



# City of Raleigh



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## 106-18-CA

601 ELM STREET  
OAKWOOD HISTORIC  
DISTRICT (R-10)

0 25 50 100  
Feet



Nature of Project:  
Demolish shed; construct  
garage

APPLICANT:  
MICHAEL STUART

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

106-18-CA      601 ELM STREET  
Applicant:      MICHAEL STUART  
Received:      7/06/2018      Meeting Date(s):  
Submission date + 90 days: 10/04/2018      1) 8/23/2018      2)      3)

### INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Demolish shed; construct garage; construct driveway; remove tree

Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...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

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
4.2	Demolition	Demolish shed
1.3	Site Features & Plantings	Remove tree; install driveway
1.5	Walkways, Driveways, & Off-street Parking	Install driveway
1.6	Garages & Accessory Structures	Construct garage

### STAFF REPORT

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

- A. Demolition of an accessory building and removing a tree is not incongruous in concept according to *Guidelines* 1.3.5, 1.6.5, 4.2.3; however, demolition of an accessory building that contributes to the overall historic character and removal of a healthy tree are incongruous according to *Guidelines* 1.3.1, 1.3.3, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, and paragraph one on page 82, and the following suggested facts:

- 1\* The subject property is within the original boundaries of Oakwood Historic District listed in the National Register in 1974. That nomination form does not contain an inventory list nor a

clearly defined period of significance. A draft update of the nomination, including an inventory list is under review by the State Historic Preservation Office. That draft document includes an estimated construction date of 1910, and classifies the building as contributing. The structure is described as a “one-story garage with a hipped roof. It is clad in standing-seam metal and has two pairs of hinged garage doors.”

- 2\* In Matthew Brown’s Inventory of Structures in the Oakwood National Register Historic District, the garage is listed as contributing with a year built of ca. 1925. It is described as a “hipped-roofed two-car frame garage...It has a 5-V metal roof and is clad in 5-V metal.”
  - 3\* The applicant proposes demolishing the garage and provided several photographs that show the current condition of the structure. An assessment of the structural integrity of the structure by a preservation professional was not provided. Detailed drawings of the existing structure were not provided.
  - 4\* The application includes an email from the applicant that states that one tree is proposed to be removed due to its proximity to the garage. A site plan was provided that shows the tree to be removed, but does not identify any other potential trees on the property that could be impacted by the project. An assessment of the health of the tree by an International Society of Arboriculture (ISA) certified arborist was not provided. A tree protection plan was not provided.
- B. The construction of a garage is not incongruous in concept according to *Guidelines* section 2.8.1, 2.8.5, 2.8.6, and the following suggested facts:
- 1\* The proposed garage is sited in a similar location to the existing garage. The proposed location is sited traditionally near the rear lot line.
  - 2\* The property is located on a corner lot. The garage doors will face Euclid Street. This is a common orientation for corner properties.
  - 3\* The proposed garage is 20’ x 20’, 2’ wider than the existing garage (18’ x 20’).
  - 4\* The proposed garage is a one-story frame contemporary structure with wood lap siding. The garage is deferential in scale to the historic house.
  - 5\* The form of the garage is a steep shed roof with clerestory windows on the rear of the structure (facing the north property line).

- 6\* Although not as common, shed roofed garages are seen in Oakwood. A historic example exists, though oriented differently, at 410 N Elm. The applicant did not provide any examples of garages with similar forms.
- 7\* The height of the proposed garage is 15' 8 ¾" to the top of the wall at the south elevation and 10' ½" to the top of the wall at the north elevation. The height dimension does not take into consideration the thickness of the roof.
- 8\* The applicant did not provide a built area to open space analysis or a built mass to open space analysis. However, based on the new footprint increase, the garage will add 40 SF of built mass – not a significant increase.
- 9\* No specifications for windows or doors were provided.
- 10\* No information was provided regarding exterior lighting, if any.

C. Constructing a driveway is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.5, 1.3.6, 1.3.7, 1.3.8, 1.5.1, 1.5.2, 1.5.3, 1.5.5, 1.5.6, 1.5.9, and the following suggested facts:

- 1\* Constructing driveways is typically approvable by staff as a minor work but was included in this application for administrative efficiency.
- 2\* The applicant indicated that a driveway will be constructed. No site plan or dimensions were provided.
- 3\* From photographs of the property and an aerial, a non-historic double wide curb cut currently exists, but no existing driveway or parking area is evident.
- 4\* The example driveway provided in the application is not located in Oakwood.
- 5\* A driveway similar to the example provided that separates from one driveway into two-wheel strip parking areas was approved for 608 Oakwood Avenue through COA 125-13-CA. The installed driveway has brick wheel strips and concrete fill.
- 6\* From an aerial provided by the applicant, it appears there is one mature tree located in proximity to the proposed driveway that could be impacted by the installation.

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

- 1. That a 365-day demolition delay be imposed for the removal of the garage and the tree.
- 2. That a tree protection plan be implemented and remain in place for the duration of construction.



3. That prior to the issuance of the blue placard the following be provided to and approved by staff:
  - a. full documentation of the building with photographs and measured, scaled drawings;
  - b. driveway plan and materials;
  - c. a tree protection plan.
4. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
  - a. Manufacturer's specifications for garage vehicular door, showing both section and elevation views, and material descriptions;
  - b. Manufacturer's specifications for the clerestory windows;
  - c. Manufacturer's specifications for exterior lighting, and location on building

# 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 # B01728

File # \_\_\_\_\_

Fee \$152.

Amount Paid \$152

Received Date 7/6/18

Received By Cordy Garcia

Property Street Address 601 Elm Street

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Michael Stuart

Lot size (width in feet) 57.59 (depth in feet) 90.88

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
524 EUCLID ST	605 ELM ST
525 EUCLID ST	115 S SAINT MARYS ST
527 EUCLID ST	526 ELM ST
518 N BOUNDARY ST	528 ELM ST
526 EUCLID ST	530 ELM ST
523 ELM ST	300 WEAVER MINE TRL
529 EUCLID ST	
603 ELM ST	





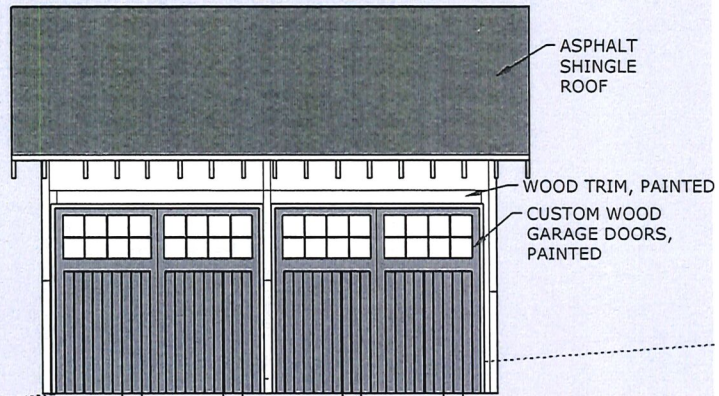
### Minor Work Approval (office use only)

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.

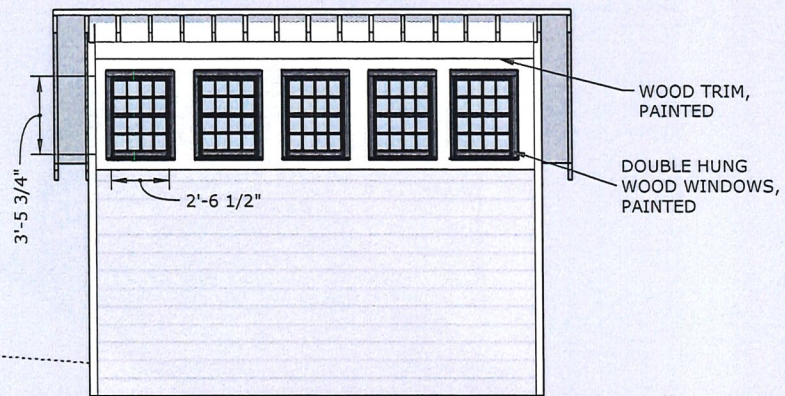
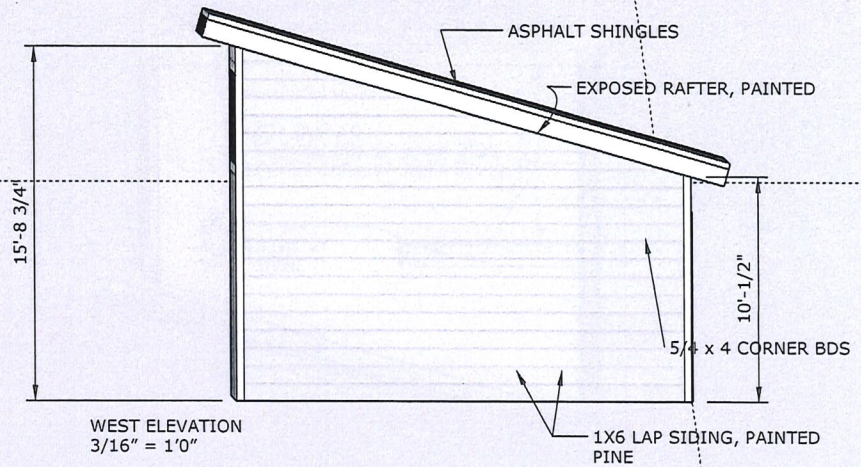
Signature (City of Raleigh) \_\_\_\_\_ Date \_\_\_\_\_

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.  <a href="#">Minor Work</a> (staff review) – <b>1 copy</b>  <a href="#">Major Work</a> (COA Committee review) – <b>10 copies</b>					
1. <b>Written description.</b> Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. <a href="#">Paint Schedule</a> (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>		✓	
5. <a href="#">Plot plan</a> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. <b>Drawings</b> 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <a href="#">Label Creator</a> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>				

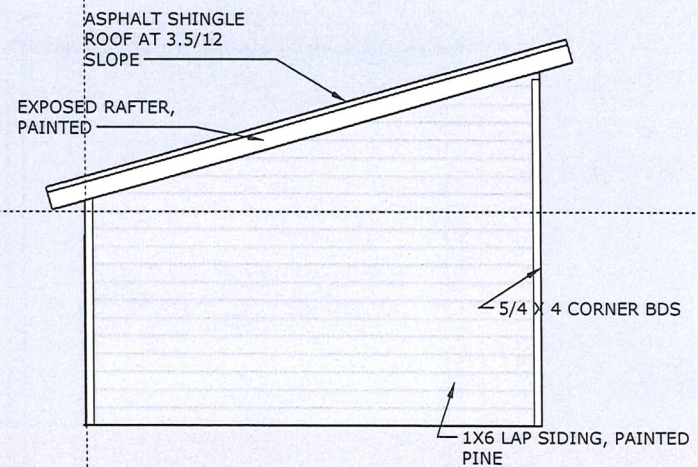




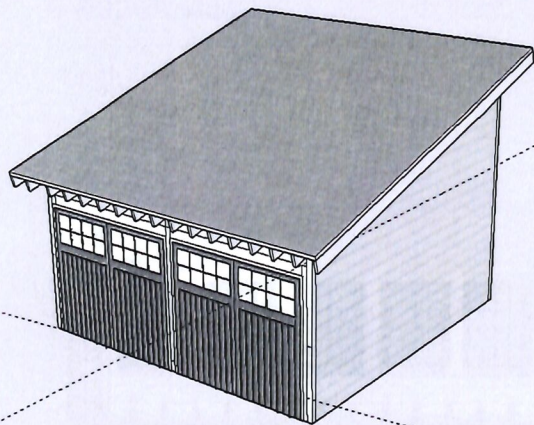
SOUTH ELEVATION  
3/16" = 1'0"



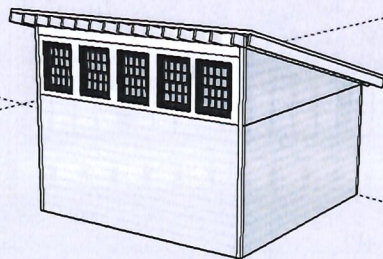
NORTH ELEVATION  
3/16" = 1'0"



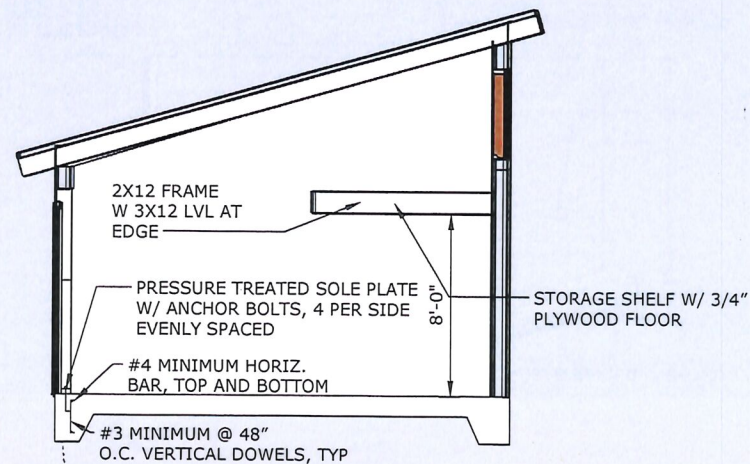
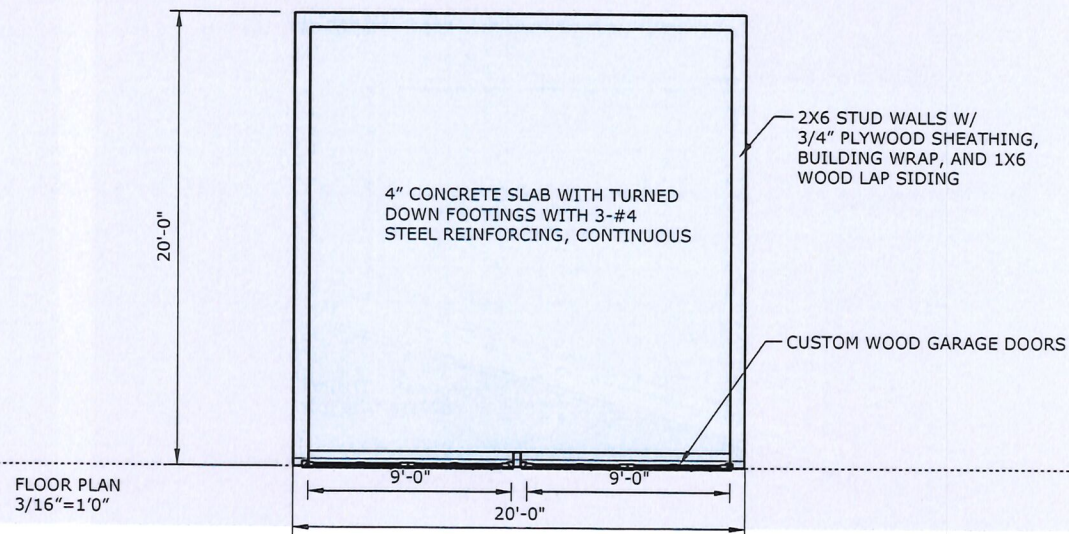




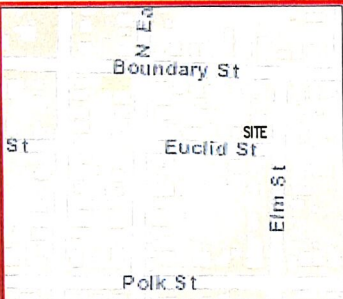
OVERALL VIEW  
NOT TO SCALE



OVERALL VIEW  
NOT TO SCALE

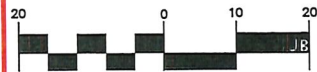


Current



Location Map (NtS)

# GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

## Note:

1. This map does not conform to G.S. 47-30
2. This survey does not address zoning issues
3. This survey performed without benefit of Title Examination.



State of North Carolina

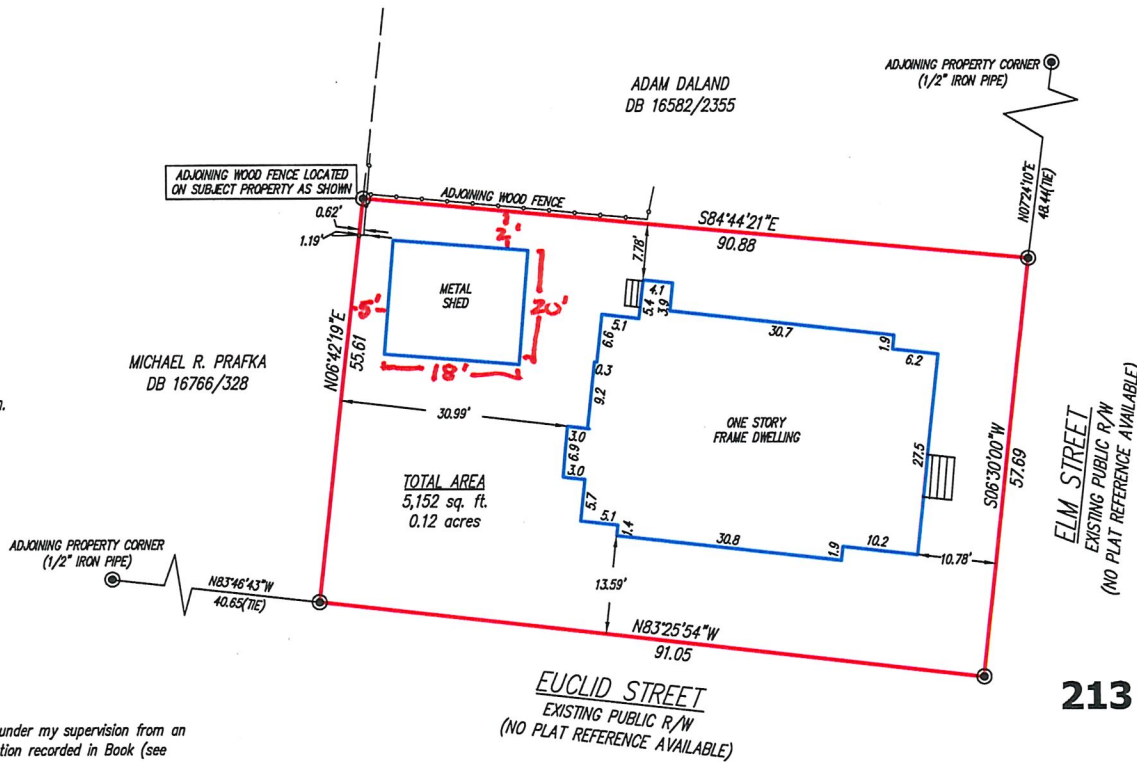
I, Stephen D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book (see references), that the boundaries not surveyed are clearly indicated as drawn from information found in -----; that the ratio of precision positional accuracy is as calculated is 1:20,000'; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600) and was (not) prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number, and seal this 7th day of May, A.D., 2018.

*Stephen D. Puckett* 5.7.2018

Stephen D. Puckett L-2683

## NOTE:

THIS SURVEY IS BASED UPON OCCUPIED LINES, EVIDENCE FOUND IN THE FIELD AND EXISTING MONUMENTATION.



## S.D. PUCKETT & ASSOCIATES PROFESSIONAL LAND SURVEYORS



5314 Hwy. 55, Suite 104  
Durham, N.C. 27713  
Ph.(919) 544-7717 Fax(919) 544-1274  
Stephen D. Puckett - N.C.P.L.S.# 2683  
spuckett@puckettsurveys.com C-0506



## Legend

Existing Iron Pin	⊙
New Iron Pin	○
Existing Nail	△
Utility Pole	⊕
Computed Point	▲
Area Light	☆
Sewer Clean-Out	⊗
Water Meter	WM
Electrical Box	E
Telephone Pedestal	TP
Cable TV Pedestal	TV
Right of Way	R/W
Overhead Utilities	OHU
Property Line	—

## References

DB 3569/242  
BM  
PIN 1704915790  
REID 0001263

Survey for:  
**213 N Bloodworth, LLC**

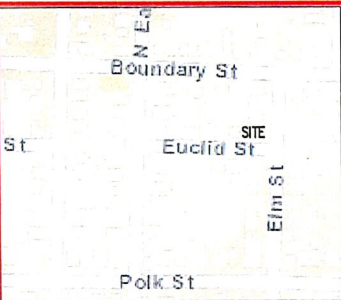
## Site Information

Property Address: 601 Elm Street, Raleigh, NC 27604  
PIN: 1704915790  
REID: 0001263  
Raleigh Township  
Wake County, North Carolina  
Survey Date: 5-7-18

File: 180508b1

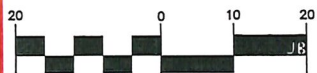


# Proposed



Location Map (NtS)

## GRAPHIC SCALE



( IN FEET )

1 inch = 20 ft.

### Note:

1. This map does not conform to G.S. 47-30
2. This survey does not address zoning issues
3. This survey performed without benefit of Title Examination.



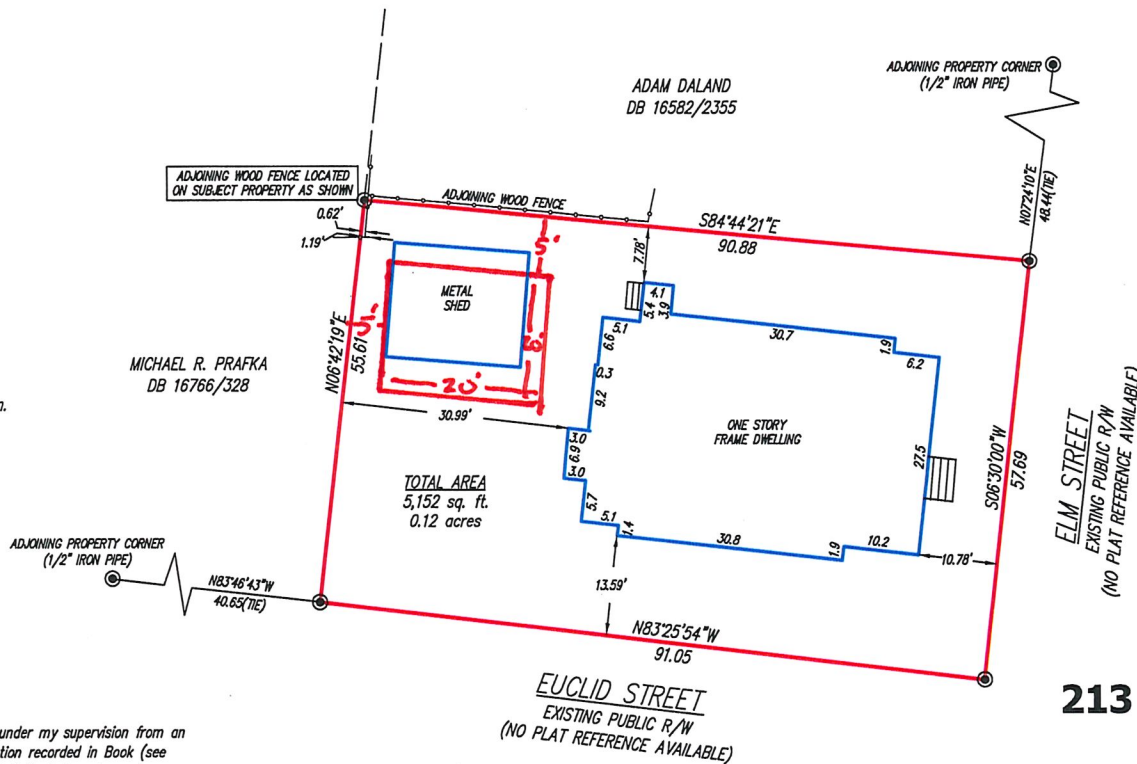
State of North Carolina

I, Stephen D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, (deed description recorded in Book (see references), that the boundaries not surveyed are clearly indicated as drawn from information found in -----; that the ratio of precision positional accuracy is as calculated is 1:20,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) and was (not) prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number, and seal this 7th day of May, A.D., 2018.

*Stephen D. Puckett* 5.7.2018

Stephen D. Puckett L-2683

**NOTE:**  
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## S.D. PUCKETT & ASSOCIATES PROFESSIONAL LAND SURVEYORS



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Stephen D. Puckett - N.C.P.L.S.# 2683  
spuckett@puckettsurveys.com C-0506



NORTH  
DB 3569/242

### Legend

Existing Iron Pin	⊙
New Iron Pin	○
Existing Nail	△
Utility Pole	⊕
Computed Point	▲
Area Light	☆
Sewer Clean-Out	⊗
Water Meter	Ⓜ
Electrical Box	ⓔ
Telephone Pedestal	Ⓣ
Cable TV Pedestal	Ⓣ
Right of Way	R/W
Overhead Utilities	— OHU —
Property Line	—

### References

DB 3569/242  
BM  
PIN 1704915790  
REID 0001263

## Survey for: 213 N Bloodworth, LLC

### Site Information

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PIN: 1704915790  
REID: 0001263  
Raleigh Township  
Wake County, North Carolina  
Survey Date: 5-7-18

File: 180508b1



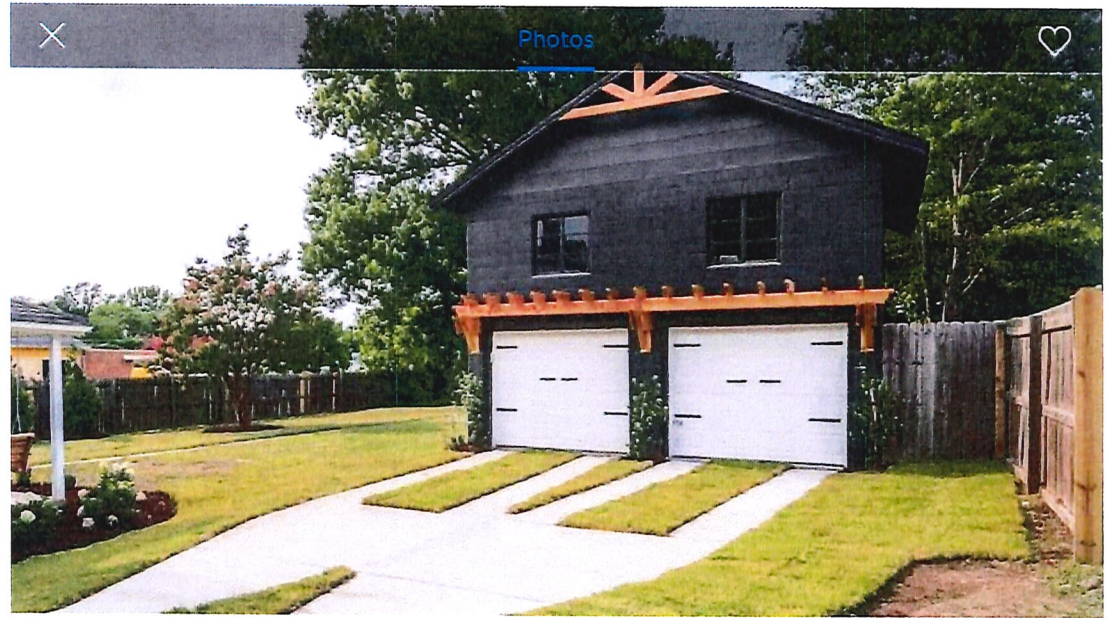








# Example Driveway



## Kinane, Collette

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**Subject:** FW: COA Meeting - Thursday, August 23, 2018 - 106-18-CA (601 Elm St) - Initial Staff Comments

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**From:** Michael Stuart [mailto:michaeldstuart@gmail.com]

**Sent:** Monday, July 30, 2018 9:30 PM

**To:** Kinane, Collette <Collette.Kinane@raleighnc.gov>

**Cc:** Tully, Tania <Tania.Tully@raleighnc.gov>; Robb, Melissa <Melissa.Robb@raleighnc.gov>

**Subject:** Re: COA Meeting - Thursday, August 23, 2018 - 106-18-CA (601 Elm St) - Initial Staff Comments

Please see my comments inline and lots of attachments.

Thank you for the time and i look forward to discussing next week.

On Jul 18, 2018, at 6:20 PM, Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)> wrote:

Michael -

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the August 23, 2018 agenda of the COA Committee of the Raleigh Historic Development Commission. The meeting will be held at 4:00 p.m. in the City Council chamber.

Based on what was submitted, the agenda will describe the request as follows. Please let staff know if this is inaccurate.

Demolish shed; Construct Garage

In preparation for completing the staff report, staff has made an initial review of your application regarding clarity and completeness and has the following questions, comments, and suggestions:

1. Please send a few context photos of the house – a photograph from the sidewalk or street of the front of the property, the current driveway, interior of the garage (to show condition), and backyard. Digital copies of these are acceptable. **Attached.**
2. What is the address for the example driveway that you included in your application?  
**Unknown. I found it online while looking for ideas.**
3. After reviewing your survey documents, it appeared that there was a discrepancy between the way the survey was drawn and the measurements handwritten in. Which measurement was accurate – the 2' from the property line or the shed as drawn? Please submit a correct site plan. Please also include the driveway as it currently exists on the plan. **Apologies for the confusion. Attached is a detailed drawing with measurements. The two foot vs 5 foot discrepancy stems from my omission of an additional storage structure built onto the back of the shed. The driveway, as it currently exists is only a curb cut and "grass".**
4. Submit a plan that shows the topography of the site. **Attached.**
5. Please include a tree protection plan and, if any exist, please identify any trees on the property on the site plan. If there are no trees that are 8" DBH or greater located on the property, please let us know. **There is only one tree greater than 8" DBH. It is shown on my updated survey markup and is growing into the current shed. It is an Ailanthus tree and I would like to remove it.**
6. This application will need to be reviewed by the Design Review Advisory Committee (DRAC). The next meeting will take place on Monday, August 6<sup>th</sup> at 5PM on the third floor of One Exchange Plaza. **I look forward to it.**

Staff has also made an initial review for adherence to the [Design Guidelines](#) and offers the following guidance and examples of the type of evidence included in successful applications:

1. The sections of the Design Guidelines that are most relevant for this application is 1.6. Per historian Matthew Brown's 2015 Inventory of Structures in the Oakwood National Register Historic District, the garage was built around 1925. It is necessary that your application provide evidence that the garage is deteriorated beyond repair. Evidence could include detailed photographs, an assessment from a preservation professional, or other potential evidence. If you have any additional information that could supplement your application to certify that it meets the guidelines in 1.6, please submit it.

**Any amendments or additional documents must be received via email by 4:00 pm Monday, July 30, 2018, to guarantee inclusion in the staff report.**

A few additional notes regarding the process:

- The agenda, information letter, and staff report will be sent via email August 10.
- A sign will be posted on the property by August 10. The applicant is required to return the posted sign to Planning either at the public meeting or within 3 business days following the public meeting.
- City policy requires that any presentations must be emailed to staff prior to meetings in Council Chambers and may not be loaded from non-employee flash drives. The deadline for providing staff with a presentation is 10:00 am, Tuesday, August 22. Most COA applications do not need a formal presentation.
- If any documents are brought to the meeting at least 10 sets of copies should be provided.

Please let me know if you have any questions. The preservation staff will be at a conference from July 18<sup>th</sup> to July 23<sup>rd</sup>. We may be able to answer any questions you have during that time, but if not we'll absolutely follow up when we return.

Thanks,  
Collette

**Collette R. Kinane**  
Preservation Planner II

■ **Raleigh Urban Design Center**  
One Exchange Plaza, Suite 300 | Raleigh, NC 27601  
919-996-2649 | [raleighnc.gov](http://raleighnc.gov)



















