



APPLICANT:
KYLE REECE &
EMILY VLKOJAN-REECE

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 # 486348

File # 147-16-CA

Fee \$147-

Amount Paid \$147-

Received Date 9/2/12

Received By Rodao

Property Street Address 613 Polk St

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Kyle Reece and Emily Vikojan-Reece

Lot size .26 acres

56'-0"

210'-0"

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys ([Label Creator](#)).

Property Address	Property Address
617 Polk St	621 Polk St
505 Watauga St	600 Latham Way
611 Polk St	609 Polk St
605 Polk St	612 Polk St
610 Polk St	608 Polk St
617 Polk St	621 Polk St
505 Watauga St	600 Latham Way
611 Polk St	609 Polk St

22 env

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 Kyle Reece + Emily Vikojan-Reece

Mailing Address 613 Polk St

City Raleigh

State NC

Zip Code 27604

Date 9/1

Daytime Phone 919.606.1287 (E) 919.389.0477 (K)

Email Address evikojan@aerotek.com (Emily) kreece@trianglesteelsystems.com (Kyle)

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 _____
100

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)
Sect4.1/53	Decks	<p>The owners are proposing stained deck posts with horizontal cable rails for their new deck that was approved in a prior major work COA application. The deck and posts will be stained and the rails will be part of a more formal aesthetic for the deck see attached photos of what the deck will look like and other examples throughout the neighborhood.</p>

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. 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.)	X				
2. Description of materials (Provide samples, if appropriate)	X				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	X				
4. Paint Schedule (if applicable)	<input 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.	X	<input type="checkbox"/>			
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.	X	<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.	X	<input type="checkbox"/>			
8. Fee (<u>See Development Fee Schedule</u>)	X				

613 Polk St Proposed Deck Rails

The home owners of 613 Polk St would like to revisit the rails for the deck that was approved in a prior COA. The deck rails will have 4x4 pressure treated and stained wood posts with a 1x4 pressure treated and stained handrail. Horizontal cable rails to be strung between posts 3.5" o.c. The horizontal cable rails were chosen so that they did not obstruct the view of the yard from inside of the house and while the family is hanging out on the deck. The cable rails are so thin that they will really just disappear. The stained handrails and posts along with the metal cable rails will provide the deck with a more formal aesthetic as stated as being necessary in the design guidelines for any portions of decks that are potentially visible from the right of way. See photo attached that shows a deck with similar aesthetic as to what we are proposing for this project.

There is a tall fence that was approved in a prior COA application that currently exists and will remain for the foreseeable future spanning across the existing driveway that will obstruct most of the views of the deck rails from the street. See photos attached.

There are at least 4 decks with horizontal rails that exist today in Oakwood that have approved COA applications on file.

1. 523 Lane St
2. 516 Polk St
3. 510 Polk St
4. 208 Linden St (application is not attached for this one)

Applications are attached along with photos of the decks and rails as they are today.



613 Polk St

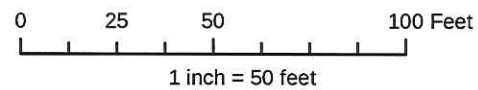


0 25 50 100 Feet
1 inch = 50 feet

Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

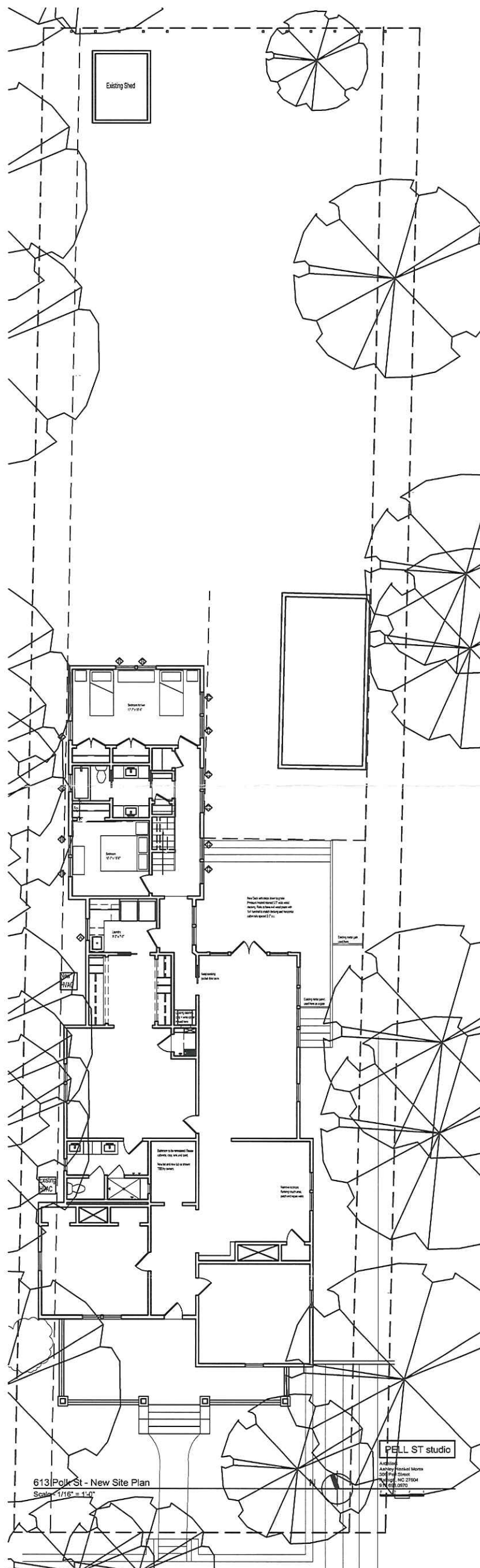


613 Polk St



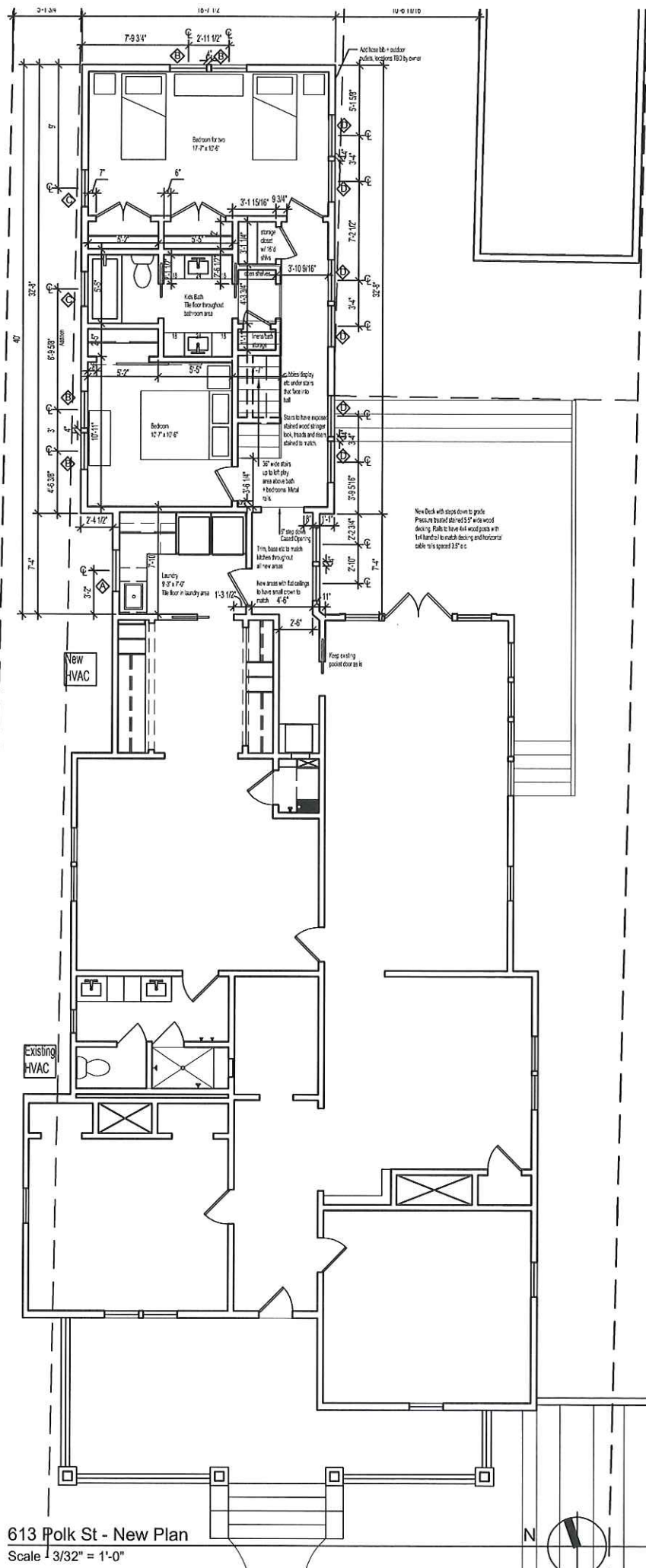
Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.











613 Polk St - New Plan
Scale 1/32" = 1'-0"

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970



PELL ST studio

Architect
Ashley Hankel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

613 Polk St - New Rear Elevation

Scale - 3/32" = 1'-0"





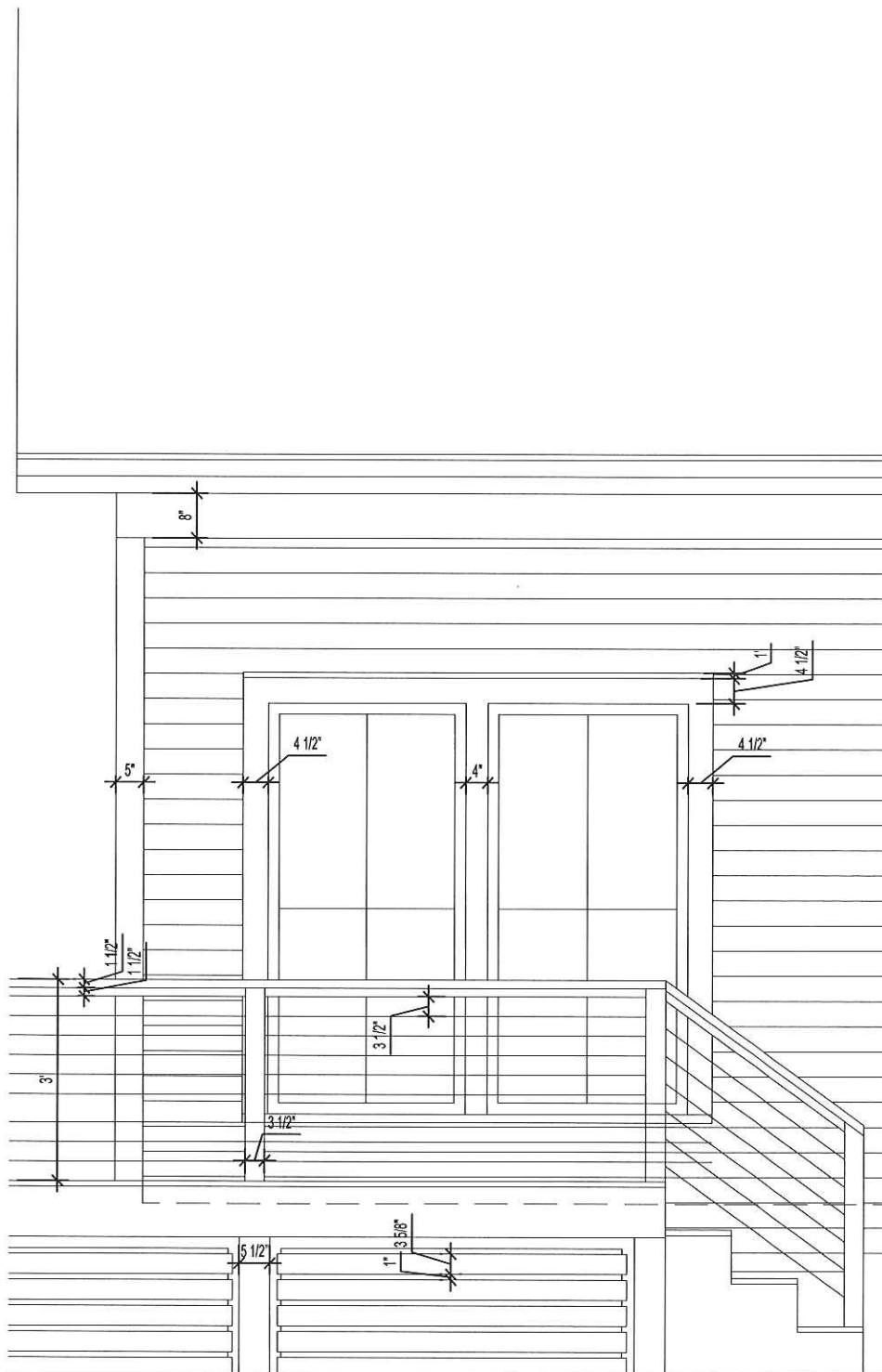
613 Polk St - New Driveway Side Elevation

Scale - 3/32" = 1'-0"

PELL ST studio

Architect
Ashley Honkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970





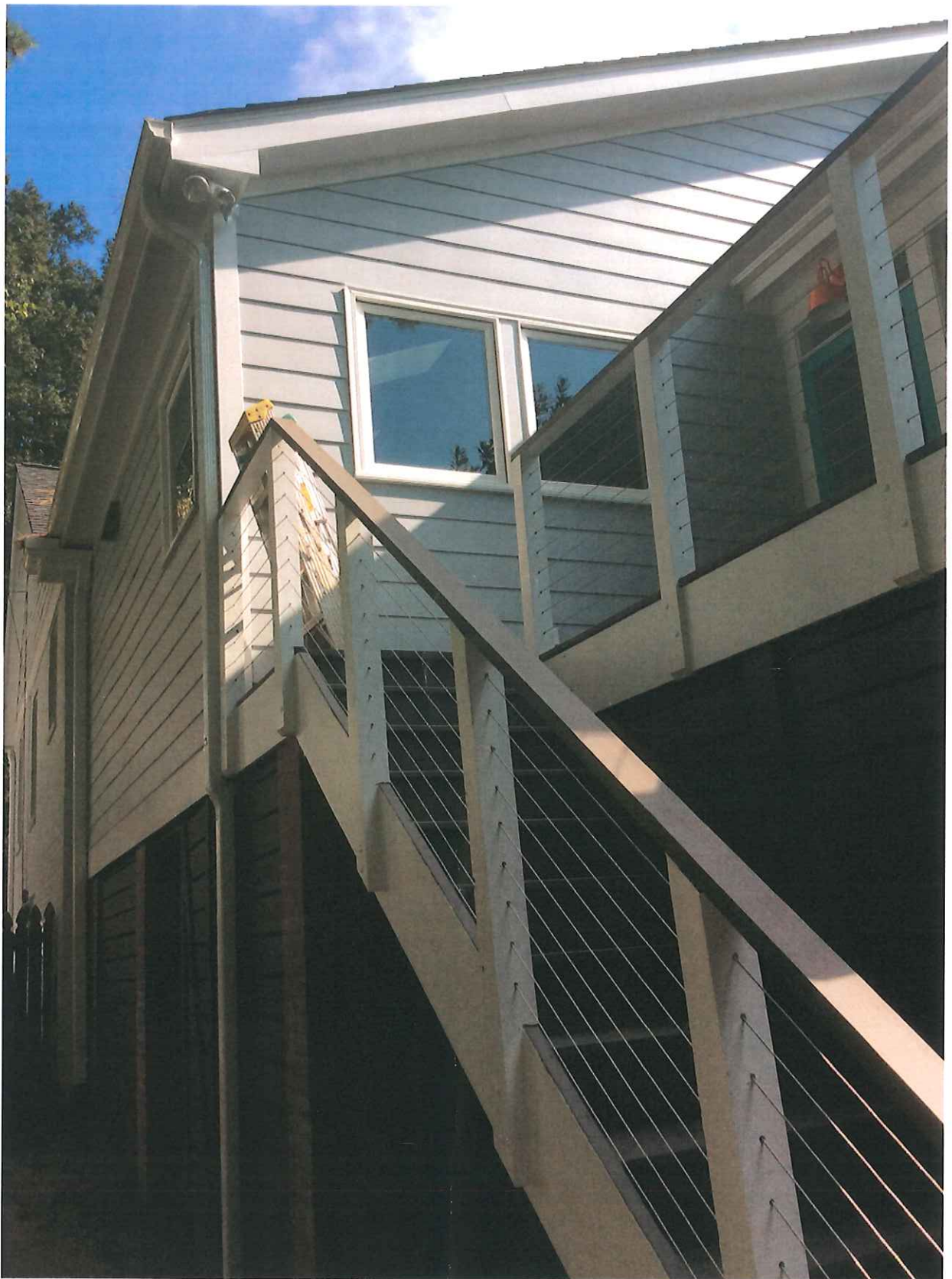
PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

613 Polk St - Window Trim + Railing Dimensions

Scale - 3/8" = 1'-0"



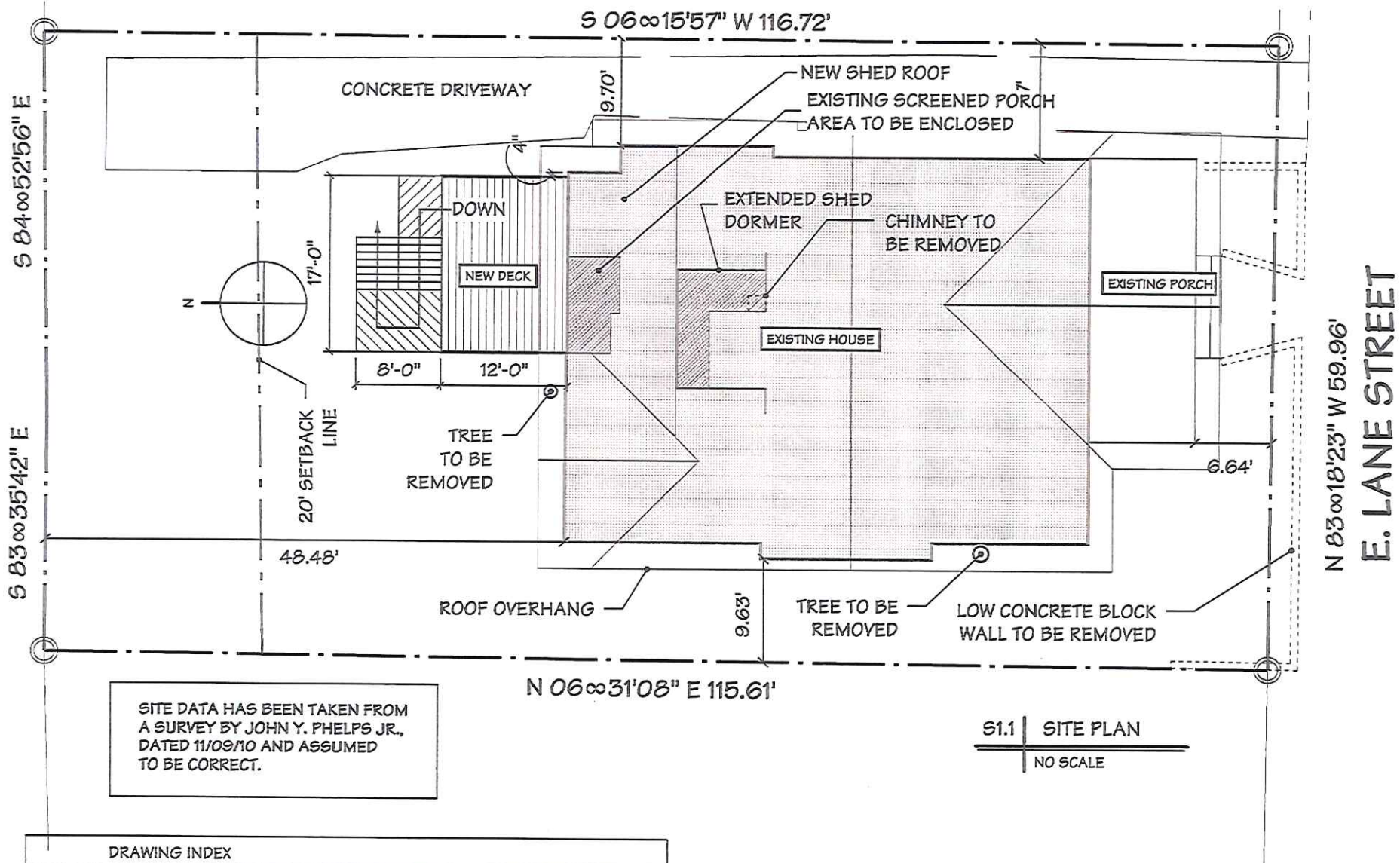


Example of Deck Rails - 613 Polk St will look similar to this deck but will have stained posts and trim



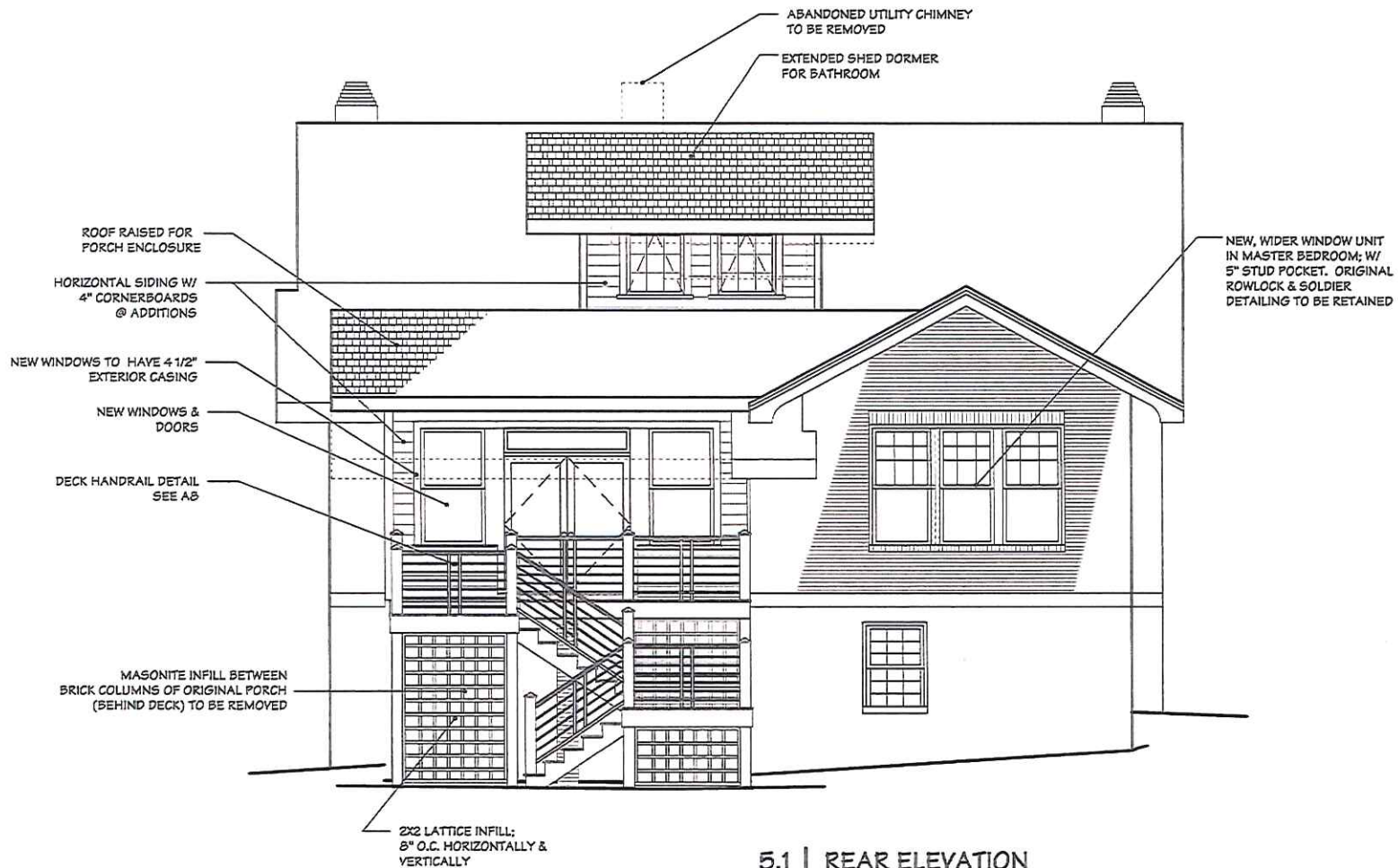
523 Lane St - Oakwood example of
deck with horizontal rails w/ similar
deck location





DRAWING INDEX	
S1	SITE PLAN
AE1-3	EXISTING FLOOR PLAN & ELEVATIONS
A1	1ST FLOOR FLOOR PLAN
A2	2ND FLOOR FLOOR PLAN
A3-6	ELEVATIONS
A7	SCHEDULES
A8	RAILING & LATTICE DETAIL

ADDITION AND RENOVATION FOR: TERRY & MARY IVERSON 523 E LANE ST RALEIGH, NC SITE PLAN	
MEG MCLAURIN, AIA 511 HILLSBOROUGH STREET RALEIGH, NC 27603 919.754.0808	
S1	11.17.10



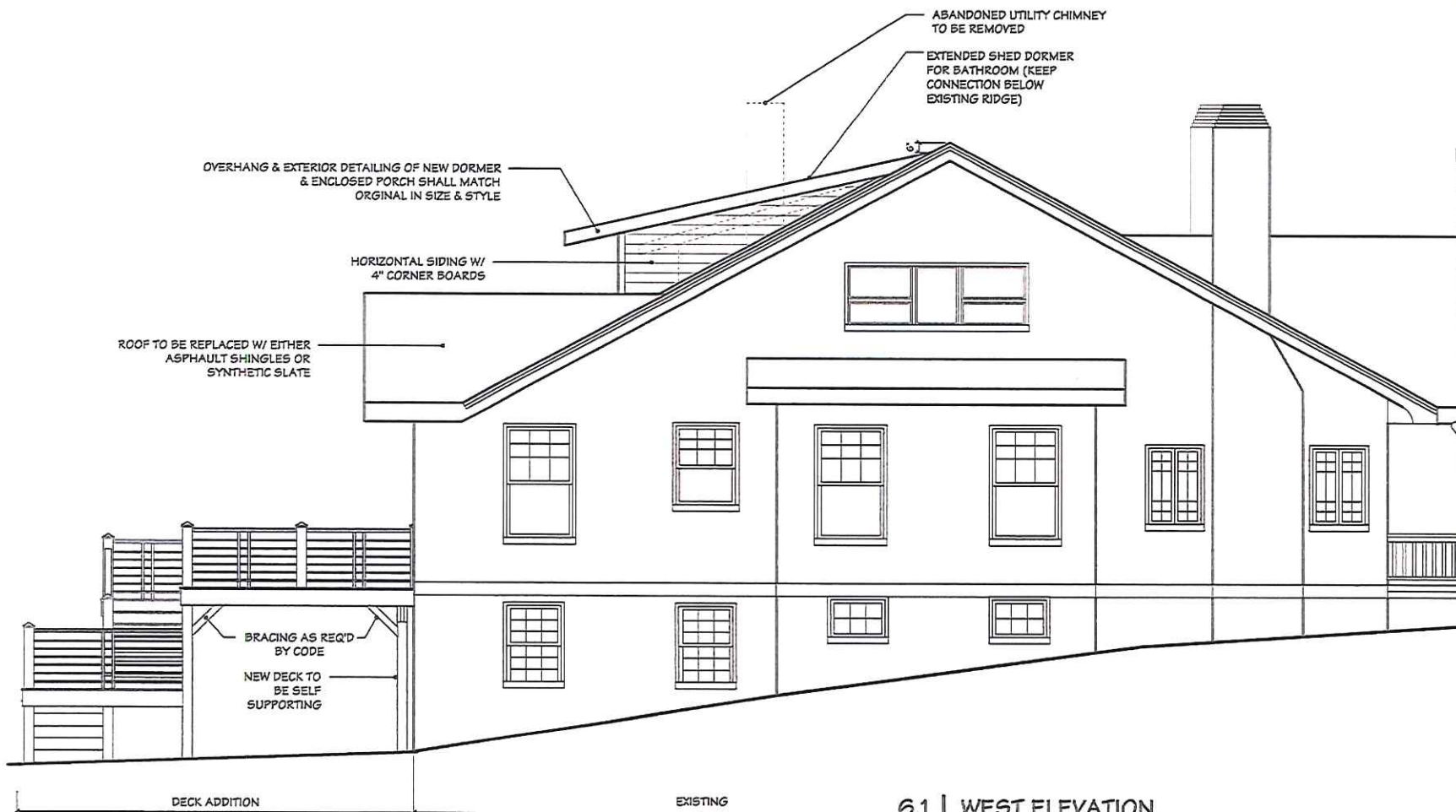
5.1 | REAR ELEVATION

MEG MCLAURIN, AIA
511 HILLSBOROUGH STREET
RALEIGH, NC 27603 919.754.0808

ADDITION AND RENOVATION FOR:
TERRY & MARY IVERSON
523 E LANE ST RALEIGH, NC
PROPOSED REAR ELEVATION

A5

11.17.10



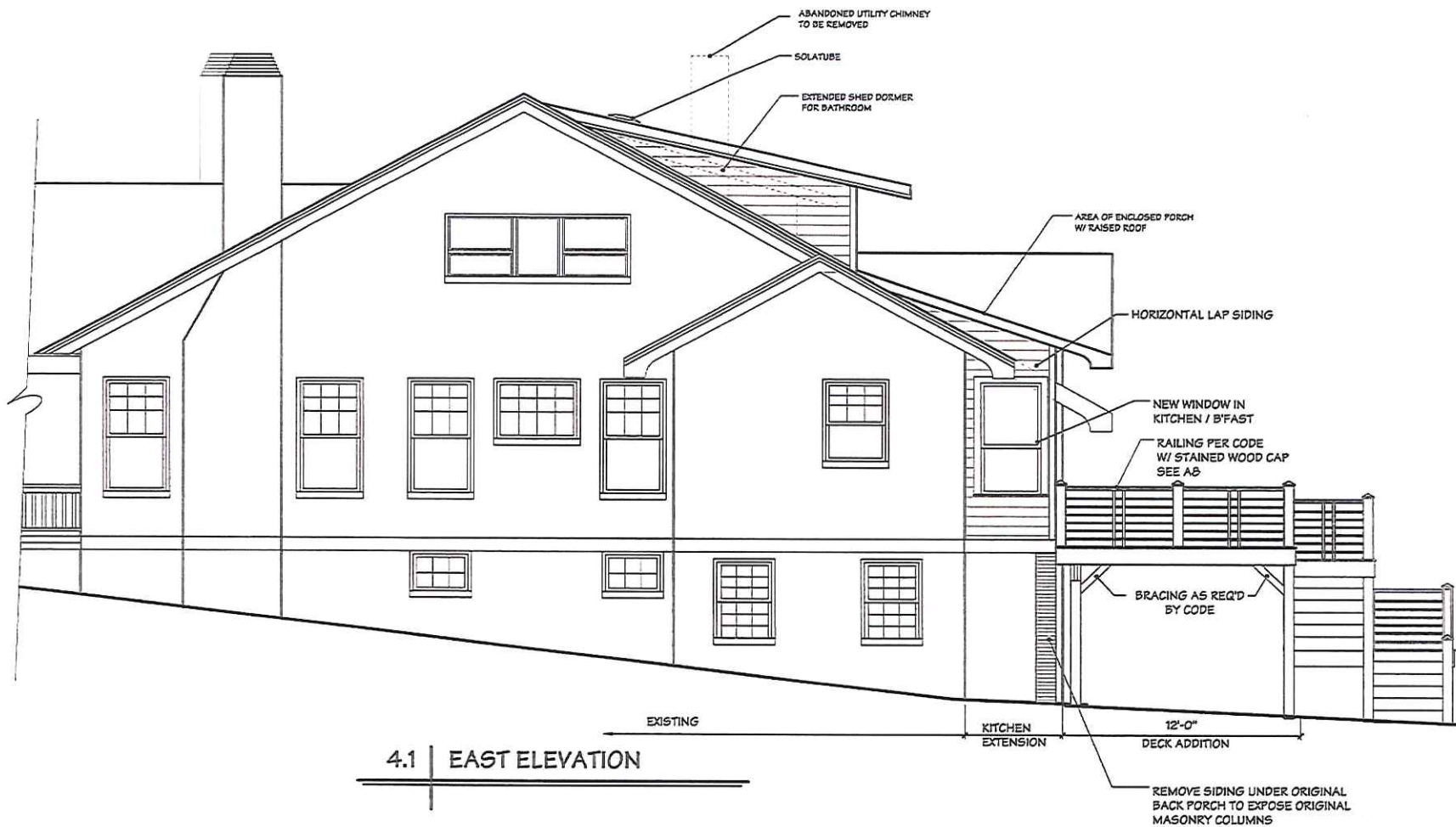
6.1 | WEST ELEVATION

MEG MCLAURIN, AIA
511 HILLSBOROUGH STREET
RALEIGH, NC 27603 919.754.0808

ADDITION AND RENOVATION FOR:
TERRY & MARY IVERSON
523 E LANE ST RALEIGH, NC
PROPOSED WEST ELEVATION

A6

11.17.10



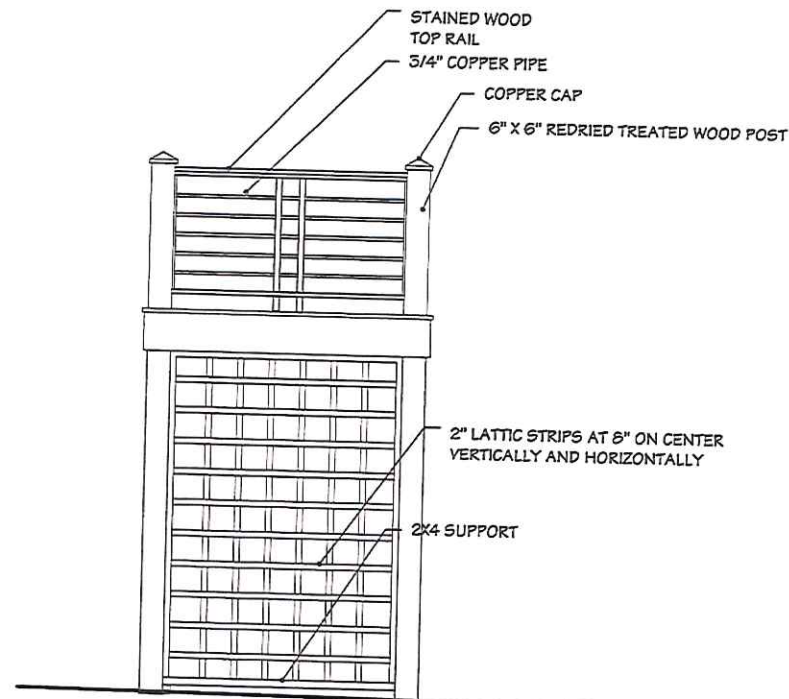
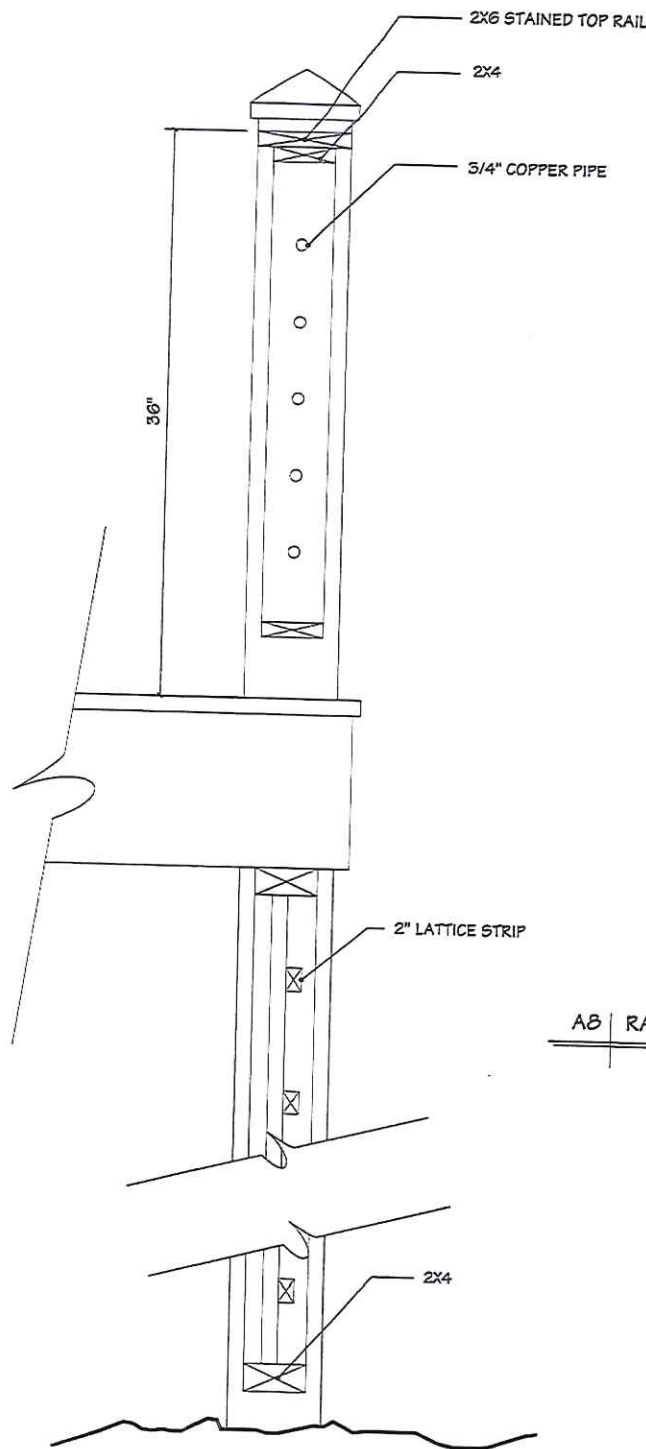
4.1 | EAST ELEVATION

MEG MCLAURIN, AIA
511 HILLSBOROUGH STREET
RALEIGH, NC 27603 919.754.0808

ADDITION AND RENOVATION FOR:
TERRY & MARY IVERSON
523 E LANE ST. RALEIGH, NC
PROPOSED EAST ELEVATION

A4

11.17.10



A8 RAILING & LATTICE DETAIL

MEG MCLAURIN, AIA
511 HILLSBOROUGH STREET
RALEIGH, NC 27603 919.754.0808

ADDITION AND RENOVATION FOR:
TERRY & MARY IVERSON
523 E LANE ST RALEIGH, NC
DECK DETAIL & LATTICE DETAIL

A8

11.17.10

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – SUMMARY PROCEEDING

151-10-CA 523 E LANE STREET

Applicant: TERRY & MARY IVERSON

Received: 11/18/2010

Meeting Date(s):

Submission date + 90 days: 2/16/2011

1) 12/6/2010 2)

3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: R-10

Nature of Project: Remove 1 tree; remove cinderblock edging; change exterior paint colors; enclose rear screened porch; raise roof of rear porch; remove 2nd front door; install window; construct rear deck with copper pipe railing; enlarge rear dormer; install solatube; remove utility chimney; change roof covering; add windows at rear.

Conflict of Interest: None Noted

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
2.3	Site Features and Plantings	remove 1 tree; remove cinderblock edging; construct rear deck
2.4	Fences and Walls	remove cinderblock edging
3.4	Paint and Paint Color	change exterior paint colors
3.5	Roofs	raise roof of rear porch; enlarge rear dormer; install solatube; remove utility chimney; change roof covering
3.7	Windows and Doors	remove 2 nd front door; install window; add windows at rear
3.8	Entrances, Porches, and Balconies	enclose rear screened porch
4.1	Decks	construct rear deck with copper pipe railing
4.2	Additions to Historic Buildings	enlarge rear dormer

STAFF COMMENTS

Based on the information contained in the application, in staff's judgment:

- A. Removal of 2 trees; removal of cinderblock edging; changing of roof covering; removal of 2nd front door; installation of window; addition of windows at rear; changing of exterior paint colors is not incongruous in concept according to *Guidelines* sections 2.3.2, 2.3.5, 2.4.2, 3.4.3, 3.5.5, 3.7.7, 3.7.9. Raleigh City Code Section 10-2052(a)(2)c.5.i states that "An application for a certificate of appropriateness authorizing the demolition or destruction of a building,

structure, or site within the district may not be denied... However, the authorization date of such a certificate may be delayed for a period of up to three-hundred sixty-five (365) days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay."

- 1* The tree proposed for removal is adjacent the house foundation and may cause structural problems in the future.
 - 2* A replacement tree is not proposed in the application; there are numerous other trees on the property and one in the right-of-way in front of the house.
 - 3* The edging proposed for removal in the front yard does not appear to be historic and is in poor condition.
 - 4* Changing of exterior paint colors is typically approved by staff as a minor work; paint colors were not included in the application.
 - 5* Changing of roof coverings is typically approved by staff as a minor work; a specific roofing product was not included in the application. The application states that either an architectural shingle or synthetic slate will be selected.
 - 6* Installation and removal of windows and doors is typically approved by staff as a minor work; as evidenced by the brick, the door on the front elevation is not original to the house.
 - 7* The application states that new windows will be in style of existing windows and have thickened sills; details and specifications are not included in the application.
 - 8* Many existing windows in the house have an unusual 9/1 muntin pattern in which the lower row of panes in the upper sash are taller than the upper two rows of panes.
- B. Raising roof of rear porch; enclosure of rear screened porch; enlarging rear dormer; installation of solatube; removal of utility chimney is not incongruous in concept according to *Guidelines* sections 3.5.1, 3.5.7, 3.5.10, 3.5.11, 3.8.7, 4.2.1, 4.2.5, 4.2.6.
- 1* Removal of utility chimneys is typically approved by staff as a minor work and is included here for administrative efficiency. There are two extant primary chimneys that will remain.
 - 2* The solatube is proposed for the expanded dormer and will not be installed in historic fabric; it will be on the inconspicuous rear elevation. Specifications were not included in the application.
 - 3* The rear porch is partially enclosed and partially screened; according to Sanborn Fire Insurance maps the rear porch was open as recently as 1950.
 - 4* The rear porch sits approximately 60 feet back from the front property line.
 - 5* Many existing windows in the house have an unusual 9/1 muntin pattern in which the lower row of panes in the upper sash are taller than the upper two rows of panes.
 - 6* The dormer proposed for expansion is on the rear of the house; windows in the dormer do not have the unusual detail found in other windows in the house.
 - 7* The scale and massing of the expanded dormer is less than that of the existing house, less than the width of the house, does not extend beyond the rear wall of the original part of the house, and does not project above the existing roof.

- 8* The application states that new windows will be in the style of existing windows and have thickened sills; details and specifications of windows and doors are not included in the application.
- C. Removal of existing rear stairs; construction of rear deck with copper pipe railing is not incongruous in concept according to *Guidelines* sections 2.3.7, 4.1.1, 4.1.2, 4.1.3, 4.1.5, 4.1.6, 4.1.7, 4.1.8.
- 1* There are no trees in the footprint of the proposed deck; there are trees at the edge of and/or on adjacent properties that may have roots extending into the footprint of the deck and which may be impacted by construction activity.
- 2* The deck is located on the rear elevation and aligns with the first floor of the house.
- 3* The proposed deck is constructed of wood as is commonly approved in the district.
- 4* Deck details including the railing and lattice were included in the application.
- 5* The committee has approved railings with horizontal pickets on rear decks (058-07-CA, 516 Polk Street) when in locations not prominently visible from the street; copper is a traditional material.
- 6* The new deck does not encroach into the current zoning setbacks for the lot.
- 7* The lot is 6,749 SF; the footprint of the house is 2,152 SF; the existing concrete driveway is approximately 746 SF; the existing stair is approximately 90 SF; the proposed deck and stair is approximately 320 SF. Current lot coverage is approximately 44%; proposed lot coverage is 46%.

Staff suggests that the committee approve the application, waiving the 365 day demolition delay for removal of tree with the following conditions:

1. That prior to the removal of the tree the applicant donate the monetary value of one 3" caliper medium or large maturing tree (as defined by the NeighborWoods program) to the City of Raleigh's NeighborWoods tree planting program.
2. That the new window on the front porch be a replication of the existing front porch window.
3. That the following items be provided to and approved by staff prior to the issuance of permits:
 - a. tree protection plan similar to the RHDC Sample Tree Protection Plan;
4. That details and specifications for the following items be provided to and approved by staff prior to installation:
 - a. paint colors;
 - b. new windows in enclosed porch;
 - c. new window on front elevation;
 - d. new windows on rear elevation;
 - e. doors;
 - f. location and specifications of solatube.

Decision on the Application

Mr. Belledin moved to approve the application, adopting the staff comments as the written record of the summary proceeding on 151-10-CA. Mr. Shackleton seconded the motion; passed 4/0.

Committee members voting: Alphin, Belledin, Fountain, Kasefang, Shackleton.

Certificate expiration date: 6/6/11.



510 Polk St

Fence obstructs view
from street similar to
fence at 613 Polk St

Rear yard photo
taking from back alley

Deck rails are thin and
metal similar to proposec
rails at 613 Polk St



WRITTEN DESCRIPTION:

This project at 510 Polk Street, a c. 1883 one-story residence, entails two areas of work: alterations of the rear-façade additions (1980's and 1990's), and repair/restoration of existing exterior features and materials.

The original house consists of a four-room center-hall plan with two chimneys providing center fireplaces in each room. The front two rooms have a side-to-side gabled roof and the two rear rooms, a hipped roof. There is evidence of rear and side porches, subsequently enclosed. A very early attached building on the rear west side has a front-to-back gabled roof and is sited perpendicular to the main house.

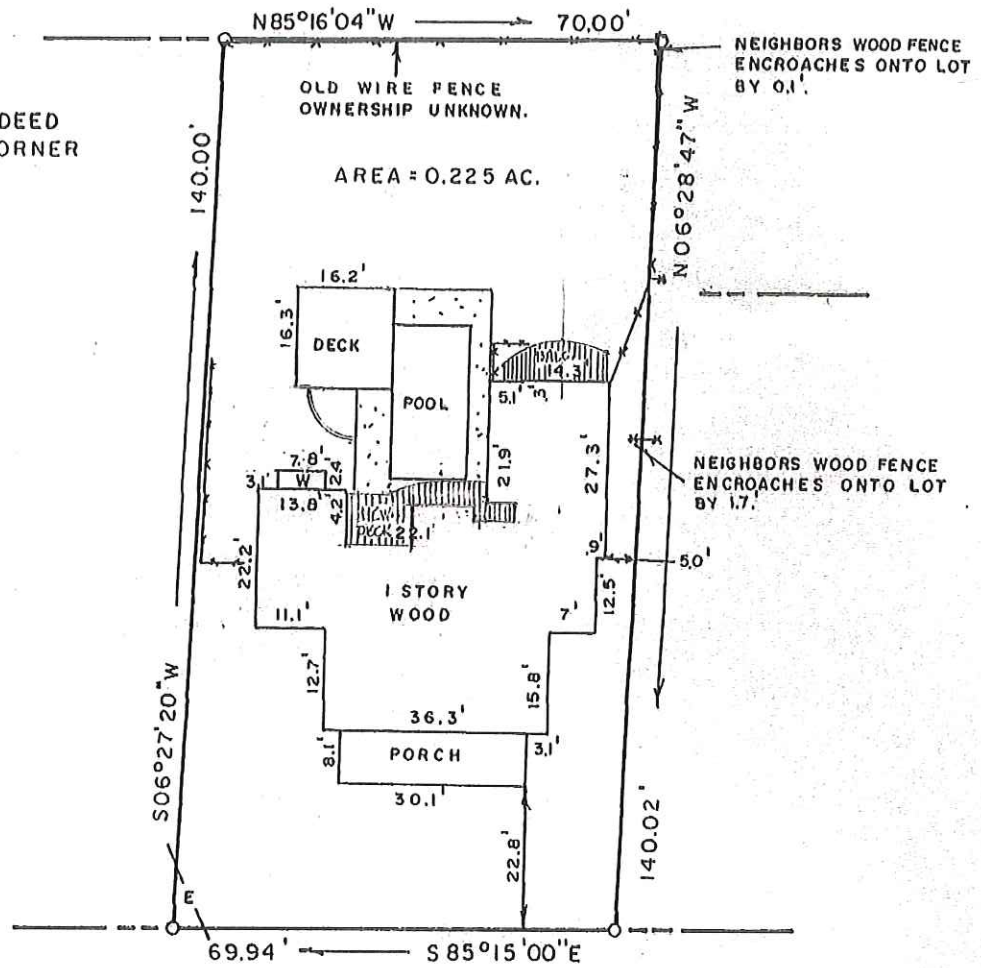
With the addition of a swimming pool c. 1980, an east wing in 1989, and alterations/additions to the west wing c. 1991, the resulting rear façade is "C-shaped". While this interesting, evolved form embraces the pool area and affords views to and light from the south, awkward roof forms and junctures have dictated sub-standard interior ceiling heights limiting functions, spatial organization, and circulation.

As proposed, new work will include:

1. Removal of the rear, south-facing shed roof and exterior wall. Note: The existing foundation is to remain and be incorporated into the new work;
2. Construction of a new rear entry and deck. New entry to have wood siding as indicated on new Rear Elevation. Decking to be pressure-treated pine. **Option #1: Ipe;**
3. Removal of the rear, east-facing shed roof. Exterior wall to be built 1 ½' higher and a new shed-roof form constructed. New siding to match existing in material and dimension. New roofing to be fiberglass shingles to match existing. **Option #1: metal, standing-seam roofing for new rear alterations;**
4. Removal of bay windows on the rear of the 1989 east wing and installation of two new wood windows. (See rear elevation for size, configuration and casings);
5. Replacement of an existing front façade window on the 1989 east wing. (See new plan);
6. Addition of a new wood window on the west façade at the new "Laundry", and relocation of an existing window on the west façade of the "Master Bedroom". (See new plan);
7. Replacement of the 1991 rear-facing windows of the west wing with a pair of French doors in the same but lengthened window openings. Fixed transom to remain. (See new Rear Elevation);
8. Construction of new wood balcony at south façade of the west wing. Decking to match decking of new rear Deck. (See new Rear Elevation);
9. Repair or replacement of deteriorated soffits, trim, siding and casings as needed. New work to match original in dimensions and materials.

Applicant
prefers
Option #1

NOTE DIFFERENCES IN DEED
& SURVEY OF EXISTING CORNER
STAKES.



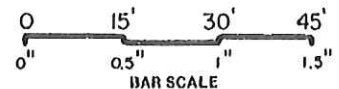
510

POLK STREET

SURVEY FOR

GREGORY PACOFSKY

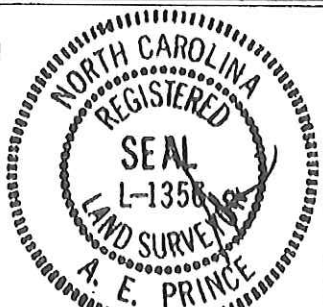
WAKE COUNTY, NORTH CAROLINA



DATE: 10 MAY 1994

TOWNSHIP: RALEIGH

SCALE: 1" = 30'



AL PRINCE & ASSOCIATES, P.A.

ENGINEERS - SURVEYORS - PLANNERS

P.O. BOX 44
975 WALNUT ST., SUITE 239
CARY, NORTH CAROLINA, 27511
PH. 467-3545





WEST WING - SOUTH & EAST FACING WALLS



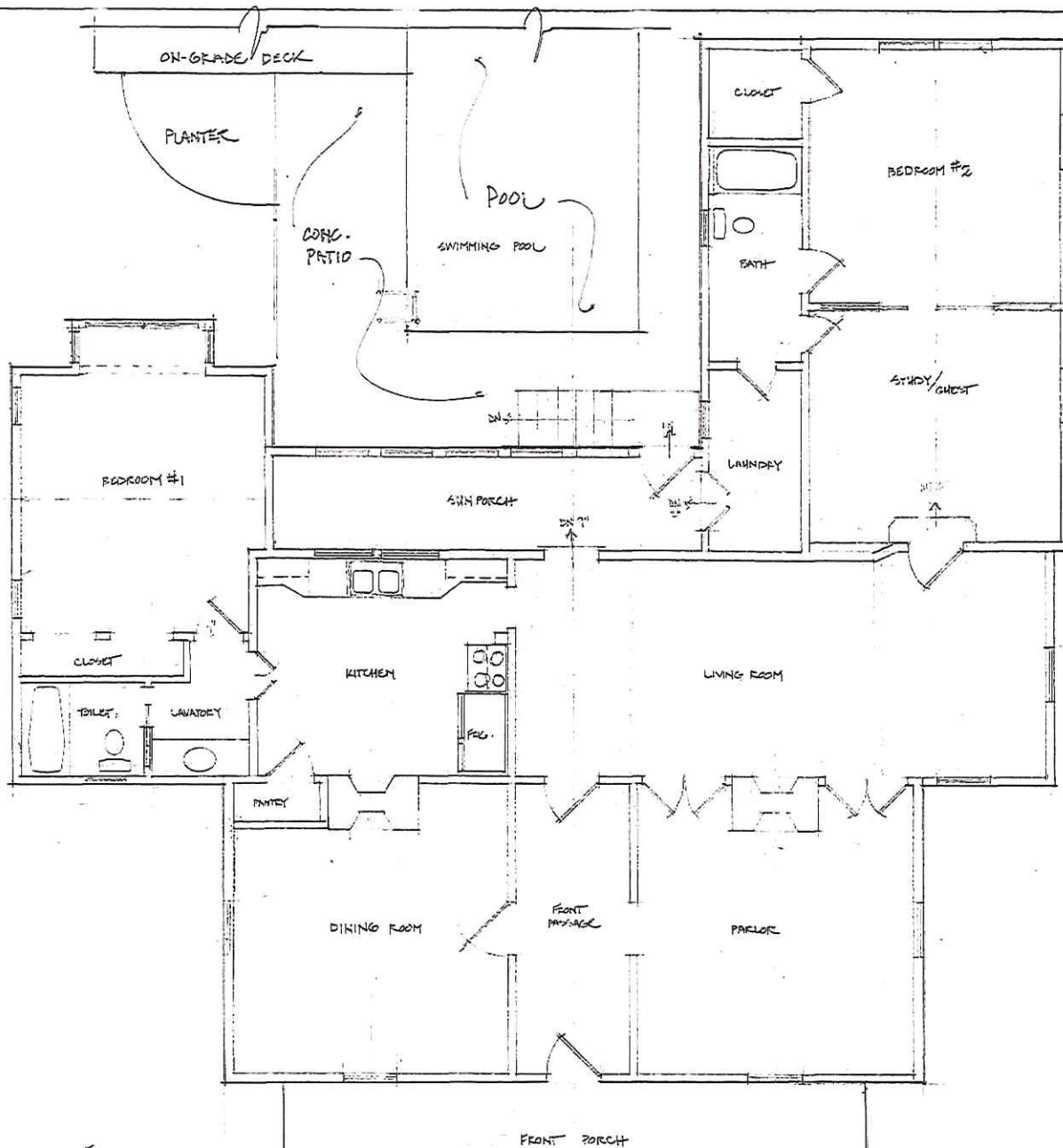
BAY WINDOW @ EAST WING (FACING SOUTH)



FRONT (NORTH) FACADE

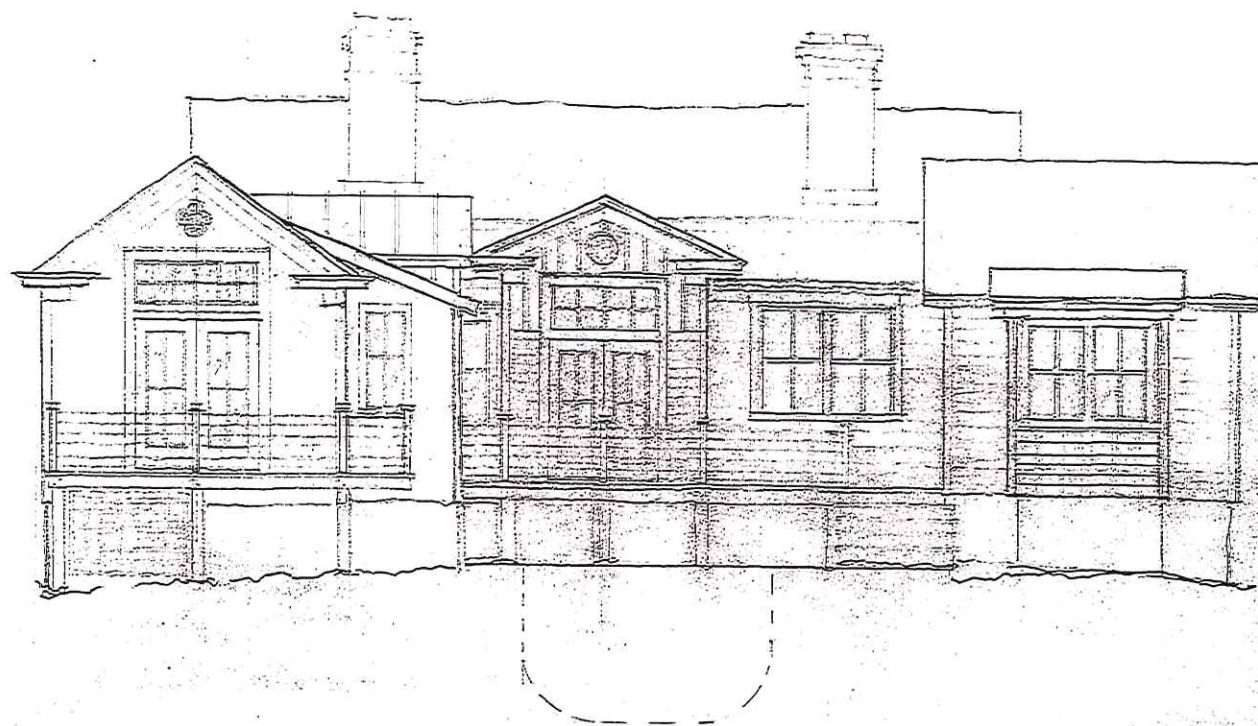


REAR (SOUTH) FACADE @ SUNROOM & REAR ENTRY



EXISTING
 Ⓢ FLOOR PLAN

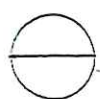
0 1 2 3 4



NEW
⊖ REAR (SOUTH-FACING) ELEVATION
0 1 2 3 4

SUBMITTED @ HEARING

BY B. ROSS



NEW
EAST-FACING ELEVATION & SECTION

~~01234~~
01234

SUBMITTED @ HEARING

BY B. ROSS



NEW
WEST-FACING ELEVATION

01234

Becker, Dan

From: McDonald, Megan
Sent: Sunday, March 04, 2007 11:41 AM
To: Becker, Dan
Subject: Betsy's email #1

From: B e t s y R o s s [mailto:b.ross.design@mindspring.com]
Sent: Monday, February 26, 2007 8:47 AM
To: McDonald, Megan
Subject: Pacofskys' railing

Good morning Megan,

Attached find four views of the type of metal pipe railing that we would like to propose for the Pacofskys' Project at 510 Polk Street.

Because the swimming pool is a large site feature that is a modern-day amenity, I believe that the metal rail is more appropriate than a wood railing for the contemporary rear facade. The cabling will allow maximum view *through* the railing while meeting code requirements.

As the photos illustrate, this type of railing tends to disappear and therefore, becomes less of a feature than a wooden, more solid rail. There is also a visual tie-in to the pipe construction of the two swimming pool ladders.

Color for the posts and top railing: Pratt and Lambert *Purple Nite or Nuit Pourpre*:

Cabling would be stainless steel:

I have a cable sample I can provide, as well as a color chip.

Also, I would like to add (*new wording in italics*) that the WRITTEN DESCRIPTION opening paragraph should state that there are *three* areas of work:alterations to the rear facade additions (1980's-1990's), *change of one window on the front facade (see Item #5)*, and repair/restoration of existing exterior features and materials.

I am emailing separately, the view of the rear facade that shows (barely) one of the pool ladders. It is actually one of the photos already submitted, but I thought you might like it digitally.....easier to view and enlarge.

Please let me know if I need to provide other information, or in another form.

THANK YOU,
Betsy

--

B e t s y R o s s
Residential Design and Consulting
513 Polk Street
Raleigh + North Carolina
2 7 6 0 4

2/11/2007







Becker, Dan

From: McDonald, Megan
Sent: Sunday, March 04, 2007 11:42 AM
To: Becker, Dan
Subject: Betsy's email #3

From: B e t s y R o s s [mailto:b.ross.design@mindspring.com]
Sent: Monday, February 26, 2007 10:24 AM
To: McDonald, Megan
Subject: Pacofsky pool/patio

Megan,

Attached find new photos of the Pacofsky's pool and patio area.

As you and Dan consider staff comments, I thought these should help illustrate the visual connection between the pipe ladders/pool and the proposed, custom-fabricated railing.

Again, keep in mind that this type of railing is much less a feature than a traditional wood railing design.....it really allows the building to "show".....wood railings form a visual block and convey a strong sense of physical enclosure. This type of railing really disappears and allows the building behind to stand out.

Also, during swimming seasons, the pool/patio area of this residence really has a contemporary "feel".....I think it is the only residence in Oakwood with a pool. (The greenish tarp that is currently on the pool prevents seeing the blue water and white pool surround that is such a strong visual site feature.)

To answer your question, I have not used this railing design for a tax credit project. I have not considered this an *appropriate* solution to a railing on another historic property. In this case, I do.

Thank you,
Betsy

--

B e t s y R o s s
Residential Design and Consulting
513 Polk Street
Raleigh + North Carolina
2 7 6 0 4

919-833-1747 phone + fax
b.ross.design@mindspring.com







516 Polk St

Fence obstructs
view of deck
from street

horizontal rails
are thin and metal
similar to those
proposed for 613
Polk St





516 Polk St
photo taken from rear alley, thin horizontal rails with stained posts and handrails

COA Application Addendum for 516 Polk Street – Oakwood.

Owner/Applicant: Mark Galifianakis

This project is an exterior renovation of the home in preparation for painting. Almost all of the effort is work-in-kind including replacement of rotted trim and siding, and a new shingle roof. No windows or doors are being replaced and all deteriorated detail-trim has been custom milled to match the original molding. Three items make this application and its approval necessary:

1. New paint scheme.
2. Removal of some exterior trim added in the 1970's that is not original to the home. Specifically, non-operating shutters that are nailed to the siding beside 4 windows.
3. New rear deck. During the course of replacing rotted wood, the carpenter working on the job removed the concrete slab on top of 1970's era masonry stoop to access all areas of deterioration. Although a deck was not part of the immediate plan, some sort of replacement is needed for use of the back door.

The top of the now defunct stoop was approximately 40" above grade. To avoid a step down on the new deck when exiting the home, a portion of the deck will need to be about 50" high; then stepping down to be closer to grade. Materials to construct the deck will be treated yellow pine in the necessary and typical dimensions. All trim and design features are basic and austere. To this end, small diameter galvanized metal tubes will be used in the deck railing to reduce the visual weight of the necessary railing. Design and desired visual effect of the railing is (intentionally) more horizontal than vertical. The base of the deck will be screened with evergreen plantings. Because of location and existing fencing no part of the new deck will be visible from the street or houses on either side of the home.

For additional detail, please see the attached sketches, photos, color palate, and site survey. Please also call Mark Galifianakis directly with any questions or comments at 949-9406. Thank you.

516 POLK STREET

COA APPLICATION

POLK ST.
PUBLIC



TO PK INT. SIDEWALK
10' N84°58'44"W

TIE TO PK INT. SIDEWALK
S84°58'44"E 266.90'

N85°15'00"W

69.98'
TIE

S85°12'07"E

70.57'

S85°03'56"E

CONTROL 69.87'
CORNER TIE

TIE TO NAIL AT
EDGE OF SIDEWALK
N46°18'31"W
18.26'

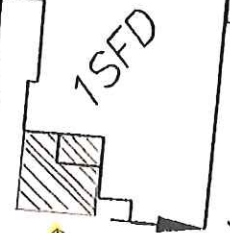
G. J. PACOFSKY
DB 6151/557

N06°27'20"E
139.97'
DRIVE

31.84'

13.81'

W. L. FLOURNOY, JR.
DB 2954/754



0.23AC.

141.51'

12.61'

WOOD FENCE
S06°40'27"W

4"W

70.00' TOTAL
N83°57'14"W

25.12'

44.88'
WOOD FENCE OWNERSHIP UNKNOWN

D. S. LAWRENCE
DB 6358/593

TIE
S06°12'03"W
68.95'

C. MOODY
DB 1722/221

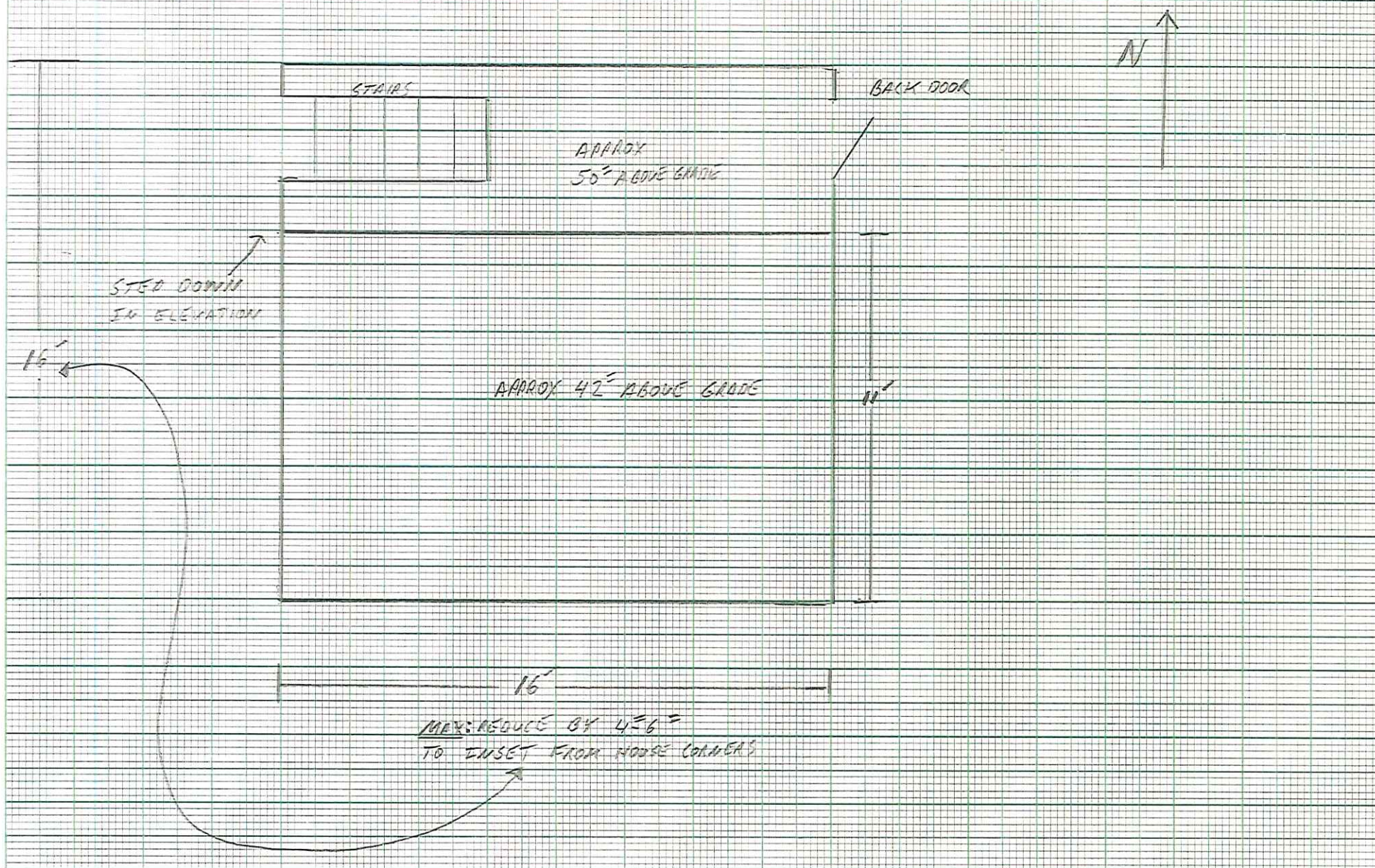
PIN # 1704.20 91 3098 JOB # 97-233

SCALE 1" = 50'

544, CERTIFY THAT THIS MAP
FIELD SURVEY AND CORNERS
NOTED. THIS MAP DOES NOT



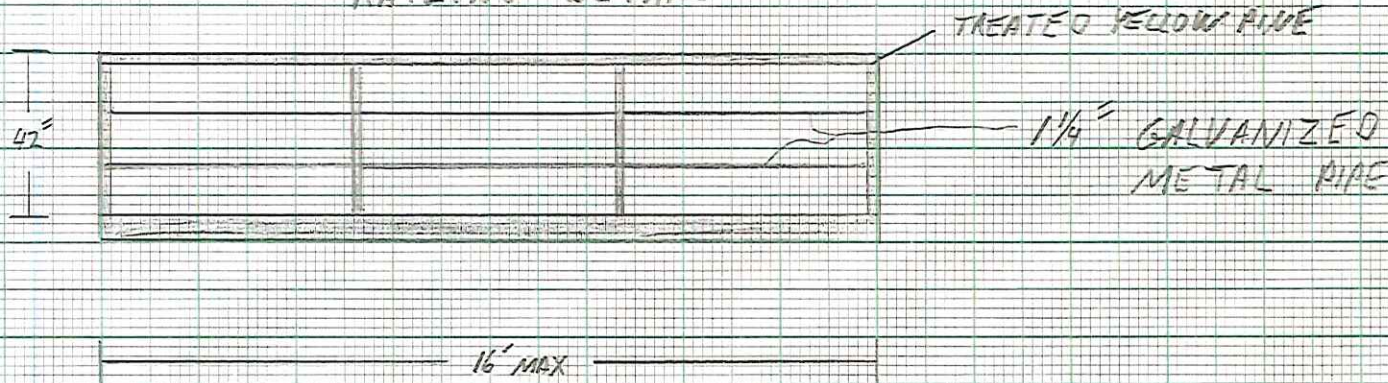
AERIAL VIEW OF DECK



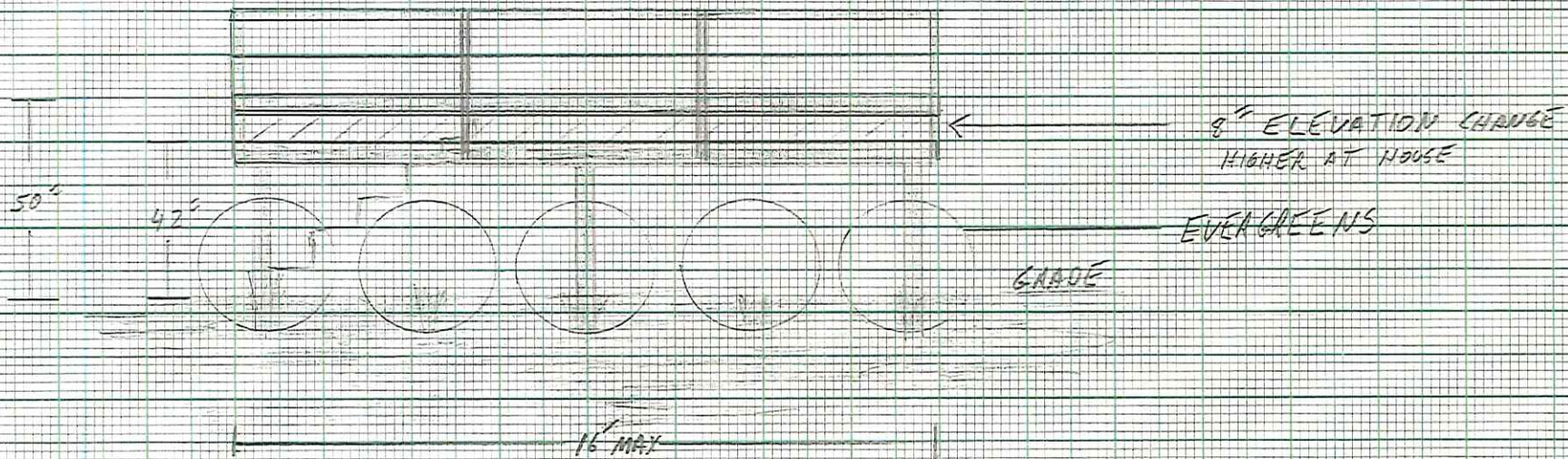
516 POLK STREET

1/4" = 1'

RAILING DETAIL



REAR ELEVATION



516 POLK STREET

1/4" = 1'

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – CERTIFIED RECORD

058-07-CA 516 POLK STREET

Applicant: MARK GALIFIANAKIS

Received: 04/23/2007

Meeting Date(s):

Submission date + 90 days: 07/20/2007

1) 05/07/2007 2)

3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: R-10

Nature of Project: Paint house with new color scheme; remove non-contributing shutters; remove rear addition's brick and concrete stoop (AFTER THE FACT) and construct a new rear deck with a 50" high section at the southwest corner of the house to enable use of the back door.

Staff Note: Attached are copies of an email and photographs from the applicant received since the application was filed. They offer additional information regarding the proposed metal pipe railing. A sample of the metal pipe will be provided by the applicant at the hearing.

Map Location: Shown by Executive Director Becker.

Conflicts of Interest: Curtis Kasefang recused himself.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
3.4	Paint & Paint Color	Paint house with new color scheme.
3.1	Wood	Remove non-contributing shutters
3.6	Exterior Walls	Remove non-contributing shutters
3.7	Windows and Doors	Remove non-contributing shutters
3.8	Entrances, Porches, and Balconies	Remove rear addition's brick and concrete stoop (AFTER THE FACT).
4.1	Decks	Construct a new rear deck.

STAFF COMMENTS

Based on the information contained in the application, in staff's judgment:

- A. The proposed paint scheme is not incongruous according to Guidelines section 3.4.3.
 - 1* The proposed change of exterior paint colors follows the precedent in the district of using a basic body color with a trim color and an accent color. The window sashes and front door will be a darker color than the trim, causing the building's openings to recede visually as is common in the district.
- B. Removing the non-historic, non-functional shutters is not incongruous according to Guidelines sections 3.7.8 and 3.7.13.
 - 1* The shutters proposed for removal are decorative only.

- C. The removal of the rear addition's brick and concrete stoop is not incongruous according to *Guidelines* sections 3.8.
- 1* Although rear additions had been added to the house by 1914 (see attached Sanborn map), photographs depicting the stoop's configuration and appearance suggest that it is a much later, non-historic feature.
- 2* Within the district, an uncovered masonry stoop of such size is not characteristic, as it more closely resembles a modern deck than any other historic precedent. Replacement with a wood deck rather than repair or reconstruction in kind eases the reversibility of this contemporary feature.
- D. Constructing a rear deck is not incongruous in concept according to *Guidelines* sections 4.1.1, 4.1.2, and 4.1.5. However, the use of metal railing may be incongruous according to *Guidelines* section 4.1.3.
- 1* The proposed deck location is off of the rear elevation of the structure, an unobtrusive location behind a tall privacy fence.
- 2* The proposed highest point of the deck (50") is the height of the house foundation and is level with the first floor of the house. The deck steps down 8" in height as it extends south towards the rear yard. Deck configurations with variations in height have been previously approved by the committee given the reversible, contemporary nature of decks.
- 3* Except for the interior of the railings, the deck will be constructed of treated yellow pine, a material that has been approved in the historic districts for exterior decking.
- 4* The use of metal tube railings does not reflect the historic materials of the structure. *Guidelines* section 4.1.3 states "Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building."
- 5* Section 4.3, New Construction, intro paragraph, states "...the introduction of a compatible but contemporary new construction project can add depth and contribute interest to the district."
- 6* The metal tube construction of the railing is no more visually intrusive and obtrusive than the wooden top rail when viewing the house from the yard, as well as when viewing the yard from the house.
- 7* Evergreen bushes are proposed to screen the base of the deck.
- 8* At the March 5, 2007 meeting, the committee conditionally approved a metal and cable railing on rear decks at 510 Polk Street (026-07-CA). The committee found that in that situation the cable railing proposed was being applied to a modern deck in a location fairly hidden from view. The file is available for review.

Pending the committee's determination regarding the metal deck rails, staff suggests that the committee approve the application, with the following conditions:

1. That prior to issuance of building permits, staff review and approve details for:
 - decking material and dimensions, supports, and edges.
2. That the deck be inset 6" from the west elevation.

PUBLIC TESTIMONY

Support: Mr. Galifianakis, applicant, [affirmed] was present to speak in favor of the application. Mr. Galifianakis states that he had selected the railing because he thought it

would minimize the appearance/mass of the deck and that he took the idea from a friend's house. The tubing for the rail will be galvanized material similar to that used for chain link fencing but smaller diameter. He showed the commission the portion of the deck that will be 50" high and explained that it would need to be that height to avoid a large step down from the house. Outside of the indicated area the deck will be approximately 4' wide and step down closer to grade - 42" in height. The deck will serve as a walkway from the garage or driveway into the house and will replace 1970-era concrete block rear stoop with concrete slab over. The intent of the design of the deck was to keep the horizontal lines already present on the rear elevation of the house. Mr. Becker presented a photograph that illustrated horizontal lines of the rear of the house.

Mr. Galifianakis showed the committee a block layout that illustrated the visibility of the deck from the surrounding houses. The deck would not be visible from surrounding properties due to the presence of trees, shrubbery and fences. Mr. Becker pointed out that the deck would be visible from the public right of way if the rear fence were removed.

Mr. Becker advised the applicant to contact the Building Department to find out the required minimum space between rails; he believes it is 6". Mr. Galifianakis responded that he may prefer the cables used next door to the railing if that was the case.

Mr. Coleman asked if the selection of cable or tubing material can be resolved at the staff level. Ms. McDonald confirmed that it could be since the use of cable had previously been approved by the committee.

Mr. Galifianakis stated that the stairs are inset within the deck to minimize their appearance.

There was no one else present to speak in favor of or in opposition to the application.

Mr. Fountain closed the public testimony portion of the hearing.

Committee Discussion

The following points were made in discussion [speaker indicated in brackets]:

[Becker] Stated that pipe has a greater visual weight than cable.

[Hinshaw] Has no problem with the application; facts 4 & 5 are easy enough to deal with. Code issue is for applicant to deal with.

[Fountain] The precedent is that these things should not be visible from right of way but that needs to be balanced with the fact that it is in the backyard.

[Hinshaw] Modern design needs to look like modern design.

[Becker] Clarifies state enabling legislation. The issue is if they fit in with the character of the district.

Findings of Fact

Mr. Cruse moved that based upon the facts presented in the application and the public hearing, the committee finds staff comment A. (inclusive of facts 1) B (inclusive of facts 1); C (inclusive of facts 1 & 2); D(eliminating the statement "However, the use of metal railing may be incongruous according to Guidelines section 4.1.3." (inclusive of facts 1-8) to be acceptable as findings of fact. The motion was seconded by Mr. Coleman; passed 5/0.

Decision on the Application

Mr. Cruse made a motion that the amended application be approved, with the following conditions:

1. That prior to issuance of building permits, staff review and approve details for:
 - Decking material and dimensions, supports, edges and choice of material – tubing or cable.
2. That the deck be inset 6" from the west elevation.
3. The fence must remain as long as the railing remains.

The motion was seconded by Mr. Coleman; passed 5/0.

Committee members voting: Coleman, Cruse, Hinshaw, Fountain, Runyans.

Certificate expiration date: 11/5/07.



208 Linden Ave

Horizontal rails were approved for a rear deck on this modern addition. The deck and rails are not inset to the footprint of the house which is similar to the proposed deck plan for 613 Polk St. The view of the deck and rails at 613 Polk St will be obstructed by the existing fence

1704919300
VLKOJAN, EMILY C REECE, KYLE M
613 POLK ST
RALEIGH NC 27604-1961

1704917019
NICHOLSKY, ELISSA DIANE PYON, PETER
ISSAC
420 ELM ST
RALEIGH NC 27604-1932

1704917096
POPE, ROBERT H JR POPE, GAIL S
608 POLK ST
RALEIGH NC 27604-1962

1704917350
CRANE, JOHN PHILIP CRANE, PHYLLIS C
605 POLK ST
RALEIGH NC 27604-1961

1704917580
EAST LANE STREET LLC
1714 PARK DR
RALEIGH NC 27605-1611

1704917587
COLEMAN GROUP INC THE
115 S SAINT MARYS ST
RALEIGH NC 27603-1699

1704918056
MADDOCKS, TROY DAVID GRILLO, MARY
BRIDGET
610 POLK ST
RALEIGH NC 27604-1962

1704918099
HINTE, JAMES R HINTE, GAIL A
10728 DUNHILL TER
RALEIGH NC 27615-1439

1704918310
MCMILLAN, NICOLE T
609 POLK ST
RALEIGH NC 27604-1961

1704918360
IDDINGS, SUSAN S
611 POLK ST
RALEIGH NC 27604-1961

1704918405
NORDSTROM, KRISTOPHER T BRONSTEIN,
KATHERINE E
518 ELM ST
RALEIGH NC 27604-1934

1704919150
GREEN, M H JR
315 KINSEY ST
RALEIGH NC 27603-1931

1704919276
FINDLAY, WILLIAM JR FINDLAY, RICHARD
ALAN
617 POLK ST
RALEIGH NC 27604-1961

1704919375
BOCKOVER, AARON BOCKOVER, HANNAH
KESTNER
600 LATHAM WAY
RALEIGH NC 27604-1900

1704919417
BODENHEIMER, TED E JR
601 LATHAM WAY
RALEIGH NC 27604-1900

1704919561
THE COTHREN TRUST
PAULA G COTHREN TRUSTEE
605 LATHAM WAY
RALEIGH NC 27604-1900

1704919578
IRVING, KATHRYN IRVING, DOUGLAS
604 LEONIDAS CT
RALEIGH NC 27604-1977

1704919620
RAGSDALE, THOMAS A
600 LEONIDAS CT
RALEIGH NC 27604-1977

1714010234
DELMONICO, JOSEPH R
621 POLK ST
RALEIGH NC 27604-1961

1714010340
MISNER, SCOTT A
505 WATAUGA ST
RALEIGH NC 27604-1969

1714010356
MAXWELL, JULIA E A
509 WATAUGA ST
RALEIGH NC 27604-1969

1714010475
BURCH, BENJAMIN CLAY BURCH,
DEBORAH F
513 WATAUGA ST
RALEIGH NC 27604-1969

1714010580
COTHREN TRUST THE
605 LATHAM WAY
RALEIGH NC 27604-1900