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068-17-CA

505 E FRANKLIN STREET

OAKWOOD HISTORIC DISTRICT (HOD-G)

0 25 50 100
Feet



Nature of Project:
Remove rear deck;
remove rear addition;
construct new 2-1/2 story
rear addition; remove tree;
remove shed.

APPLICANT:
ROBERT & LUCY WILBURN



7 July 2017

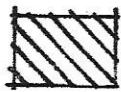
RE: COA APPLICATION – 505 EAST FRANKLIN STREET

The following is intended to supplement the Proposed Scope of Work initially submitted in support of the COA application.

The updated drawings bearing an issue date of 7 July 2017 are revised in response to commission comments offered in both the public hearing and with the kind assistance of staff.

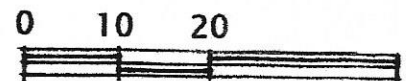
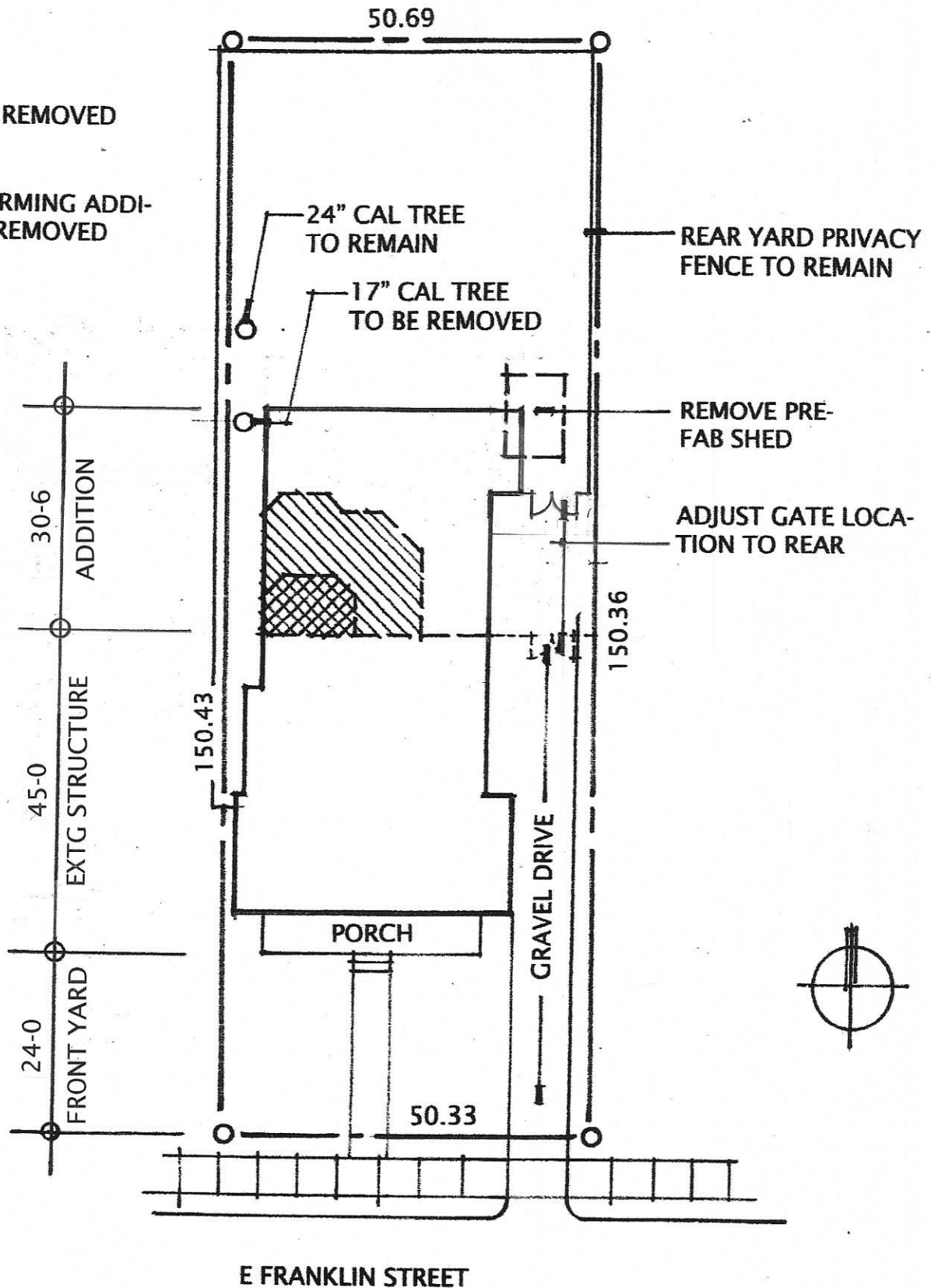
These revisions are summarized as follows:

- The proposed addition, while maintained as two stories, has been lowered in its proposed height, by taking advantage of the existing topography effectively creating a split-level arrangement from front to rear.
- The proposed addition has been moved approximately 12 ft. further to the rear of the property providing a respectful separation between the proposed new work and the defining characteristics and features of the historic house.
- A third (or bonus) level has been omitted.
- The addition's primary rear eave line now aligns horizontally with the existing structure's eave line. Consequently, the new and old ridge lines are nearly aligned.
- Two gables are employed on the side elevations intending to further break down the addition's mass in relation to the existing structure.



DECK TO BE REMOVED

NON-CONFORMING ADDITION TO BE REMOVED

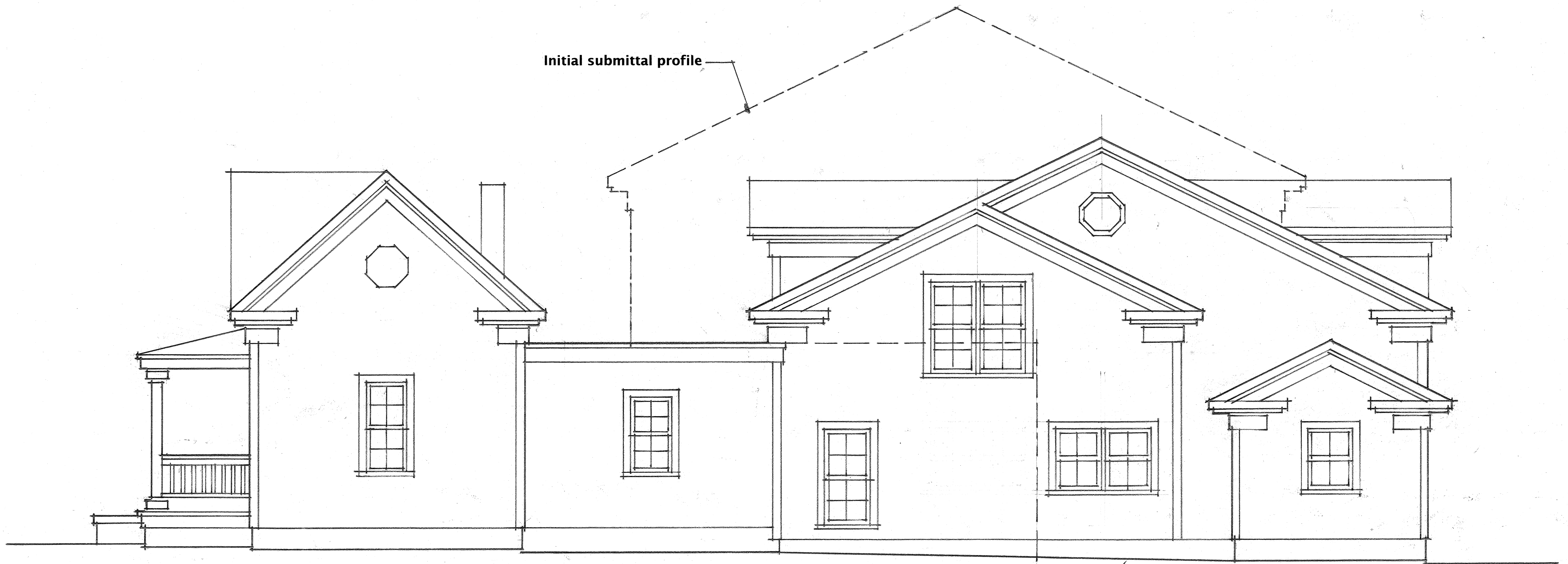


PLOT PLAN

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1 = 20

ISSUE DATE: 7 JULY 2017



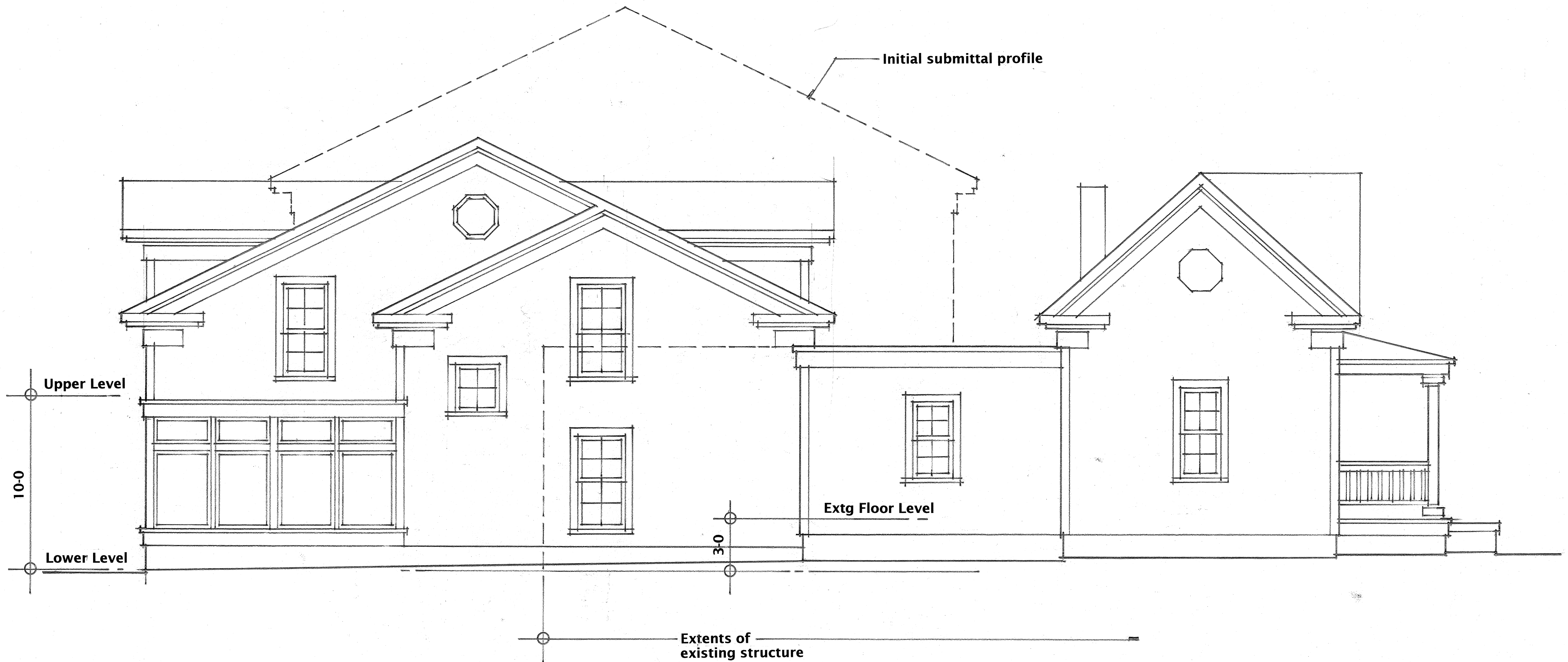
EAST ELEVATION

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1/4" = 1'-0"

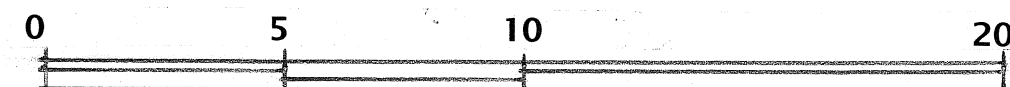


ISSUE DATE: 7 JULY 2017

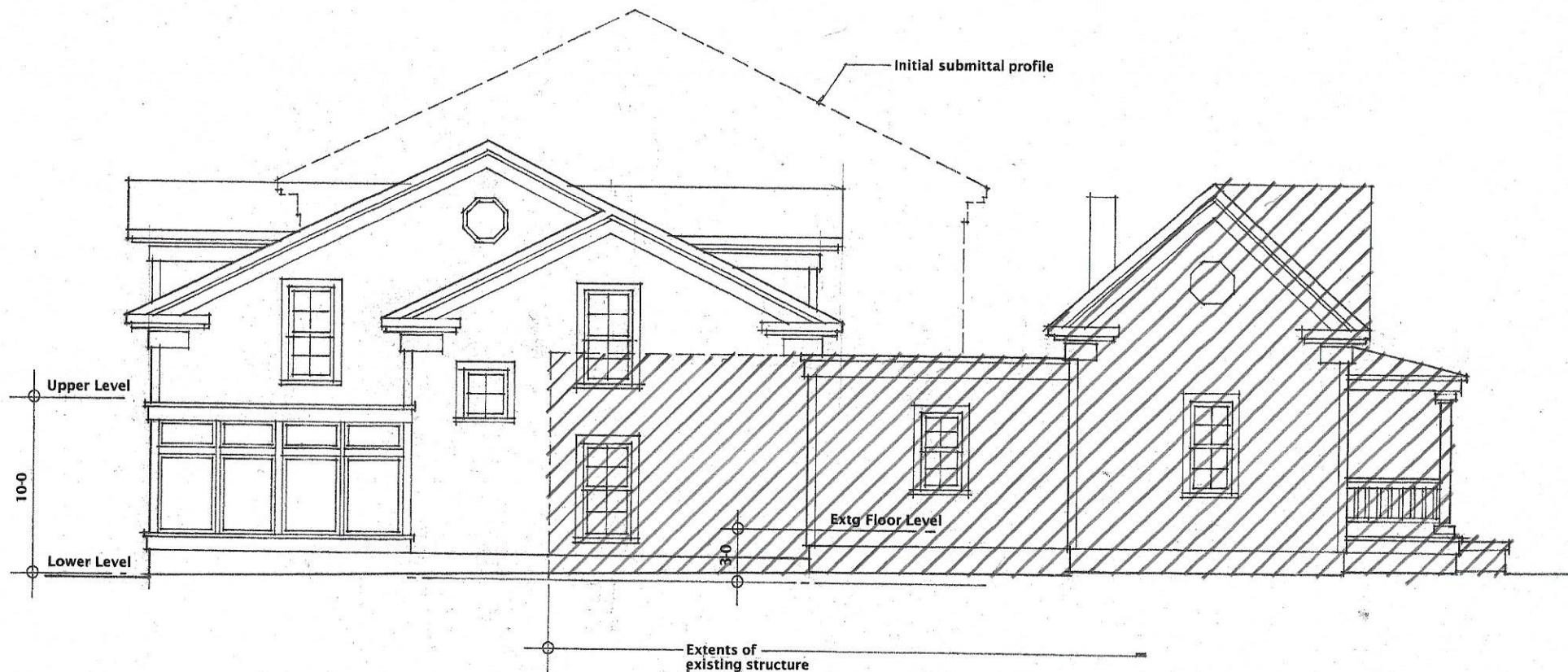


WEST ELEVATION

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604



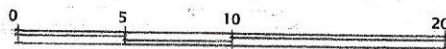
ISSUE DATE: 7 JULY 2017



WEST ELEVATION

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1/4" = 1'-0"



ISSUE DATE: 7 JULY 2017



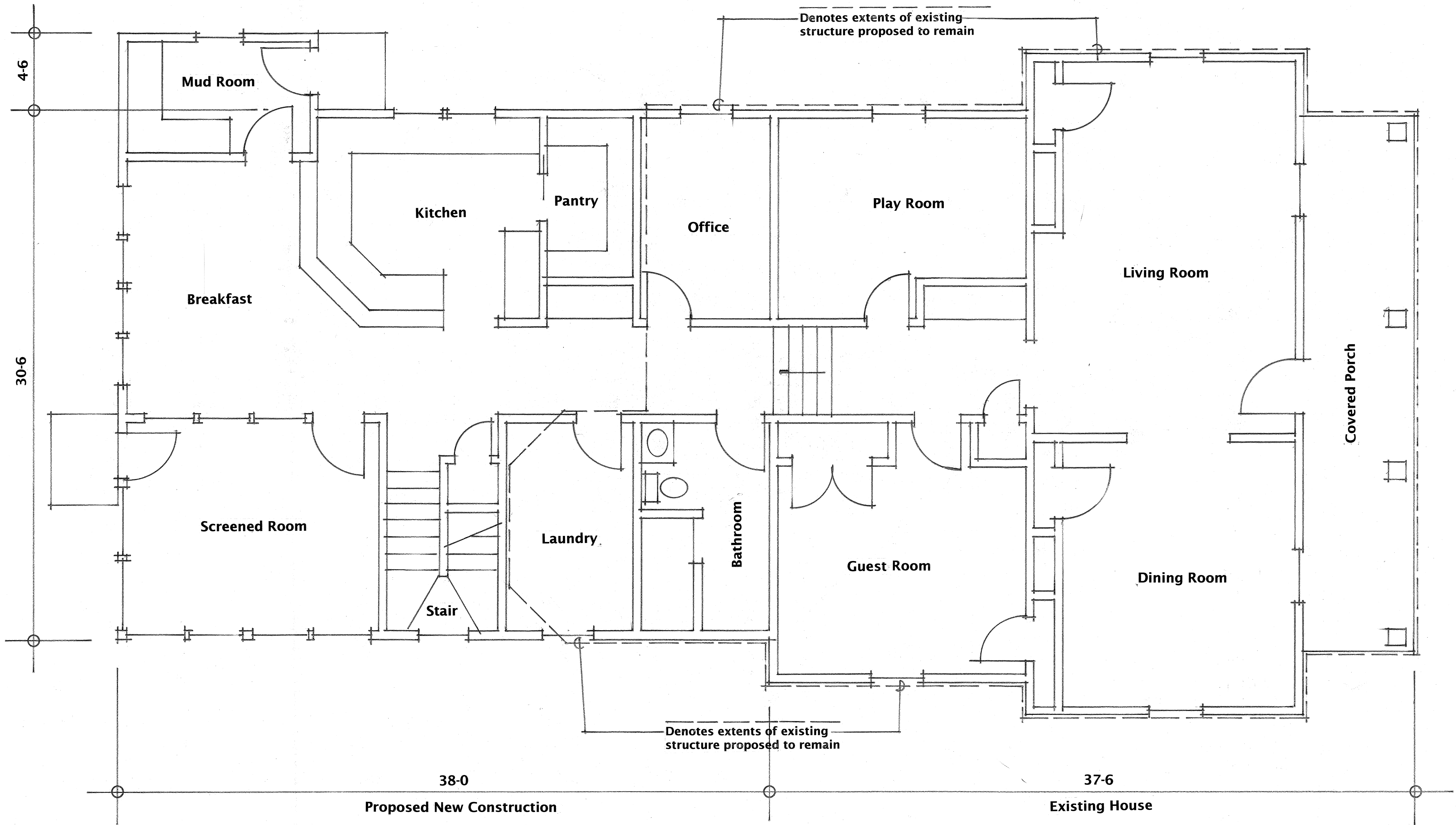
NORTH ELEVATION

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1/4" = 1'-0"



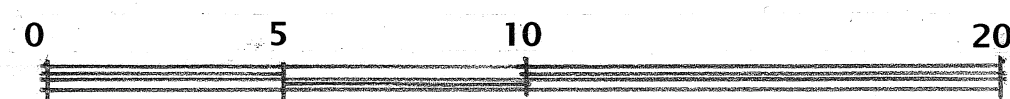
ISSUE DATE: 7 JULY 2017



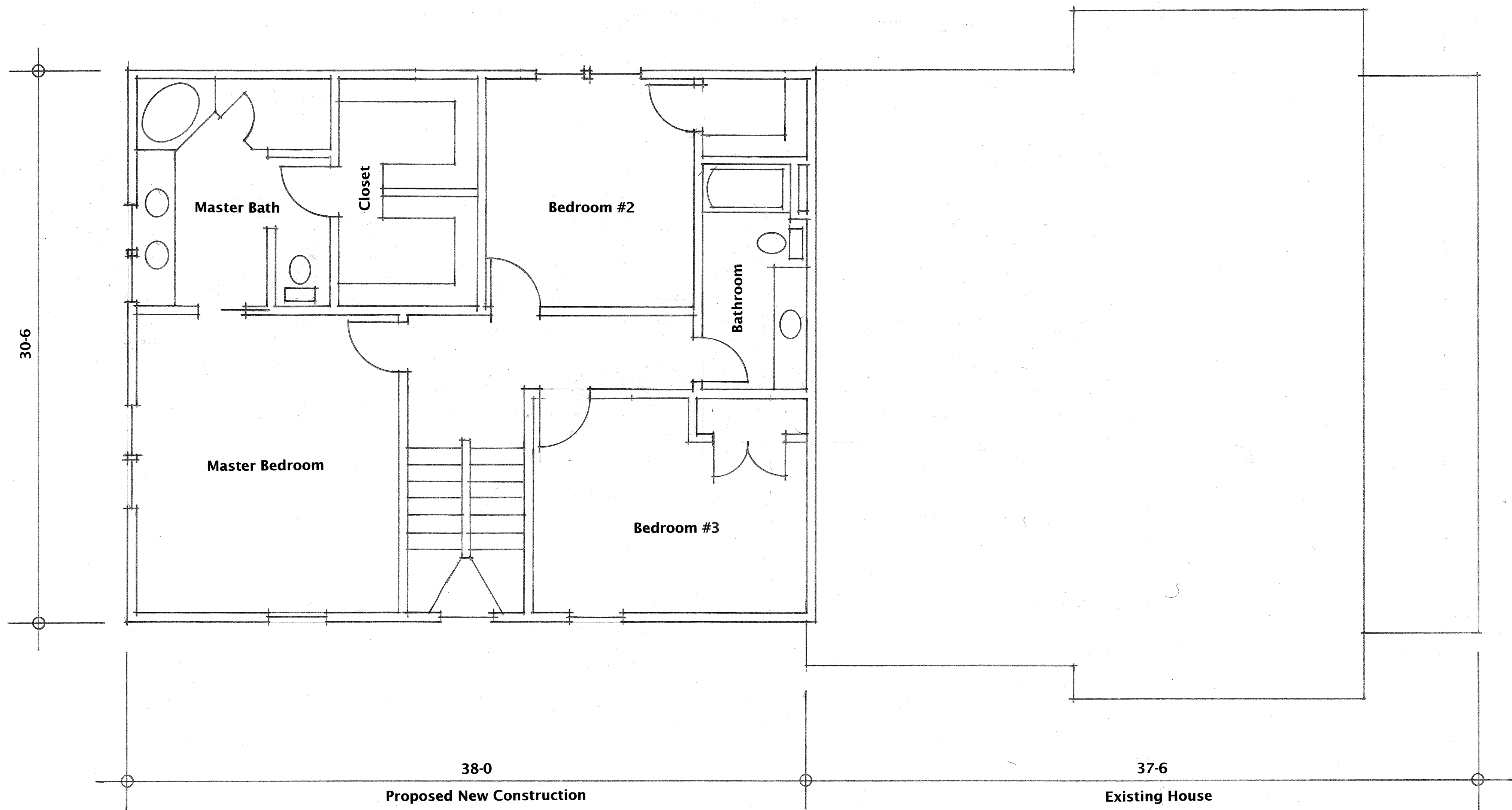
LOWER LEVEL FLOOR PLAN

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1/4" = 1'-0"



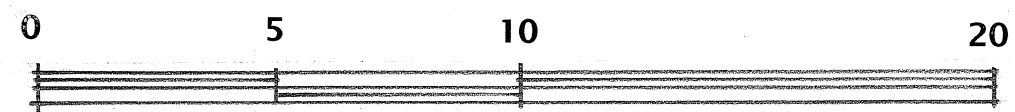
ISSUE DATE: 7 JULY 2017



UPPER LEVEL FLOOR PLAN

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1/4" = 1'-0"



ISSUE DATE: 7 JULY 2017

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

068-17-CA 505 E FRANKLIN STREET
Applicant: ROBERT & LUCY WILBURN
Received: 4/12/2017 Meeting Date(s):
Submission date + 90 days: 7/11/2017 1) 5/25/2017 2) 7/27/2017 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Remove rear deck; remove rear addition; construct new 2-1/2 story rear addition; remove tree; remove shed.

Amendments: An amended proposal was received 7/10/17.

Staff Notes:

- The application was filed prior to May 8, 2017 and is to be reviewed under the 2001 *Design Guidelines*.

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 tree
2.6	Garages and Accessory Structures	remove shed
4.1	Decks	Remove rear deck
4.2	Additions to Historic Buildings	remove rear addition; construct new 2-1/2 story rear addition

STAFF REPORT

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

- A. Removal of tree, removal of shed is not incongruous in concept according to *Guidelines* 2.3.5, 2.3.7; however, removal of a healthy tree for the addition **may be** incongruous according to *Guidelines* 2.3.6, 2.3.9, and the following suggested facts:
- 1* The shed proposed for removal is ca. 1975.
 - 2* Information about the tree proposed for removal was not provided. A replacement tree is not proposed.
 - 3* A tree protection plan for the remaining tree was not provided.
- B. Removal of rear deck; removal of rear addition; construction of new 2-1/2 story rear addition is not incongruous in concept according to *Guidelines* 4.2.1, 4.2.2, 4.2.5, 4.2.7;

however, the size and scale of the addition **may be** incongruous according to *Guidelines 4.2.6* 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 Queen Anne triple-A frame cottage is the oldest house on E. Franklin St. The house has a steeply-pitched side-gabled saddle roof and a full-height flush gable in the center of the front. The hipped-roofed front porch has very slender Tuscan ca. 1988 columns. Most windows are four-over-four. There is an original ell on the eastern part of the rear as well as post 1950 additions on the western part of the rear.
- 2* The addition is located towards the rear of the house. The ridge of the addition is 41-1/2 feet behind the ridge of the historic house.
- 3* The addition is approximately 1 foot 10 inches taller than the historic house.
- 4* The addition has a side gabled roof with gabled dormers. The pitch of the new roof is shallower than the historic roof. The use of multiple gables on the side elevations visually breaks down the addition's mass in relation to the existing structure as well as minimizes the difference in gable slopes.
- 5* The application includes two examples of other rear additions: 707 N East Street and 526 N East Street.
 - a. 707 N East Street is a c.1923 1-story Craftsman frame bungalow with a hipped roof and centered front porch with gable-on-hip roof. The addition was approved (COA 071-16-CA) based in part on the following facts:
 - There is very little room on the site for a rear 1-story addition.
 - The addition is located over the rear ~40% of the existing building footprint, a location away from the front character-defining façade.
 - Site topography will minimize the perceptual impact of the second floor addition when viewed from the street. The house sits up an embankment from the sidewalk, and the finished first floor sits on a high foundation, a result of the sloping topography of the overall parcel. This will combine with the rearward location of the addition to reduce sightlines to the addition.

- The existing house has a primary hip roof. The front porch has a modified hip with gabled eyebrow. The addition has a low hip roof.
 - The lower pitch of the addition's roof relative to the existing roof helps minimize the height, while the hip-roof profile evokes the existing hip roof. It is not uncommon to find different pitches for hip roofs on separate elements of one building; for example, many hip roof porches and other kinds of projecting wings such as sun rooms in the historic district have a lower pitch than the main roof.
- b. 526 N East Street is a c.1895 Victorian 1-story frame shotgun house that is one room wide and several rooms deep with a front-gabled saddle roof. The addition was approved (COA 222-98-CA) under an earlier set of design guidelines based in part on the following facts:
- The addition creates the form of a "camelback" shotgun dwelling, examples of which exist in the Idlewild neighborhood immediately east of Oakwood.
 - The addition is 17'-4" from grade to eave, and approximately 23' to ridge. The existing dwelling at the front porch is approximately 11'-6" to eave and approx. 17'-9" to ridge.
 - Because of the addition's distance from the street and the fact that the house sits approx. 3' above street grade, the size of the addition will have a minimal effect upon the character of the historic district as viewed in perspective.
- 6* According to Wake County Real Estate data the lot size is 7,405 SF; the footprint of the house with additions and porch is about 1,640 SF; the pre-fab shed is about 100 SF. Including the 290 SF deck, the current built area is approximately 27%. The addition adds a new footprint of about 636 SF for a new built area of 34%.
- 7* Current built mass is 23%. The built mass will increase by the new 654 SF footprint plus the portion of the addition being built in the location of the removed deck (290 SF) as well as the portion over the existing 1-story addition of the house (about 329 SF). Proposed built mass is 2,549 SF or 34%.
- 8* The 4/4 windows have the same proportions as the historic windows. Specifications and details were not provided.

- 9* The addition is proposed to match the match the existing in all respects (i.e. exterior wood siding with matching exposure, wood trim and fascia, overhang distances and material profiles, operable windows with true divided lites, brick veneered foundation, shingle roof covering, colors, etc.). Specifications and details were not provided.

Pending committee's determination on whether the proposed addition diminishes or visually overpowers the historic house, staff suggests that the committee approve the amended application, with the following conditions:

1. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard:
 - a. Tree protection plan prepared by an arborist certified by the International Society of Arboriculture;
 - b. That the tree protection plan be in place prior to commencement of work and that it remain in place throughout construction;
 - c. Drawings reflecting any changes in size and scale required by the committee;
 - d. Windows;
 - e. Eave construction.
2. That details and specifications for the following be provided to and approved by staff prior to installation/construction:
 - a. Roofing material;
 - b. Exterior lighting, if any.

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 # 510434

File # 008-17-CA

Fee 294.00 *Per Tonya*

Amount Paid 294.00

Received Date 4/12/17

Received By P. Best

Property Street Address

605 E. FRANKLIN ST.

Historic District

OAKWOOD

Historic Property/Landmark name (if applicable)

—

Owner's Name

ROBERT & LUCY WILBURN

Lot size

0.174 A

(width in feet)

60+

(depth in feet)

150+

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 LIST:

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.)	✗				
2. Description of materials (Provide samples, if appropriate)	✗				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	✗				
4. <u>Paint Schedule</u> (if applicable)	□	✗			
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.	✗	□			
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> □ 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 <u>Label Creator</u> to determine the addresses.	✗	□			
8. Fee (<u>See Development Fee Schedule</u>) \$ 294.00	✗				

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 ROBERT & LUCY WILBURN		
Mailing Address 805 E. FRANKLIN ST.		
City RALEIGH	State NC	Zip Code 27604
Date 11 APRIL 2017	Daytime Phone 919-796-6296	
Email Address rwilburn@gmail.com runyans.architect@gmail.com		
Applicant Signature [Signature] 919 326 9431		

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)
2.14/14	FENCES	CONSTRUCT 2-STORY ADDITION TO EXISTING HOUSE (REAR).
4.2/55	ADDITIONS	
		REMOVE NON-CONFORMING ADDITION (REAR) TOTALING APPROX 150 S.F.

1704923741
WILBURN, LUCY B WILBURN, ROBERT J
PO BOX 32239
RALEIGH NC 27622-2239

1704922566
ZUCCHINO, LAWRENCE R
502 E FRANKLIN ST
RALEIGH NC 27604-1941

1704922712
CREECH, JAMES RANSOM
501 E FRANKLIN ST
RALEIGH NC 27604-1940

1704922782
RUNYANS, ROBERT L JR RUNYANS,
PAMELA W
503 E FRANKLIN ST
RALEIGH NC 27604-1940

1704922815
STEVENS, REBECCA L
504 HOLDEN ST
RALEIGH NC 27604-1947

1704922885
MCREE, LANIER T
508 HOLDEN ST
RALEIGH NC 27604-1947

1704923524
BURROWS, S M BURROWS, DONNA
BURROWS
504 E FRANKLIN ST
RALEIGH NC 27604-1941

1704923574
BARBARA C STANLEY REVOCABLE TRUST

BARBARA C STANLEY TRUSTEE
5500 LAMBSHIRE DR
RALEIGH NC 27612-2925

1704923791
PROCTOR, JOHN H PROCTOR, CORINNA
PAINE
507 E FRANKLIN ST
RALEIGH NC 27604-1940

1704923834
HORTON, CYRUS T JOHNSON, KRISTINA M
510 HOLDEN ST
RALEIGH NC 27604-1947

1704924524
GILL, MARGARET LEE
508 E FRANKLIN ST
RALEIGH NC 27604-1941

1704924771
HOME GROWN BUILDERS LLC
PO BOX 28342
RALEIGH NC 27611-8342

1704924804
HOLDEN STREET HOLDINGS LLC
8720 FLEET SERVICE DR
RALEIGH NC 27617-4800

1704924864
STEARNS, RUTH G SFERRUZZO, BEVERLY
JOAN
SHIRLEY SMITH
701 BROOKGREEN DR
CARY NC 27511-4303

RE: COA APPLICATION – 505 EAST FRANKLIN STREET

Description - Proposed scope of work

The homeowner desires to construct a two-story addition to the rear of their existing single story house providing sorely needed living space.

The conceptual design documents accompanying this application describe an addition that extends a limited distance to the rear so to preserve coveted exterior living space for this young family and their pets.

The addition while 2-story in scope is configured in such a way to minimize its visibility from the street (and streetscape) while honoring and preserving the historic fabric.

The scope of the work is summarized as follows:

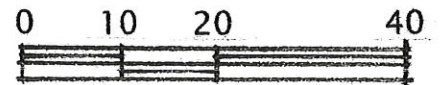
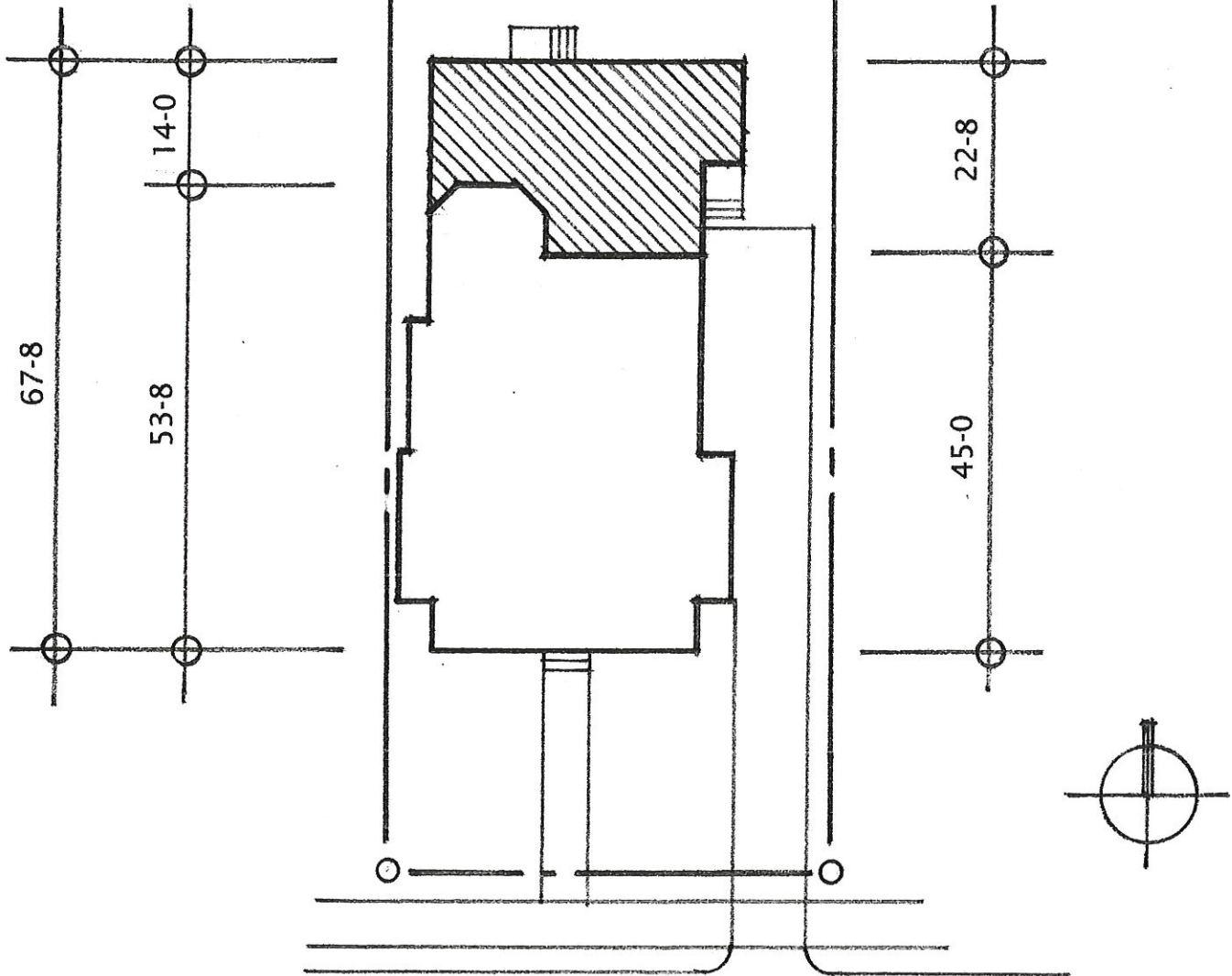
- Remove existing wooden deck structure at rear of house.
- Remove existing non-conforming addition to rear of the property totaling approximately 100 SF. This addition was constructed by a previous owner and was not permitted.
- Construct new 2-story addition to the rear of the existing house.
- The new addition is proposed to match the existing in all respects (i.e. exterior wood siding with matching exposure, wood trim and fascia, overhang distances and material profiles, operable windows with true divided lites, brick veneered foundation, shingle roof covering, colors, etc.)
- Any/all existing and original windows are proposed for repair and to remain.
- Existing fencing (picketed front yard & privacy rear yard to remain).
- Two mature trees are situated in the rear yard. One is proposed for removal.
- Existing gravel drive is to remain without alteration.



EXISTING FOOTRPINT



PROPOSED FOOTPRINT
ADDITION



PLOT PLAN DELINEATING EXISTING & PROPOSED FOOTPRINTS

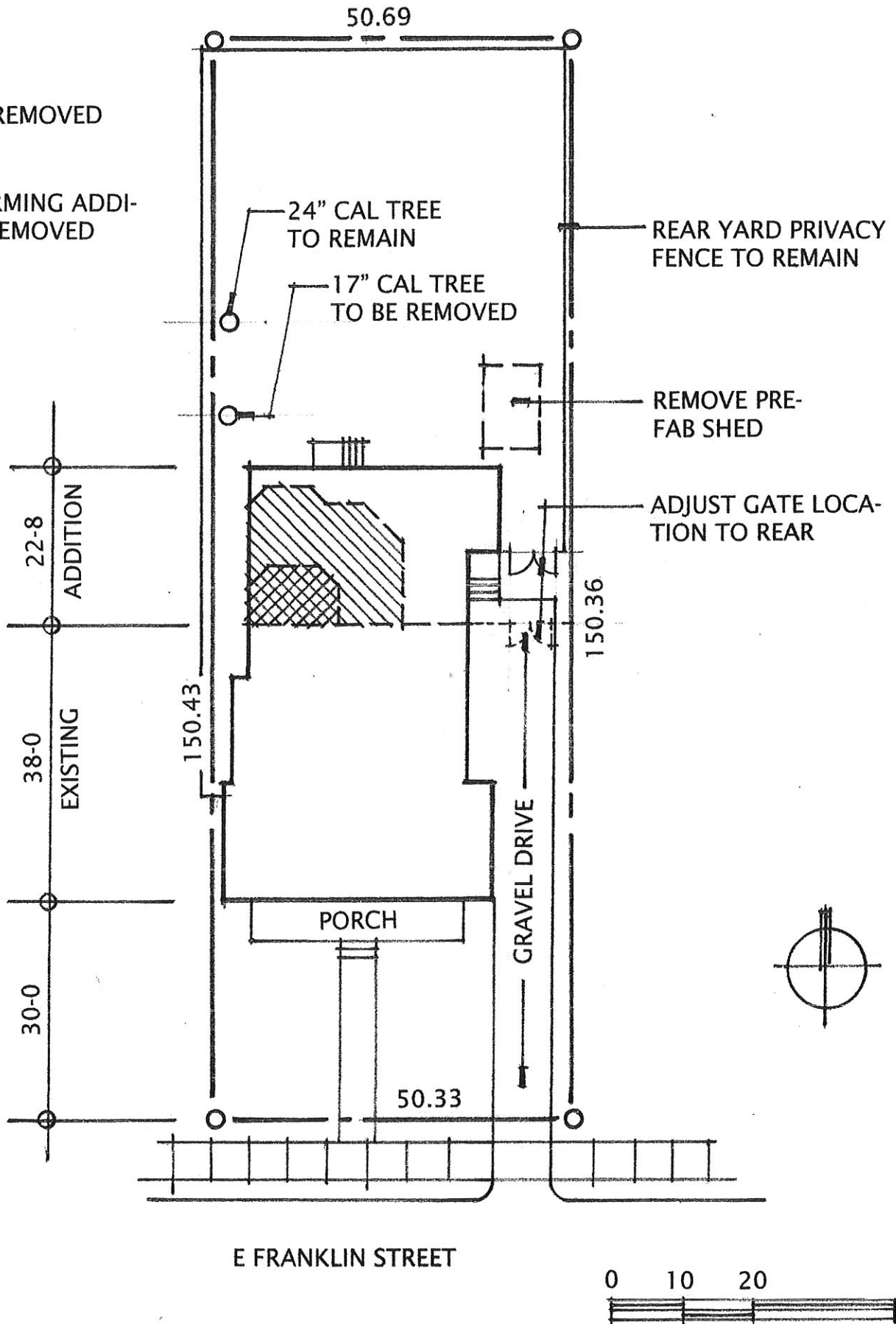
WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1 = 20



DECK TO BE REMOVED

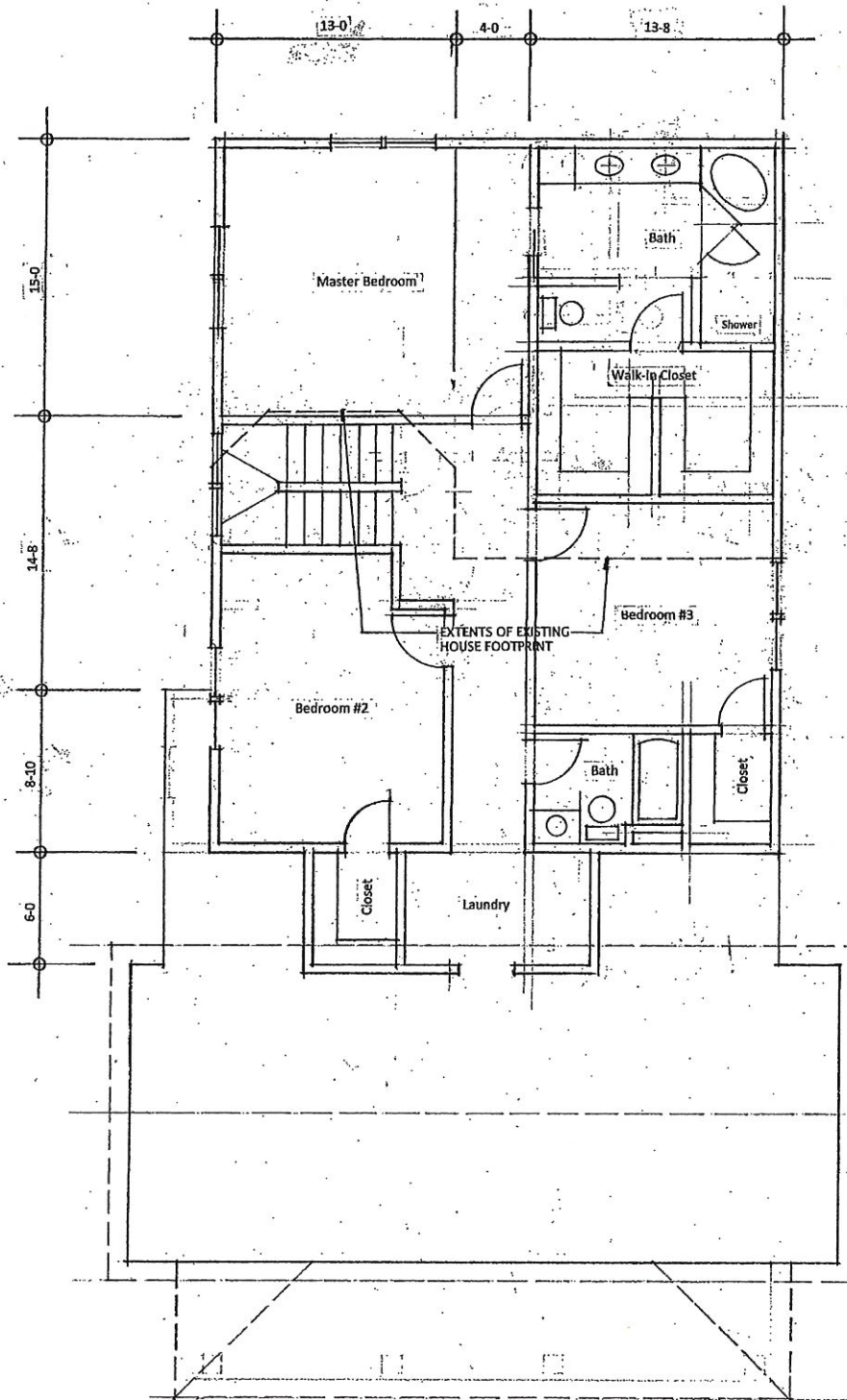
NON-CONFORMING ADDITION TO BE REMOVED



PLOT PLAN

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

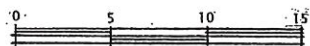
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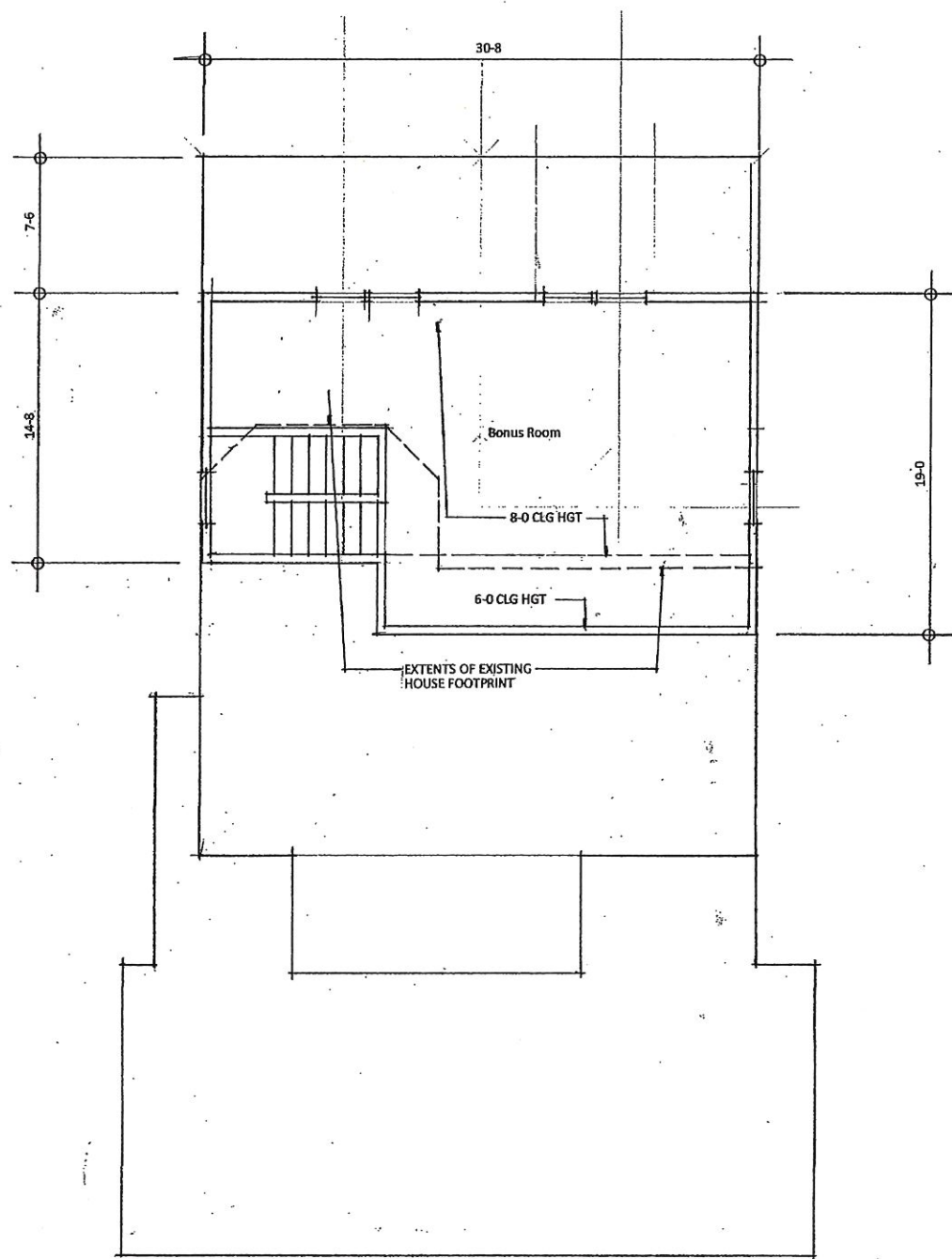


UPPER LEVEL FLOOR PLAN

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1/4" = 1'-0"

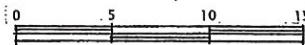


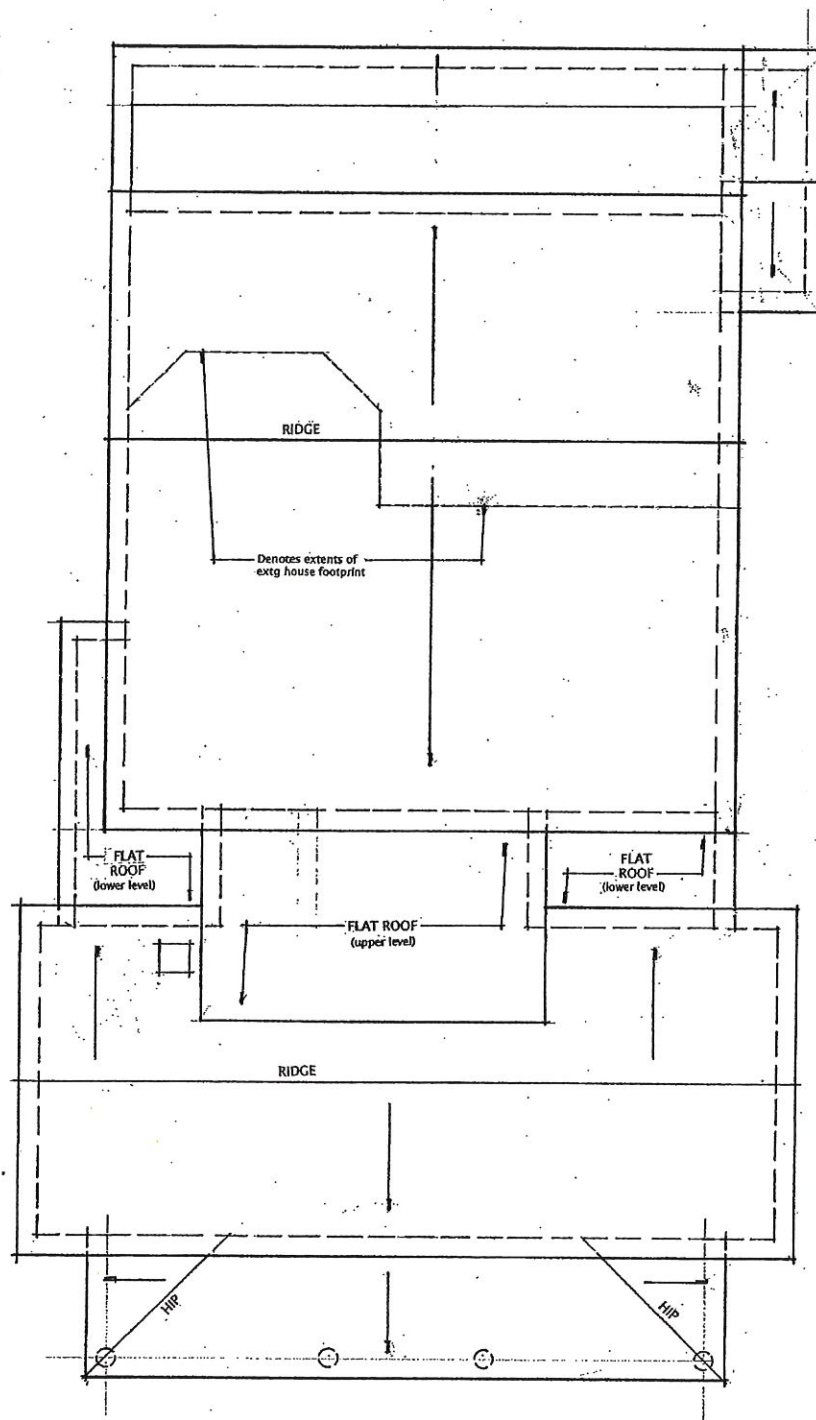


ATTIC LEVEL FLOOR PLAN

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1/4"=1'-0"

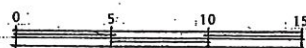


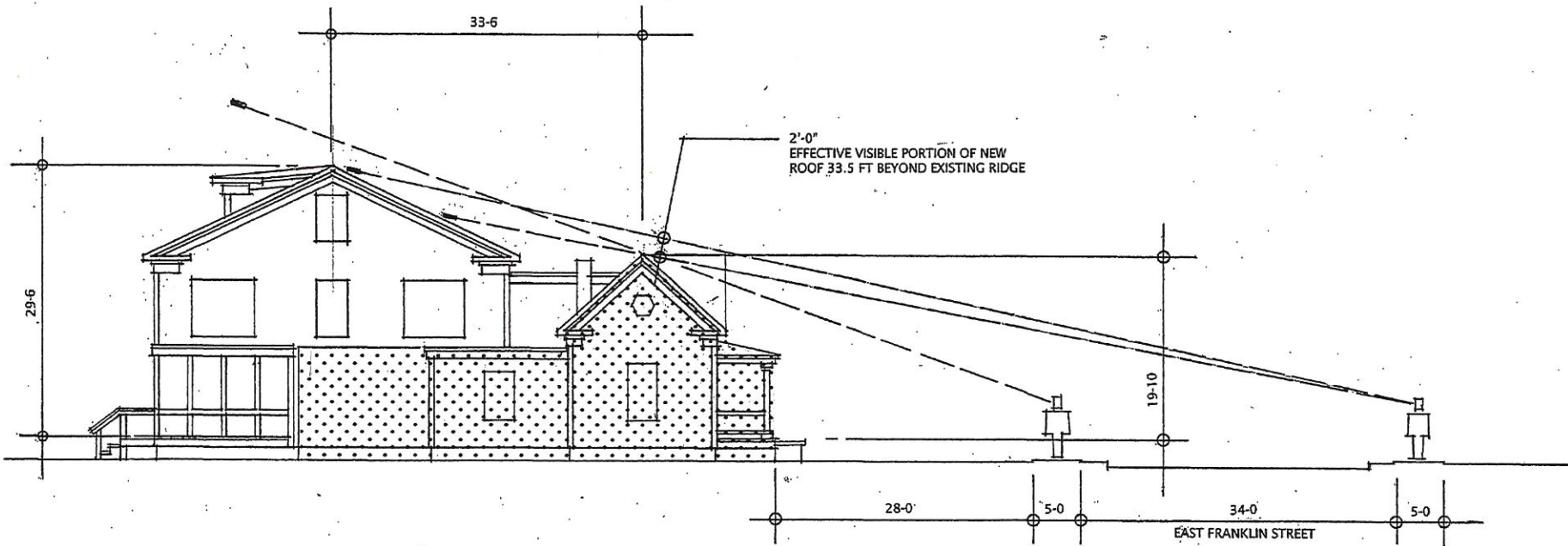


ROOF PLAN

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1/4"=1'-0"





CROSS SECTION SHOWING LINES OF SIGHT

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

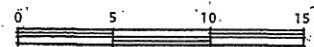
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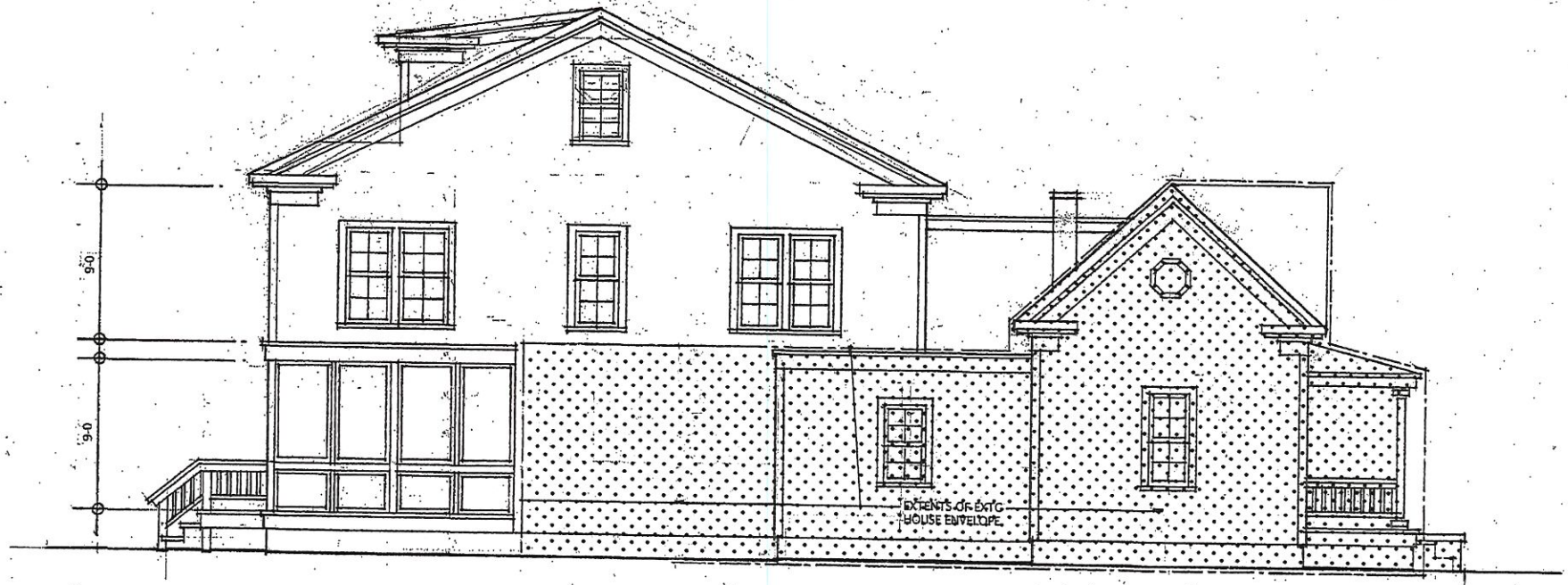


SOUTH ELEVATION

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1/4" = 1'-0"





WEST ELEVATION

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1/4"=1'-0"



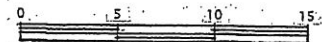
DENOTES EXISTING
STRUCTURE

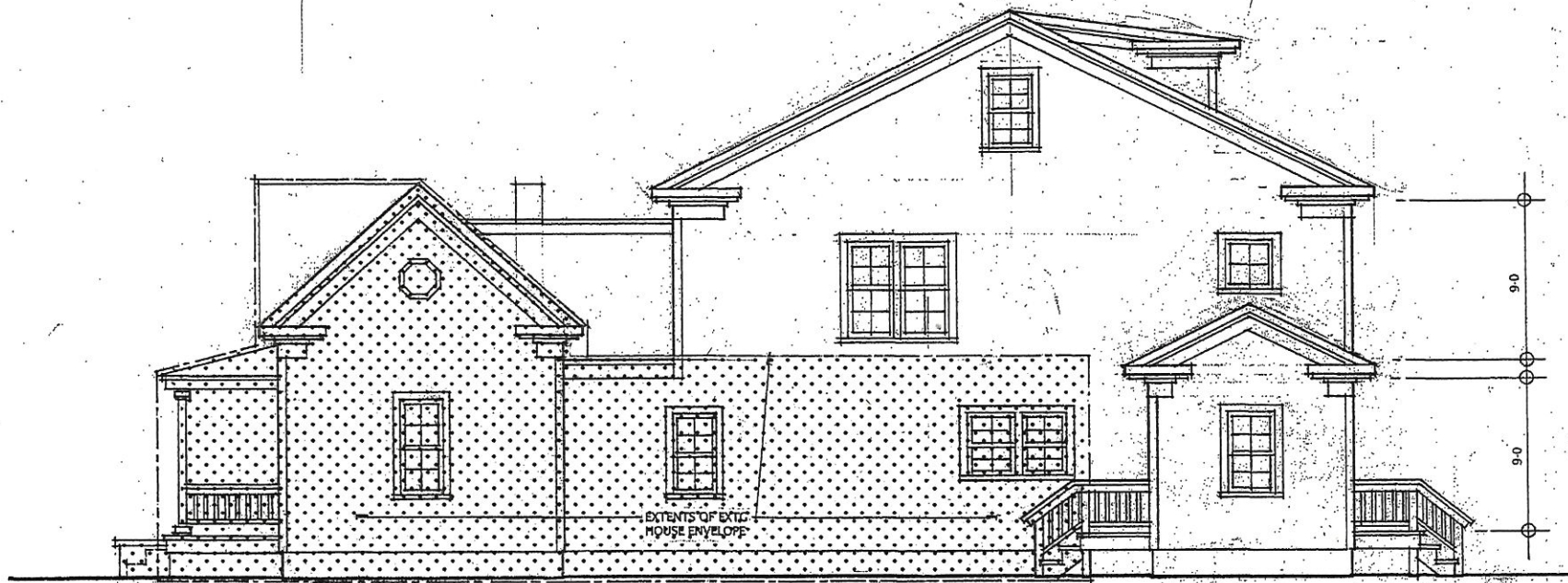


NORTH ELEVATION

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

1/4" = 1'-0"

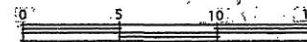




EAST ELEVATION

WILBURN HOUSE
505 E FRANKLIN STREET
RALEIGH NC 27604

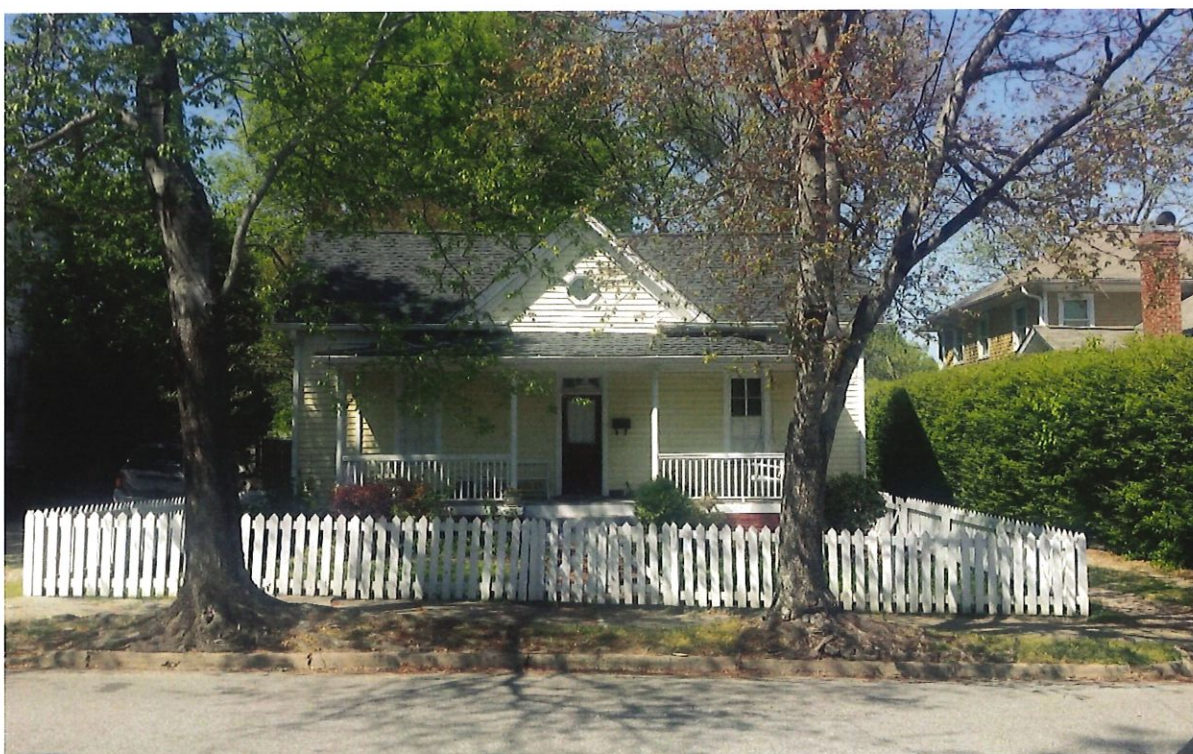
1/4" = 1'-0"



 DENOTES EXISTING
STRUCTURE



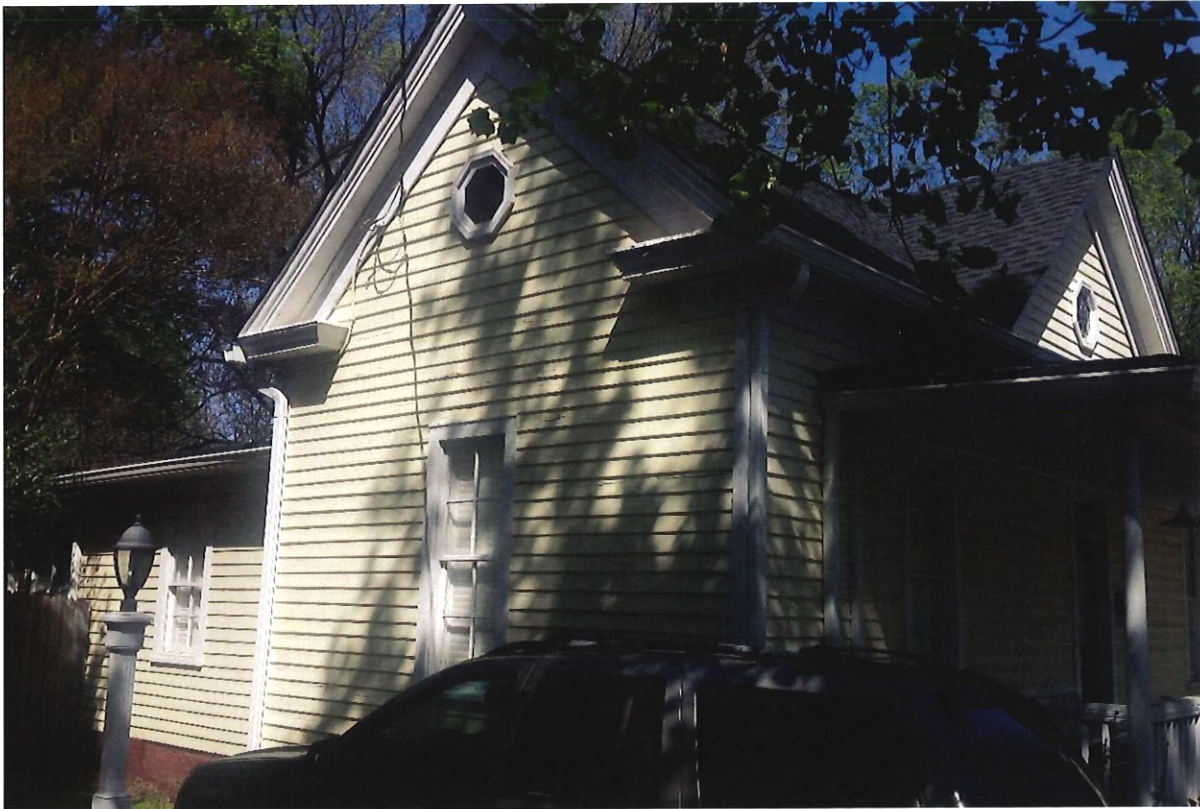
South side view (front) from subject side of street



South side view (front) from opposite side of street



West side view from front yard



East side view from front yard



West side view from rear yard



North side view (rear)



Streetscape view looking eastward



Streetscape view looking westward



526 N East Street showing substantial rear addition



707 N East Street showing substantial rear addition