching eave heights to the original historic structure again to keep ceiling heights more consistent throughout the house and help with the roof lines to create a more homogenous roof system that will carry water run off safely off the roof without creating the valleys and low sloped areas that already exist.

The reorganization of the internal spaces will help create a true central hall and help organize the flow on the inside of the house as well as create a section of roof that will help carry water run off to the rear yard and gutter system. During this renovation and addition, the home owners would like to go ahead and replace the non-historic windows with new windows that are more similar in size, grille pattern, and material to the one historic window that remains. The historic portion of the house will have head heights consistent with the historic window and the new windows in the renovated existing additions and new expansions will have window head heights 12" lower to help separate the historic portion of the house from the additions. All new windows will be wood and proportional in size to what the windows would have been historically. They will all be 4 over 4 wood double hung windows with one casement. There will be one new exterior door on the rear of the house that will be a full lite wood door without grilles and a transom above.

The siding for the additions will have smooth faced wood siding with a 4.5" exposure to be consistent with the historic portion of the house. All new trim will match the style and dimensions of the historic trim. Corner boards will be 5" wide with an eased edge, 1.75" wood sills, 4.5" window/door trim with an eased edge and 1" wood cap over the window and door trim. Windows will be wood, Sierra Pacific wood windows, 4 over 4 double-hungs and a single

casement with a cross grille pattern. The new windows will resemble in style and dimension the historic windows of the existing house (all of which have been replaced over time by previous owners). A painted brick foundation will be used for the expansion of the additions to match the historic house.

The new roofing material will be architectural asphalt shingles that will blend in color and tie in with the existing asphalt shingle roof. The new shed roof over the central hall will be a metal standing seam roof or asphalt shingles as a fall back due to budget. Fascias, closed soffits and eaves will match existing. Overhangs are app. 12" for the existing main body of the house. The existing rear addition overhangs appear to range from 0" on rear face of gable and app 5" on the North West existing addition. The new overhangs will be 12" to be more consistent with the historic structure.

Grading, gravel, and underground drainage system will need to occur in the rear yard right behind the rear portion of the house to allow for rerouting water away from the rear of the house and down to the street as it should be. The rear portions of the existing additions have already been compromised due to water damage (siding and trim materials to close to grade). See photos in submittal.

Tully, Tania

From: Ashley Morris <pellststudio@gmail.com>
Sent: Thursday, May 04, 2017 8:21 PM
To: Robb, Melissa; Tully, Tania
Cc: Jeremy McCartha; Emily Bieda McCartha
Subject: 313 Oakwood Ave additional info for COA hearing
Attachments: 313OakwoodAve-Elevation-New-Driveway-Side-532017.pdf; 313OakwoodAve-Elevation-New-Eave-Trim-Details.pdf; 313OakwoodAve-Elevation-New-Rear-revised-532017.pdf; 313OakwoodAve-Elevation-New-Side-revised-532017.pdf; 313Oakwoodp-2.pdf; 313Oakwoodp-3.pdf; 313Oakwoodp-4.pdf; 313Oakwoodp-5.pdf; 313Oakwoodphoto-1-revised.pdf; 313Oakwoodphotos-brick-patio-images.pdf; 313Oakwoodphotos-example-1.pdf; 313Oakwoodphotos-example-1A.pdf; 313Oakwoodphotos-example-2.pdf; 313Oakwoodphotos-example-2A.pdf

Hi Melissa + Tania

Here are the additional items needed for the COA hearing along with the updated drawings addressing the additional trim board to mark where one addition stops and the new addition starts as well as dropping the height of the Northeast addition's gable height so that the ridge does not align with the original ridge line of the historic house. See additional info outlined below as well attached documents.

Standing Seam Metal roof specs -

The width of panel will be 17 inches, the height of the seams to be 1 inch, width of seam less than an inch. It is a flat panel, no striations of ripples. The ridge cap will be 6 inches per side. All to be hand formed.

Brick Patio - reused bricks from existing patio to be relaid into a new brick patio shown in plans

No other site work will be done as part of this project.

Attachments include - updated elevations with trim board and dropped gable ridge height, eave + trim detail with new gable pitch and dropped ridge height, updated photos including a full photo of both the front and rear elevations of the house, labeled photos of the existing house, updated photo of neighboring houses with rear additions, 2 example projects of similar rear additions approved in Oakwood, and photos of the existing brick patio + an existing brick path that will be more similar to what the new patio will look like when relaid.

Thank you and let me know if you need any other additional information,

Ashley

--

Ashley Henkel Morris
owner/registered architect

919.696.0970

<http://pellstreetstudio.com>



View of southeast side of existing house from front of house

View of Northeast side elevation from rear yard of house





View of Southwest side elevation
from front of house, driveway side

View of Northwest side elevation
from rear of house, driveway side





View of the rear elevation of house
taken from rear yard



brick patio
existing



Immediate
neighboring
houses that
have additions
to the rear of
the house

313 Oakwood Ave

existing photos



Immediate
neighboring
houses that
have additions
to the rear of
the house



Rear yard and view
of The Tucker House
beyond

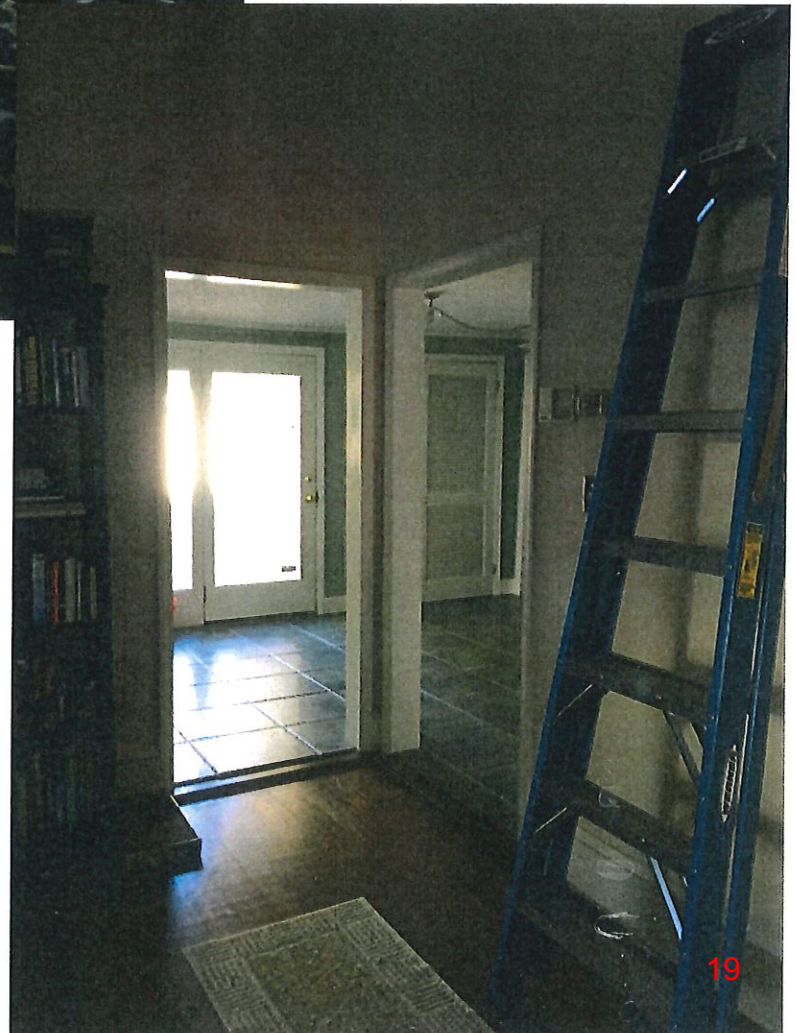
313 Oakwood Ave

existing photos



Current dining room with existing windows that were replaced by previous owners over the years

View of rear of house from dining room, ceiling heights change dramatically from 11'-0 to app. 8'-0



313 Oakwood Ave

existing photos



Current view into kitchen in rear of house, this part of the house is void of all historic character and details of the original house

View of rear of house into rear existing rooms. Again void of historic character and detail with app. 8'-0 ceilings





Siding patching indicates the true height of the original windows. New windows to replace the existing non-historic windows will have the same head height as the one remaining historic window on the right side-gable end of the house

313 Oakwood Ave

Photos of existing brick patio

amendment received 5/4/17
066-17-CA



,existing rear brick patio
brick to be taken up and
reused if possible for a
new patio



Existing brick path in rear yard
the new patio will look similar to
this when relaid

April 3, 2017

Hello Jeremy,

I have examined the area where the addition is to be added to your house. I have determined that there will be no impact to surrounding mature, upper-story/upper canopy trees.

If we define the Critical Root Zone (CRZ) as three times Diameter at Breast Height (DBH), which is a very liberal definition by most municipal standards, the addition will not impact any trees, except three Leyland Cypresses located along the western property boundary.

These trees, however, are declining in health and have numerous poor pruning cuts that have created decay vectors within the trunk. These trees have a limited remaining lifespan, perhaps 5 to 8 years. Moreover, these would not be considered upper-story trees.

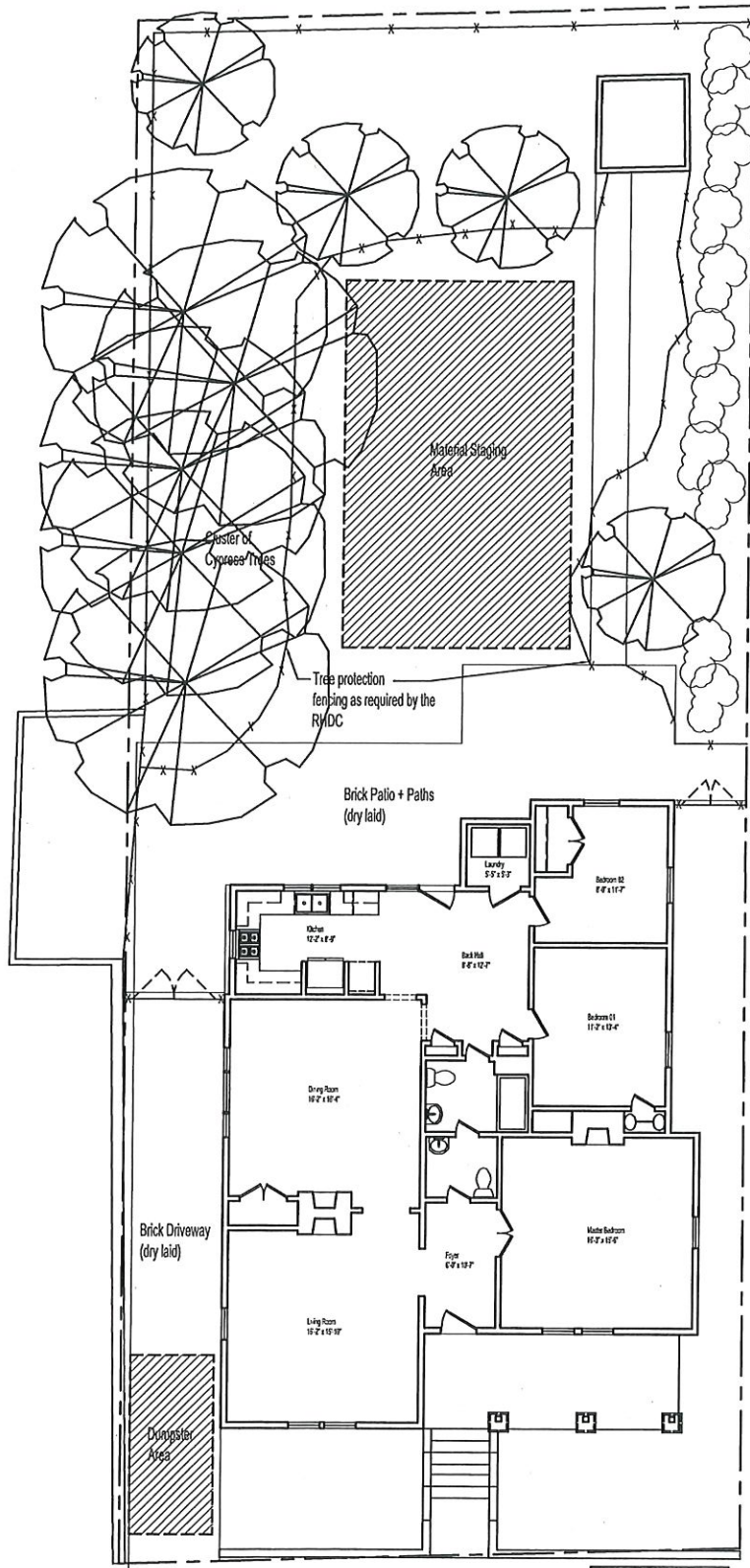
If we limit the CRZ to 1.25 times DBH, which is the definition used by the City of Raleigh, the addition will not affect any trees, including the Leyland Cypresses.

In summary, no tree protection measures are necessary to proceed with the construction of the addition on your house.

Please contact me if you have questions, concerns, or comments.

Sincerely,

Basil Camu
ISA Certified Arborist - SO-7383A

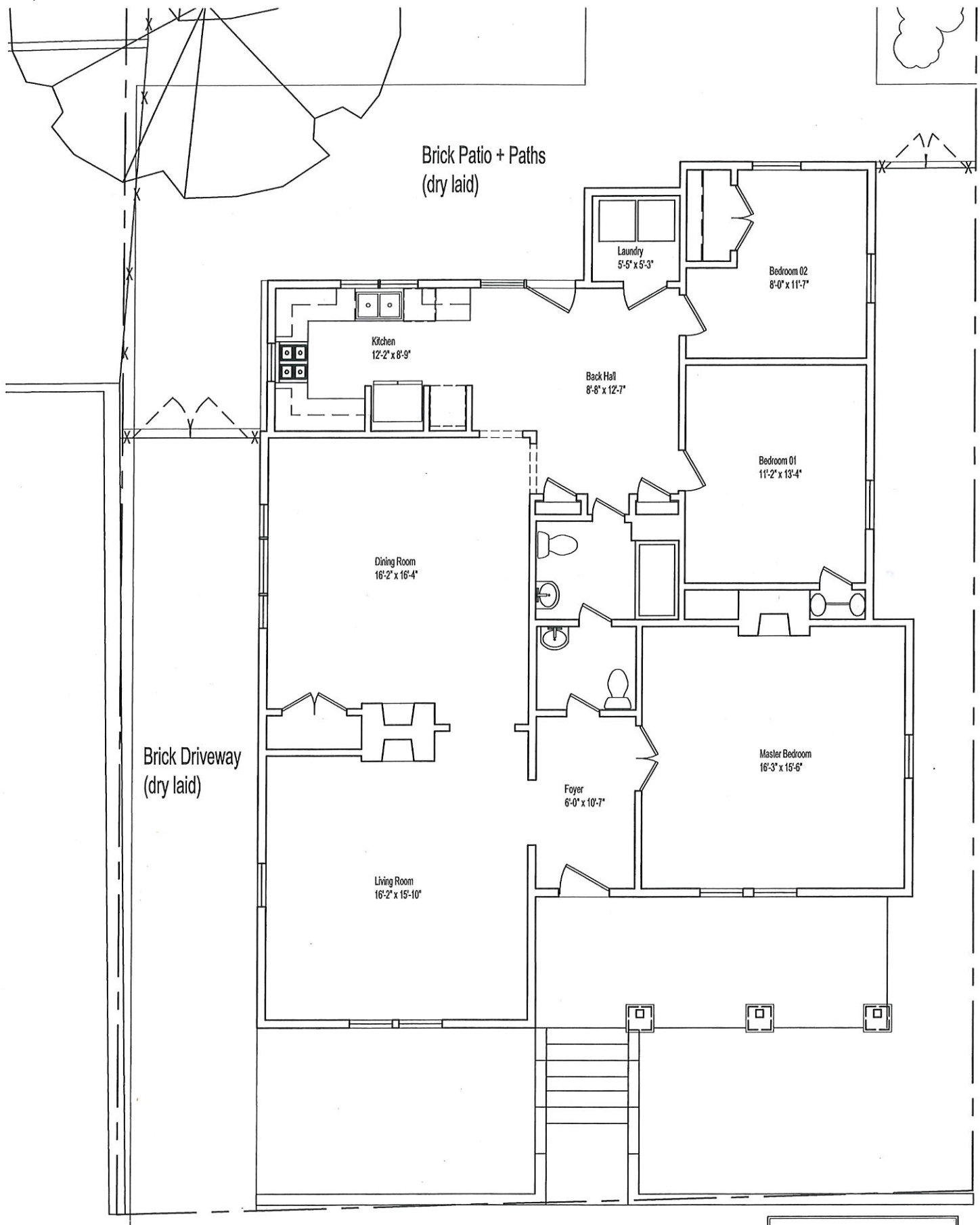


313 Oakwood Ave - Staging Areas not near trees
 Scale - 1/16" = 1'-0" + Location of Tree protective
 fencing



PELL ST studio

Architect
 Ashby Hankel Morris
 308 Pell Street
 Raleigh, NC 27604
 919.696.0970

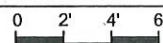


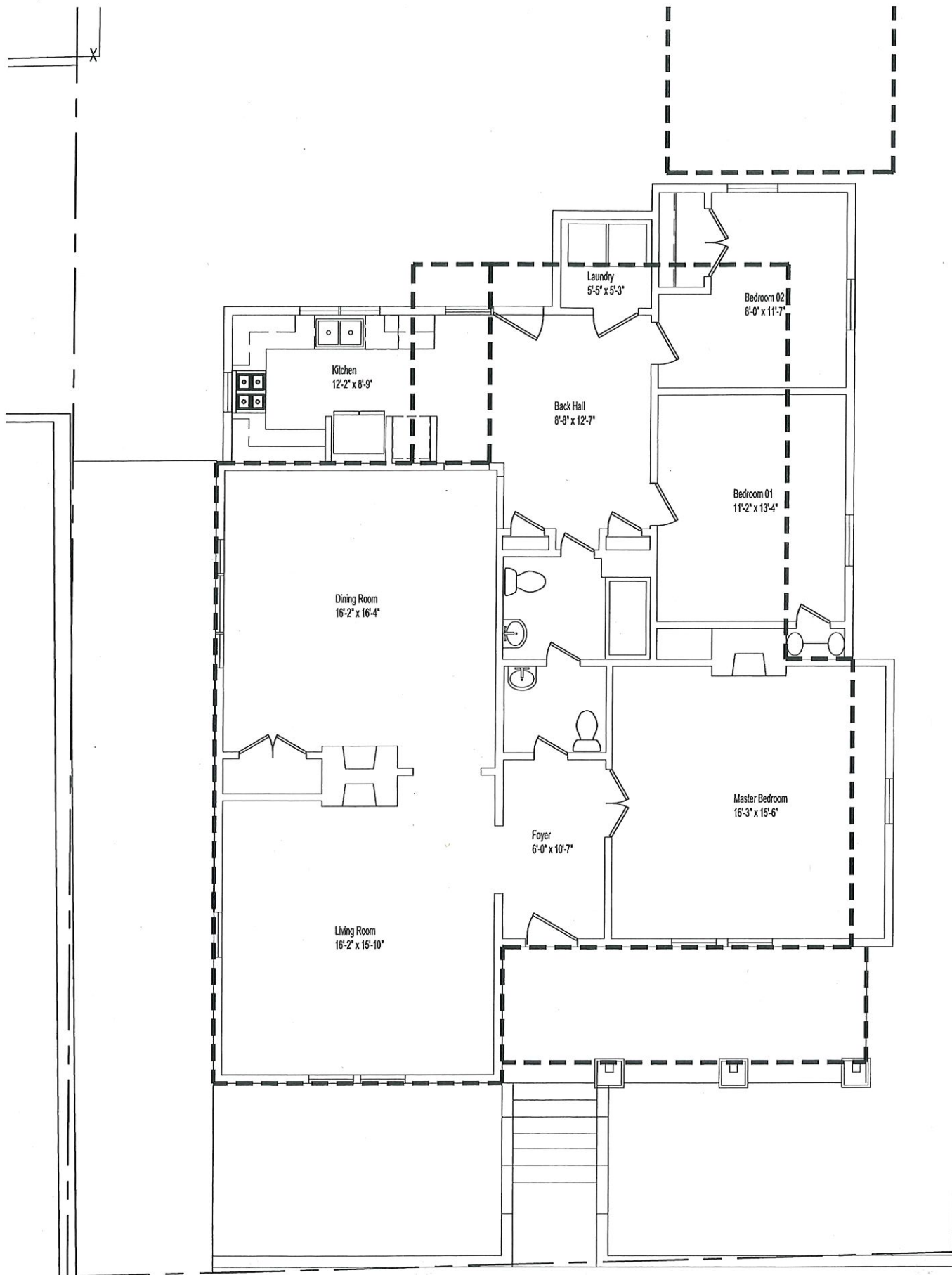
PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

313 Oakwood Ave - Existing Plan - 1733 SF

Scale - 1/8" = 1'-0"





PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

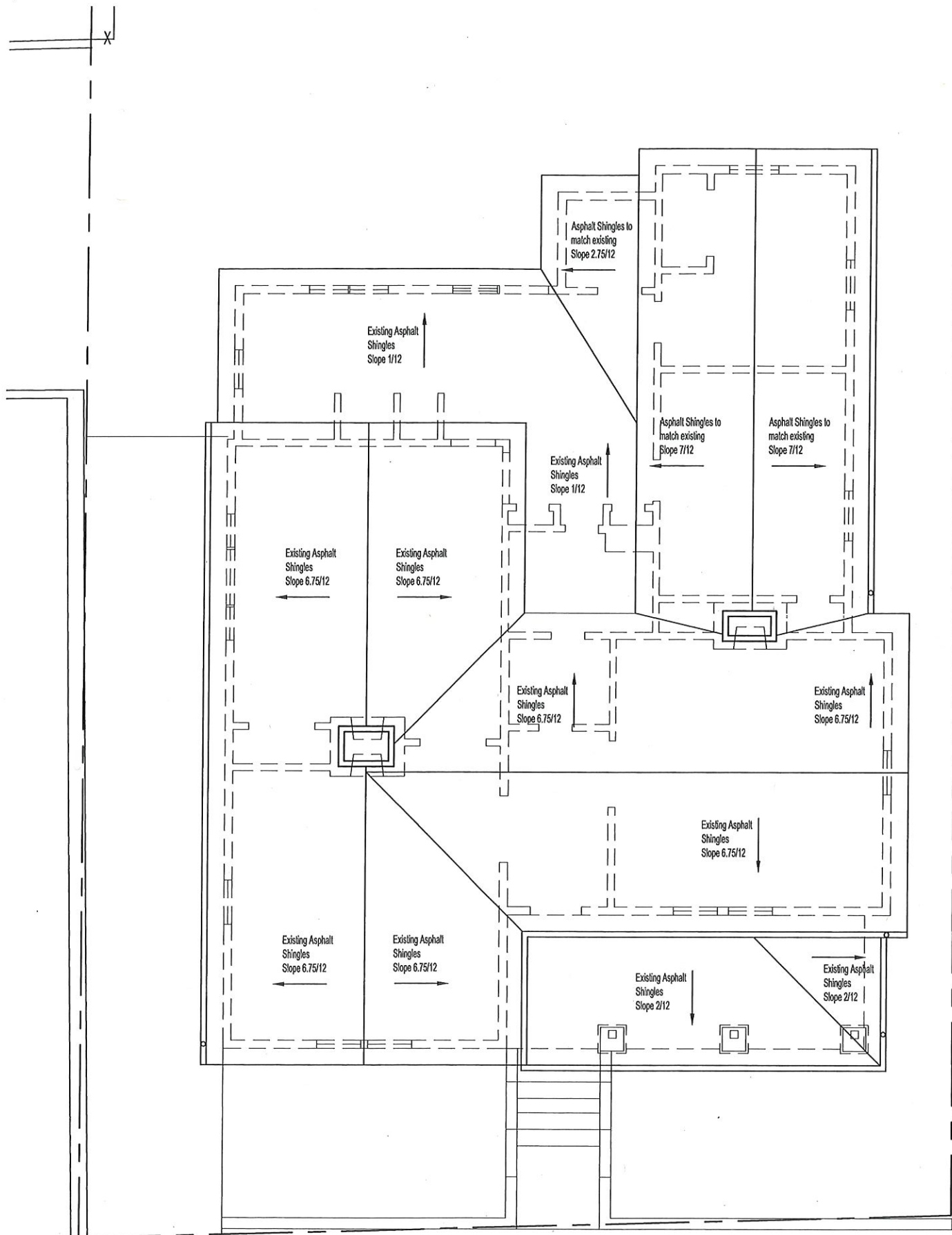
313 Oakwood Ave - Existing Plan w/ Sanborn 1903

Scale - 1/8" = 1'-0"

footprint overlaid



0 2' 4' 6'



313 Oakwood Ave - Existing Roof

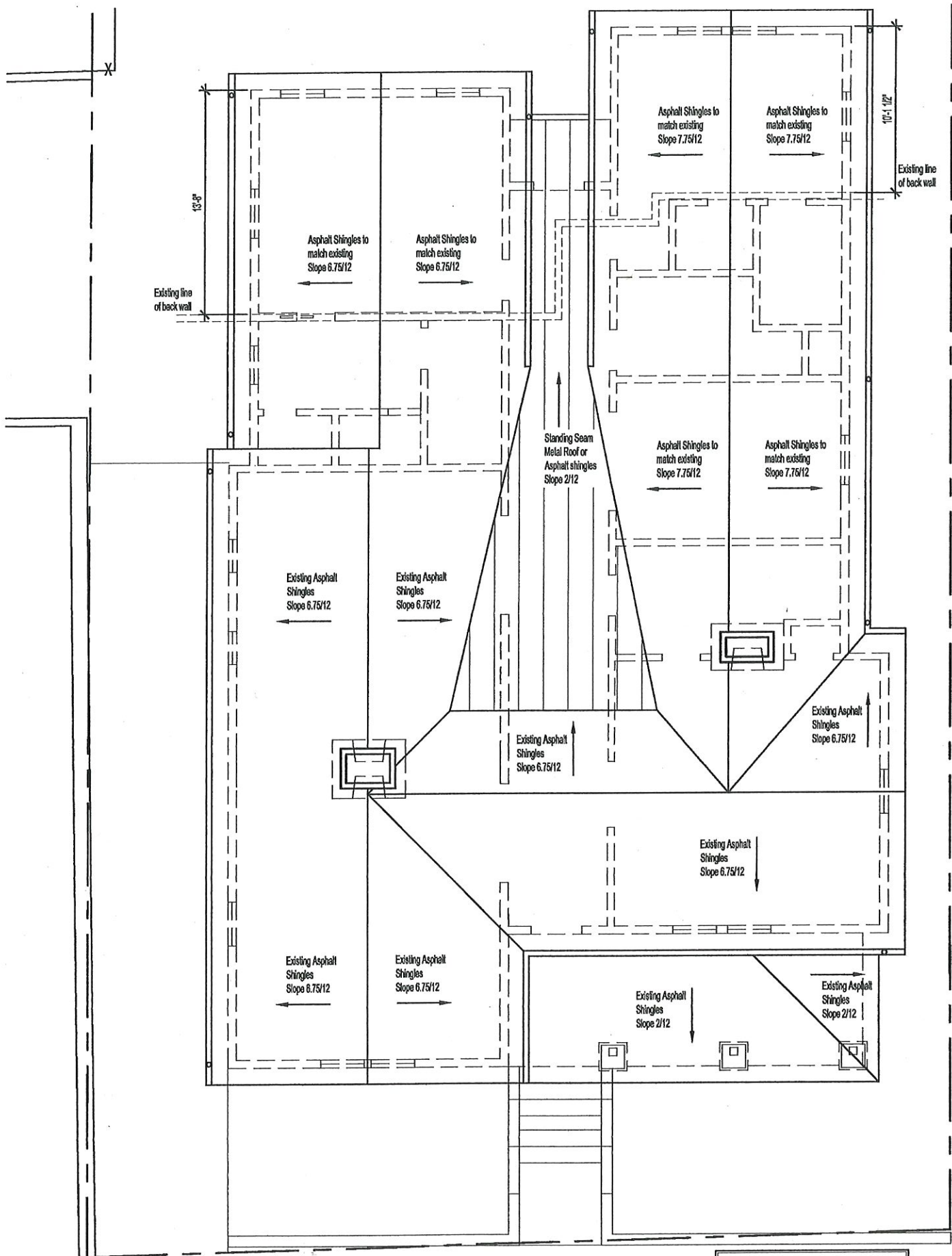
Scale - 1/8" = 1'-0"



PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

0 2' 4' 6'

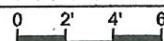


PELL ST studio

Architect
 Ashley Henkel Morris
 306 Pell Street
 Raleigh, NC 27604
 919.698.0970

313 Oakwood Ave - New Roof Plan

Scale - 1/8" = 1'-0"



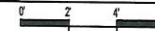


313 Oakwood Ave - Existing Front Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





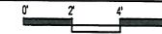
Historic windows are missing, new windows to be installed to be similar to the existing window still intact on the house. Head heights to match existing on historic portions of the house

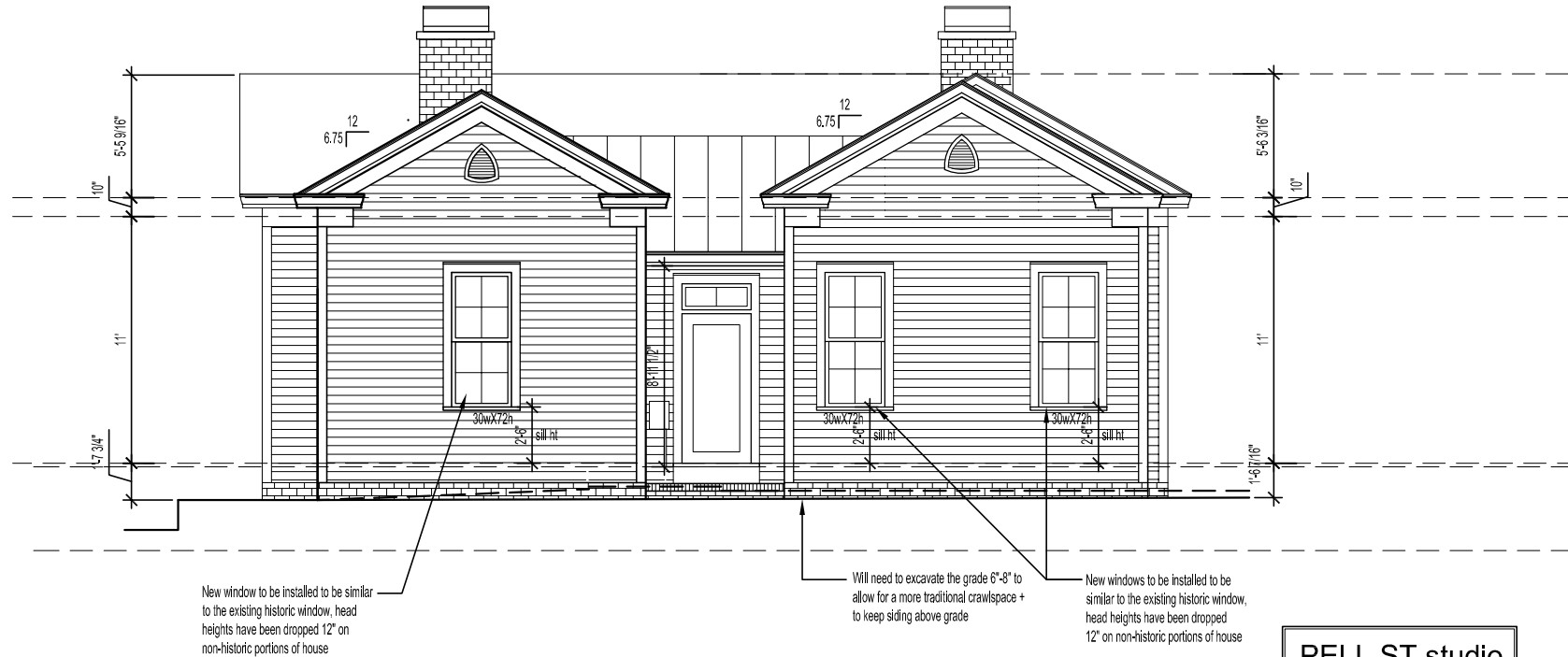
PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

313 Oakwood Ave - New Front Elevation - update front windows only

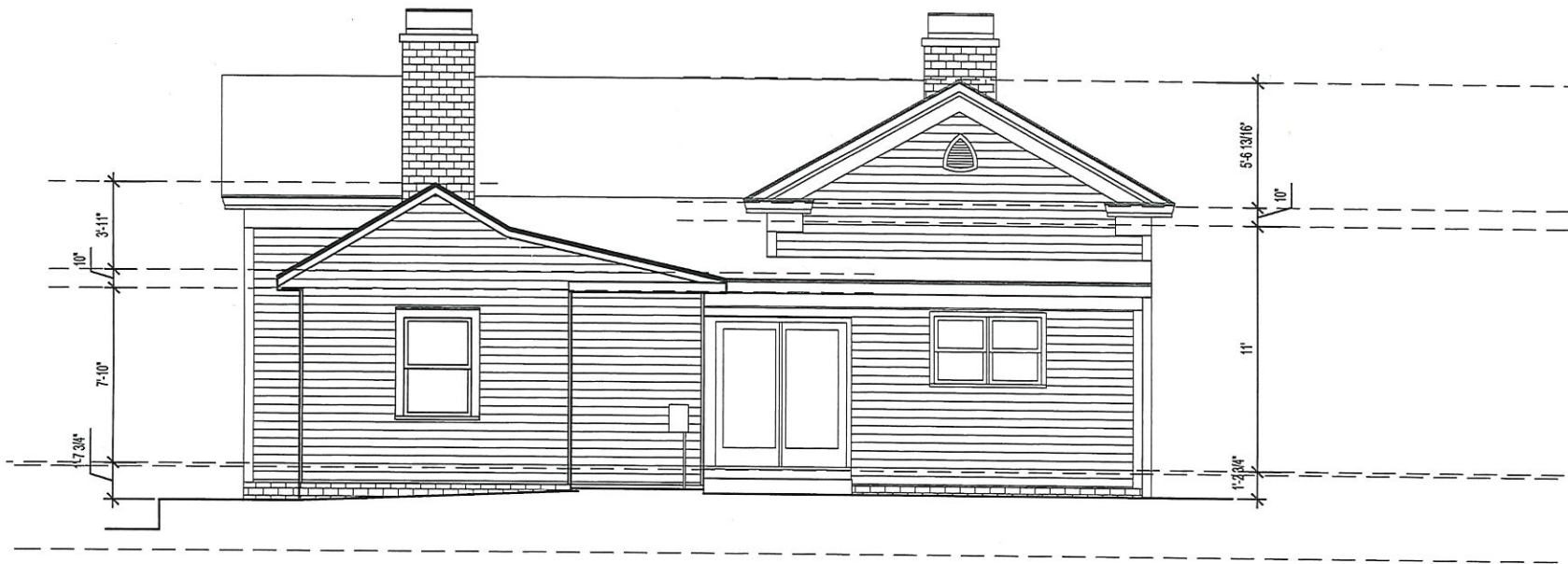
Scale - 1/8" = 1'-0"





313 Oakwood Ave - New Rear Elevation

Scale - 1/8" = 1'-0"

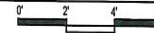


313 Oakwood Ave - Existing Rear Elevation

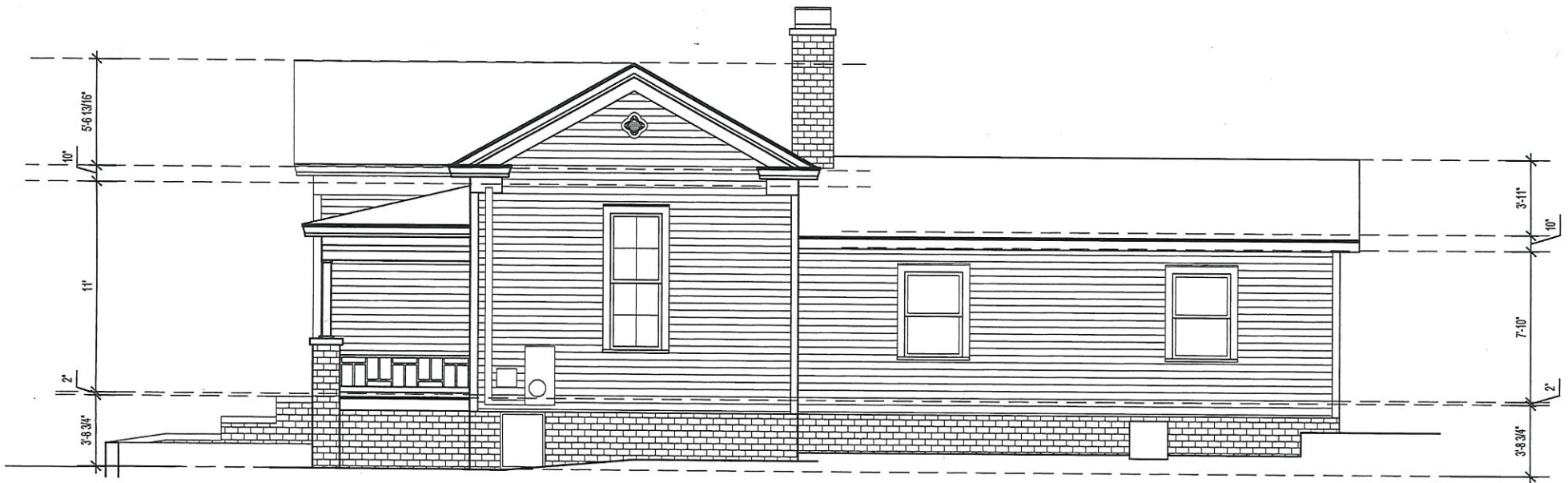
Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





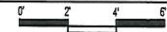


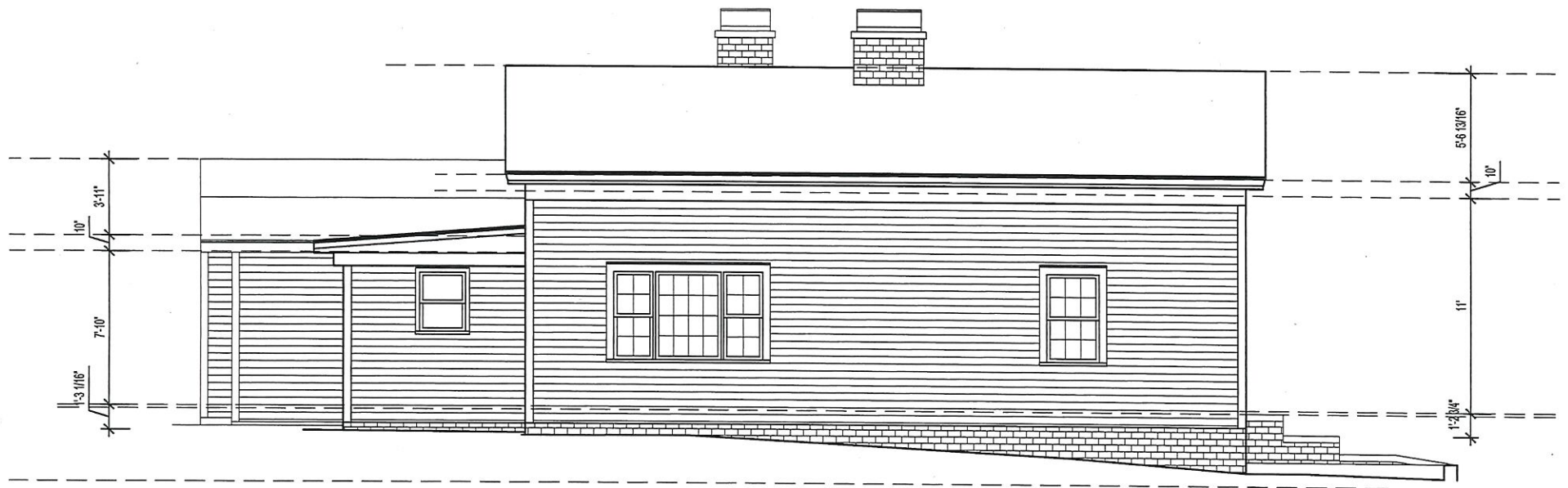
313 Oakwood Ave - Existing Side Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



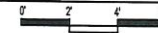


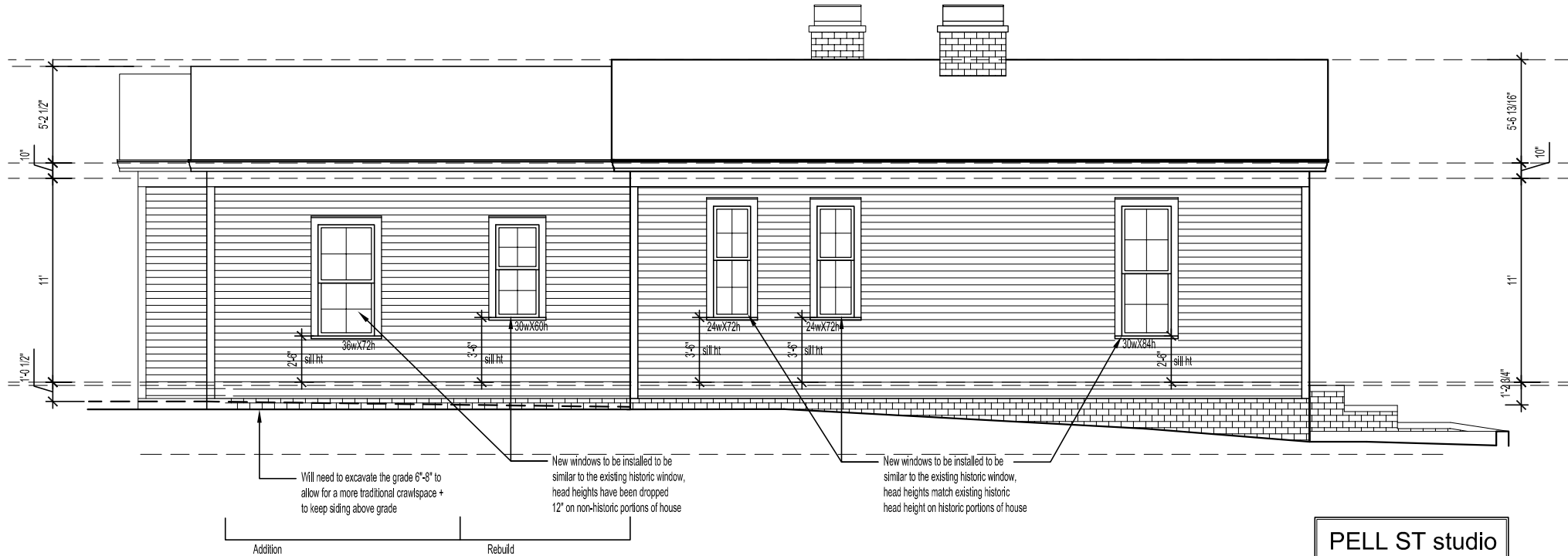
313 Oakwood Ave - Existing Driveway Side Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



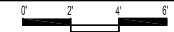


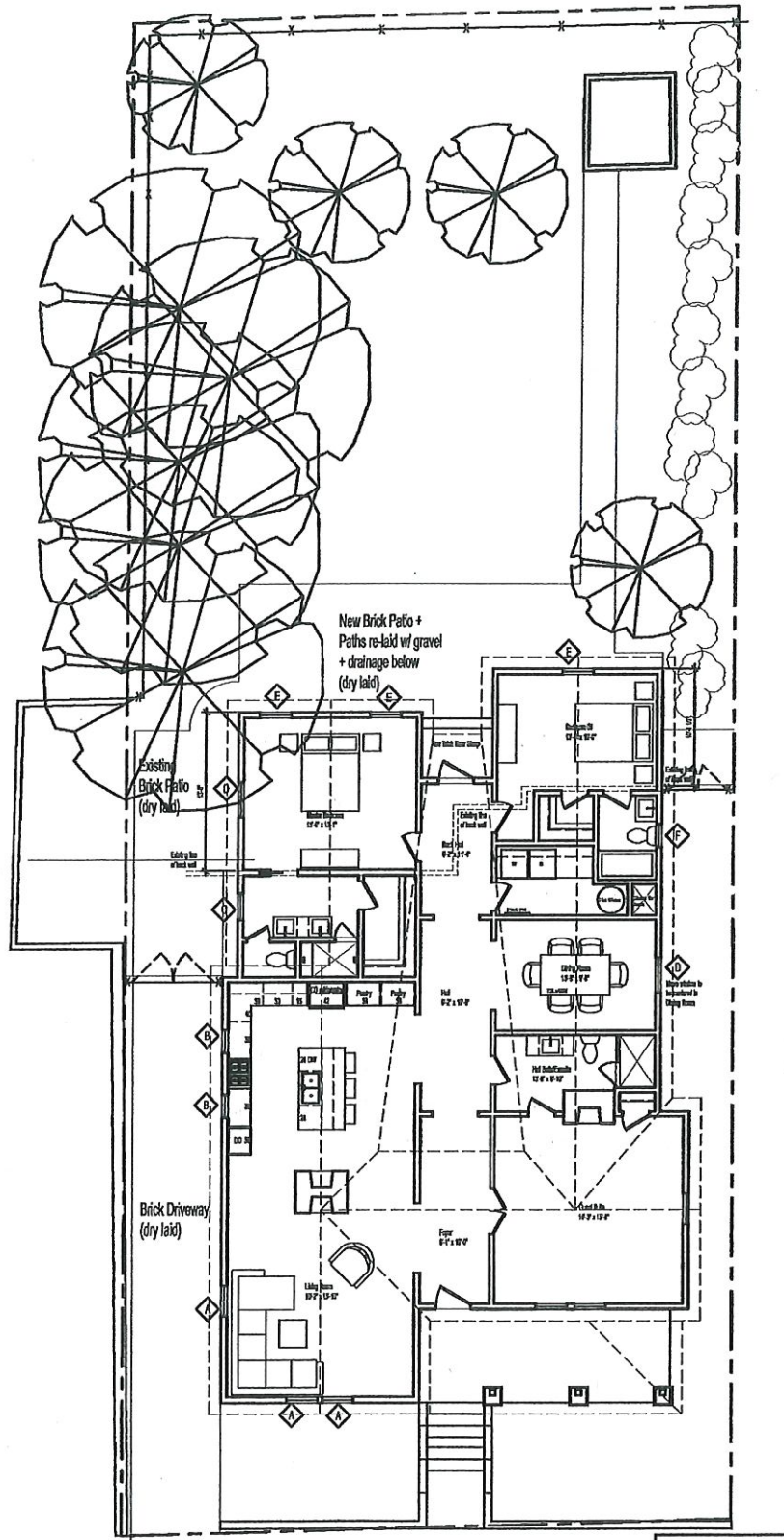
313 Oakwood Ave - New Driveway Side Elevation

Scale - 1/8" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





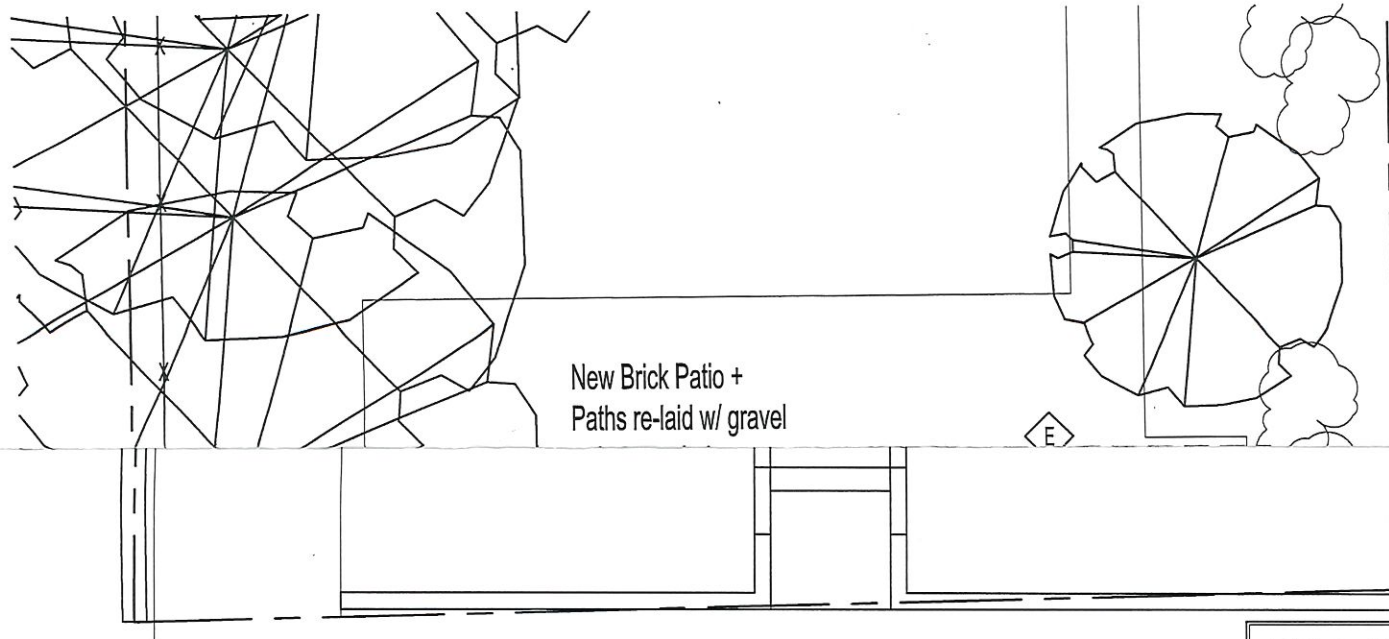
313 Oakwood Ave - New Site Plan

Scale - 1/16" = 1'-0"



PELL ST studio

Architect
Anthony Henshall Morris
303 First Street
Raleigh, NC 27604
819.685.0270



New Brick Patio +
Paths re-laid w/ gravel

E

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

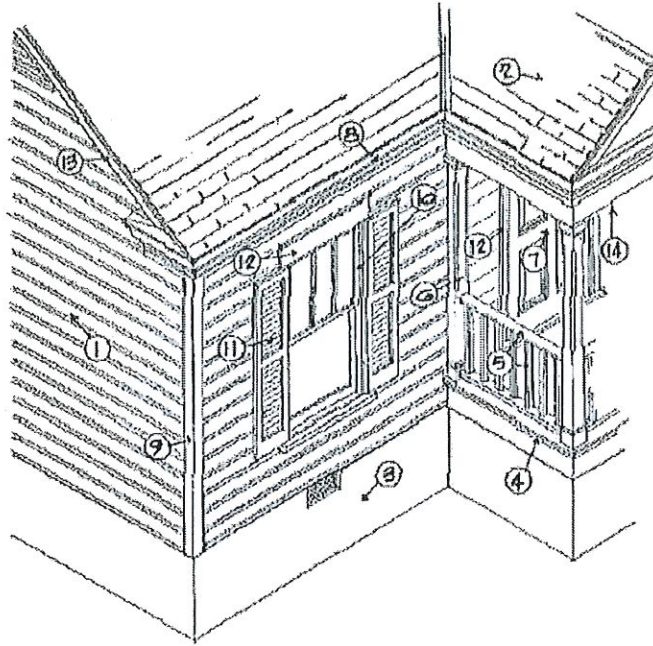
313 Oakwood Ave - New Plan - 2120 SF

Scale - 1/8" = 1'-0"



0 2' 4' 6'

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



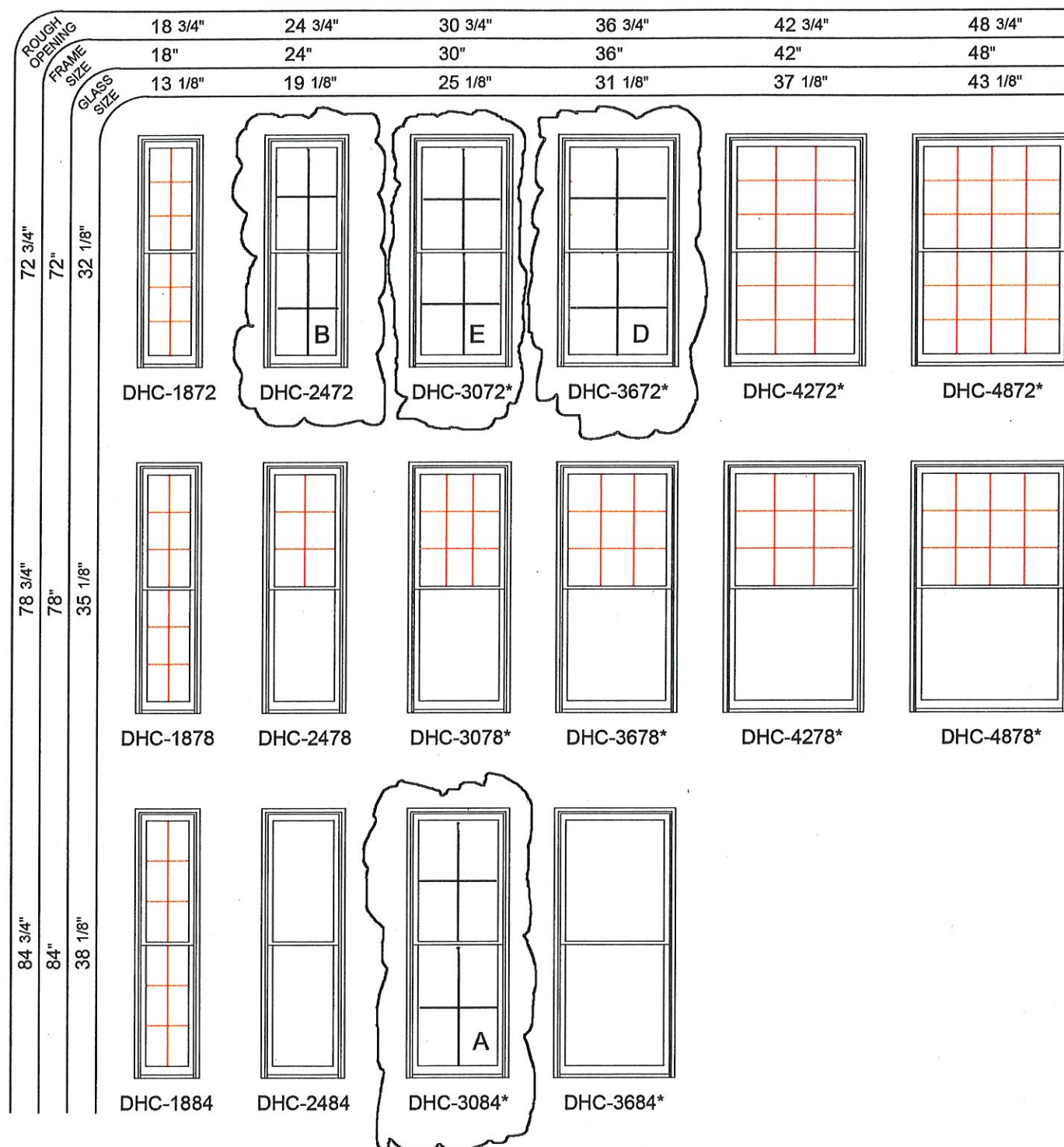
Applicant JEREMY & EMILY MCCARTHA

Address 313 OAKWOOD AVENUE

Paint Manufacturer (Please submit color chips with this schedule) SHERWIN WILLIAMS

Color Schedule

1	Body of House	GLAD YELLOW	(SW-6694)
2	Roofing	N/A	
3	Foundation	PEPPERCORN	(SW-7674)
4	Porch Floor	BATHE BLUE	(SW-6771)
5	Railing	N/A	
6	Columns	N/A	
7	Entrance Door	N/A	
8	Cornice	PURE WHITE	(SW-7005)
9	Corner Boards	" "	" "
10	Window Sash	" "	" "
11	Shutter	N/A	
12	Door & Window Trim	PURE WHITE	(SW-7005)
13	Rake	" "	" "
14	Porch Ceiling	BATHE BLUE	(SW-6771)
15	Other	N/A	



* Review for Egress. Refer to the "Egress Information Chart" PDF file.

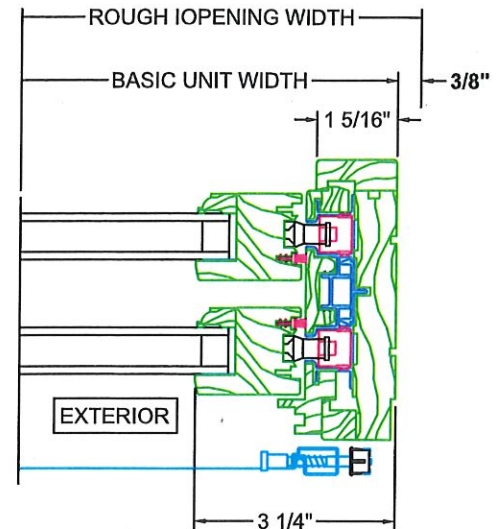
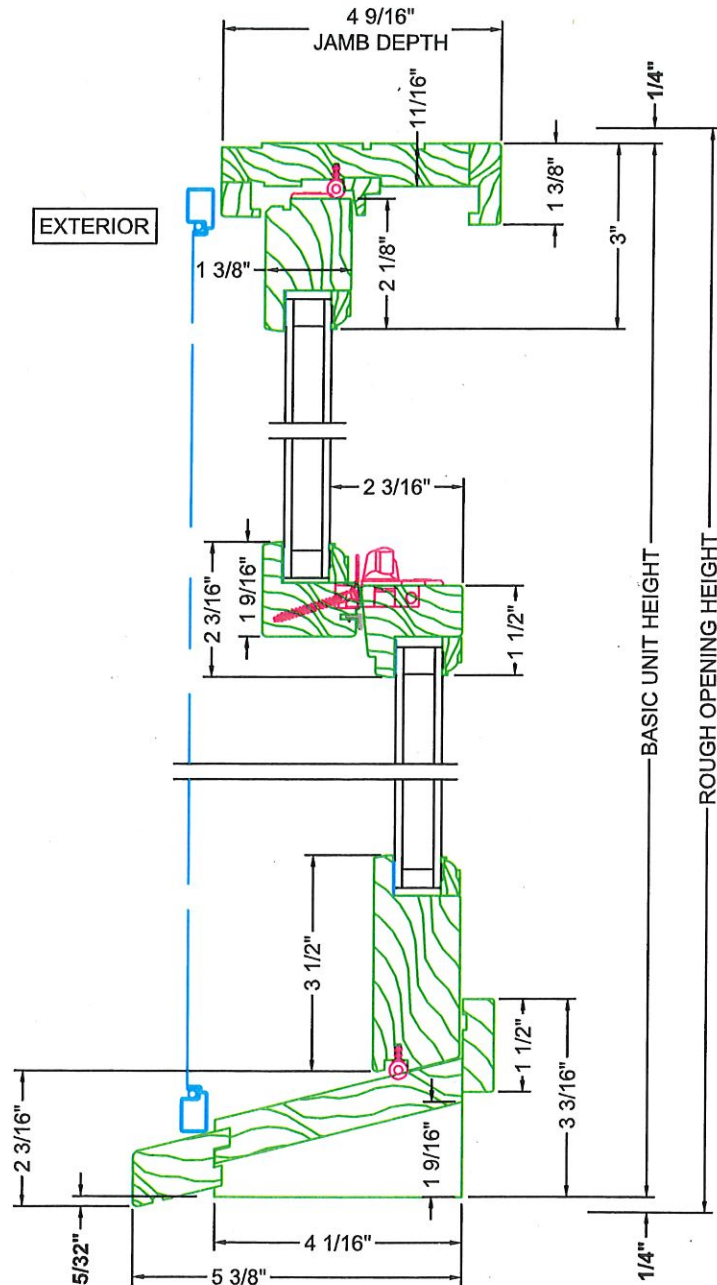
ROUGH OPENING	18 3/4"	24 3/4"	30 3/4"	36 3/4"	42 3/4"	48 3/4"
	18"	24"	30"	36"	42"	48"
	13 1/8"	19 1/8"	25 1/8"	31 1/8"	37 1/8"	43 1/8"
FRAME SIZE	36 3/4"	36"	36"	36"	36"	36"
GLASS SIZE	14 1/8"	14 1/8"	14 1/8"	14 1/8"	14 1/8"	14 1/8"
36 3/4"						
	DHC-1836	DHC-2436	DHC-3036	DHC-3636	DHC-4236	DHC-4836
42 3/4"						
	DHC-1842	DHC-2442	DHC-3042	DHC-3642	DHC-4242	DHC-4842
48 3/4"						
	DHC-1848	DHC-2448	DHC-3048	DHC-3648	DHC-4248	DHC-4848
54 3/4"						
	DHC-1854	DHC-2454	DHC-3054	DHC-3654	DHC-4254	DHC-4854
60 3/4"						
	DHC-1860	DHC-2460	DHC-3060	DHC-3660*	DHC-4260*	DHC-4860*

* Review for Egress. Refer to the "Egress Information Chart" PDF file.



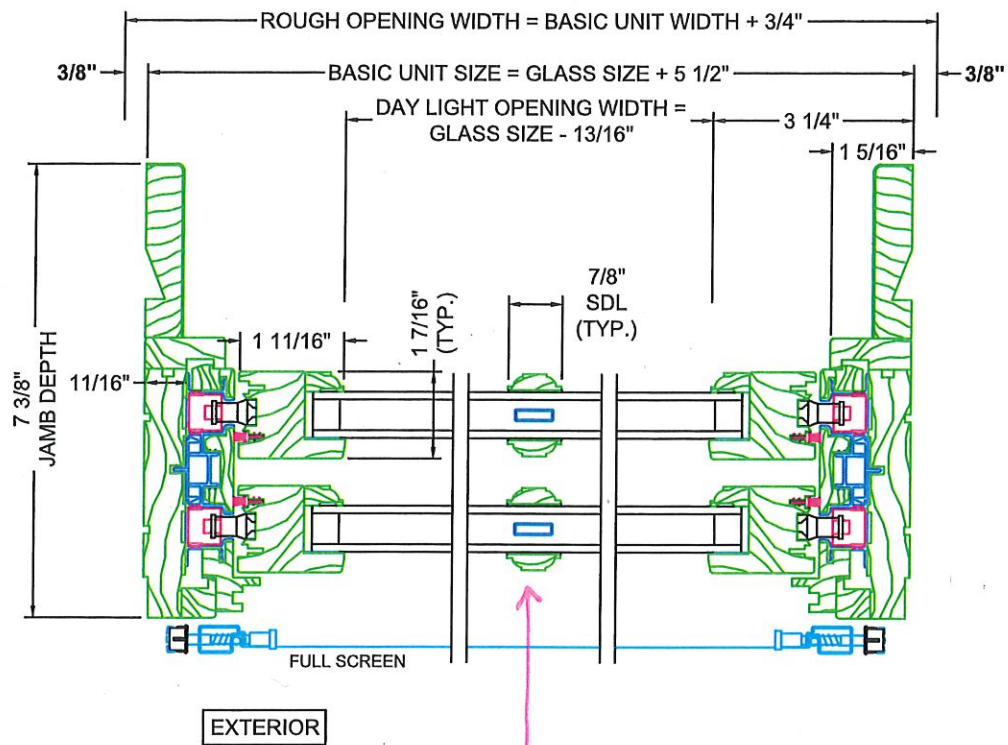
All-Wood Tilt Double Hung Windows with Sill Nosing & No Brickmould

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







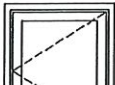

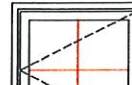

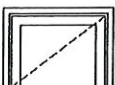
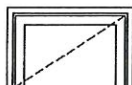
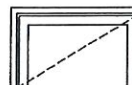
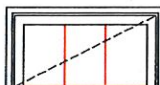

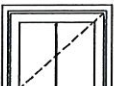
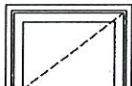
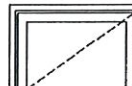
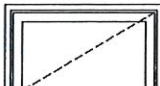

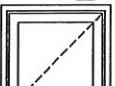
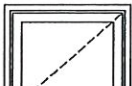



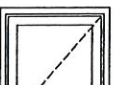
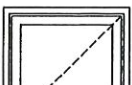
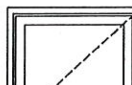

All-Wood Tilt Double Hung Windows w/ NO Brickmould

Jamb Details
Drawn to Full Scale
Printed Scale 4" = 1'



7/8" putty

** all trim to be site built
+ 1.75" sills*

ROUGH OPENING	18 3/4"	24 3/4"	28 3/4"	30 3/4"	36 3/4"
	18"	24"	28"	30"	36"
	12 13/16"	18 13/16"	22 13/16"	24 13/16"	30 13/16"
18 3/4"	 WC-1818				
24 3/4"	 WC-1824	 WC-2424			
30 3/4"	 WC-1830	 WC-2430	 WC-2830	 WC-3030	
36 3/4"	 WC-1836	 WC-2436	 WC-2836	 WC-3036	 WC-3636
42 3/4"	 WC-1842	 WC-2442	 WC-2842*	 WC-3042*	 WC-3642*
48 3/4"	 WC-1848	 WC-2448*	 WC-2848*	 WC-3048*	 WC-3648*
54 3/4"	 WC-1854	 WC-2454*	 WC-2854*	 WC-3054*	 WC-3654*

* Review for Egress. Refer to the "Egress Information Chart" PDF file.

- Standard units shown. Custom sizes in 1/16" increments.
- Any unit shown can be operable or stationary - Left hand shown as viewed from exterior.
- To obtain masonry openings on units with brickmould, add 3 3/8" to horizontal and 2 5/8" to vertical frame dimensions.



SIERRA
PACIFIC
WINDOWS

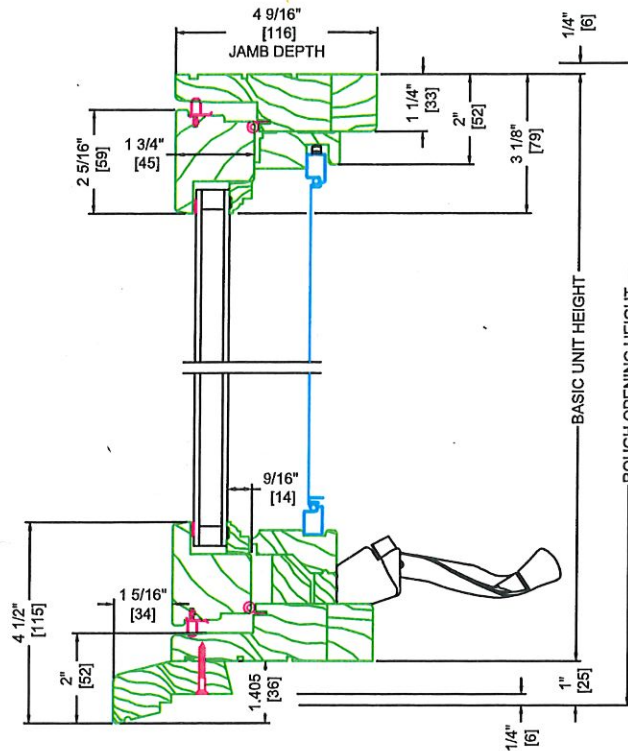
All-Wood

For Product Built 06/25/2012 to Present

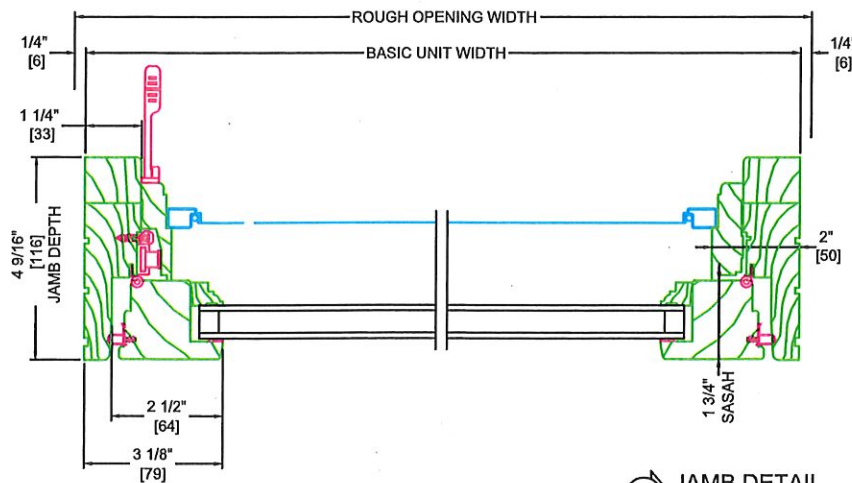
Casement Window, No Brickmould w/ Sill Nosing

SECTION DETAILS
Drawn to 1" = 1" Scale
Printed Scale 3" = 1"
4 9/16" JAMB

HEAD DETAIL
ALL-WOOD CASEMENT, OPERATING



SILL DETAIL
ALL-WOOD CASEMENT, OPERATING



JAMB DETAIL
ALL-WOOD CASEMENT, OPERATING



SIERRA
PACIFIC
WINDOWS

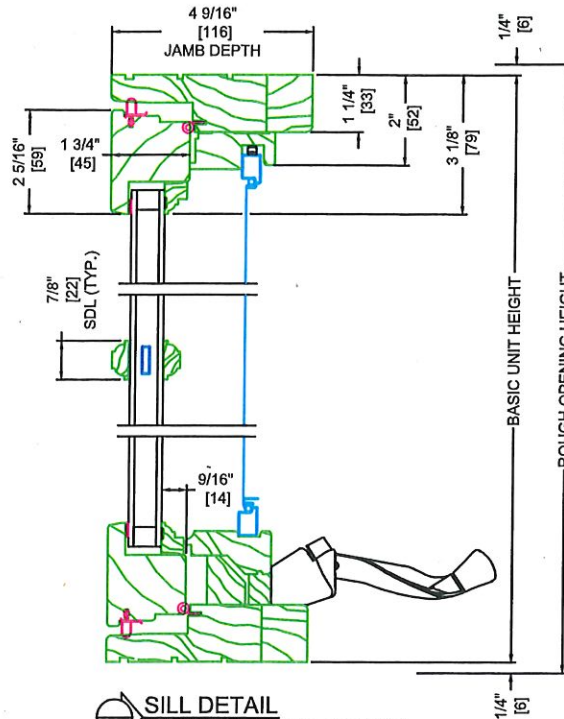
All-Wood

For Product Built 06/25/2012 to Present

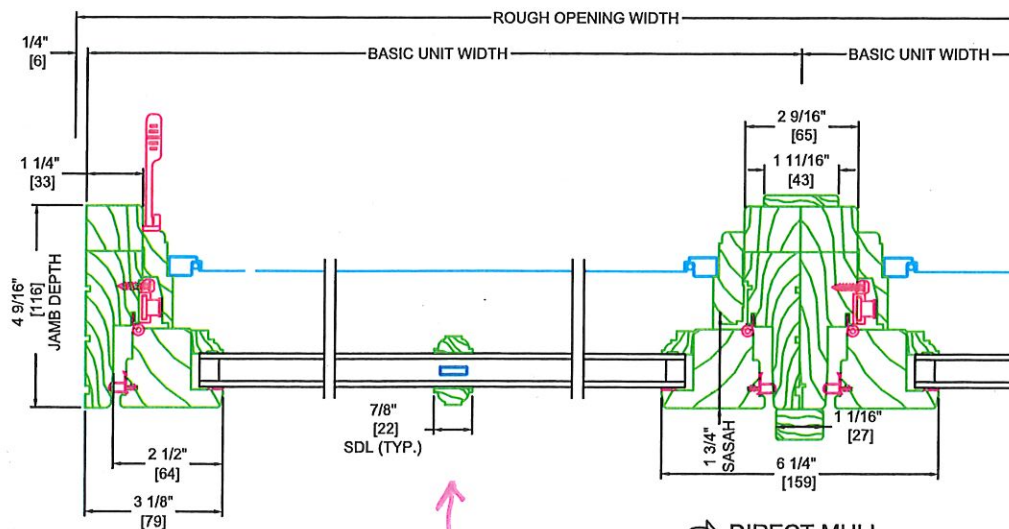
Casement Window, No Brickmould

SECTION DETAILS
Drawn to 1" = 1" Scale
Printed Scale 3" = 1"
4 9/16" JAMB

HEAD DETAIL
ALL-WOOD CASEMENT, OPERATING



SILL DETAIL
ALL-WOOD CASEMENT, OPERATING



JAMB DETAIL
ALL-WOOD CASEMENT, OPERATING

DIRECT MULL
ALL-WOOD CASEMENT
OPERATING/ OPERATING

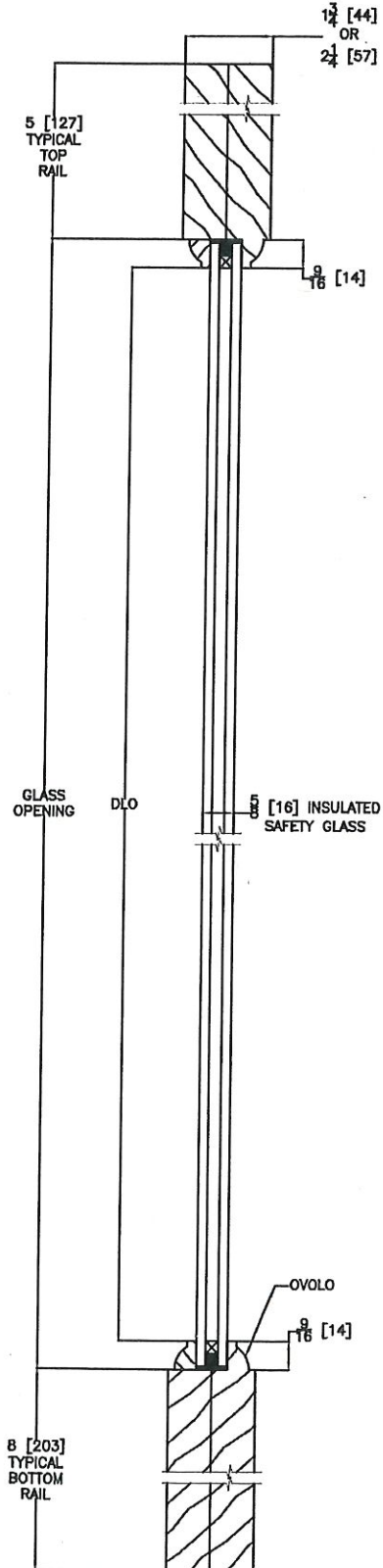
↑
1/8" putty
* all trim to be site built
+ 1.75" sills

ELEVATION NOTES

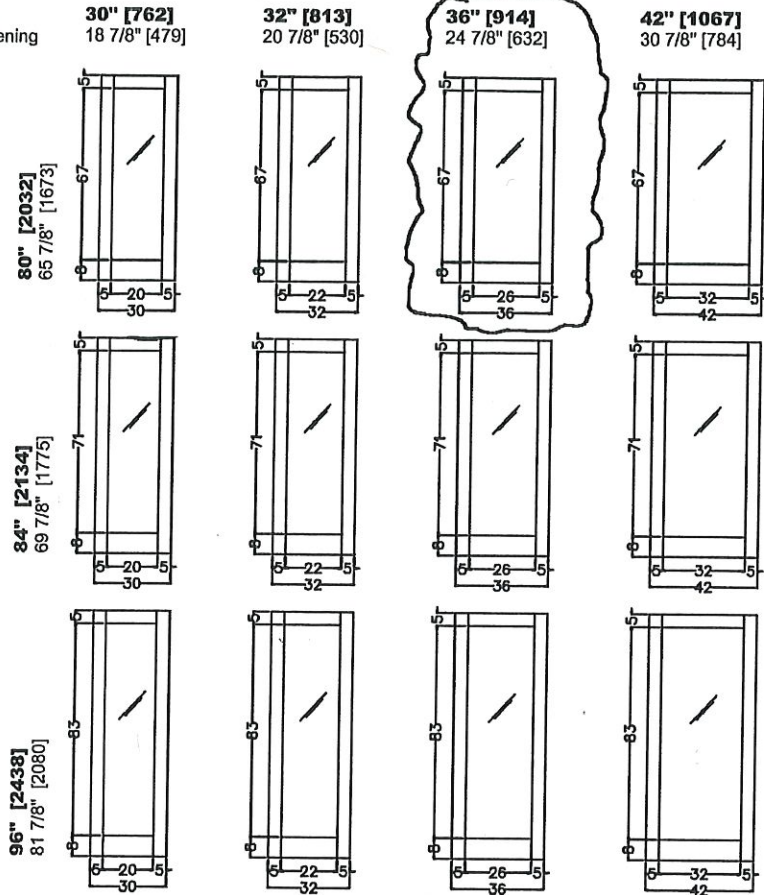
Door Size = Book Size Before Prefit
 Daylight Opening (DLO) = Visible Glass
 Values in brackets [] are millimeter conversions.

DOOR CROSS-SECTION

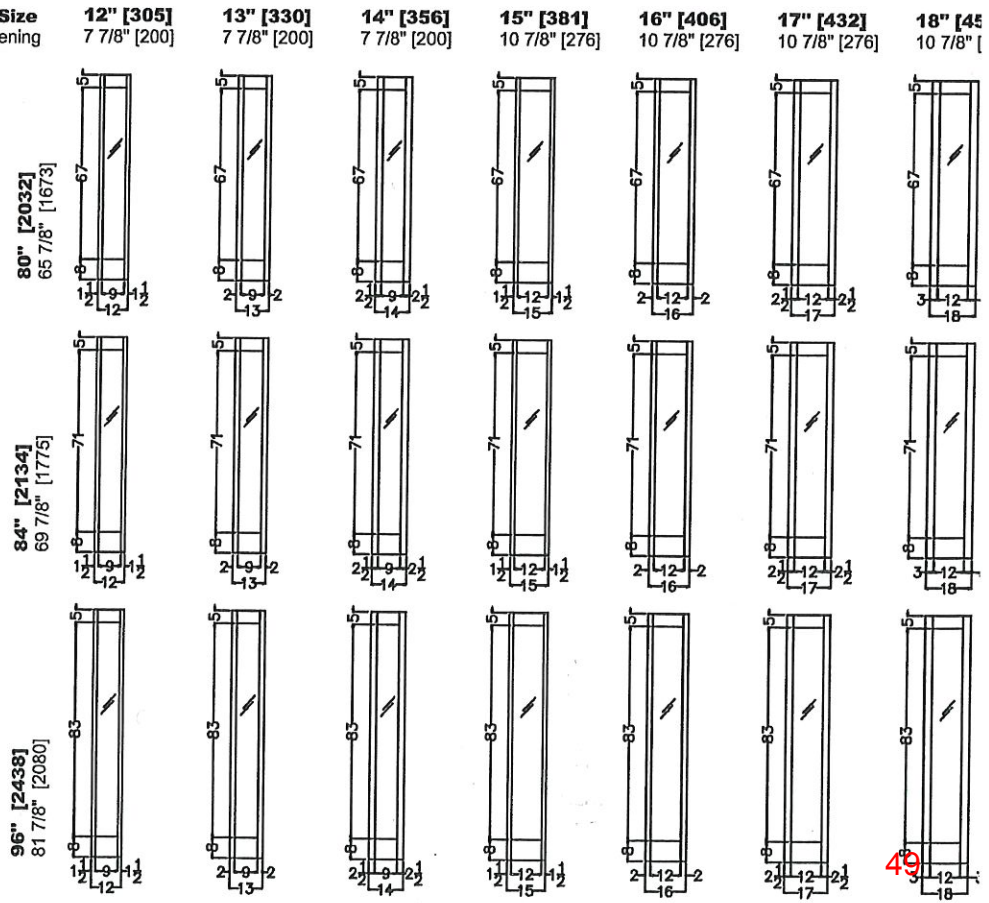
Moulding Profile = Ovolo
 Panel Profile = n/a
 See 500 Cross Section sheet for more detail.

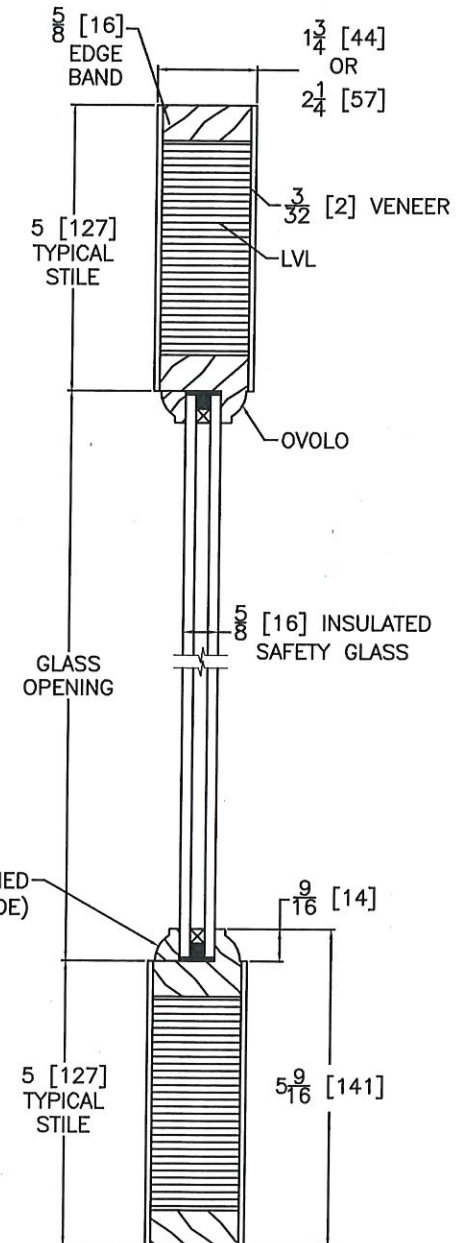
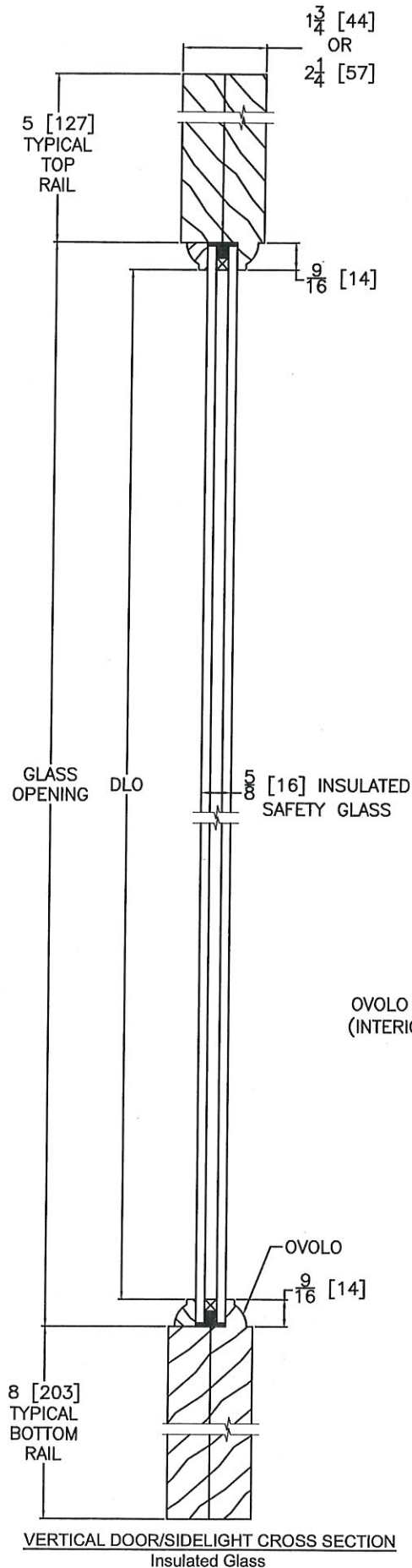
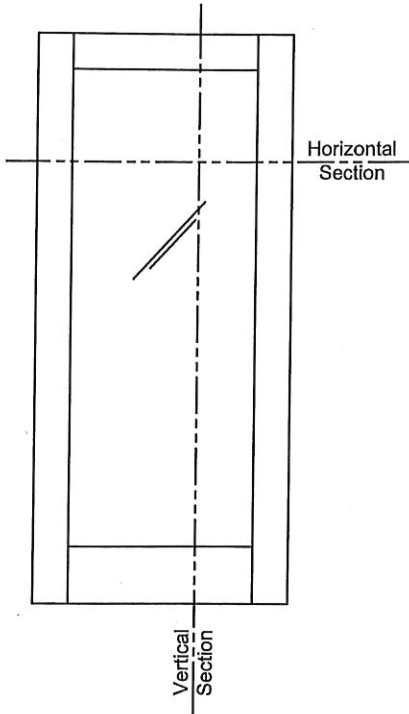


Door Size
 Daylight Opening



Sidelight Size
 Daylight Opening





HORIZONTAL DOOR CROSS SECTION
Engineered Stile Option
(Upon Request or Doors > 3'-6" X 8'-0")

Notes:
Stile, Rail, Panel & Glass
vary by Size & Model of Door.
Typical Sizes are Shown.

amendment received 5/4/17
066-17-CA

313 Oakwood Ave

example projects

518N Bloodworth St

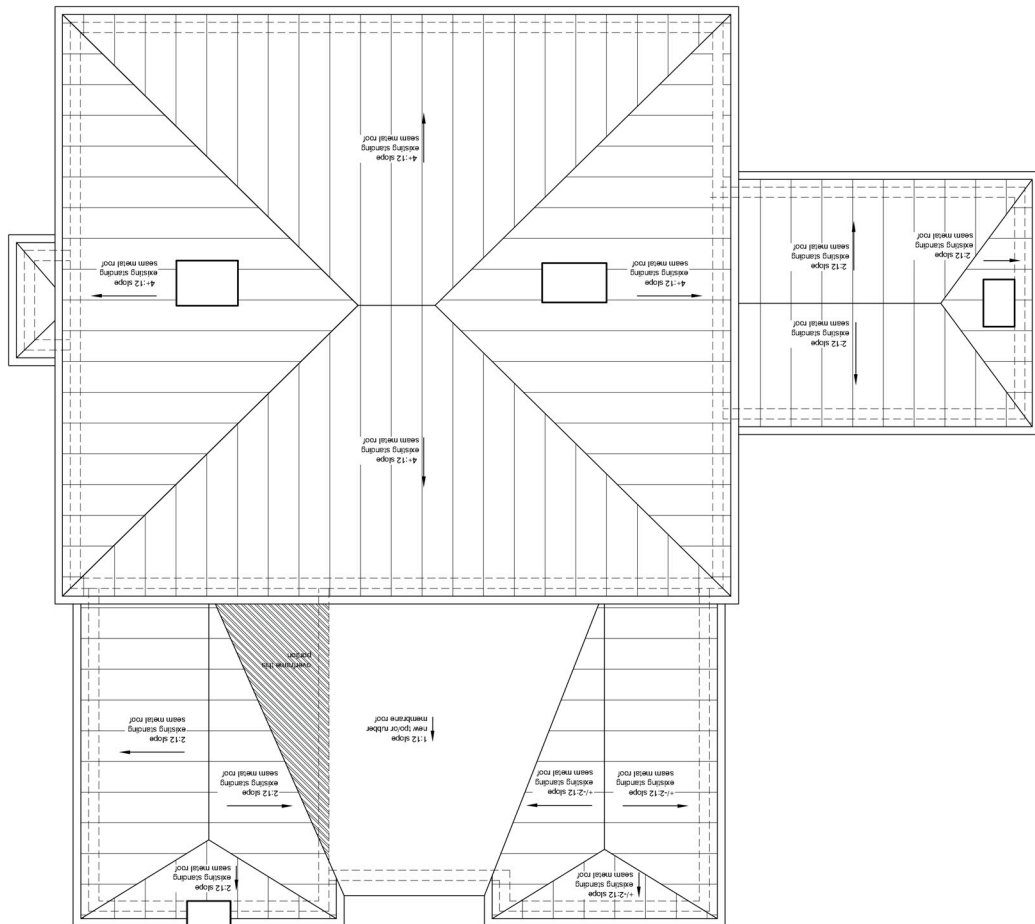


Front view + Driveway
Side view of addition in rear

amendment received 5/4/17
066-17-CA

313 Oakwood Ave
example projects

504 Jones St



amendment received 5/4/17
066-17-CA

313 Oakwood Ave

example projects

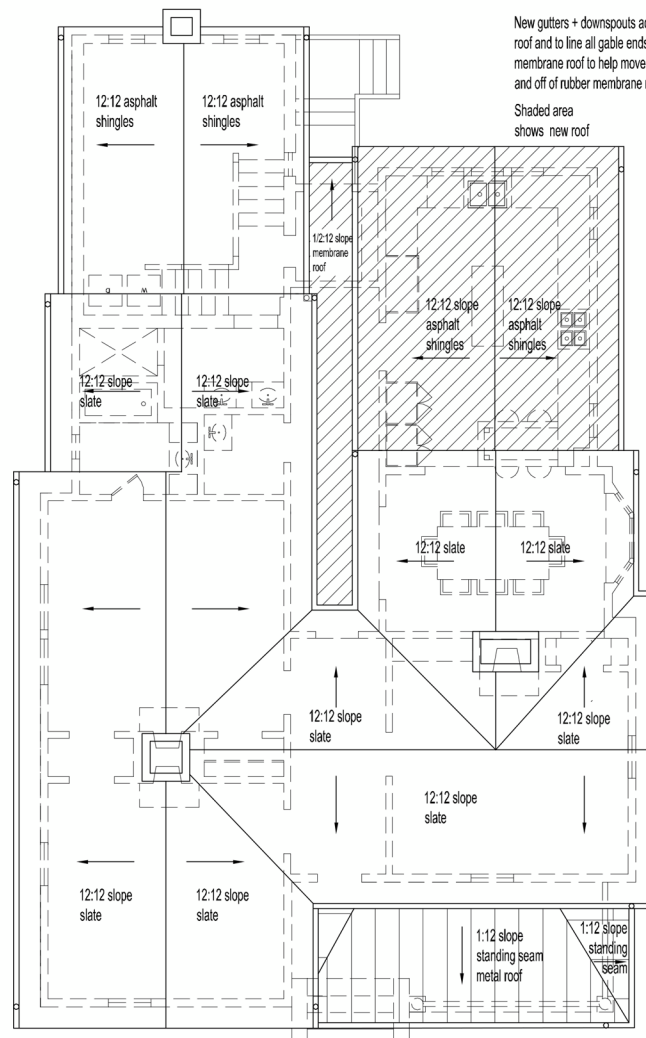
504 Jones St





New windows head heights to align with windows on the original historic structure. New siding to match in material, exposure, and profile. New k-gutters to match existing + down spouts

518 N. Bloodworth Ave. New East Elevation



New gutters + downspouts added to new roof and to line all gable ends above membrane roof to help move water to grade and off of rubber membrane roof

Shaded area shows new roof