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103-17-CA

516 POLK STREET

OAKWOOD HISTORIC
DISTRICT (HOD-G)



0 30 60 120 Feet

Nature of Project:
Demolish non-historic garage;
construct new 1-1/2 story garage.

APPLICANT:
MARK GALIFINAKIS &
JENNIFER NEIBERT



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 # 518098

File # 103-17-CA

Fee \$294

Amount Paid \$147

Received Date 6/14/17

Received By A. Hester

Property Street Address 516 Polk St

Historic District Historic Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Mark Galifianakis + Jennifer Neibert

Lot size .22 acres

(width in feet) 70'-0" Front + 71'-0" Rear

(depth in feet) 140'-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
511 Oakwood Ave	415 Elm St
519 Oakwood Ave	500 Polk St
414 N East St	503 Polk St
501 Polk St	513 Polk St
510 Polk St	517 Polk St
520 Polk St	519 Polk St
410 N East St	412 N East St
515 Oakwood Ave	411 Elm St

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 Mark Galifianakis + Jennifer Neibert

Mailing Address 516 Polk St

City Raleigh

State NC

Zip Code 27604

Date 6/11/2017

Daytime Phone

919-949-9406

Email Address mark@hallmarkcre.com jenniferneibert@me.com

Applicant Signature

Mark Galifianakis *Jennifer Neibert*

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

11/16

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)
2.3/13	Site Features	<p>The garage will be located similar to the existing garage, rear right corner of site. This is historically where detached garages or shed were located in this neighborhood and the attached 1914 Sanborn map show a detached bldg in this similar location and the 1950 Sanborn map shows the detached bldg. has been removed.</p> <p>The existing curb cut and gravel drive will remain as is. The new garage has a modestly larger footprint than the existing garage and will shift back on the site to allow for a 10' separation between the house and the garage. A concrete slab will be poured in front of the new garage and will have an exposed aggregate finish.</p> <p>The new garage will have similar materials and dimensions as the existing historic house such as smooth faced wood siding with a 4.5" exposure, 5" corner boards with eased edges, closed soffits matching the primary structure and open rafters on dormers above, 1-3/4" deep sills, wood windows without grille patterns (subtle hint to differentiate this structure from the primary structure), brick foundation, and asphalt roof shingles.</p> <p>The garage remains a single car garage with access to the upstairs by an internal stair. The garage will be a one and a half story garage and the height will be kept 12" lower than the existing ridge line of the historic house. The grade slopes down toward the rear portion of the yard which helps keep the height and overall presence of the garage feel smaller than the historic house. Pushing the garage further back on the lot adds to this diminished presence as well. We have also kept the existing fence in the same location as it is now which also helps reduce the overall mass and presence of the garage from the street.</p>
2.5/16	Driveways + Off Street Parking	
2.6/19	Garages + Accessory Structures	

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 <ul style="list-style-type: none"> <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				

1704913098
GALIFIANAKIS, JON MARK
516 POLK ST
RALEIGH NC 27604-1960

1704902941
HAZELTON, JOHN F III HAZELTON, RACHEL
L
410 N EAST ST
RALEIGH NC 27604-1234

1704902969
HUNN, MICHAEL CARTER
412 N EAST ST
RALEIGH NC 27604-1234

1704903802
THURSTON, JASON ALAN THURSTON, AMY
HOUSE
511 OAKWOOD AVE
RALEIGH NC 27601-1157

1704903862
PINTHER, GEORGE C II PINTHER, ANITA
BLOMME
515 OAKWOOD AVE
RALEIGH NC 27601-1157

1704904813
BERRY, RICHARD D MURPHREY, TINA
LOUISE
1140 WATER PLANT RD
ZEBULON NC 27597-8609

1704904870
SALDI, JENNY E TEAL, BRUCE SANFORD
519 OAKWOOD AVE
RALEIGH NC 27601-1157

1704904957
MORROW, RONALD G
415 ELM ST
RALEIGH NC 27604-1931

1704905920
BAXTER, CAROLE H
411 ELM ST
RALEIGH NC 27604-1931

1704912034
HOBART, JOHN DONALD JR HOBART, KAY
LINN
414 N EAST ST
RALEIGH NC 27604-1234

1704912101
DAVID, ERIC M DAVID, SARAH W
500 POLK ST
RALEIGH NC 27604-1960

1704912150
WALLACE, LEESA LANE
502 POLK ST
RALEIGH NC 27604-1960

1704912225
EDGERTON, GREGORY L EDGERTON,
PATRICIA L
501 POLK ST
RALEIGH NC 27604-1959

1704912286
SKINNER, HARRIET MCLEOD
503 POLK ST
RALEIGH NC 27604-1959

1704912331
CORBIN, LINDA T
504 N EAST ST
RALEIGH NC 27604-1266

1704913028
PACOFISKY, GREGORY J PACOFISKY, B
MICHELLE
510 POLK ST
RALEIGH NC 27604-1960

1704913239
CLAY, JOHN S
513 POLK ST
RALEIGH NC 27604-1959

1704913393
MANN, K MICHAEL MANN, LYNN W
515 POLK ST
RALEIGH NC 27604-1959

1704914068
FLOURNOY, WILLIAM L JR
520 POLK ST
RALEIGH NC 27604-1960

1704914341
MAZANEK, MICHAEL D MAZANEK,
TIFFANIE A
517 POLK ST
RALEIGH NC 27604-1959

1704915052
CREW, JAMES C JR MACKIE, GLENDA G
417 ELM ST
RALEIGH NC 27604-1931

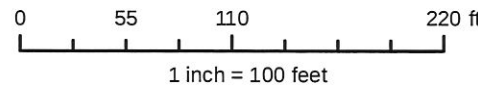
1704915140
NARDELLI, MARCO BUONGIORNO
NARDELLI, ANTONELLA LON...
15 HORSESHOE DR
LEWISVILLE TX 75077-6713

1704915312
KASEFANG, CURTIS ONEILL, SHARON
519 POLK ST
RALEIGH NC 27604-1959

1704915382
EMMANUEL PENT HOLINESS CHURCH
521 POLK ST
RALEIGH NC 27604-1959



516 Polk St



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516 Polk St



0 25 50 100 ft
1 inch = 50 feet

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enclosed at some point between 1950 and 1970. The house remained in the Young family until 1989. Two of Charles Wesley Young's daughters, Pauline Young Stronach and Emily Young Anderson, gave extensive interviews in 1972 and 1973 as part of Meredith College's Oakwood Study. Emily lived here until 1989. Their older sister Ethel died here in 1988 at age 103.

There is a shed-roofed frame shed to the northwest of the house, built in 1960 according to tax records.

Meredith p.181 Mrs. Anderson nee Young says house built in 1885 or 1886, built for Charles Wesley Young & his bride Margaret. Mr. Briggs was the contractor. The Youngs moved in when oldest sister Ethel was 18 months, and she was born Mar 23, 1885, so they moved in Sep 1886.

45:147 Martha Mordecai, extrx, to R. S. Pullen Nov. 14, 1876, \$595, what is now 503, 513 & 515 Polk

83:614 R. S. Pullen to C. W. Young May 15, 1885, \$300, this lot

140:296 Charles W. Young to Maggie C. Young Jan 30, 1897

Will 7200 Margaret Denton Young to daughter Ethel Young

2844:648 Ethel Young to Emily Young Anderson of 515 Polk Jul 21, 1980

4520:611 Emily Young Anderson to Michael & Lynn Mann Jun 30, 1989 \$121K

1886 RCD: Charles W. Young, grocer, lives elsewhere

1887 RCD: C. W. Young, at W. B. Mann & Co staple & fancy groceries, "r Polk St."

1888 RCD: C. W. Young, grocer

1896-97 RCD: Charles W. Young, grocer, w-Maggie, ds-Ethel and Pauline

1899-00 RCD: C. W. Young

1900 census: C. W. Young, broker, w-M.C., kids: Ethel, Pauline, Charlie, Hugh, Emma, Margarite

1901 RCD: Charles W. Young, merchandise broker, w-Margaret

1903 RCD: C. W. Young

1913-14 RCD: Mrs. M. C. Young & H. G. Young

1914 Sanborn: front section, short ell behind right part of main section, deep ell behind left part of main section, separate kitchen behind right part of house, connected by an open porch, porch also along west side of kitchen

1917 RCD: Mrs. M. C. Young

1925 RCD: Mrs. M. C. Young

1934 RCD: Emily D. Young

1948 RCD: Mrs. Margaret C. Young

1950 Sanborn: same as 1914. Garage close to location of current shed, but not exactly same location and not same shape.

1958 RCD: Charles W. Young

1963 RCD: Ethel Young

1973 RCD: Ethel Young

1985 RCD: Ethel Young

1986-87 RCD: Emily Y. Anderson

2012 wakegov: similar to 1950 but porches in rear have been enclosed, composition roof.

=WA0077 **516 Polk St. Pullen-Bashford House c.1879** This North Carolina Victorian triple-A frame cottage was among the earliest built for developer and philanthropist Richard Stanhope Pullen. He built fourteen of Oakwood's earliest houses, and also donated the land for the "N.C. College of Agriculture & Mechanic Arts" (now N.C. State University) and Pullen Park. Thomas J. Bashford, a bookkeeper with Edwards & Broughton Printers, moved into this house in c.1882 and bought it in 1885. His brother lived down the street at 603 Polk. The Bashford family owned and lived in this house until 1952. From 1947 to 1952, this was the home of the Rev. Thomas G. Bashford, who later represented Oakwood on the Raleigh City Council. The front section of the house has a side-gabled saddle roof which was originally sheathed in wooden shingles. There is a flush gable in the center of the front. There are quatrefoil attic vents in the gables. The front porch has a hipped roof sheathed in standing-seamterne metal, supported by ten coupled and tripled slender square-section posts with sawnwork detail between the paired posts, and a sawnwork balustrade. The front door has a transom. Most windows are six-over-six. There are two original ells on the rear: a deep ell on the eastern part and a shallower ell on the western part. A shed-roofed section was added behind the western ell in c.1902. Also in c.1902, a room was added behind the eastern ell, with a porch beside it. The house was divided into two apartments in c.1970. It was restored to a single unit in 1975-76 by Charles J. Robertson for owner James N. Stronach. Robertson was associate director of the N.C. Museum of Art. From c.1977 to 1981 this was the home of Lawrence J. Wheeler, deputy director of the N.C. Department of Cultural Resources, and later director of the North Carolina Museum of Art.

There is a saddle-roofed frame one-car garage to the southwest of the house, built in c.1998.

Winter 1981 Oakwood Newsletter: Larry Wheeler has resided here from about 3 years." An article in the News & Observer in early December, 1980, describes this house as the residence of Larry Wheeler. The "house was restored by its owner James N. Stronach, before Wheeler moved in."

90:179 R. S. Pullen to T. J. Bashford Dec 15, 1885 \$1000

Book of Wills J:173 will of T. J. Bashford to son A. L. Bashford, Aug 17, 1926

810:356 A. L. & Emmie Bashford to Thomas G. Bashford May 26, 1939

100:635 Thomas G. & Mildred Bashford to Philippa Jones Aug 20, 1952

2224:549 Alfred T. & Dorothy Taylor to James N. Stronach Feb 14, 1974 \$12K

7532:231 James N. Stronach to Jon Mark Galifianakis Jun 27, 1997 \$172K

Jun 19, 1879 Raleigh *Observer*: "Nearby are building . . . two one-story cottages for R. S. Pullen."

1880-81 RCD: Frederick Sievers, mgr Singer Mfg Co. (sewing machine store on Fayetteville St.)

1881 map: this house owned by R. S. Pullen. Looks three rooms deep

1883 RCD: Thomas J. Bashford, bookkeeper at Edwards, Broughton lives elsewhere

1886 RCD: T. J. Bashford, wks Edwards, Broughton

1887 RCD: T. J. Bashford, bookkeeper at Edwards, Broughton & Co

1888 RCD: Mrs. Candace Bashford, widow, & T. J. Bashford, bookkeeper, Alice Womack, cook, colored

1891 RCD: T. J. Bashford, bkkpr Edwards & Broughton

1896-97 RCD: Thos J. Bashford, bkkpr for Edwards & Broughton, w-Fannie

1899-00 RCD: T. J. Bashford

Dec 5, 1901 News & Observer: permits issued in November: T. J. Bashford, addition to frame house Polk Street \$100

1903 RCD: T. J. Bashford

1914 Sanborn: Similar to 1881, ell extended behind left side of house with porch beside addition, wooden shingle roof

1925 RCD: T. J. Bashford

1934 RCD: Arthur L. Bashford

1948 RCD: Thomas G. Bashford

1950 Sanborn: same as 1914, still no garage

1958 RCD: W. David Nance

1963 RCD: Luttrell & Allen Tippet

1968 RCD: Luttrell & Allen Tippet

1973 RCD: two apartments

c.1975 photo 145_Misc_57_2 at N.C. Archives shows this house with sawnwork balustrade & detail between porch posts, extra front door to the right of original front door

c.1977 photo 145_Misc_55_1 at N.C. Archives shows this house, with sawnwork balustrade and detail between coupled porch posts, no extra front door

c.1977 photo 145_Misc_31_3 at N.C. Archives shows this house, with sawnwork balustrade and detail between coupled porch posts, no extra front door

1995 photo on wakegov: Photo has sawnwork balustrade and sawnwork detail between porch post pairs, at top

2011 google street view: sawnwork detail missing between porch posts

2012 wakegov: similar to 1950 but back porch enclosed

=WA6974 **517 Polk St. Asa B. Forrest House 1881** This house was built by prominent contractor Thomas H. Briggs for Asa and Betsy Forrest. He was the superintendent of Oakwood Cemetery from 1874 until his death in 1920. He was responsible for the development and beautification of the cemetery. He also ran his own nursery on the land between this house and the cemetery, and planted many trees throughout Raleigh. He had a horse and buggy, and kept a cow and chickens. He later built five other houses on the north side of Polk St. This house was originally smaller. It was a side-hall-plan house with a moderately-pitched front-gabled saddle roof, sheathed in wooden shingles. The original porch had chamfered square-section posts and a sawnwork balustrade. There was a separate kitchen behind the house. Forrest made several additions to the sides and rear prior to 1900: A small gabled two-story projection on the left side, and a one-story projection on the right side. The gables had gingerbread bargeboards near the peaks. Forrest expanded the porch to wrap around to meet the projections. Prior to 1914 Forrest added one-story projections behind these projections. In 1922, his widow Betsy sold the house to insurance brokers John N. Jarrett and Oscar Edwin Starnes, who undertook a major renovation and update. They

Written Description for New Garage at 516 Polk St

516 Polk St is a 1-story wood sided Victorian Triple-A frame home built in 1879. There is currently a one-story, long gable roofed garage that Matthew Brown, former Historian of Historic Oakwood and author of the compilation of historic properties for Oakwood and other Historic Districts in Raleigh, mentions as being built circa 1998 in the attached house history. The garage is located towards the middle-rear of the lot along the driveway side property line. The 1914 Sanborn map attached sites an accessory building in a similar spot, but a different footprint. The 1914-1950 Sanborn map does not show an accessory building on the lot. This information leads us to believe that the new garage was built after 1950.

The home owner is proposing to add a new 1-1/2 Story, 1-car garage to replace the existing garage and push it back further into the lot to reduce its presence from the street and give more separation from it and their current house and deck. The new garage will have habitable space carved out of the area formed by the gable roof. Two dormers, along the sides of the structure running from front to back will add natural light to the space above. This new accessory structure will follow in the same local language of the architecture of the primary house and will follow all RHDC guidelines. The new garage will have similar materials to the existing house. Southern Yellow Pine siding with a 4.5" exposure will be used and will be smooth faced siding that is common to the neighborhood. Wood trim, closed soffits on the main gable roof and fascia boards will be painted and detailed to match the existing primary structure. The dormers will have exposed rafters. Architectural asphalt shingles will make up the new garage roof. The existing house main roofing material is asphalt shingles, the new asphalt shingles will match in color and aesthetic to the historic house. New wood double hung and casement windows will be used and will not have a grille pattern to differentiate the new garage from the historic structure. Wood garage doors with a row of widows at the top of the doors will be used. These are similar to other garage doors found in the neighborhood. Painted brick foundation wall will be used for the garage similar to the foundation of the historic house.

The garage has been sited with several things in mind; the location of the footprint shown of the accessory building on the 1914 Sanborn map for this property, the existing garage location and footprint, the existing gravel driveway, taking advantage of the sloping grades, and trying to keep the views of the garage from Polk St as minimal as possible. The grade slopes from the street to the rear property line with the high side bordering Polk St and the low side on the rear property line. Having the garage sited as shown allows for the grade to reduce the overall appearance of the garage from both Polk St and the adjacent neighbor. The location also keeps the garage from crowding the historic house. The gable has been oriented so that the gable end faces Polk St and the rear yard which is in keeping with other historic garages in the neighborhood. Finally, the application includes expanding the existing driveway to the garage. The new portion of the driveway will be an exposed aggregate concrete. Fencing will all stay the same.



Item Number	335443
Full Image Title	00167
Full Atlas Title	Raleigh 1914
Date of Publication	1914
Publisher	Sanborn Fire Insurance Map Company
City	Raleigh



Item Number	335536
Full Image Title	00262
Full Atlas Title	Raleigh 1914-Dec. 1950 vol. 1, 1914-Nov. 1950
Date of Publication	1950
Publisher	Sanborn Fire Insurance Map Company
City	Raleigh

516 Polk St
Existing photos



516 Polk St
Existing photos



516 Polk St
Existing photos



Driveway side of house, facing
towards the street from behind fence



516 Polk St
Existing photos



Driveway side of house, facing
towards the rear yard from behind fence

.Rear elevation of house, below





Side and Rear of Garage from back yard



516 Polk St
Existing photos



Rear of Garage from back yard





Front of Garage from driveway and driveway side neighbor



516 Polk St
Existing photos

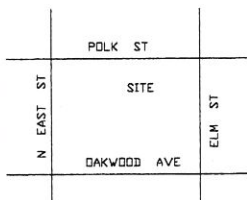


Driveway side neighbor, photo taken further up driveway



Side of Rear Yard and rear yard fence where a big tree is located

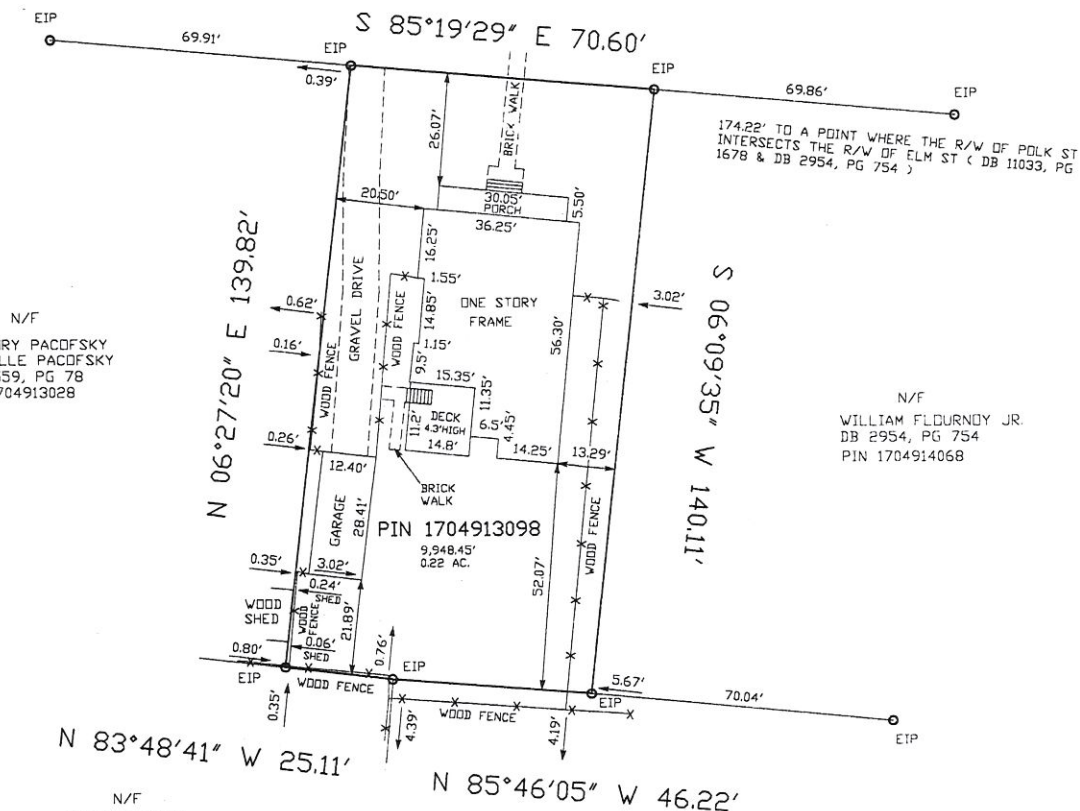




VICINITY MAP (N.T.S.)

SUBJECT PROPERTY IS ___ IS NOT ___X___ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170400J ZONE X

POLK STREET



N/F
GREGORY PACOFSKY
MICHELLE PACOFSKY
DB 7559, PG 78
PIN 1704913028

N/F
WILLIAM FLOURNOY JR.
DB 2954, PG 754
PIN 1704914068

FIELD CLOSURE 1: 24,723

ALL BEARINGS AND DISTANCES ARE
CORRECT FIELD MEASUREMENTS

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF
A TITLE SEARCH AND IS SUBJECT TO ANY FACTS
WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE
TITLE SEARCH

DEED REFERENCE:

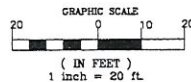
D.B. 7532, PG. 231-232
D.B. 2224, PG. 549

N/F
MICHAEL HUNN
DB 13189, PG 2624
PIN 1704902969

N/F
RONALD G MORROW
DB 8065, PG 520
PIN 1704904957

STATE OF NORTH CAROLINA
WAKE COUNTY
I, JOHN Y. PHELPS JR., PROFESSIONAL LAND SURVEYOR
CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION,
DEED DESCRIPTION RECORDED IN DEED BOOK 83
PAGE 3400N; THAT THE RATIO OF PRECISION AS
CALCULATED IS 1:24,723; THAT THE BOUNDARIES
NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM
INFORMATION FOUND IN BOOK 83, PAGE 3400N
THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH
G.S. 47-10 AS AMENDED, WITNESS MY HAND AND SEAL THIS
20th DAY OF JULY, 2002

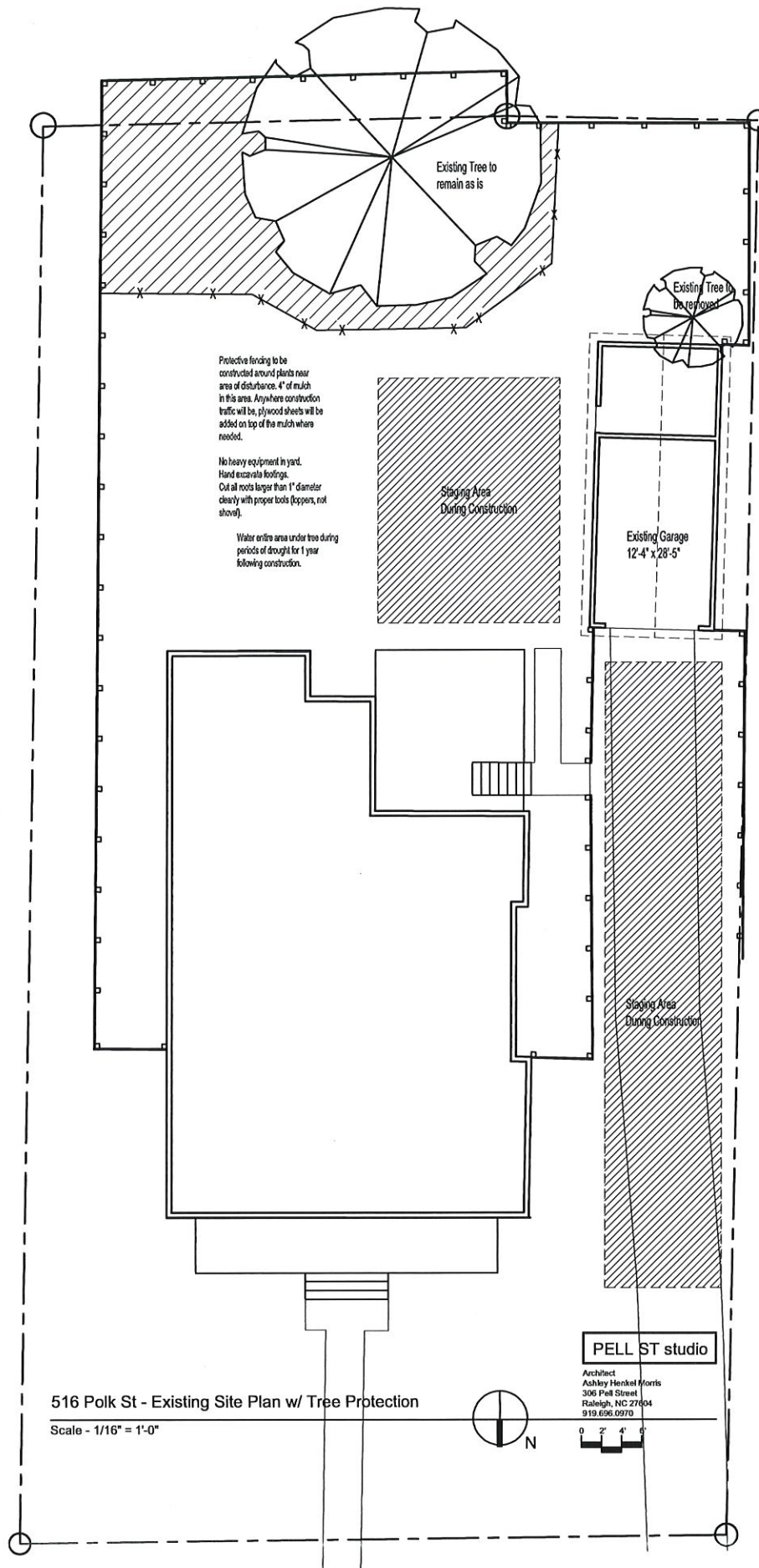
JOHN Y. PHELPS JR. REGISTRATION NO. L-1319

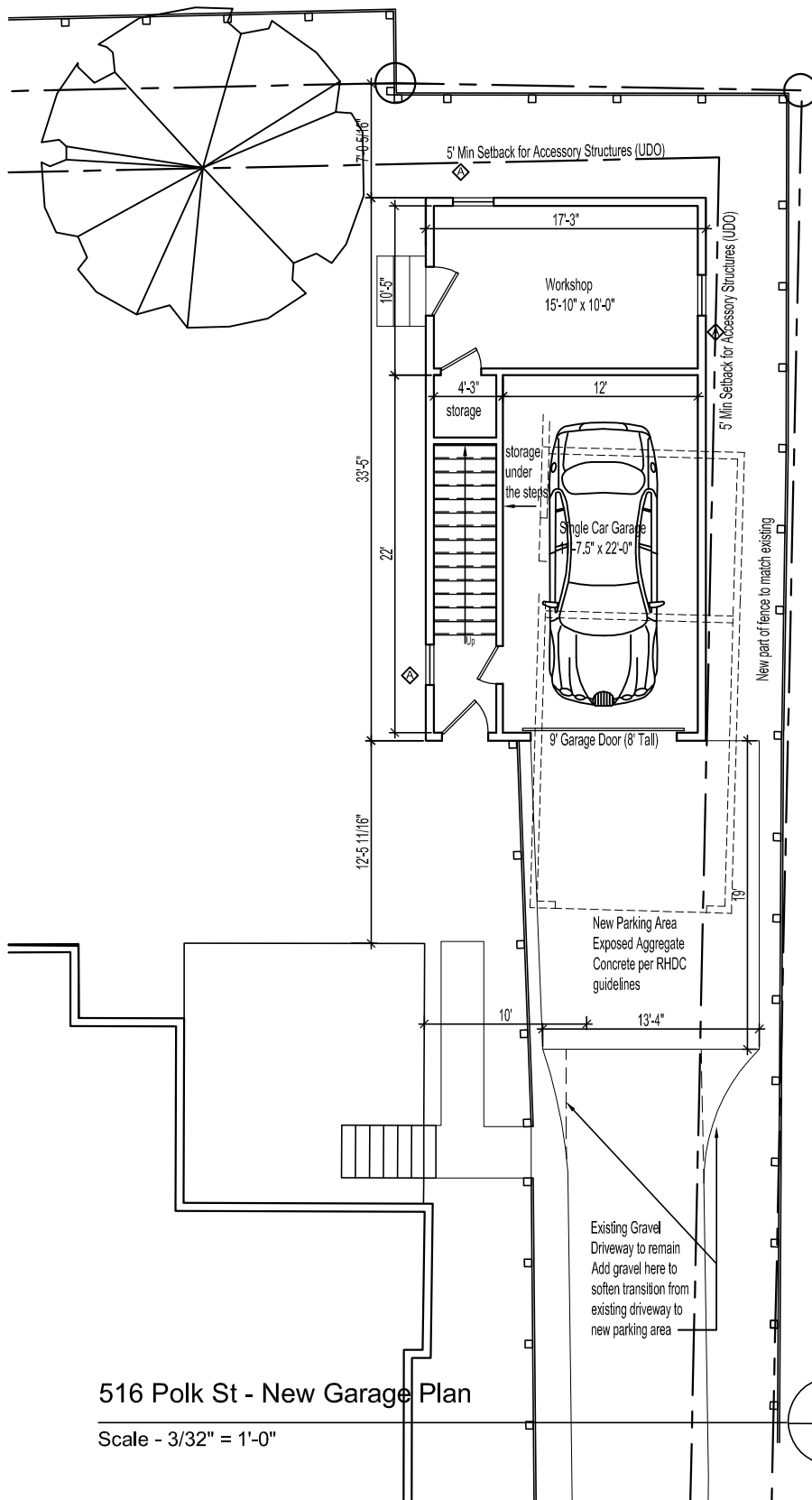


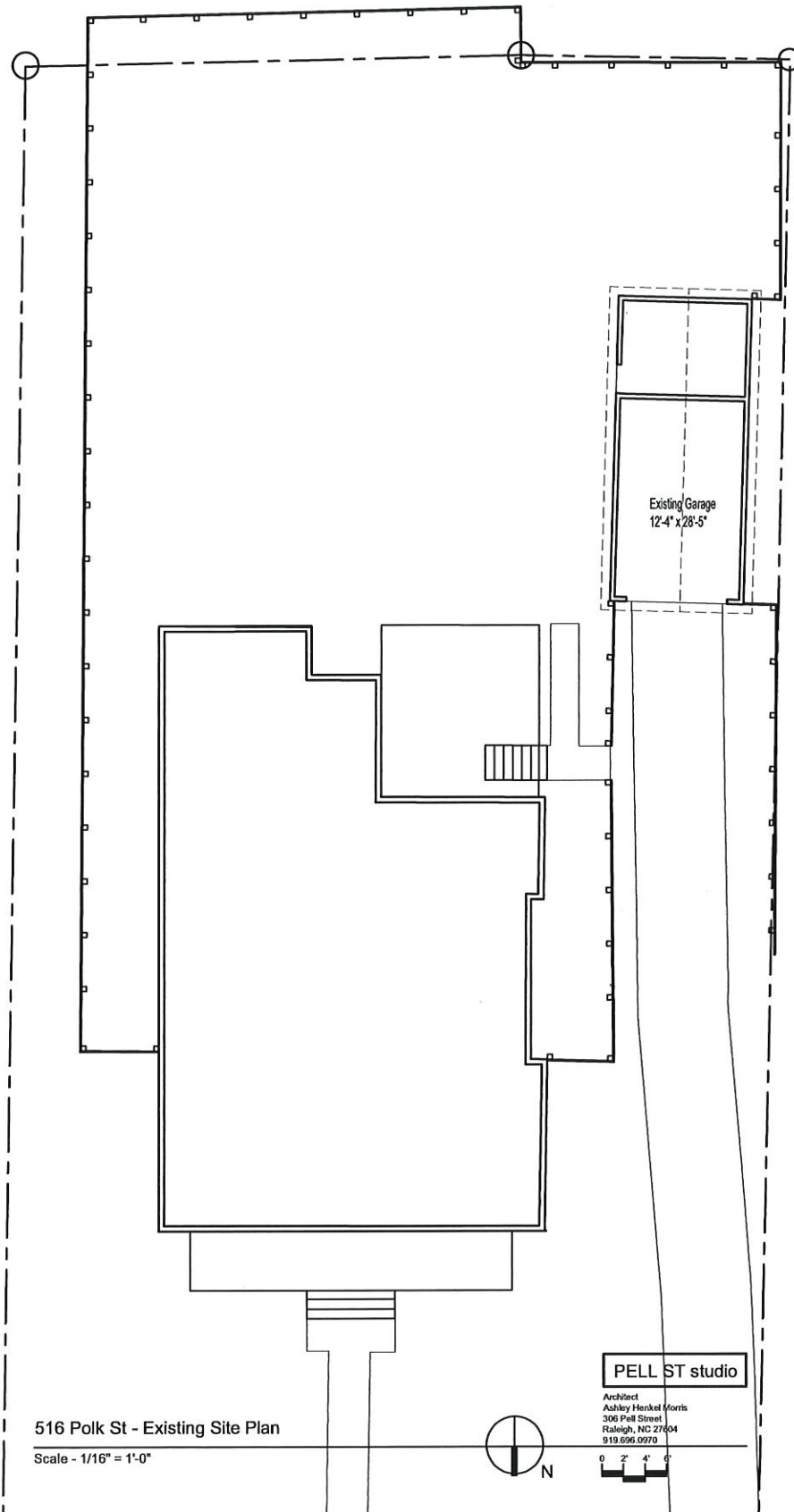
LEGEND

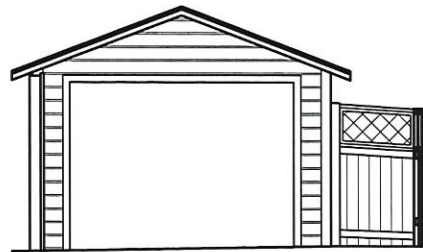
EIP EXISTING IRON PIPE MH MANHOLE
NIP NEW IRON PIPE RP POWER POLE
MON MONUMENT R/W RIGHT OF WAY
PK PARKER KALON NAIL C/L CENTER LINE
CB CATCH BASIN

SCALE 1"=20'	PROPERTY SURVEY FOR:
DATE 07/16/09	JON MARK GALIFIANAKIS
FD. BK FB 1222 #57639	516 POLK ST. RALEIGH, WAKE COUNTY, N.C.
JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR 5110 BUR OAK CIRCLE, RALEIGH, N. C. 27612 PHONE 919 787-3658	









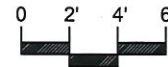
516 Polk St - Garage Existing Front (Street) Elevation

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

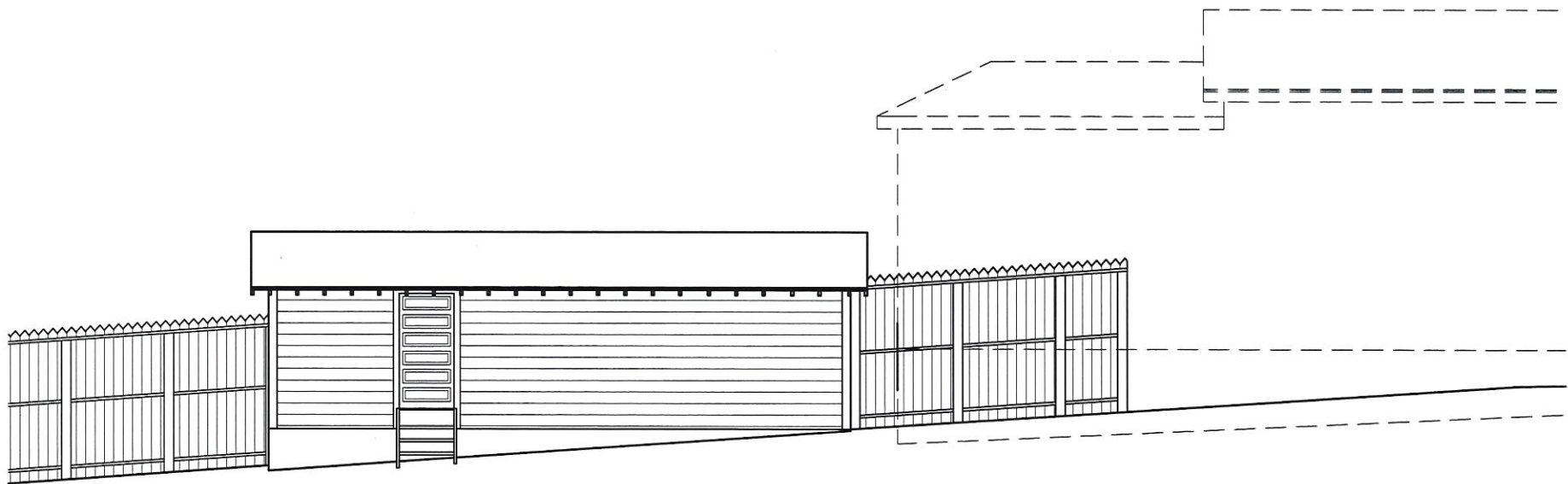


PELL ST studio

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







516 Polk St - Garage Existing Back Yard Side Elevation

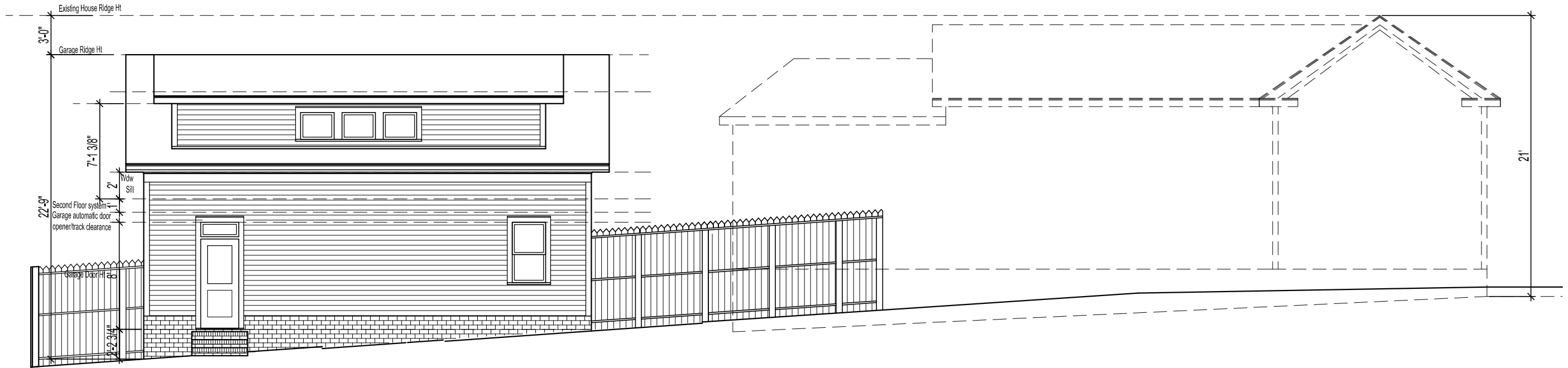
Scale - 1/8" = 1'-0"



PELL ST studio

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





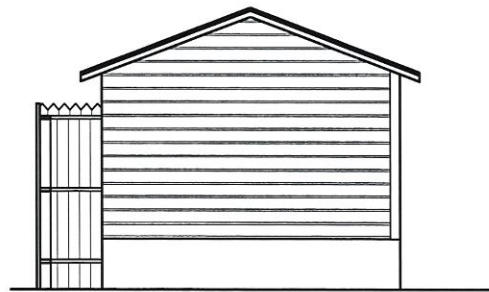
516 Polk St - New Side Elevation facing into Rear Yard

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

PELL ST studio

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





516 Polk St - Garage Existing Rear Elevation

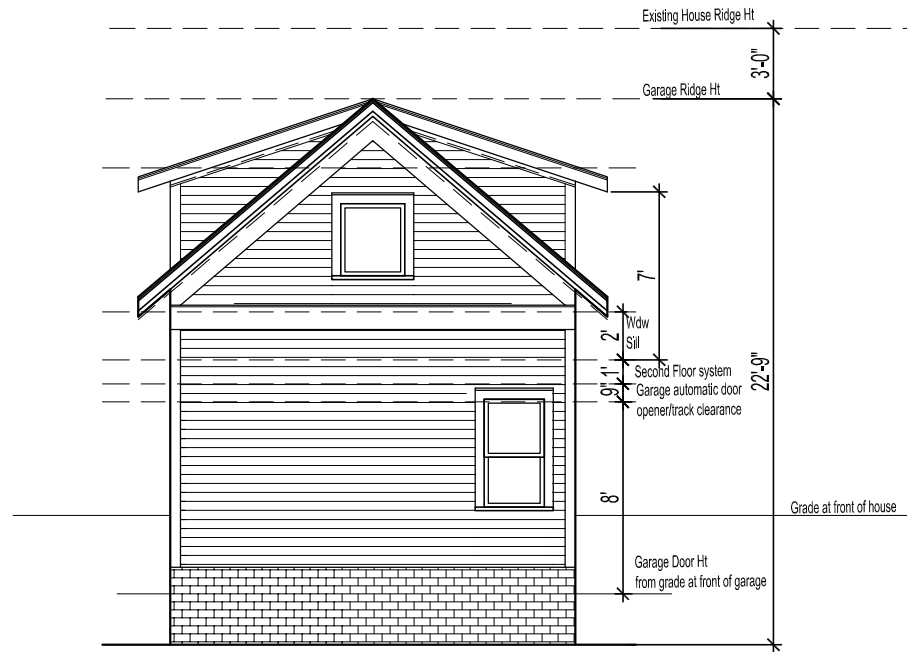
Scale - 1/4" = 1'-0"



PELL ST studio

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





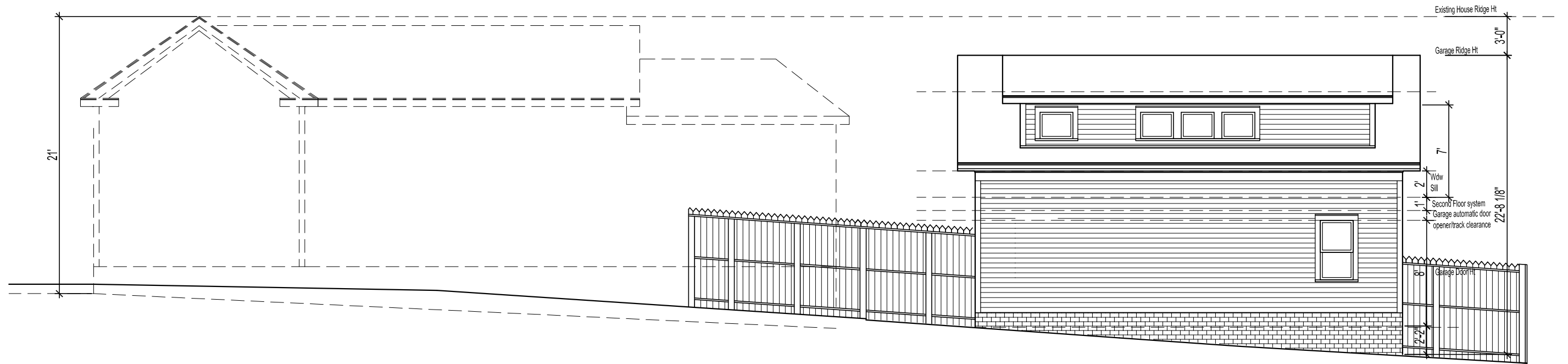
PELL ST studio

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

516 Polk St - New Rear Elevation

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





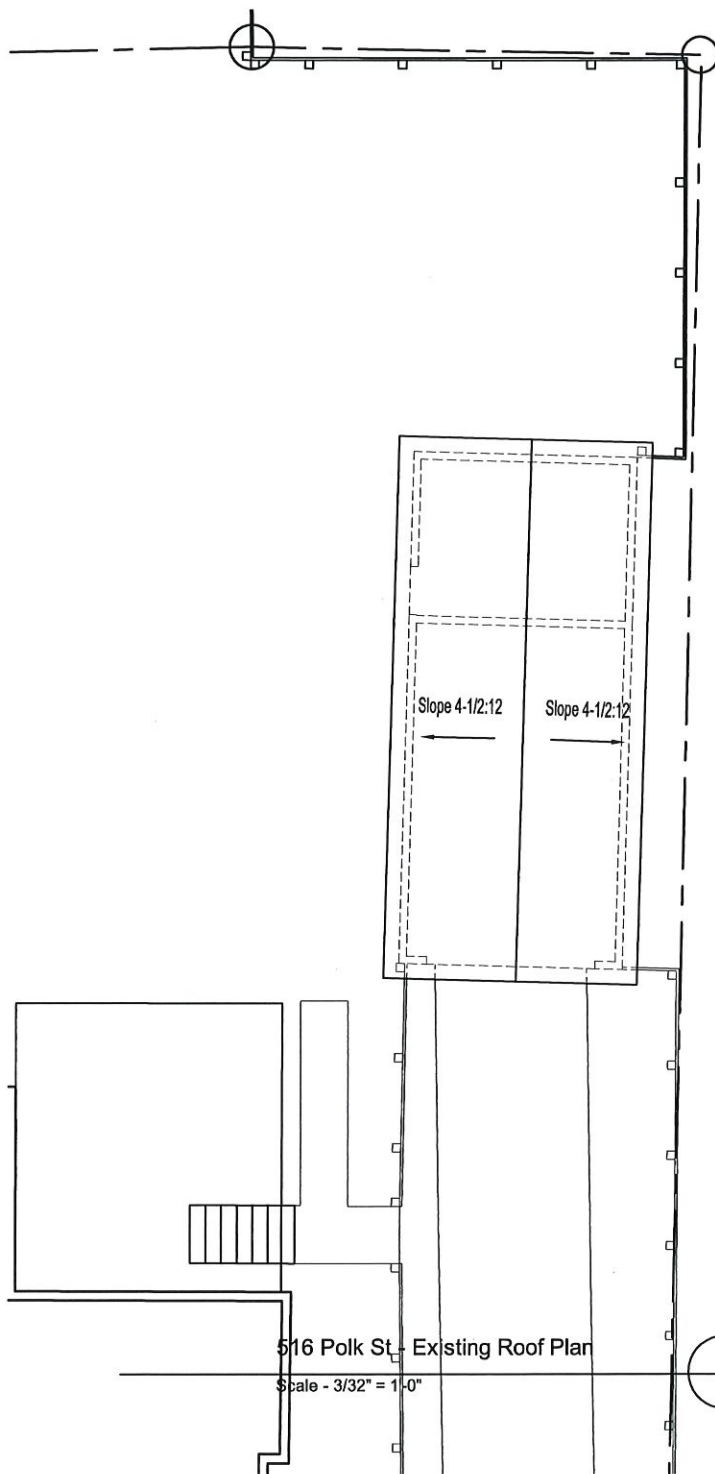
516 Polk St - New Garage Side Yard Facing into Neighbor's Yard

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

PELL ST studio

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





516 Polk St. Existing Roof Plan

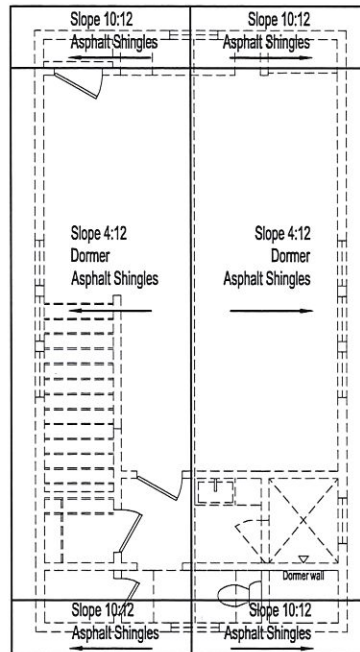
Scale - 3/32" = 1'-0"

PELL ST studio

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



0 2' 4' 6'



516 Polk St - New Garage Roof Plan

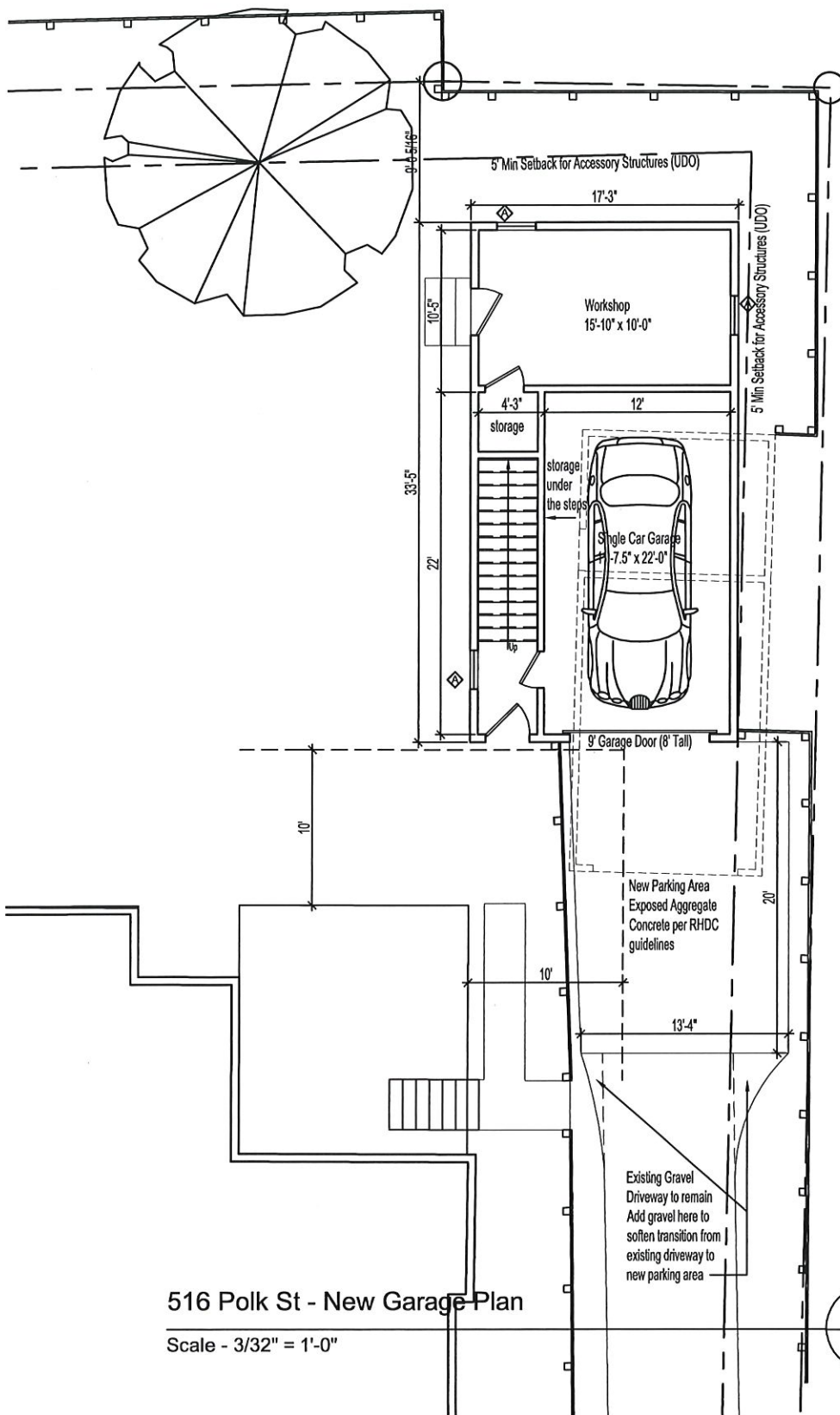
Scale - 3/32" = 1'-0"



PELL ST studio

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



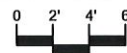


516 Polk St - New Garage Plan

Scale - 3/32" = 1'-0"

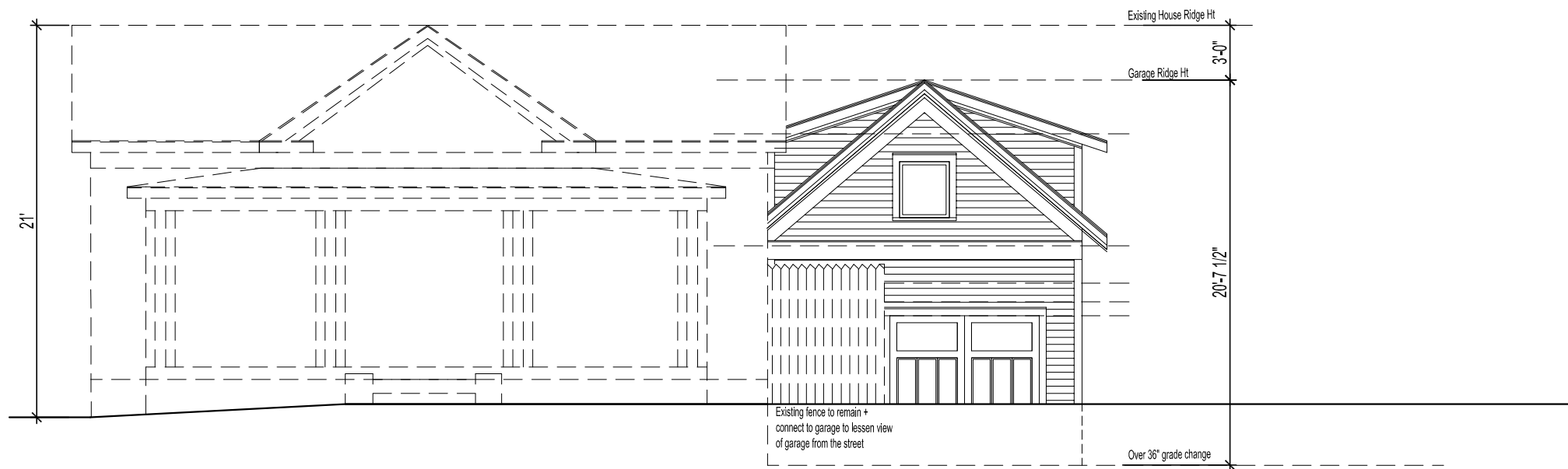
PELL ST studio

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





Scale - 3/32" = 1'-0"

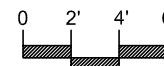


PELL ST studio

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

516 Polk St - New Front Elevation (View from Street)

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



516 Polk Street

Site Topography

Sloping grade from the front to rear of this property is ideal to reduce the effective height of the proposed garage from the street. Site grade from the front of 516 Polk St drops considerably towards the rear property line, and topography maps show an approximate 4' drop in elevation from the front of the house to the front of the new garage. Note also that the new garage location will be 8' further from the street than the existing garage location.

The historic structure's tallest ridge line is 21' above grade level at the 338 topo line and the new garage ridge line will be 20'-7 ½" above grade close to the 334 topo line. This siting allows the highest garage elevation to be 3' to 4' below the house ridge line elevation.

The historic houses directly across the street from this site are situated at an even higher elevation making any accessory buildings less visually impactful to the streetscape.

Neighboring Garages

The proposed garage at 516 Polk St is 17'-3"x33'-5" (576 SF footprint) and sited 110' from the street. Neighboring garages include the following:

- **520 Polk St**, immediate neighbor to the left of 516 Polk St, has an accessory structure in the rear portion of the property measuring 28'x45' (1,260 SF footprint). Wake County tax records state the structure was built in 1930. The property listing in Matthew Brown's inventory of historic properties in Oakwood reads: *There is a large shed-roofed frame building at the back of the lot, built in c.1930 to serve as Webb Holloway's upholstery and cabinet shop. It is sheathed in metal.* This structure appears to be a one and a half story structure with large openings on the ground level and upper story with windows above. See photo.
- **415 Elm St** has a garage located at the rear property line of 516 Polk St. This garage is 23'x24' (552 SF footprint), and was built in 2008. It is a two-car, one story structure.
- **600 N Boundary** has a recently-approved one-car, one and a half story garage. It is 13'x28'-10" (377 SF footprint). The garage was designed and built to be 1'-0" below the existing roofline of the historic house. This garage is closer to the street (roughly 45') and clearly visible from the street.

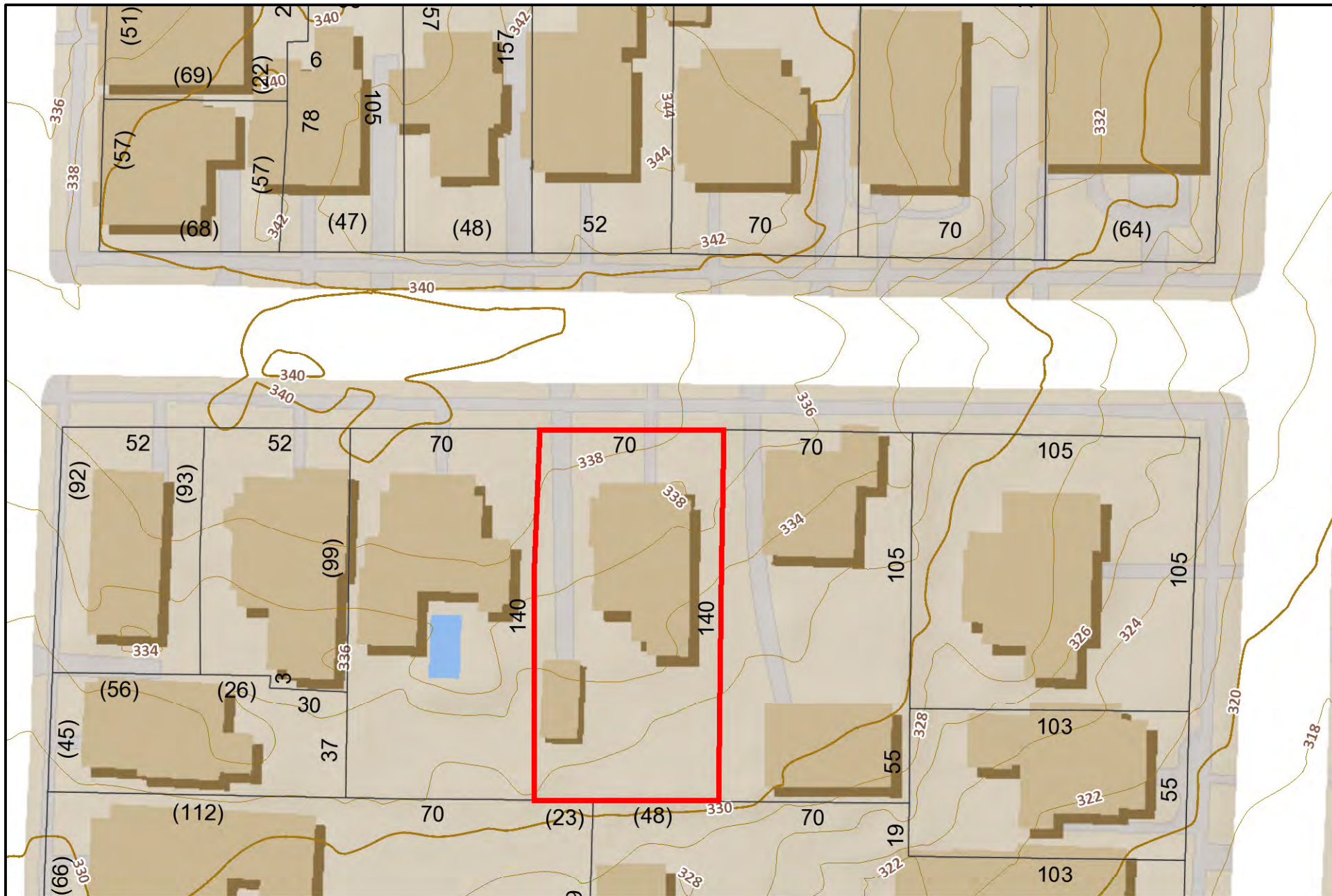
Other garages recently approved in this District include:

- 520 N Bloodworth St 22'x24' (528 SF footprint), built in 2014
- 525 N Bloodworth St 22'x25'-8" (566 SF footprint), under construction
- 323 Pace St 22'x26' (572 SF footprint), built in 2016
- 608 Oakwood Ave 22'x27' (594 SF footprint), built in 2008

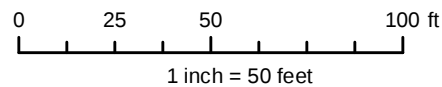
Photos and relevant drawings are attached.

Existing 8' Tall Fence

The existing 8' tall fence will remain as-is and be extended to the new garage's facade. This will partially obscure the garage from view at the street.



516 Polk St - Topos



516 Polk St

Google street view of 516 Polk St + garage and a panoramic view of the grade changes across Polk



516 Polk St

323 Pace St



New garage that was recently approved
for 323 Pace St

One and a half story two car garage

516 Polk St

608 Oakwood Ave



House on the
corner of
Oakwood and
Linden St

one and a half
story two car
garage

608Oakwood

516 Polk St

600 N. Boundary

One and a half story,
one car garage



516 Polk St

520 N Bloodworth St
one and a half story
garage



516 Polk St

520 Polk St + garage



516 Polk St

415 Elm St

One story, two car
garage



Exterior Paint Colors (final)

House Body:	Sherwin Williams	"Soft Apricot"	SW6352	Flat?
Trim:	Sherwin Williams	"Muslin"	SW6133	Low Luster
Foundation/Chimneys:	Benjamin Moore	"Mayflower Red"	HC-49	Flat
Accent/Sashes:	Benjamin Moore	"Wethersfield Moss"	HC-110	Low Luster
Porch Floor:	Benjamin Moore	"Wethersfield Moss"	HC-110	Gloss
Porch Ceiling:	Benjamin Moore	"Palladian Blue"	HC-144	Flat

Subject: Re: 516 Polk Street
From: Mark Galifianakis (mark@hallmarkcre.com)
To: ahenkelmorris@yahoo.com;
Cc: jenniferneibert@me.com;
Date: Tuesday, April 25, 2017 12:49 PM

Ashley,

Good to see you today!

The roof shingle currently on the house and garage is made by Owens Corning and is in the "Oakridge" line. Color is "Estate Gray" and you can find more details here:
<https://www.owenscorning.com/roofing/shingles/oakridge> Conveniently, this shingle is still in production.

If needed, the home's current exterior colors are attached here. These were approved by COA sometime around 2007 - like the roof shingle.

Please let us know if you need anything else.

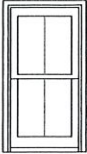
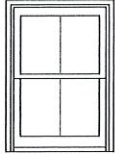
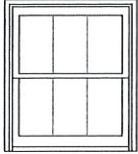
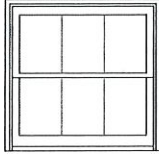
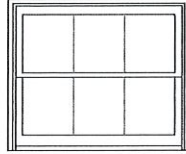
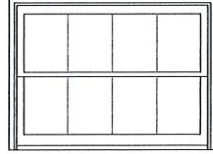
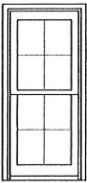
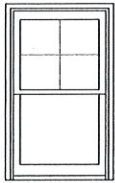
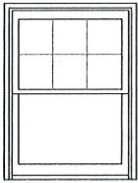
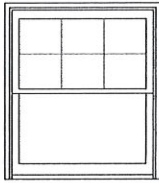
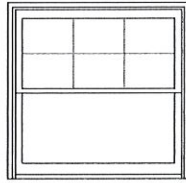
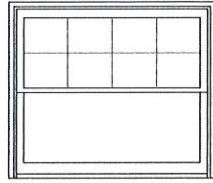
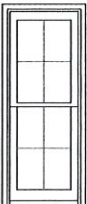
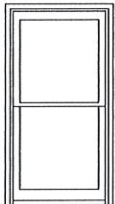
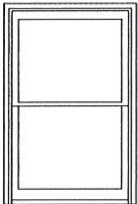
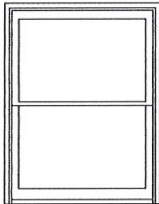
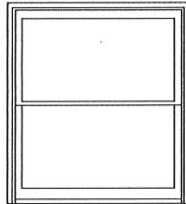
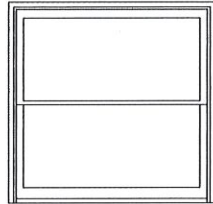
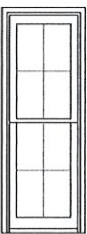
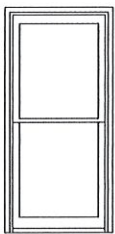
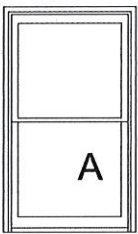
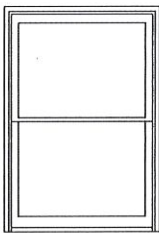
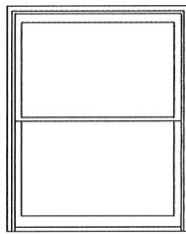
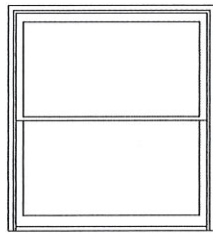
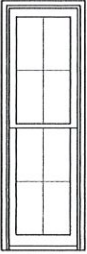
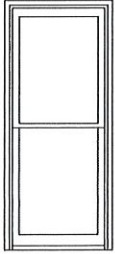
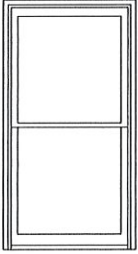
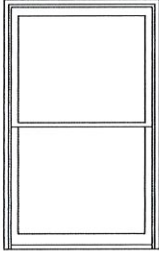
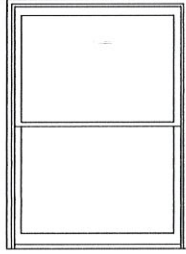
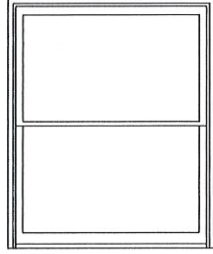
Thanks,

Mark

Mark Galifianakis
Hallmark Commercial
Real Estate Services
office: 919-839-0778
mark@hallmarkcre.com

Attachments

- Exterior Paint Colors.pdf (21.77KB)

ROUGH OPENING FRAME SIZE GLASS SIZE	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"
36 3/4"						
36"	DHC-1836	DHC-2436	DHC-3036	DHC-3636	DHC-4236	DHC-4836
42 3/4"						
42"	DHC-1842	DHC-2442	DHC-3042	DHC-3642	DHC-4242	DHC-4842
48 3/4"						
48"	DHC-1848	DHC-2448	DHC-3048	DHC-3648	DHC-4248	DHC-4848
54 3/4"						
54"	DHC-1854	DHC-2454	DHC-3054	DHC-3654	DHC-4254	DHC-4854
60 3/4"						
60"	DHC-1860	DHC-2460	DHC-3060	DHC-3660*	DHC-4260*	DHC-4860*

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

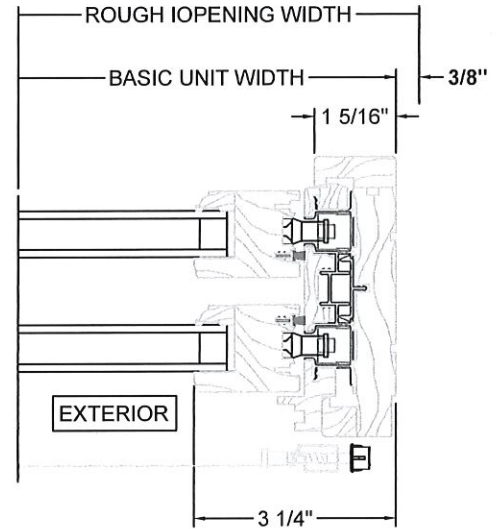
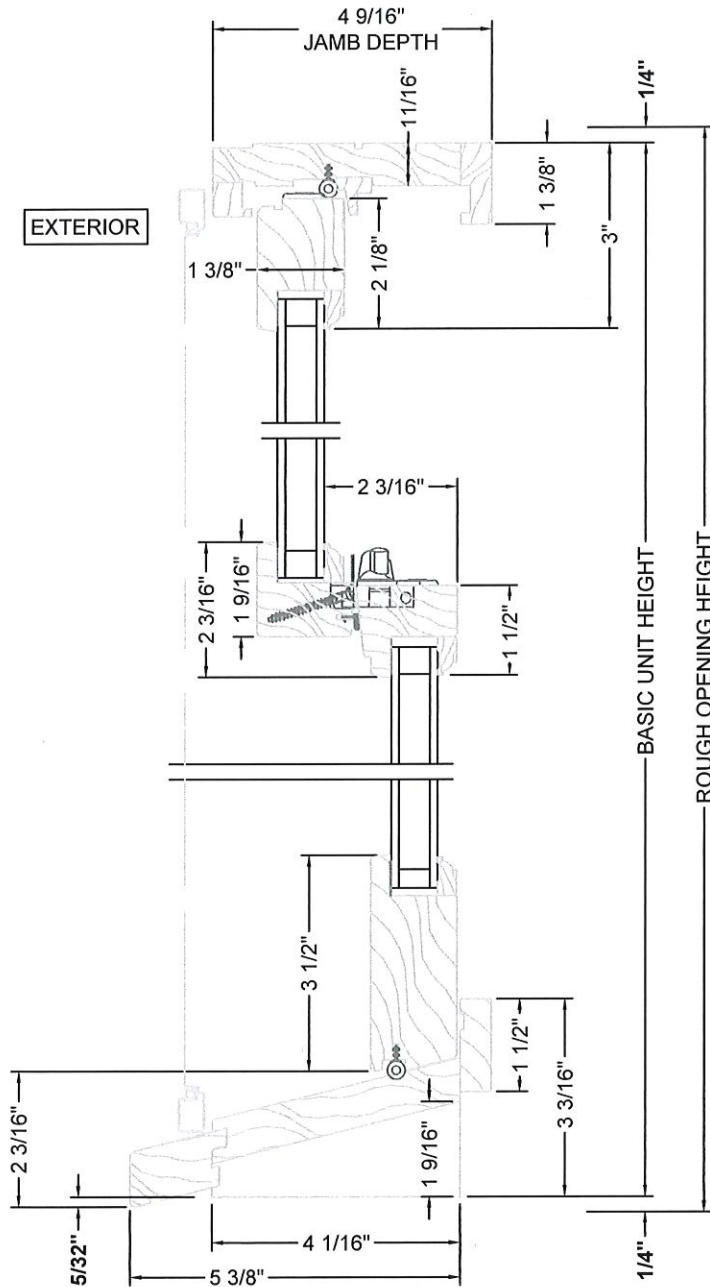
Updated: 7/14

Note: Sierra Pacific Windows reserves the right to change specifications without notice



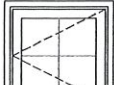

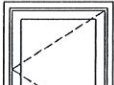

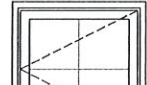

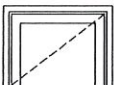
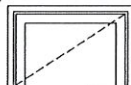
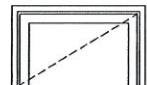
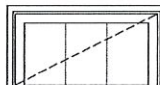

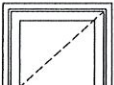
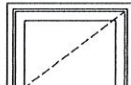
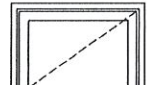
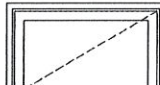

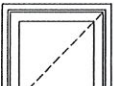
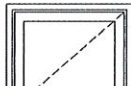

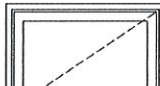

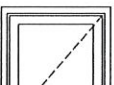
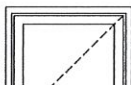
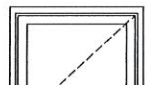



All-Wood Tilt Double Hung Windows with Sill Nosing & No Brickmould

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



All trim to be
Site built

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"
FRAME SIZE	18 3/4"	24 3/4"	28 3/4"	30 3/4"	36 3/4"
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GLASS SIZE	12 13/16"	18 13/16"	22 13/16"	24 13/16"	30 13/16"
	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.

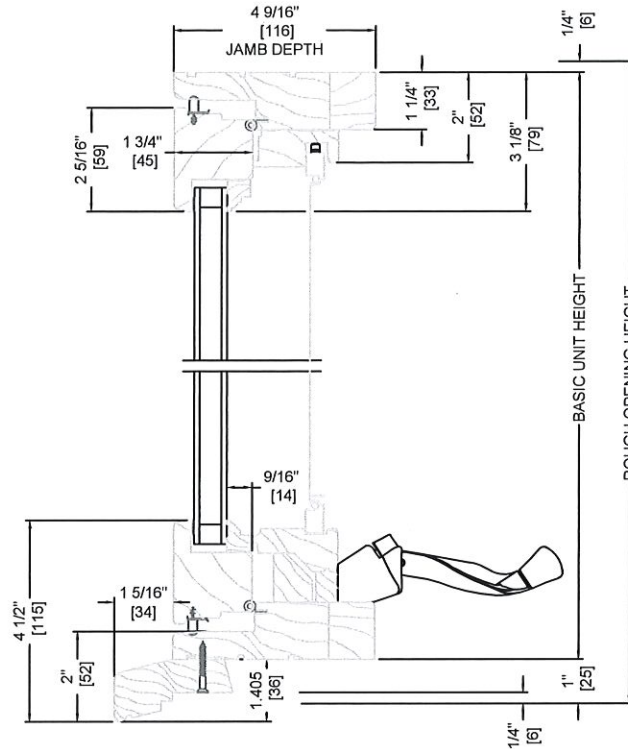


SIERRA All-Wood
PACIFIC Casement Window, No Brickmould w/ Sill Nosing
WINDOWS

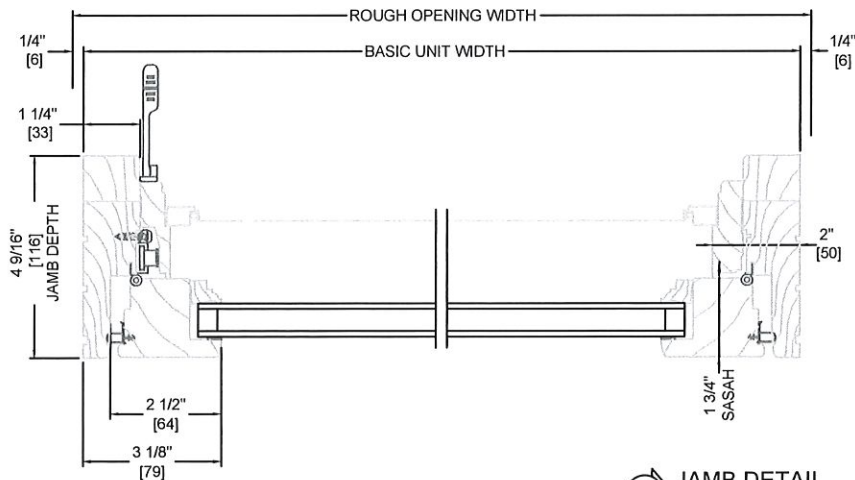
For Product Built 06/25/2012 to Present

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



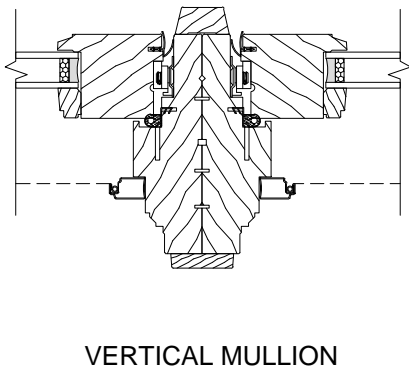
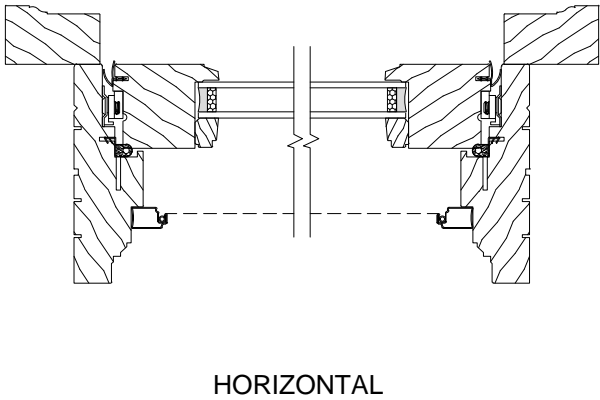
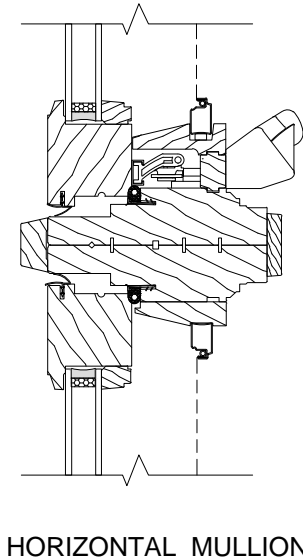
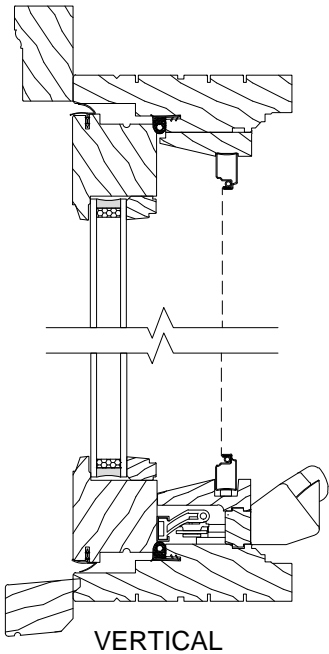
All trim to be
site built


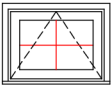
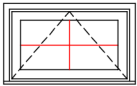
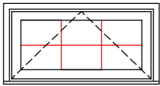
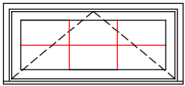
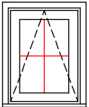
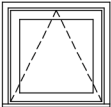
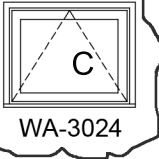
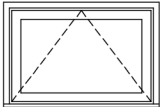
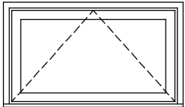
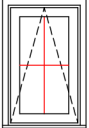
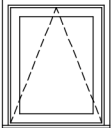
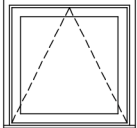
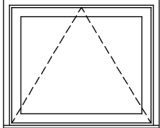
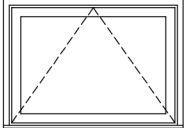
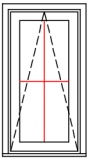
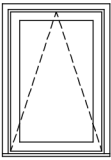
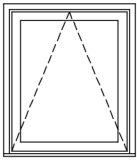
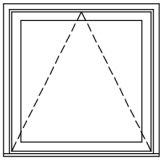
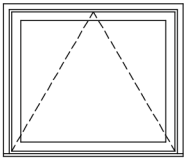
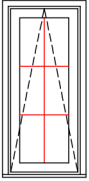
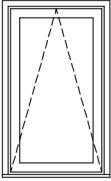
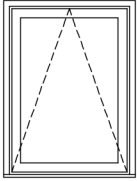
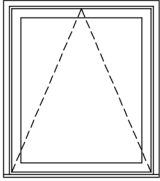
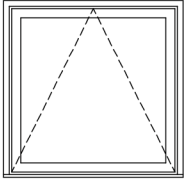
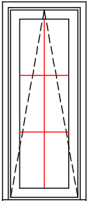
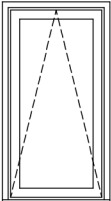
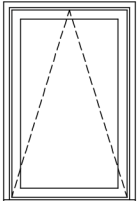
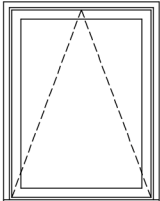
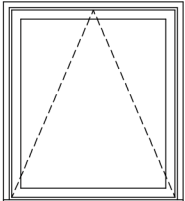
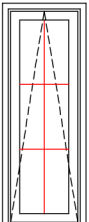
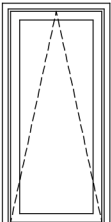
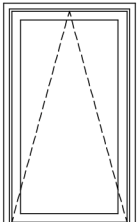
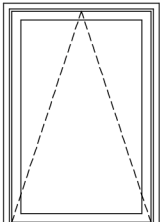
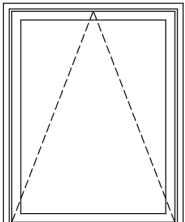
JAMB DETAIL
ALL-WOOD CASEMENT, OPERATING

Standard Section Details

Operable Units

Standard 4 9/16" Jamb - Wide Sash

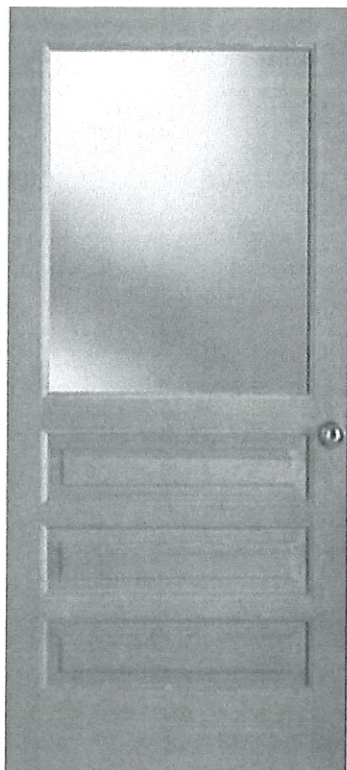


ROUGH OPENING	18 3/4"	24 3/4"	30 3/4"	36 3/4"	42 3/4"
	18"	24"	30"	36"	42"
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18 3/4"	 WA-1818	 WA-2418	 WA-3018	 WA-3618	 WA-4218
24 3/4"	 WA-1824	 WA-2424	 WA-3024	 WA-3624	 WA-4224
30 3/4"	 WA-1830	 WA-2430	 WA-3030	 WA-3630	 WA-4230
36 3/4"	 WA-1836	 WA-2436	 WA-3036	 WA-3636	 WA-4236
42 3/4"	 WA-1842	 WA-2442	 WA-3042	 WA-3642	 WA-4242
48 3/4"	 WA-1848	 WA-2448	 WA-3048	 WA-3648	 WA-4248
54 3/4"	 WA-1854	 WA-2454	 WA-3054	 WA-3654	 WA-4254

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



7118 — THERMAL SASH







SERIES: Exterior French & Sash Doors
TYPE: Exterior French & Sash
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:
 Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

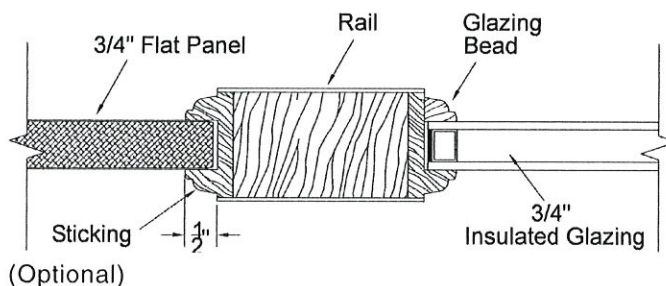
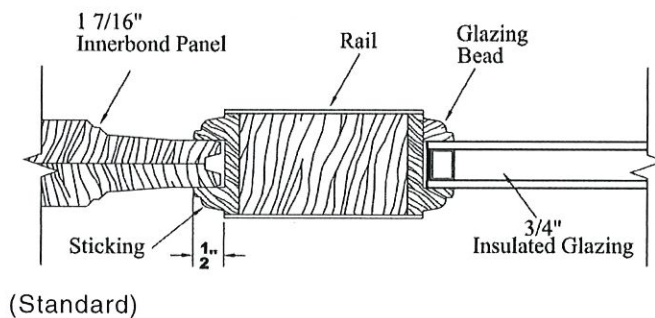
Panels: 3/4" VG Flat Panel
Profile: Ovolo Sticking
Glass: 3/4" Insulated Glazing

DETAILED DRAWING

STANDARD FEATURES

-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  Privacy Rating: 1

DETAILS



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

103-17-CA 516 POLK STREET
Applicant: MARK GALIFIANAKIS & JENNIFER NEIBERT
Received: 6/14/2017 Meeting Date(s):
Submission date + 90 days: 9/12/2017 1) 7/27/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Demolish non-historic garage; construct new 1-1/2 story garage

DRAC: An application was reviewed by the Design Review Advisory Committee at its July 3, 2017, meeting. Members in attendance were Curtis Kasefang and Jenny Harper; also present were Mark Galifianakis, Ashley Morris, Tania Tully, and Melissa Robb.

Staff Notes:

- Raleigh City Code Section 10.2.15.E.1. states that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District or Historic Landmark may not be denied...However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance...If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.”
- COAs mentioned are available for review.

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	construct new 1-1/2 story garage
1.6	Garages and Accessory Structures	Demolish non-historic garage; construct new 1-1/2 story garage
4.2	Demolition	Demolish non-historic garage

STAFF REPORT

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

- A. Demolition of a non-historic garage is not incongruous in concept according to *Guidelines* 1.6.1, 1.6.3, section 4.2 Demolition, paragraph 1, page 82, and *Guidelines* 4.2.2, 4.2.4, 4.2.5, 4.2.6, 4.2.7, and 4.2.8, and the following suggested facts:

- 1* The garage is a one-story gable front structure with lapped siding, corner boards and exposed rafter tails. There is a single vehicular door on the front and a single person door on the side.
 - 2* It was built in 1998, 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.
 - 3* Sanborn Fire Insurance maps show a history of change in this area of the rear yard. The 1914 Sanborn map shows a smaller footprint accessory building, while the 1914-1950 Sanborn map does not show a structure in that area.
 - 4* Photographs and measured drawings documenting the exterior of the building were provided.
- B. Constructing a new 1½-story garage is not incongruous in concept according to *Guidelines* 1.3.8, 1.6.5, 1.6.6, 1.6.7, 1.6.8, 1.6.10, 1.6.11, and 1.6.12; however the proposed height **may be** incongruous according to *Guideline* 1.6.5; and the following suggested facts:
- 1* The house is a one-story Victorian Triple-A built in 1879. 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 has had numerous additions over the years.
 - 2* According to the applicant and the Wake County iMAPS site, the footprint of the house is 1,677 SF, the footprint of the existing garage is 350 SF and the lot is 9,583 SF. The footprint of the proposed garage is 577 SF. The built area to open space ratio is currently 21%, and with the new garage it will be 24%. The original built area to open space ratio is 17%
 - 3* COA 030-13-CA approved the construction of a 1½-story garage at 520 N Bloodworth Street. Relevant facts from that decision include:
 - a. The 1-story frame house at 520 N Bloodworth Street, constructed in the 1940s, is a non-contributing resource in the Oakwood Historic District.
 - b. The garage is proposed to be slab on grade; the applicant stated that no excavation will be required for installation of the garage, but that fill will be brought in for leveling.

- c. The lot size is 5,663 SF; the existing house has a footprint of 881 SF inclusive of stoops; the proposed garage has a footprint of 528 SF; total footprint is 1,409 SF. The current lot coverage is 16%; the proposed lot coverage with garage is 25%.
- d. The location and orientation of the garage is not unusual in the Oakwood Historic District; it is located at the end of the driveway.
- e. The height of the proposed garage is 22 feet to the ridge, plus an approximate 8" foundation; the existing house is 20 feet tall; the lot sits 3½ feet above the sidewalk; accessory buildings are typically deferential to the main building.

4* COA 059-15-CA approved the construction of a 1½-story garage at 600 N Boundary Street.

Relevant facts from that decision include:

- a. The current garage is 2-bays wide and connected to the historic house via a flat roofed screened porch. The proposed new garage is 1-bay wide and will also attach to the historic house via a screened porch and addition. The amended application includes examples of accessory structures attached to houses in Oakwood
- b. The garage has a gable front pitched roof with a single shed roofed dormer. One car gable front garages are common in the district both historically and with approved COAs.
- c. The new garage is pulled back from the property farther than the existing; is 1-1/2 stories, and is lower than the roof of the historic house; the amount of difference is unknown, though it appears to be about one foot.
- d. There is not a tradition of 1-1/2 or 2-story garages in Oakwood. Staff is aware of one historic 1-1/2-story horse barn accessory building at the architecturally-elaborate Heck-Pool House at 218 N. East Street.
- e. There have been committee-approved exceptions of taller garages. After an initial denial due to lack of evidence, in 2006 a 1½-story, 15' x 17' storage building with loggia and exterior stair was approved at 715 N. Bloodworth Street (COA 166-06-CA). Examples provided in that case include 218 N East Street, 403 E Edenton Street, 121 N Bloodworth Street, and in the 300 block of Polk Street (behind 425 N Bloodworth Street) – except for 121 N Bloodworth Street all of the

houses associated with the garages are 2-stories or taller. 121 N Bloodworth Street is one-story, but the approved garage was a 2-bay 1-story structure (COA 135-97-CA).

- f. In 2008, based in part on the 2006 decision referenced in fact 9*, the commission approved a 1½-story, 22'x27' garage at 608 Oakwood Avenue (COA 212-07-CA). That garage was 21'6.5" tall, compared to the 28'2" height of the historic house.
 - g. The garage at 323 Pace Street (COA 081-14-CA) was approved to be 18' in height and 22'x26' in footprint; this is 1 foot lower than the historic house and the same height as the new addition.
- 5* The proposal is for a 1½-story garage constructed in the southwest corner of the lot with a roof height of approximately 20'-7 ½". The height at the peak of the house roof is roughly the same. The backyard slopes away from the house, with the interior floor level of the garage about 3 feet lower than the interior floor level of the house, making the garage roof peak 3 feet lower than the house.
- 6* The roof is a typical gable form with dormers along both sides. The roofing material is to be architectural asphalt shingles to match the house; details and specifications were provided.
- 7* One car gable front garages are common in the district both historically and with approved COAs.
- 8* The building will be clad in wood lap siding with a 4.5" exposure.
- 9* Windows are proposed to be wood double-hung and casement styles. The two person doors are also wood. Specifications and details were provided for the windows and doors. The vehicular door is described as wood with a row of windows at the top. No specifications were provided for the vehicular door.
- 10* The building will be painted to match the house.
- 11* The existing gravel driveway will remain and will be supplemented with additional gravel. There will also be a new exposed aggregate concrete pad measuring roughly 13' x 19' installed directly in front of the garage vehicular door.
- 12* All existing wood fencing will remain.
- 13* There are two trees in the backyard, however no information about the size or species was provided. The applicant proposes removing one tree that is currently at the rear of the

garage. There is no ISA-certified arborist report, but a tree protection plan was provided.

There is no indication that the one tree will be replaced.

14* The drawings do not show any exterior lights nor were any specifications provided.

Pending the committee's determination regarding the height of the building, staff suggests that the committee approve the application without a demolition delay for the existing garage, with the following conditions:

1. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. A report prepared by an arborist certified by the International Society of Arboriculture that includes a tree replacement plan.
2. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Vehicular door;
 - b. Lighting.