103-17-CA
516 POLK STREET
OAKWOOD HISTORIC DISTRICT (HOD-G)

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

☐ Minor Work (staff review) – 1 copy
X Major Work (COA Committee review) – 10 copies
☐ Additions Greater than 25% of Building Square Footage
☐ New Buildings
☐ Demo of Contributing Historic Resource
☐ All Other

X Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 518098
File # 103-17-CA
Fee $2,94
Amount Paid $2,47
Received Date 6/14/15
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).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>511 Oakwood Ave</td>
<td>415 Elm St</td>
</tr>
<tr>
<td>519 Oakwood Ave</td>
<td>500 Polk St</td>
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<tr>
<td>414 N East St</td>
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<td>519 Polk St</td>
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<tr>
<td>410 N East St</td>
<td>412 N East St</td>
</tr>
<tr>
<td>515 Oakwood Ave</td>
<td>411 Elm St</td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Raleigh</td>
<td>NC</td>
<td>27504</td>
</tr>
</tbody>
</table>

Date 6/11/2017

Daytime Phone 919 - 949 - 8706

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

Applicant Signature

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

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

Office Use Only

Type of Work

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.3/13</td>
<td>Site Features</td>
<td>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. 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. The new garage will have similar materials and dimensions as the existing historic house such as smooth faced wood siding with a 4 5/8” exposure, 5” corner boards with eased edges, closed soffits matching the primary structure and open rafter 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. 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.</td>
</tr>
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Minor Work Approval (office use only)

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

Signature (City of Raleigh) __________________________ Date ______________

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
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<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; 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.</td>
<td>YES</td>
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<tr>
<td>Minor Work (staff review) – 1 copy</td>
<td></td>
</tr>
<tr>
<td>Major Work (COA Committee review) – 10 copies</td>
<td></td>
</tr>
<tr>
<td>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.)</td>
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</tr>
<tr>
<td>2. Description of materials (Provide samples, if appropriate)</td>
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</tr>
<tr>
<td>3. Photographs of existing conditions are required. Minimum image size 4&quot; x 6&quot; as printed. Maximum 2 images per page.</td>
<td></td>
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<tr>
<td>4. Paint Schedule (if applicable)</td>
<td></td>
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<tr>
<td>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.</td>
<td></td>
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<tr>
<td>6. Drawings showing existing and proposed work</td>
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<tr>
<td>□ Plan drawings</td>
<td></td>
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<tr>
<td>□ Elevation drawings showing the façade(s)</td>
<td></td>
</tr>
<tr>
<td>□ Dimensions shown on drawings and/or graphic scale (required)</td>
<td></td>
</tr>
<tr>
<td>□ 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 11&quot; x 17&quot; or 8-1/2&quot; x 11&quot; snap shots of individual drawings from the big sheet.</td>
<td></td>
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<td>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.</td>
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<td>8. Fee (See Development Fee Schedule)</td>
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<td>1704913098</td>
<td>GALIFIANAKIS, JON MARK</td>
</tr>
<tr>
<td>1704902941</td>
<td>HAZELTON, JOHN F III HAZELTON, RACHEL</td>
</tr>
<tr>
<td>1704902969</td>
<td>HUNN, MICHAEL CARTER</td>
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<tr>
<td>516 POLK ST</td>
<td>410 N EAST ST</td>
</tr>
<tr>
<td>RALEIGH NC 27604-1960</td>
<td>RALEIGH NC 27604-1234</td>
</tr>
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| 1704903802 | THURSTON, JASON ALAN THURSTON, AMY |
| 1704903862 | PINHER, GEORGE C II PINHER, ANITA |
| 1704904813 | BERRY, RICHARD D MURPHREY, TINA |
| 511 OAKWOOD AVE | BLOMME |
| RALEIGH NC 27601-1157 | LOUISE |
| 515 OAKWOOD AVE | 1140 WATER PLANT RD |
| RALEIGH NC 27601-1157 | ZEBULON NC 27597-8609 |

| 1704904870 | SALDI, JENNY E TEAL, BRUCE SANFORD |
| 1704904957 | MORROW, RONALD G |
| 1704905920 | BAXTER, CAROLE H |
| 519 OAKWOOD AVE | 415 ELM ST |
| RALEIGH NC 27601-1157 | RALEIGH NC 27604-1931 |

| 1704912034 | HOBART, JOHN DONALD JR HOBART, KAY |
| 1704912101 | DAVID, ERIC M DAVID, SARAH W |
| 1704912150 | WALLACE, LEESA LANE |
| 414 N EAST ST | 500 POLK ST |
| RALEIGH NC 27604-1234 | RALEIGH NC 27604-1960 |

| 1704912225 | EDGERTON, GREGORY L EDGERTON, PATRICIA L |
| 1704912286 | SKINNER, HARRIET MCLEOD |
| 1704912331 | CORBIN, LINDA T |
| 501 POLK ST | 503 POLK ST |
| RALEIGH NC 27604-1959 | 504 N EAST ST |
| RALEIGH NC 27604-1266 |

| 1704913028 | PACOFSKY, GREGORY J PACOFSKY, B MICHELLE |
| 1704913239 | CLAY, JOHN S |
| 1704913393 | MANN, K MICHAEL MANN, LYNN W |
| 510 POLK ST | 513 POLK ST |
| RALEIGH NC 27604-1960 | RALEIGH NC 27604-1959 |

| 1704914068 | FLOURNOY, WILLIAM L JR |
| 1704914341 | MAZANEK, MICHAEL D MAZANEK, TIFFANIE A |
| 1704915052 | CREW, JAMES C JR MACKIE, GLENDA G |
| 520 POLK ST | 517 POLK ST |
| RALEIGH NC 27604-1960 | RALEIGH NC 27604-1959 |
| RALEIGH NC 27604-1931 |

| 1704915140 | NARELLI, MARCO BUONGIORNO NARELLI, ANTONELLA LON... |
| 1704915312 | KASEFANG, CURTIS ONEILL, SHARON |
| 1704915382 | EMMANUEL PENT HOLINESS CHURCH |
| 15 HORSESHOE DR | 519 POLK ST |
| LEWISVILLE TX 75077-6713 | RALEIGH NC 27604-1959 |

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 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, Marjorie
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.

=WAW0077 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-seam 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 Oakland Newsletter: Larry Wheeler has resided here from about 3 years. An article in the News & Observer in early December, 1989, 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, bknpr Edwards & Broughton
1896-97 RCD: Thos J. Bashford, bknpr 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 Tippett
1968 RCD: Luttrell & Allen Tippett
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

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

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 tcp
2011 google street view: sawnwork detail missing between porch posts
2012 wakegov: similar to 1950 but back porch enclosed

=W1A6974 517 Polk St. Ass B. Forrest House 1881 This house was built by prominent contractor Thomas H. Briggs for Asa and Betsy Forrest. He was the superintendent of Oakland 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 on 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.
Driveway side of house, facing towards the street from behind fence
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
Driveway side neighbor, photo taken further up driveway
Side of Rear Yard and rear yard fence where a big tree is located
516 Polk St - Garage Existing Front (Street) Elevation

Scale - 1/8" = 1'-0"
516 Polk St - New Front Elevation (view at grade at garage)

Scale - 3/32" = 1'-0"
516 Polk St - Garage Existing Back Yard Side Elevation

Scale - 1/8" = 1'-0"
516 Polk St - Garage Existing Rear Elevation

Scale - 1/4" = 1'-0"
516 Polk St - New Garage Side Yard Facing into Neighbor's Yard

Scale - 1/8" = 1'-0"
516 Polk St - New Garage Roof Plan

Scale - 3/32" = 1'-0"
516 Polk St - New Garage Second Flr Plan

Scale - 3/32" = 1'-0"
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.
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.
516 Polk St

Google street view of 516 Polk St + garage and a panoramic view of the grade changes across Polk
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
415 Elm St
One story, two car garage
### Exterior Paint Colors (final)

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<th>Brand</th>
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<td>Sherwin Williams</td>
<td>&quot;Soft Apricot&quot;</td>
<td>SW6352</td>
<td>Flat?</td>
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<tr>
<td>Trim</td>
<td>Sherwin Williams</td>
<td>&quot;Muslin&quot;</td>
<td>SW6133</td>
<td>Low Luster</td>
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<td>Benjamin Moore</td>
<td>&quot;Mayflower Red&quot;</td>
<td>HC-49</td>
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<td>Accent/Sashes</td>
<td>Benjamin Moore</td>
<td>&quot;Wethersfield Moss&quot;</td>
<td>HC-110</td>
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<td>Porch Floor</td>
<td>Benjamin Moore</td>
<td>&quot;Wethersfield Moss&quot;</td>
<td>HC-110</td>
<td>Gloss</td>
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<tr>
<td>Porch Ceiling</td>
<td>Benjamin Moore</td>
<td>&quot;Palladian Blue&quot;</td>
<td>HC-144</td>
<td>Flat</td>
</tr>
</tbody>
</table>
Subject: Re: 516 Polk Street
From: Mark Galifianakis (mark@hallmarkcre.com)
To: ahenkelmorris@yahoo.com;
Cc: jennifermeibert@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)
Wood Carmel Double Hung

<table>
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<tr>
<th>Frame Size</th>
<th>Glass Size</th>
<th>Opening Size</th>
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<td>48 3/4&quot;</td>
<td>43 1/8&quot;</td>
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* Review for Egress. Refer to the "Egress Information Chart" PDF file.

Updated: 7/14

www.sierrapacificwindows.com
800-824-7744

Note: Sierra Pacific Windows reserves the right to change specifications without notice.
All-Wood
Tilt Double Hung Windows with Sill Nosing
& No Brickmould

All trim to be site built
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<td>30 13/16&quot;</td>
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</table>

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

- Standard units shown. Custom sizes in 3/4" 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 3/8" to vertical frame dimensions.
All trim to be site built
Standard Section Details
Operable Units
Standard 4 9/16" Jamb - Wide Sash
Standard units shown. Custom sizes in \( \frac{3}{4}'' \) increments.

- Any unit shown can be operable or stationary.
- To obtain masonry openings on units with brickmould, add 3 \( \frac{3}{8}'' \) to horizontal and 2 \( \frac{3}{8}'' \) to vertical frame dimensions.

Updated: 6/14

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

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800-824-7744
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

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

DETAILS

1 7/16" Innerbond Panel
Sticking 1/2" Glazing Bead
Rail

3/4" Flat Panel
Sticking 1/2" Insulated Glazing
Glazing Bead

(Standard) (Optional)
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT**

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

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
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<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>construct new 1-1/2 story garage</td>
</tr>
<tr>
<td>1.6</td>
<td>Garages and Accessory Structures</td>
<td>Demolish non-historic garage; construct new 1-1/2 story garage</td>
</tr>
<tr>
<td>4.2</td>
<td>Demolition</td>
<td>Demolish non-historic garage</td>
</tr>
</tbody>
</table>

**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.