



APPLICANT:
DAVID J HODGE



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 # 525805

File # 140-17-CA

Fee \$147

Amount Paid 5147

Received Date Aug. 15, 2017

Received By M. Coy

Property Street Address **216 N Bloodworth Steet Raleigh, NC 27601**

Historic District **Oakwood**

Historic Property/Landmark name (if applicable)

Owner's Name **David and Jennifer Hodge**

Lot size **5300 Square Feet** (width in feet) **50** (depth in feet) **106**

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 |
|---|---|
| John Nicosia 214 N Bloodworth St Raleigh, NC 27601 | 213 N Bloodworth St LLC Raleigh, NC 27601 |
| Blake Lewis 217 N Bloodworth St Raleigh, NC 27601 | Miranda Yalcin 212 N Bloodworth St Raleigh, NC 27601 |
| James & Ellen McGhee 221 N East St Raleigh, NC 27601 | Barbara and Randall Jones 3701 Old Lassiter Mill Road Raleigh, NC 27609 |
| Karen Dawes 215 N Bloodworth St Raleigh, NC 27601 | George Klahre 219 N East St Raleigh, NC 27601 |
| N.C. Medical Society 222 N Person St Raleigh, NC 27601 | NC Medical Society P.O. Box 27167 Raleigh, NC 27611 |
| Jim and Meghan Melo 215 N East St Raleigh, NC 27601 | |
| Matthew and Ananzasu Booker 218 N Bloodworth Street Raleigh, NC 27601 | |
| Tina Konidaris 223 N East St Raleigh, NC 27601 | |

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 David J Hodge

Mailing Address 216 N Bloodworth Street

City Raleigh

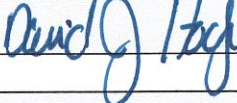
State NC

Zip Code 27601

Date 8/14/2017

Daytime Phone (919)523-8581

Email Address Jo.Hodge@Umusic.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

Office Use Only

Type of Work 25, 58

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

| Section/Page | Topic | Brief Description of Work (attach additional sheets as needed) |
|--------------|-------|--|
| 4.1 | Decks | Removal of broken and decaying cinder block landing and stairwell added on to the structure to access entry to rear apartment when the house was converted to apartment building in 1970's. Broken up concrete is unsightly, beyond repair and stairwell is out of code. Stairwell is currently used only for entry and exit to rear deck. Removal will also provide area and space for construction of 12' x 7.5' accessory structure addressed in alternate COA Minor Construction Application. Refer to photos in page 1-3 for stairwell to be removed. |
| | | Construction of new rear facing wood stairwell and landing to provide entry and exit to side door and rear deck. Landing to be 8' X 4' and will adjoin existing rear deck and allow access to newly constructed rear facing stairwell. Stairwell will be 7' 8" long and 3' 5" wide at a elevation of 5' 2". Landing and stairwell will be constructed of real wood and stained to match dark walnut color of existing deck. Vertical and horizontal wood slatted lattice will cover underpinning of new construction and match existing lattice work. Please refer to drawings in pages 4-5. |

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 David J Hodge

Mailing Address 216 N Bloodworth Street

City Raleigh

State NC

Zip Code 27601

Date 8/13/2017

Daytime Phone (919)523-8581

Email Address Jo.Hodge@UMusic.com

Applicant Signature

David J Hodge

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

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

Office Use Only

Type of Work _____

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

| Section/Page | Topic | Brief Description of Work (attach additional sheets as needed) |
|--------------|----------------------------------|--|
| 2.6 | Garages and Accessory Structures | Construction of a new 12' X 7.5' accessory structure to be built on temporary foundation of crusher run gravel and stone pedestals. The shed will be built as replica (with different dimensions) of the shed at 213 N Bloodworth which has already been approved by the committee. Please refer to photographs and drawings of shed at 213 N Bloodworth in pages 1-2. Please refer to drawings on Page 6 of proposed new structure. |
| | | Accessory structure will be located at bottom of existing driveway and facing the house. 3' 7" at closest point to house and 8' 6" at furthestmost point. Rear will run along property line joining 216 N Bloodworth with 218 N Bloodworth. Please refer to drawings in page 4. |
| | | Siding will be wood clapboard siding in the width and thickness of the existing siding on our home at 216 N Bloodworth @ 8"X 3/4". |
| | | Siding and trim will be painted to match the current color scheme of our home at 216 N Bloodworth Street already approved and on file by the RHDC. |
| | | Roofing tile will match the existing roofing materials on our home at 216 N Bloodworth recently approved by the RHDC. Onyx Black Oakridge Shingles. Please refer to page 7. |
| | | |
| | | |
| | | |
| | | |
| | | |

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 (staff review) – 1 copy</u> <u>Major Work (COA Committee review) – 10 copies</u> | | | | | |
| 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 checked="" type="checkbox"/> | | | | |
| 2. Description of materials (Provide samples, if appropriate) | <input checked="" type="checkbox"/> | | | | |
| 3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page. | <input checked="" type="checkbox"/> | | | | |
| 4. Paint Schedule (if applicable) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 6. Drawings showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" 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 <u>Label Creator</u> to determine the addresses. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | |
| 8. Fee (See Development Fee Schedule) | <input checked="" type="checkbox"/> | | | | |

HODGE RESIDENCE NEW SHED AND DECK MODIFICATION

216 NORTH BLOODWORTH RALEIGH



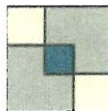
SCOPE OF WORK

1. DEMO EXISTING CONCRETE PORCH
2. MODIFY EXISTING DECK AND STAIRCASE
3. CONSTRUCT NEW STORAGE SHED

ZONING CLASSIFICATION R-10- HS
REAL ESTATE ID 0012172
PIN# 1704809132
216 N. BLOODWOTH ST LO116

YEAR BUILT 1920
2 STORY 2865 SQFT

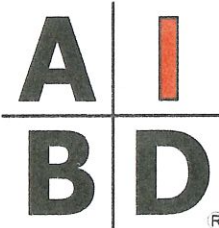
PROPERTY OWNER
DAVID J. HODGE & JENNIFER NORDEN
216 NORTH BLOODWORTH ST
RALEIGH, NC 27601-1106



RALEIGH HISTORIC DEVELOPMENT COMMISSION
1 EXCHANGE PLAZA SUITE 400
RALEIGH, NORTH CAROLINA 27601
919-996-2495

Society for the Preservation of Historic Oakwood
PO Box 27283
Raleigh, NC 27611-7283

MEMBER



AMERICAN INSTITUTE of
BUILDING DESIGN

| REVISION TABLE | | | |
|----------------|------|------------|-------------|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
| | | | |
| | | | |
| | | | |



PAYETTE RESIDENTIAL DESIGNS
6049 EPPING FOREST DRIVE RALEIGH 27613
919-697-2428 dpayettedesigns@oulook.com

DAVID HODGE
216 N.BLOODWORTH ST
RALEIGH NC 27601

Project Overview

DATE:

8/14/2017

SCALE:

SHEET:

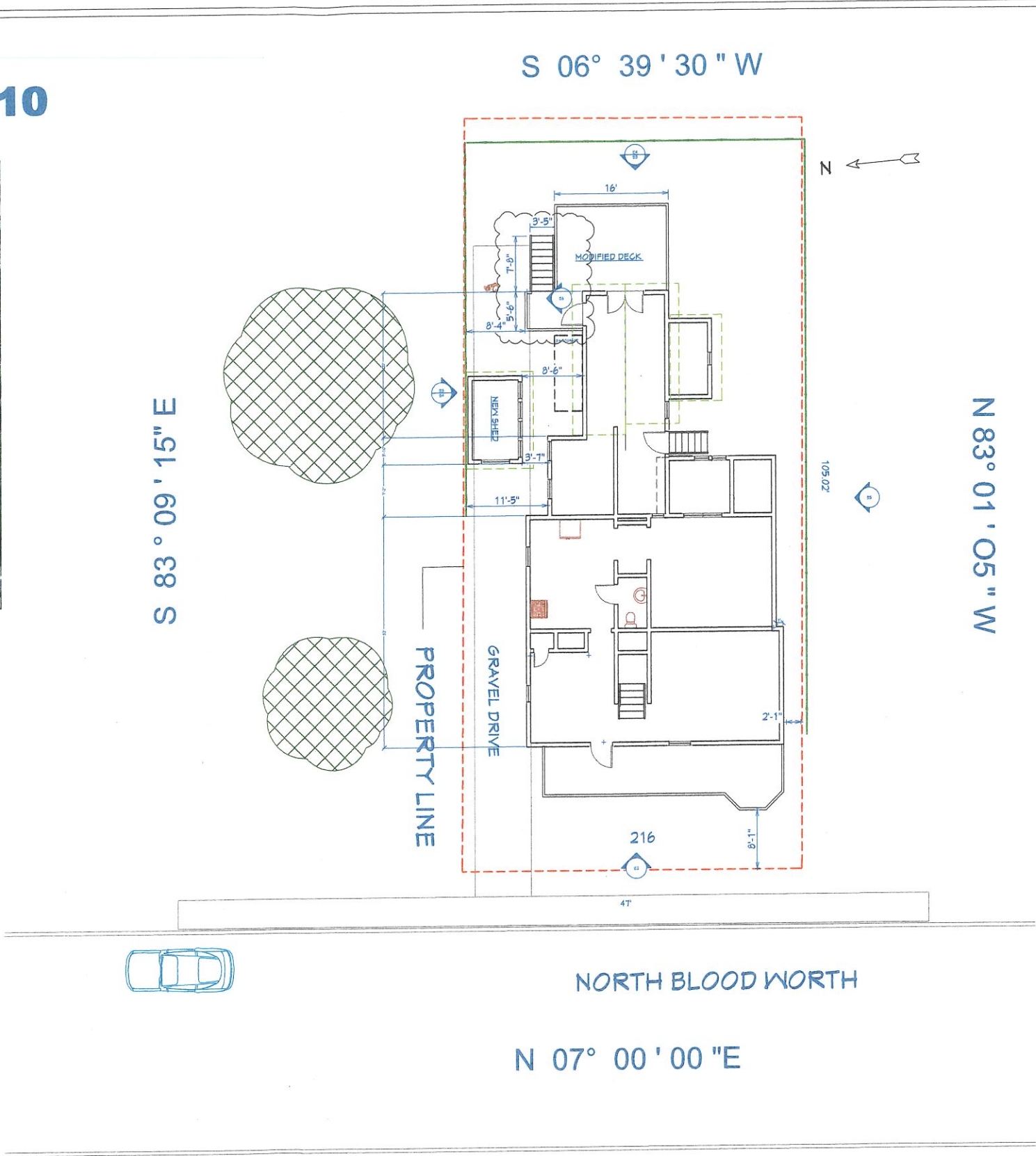
P-1

GOOGLE EARTH IMAGE CIRCA 2010



SITE PLAN

1/8 " = 1'



| REVISION TABLE | | | |
|----------------|------|------------|-------------|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
| | | | |
| | | | |
| | | | |
| | | | |



PAYETTE RESIDENTIAL DESIGNS
6049 EPPING FOREST DRIVE RALEIGH 27613
919-697-2428 dpayettedesigns@oulook.com

DAVID HODGE
216 N.BLOODWORTH ST
RALEIGH NC 27601

SITE PLAN

| |
|------------|
| DATE: |
| 8/14/2017 |
| SCALE: |
| 1/8 " = 1' |
| SHEET: |
| 53 |



SKETCH'S



REAR ELEVATION

1/4" = 1'

| REVISION TABLE | | | |
|----------------|------|------------|-------------|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
| | | | |
| | | | |
| | | | |



PAYETTE RESIDENTIAL DESIGNS
6049 EPPING FOREST DRIVE RALEIGH 27613
919-697-2428 dpayettedesigns@oulook.com

DAVID HODGE
216 N.BLOODWORTH ST
RALEIGH NC 27601

ELEVATIONS

DATE:

8/14/2017

SCALE:

1/4" = 1'

SHEET:

54

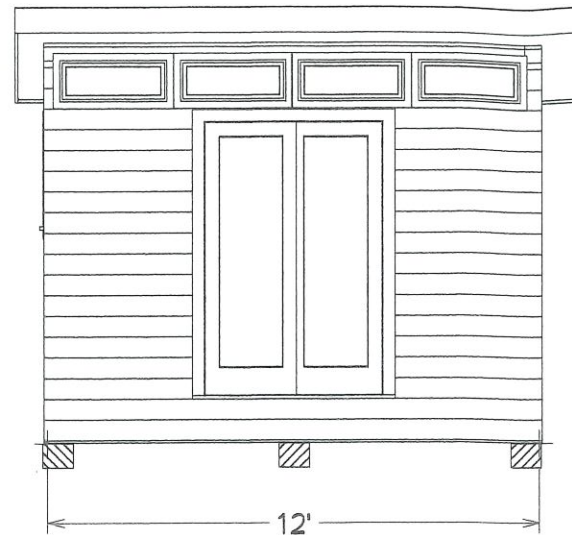
SHED NOTES

1. MATCH HOUSE SIDING
8" beveled smooth wood siding with 2" Lap
6" reveal.
2. MATCH HOUSE SHINGLES
Oak Ridge Black onyx architecturally shingles
color recently approved by historic preservation for
new roofing
3. Match house paint color.
BENJAMIN MOORE HAWTHRONE YELLOW HC-4

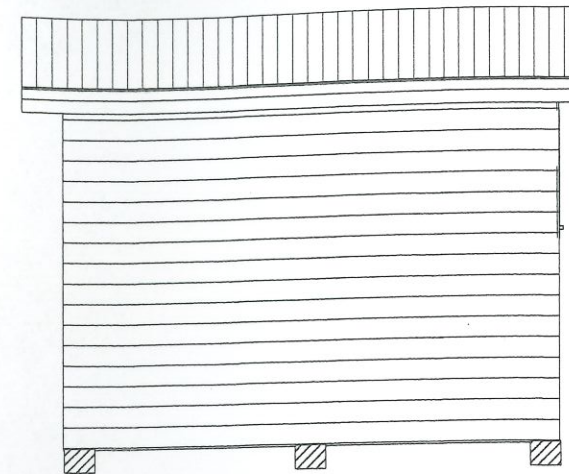
see detailed shed plans provided

SHED ELEVATIONS

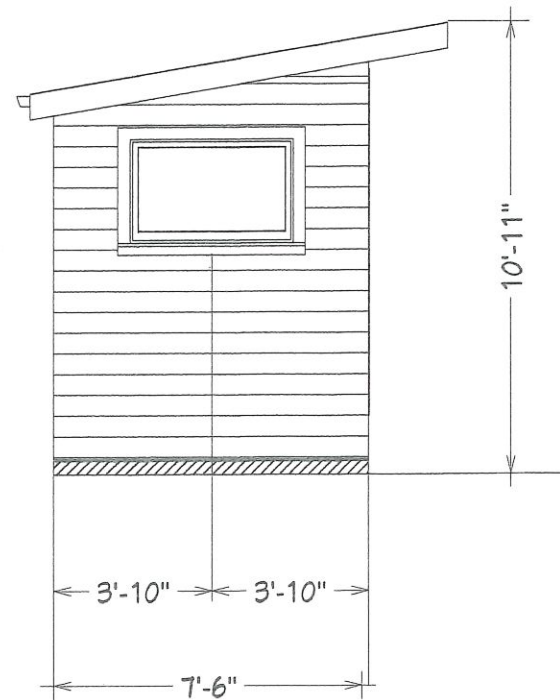
1/2" = 1'



FRONT

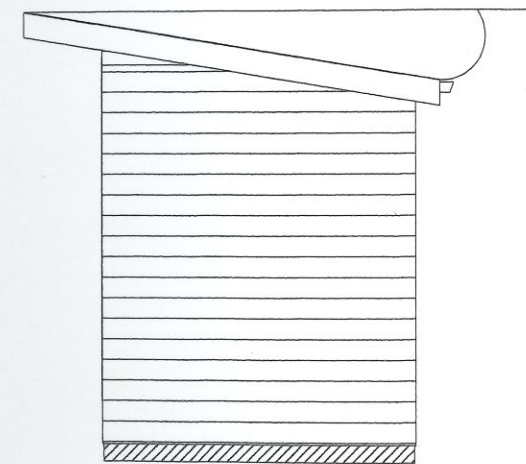


REAR



LEFT

ROOF PITCH 2:12



RIGHT

| REVISION TABLE | | | |
|----------------|------|------------|-------------|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
| | | | |
| | | | |
| | | | |
| | | | |



PAYETTE RESIDENTIAL DESIGNS
6049 EPPING FOREST DRIVE RALEIGH 27613
919-697-2428 dpayettedesigns@oulook.com

DAVID HODGE
216 N.BLOODWORTH ST
RALEIGH NC 27601

SHED ELEVATIONS

DATE:

8/14/2017

SCALE:

1/2" = 1'

SHEET:

S5







Tully, Tania

From: Hodge, Jo <Jo.Hodge@umusic.com>
Sent: Wednesday, September 06, 2017 8:03 AM
To: Tully, Tania
Cc: jenniferhodge200@bellsouth.net; Robb, Melissa
Subject: RE: COA Meeting - Thursday, Septmber 28, 2017 - 140-17-CA (216 N Bloodworth Street)
Attachments: 20170906_075049.jpg; 20170906_074530.jpg; 20170906_074555.jpg
Follow Up Flag: Follow up
Flag Status: Completed

Tania-

Thank you for your response. Question, are responsible for submitting 10 copies of the listed item before the committee meeting or do we bring them on 9/28?

Also, there are two things to note. Regarding the recommendation to build the deck in the southeast corner of the lot, we have considered that but the committee should be aware there is a culvert in the corner (see attached photo) for rainwater from surrounding lots to spill into. Also, we have a very small yard with an active young child in the home. This is the ONLY area of our land where our daughter can play and frolic.

Regarding the shed window and doors, we will get you the manufacturer's specs on the window but we will following the same guidelines used on the shed recently built and referred to in our COA application at 213 N. Bloodworth.

We are having sliding doors/barn doors custom made to fit exactly like the ones at 213 N Bloodworth. These will slide back and forth on tracks creating less intrusion on an already small lot.

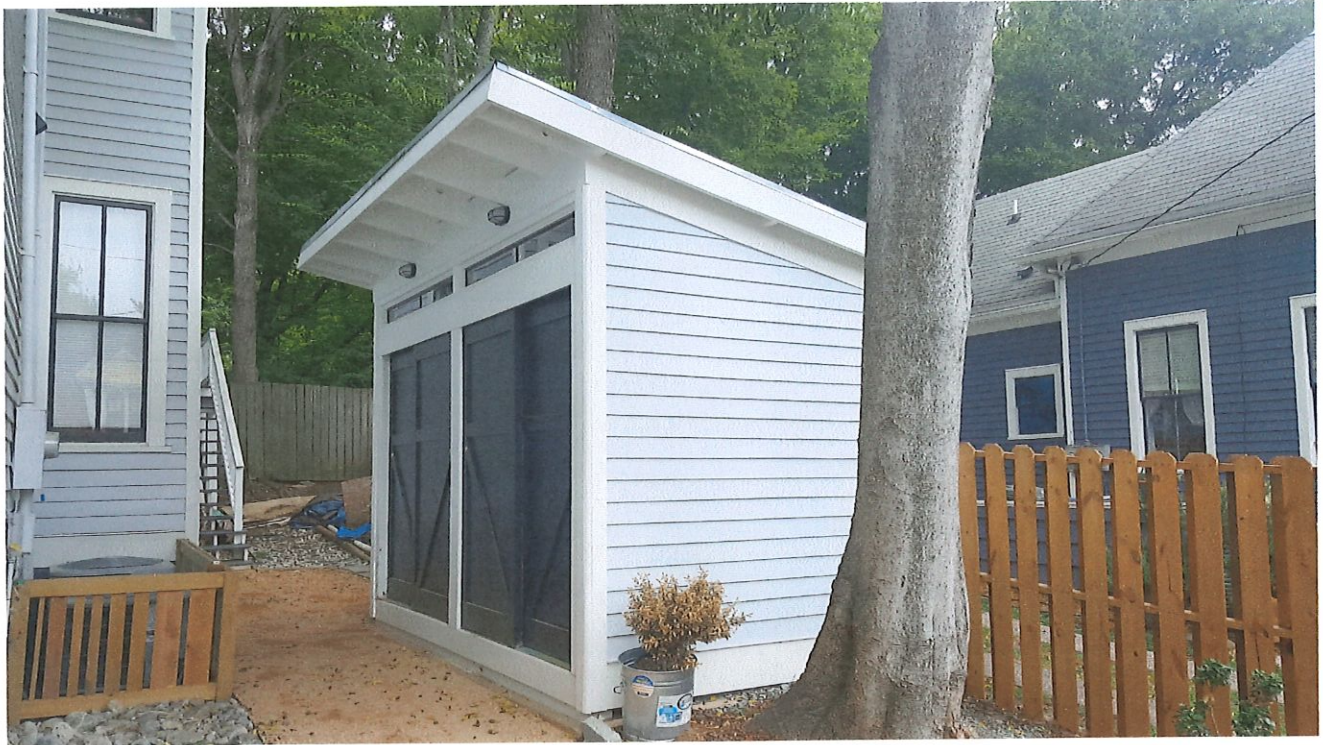
We look forward to your response.

Jo & Jennifer Hodge

made to fit

Jo Hodge
Capitol Music Group
Hollywood, CA
919.523.8581 Office
jo.hodge@umusic.com

From: Tully, Tania [mailto:Tania.Tully@raleighnc.gov]
Sent: Tuesday, September 05, 2017 12:25 PM
To: Hodge, Jo <Jo.Hodge@umusic.com>

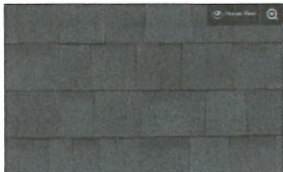




culvert in SE Corner of Lot







COLOR OPTIONS

Oakridge Shingles
ONYX BLACK

FIND A CONTRACTOR >

WHERE TO BUY >

FAVORITE >

SHARE >

HOW WOULD IT LOOK? >

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

140-17-CA 216 N BLOODWORTH STREET

Applicant: DAVID J HODGE

Received: 8/15/2017

Meeting Date(s):

Submission date + 90 days: 11/13/2017

1) 9/28/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Demolish concrete porch; alter existing deck and staircase; construct shed

Staff Notes:

- A Minor Work application for a shed was submitted in a separate COA application. Staff added the request to the application because the proposed location may not meet the *Guidelines*.
- COAs mentioned on the staff report 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 | construct shed |
| 2.8 | Entrances, Porches, and Balconies | demolish concrete porch |
| 3.1 | Decks | alter existing deck and staircase |

STAFF REPORT

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

- A. Construction of a shed is not incongruous in concept according to *Guidelines* 1.6.7, 1.6.8, 1.6.9, 1.6.11; however the location of the shed **may be** incongruous according to *Guidelines* 1.6.6 and the following suggested facts:
- 1* There are trees whose roots may be impacted by construction. Neither a tree protection plan nor clear location of trees was provided.
 - 2* The proposed shed is quite small (90 SF) and thus is subservient to the historic house.
 - 3* The proposed location for the shed is at the end of the driveway at least 70 feet back from the front property line.
 - 4* As proposed, a portion of the shed will be 3'7" from the side of the house and sit immediately adjacent the north property line.

- 5* Locating the shed either at the northeast or southeast portions of the lot would be more traditional.
- 6* The shed is proposed to be wood with architectural shingles to match the house.
- 7* The drawings and written description for the proposed shed do not match; therefore the precise design of the shed is unclear.
- 8* Except for the doors, the shed at 213 N Bloodworth Street was constructed per COA 114-16-MW.

B. Demolition of a concrete porch **may be** incongruous according to *Guidelines* 2.8.1, 2.8.8, 2.8.9, and the following suggested facts:

- 1* The porch and steps being removed are not historic.
- 2* It is unclear how the wall and ground will be treated after removal.
- 3* Clear photographs of the concrete porch in context with the house were not provided.

C. Alteration of the existing deck and staircase **may be** incongruous according to *Guidelines* 3.1.1, 3.1.4, 3.1.5, 3.1.7, 3.1.8, and the following suggested facts:

- 1* There are trees whose roots may be impacted by construction. Neither a tree protection plan nor clear location of trees was provided.
- 2* The deck is at the rear. The new stair is no wider than the historic house.
- 3* The new portion of the deck will match the existing. The railing design is unknown.
- 4* Neither clear photographs nor drawings of the existing deck were provided.

Staff suggests that the committee defer the application pending receipt of the following information:

- 1. Photographs of the rear and sides of the house, deck, and yard. The photos provided good details of specific elements, but do not show where they are on the house.
- 2. A site plan that locates trees on the property as well as the canopies of trees on adjacent properties that extend into this one. There are hatched areas shown on the site plan, but it is unclear what they represent. The plan should include the critical root zone for each tree on the site.

3. A plan that shows the existing configuration of the deck and stairs.
4. A side elevation of the new stairs.
5. A plan that places the shed in another location on the lot.

The following items are recommended, but can be provided to staff at a later date should the application be approved:

1. Clarification of the stair rail construction.
2. Precise design of the shed.
3. Manufacturer specifications including sections drawings for the window and door on the proposed shed. If this is not provided it will be recommended as a standard condition of approval.
4. Details of the treatment of the wall and ground after removal of the concrete porch.