

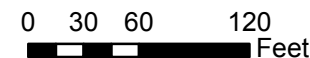


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105-17-CA

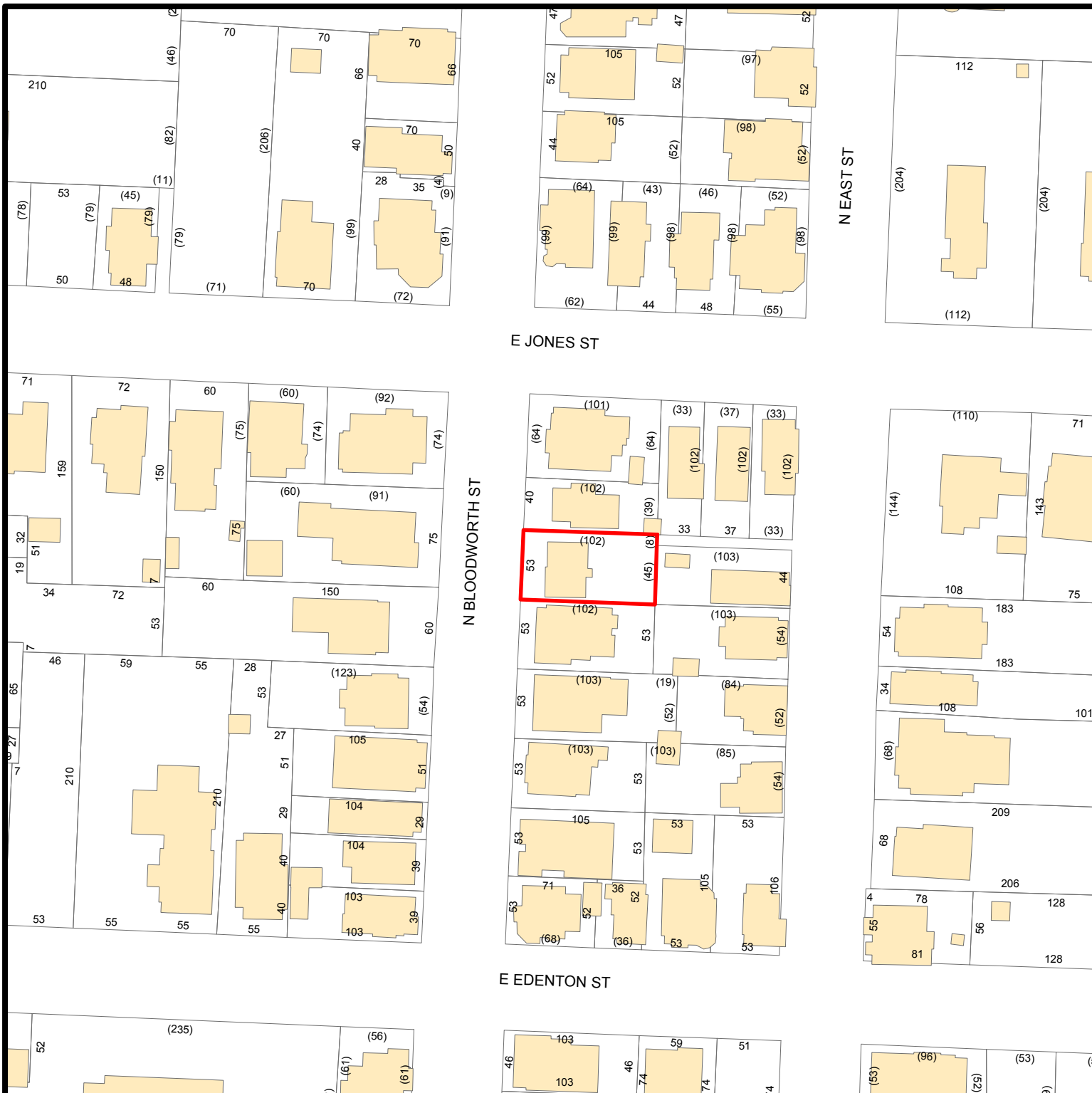
120 N BLOODWORTH
STREET

OAKWOOD HISTORIC
DISTRICT (HOD-G)



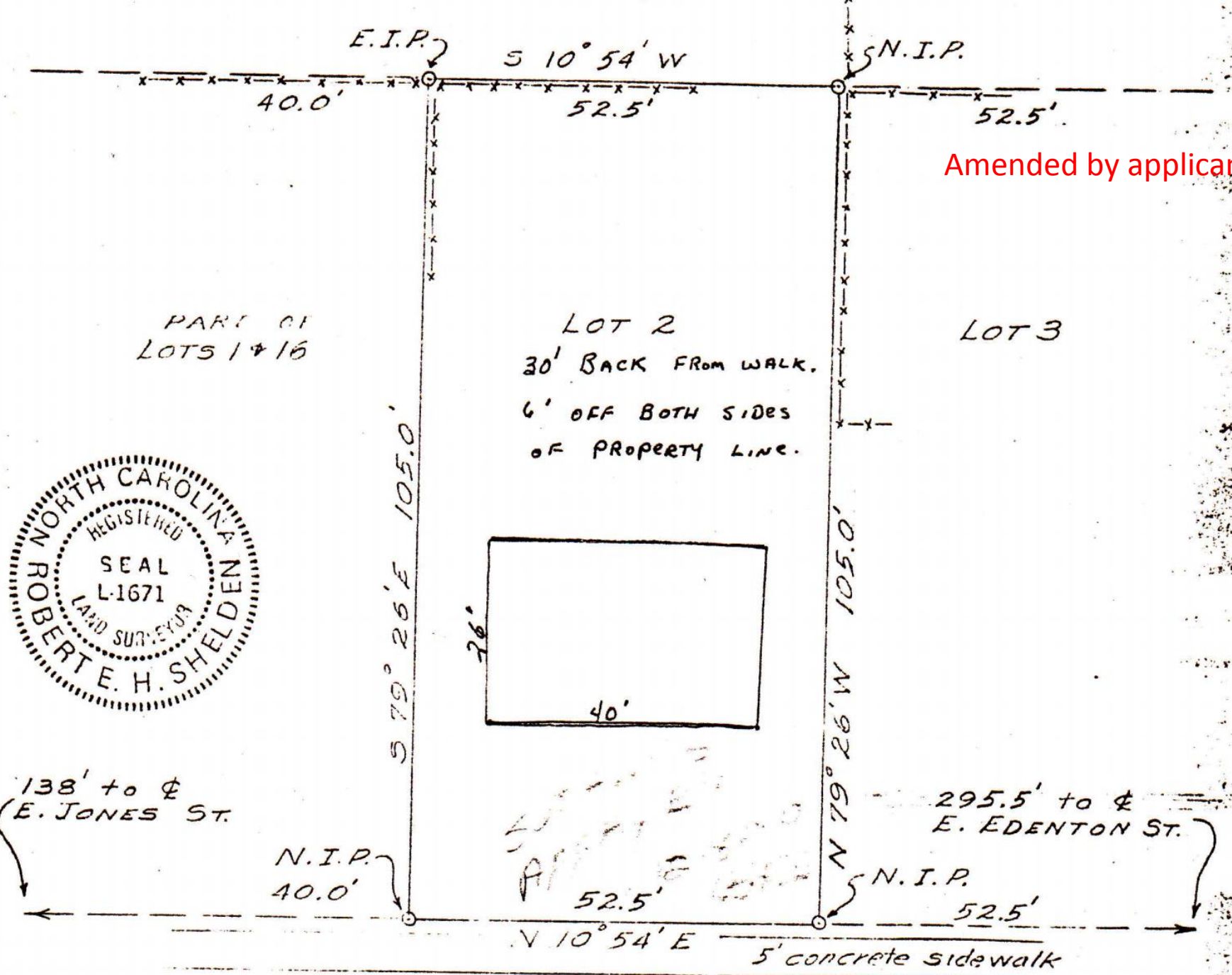
Nature of Project:
Construct new 352 SF 2-story
accessory building

APPLICANT:
MELISSA MASON



Description

- New accessory building, one story shed with sloping shed roof. Simple and utilitarian in design, 234 sq ft.
- Style and materials for the shed will be compatible with house. Window and door trim will match the house.
- Wood barn style doors painted white to match the trim.
- Siding paint color same as house (Sherwin Williams 6232 Misty).
- Foot print and height to be subservient to the house.
- Using a post and beam foundation so as to not disturb the roots of nearby trees.

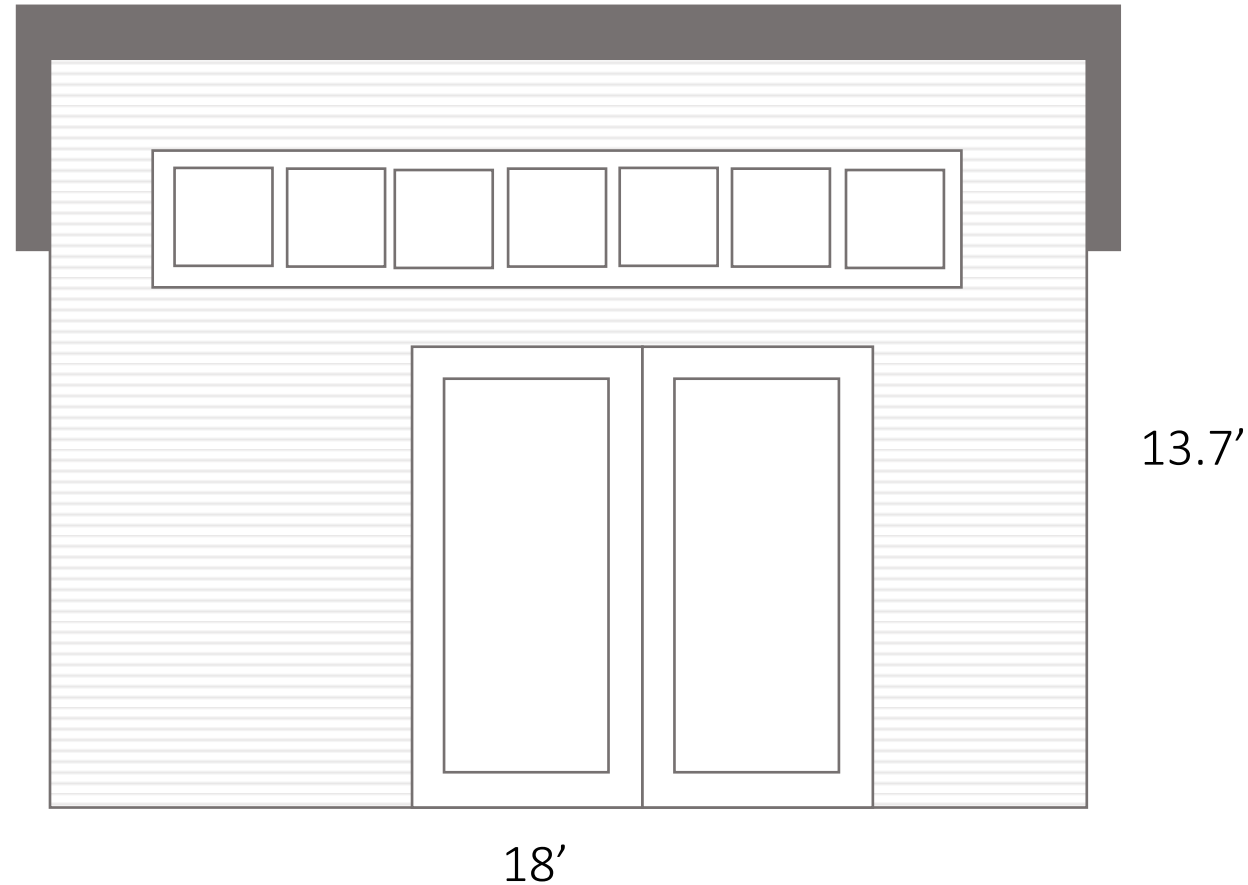


Amended by applicant 8/9/17

Front – West Side

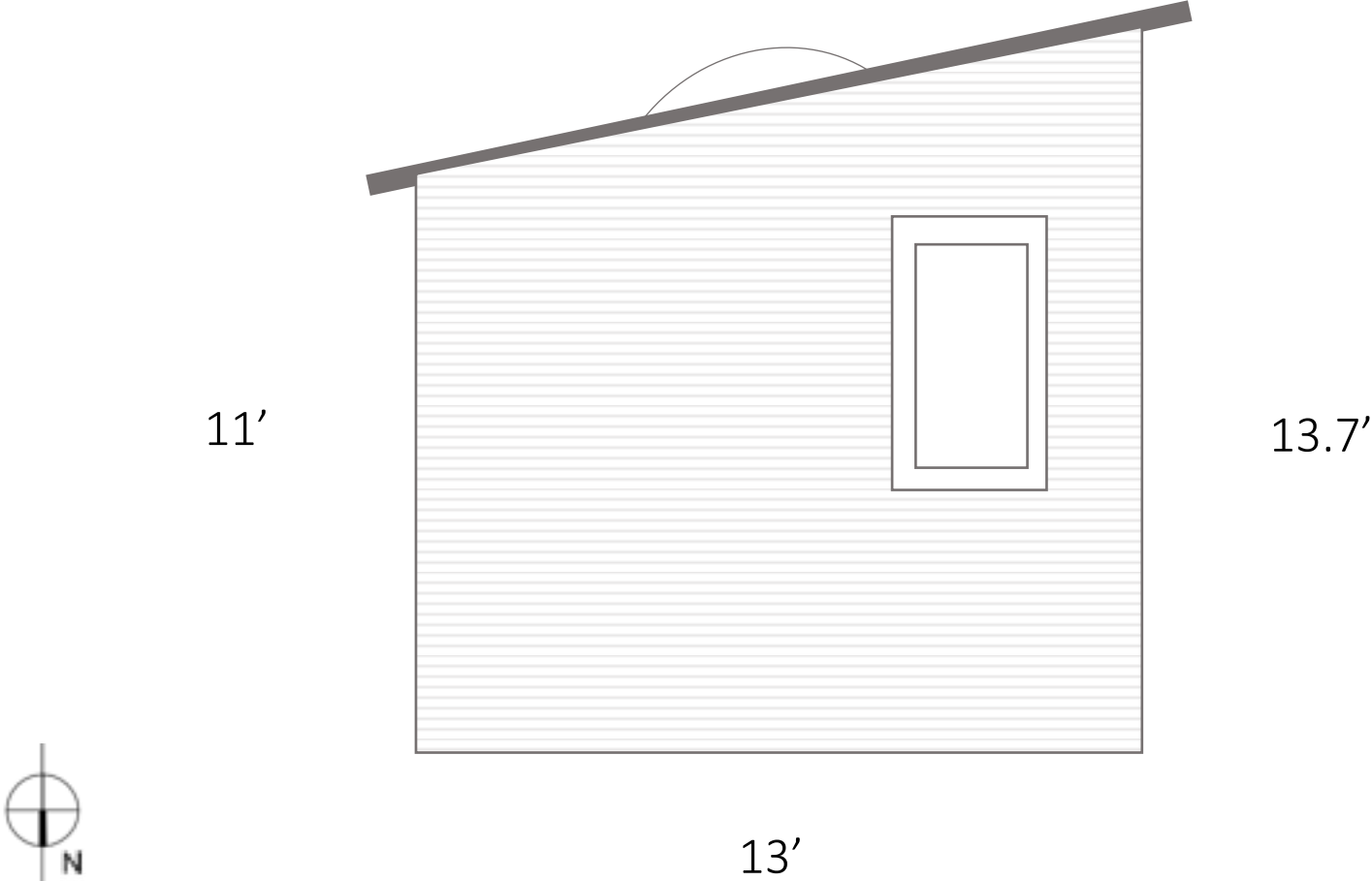
Amended by applicant 8/9/17

Siding specs –
4" exposure
smooth cement



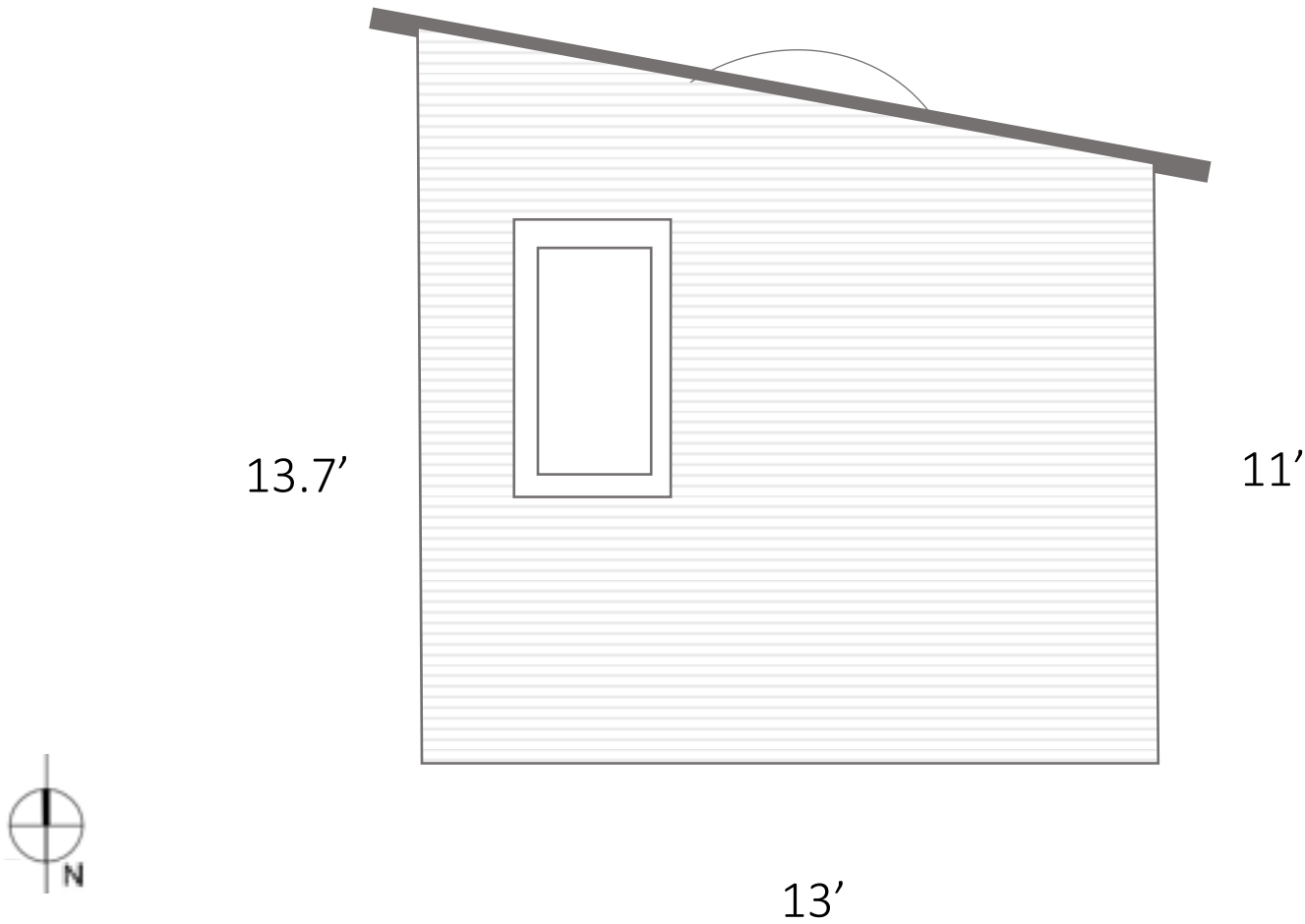
North Side

Amended by applicant 8/9/17



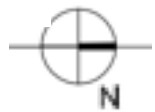
South Side

Amended by applicant 8/9/17



Back -East Side

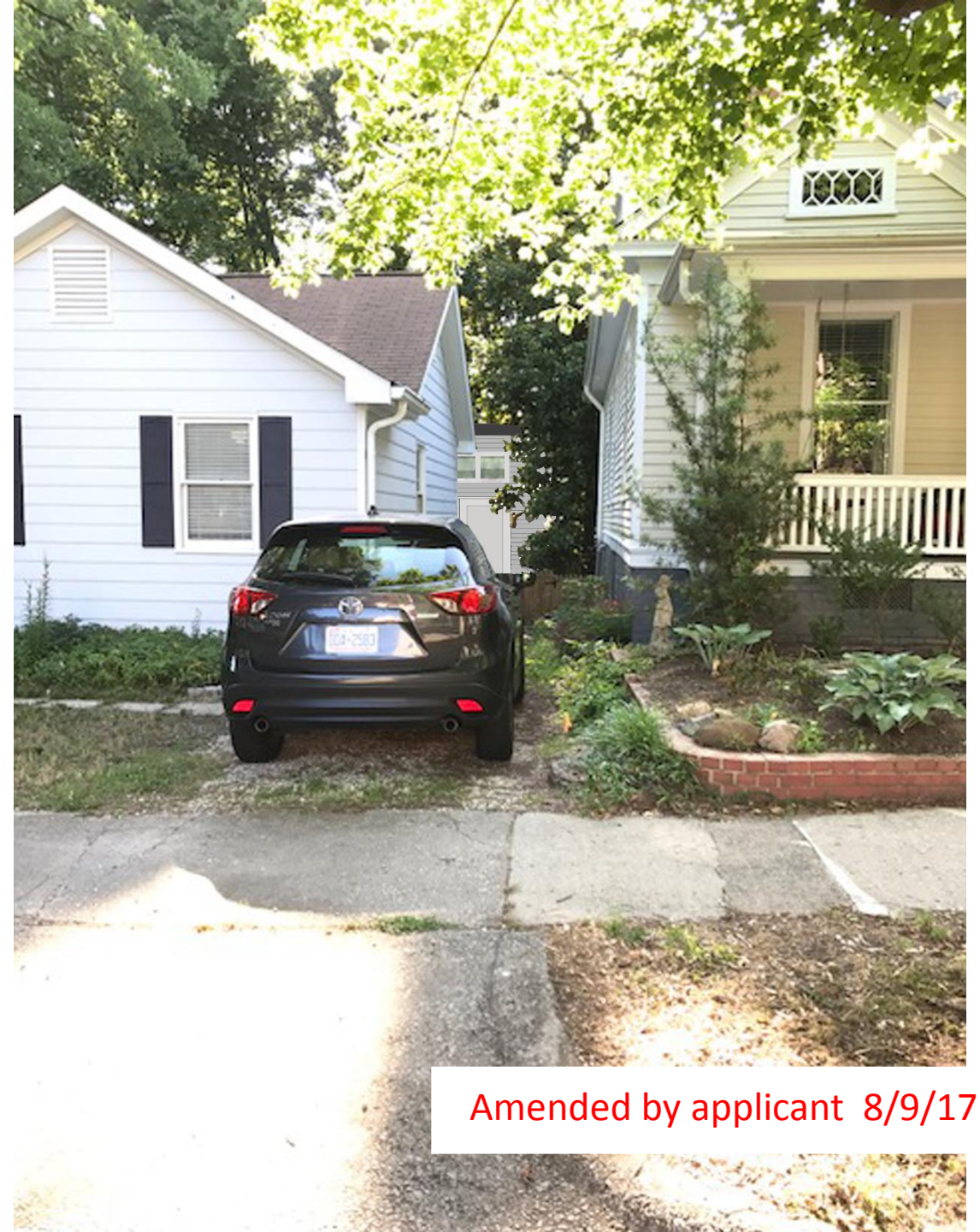
Amended by applicant 8/9/17



11'

18'

Rendering showing what the shed would look like from the street. Shed is subservient to the house and barely visible through the narrow gap. View is also obstructed by a magnolia tree.



Amended by applicant 8/9/17

Amended by applicant 8/9/17

iMAPS image showing variety of sheds on my block

1. 107 N. East St

2. 109 N. East St

3. 122 N. Bloodworth

4. 116 N. Bloodworth



Panorama facing north shows the slope in grade toward the back of the yard where the shed will be placed.

You can see the 16'1" high, 1 story shed at 122 N. Bloodworth behind some foliage.



Amended by applicant 8/9/17

You can see the 15'4" high, 1 story shed at 107 N. East St.

You can see the approximately 14'6" high, 1 story shed at 116 N. Bloodworth, behind the playset



Amended by applicant 8/9/17

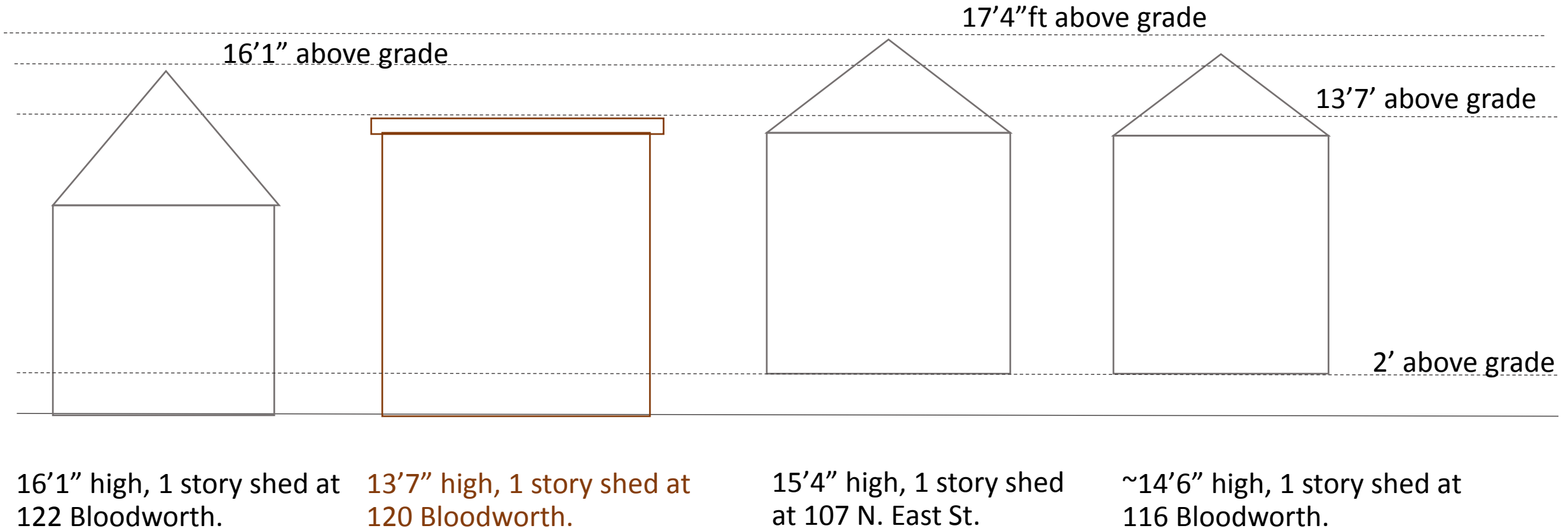
Amended by applicant 8/9/17

iMAPS showing
reduction in grade in
back of yard



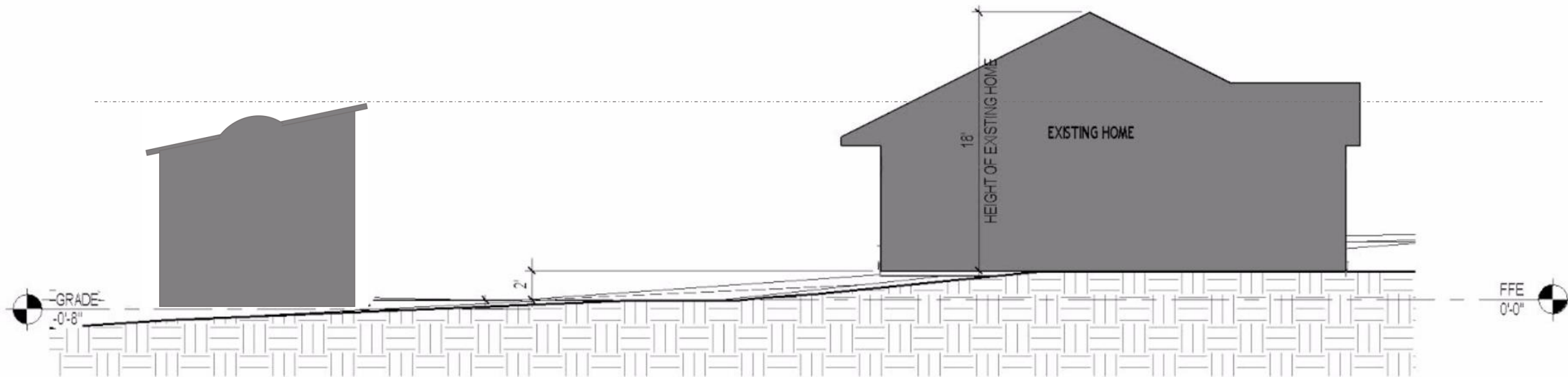
Comparison of heights

Amended by applicant 8/9/17



Height comparison with house

Amended by applicant 8/9/17



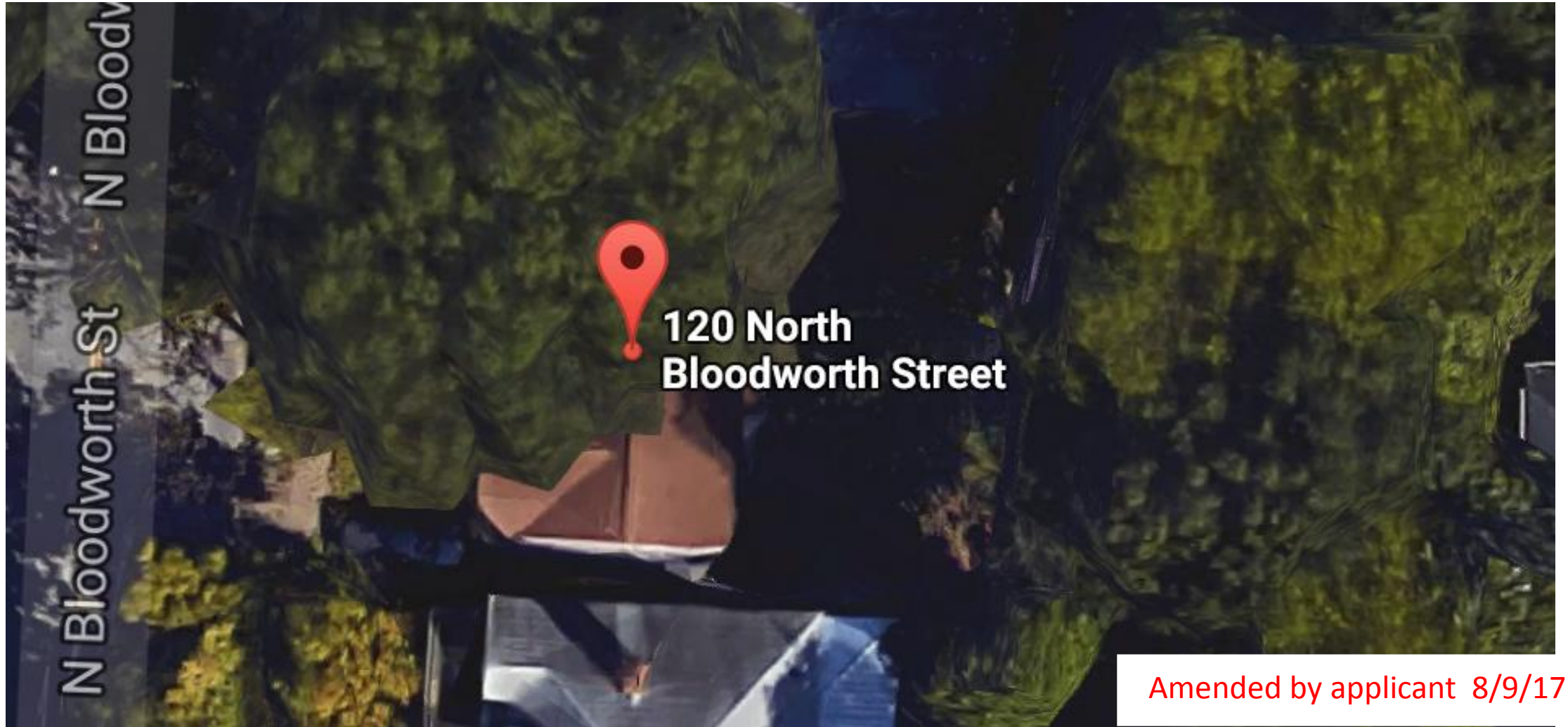
1

A1.1

SITE SECTION

1/8" = 1'-0"

Google Earth image of 120 N. Bloodworth St



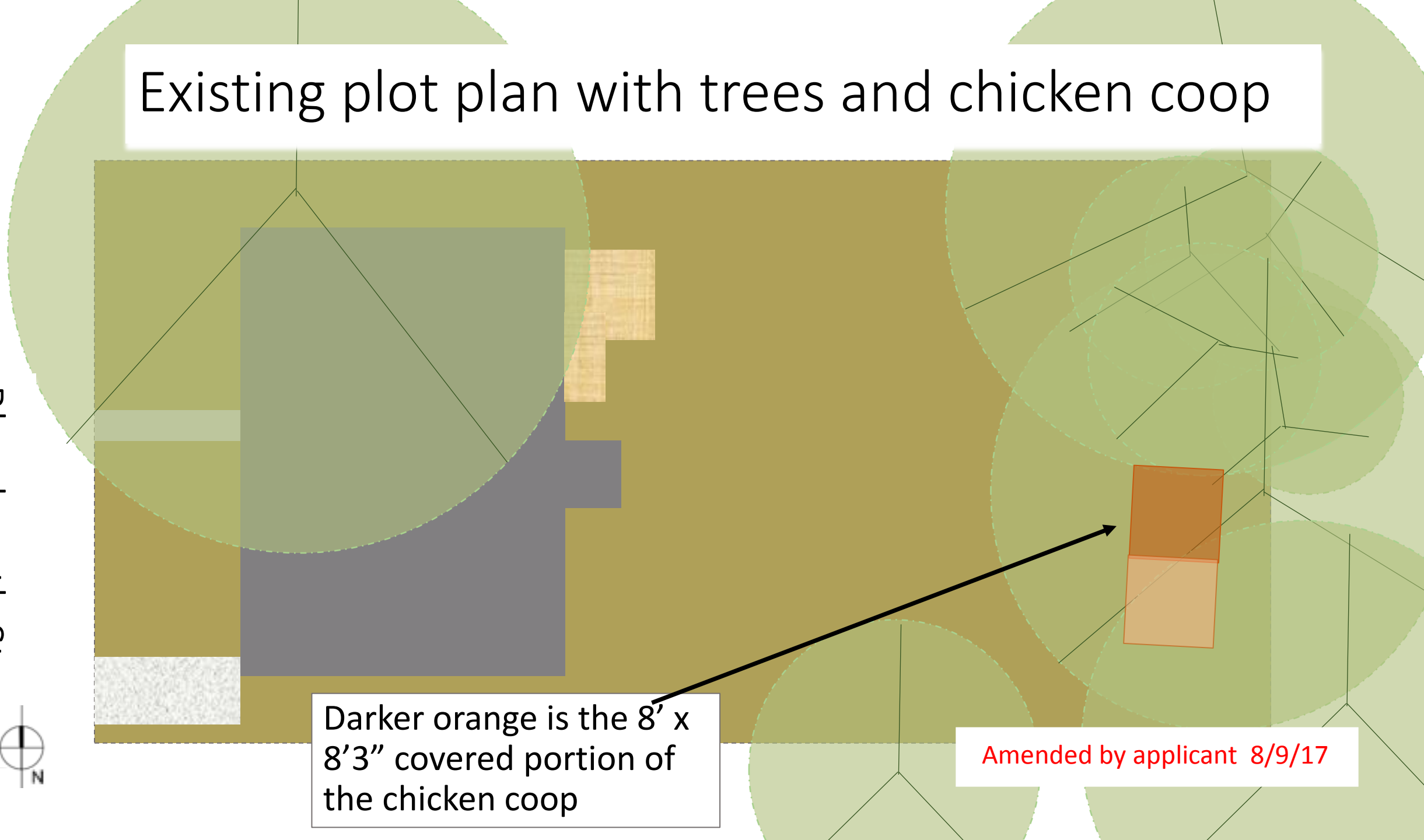
Existing plot plan with trees and chicken coop

Bloodworth St



Darker orange is the 8' x 8'3" covered portion of the chicken coop

Amended by applicant 8/9/17



Plot plan with trees, coop, and new shed

Bloodworth St



Amended by applicant 8/9/17

Close up
showing
existing coop
and new shed



Amended by applicant 8/9/17

Distance between
covered section of the
existing chicken coop
and the nearest tree is
4'2"

Distance between new
shed and tree will be
5'1"

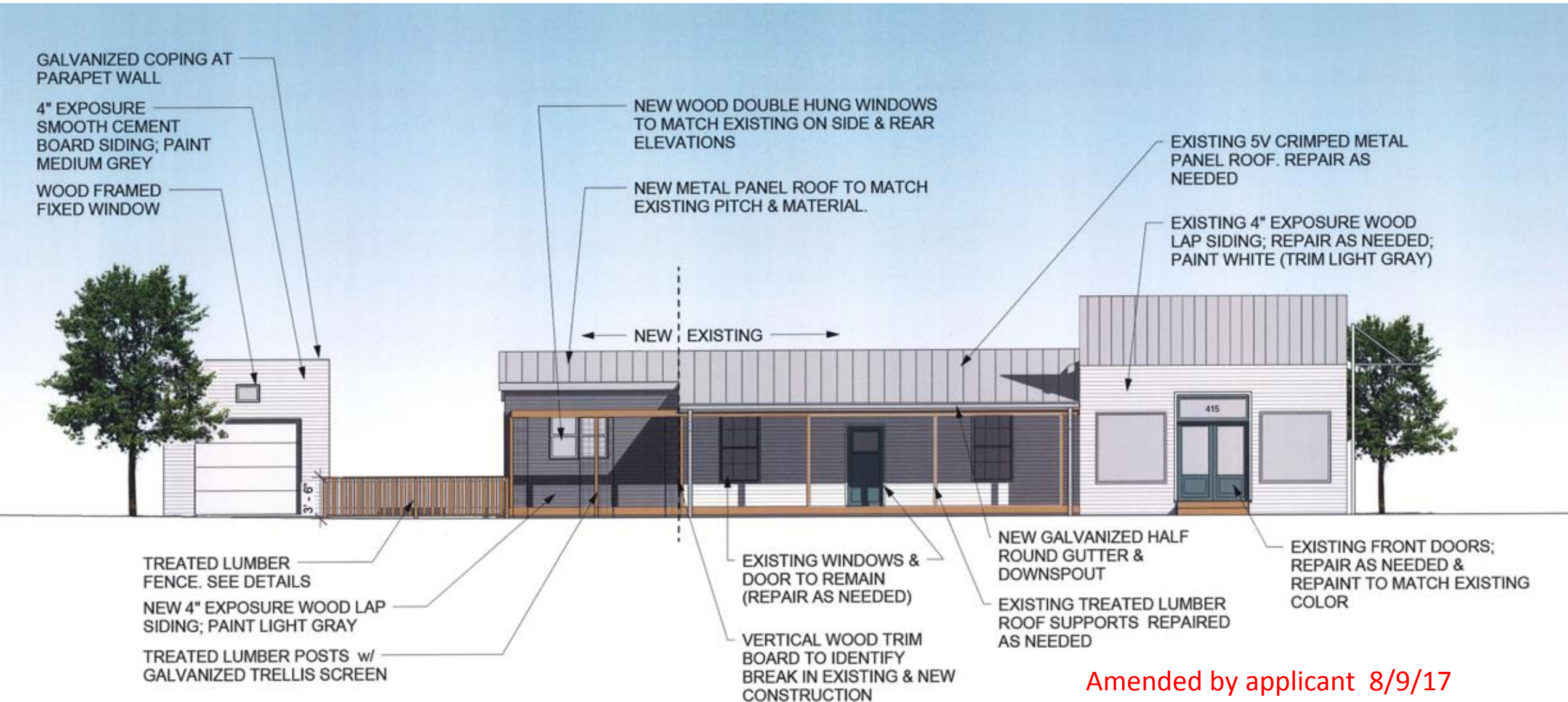
Shed roof slopes down
toward the east property
line directing rain water
run off toward the trees

8' x 8'3" covered
section of the
coop showing
proximity to
nearby trees



Amended by applicant 8/9/17

Recently approved accessory building at 415 Boundary



Comparison of footprints from 020-17-CA – 525 N. Bloodworth – March 2017

Oakwood Garages Information From Wake County Real Estate Data				
Street #	Street	Construction Date Property Tax Record	Dimensions	Square Feet
425	N Bloodworth	Likely predates the creation of the district.	20x20	500
520	N Bloodworth	2014	22x24	528
601	N Bloodworth	2005	25x27	675
715	N Bloodworth	2006	20X22	440
608	Oakwood	2008	22X27	594
323	Pace	2016	22x26	572
606	Boundary St.	2013	26x22	572

Amended by applicant 8/9/17

JELD-WEN Tradition 1-Lite Aluminum-Clad Double
Pane Annealed Egress Casement Window (Rough
Opening: 28.75-in x 48.75-in Actual: 28-in x 48-in)

Item # 72358 Model #
LOWOLTCCW2848LELH

☆☆☆☆☆ No reviews



Windows on North and South side

JELD-WEN V-4500 Square New Construction
Window (Rough Opening: 24.0-in x 24.0-in; Actual:
23.5-in x 23.5-in)

Item # 407531 Model # LOWOLVYFX2424

☆☆☆☆☆ No reviews



Windows on West (front) side
Amended by applicant 8/9/17

VELUX Fixed Tempered Skylight (Fits Rough
Opening: 22.5-in x 46.5-in; Actual: 27.375-in x
51.375-in)

Item # 317892 Model # FCM 2246 0005

★★★★★ (3 Reviews)



Skylights



Amended by applicant 8/9/17

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

105-17-CA 120 N BLOODWORTH STREET

Applicant: MELISSA MASON

Received: 6/14/2017

Meeting Date(s):

Submission date + 90 days: 9/12/2017

1) 7/27/2017 2) 8/24/2017 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Amended: Construct new 234 SF 1-story accessory building

DRAC: The original 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 Melissa Mason, Tania Tully, and Melissa Robb.

Staff Notes:

- 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>
1.6	Garages and Accessory Structures	Amended: Construct new 234 SF 1-story accessory building

STAFF REPORT

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

- A. Constructing a new 234 SF 1-story accessory building is not incongruous in concept according to *Guidelines* 1.3.8, 1.6.5, 1.6.6, 1.6.7, 1.6.8, 1.6.9, 1.6.10, 1.6.11, 1.6.12, and the following suggested facts:
- 1* The applicant indicates there are trees whose roots may be impacted by construction of the building. The building will be constructed using a post and beam foundation to avoid an adverse effect to the trees. A tree protection plan was not provided.
- 2* The house is a one-story minimal traditional non-contributing structure built in 1981. 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, at the time of construction this was the first new building in the district in 20 years.

- 3* According to the applicant, the footprint of the house is 1,060 SF, while the footprint of the proposed accessory building is 234 SF and the lot is 5512.5 SF. The built area to open space ratio is currently 19%, and with the new construction it will be 23%.
- 4* 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.
- 5* The applicant's house is the only single-story house on the east side of Bloodworth St between Edenton and Jones Streets. The other seven houses are either 1½- or 2-story.
- 6* There is a space of roughly 9 feet between this house and the house to the south (118 N Bloodworth St). A small driveway ends at the front edge of the house.
- 7* The proposal is for a one-story accessory building constructed in the southeast corner of the lot in the area where a chicken coop is currently located. It has a roof height of approximately 13.7 feet. The height at the peak of the house roof is 18 feet. The backyard slopes away from the house, with the interior floor level of the accessory building at about 2 feet lower than the interior floor level of the house, making the roof peaks of the accessory building roughly 7 feet lower than the roof ridge of the house.
- 8* The roof is a low-sloped shed form with the peak towards the front of the building and the front of the lot. No specifications were provided for the roofing material.

- 9* The building will be clad in fiber cement siding with a 4" exposure and the smooth side out.
- 10* Aluminum-clad casement windows are proposed.
- 11* Wood barn-style doors are proposed on the front of the building.
- 12* Two skylights are proposed in the roof on the slope facing away from the street.
- 13* The building will be painted to match the house.
- 14* No exterior lighting was proposed.

Staff suggests that the committee approve the application, with the following conditions:

1. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. Windows, especially the section view with trim;
 - b. A tree protection plan prepared by an arborist certified by the International Society of Arboriculture or by a licensed landscape architect, and that the fencing be in place prior commencement of construction.
2. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Roofing;
 - b. Barn-style doors;
 - c. Skylights, especially the section view with trim;
 - d. Lighting.

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 # 518149

File # 105-17-CA

Fee 294

Amount Paid 294

Received Date 6-14-17

Received By Turn

Property Street Address: 120 N. Bloodworth St

Historic District: Oakwood

Historic Property/Landmark name (if applicable): none

Owner's Name: Melissa Mason

Lot size: .13 acres

(width in feet): 52.5

(depth in feet): 105

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
118. N Bloodworth St	422 E Jones St
116 N Bloodworth St	424 E Jones St
124 N Bloodworth St	426 E Jones St
130 N Bloodworth St	109 N East St
123 N Bloodworth St	107 N East St
121 N Bloodworth St	105 N East St
117 N Bloodworth St	
115 N Bloodworth 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: Melissa Mason

Mailing Address: 120 N Bloodworth St

City: Raleigh

State: NC

Zip Code: 27601

Date: 6/12/2017

Daytime Phone: 919-946-5025

Email Address: Raleigh.mel@gmail.com

Applicant Signature Melissa Mason

Melissa Mason

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

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

Office Use Only	
Type of Work	_____
II	_____

Office Use Only	
Type of Work	_____
II	_____

Office Use Only	
Type of Work	_____
II	_____

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

[illegible]

Minor Work Approval (office use only)

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

Signature (City of Raleigh) _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. <u>Minor Work</u> (staff review) – 1 copy <u>Major Work</u> (COA Committee review) – 10 copies					
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input type="checkbox"/>		X		
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>		X		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>		X		
4. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>		X	
5. <u>Plot plan</u> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input type="checkbox"/>	<input type="checkbox"/>	X		
6. Drawings showing existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.	<input type="checkbox"/>	<input type="checkbox"/>	X		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>	<input type="checkbox"/>	X		
8. Fee (<u>See Development Fee Schedule</u>)	<input type="checkbox"/>				

Written Description

We are looking to build a two story workshop in our backyard, a utilitarian shed to be used as a bike workshop and artist studio. The workshop will be 22' wide and 16' deep with a 352 sq ft footprint. It will be built on a slab on grade, and will be painted the same shade of gray as the primary residence (Sherwin Williams 6232).

The primary residence at 120 N. Bloodworth is a non-contributing residence built in 1981, the foot print is 1,060 sq ft. The house is surrounded by 2 story houses on all sides, almost all houses on the block are 2,000 – 3,000+ sq ft.

The structure will only be visible through a narrow 9' gap between the main residence and the house next door. The placement would be as if at the end of a driveway if a driveway existed. The low pitch roof and slop of the lot ensure it will not exceed the height of the main residence.

The entry will be a set of French style doors placed in the middle of the front (west facing) side, with an awning above the entry and a vertical window next to the doors.

A vertical window will be to the left of the doors, and a combination of vertical and horizontal windows on the upper floor on the front facing side. On the north side there will be a combination of vertical and horizontal windows. On the rear (east facing side) and south facing side there will only be horizontal windows on the upper floor.

The roof is a low pitched shed roof style consistent with traditional accessory buildings in the neighborhood. Two skylights will be placed on the back slope of the roof, not visible from the street.

Based on the placement of the new structure no trees will need to be removed, however the structure will be near trees so a tree protection plan will be in place with the builder during construction. See attached plot plan for tree locations.

Description of materials

Metal roof

Wood aluminum clad windows

Board and batten siding, fiber cement, smooth face

Photographs of Existing

attached

RHDC Guidelines for new construction of accessory buildings for non-contributing buildings.

1.3.8 - *In the residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of the original built area to open space on a given site through new construction, additions, or surface paving.*

Foot print accessory building 352 sq ft
Foot print primary residence 1,060 sq ft
Total = 1,412
Lot size = 5,512.5
Ratio = 25.6%

1.6.6 - *Locate and orient new garages and accessory buildings in locations compatible with the historic relationship of garages and accessory buildings to the main structure and the site in the district.*

Placing structure in the far corner of the lot.

1.6.7 - *Select materials and finishes for proposed garages or accessory buildings that are compatible with the principal structure or other historic garages and accessory buildings in the district in terms of composition, scale, module, pattern, detail, texture, finish, color, and sheen.*

Compatible with the elegant utilitarian style of accessory buildings in the neighborhood in all aspects including materials, scale, composition, and color.

1.6.8 - *Select windows and doors for new garages and accessory buildings that are compatible in material, subdivision, proportion, pattern, and detail with the windows and doors of the principal structure or other historic garages and accessory buildings in the district.*

Aluminum clad windows of similar shapes and sizes found throughout Oakwood. Examples of french doors on an accessory building exist on 308 Pace St and 520 N. Bloodworth St.

1.6.10 - *It is not appropriate to introduce an accessory building similar in appearance, materials, and scale to historic accessory structures that creates a false historical appearance.*

Simple in style, but does not seem to create a false historical appearance.

3.3.7 - *Design new buildings to be congruous with surrounding buildings that contribute to the special character of the historic district in terms of height, form, size, scale, massing, proportion, architectural style, and roof shape. The height of new buildings should generally fall within 10 percent of well related nearby buildings.*

Neighboring houses on all sides of the lot exceed the height of the accessory building. Shed roofs appear on accessory buildings throughout Oakwood including one at 520 Polk St.

Visibility of accessory building

Accessory building will not be visible from the street when looking directly at the primary residence. Based on the slope of the street and property, along with the height of the primary residence and accessory building, the accessory building will not be visible from the near or far side of the street.

The only way to see the accessory building would be through a narrow gap between the primary residence and the neighboring house at 118 N. Bloodworth street. An image of the accessory building as seen through the gap is attached, the view of the accessory building is also obstructed by an existing mature Magnolia.

The primary residence and accessory building are comparable to the house and building at 520 N. Bloodworth in that the lots are the same size and the primary residences are relatively small. However, the accessory building at 120 will be much less visible than the accessory building at 520 in that:

- At 520 N. Bloodworth there is at least a 15' gap between the two houses compared to the 9' gap at 120 N. Bloodworth, and the front of the accessory building at 520 is closer to street. This is based on surveys in the COAs and iMAPS.
- The accessory building at 520 N. Bloodworth is larger than the planned accessory building at 120 N. Bloodworth, and the proportion compared to the primary residence is larger.
 - o At 520 the accessory building is 528 sq ft and the primary residence is 825 sq ft.
 - o At 120 the accessory building is 352 sq ft and the primary residence is 1,060 sq ft.
- The accessory building planned for 120 N. Bloodworth has a mature magnolia obstructing the view from the street, making it barely visible.

Primary residence 120 N. Bloodworth St.







Existing view from street.



View down 9'-0" Gap between homes



View of the far corner where workshop will be placed, as seen from the back deck. Note the visible decline in grade from the residence.



Example of low pitched shed style roof at 520 Polk St.

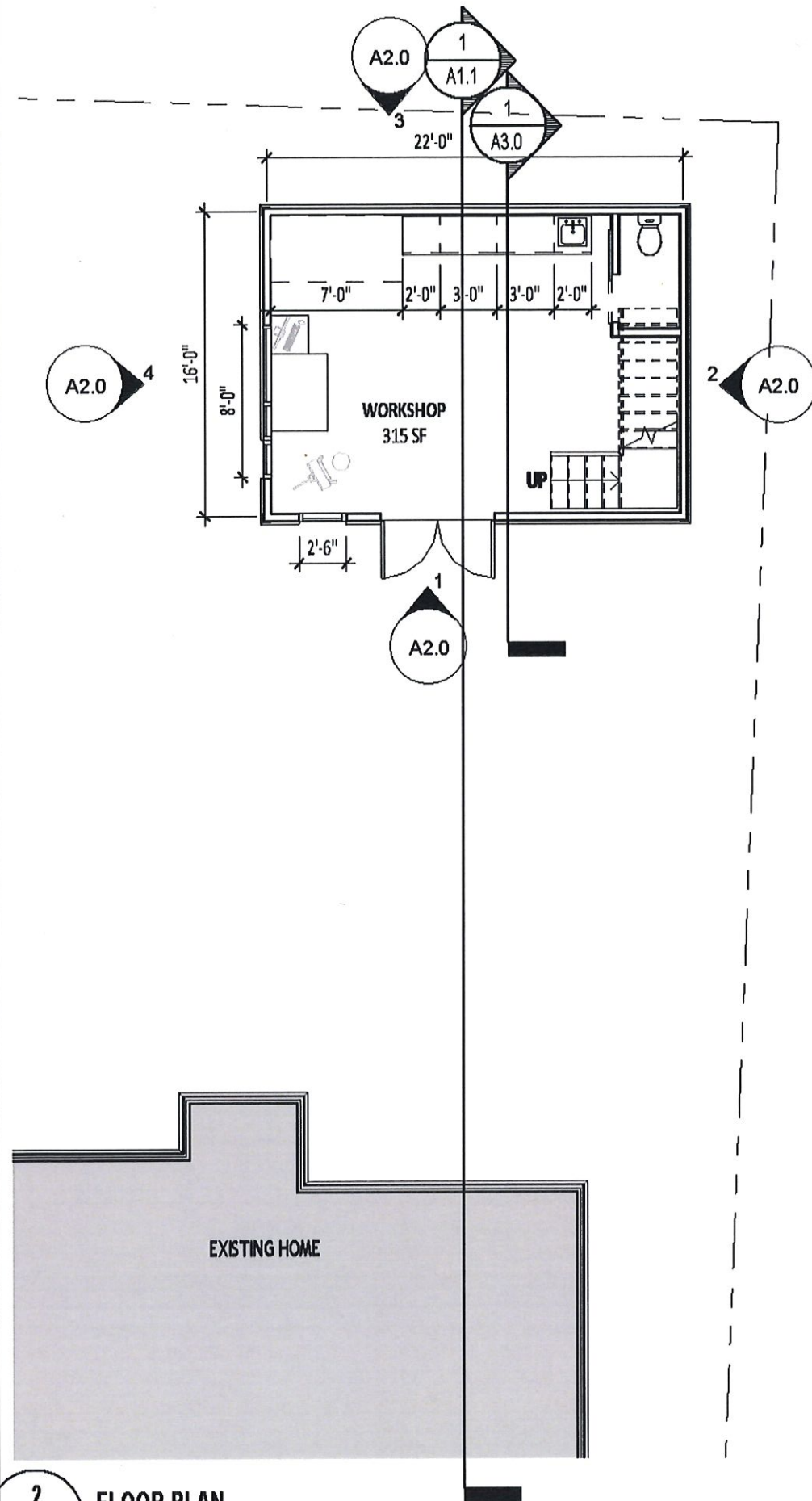




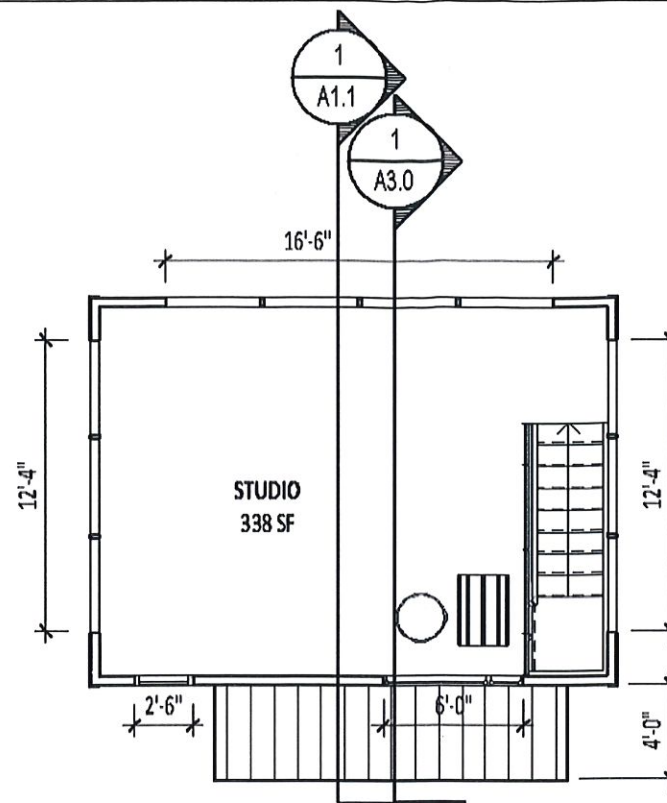




View down 9'-0" Gap between homes



2 FLOOR PLAN
A1.0 1/8" = 1'-0"



3 LEVEL 2
A1.0 1/8" = 1'-0"



4 EXTERIOR PERSPECTIVE
A1.0 N.T.S.



1 SITE PLAN
A1.0 1" = 50'-0"

CONSULTANTS:
DRAFTING:
Bailey Allred
Raleigh, NC
(336) 908.7268

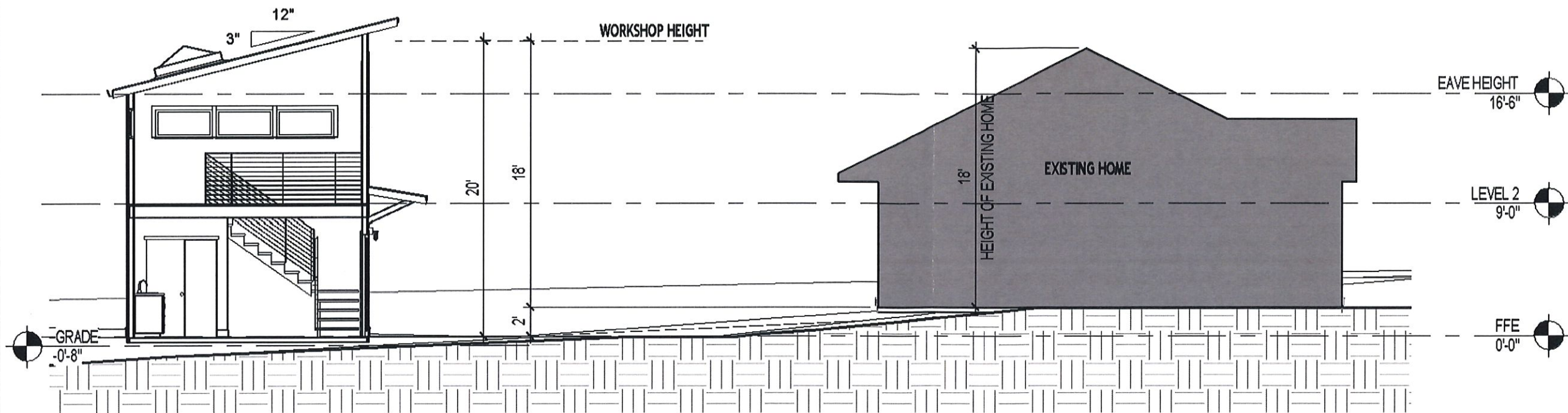
MASON WORKSHOP
120 N. BLOODWORTH ST, RALEIGH
OAKWOOD

PLANS

Project number 16037
Date July 05, 2017

A1.0

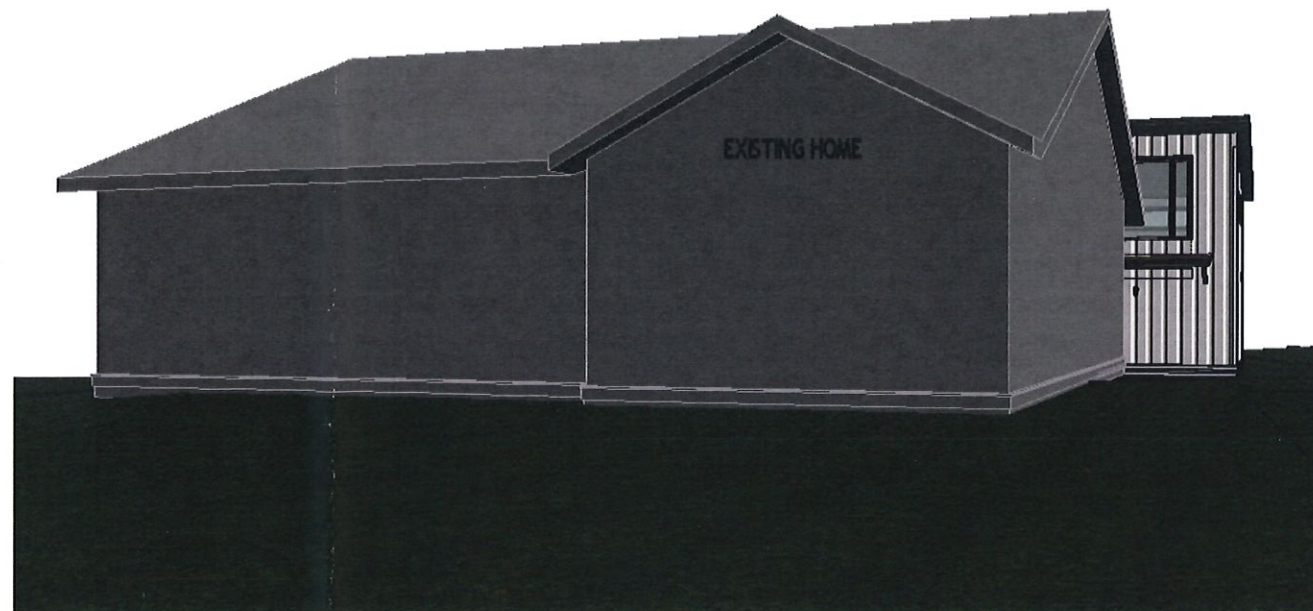
Scale As indicated



1
A1.1
SITE SECTION
1/8" = 1'-0"



3
A1.1
VIEW FROM STREET - WORKSHOP NOT VISIBLE FROM FRONT OF HOUSE



2
A1.1
VIEW DOWN 9' GAP BETWEEN HOMES

CONSULTANTS:

DRAFTING:

Bailey Allred

Raleigh, NC
(336) 908.7268

MASON WORKSHOP
120 N. BLOODWORTH ST, RALEIGH

OAKWOOD

SITE SECTION

Project number 16037

Date July 05, 2017

A1.1

Scale 1/8" = 1'-0"

CONSULTANTS:
DRAFTING:
Bailey Allred
Raleigh, NC
(336) 908.7268

MASON WORKSHOP
120 N. BLOODWORTH ST, RALEIGH
OAKWOOD

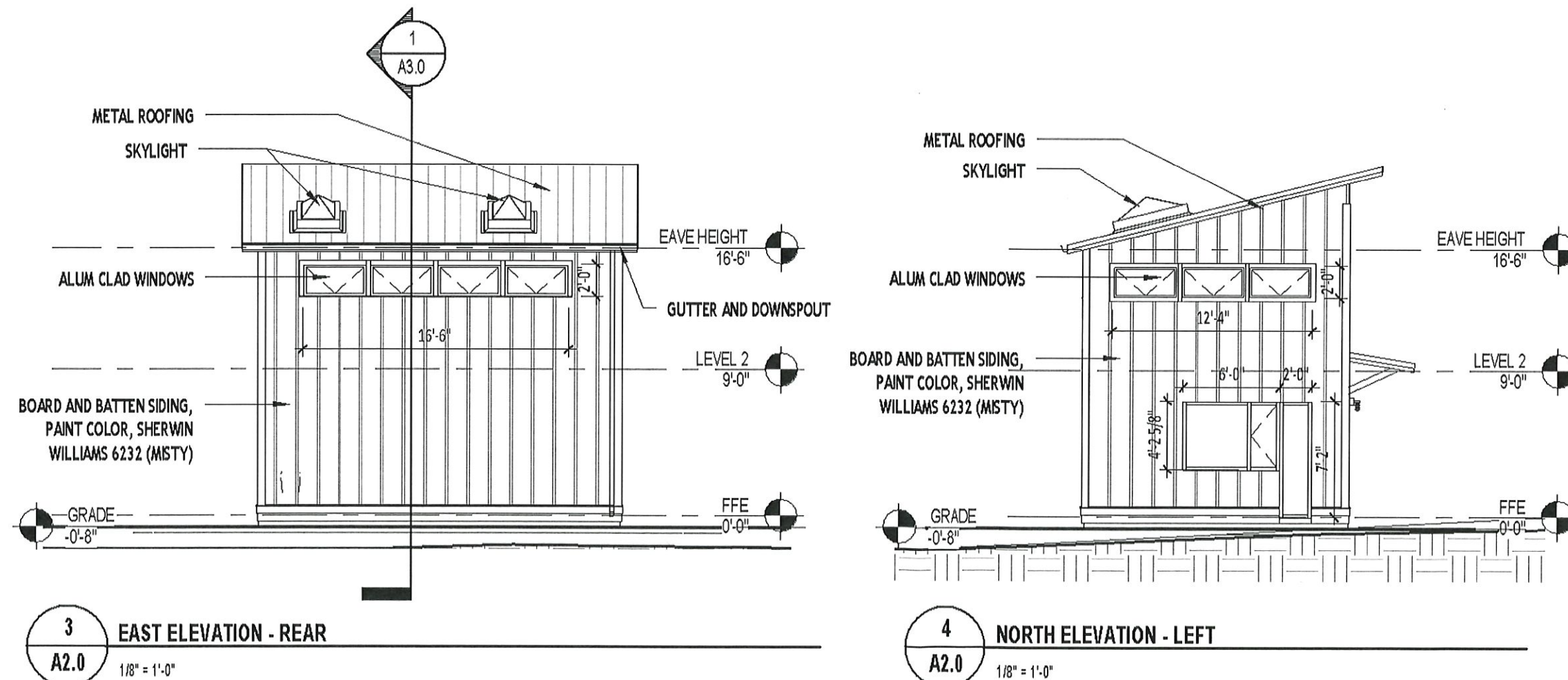
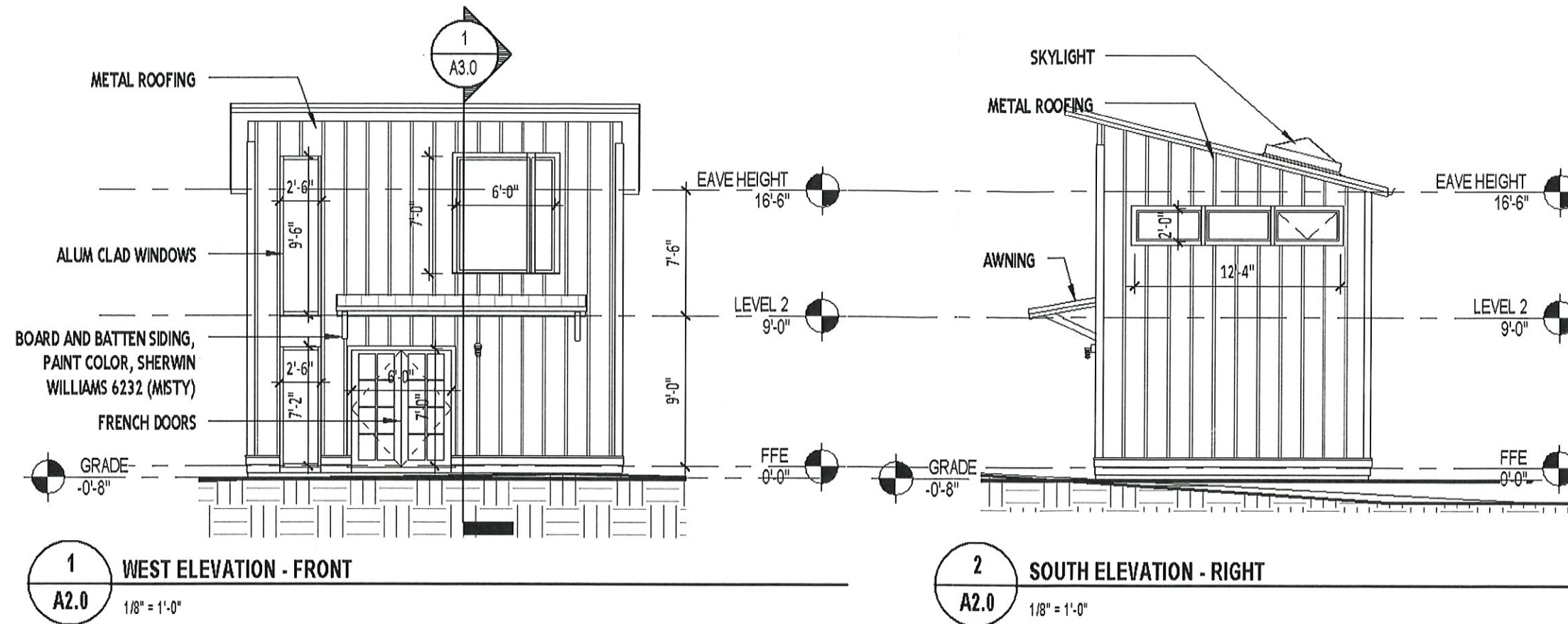
ELEVATIONS

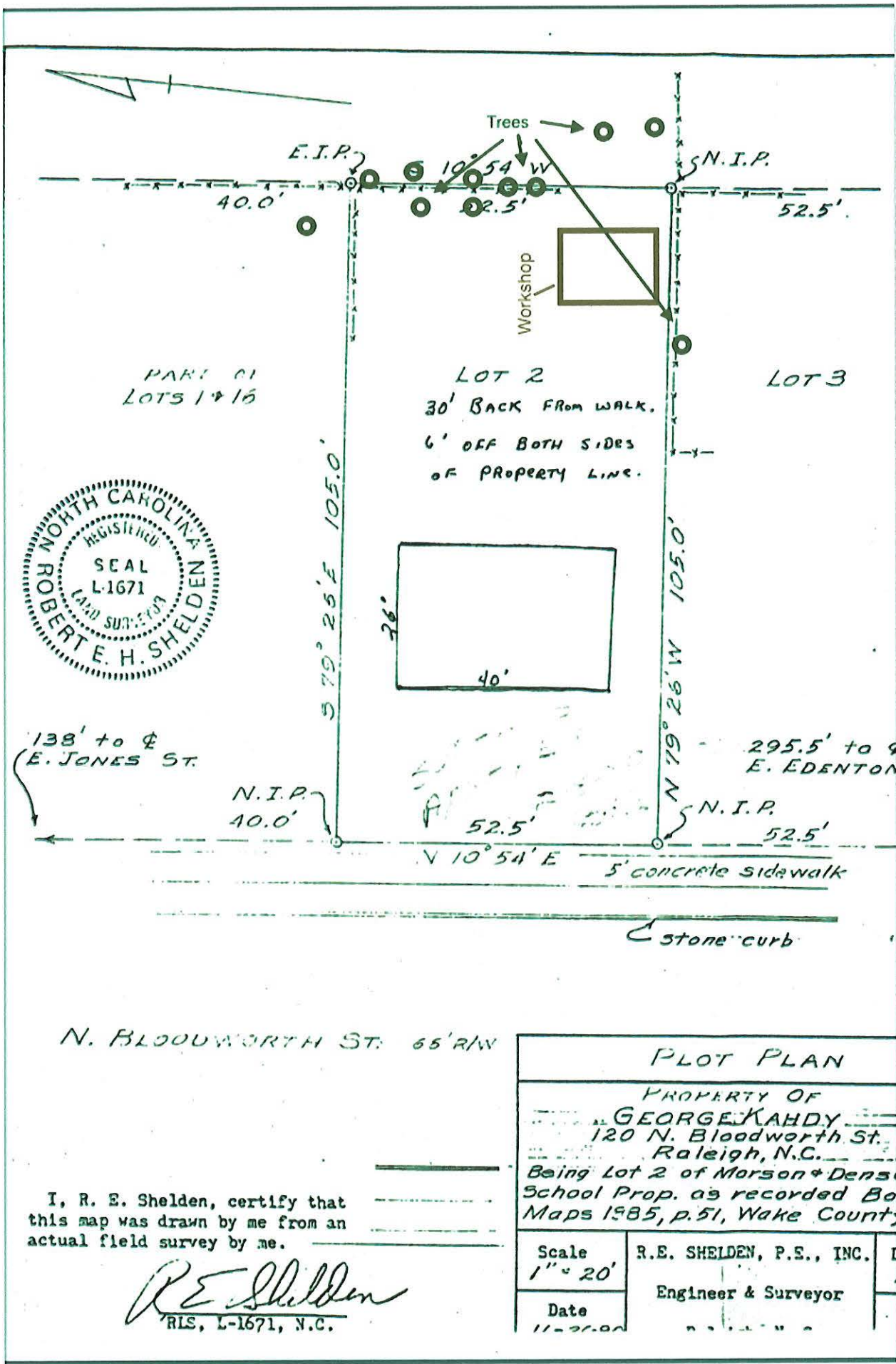
Project number 16037

Date July 05, 2017

A2.0

Scale 1/8" = 1'-0"





N. BLOODWORTH ST. 65' R/W

I, R. E. Sheldon, certify that
this map was drawn by me from an
actual field survey by me.

R. E. Sheldon
R.E.S., L-1671, N.C.

PLOT PLAN	
PROPERTY OF GEORGE KAHDY 120 N. Bloodworth St. Raleigh, N.C. Being Lot 2 of Morson & Dens School Prop. as recorded Bo Maps 1585, p. 51, Wake Count	
Scale 1" = 20'	R.E. SHELDEN, P.E., INC. Engineer & Surveyor
Date 11-26-88	