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098-17-CA

506 N BOUNDARY STREET

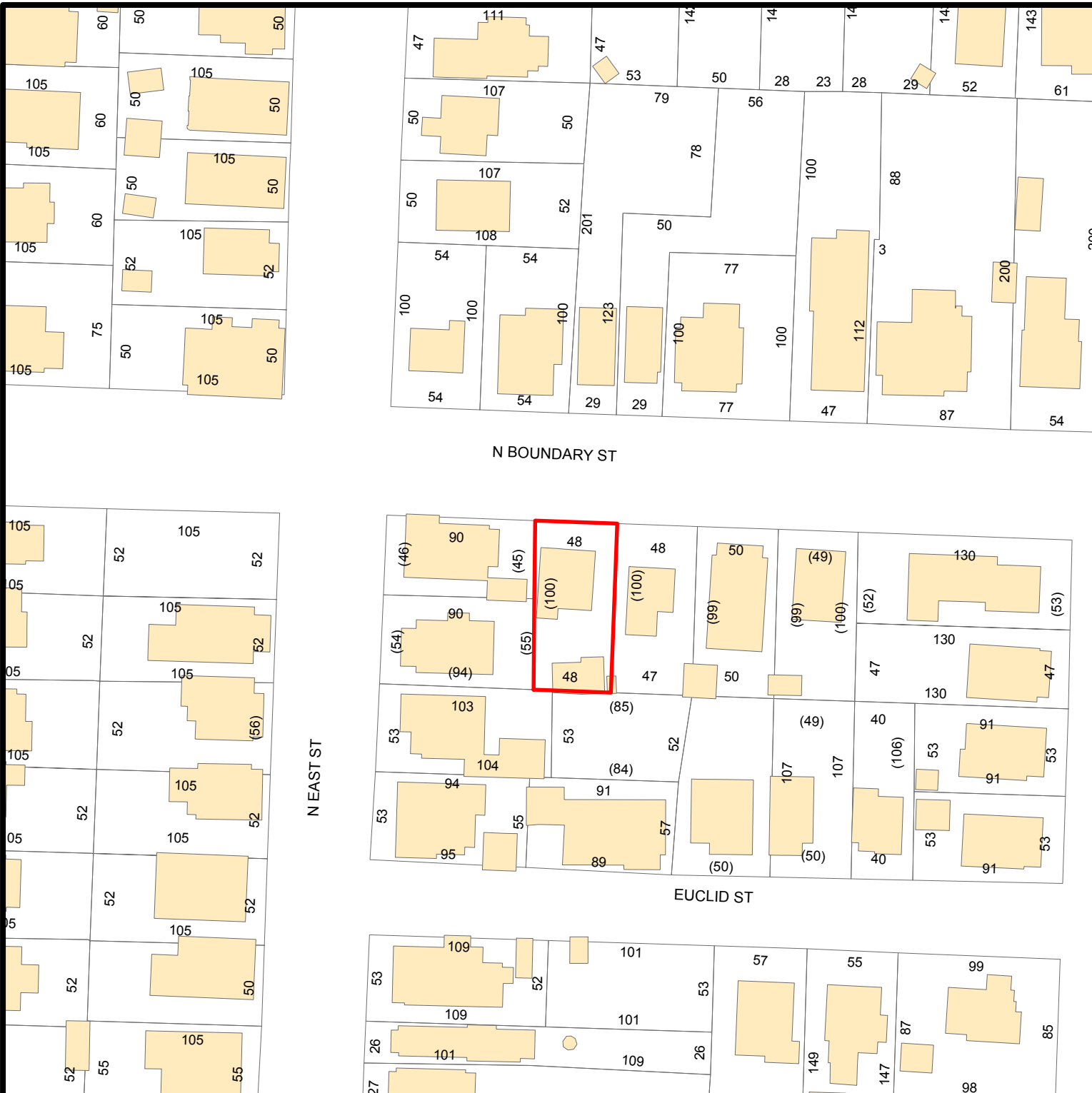
OAKWOOD HISTORIC DISTRICT (HOD-G)

0 25 50 100
Feet



Nature of Project:
Construct rear addition;
replace rear retaining wall;
replace rear patio

APPLICANT:
SAM ADAMS,
TACTILE WORKSHOP



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

098-17-CA 506 N BOUNDARY STREET

Applicant: TACTILE WORKSHOP

Received: 5/10/2017

Meeting Date(s):

Submission date + 90 days: 8/8/2017

1) 6/22/2017 2)

3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICTS

Zoning: General HOD

Nature of Project: Construct rear addition; replace rear retaining wall; replace rear patio

Staff Notes:

- In March 2017 the applicant was denied a COA for a second-story addition to the property (037-17-CA).
- Cases referenced in the staff report will be available for review at the meeting.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	Replace rear retaining wall; replace rear patio; construct new wood steps to shed; add new wood gate
1.4	Fences and Walls	Replace rear retaining wall; add new wood gate
2.7	Windows and Doors	Replace windows
3.2	Additions to Historic Buildings	Construct rear addition

STAFF REPORT

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

A. Replacing the rear retaining wall, replacing the rear patio, constructing new wood steps to the shed, and adding a new wood gate is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.4, 1.3.6, 1.3.7, 1.3.8, 1.3.9, 1.3.13, 1.4.4, 1.4.8, 1.6.7, and the following suggested facts:

1* There are no trees in the backyard.

2* The patio is not historic. The new patio will measure approximately 22' x 15' and will be made from gray concrete pavers and pea gravel. Samples were not provided.

3* The existing backyard includes two non-historic brick retaining walls relatively close to the back of the house. The applicant proposes to remove both walls to allow for the new rear

addition, as well as to create more outdoor space at the same level as the interior floor height.

- 4* A new retaining wall is proposed to be built approximately 15' back from the new rear addition. The wall will be made from concrete with a low profile knife edge cap.
- 5* The property includes a retaining wall along the front sidewalk and along the driveway. It appears to be made from concrete block with a red brick cap.
- 6* Staff observes that the proximity of the existing retaining walls presents a challenge to the existing building since there is so little space between the house and the retaining walls, causing potential issues with draining during severe weather.
- 7* The site also includes an existing wood privacy fence. With the new configuration of the backyard, a new gate to match the existing fence will be installed to match the design of the existing fence.
- 8* The property includes two rear outbuildings in the southeast corner. The applicant proposes building new wood steps up to these buildings that measure 22' x 4'. Each tread will be 2' deep. No detail drawings were provided.

B. Replacing windows **may be** incongruous in concept according to *Guidelines* 2.7.1 2.7.4, 2.7.5, 2.7.6, 2.7.7, 2.7.9, and the following suggested facts:

- 1* The application indicates that a window on the west side of the house will be replaced with a divided lite unit to match the existing. No photographs or drawings of the existing window were provided to show the current appearance or condition of the window.
- 2* The proposed window is the only horizontally oriented window on the house.
- 3* No window specifications were provided.

C. Constructing a rear addition is not incongruous in concept according to *Guidelines* 3.2.1, 3.2.2, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12 and the following suggested facts:

- 1* The c.1949 house was built outside of the period significance of the Oakwood Historic district. It has a side-gabled roof with no eaves and a gabled projection on the leftward part of the front. The house is sided in [cement board] shingles, which are probably original. Most windows are six-over-six or eight-over-eight. [Matthew Brown "Inventory of

Structures in The Oakwood National Register Historic Districts”] It also includes a small addition with a shallow shed roof at the southwest corner of the building.

- 2* The applicant proposes adding a 1-story rear gable front addition clad in board and batten wood siding that projects the same depth as the existing rear addition and into the current patio area.
- 3* The space between the 12’-5” wide new addition and the existing addition will be a covered porch..
- 4* A new roof is proposed to cover the new porch and existing rear addition.
- 5* A bay window that extends 1’-5” and measures 10’-6” wide is proposed for the rear of the existing addition. The new bay and entirety of the addition are proposed to be clad in wood board and batten siding.
- 6* The rear addition is proposed to be painted in shades of gray and white; paint samples were not provided.
- 7* Windows in the addition are proposed to be vertically proportioned single pane aluminum clad wood casement windows with cement board trim matching the existing window trim dimensions. Aluminum clad wood windows have been approved on rear additions.
Window specifications and details were not provided.
- 8* The extant windows on the house are multi-paned and vertically oriented in a variety of proportions.
- 9* The new covered back porch is proposed to have a pressure-treated wood floor that will be painted at a later date. No description was provided for the materials of the ceiling or of the porch roof.
- 10* Stairs are shown leading from the new back porch to the patio but no materials were specified.
- 11* New aluminum-clad wood patio doors are proposed on the side of the existing addition onto the covered back porch. No specs were provided for the doors.
- 12* At the rear of the house the portion of the roof that is not affected by the new addition will be altered to a shallower pitch. All new roof areas will match the existing gray fiberglass shingle roof.
- 13* The lot size is 5,294 SF; the existing house has a footprint of 1,108 SF; the outbuildings are roughly 364 SF; the patio/paved area is approximately 335 SF; the total existing footprint is

1,807 SF; the proposed addition is 125 SF; the proposed patio is 330 SF; the total proposed footprint is 2,084 SF. The current built area is 34%; the proposed built area is 39%.

Staff suggests that the committee defer the decision on the west wall window due to lack of information.

Staff suggests that the committee approve the remainder of the 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. Windows.
2. That details and specifications for the following be provided to and approved by staff prior to installation:
 - a. Doors;
 - b. Porch steps;
 - c. Patio material;
 - d. Lighting fixtures;
 - e. Materials of the ceiling of the porch roof;
 - f. Paint samples;
 - g. Steps to rear outbuildings.

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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

Re-submittal

- ☐ 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 *505889*

File # 098-17-CA

Fee

Amount Paid *Ø*

Received Date

Received By *Pam Blot*

Property Street Address 506 N Boundary St. Raleigh NC, 27604

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Aviva Imbrey

Lot size .11 acres

(width in feet) 48

(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
516 N Boundary St. Raleigh NC, 27604	534 N East St. Raleigh NC, 27604
510 N Boundary St. Raleigh NC, 27604	532 N East St. Raleigh NC, 27604
515 N Boundary St. Raleigh NC, 27604	530 N East St. Raleigh NC, 27604
511 N Boundary St. Raleigh NC, 27604	515 Euclid St. Raleigh NC, 27604
509 N Boundary St. Raleigh NC, 27604	525 Euclid St. Raleigh NC, 27604
521 N Boundary St. Raleigh NC, 27604	
501 N Boundary St. Raleigh NC, 27604	
500 N Boundary St. Raleigh NC, 27604	

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 Tactile Workshop

Mailing Address 1001 S Saunders St

City Raleigh

State NC

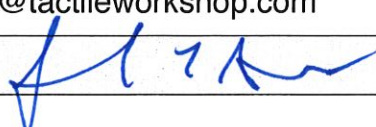
Zip Code 27603

Date 05 10 2017

Daytime Phone 919 302 4205

Email Address sam@tactileworkshop.com

Applicant Signature



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

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

Office Use Only

Type of Work _____

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)
2.3	Site Features and Planting	Remove Retaining Wall. Install New Retaining Wall. New Patio. New Addition of 125SF
2.4	Fences and Walls	
3.4	Paint & Colors	
3.5	Roofs	
3.6	Exterior Walls	
3.7	Windows and Doors	
4.0	Additions	

Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.					
Minor Work (staff review) – 1 copy					
Major Work (COA Committee review) – 10 copies					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

Raleigh Historic Development Commission
Certificate of Appropriateness Application for
506 North Boundary Street

1. Written Description



EXISTING VIEW FROM STREET. NO CHANGES TO CHARACTER DEFINING FACADE.

Introduction

The house at 506 N Boundary Street was built in 1954. Currently the house is 1,108 square feet. The homeowners wish to renovate the interior of their home and create a more inviting patio for entertaining. 125 SF square feet will be added to increase the size of the master bedroom. The total new area will be 1,233 square feet. It is our understanding the home is considered to be a non-contributing structure in the historic district. All changes to the exterior of the home will occur on the rear/ non character defining facade.

We believe these improvements will be embraced by the RHDC and the Oakwood community and add value to the owners home and surrounding properties.

The proposed design shows the removal of two closely spaced retaining walls in the back yard. The wall nearest to the house appears to be leaning. Both walls are nestled closely to the rear of the house. Due to the sloped site and the close retaining walls you enter the back of the house in somewhat of a hole. In order to create exterior space more closely on the same plane as the finish floor, we will do some minor cut and fill on site to push the retaining walls further from the back of the house to create a more spacious patio. Materials include a new concrete retaining wall with a low profile "knife edge" cap, new pavers, and new pea gravel.

The rear of the house will be renovated with new board and batten wood siding, a new covered porch with a pressure treated, dried, and eventually painted wood floor. A small addition matching the front gable of the house will pop out about 6'-0" from the rear of the house. The additional spaces allows for reworking the master bedroom. A bay window will also be installed at the rear of the house.

2. Description of Materials

A. New Addition will be clad in board and batten wood siding with battens running vertically at 12" on center. The siding will be painted.



Sample Image of Board and Batten Wood Siding

B. Windows on Addition - Site Line by Jeldwen is basis of design. Aluminum Clad wood. Addition only. Existing windows at first floor shall remain.

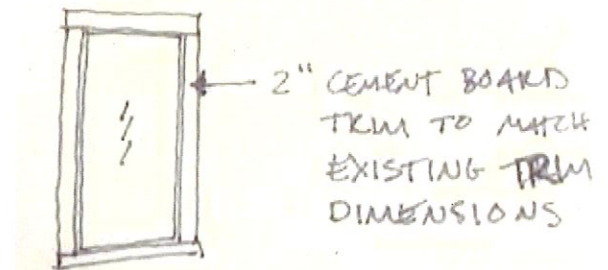
Siding Note: Existing Siding is Asphalt - Cementitious Siding - Non Asbestos.



Existing Trim and Siding Shall Remain.



New



Trim Detail

2.1 Description of Materials

C. Pavers and Pea Gravel



Gravel - #78 Pea Stone



Actual Concrete pavers salvaged from Oakwood Renovation

D. Retaining Wall - New retaining walls will be concrete.



Sample image of concrete retaining wall.

E. Fence - Existing fence will be modified for new gate. New Fencing shall match existing.



Existing Fence.

3. Existing Conditions



View from across street.



View from opposite side of street/ sidewalk approach.

3.1 Existing Conditions



View at sidewalk approach.



View of existing patio and rear of house.

3.2 Existing Conditions



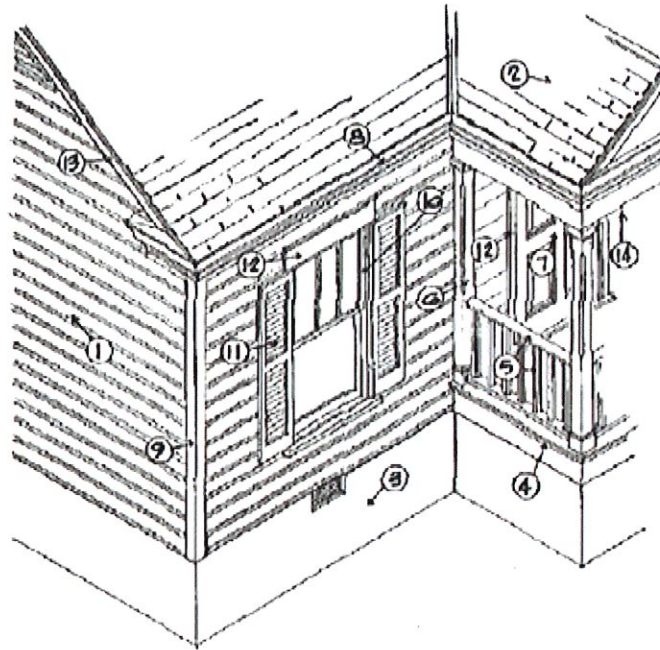
View of existing rear addition.



View of existing retaining walls.

4. Paint Schedule

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant Aviva Imbrey Owner (Tactile Workshop - Owner Agent)

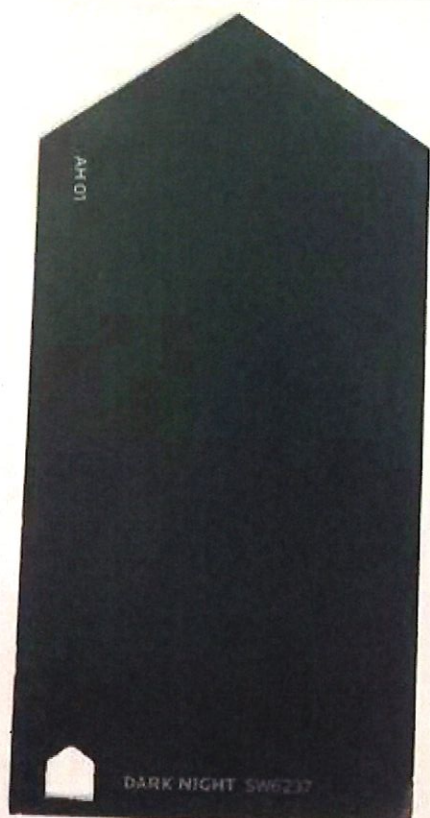
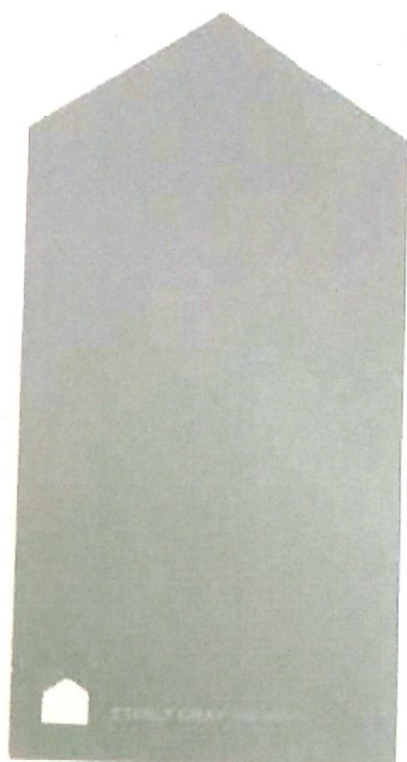
Address 506 N Boundary St

Paint Manufacturer (Please submit color chips with this schedule)

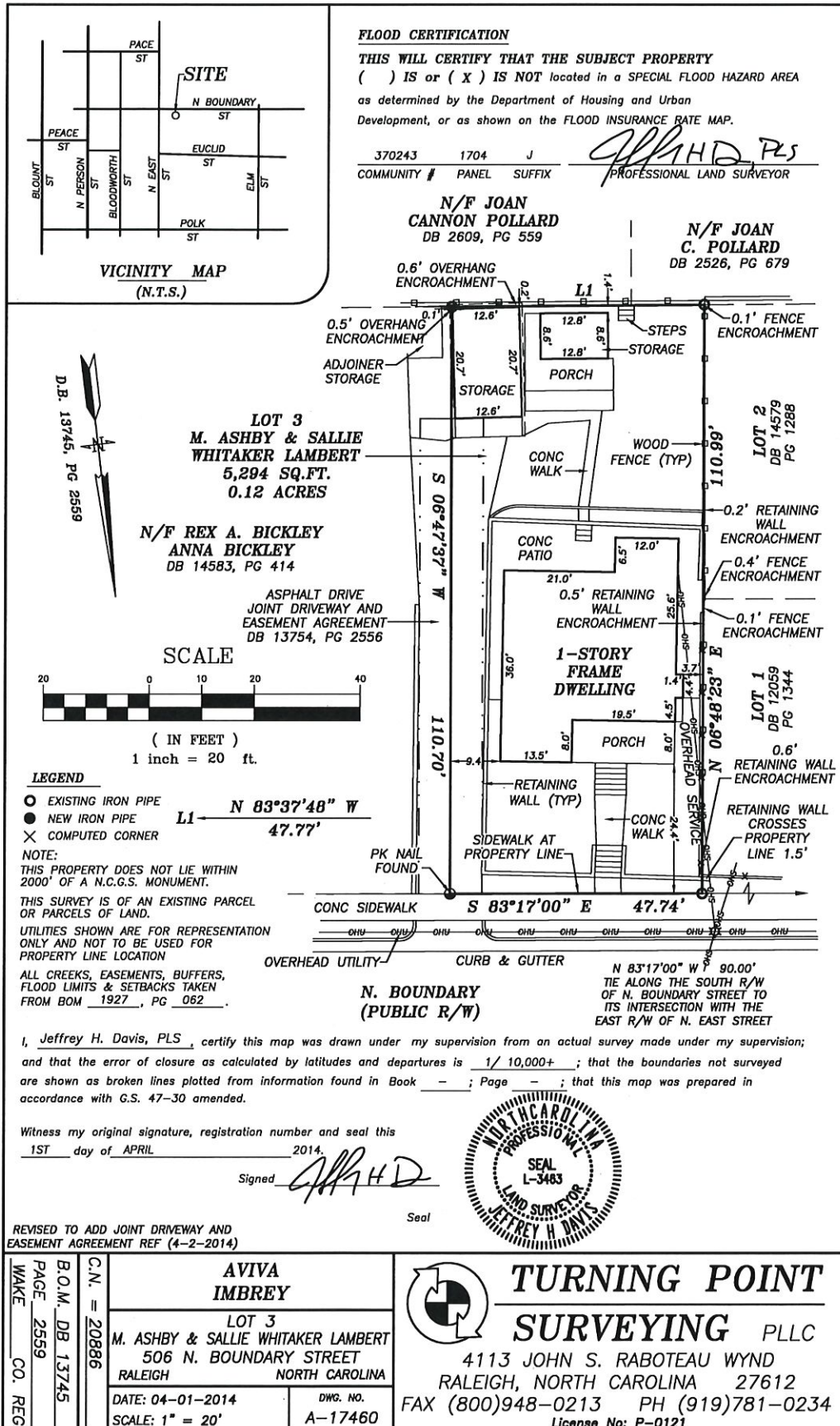
Color Schedule

1	Body of House	Existing Asphalt Siding Shall Remain
2	Roofing	No Change - New Shall match existing gray shingle roof
3	Foundation	Dark Night SW 6237
4	Porch Floor	Existing Shall Remain
5	Railing	Existing Shall Remain
6	Columns	Alabaster SW 7008
7	Entrance Door	Existing Shall Remain
8	Cornice	Alabaster SW 7008
9	Corner Boards	Alabaster SW 7008
10	Window Sash	Alabaster SW 7008
11	Shutter	N/A Removing 1 set of plastic Shutters
12	Door & Window Trim	Alabaster SW 7008
13	Rake	Alabaster SW 7008
14	Porch Ceiling	Alabaster SW 7008
15	Other	NEW ADDITION - Body Steel Gray SW7664

4.1 Paint Samples



Note: There are no existing trees on Site.

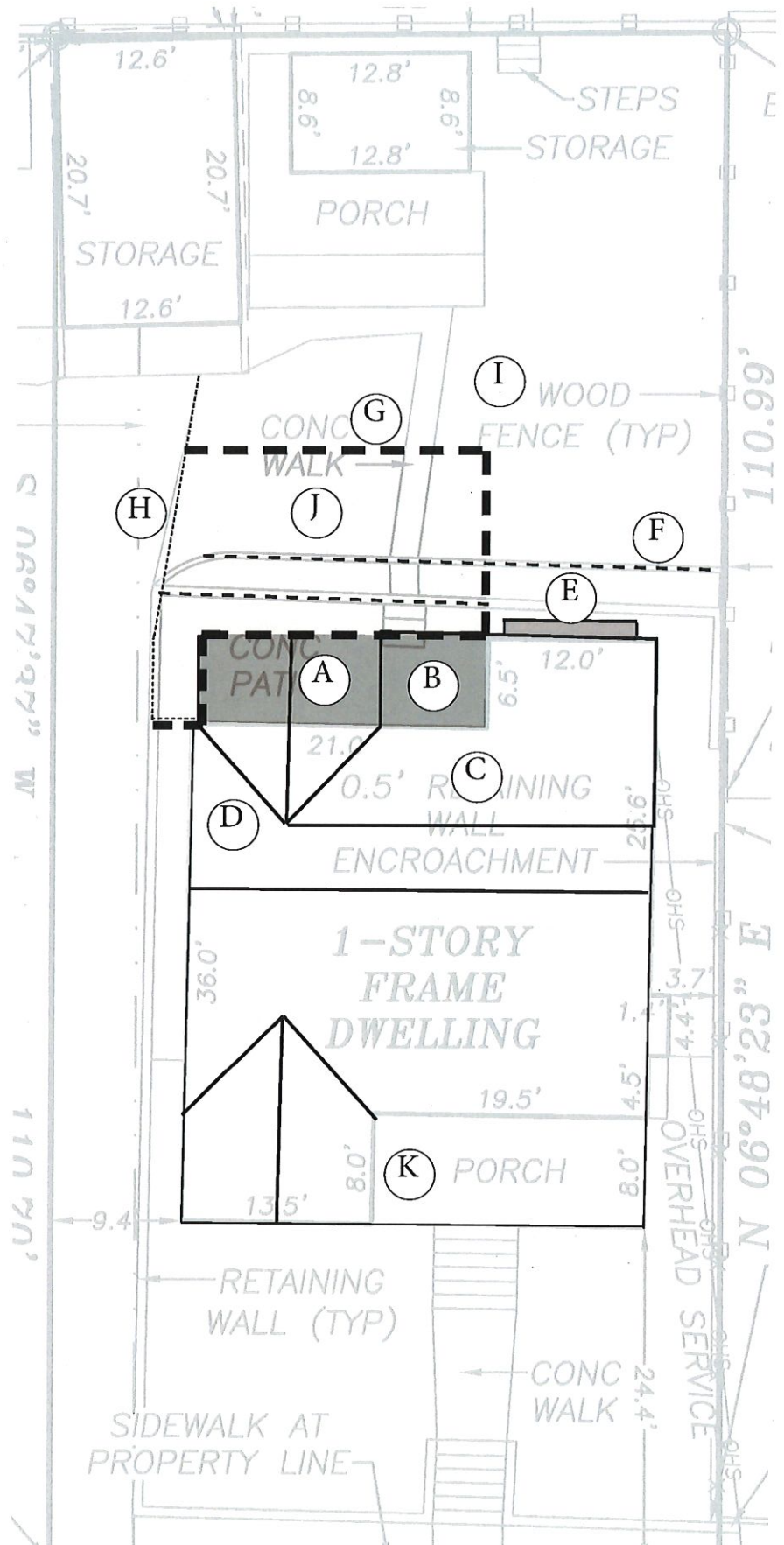


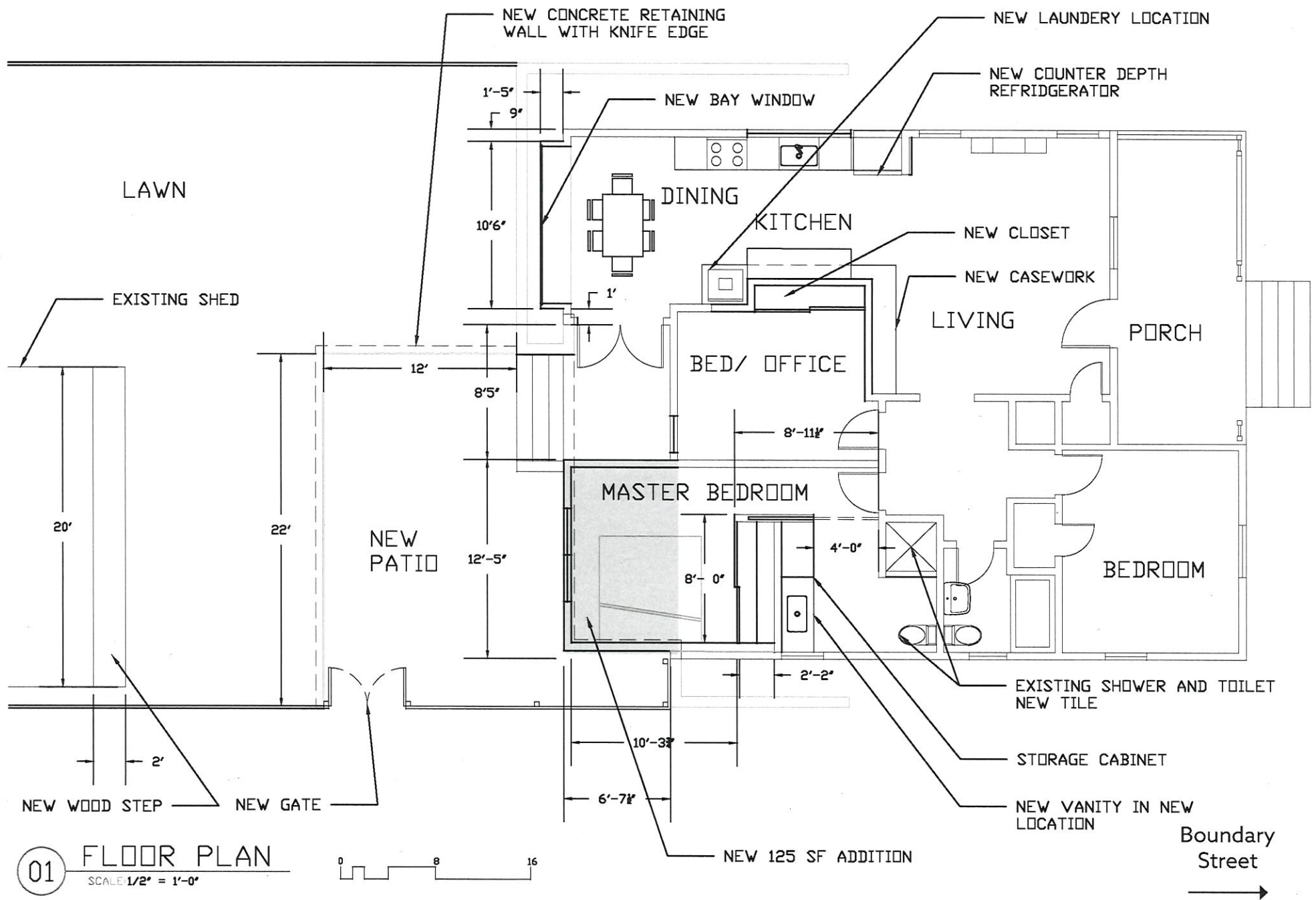
5.1 PLOT PLAN

DRAWING KEY NOTES:

- A - NEW 125 SF ADDITION
B - COVERED PORCH
C - PITCHED ROOF
D - GABLE ROOF
E - NEW CANTILEVER BAY WINDOW
F - DEMO -REDUNDANT RETAINING WALL
G- NEW CONCRETE RETAINING WALL
WITH KNIFE EDGE -FLUSH WITH
LANDSCAPE
H- REPAIR EXISTING FENCE + NEW GATE
I - RE-SEED LAWN SMOOTH OUT GRADE
J - NEW PAVER AND PEA GRAVEL PATIO
K- EXISTING GABLE ROOF

NOTE: NO TREES PRESENT ON SITE





TACTILE WKSP

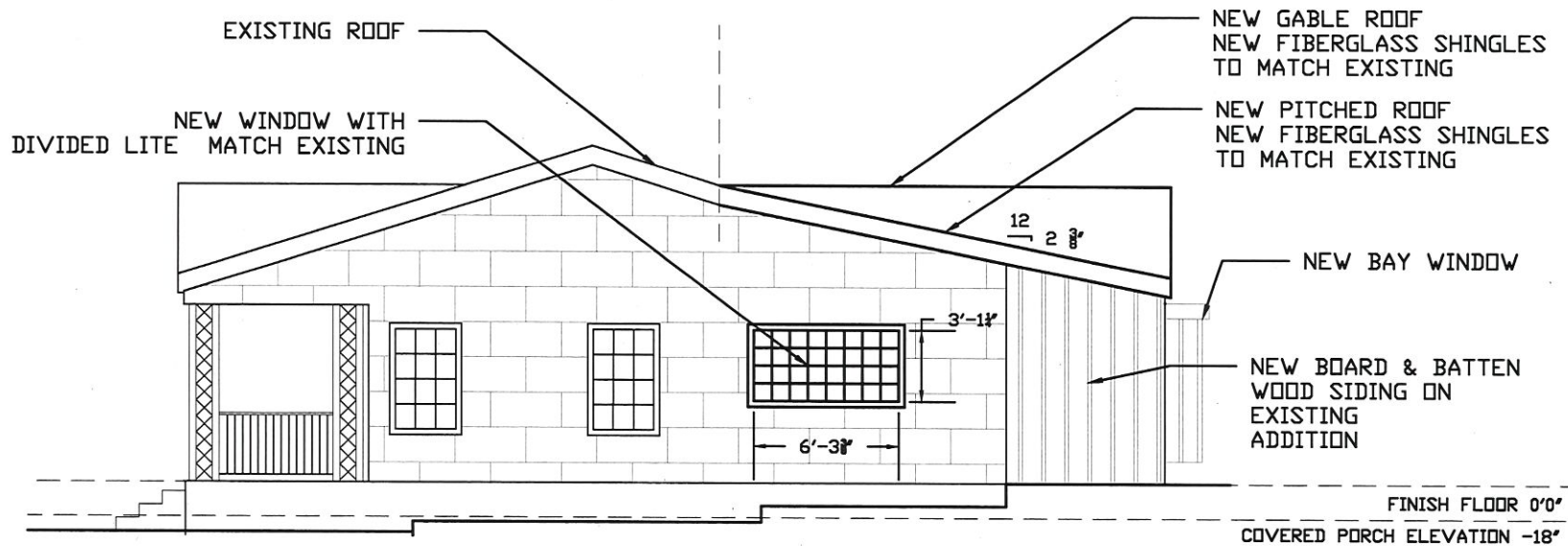
1001 S SAUNDERS ST
RALEIGH, NC 27603

506 N BOUNDARY
RALEIGH, NC 27604

Date
05 / 08 / 2017
Scale
AS NOTED

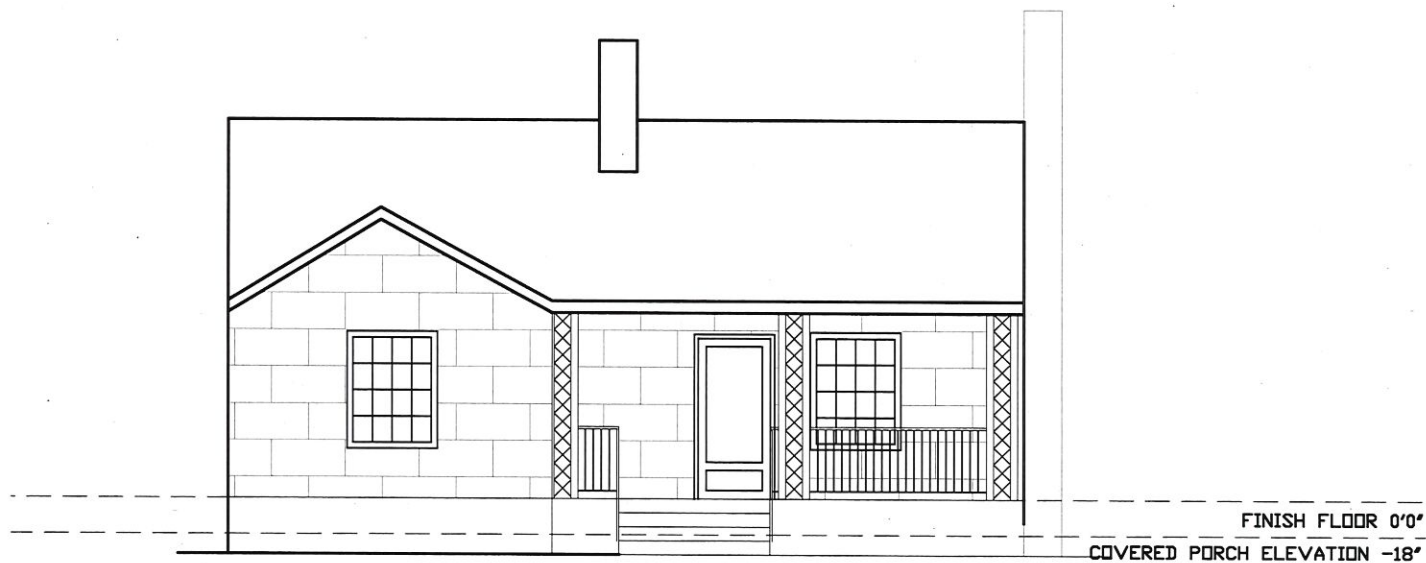
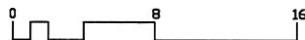
NOT TO BE DISTRIBUTED OR REPRODUCED

Sheet
TW100
19



01 SIDE ELEVATION

SCALE: 1/2" = 1'-0"



02 FRONT ELEVATION - NO WORK THIS AREA

SCALE: 1/2" = 1'-0"

