106-18-CA

601 ELM STREET
OAKWOOD HISTORIC DISTRICT (R-10)

APPLICANT: MICHAEL STUART

Nature of Project: Demolish shed; construct garage

N BOUNDARY ST
EUCLID ST
ELM ST

City of Raleigh
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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

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
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<tbody>
<tr>
<td>4.2</td>
<td>Demolition</td>
<td>Demolish shed</td>
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<tr>
<td>1.3</td>
<td>Site Features &amp; Plantings</td>
<td>Remove tree; install driveway</td>
</tr>
<tr>
<td>1.5</td>
<td>Walkways, Driveways, &amp; Off-street Parking</td>
<td>Install driveway</td>
</tr>
<tr>
<td>1.6</td>
<td>Garages &amp; Accessory Structures</td>
<td>Construct garage</td>
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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).
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.

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.

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.

No specifications for windows or doors were provided.

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 # 801728
File #
Fee $152
Amount Paid $152
Received Date 7/01/18
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).

<table>
<thead>
<tr>
<th>Property Address</th>
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<tbody>
<tr>
<td>524 EUCLID ST</td>
<td>605 ELM ST</td>
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<tr>
<td>525 EUCLID ST</td>
<td>115 S SAINT MARYS ST</td>
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<tr>
<td>527 EUCLID ST</td>
<td>526 ELM ST</td>
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<tr>
<td>518 N BOUNDARY ST</td>
<td>528 ELM ST</td>
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<td>526 EUCLID ST</td>
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<tr>
<td>523 ELM ST</td>
<td>300 WEAVER MINE TRL</td>
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<tr>
<td>529 EUCLID ST</td>
<td></td>
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<tr>
<td>603 ELM ST</td>
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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  Michael Stuart

Mailing Address  501 Oakwood Avenue

City  Raleigh  State  NC  Zip Code  27601

Date  5 July, 2018  Daytime Phone  919 808 5321

Email Address  micaheldstuart@gmail.com

Applicant Signature  

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

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

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>1.6</td>
<td>Accessory Structure</td>
<td>Replace current dilapidated shed/garage with a new garage.</td>
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</tbody>
</table>

Office Use Only

Type of Work  

PAGE 2 OF 3
WWW.raleighnc.gov  REVISION 08.29.16
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 ______________

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<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 N/A YES NO N/A</td>
</tr>
</tbody>
</table>

**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.)

2. **Description of materials (Provide samples, if appropriate)**

3. **Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.**

4. **Paint Schedule (if applicable)**

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.**

6. **Drawings showing existing and proposed work**
   - Plan drawings
   - Elevation drawings showing the façade(s)
   - Dimensions shown on drawings and/or graphic scale (required)
   - 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.

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.**

8. **Fee (See Development Fee Schedule)**
OVERALL VIEW
NOT TO SCALE

FLOOR PLAN
3/16"=1'0"

CUSTOM WOOD GARAGE DOORS

4" CONCRETE SLAB WITH TURNED DOWN FOOTINGS WITH 3-#4 STEEL REINFORCING, CONTINUOUS

2X6 STUD WALLS W/ 3/4" PLYWOOD SHEATHING, BUILDING WRAP, AND 1X6 WOOD LAP SIDING

OVERALL VIEW
NOT TO SCALE

BUILDING SECTION
3/16"=1'0"

2X12 FRAME
W 3X12 lvl AT EDGE

PRESSURE TREATED SOLE PLATE
W/ ANCHOR BOLTS, 4 PER SIDE EVENLY SPACED

#4 MINIMUM HORIZ. BAR, TOP AND BOTTOM

#3 MINIMUM @ 48"
O.C. VERTICAL DOWELS, TYP

STORAGE SHELF W/ 3/4" PLYWOOD FLOOR
Proposed

LOCATION MAP (NS)

GRAPHIC SCALE

1 inch = 20 ft.

Note:
1. This map does not conform to G.S. 47-70
2. This survey does not address zoning issues
3. This survey performed without benefit of Title Examination.

EUCLED STREET
EXISTING PUBLIC E/W
(NO PLAT REFERENCE AVAILABLE)

TOTAL AREA
5,152 sq. ft.
0.12 acres

ADA Daland
DB 16580/2355

ADJACENT PROPERTY CORNER
(1/2" IRON PIN)

ADJACENT PROPERTY CORNER
(1/2" IRON PIN)

ADJACENT MORSE FENCE LOCATED
ON SUBJECT PROPERTY AS SHOWN

ADJACENT MORSE FENCE
(1/2" IRON PIN)

M. R. PRAFKA
DB 16785/238

METAL SHED

STATE STREET
EXISTING PUBLIC W/E
(NO PLAT REFERENCE AVAILABLE)

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

State of North Carolina

Stephen D. Puckett, certifies that this plot 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 plot meets the requirements of The Standards
of Practice for Land Surveying in North Carolina (11 NCAC 56. 1606) and was (not)
prepared in accordance with G.S. 47-70 as amended. Witness my original signature,
License No. ______, and notarized day of May 2018.

Stephen D. Puckett L-2683
Example Driveway
Subject: FW: COA Meeting - Thursday, August 23, 2018 - 106-18-CA (601 Elm St) - Initial Staff Comments

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> 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 6th 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 returned 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 18th to July 23rd. 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

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Collette R. Kinane
Preservation Planner II

Raleigh Urban Design Center
One Exchange Plaza, Suite 300 | Raleigh, NC 27601
919-996-2649 | raleighnc.gov