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COA-0016-2019

405 E FRANKLIN STREET

OAKWOOD HISTORIC DISTRICT (R-10)



0 25 50 100
Feet

Nature of Project:
Construct new residence

APPLICANT:
JAMES AND RACHEL BAILEY

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0016-2019 405 E FRANKLIN STREET

Applicant: JAMES AND RACHEL BAILEY

Received: 02/06/2019

Meeting Date(s):

Submission date + 90 days: 05/07/2019

1) 03/28/2019 2) **4/25/2019** 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Construct new house with porte cochere and side and rear decks; expand driveway; plant trees

Amendments: **Changes were made with the April 3, 2019 addendum; Reduction of the porte cochere width, a modification under the front accent roof, the retention of the existing walkway, and converting a double-width driveway to a single-width concrete driveway paired with concrete driving strip and a gravel median. Additional evidence presented at the March 28 meeting was also included with the amended application.**

DRAC: An application was reviewed by the Design Review Advisory Committee at its March 4, 2019 meeting. Members in attendance were Dan Becker, Sarah David, and Curtis Kasefang; also present were Nick Hammer, James Bailey, Rachel Bailey, Collette Kinane, and Tania Tully.

Staff Notes:

- The demolition of the existing house was approved with COA-0157-2018. The case is available for review.
- **Changes to the staff report appear in bold lettering below.**

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Construct new house with porte cochere and side and rear decks; expand driveway; plant trees
1.5	Walkways, Driveways, and Off-street Parking	Expand driveway
3.1	Decks	Construct side and rear decks
3.3	New Construction	Construct new house with porte cochere

STAFF REPORT

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

- A. Construction of a new house with porte cochere and side and rear decks, and expansion of a driveway are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 1.5.5, 1.5.6, 1.5.8, 1.5.9, 1.5.10, 3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.7, 3.1.8, 3.3.1, 3.3.2, 3.3.4, 3.3.5,

3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12 ; however, the roof shape **may be** incongruous according to *Guidelines* 3.3.7, 3.3.11,, and the following suggested facts:

- 1* The property is on the northern boundary of the Oakwood Historic District. The rear portion of the yard (approximately 60') is outside the boundaries of the district. The boundary of the HOD aligns to the rear property lines of the other lots on the block.
- 2* Unified Development Ordinance 5.4.1.E.1. states that "The minimum and maximum setbacks within the -HOD-G...shall be congruous with the setbacks of any typical well-related nearby building and structure within 1½ blocks and in the overlay district..." The *Design Guidelines* defines well-related nearby buildings as "Existing contributing buildings within 1-½ blocks of the subject property as measured parallel to the building-wall line in both directions and on both side streets."
- 3* The proposed setback from the sidewalk is approximately 33.75'. The three properties to the east are shown with setbacks from 33' to 34'.
- 4* The new house is oriented to face Franklin Street and maintains a similar spacing between buildings as between those to the east. The siting of the house was governed in part by the location of large trees on the west property line.
- 5* **Built mass to open space analysis:** According to the applicant, the lot is 13,940 SF (0.32 acre). The footprint of the house will total approximately 3,150 SF; this includes the porches and decks. The proportion of built mass to open space is proposed to be 22.5%.
- 6* The applicant states that the amount of built mass "does not vary significantly from nearby sites." A page in the application labeled "Neighborhood and Block Plan" (page 4) shows the footprint of the existing house alongside neighboring houses **including site coverages ranging from 18.6% to 46.5%.**
- 7* **Built area to open space analysis:** No analysis of built area was provided by the applicant, nor was any analysis of the existing built area of properties in the immediate neighborhood provided.
- 8* The applicant proposes constructing a house with two stories in the front and one story in the rear. This is a common configuration in Oakwood for houses that have had additions. The neighboring houses on E Franklin St are a mix of 1-story, 1 ½-story and 2-story designs.
- 9* From the Special Character Essay of the Oakwood Historic District: "Thus Oakwood, which contains Raleigh's only intact 19th-century neighborhood, is also a surprisingly diverse

neighborhood of long-term change. Its evolution is painted across a broad canvas, diversity borne of architectural and topographical variety, bound into a cohesive whole through repetition of detail and style, and a consistently intimate rhythm established along continuous streetscapes of tree-sheltered sidewalks.”

- 10* The application states the design references Victorian, Queen Anne, Craftsman and bungalow architectural elements found elsewhere in Oakwood.
- 11* The applicant states the layout of the footprint of the proposed house was partially driven by the goal to preserve seven large pin and willow oak trees along the west property line.
- 12* Photographs of other houses were provided as references for the development of the proposed design. Addresses for the examples were not provided, however staff recognizes them as being in the Oakwood HOD.
- 13* **Diagrams illustrating the height of four houses that flank the proposed design were provided; porch roof heights range from 10’ to 17’ for the neighboring houses while the proposed house includes a 12’ porch roof. Roof ridges range from 19’ to 33’-6” for neighboring houses while the proposed house includes a 28’-6” roof ridge.**
- 14* Three roof forms are found on the proposed design, all commonly found in Oakwood; hipped, shed, and gable. The roof over the 2-story portion combines all three forms with a shed form inserted into the main gable roof over the right front elevation (called a modified dormer in the application). The shed portion is atypical of the district; the high point of the shed roof is at the outer edge, with the lowest point near the middle of the front elevation.
- 15* **The southeast corner of the second floor slightly overhangs the lower walls as a compliment to the shed roof on the front of the house. This is best observed on page 19 of the amended application.**
- 16* The front shed portion of the roof is supported by exposed rafter tails (called roof support girders in the application); this is the only place where this element occurs on the house. Specifications were not provided for the exposed rafter tails.
- 17* Asphalt shingle roofing is proposed. Specifications were not provided.
- 18* The house is proposed to be clad with smooth-faced fiber cement siding in both 5” and 7” exposures, as well as vertical cedar siding (also referred to as shiplap) that wraps from the front porch to the inset side deck, and on the inset connector between the 2-story and 1-story

portions on the east elevation. Neither material specifications nor installation details were provided for the vertical cedar siding.

19* The east elevation shows an accent panel that simulates an attic vent under the gable end on the second story. Detailed drawings were not provided.

20* Fiber cement trim is proposed. Detailed drawings were not provided.

21* Brick is proposed for the foundation and for the column bases on the front porch and porte cochere. Neither specifications nor samples were provided.

22* Concrete is proposed for the front porch floor.

23* Paired painted steel columns are proposed for the front porch and porte cochere. Columns on historic houses in Oakwood are typically wood. Neither paint color samples nor detailed drawings were provided.

24* The front facade of the house consists of vertically oriented single light windows both single and in banks of three. No external trim is proposed on the windows.

25* Windows appear to be primarily vertically-oriented units of two sizes. The north elevation includes a horizontally-oriented window on the second floor, as well as what appears to be a fixed picture window flanked by vertical units on the ground floor. The east elevation includes a grouping of fixed **square and rectangular** windows placed high on the wall connected to a vertical window below.

26* The application states the windows will likely be aluminum-clad wood windows. The Committee has previously determined that aluminum-clad wood windows with certain characteristics meet the Guidelines for new construction. Window specifications were not provided.

27* The front door is proposed to be a full-lite unit, while the inset side deck features full-lite double doors with sidelights. The screened porch doors appear to be solid in the elevation drawings. Door specifications were not provided.

28* Wood decks are proposed at the rear and west side of the house. The locations and materials are typical of those found in the district. The decks are proposed to be partially screened with plants and shrubs.

29* Elevation drawings show a railing may be needed on the rear deck. Details were not provided about the design, materials or location of railings.

- 30* A screened porch of treated lumber framing is proposed for the rear of the house leading to the rear deck. Neither detailed drawings nor stain color samples were provided.
- 31* Soffits are proposed to use fiber cement board panels. Soffit construction details were not provided.
- 32* The application states that materials will be painted. Paint samples were not provided.
- 33* Exterior lighting was not shown on the drawings, nor were specifications provided.
- 34* Half-round gutters and downspouts are proposed. No finish specifications were provided.
- 35* When viewed from the street the proposed porte cochere is an extension of the front porch roof.
- 36* The porte cochere appears to be **deeper** than other Oakwood porte cochere examples shown in the application. It measures roughly **12'** wide by **30'** deep and is shown in renderings to provide cover for up to **two small** vehicles. Three examples of porte cocheres in Oakwood were provided; they appear to be the width and depth of a single vehicle.
- 37* The property includes a single-width curb cut, apron and gravel driveway. The proposal calls for retention of the curb cut and apron.
- 38* A new driveway is proposed to be installed that is single-width at the street and that **curves to the right to provide a single-width** parking pad under a porte cochere. **A separate strip driveway is shown in line with the curb cut, ending in a solid concrete pad that is pushed back from the street and in line with the rear of the concrete pad under the porte cochere. The strip driveway is proposed to include a gravel center strip.**
- 39* From the Special Character Essay of the Oakwood Historic District: "Driveways themselves are most often gravel or concrete driving strips, squeezing beside the house to access the rear yard, and pushing the house close to the opposite side-lot line."
- 40* **The application notes the concrete will have a water-washed finish, the finish typically found in Oakwood's historic concrete driveways.**
- 41* **According to testimony at the March 28 COA Committee meeting,** due to City-enforced parking restrictions, on-street parking is not allowed on **the north side of** this portion of E Franklin St.
- 42* Screening plantings are proposed to flank the driveway. See B.2 below.

43* A tree protection plan approved by an ISA-certified arborist was provided. The plan includes the critical root zones, proposed fencing locations and the location for material storage. It also notes the use of pier footings for the house.

44* A walkway **from the driveway** is shown running the full width of the front porch, **while the majority of the existing walkway from the front sidewalk is retained and will be connected with the front porch.** The new walkway is proposed to be **water-washed** concrete.

45* No information was provided about the materials or finish of the porch ceiling.

B. Planting trees is not incongruous according in concept to *Guidelines* 1.3.1, 1.3.7, 3.3.2, 3.3.4, 3.3.5, and the following suggested facts:

1* Two ornamental trees are proposed to be planted on the east side of the property, with one in the front yard and one in the rear yard. No species and size details were provided.

2* The site plan shows two planting areas on both the east and west sides of the driveway which are described as “small trees/large shrubs to screen parking area.” No species and size details for trees were provided.

3* No trees are proposed for removal.

Staff suggests that the Committee discuss the congruity of roof shape. Should the committee determine that the roof shape meets the *Guidelines*, staff suggests the following conditions of approval:

1. That the tree protection plan be implemented and remain in place for the duration of construction.

2. That prior to the issuance of the blue placard the following be provided to and approved by staff:

a. Material specifications and detailed drawings for the vertical cedar siding;

b. Manufacturer’s specifications for windows, showing both section and elevation views, muntin profiles and material descriptions.

3. That detailed drawings and/or specifications for the following be provided to and approved by staff prior to installation or construction:

- a. Roof material;
- b. Exposed rafter tails;
- c. East elevation accent panel;
- d. Trim at windows, doors and transitions between materials;
- e. Brick specifications/sample for the color, size and bond pattern;
- f. Paint and stain color swatches from paint manufacturer;
- g. Steel columns for the front porch and porte cochere;
- h. Doors, showing both section and elevation views, muntin profiles and material descriptions;
- i. Deck railings showing both elevation and section views;
- j. Deck screening material for the full edge of the rear deck;
- k. Screened porch construction details;
- l. Soffit construction;
- m. Exterior lighting including locations on the building;
- n. Finish specifications for the gutters and downspouts, and location on the building shown on elevation drawings;
- o. Porch ceiling materials and finish;
- p. Species and size details for new trees.

Staff Contact: Melissa Robb, melissa.rob主@raleighnc.gov

We are proposing construction of a new single-family dwelling on the site of the 1947 post-war cottage scheduled for demolition.

The site is located in the Oakwood Historic District, on the northern boundary of the neighborhood, abutting the Mordecai Neighborhood to the north. In fact the rear third of the lot is located in the Mordecai overlay.

The new home will be approximately 2800 SF, sited primarily on the footprint of the existing structure. The 2-story mass at the front of the home - in line with the front setback line of the existing homes along Franklin Street - will create the character-defining facade compatible with several similar examples found throughout the Oakwood district, and especially on the northern end of the neighborhood. The rear section of the new home will drop down to a one-story volume, hugging the eastern property setback line. This plan arrangement was decided on primarily to save and preserve the health of the 7 large pin and willow oak trees that line the western property line, while providing the one-story living the owners wanted. Preservation of the trees is also important to the immediate neighbors, as we’ve learned from comments made at the November COA meeting as well as owners’ conversations with the neighbors. Dropping the volume of the rear portion of the house also helps maintain the adjacent neighbors’ views of the tree canopy and access to the southern and western light in their rear yards.

Off-street parking will be provided in the form of an existing single curb cut and drive that widens to a double parking pad. One parking space will be covered with a carport. The roof of the front porch will extend and create the carport roof as well. This is a strategy seen throughout the neighborhood, and is especially common among bungalow and craftsman style homes. This particular block in the Oakwood neighborhood is unique in that there is a city-enforced No Parking zone along the entire length of the block face, so off-street parking is not an option. Additionally, the root zone of the oak trees creates a natural barrier to running a driveway to parking at the rear of the property. Therefore, we think our strategy best accommodates the requirements of the owners, meets the intent of the historic guidelines, remains true to the character of the nearby homes and is compatible with the character of the neighborhood in general. Landscape screening will be provided at the section of the drive proposed to be widened, and along the western property line to screen the drive from the neighboring property.

The overall form of the house, especially the volume visible from the right-of-way is heavily influenced by examples found throughout Oakwood, particularly the two story victorian & queen anne style homes, as well as the one and two-story craftsmans. The front porch and entrance are offset from center and recessed slightly, creating some relief along the front wall face. As mentioned above, the porch roof extends to create the carport, but stays within the range of width-of-porch to width-of-house ratios seen in other examples in Oakwood. Per the character essay in the Guidelines, Oakwaood has evolved over time, with many different examples of scale and architectural style found throughout the neighborhood. There is also an acknowledgemnt that in post-war development the automobile assumes a greater importance, and that parking for two cars is appropriate. With that in mind - and constraints of the no parking zone, and tree protection plan - we think the double parking with single carport is an opportunity to create a compatible yet discernible architectural element. The formal elements are designed to fit within the context of the existing home - the ratio to overall house width as mentioned above, the hip roof to minimize the visual impact, and the connection to the front porch tie it back to the historical examples, yet the accommodation for two cars makes it discernible as “of this era.” The roofs are asphalt shingle, low-pitch, hip roofs with half-round gutters and round downspouts.

At the front right corner of the roof, we have introduced a modified dormer with the roofline turned 90 degrees, creating some visual interest similar to several other one and two story homes with the offset porch in Oakwood, where the direction of the roof slope is rotated, or some other distinct element is featured at a front corner. The building volume under this roof line will be distinct in color and be clad with smaller exposure lap siding. The windows on this portion of the house will also be larger than the typical windows (although still vertical in orientation and of similar proportion). This was another intentional decision to mimic a common neighborhood feature in a unique way, but also an opportunity to express some common roof eave details (exposed eave supports) found in similar craftsman style homes.

Style cues are being taken from craftsman style architecture, however, we are not trying to recreate a 1920s home. We acknowledge contemporary construction methods and materials that are compatible with, yet discernible from the historic examples throughout Oakwood. Our primary siding material is smooth cement board lap siding - in both 5” and 7” exposures - and cement board fascia trim at the roof edges. The horizontal weatherboard is, of course, seen in almost every home in the neighborhood, but we are not mimicing a material falsely by using the smooth finish. We are proposing a cedar accent siding at the front & side porch areas. Cedar is established throughout the neighborhood as a material used in a variety of shapes and applications - from porch ceilings and accent bands to shake and vertical siding boards on feature walls. Other materials include brick foundation walls, porch walls, and column bases, as well as painted steel columns in pairs on the brick bases. Colors shown in this presentation are preliminary. Final colors will be submitted to staff for approval. Windows visible from the right-of-way are all vertical in orientation, and grouped in clusters corresponding to the internal plan layout. Window specifications will be submitted when determined, and will most likely be aluminum clad wood framed windows. Colors also to be determined.

Existing site features other than the oak trees are minimal. The retaining wall that runs along the sidewalk and down the eastern property line will remain to the extent possible unless repairs are warranted. The retaining wall along the western property edge will also remain. A small portion of the retaining wall along the east edge of the existing drive will be removed to accommodate the new driveway location. As mentioned landscape screening will be used at the parking area. Additional screening will be used at the front, side and rear porches. Ornamental trees will be located at the parking area and off of the back deck. Existing dense vegetation along the eastern property line is primarily on the neighbor’s property and will remain. This vegetation will obscure most, if not all, of the eastern elevation of the house from the right-of-way.

Our primary goals with this design were to preserve the site features and character of this site, and to build something that fits in & adds to the established character and charm of the neighborhood. We feel we have created a unique home that is compatible with the district in size, form, style and materials, and one that will integrate nicely into the evolving fabric of the Oakwood Historic District.

415 E Franklin ST COA Bullet Response

3.3 New Construction of Primary Buildings

.1 Site new construction to be congruous with surrounding historic buildings that contribute to the special character of the historic district in terms of setback, orientation, spacing, and distance from adjacent historic buildings
Setback is within the existing range of setback for the houses along the street face. Orientation and spacing along the street will also match the existing neighboring houses. See “Neighborhood & Block Plan” diagram.

.2 Design new construction so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
Building location on the site is being driven primarily with the goal of saving and preserving the health of 7 large oak trees on the western edge of the property. The house is pushed to the eastern limits of the setbacks, and a side entry courtyard built on posts is preserving an existing portion of the root zone for the trees. The driveway is being stopped short of the primary root zone for the tree cluster so as to prevent soil compaction and root disturbance. The footprint of the house has been elongated toward the back of the property in a one-story mass to accommodate the functional space requirements of the house, but at the same time limiting the impact to the neighbors in regard to daylight and views of the tree canopy.

.3 Evaluate in advance and limit any disturbance to the site’s terrain during construction to minimize the possibility of destroying unknown archaeological resources.
The majority of the new construction will take place within the footprint of the existing 1947 (non-contributing) structure, scheduled to be demolished. No known archaeological resources are present.

.4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone.
As mentioned in .2 above, the major driver on the building’s design and site placement was the protection of the oak trees on the eastern edge of the property.

.5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities.
A tree protection plan, coordinated with a certified arborist has been provided.

.6 Conform to the design guidelines found in Section 1 regarding site and setting in developing a proposed site plan.
Relevant line items from Section 1 are listed below with responses.

.7 Design new buildings to be congruous with surrounding buildings that contribute to the special character of the historic district in terms of height, form, size, scale, massing, proportion, architectural style, and roof shape. The height of new buildings should fall generally fall within 10% of well-related nearby buildings.
The proposed house is congruous with surrounding buildings in all the characteristics listed in this sub-section. The front portion of the house is a two-story mass with recessed front porch, similar to a significant number of existing houses in the district. The proposed height at the roof peak is approximately 28’-6”, which is well within the range of building heights of “well-related nearby buildings.” There is a mix of 1 and 2-story homes mixed along the block face, and throughout the neighborhood. The hip roof and eave details are similar to several related houses taking cues from the Craftsman

style, which is well represented in the district. The front porch roof forms a “brow” on the front of the house, that extends out forming a carport on the left side of the house. The ratio of the porch/carport roof width to the house width is roughly 1:1. A similar proportion can be found throughout the neighborhood on houses with either a carport or side porch with continuous roof-line (see attached diagrams and precedent photos for further evidence of congruous massing and proportion). The arrangement of the two-story piece in the front with a lower volume continuing to the back of the property is also seen throughout the neighborhood, both as originally constructed buildings, and with additions added at various stages.

.8 Design the proportion of the proposed new building’s front facade to be compatible with the front facade proportion of surrounding historic buildings.
The two-story front facade is compatible with the proportions of the surrounding buildings (see explanation above, and attached diagrams).

.9 Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the special character of the historic district.
The windows are all vertical in orientation with the exception of a row of clerestory windows along the rear right side wall, which will not be visible from the front elevation. On the front facade, the windows are clustered in groups of three, as seen in many similarly scaled homes throughout the district. Front door is roughly centered on the front facade, on the wall face of the recessed porch. The south-facing front door is proposed to be a single panel glass door, similar in character to the visually dominant storm door seen on many houses in the neighborhood. Being a contemporary construction with energy efficient glazing, storm windows or doors are not necessary.

.10 Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.
The predominant siding found in the district is wood weatherboard. Since this is a contemporary building, using current-day materials and construction methods, we’re proposing a smooth cement board lap siding (Hardie Siding) to match the look and character of the traditional wood siding. We’re choosing a smooth finish in keeping with the Guidelines stated intention not to mimic materials falsely. Cedar siding - an established accent material in the district - is proposed at the front and side entry porches. Fascia trim along the roof edges will be smooth fiber cement material. Trim at the doors and windows will be minimal, a strategy we are employing to make the construction discernible from the historic construction found throughout the neighborhood (see .11 below). The foundation wall will be brick, and the porch columns will be painted steel. While not found on most homes in the district, there is precedent for metal porch columns in the neighborhood, but more importantly we believe the character of the doubled square profile columns matches the character of the neighborhood while using current-day building materials. The roof will be asphalt shingle, the front porch will be concrete with a brick veneer and brick column bases to match the foundation wall. The driveway and walkway to the front porch will be broom-finished concrete. Except where repairs are needed, the concrete block retaining wall covered in ivy at the front property line will remain in place. A portion of the retaining wall will be removed at the new driveway location.

.11 Design new buildings so that they are compatible with but discernible from contributing buildings in the district
While taking cues from the character of the craftsman style architecture, using similar siding materials, and using similarly proportioned window and door openings, the design of the new building will be discernible from the historic contributing building by eliminating the dividing elements in the windows and the trim used at the windows and corners, and by the accent siding material at the front porch. Hardie lap siding, and painted steel columns will resemble the wooden clapboard and simple profile of the rectangular wooden columns found throughout the neighborhood, but will also be evidence of the building methods used in today’s construction.

.12 It is not appropriate to introduce new buildings whose proportion of built mass to open space on their site significantly varies from the surrounding buildings that contribute to the special character of the historic district.
There is such a variety of examples found throughout Oakwood that it is hard to establish a benchmark to base this calculation on, but the proportion of built mass to open space does not vary significantly from nearby sites. The proposed footprint, including porches and decks, of this home is approximately 3150 SF on a 13,940 SF (.32ac) lot, which equals approximately 22.5% coverage. Evaluating just the portion of the property within the Oakwood boundary, that percentage is 30.7%.

1.5 Walkways, Driveways, and Off-street Parking

Applicable Guidelines:

.5 Design new walkways, driveways, and off-street parking areas to be compatible in location, patterns, spacing, configurations, dimensions, materials and color with existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district.
The location of the proposed drive uses the existing curb cut and location of the existing gravel drive. We are proposing to widen the drive to accommodate two cars. This strategy is used at several other houses along Franklin ST. Unlike almost every other street in Oakwood, there is city-enforced No Parking Any Time zone that extends the entire length of this block face, so off-street parking is the only solution to accommodate owner-parking. The drive is proposed to be uncolored, water-washed concrete, a material seen throughout the district.

.6 Locate new walkways, driveways, and off-street parking areas so that the topography of the building site and significant site features, including mature trees, are retained.
As mentioned before, maintaining the large oak trees on the property is the single most important factor in laying out not just the parking, but the entire building footprint. The proposed design has the concrete drive stop just short of the critical root zone of the trees, and does not negatively affect the root zone or water collection area. We have worked closely with an arborist starting at the early planning stages and remain committed to protecting the trees on the site.

.7 It is not appropriate to locate a new off-street parking area in a district or landmark property with residential character where it is visible from the street, where it will significantly alter the proportion of original built area and paved area to unbuilt area on the individual site, or where it will directly abut the principal structure.
The new paved area will not be significantly greater than the existing gravel drive located in the same area. We acknowledge that our proposal does not adhere to this guideline point about visibility from the street or abutting the principal structure, but this is a condition that exists in nearly all other examples of off-street parking along Franklin St. and throughout the district at large; i.e. the drive is visible and is typically located next to the house. Regarding the visibility, our site plan also proposes plant screening between the widened section of the drive and right-of-way.

.8 Maintain the continuity of sidewalks in the public-right-of-way when introducing new driveways.
The proposed driveway will not alter the existing curb cut or sidewalk

.9 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone of trees.
The majority of the new footprint overlays the existing footprint of the demolished building. In addition to the design effort that went toward saving and maintaining the trees, we have a tree protection plan that includes mulch and plywood, and tree protection fencing to protect the root zone during construction.

.10 Introduce perimeter plantings, hedges, fences, or walls to screen and buffer off-street parking areas from adjacent properties. Subdivide large parking areas with interior planting islands to break up any large paved area.
Ornamental trees and shrubs will be planted to screen the widened section of the new drive, and a row of additional screening plants will be planted in the zone between the drive and adjacent property to the west.

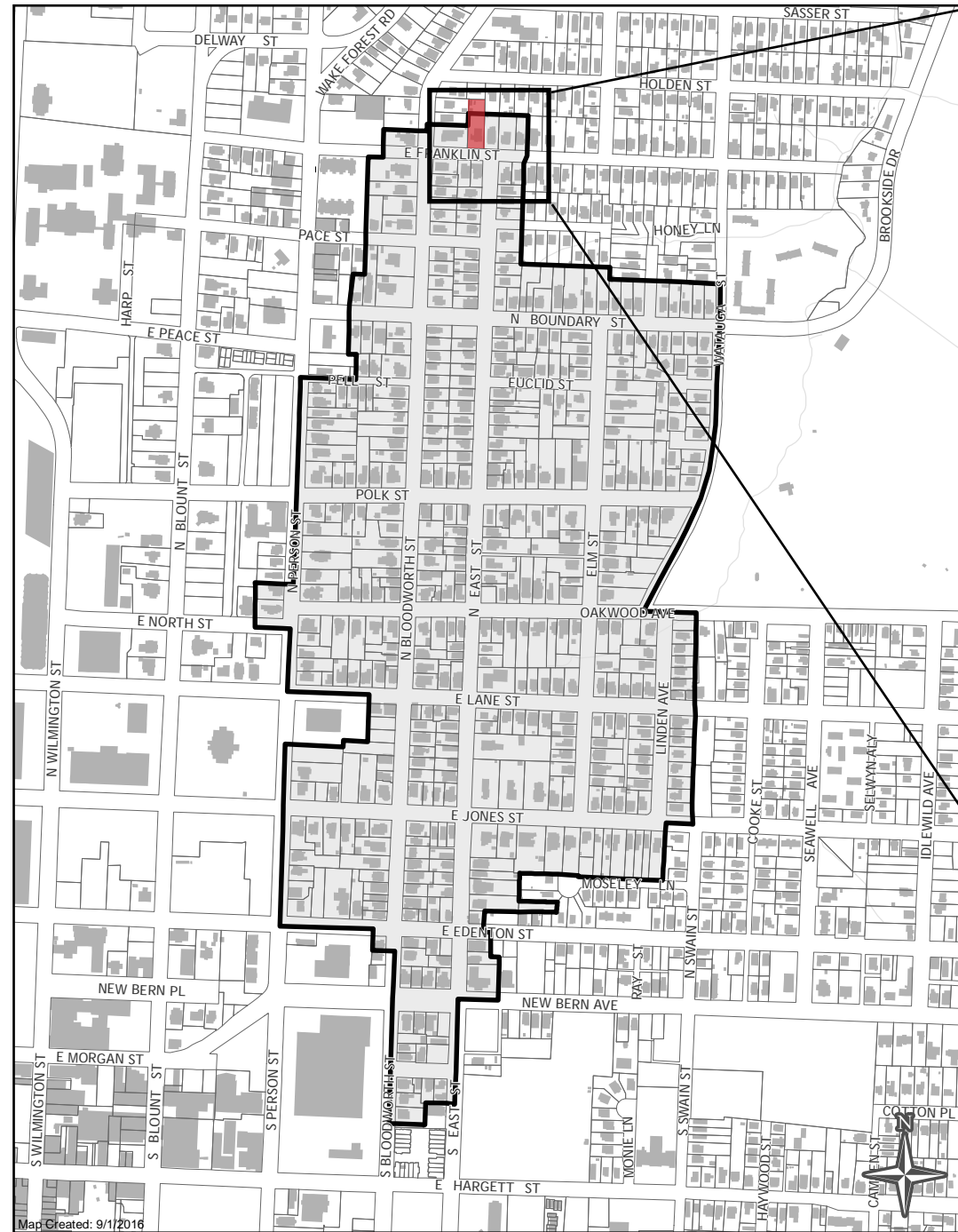
3.1 Decks

Applicable Guidelines:

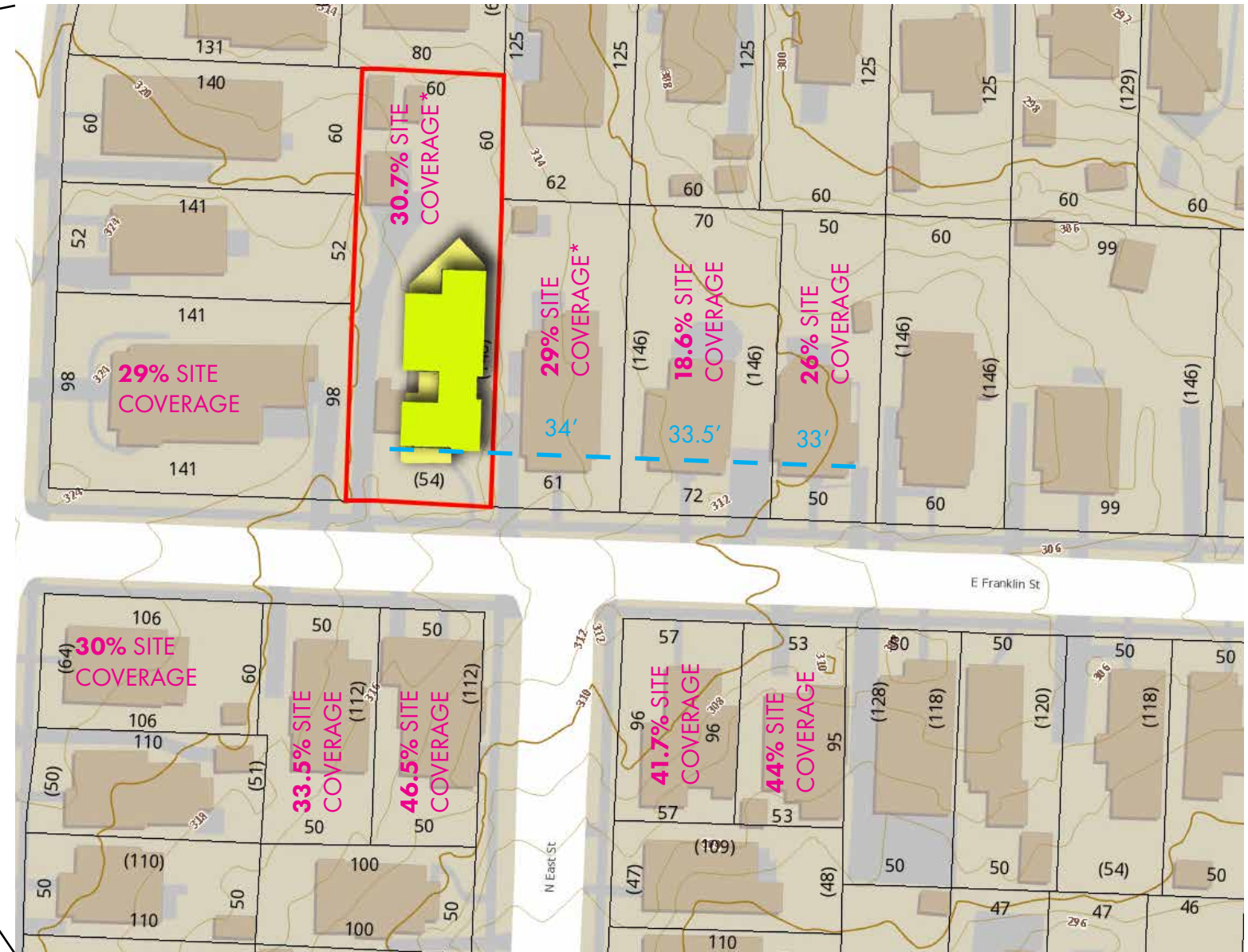
.1 Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damaging the historic structure.
While we are not adding decks, they will still be located in the rear of the house, or tucked in at the side entry, so as not to affect the new character-defining facade of the proposed house. They will be structurally self-supporting.

.2 Minimize the visibility of new residential decks from the street..
See above. Decks located in rear or at side entry. The side entry porch deck will be screened with shrubs as well.

.3 In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (i.e. the side of a building), it should be treated in a more formally architectural way. Careful attention should be paid to details and finishes, including painting or staining the deck’s rails and structural support elements in colors compatible with the colors of the building.
Visibility from the right-of-way will be limited, if not completely obstructed, as the porch is tucked in a recessed alcove at the side entry, and will also be screened by shrubs. The side deck will be adjacent to the cedar siding at the side entry, and as such will match the architectural character and color of the building at that location.



OAKWOOD HISTORIC DISTRICT

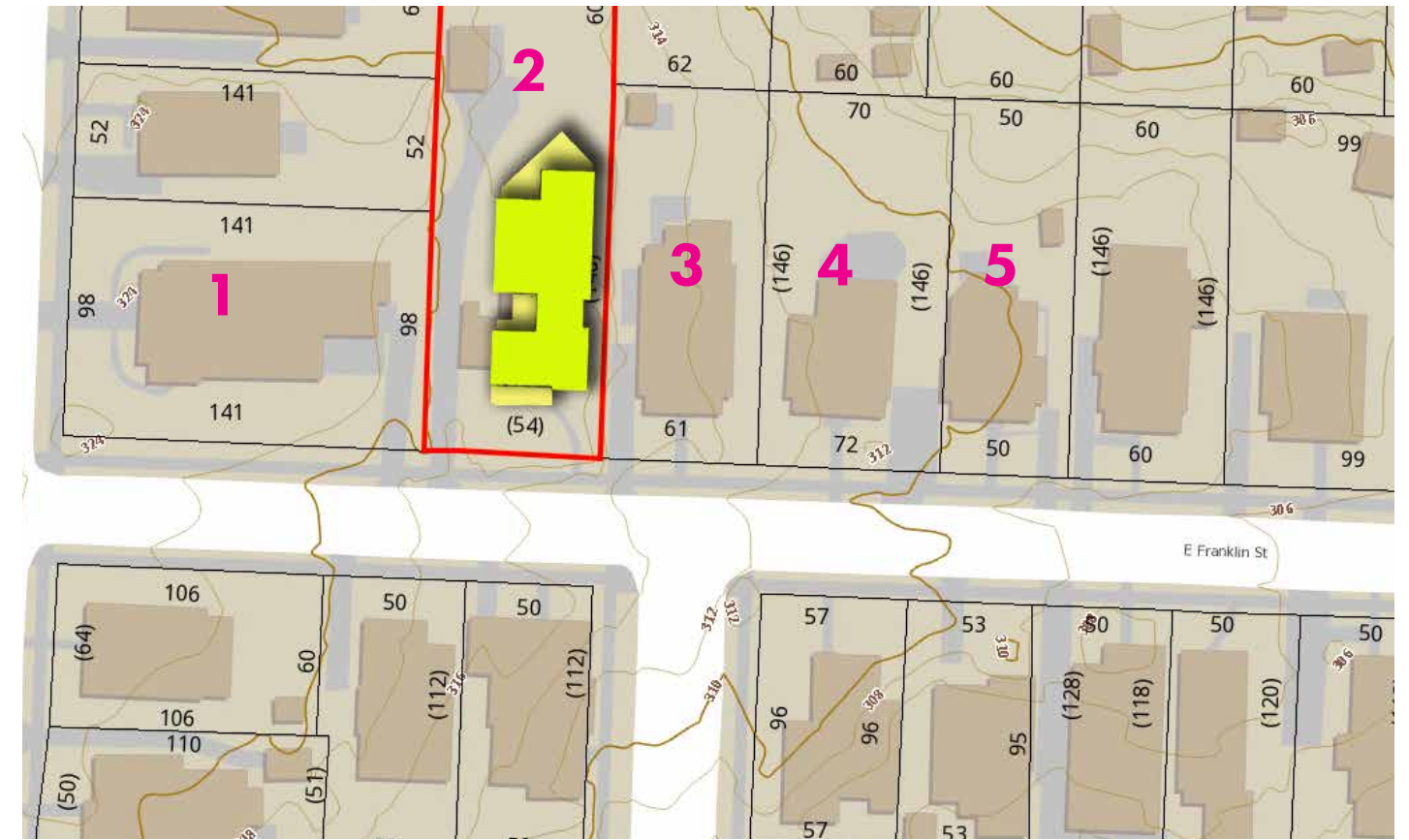


*includes only the portion of property within Oakwood district
- 22.5% when calculating the entire lot

CURRENT BUILDING SETBACKS ALONG FRANKLIN ST FALL WITHIN AN APPROXIMATE 1' RANGE OF THE CURRENT SETBACK OF THE STRUCTURE AT 405 E. FRANKLIN ST.
PROPOSED NEW FOOTPRINT WILL BE WITHIN THAT RANGE AS WELL.

***NOTE:** MEASUREMENTS ABOVE ARE TO THE SIDEWALK, NOT RIGHT-OF-WAY

CURRENT BUILT AREA RATIOS ON WELL-RELATED LOTS RANGE FROM 18.6% - 46.5%
PROPOSED RATIO FOR 405 E. FRANKLIN ST IS 30.7%
WHEN MEASURING ONLY THE PORTION OF THE LOT WITHIN THE OAKWOOD DISTRICT. THAT RATIO DECREASES TO 22.5% IF CALCULATING THE ENTIRE PARCEL.



1 800 N. Bloodworth ST



3 501 E. Franklin ST



4 503 E. Franklin ST



5 505 E. Franklin ST

Heights of other district houses on the same block face range from 18 ft to 35 ft, which porches ranging from 12 ft to 14 ft. Our proposed design fits within this range.



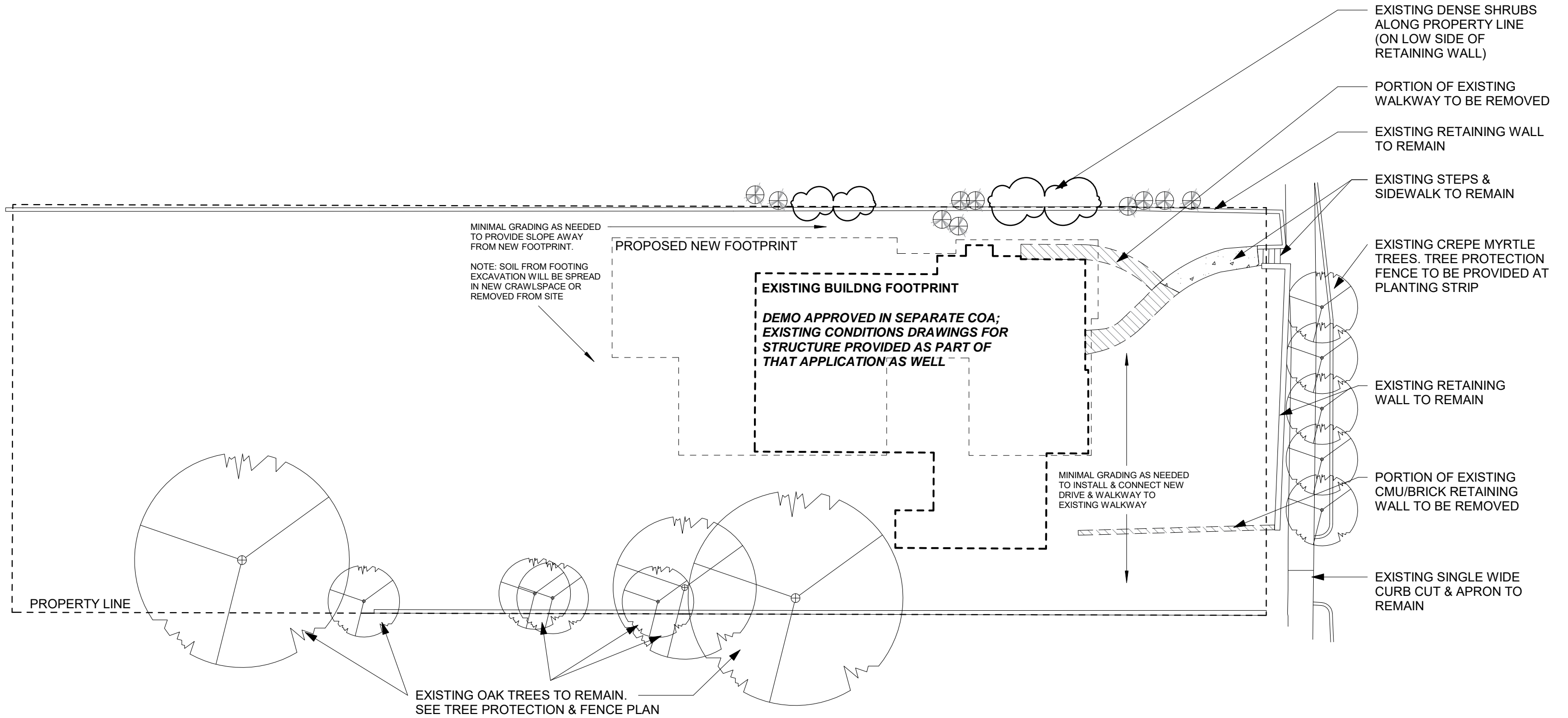
800 N. BLOODWORTH ST

405 E. FRANKLIN ST

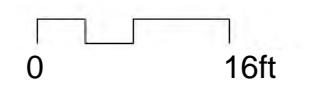
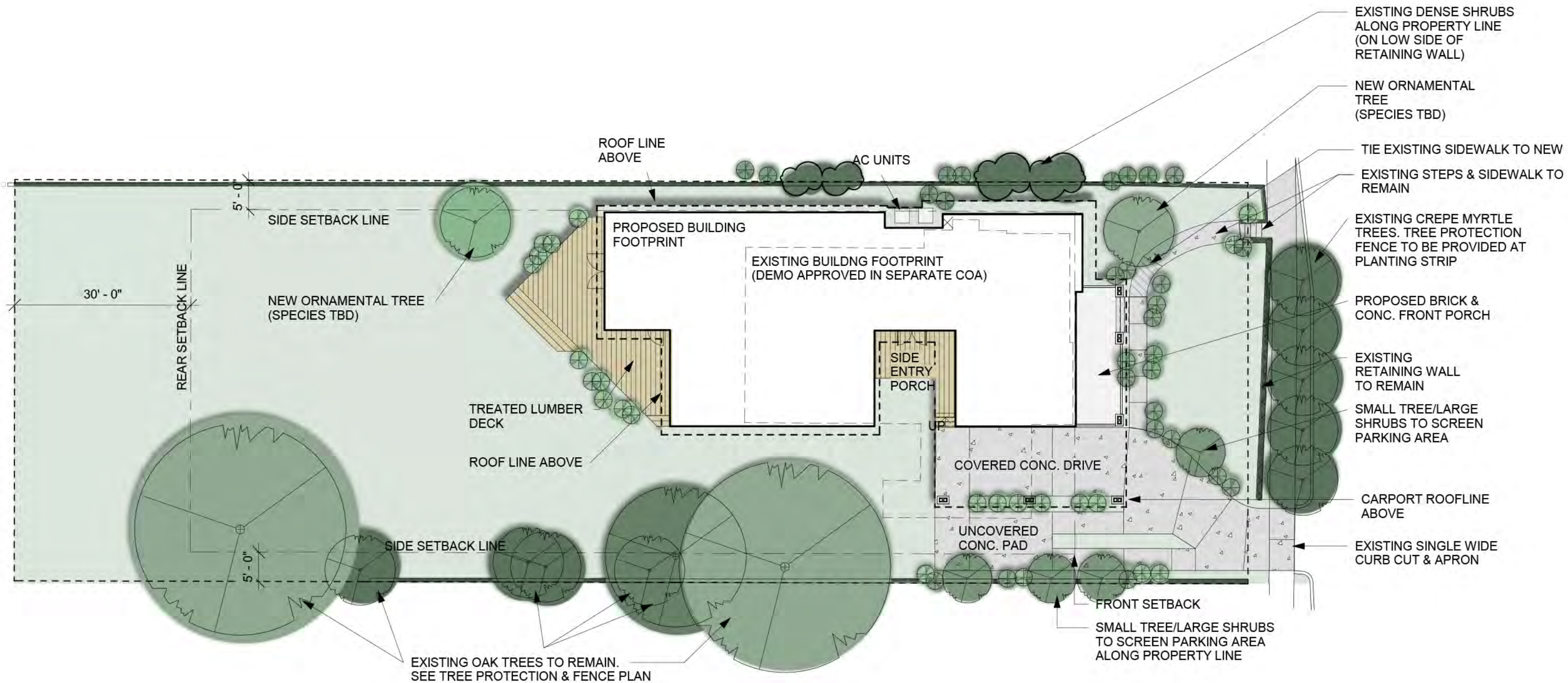
501 E. FRANKLIN ST

503 E. FRANKLIN ST

505 E. FRANKLIN ST



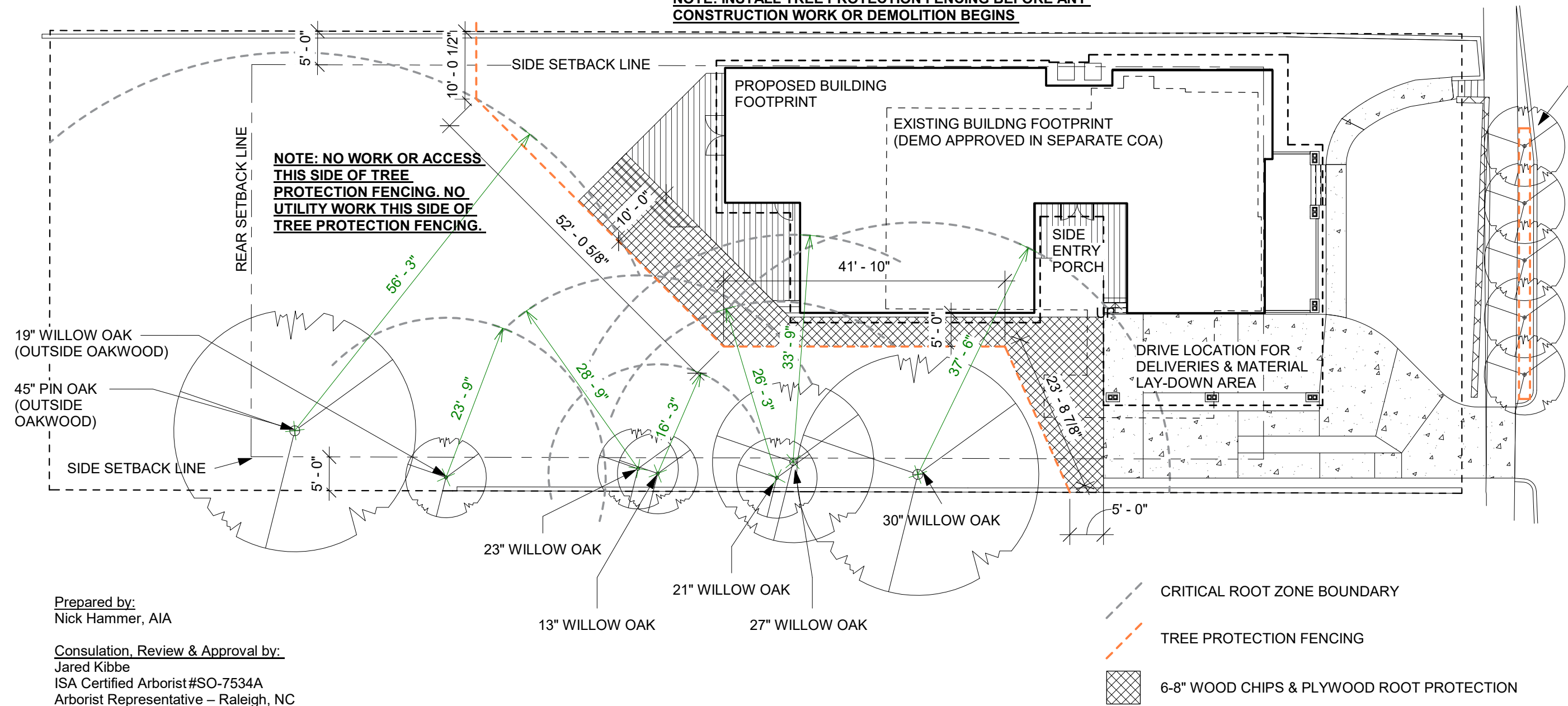
0 16ft



NOTE: INSTALL TREE PROTECTION FENCING BEFORE ANY CONSTRUCTION WORK OR DEMOLITION BEGINS

NOTE: NO WORK OR ACCESS THIS SIDE OF TREE PROTECTION FENCING. NO UTILITY WORK THIS SIDE OF TREE PROTECTION FENCING.

EXISTING CREPE MYRTLE TREES. TREE PROTECTION FENCE TO BE PROVIDED AT PLANTING STRIP

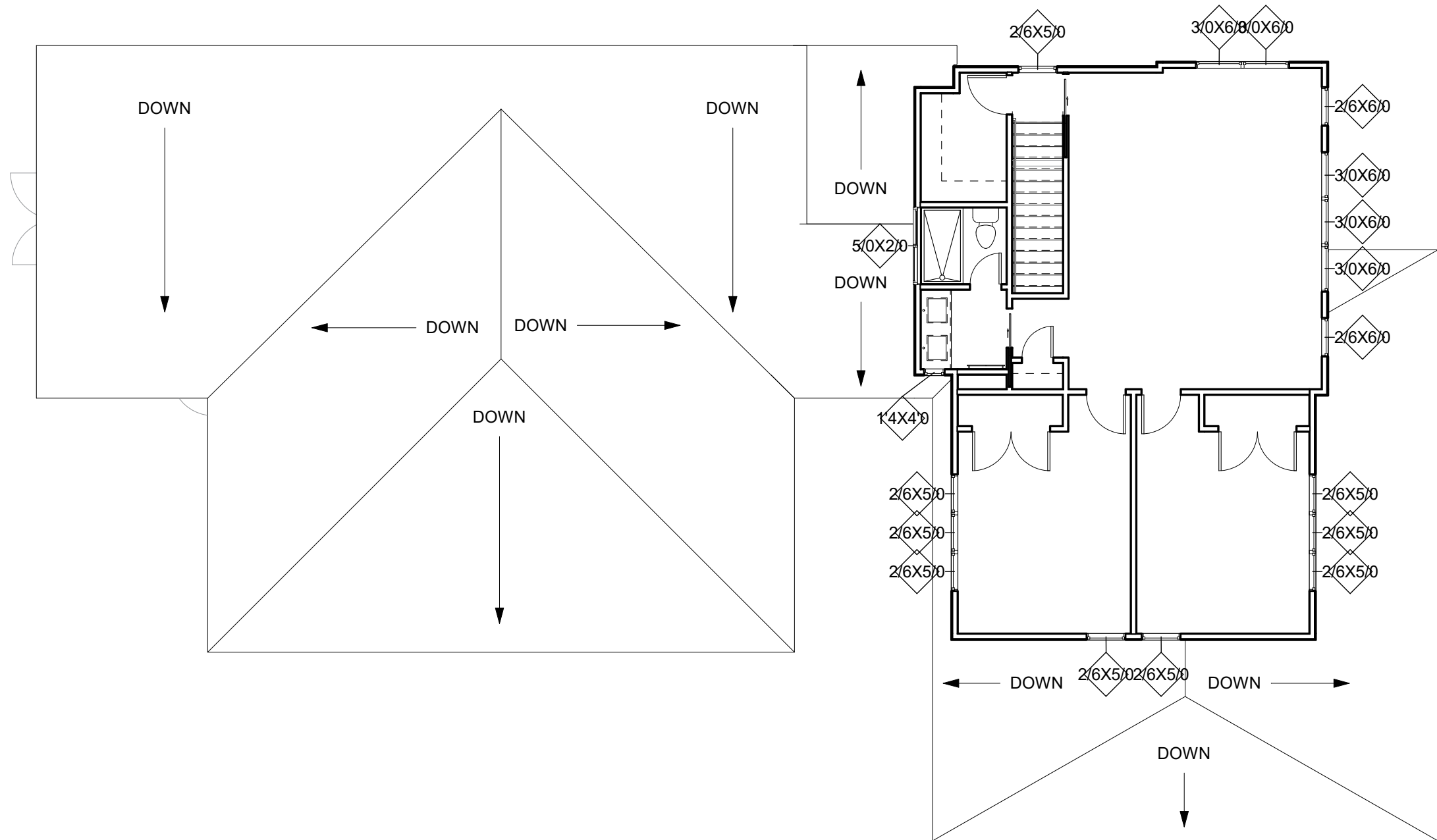


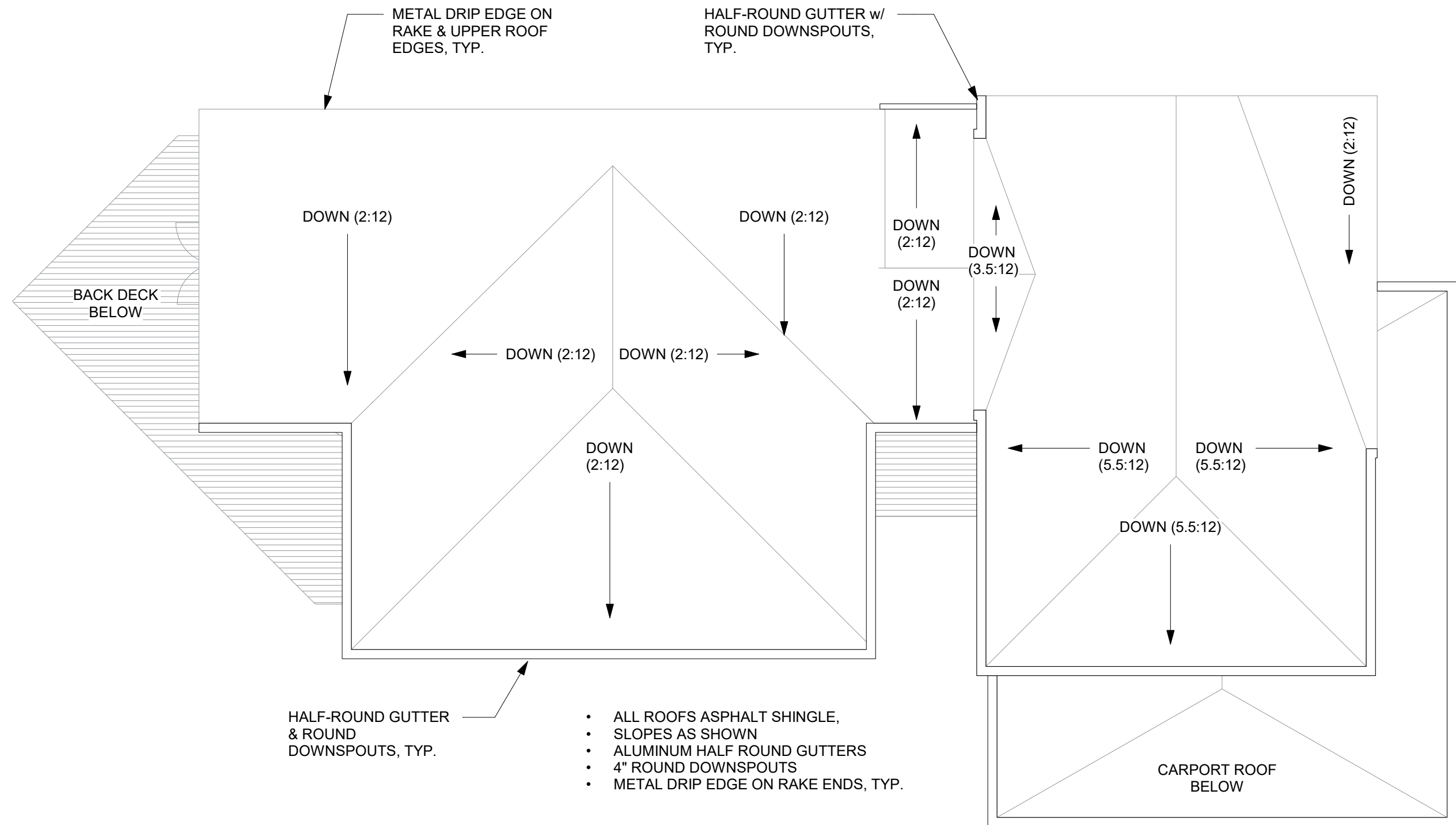
Prepared by:
Nick Hammer, AIA

Consultation, Review & Approval by:
Jared Kibbe
ISA Certified Arborist #SO-7534A
Arborist Representative – Raleigh, NC



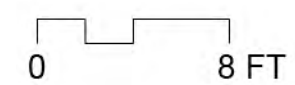
0 16ft

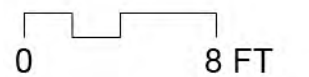
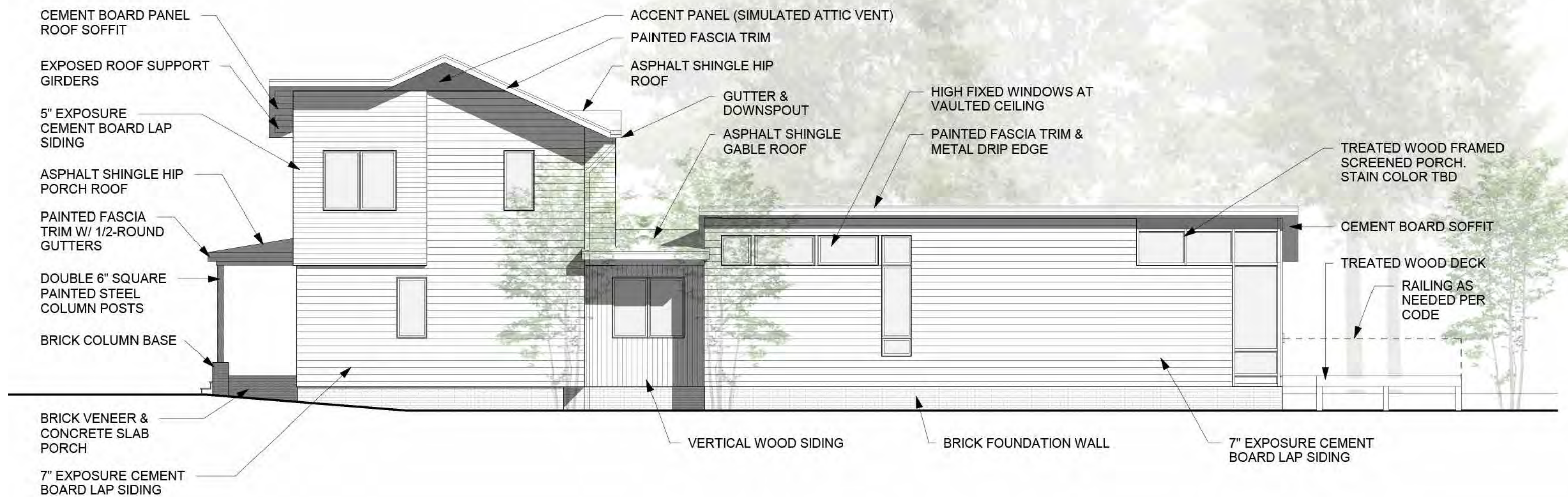


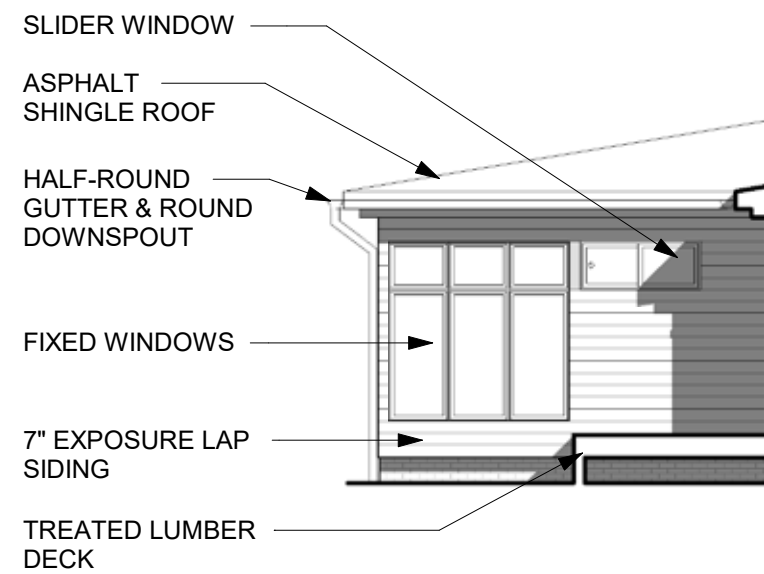




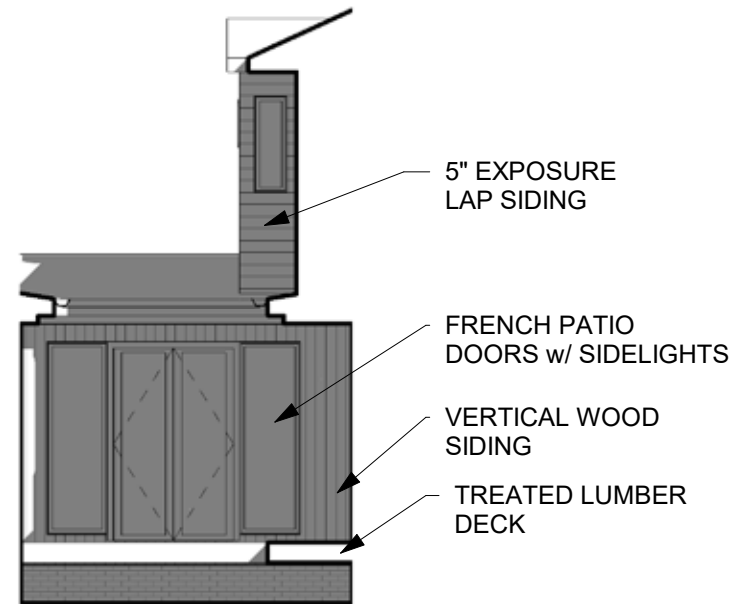




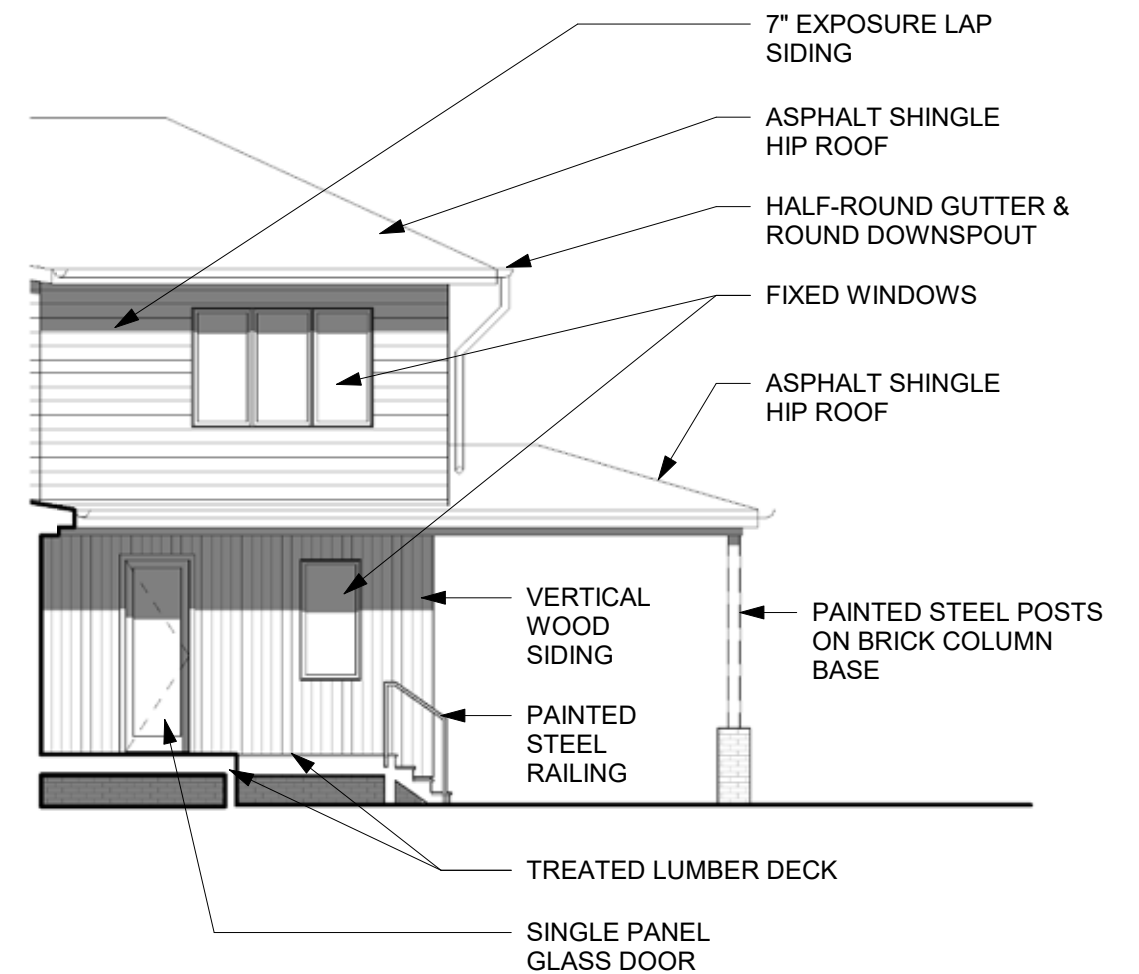




ENTRY COURT SOUTH



ENTRY COURT WEST



ENTRY COURT NORTH



405 East Franklin ST
Certificate of Appropriateness Hearing
25 APRIL 2019 UPDATE

FRONT ELEVATION





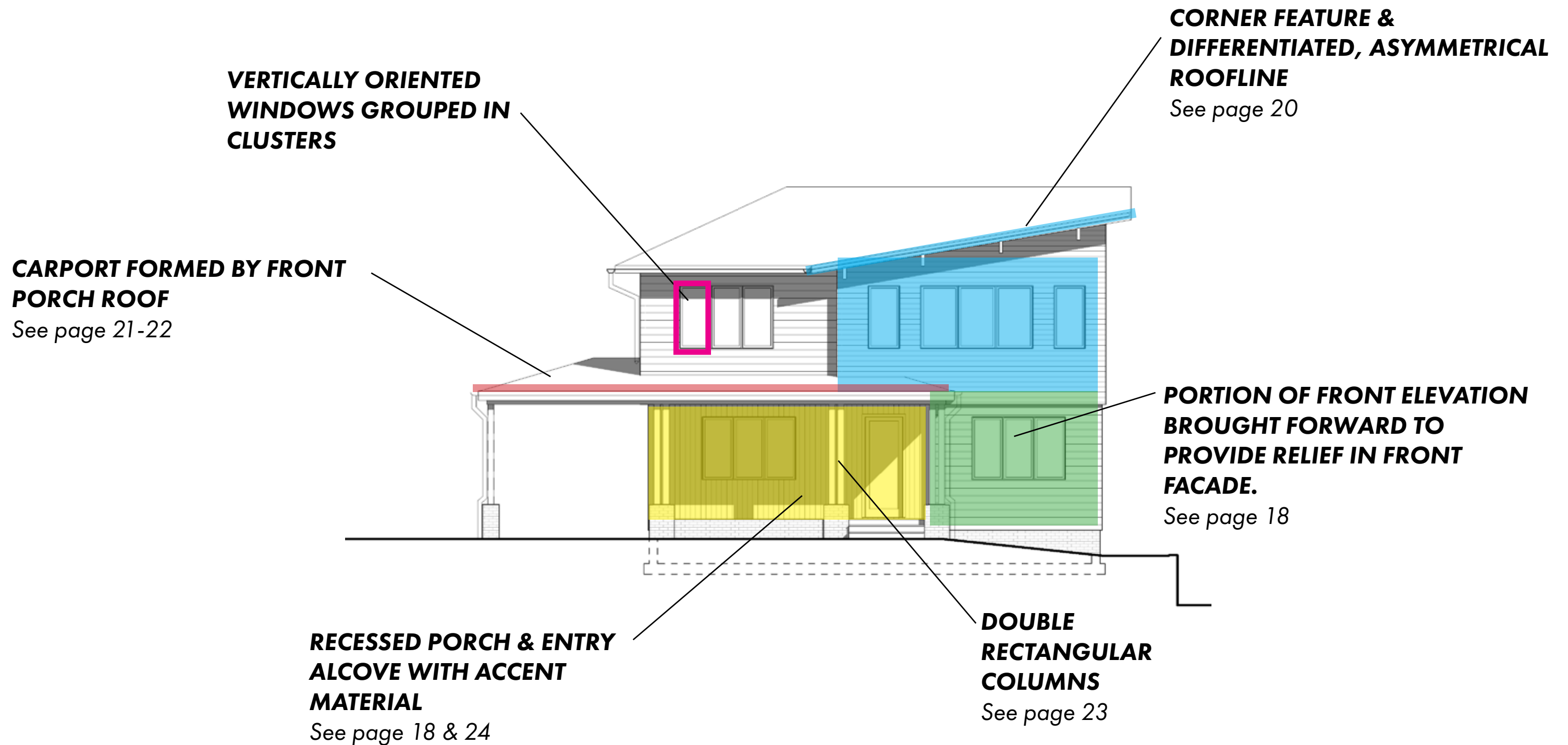
NOTE: *Neither of these views is visible from any sidewalk or roadway, and they are screened by more vegetation than shown in these renderings.*





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RENDERING: FRONT FACADE





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PRECEDENT IMAGES: RECESSED PORCH & MASSING



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PRECEDENT IMAGES: ASYMMETRY & CORNER FEATURE



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PRECEDENT IMAGES: ROOF LINES w/ MULTIPLE TYPES





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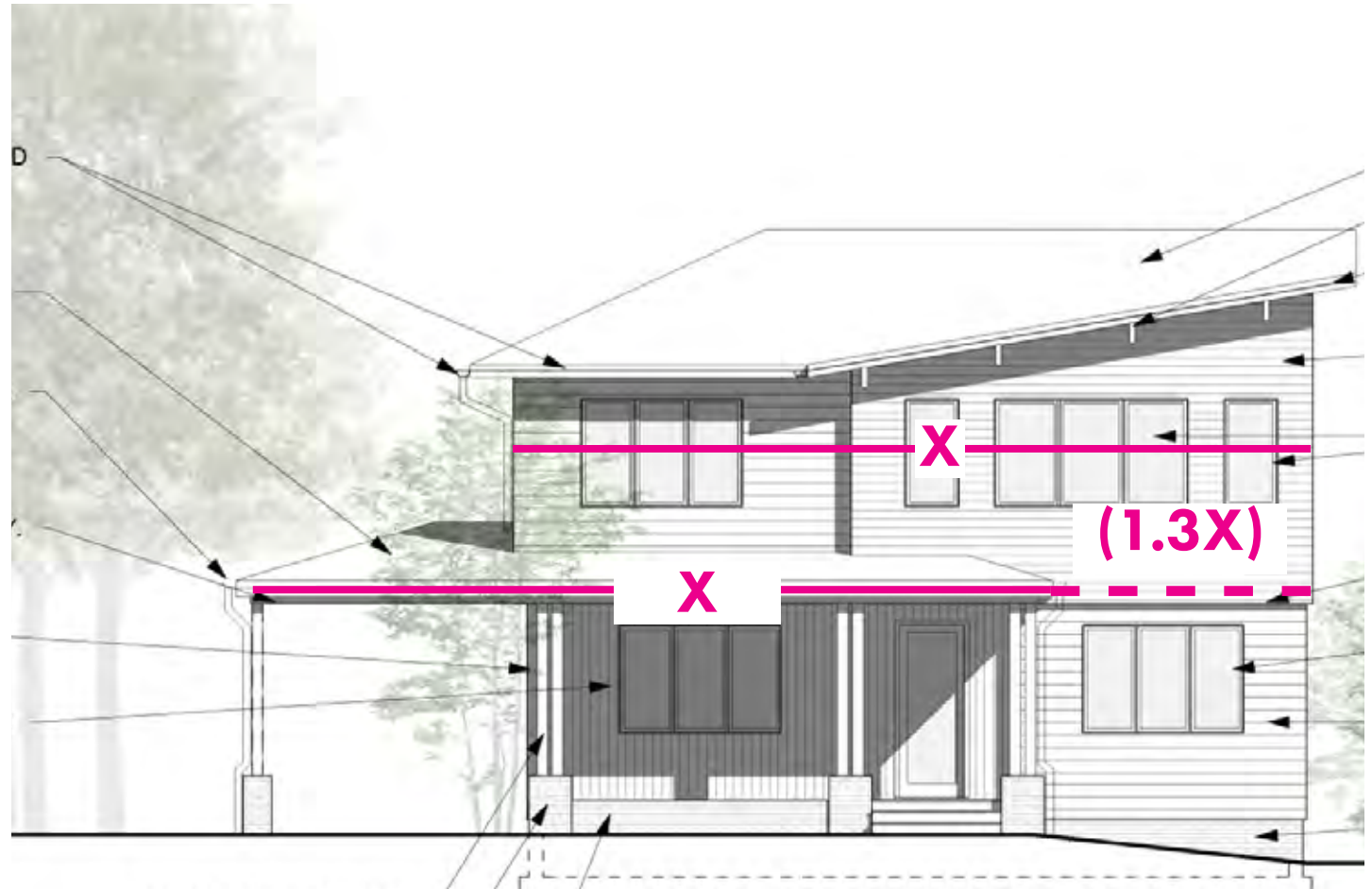
PRECEDENT IMAGES: "BIG IN FRONT / SMALL IN BACK"



405 East Franklin ST
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*Outside of Oakwood district boudary, but on Franklin ST within 1 block

PRECEDENT IMAGES: CARPORT & SIDE PORCH "EYE BROW"



405 E. FRANKLIN ST



501 E. FRANKLIN ST



503 E. FRANKLIN ST



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PRECEDENT IMAGES: SMALL WINDOWS ON SIDE OR REAR ELEVATIONS



****concrete will have a water washed finish.***

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 # 585373

File # COA-0016-2019

Fee \$ 304

Amount Paid \$ 304

Received Date 2/6/19

Received By Lorraine

Property Street Address **405 E. Franklin**

Historic District **Oakwood**

Historic Property/Landmark name (if applicable)

Owner's Name **James & Rachel Bailey**

Lot size **.32 acres**

(width in feet) **67**

(depth in feet) **304**

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
720, 710 N BLOODWORTH ST	502 E FRANKLIN ST
408 E FRANKLIN ST	501 E FRANKLIN ST
800 N BLOODWORTH ST	503 E FRANKLIN ST
804 N BLOODWORTH ST	504 HOLDEN ST
806 N BLOODWORTH ST	508 HOLDEN ST
808 N BLOODWORTH ST	510 HOLDEN ST
412 E FRANKLIN ST	816 N BLOODWORTH ST
502 HOLDEN ST	503 HOLDEN ST

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant **Rachel Bailey**

Mailing Address **107 Cooke St**

City **Raleigh**

State **NC**

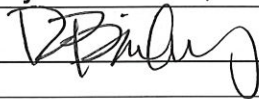
Zip Code **27601**

Date **2/6/19**

Daytime Phone **704-502-4441**

Email Address **rabailey1@me.com, baileyjames7@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

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)
3.3	New Construction	Construction of new single-family home.

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 type="checkbox"/>				✓
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>				✓
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.	<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"/>		✓		

415 E Franklin ST Project Description

We are proposing construction of a new single-family dwelling on the site of the 1947 post-war cottage scheduled for demolition.

The site is located in the Oakwood Historic District, on the northern boundary of the neighborhood, abutting the Mordecai Neighborhood to the north. In fact the rear third of the lot is located in the Mordecai overlay.

The new home will be approximately 2800 SF, sited primarily on the footprint of the existing structure. The 2-story mass at the front of the home - in line with the front setback line of the existing homes along Franklin Street - will create the character-defining facade compatible with several similar examples found throughout the Oakwood district, and especially on the northern end of the neighborhood. The rear section of the new home will drop down to a one-story volume, hugging the eastern property setback line. This plan arrangement was decided on primarily to save and preserve the health of the 7 large pin and willow oak trees that line the western property line, while providing the one-story living the owners wanted. Preservation of the trees is also important to the immediate neighbors, as we’ve learned from comments made at the November COA meeting as well as owners’ conversations with the neighbors. Dropping the volume of the rear portion of the house also helps maintain the adjacent neighbors’ views of the tree canopy and access to the southern and western light in their rear yards.

Off-street parking will be provided in the form of an existing single curb cut and drive that widens to a double parking pad under a carport. The roof of the front porch will extend and create the carport roof as well. This is a strategy seen throughout the neighborhood, and is especially common among bungalow and craftsman style homes. This particular block in the Oakwood neighborhood is unique in that there is a city-enforced No Parking zone along the entire length of the block face, so off-street parking is not an option. Additionally, the root zone of the oak trees creates a natural barrier to running a driveway to parking at the rear of the property. Therefore, we think our strategy best accommodates the requirements of the owners, meets the intent of the historic guidelines, remains true to the character of the nearby homes and is compatible with the character of the neighborhood in general. Landscape screening will be provided at the section of the drive proposed to be widened, and along the western property line to screen the drive from the neighboring property.

The overall form of the house, especially the volume visible from the right-of-way is heavily influenced by examples found throughout Oakwood, particularly the two story victorian & queen anne style homes, as well as the one and two-story craftsmans. The front porch and entrance are offset from center and recessed slightly, creating some relief along the front wall face. As mentioned above, the porch roof extends to create the carport, but stays within the range of width-of-porch to width-of-house ratios seen in other examples in Oakwood (1.3:1). Per the character essay in the Guidelines, Oakwaood has evolved over time, with many different examples of scale and architectural style found throughout the neighborhood. There is also an acknowledgemnt that in post-war development the automobile assumes a greater importance, and that parking for two cars is appropriate. With that in mind - and constraints of the no parking zone, and tree protection plan - we think the double carport is an opportunity to create a compatible yet discernible architectural element. The formal elements are designed to fit within the context of the existing home - the ratio to overall house width as mentioned above, the hip roof to minimize the visual impact, and the connection to the front porch tie it back to the historical examples, yet the accommodation for two cars makes it discernible as “of this era.” The roofs are asphalt shingle, low-pitch, hip roofs with half-round gutters and round downspouts.

At the front right corner of the roof, we have introduced a modified dormer with the roofline turned 90 degrees, creating some visual interest similar to several other one and two story homes with the offset porch in Oakwood, where the direction of the roof slope is rotated, or some other distinct element is featured at a front corner. This was another intentional decision to mimic a common neighborhood feature in a unique way, but also an opportunity to express some common roof eave details (exposed eave supports) found in similar craftsman style homes.

Style cues are being taken from craftsman style architecture, however, we are not trying to recreate a 1920s home. We acknowledge contemporary construction methods and materials that are compatible with, yet discernible from the historic examples throughout Oakwood. Our primary siding material is smooth cement board lap siding - in both 5” and 7” exposures - and cement board fascia trim at the roof edges. The horizontal weatherboard is, of course, seen in almost every home in the neighborhood, but we are not mimicing a material falsely by using the smooth finish. We are proposing a cedar accent siding at the front & side porch areas. Cedar is established throughout the neighborhood as a material used in a variety of shapes and applications - from porch ceilings and accent bands to shake and vertical siding boards on feature walls. Other materials include brick foundation walls, porch walls, and column bases, as well as painted steel columns in pairs on the brick bases. Colors shown in this presentation are preliminary. Final colors will be submitted to staff for approval. Windows visible from the right-of-way are all vertical in orientation, and grouped in clusters corresponding to the internal plan layout. Window specifications will be submitted when determined, and will most likely be aluminum clad wood framed windows. Colors also to be determined.

Existing site features other than the oak trees are minimal. The retaining wall that runs along the sidewalk and down the eastern property line will remain to the extent possible unless repairs are warranted. As mentioned landscape screening will be used at the parking area. Additional screening will be used at the front, side and rear porches. Ornamental trees will be located at the parking area and off of the back deck. Existing dense vegetation along the eastern property line is primarily on the neighbor’s property and will remain. This vegetation will obscure most, if not all, of the eastern elevation of the house from the right-of-way.

Our primary goals with this design were to preserve the site features and character of this site, and to build something that fits in & adds to the established character and charm of the neighborhood. We feel we have created a unique home that is compatible with the district in size, form, style and materials, and one that will integrate nicely into the evolving fabric of the Oakwood Historic District.

415 E Franklin ST COA Bullet Response

3.3 New Construction of Primary Buildings

.1 Site new construction to be congruous with surrounding historic buildings that contribute to the special character of the historic district in terms of setback, orientation, spacing, and distance from adjacent historic buildings
Setback is within the existing range of setback for the houses along the street face. Orientation and spacing along the street will also match the existing neighboring houses. See “Neighborhood & Block Plan” diagram.

.2 Design new construction so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.
Building location on the site is being driven primarily with the goal of saving and preserving the health of 7 large oak trees on the western edge of the property. The house is pushed to the eastern limits of the setbacks, and a side entry courtyard built on posts is preserving an existing portion of the root zone for the trees. The driveway is being stopped short of the primary root zone for the tree cluster so as to prevent soil compaction and root disturbance. The footprint of the house has been elongated toward the back of the property in a one-story mass to accommodate the functional space requirements of the house, but at the same time limiting the impact to the neighbors in regard to daylight and views of the tree canopy.

.3 Evaluate in advance and limit any disturbance to the site’s terrain during construction to minimize the possibility of destroying unknown archaeological resources.
The majority of the new construction will take place within the footprint of the existing 1947 (non-contributing) structure, scheduled to be demolished. No known archaeological resources are present.

.4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone.
As mentioned in .2 above, the major driver on the building’s design and site placement was the protection of the oak trees on the eastern edge of the property.

.5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities.
A tree protection plan, coordinated with a certified arborist has been provided.

.6 Conform to the design guidelines found in Section 1 regarding site and setting in developing a proposed site plan.
Relevant line items from Section 1 are listed below with responses.

.7 Design new buildings to be congruous with surrounding buildings that contribute to the special character of the historic district in terms of height, form, size, scale, massing, proportion, architectural style, and roof shape. The height of new buildings should fall generally fall within 10% of well-related nearby buildings.
The proposed house is congruous with surrounding buildings in all the characteristics listed in this sub-section. The front portion of the house is a two-story mass with recessed front porch, similar to a significant number of existing houses in the district. The proposed height at the roof peak is approximately 28’-6”, which is well within the range of building heights of “well-related nearby buildings.” There is a mix of 1 and 2-story homes mixed along the block face, and throughout the neighborhood. The hip roof and eave details are similar to several related houses taking cues from the Craftsman

style, which is well represented in the district. The front porch roof forms a “brow” on the front of the house, that extends out forming a carport on the left side of the house. The ratio of the porch/carport roof width to the house width is roughly 1.3:1. A similar proportion can be found throughout the neighborhood on houses with either a carport or side porch with continuous roof-line (see attached diagrams and precedent photos for further evidence of congruous massing and proportion). The arrangement of the two-story piece in the front with a lower volume continuing to the back of the property is also seen throughout the neighborhood, both as originally constructed buildings, and with additions added at various stages.

.8 Design the proportion of the proposed new building’s front facade to be compatible with the front facade proportion of surrounding historic buildings.
The two-story front facade is compatible with the proportions of the surrounding buildings (see explanation above, and attached diagrams).

.9 Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with the surrounding buildings that contribute to the special character of the historic district.
The windows are all vertical in orientation with the exception of a row of clerestory windows along the rear right side wall, which will not be visible from the front elevation. On the front facade, the windows are clustered in groups of three, as seen in many similarly scaled homes throughout the district. Front door is roughly centered on the front facade, on the wall face of the recessed porch. The south-facing front door is proposed to be a single panel glass door, similar in character to the visually dominant storm door seen on many houses in the neighborhood. Being a contemporary construction with energy efficient glazing, storm windows or doors are not necessary.

.10 Select materials and finishes for proposed new buildings that are compatible with historic materials and finishes found in the surrounding buildings that contribute to the special character of the historic district.
The predominant siding found in the district is wood weatherboard. Since this is a contemporary building, using current-day materials and construction methods, we’re proposing a smooth cement board lap siding (Hardie Siding) to match the look and character of the traditional wood siding. We’re choosing a smooth finish in keeping with the Guidelines stated intention not to mimic materials falsely. Cedar siding - an established accent material in the district - is proposed at the front and side entry porches. Fascia trim along the roof edges will be smooth fiber cement material. Trim at the doors and windows will be minimal, a strategy we are employing to make the construction discernible from the historic construction found throughout the neighborhood (see .11 below). The foundation wall will be brick, and the porch columns will be painted steel. While not found on most homes in the district, there is precedent for metal porch columns in the neighborhood, but more importantly we believe the character of the doubled square profile columns matches the character of the neighborhood while using current-day building materials. The roof will be asphalt shingle, the front porch will be concrete with a brick veneer and brick column bases to match the foundation wall. The driveway and walkway to the front porch will be broom-finished concrete. Except where repairs are needed, the concrete block retaining wall covered in ivy at the front property line will remain in place.

.11 Design new buildings so that they are compatible with but discernible from contributing buildings in the district
While taking cues from the character of the craftsman style architecture, using similar siding materials, and using similarly proportioned window and door openings, the design of the new building will be discernible from the historic contributing building by a reduction of the dividing elements in the windows and the trim used at the windows and corners, and by the accent siding material at the front porch. Hardie lap siding, and painted steel columns will resemble the wooden clapboard and simple profile of the rectangular wooden columns found throughout the neighborhood, but will also be evidence of the building methods used in today’s construction. The double carport, as detailed in the Project Description, will be another discernible element of the house, however great care was taken to insure that the dimensional proportions and visual impact of the roofline are compatible with the the contributing buildings in the district.

.12 It is not appropriate to introduce new buildings whose proportion of built mass to open space on their site significantly varies from the surrounding buildings that contribute to the special character of the historic district.
There is such a variety of examples found throughout Oakwood that it is hard to establish a benchmark to base this calculation on, but the proportion of built mass to open space does not vary significantly from nearby sites. The proposed footprint, including porches and decks, of this home is approximately 3150 SF on a 13,940 SF (.32ac) lot, which equals approximately 22.5% coverage.

1.5 Walkways, Driveways, and Off-street Parking

Applicable Guidelines:

.5 Design new walkways, driveways, and off-street parking areas to be compatible in location, patterns, spacing, configurations, dimensions, materials and color with existing walkways, driveways, and off-street parking areas that contribute to the overall historic character of the district.
The location of the proposed drive uses the existing curb cut and location of the existing gravel drive. We are proposing to widen the drive to accommodate two cars. This strategy is used at several other houses along Franklin ST. Unlike almost every other street in Oakwood, there is city-enforced No Parking Any Time zone that extends the entire length of this block face, so off-street parking is the only solution to accommodate owner-parking. The drive is proposed to be uncolored, broom-finished concrete, a material seen throughout the district.

.6 Locate new walkways, driveways, and off-street parking areas so that the topography of the building site and significant site features, including mature trees, are retained.
As mentioned before, maintaining the large oak trees on the property is the single most important factor in laying out not just the parking, but the entire building footprint. The proposed design has the concrete drive stop just short of the critical root zone of the trees, and does not negatively affect the root zone or water collection area. We have worked closely with an arborist starting at the early planning stages and remain committed to protecting the trees on the site.

.7 It is not appropriate to locate a new off-street parking area in a district or landmark property with residential character where it is visible from the street, where it will significantly alter the proportion of original built area and paved area to unbuilt area on the individual site, or where it will directly abut the principal structure.
The new paved area will not be significantly greater than the existing gravel drive located in the same area. We acknowledge that our proposal does not adhere to this guideline point about visibility from the street or abutting the principal structure, but this is a condition that exists in nearly all other examples of off-street parking along Franklin St. and throughout the district at large; i.e. the drive is visible and is typically located next to the house. Regarding the visibility, our site plan also proposes plant screening between the widened section of the drive and right-of-way.

405 East Franklin ST
Certificate of Appropriateness Hearing
28 March 2019

.8 Maintain the continuity of sidewalks in the public-right-of-way when introducing new driveways.
The proposed driveway will not alter the existing curb cut or sidewalk

.9 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone of trees.
The majority of the new footprint overlays the existing footprint of the demolished building. In addition to the design effort that went toward saving and maintaining the trees, we have a tree protection plan that includes mulch and plywood, and tree protection fencing to protect the root zone during constuction.

.10 Introduce perimeter plantings, hedges, fences, or walls to screen and buffer off-street parking areas from adjacent properties. Subdivide large parking areas with interior planting islands to break up any large paved area.
Ornamental trees and shrubs will be planted to screen the widened section of the new drive, and a row of additional screening plants will be planted in the zone between the drive and adjacent property to the west.

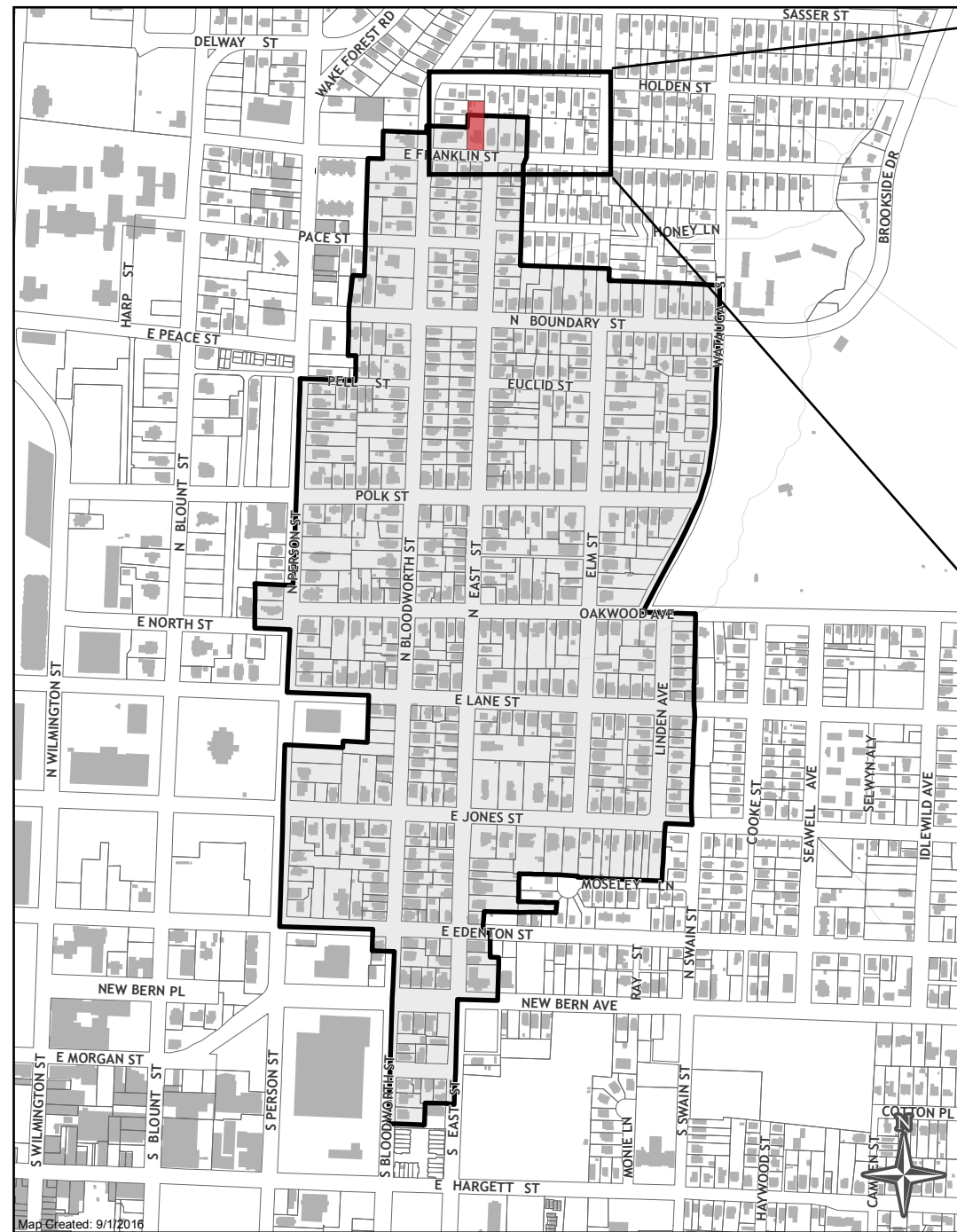
3.1 Decks

Applicable Guidelines:

.1 Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damaging the historic structure.
While we are not adding decks, they will still be located in the rear of the house, or tucked in at the side entry, so as not to affect the new character-defining facade of the proposed house. They will be structurally self-supporting.

.2 Minimize the visibility of new residential decks from the street..
See above. Decks located in rear or at side entry. The side entry porch deck will be screened with shrubs as well.

.3 In rare occasions where it is appropriate to site a deck in a location visible to the public right-of-way (i.e. the side of a building), it should be treated in a more formally architectural way. Careful attention should be paid to details and finishes, including painting or staining the deck’s rails and structural support elements in colors compatible with the colors of the building.
Visibility from the right-of-way will be limited, if not completely obstructed, as the porch is tucked in a recessed alcove at the side entry, and will also be screened by shrubs. The side deck will be adjacent to the cedar siding at the side entry, and as such will match the architectural character and color of the building at that location.

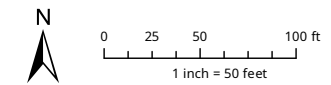


OAKWOOD HISTORIC DISTRICT



CURRENT BUILDING SETBACKS ALONG FRANKLIN ST FALL WITHIN AN APPROXIMATE 1' RANGE OF THE CURRENT SETBACK OF THE STRUCTURE AT 405 E. FRANKLIN ST. PROPOSED NEW FOOTPRINT WILL BE WITHIN THAT RANGE AS WELL.

***NOTE:** MEASUREMENTS ABOVE ARE TO THE SIDEWALK, NOT RIGHT-OF-WAY



Disclaimer
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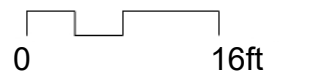
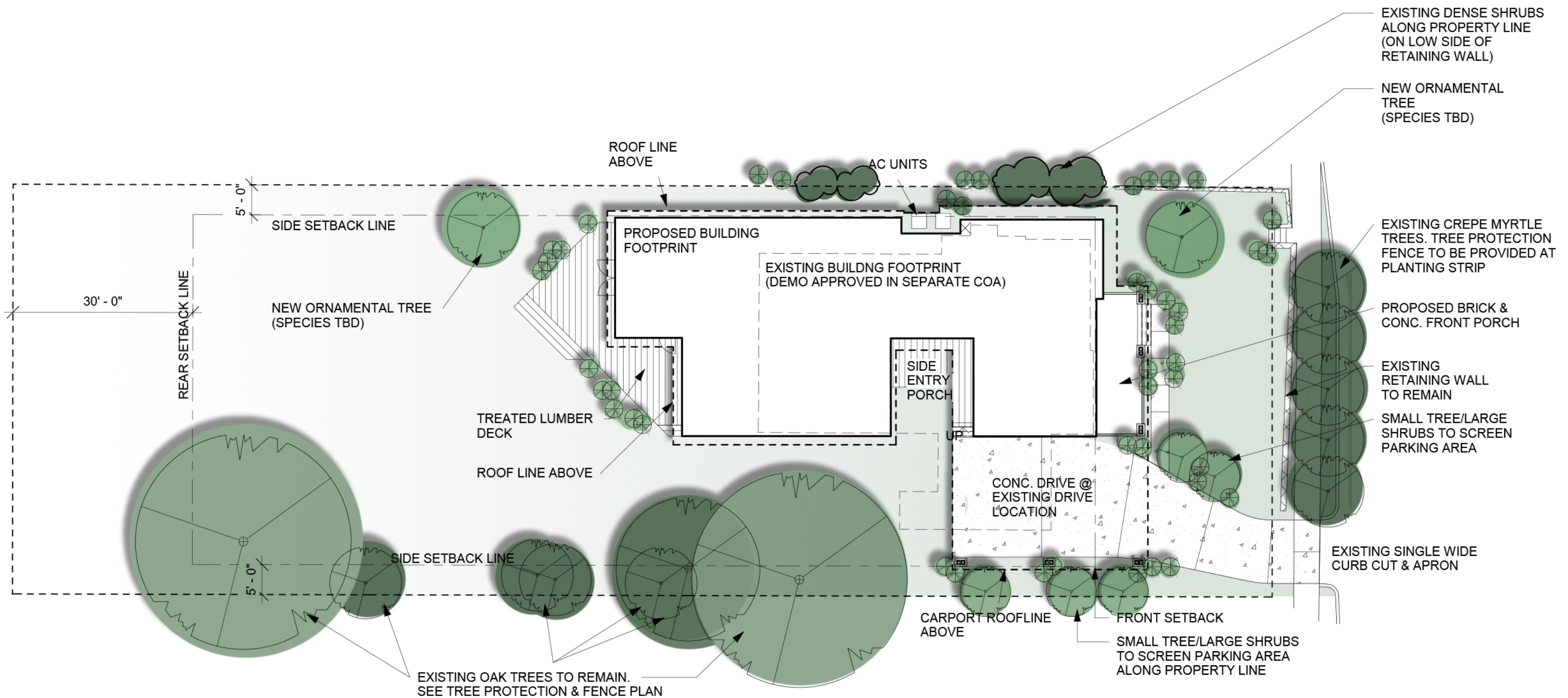
800 N. BLOODWORTH ST

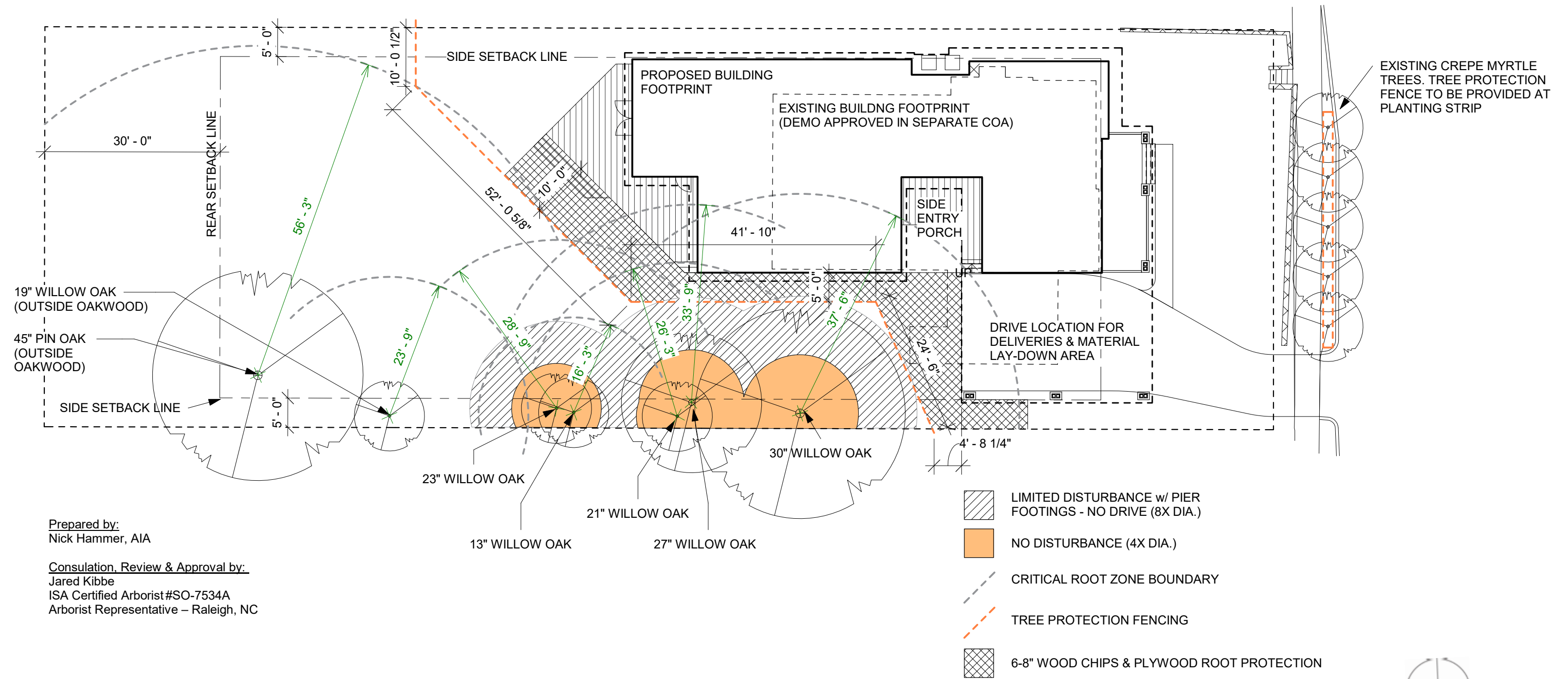
405 E. FRANKLIN ST

501 E. FRANKLIN ST

503 E. FRANKLIN ST

505 E. FRANKLIN ST

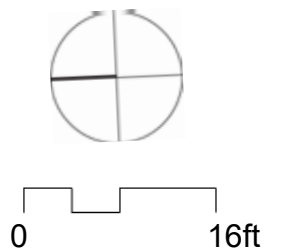




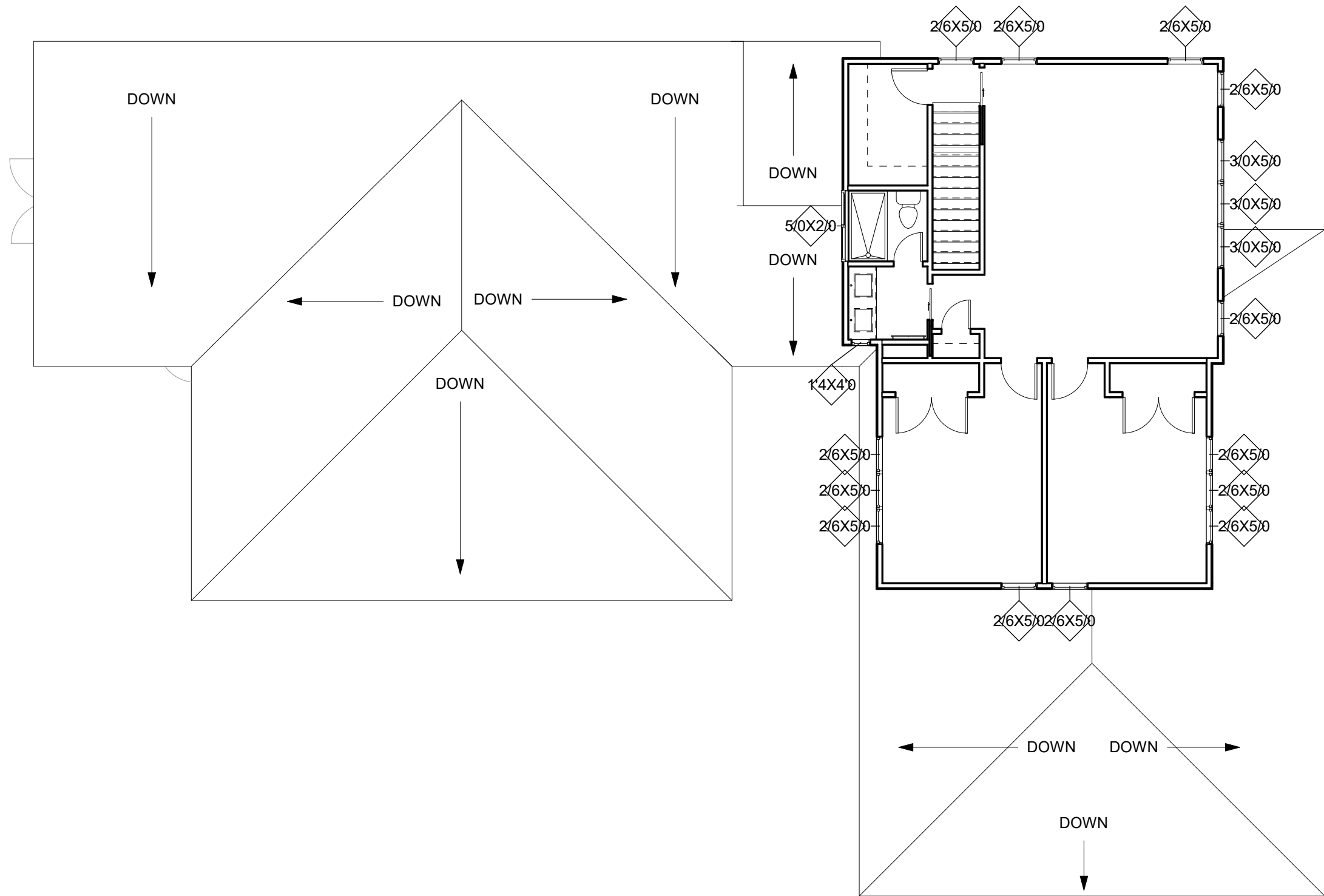
Prepared by:
Nick Hammer, AIA

Consultation, Review & Approval by:
Jared Kibbe
ISA Certified Arborist #SO-7534A
Arborist Representative – Raleigh, NC

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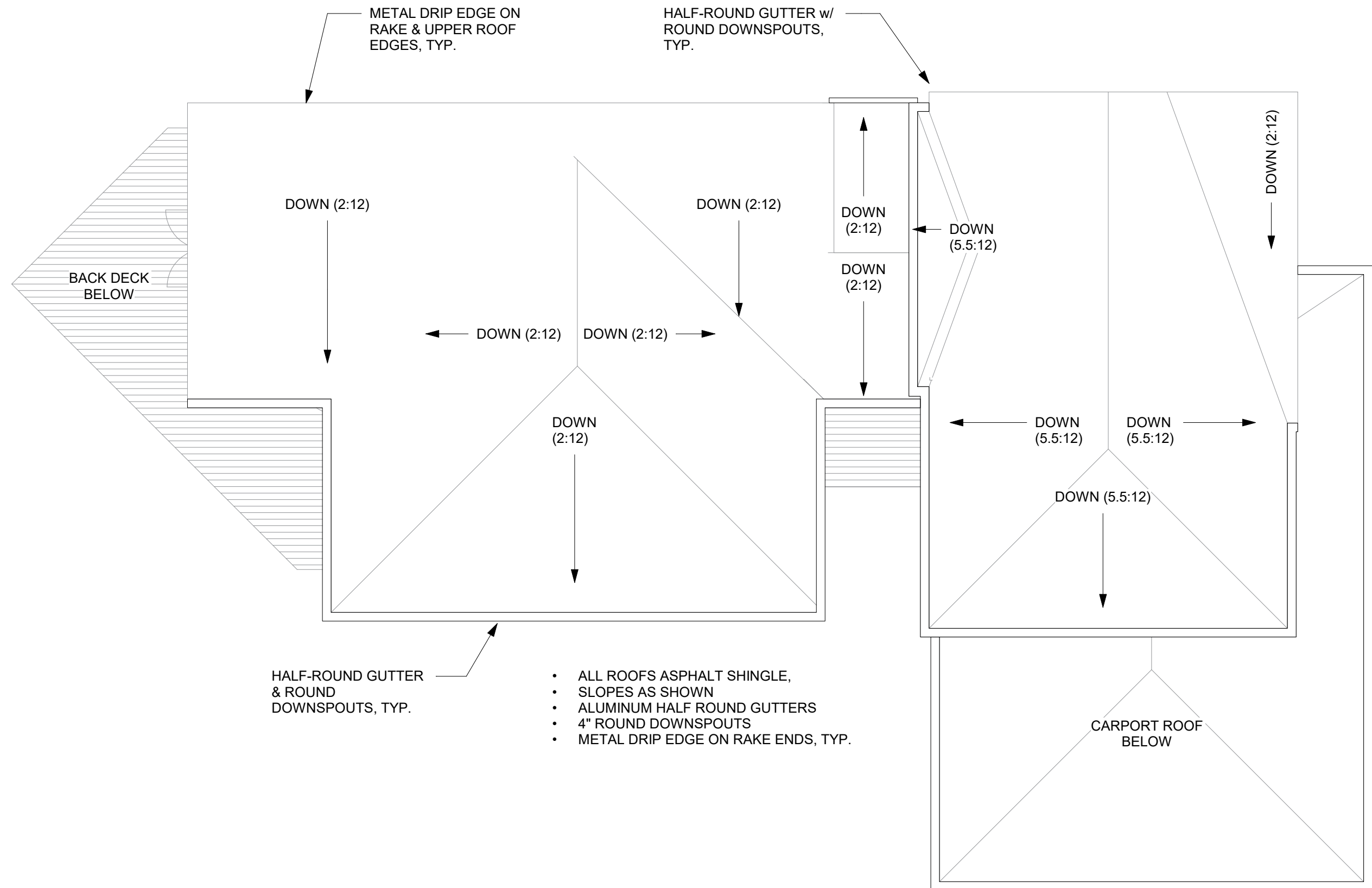


TREE PROTECTION PLAN



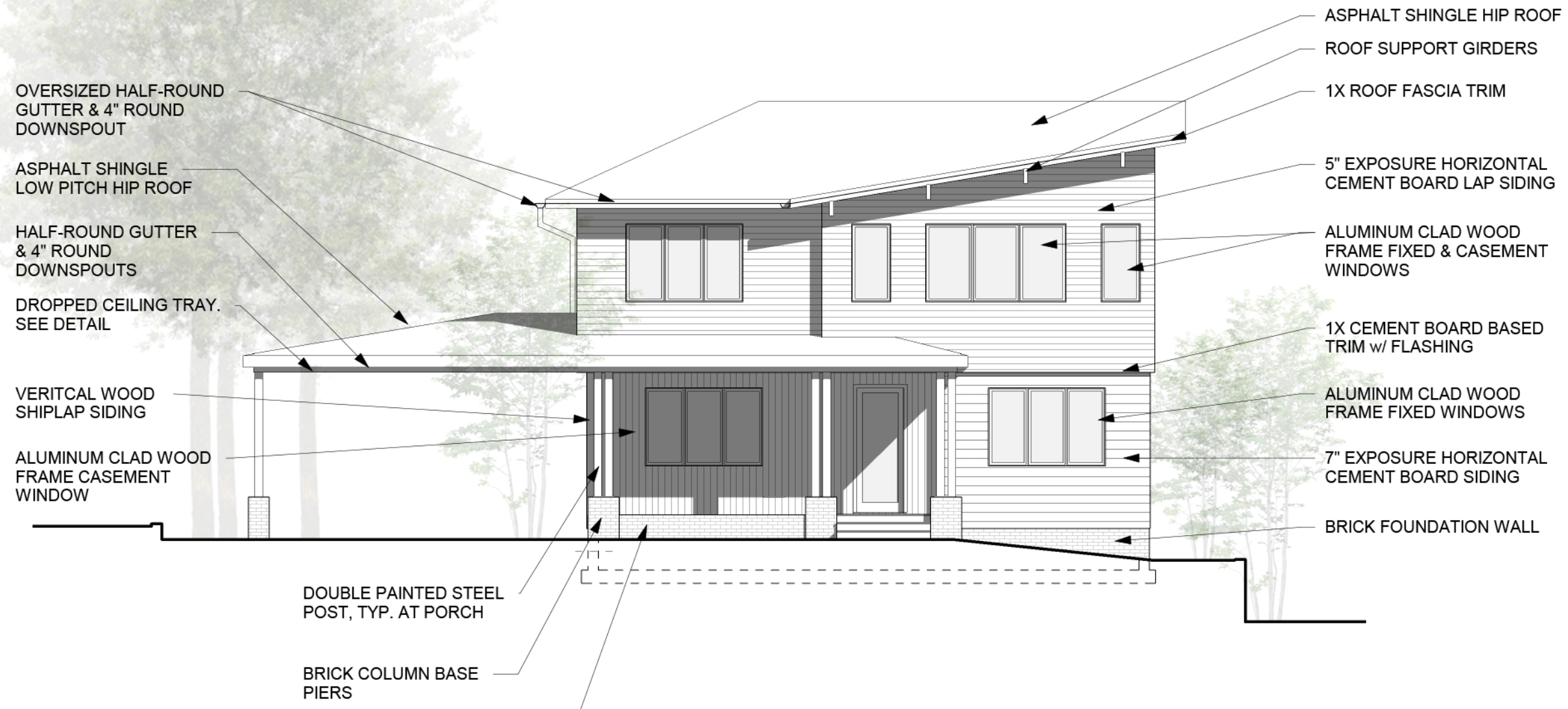
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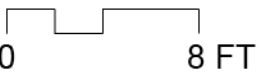
SECOND FLOOR PLAN

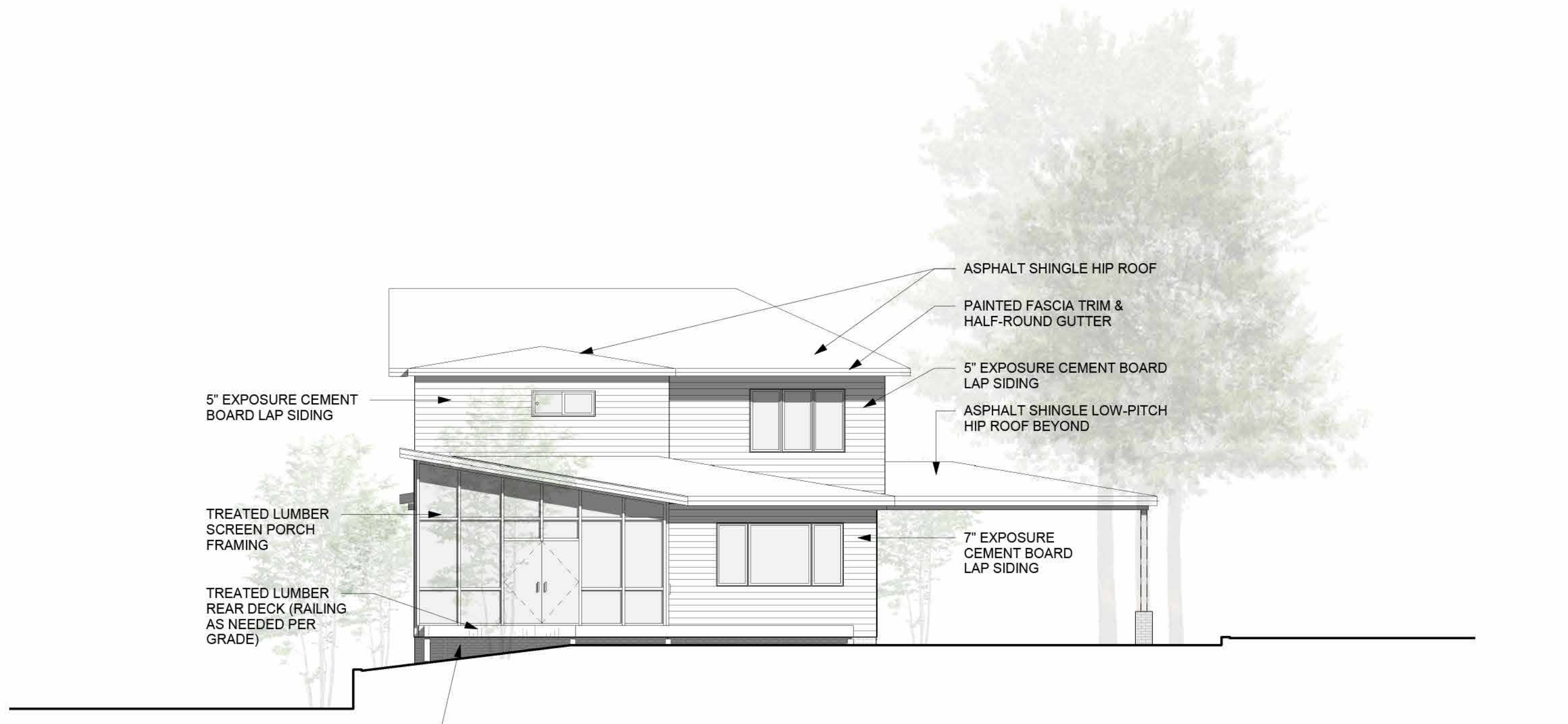


0 8 FT

ROOF PLAN









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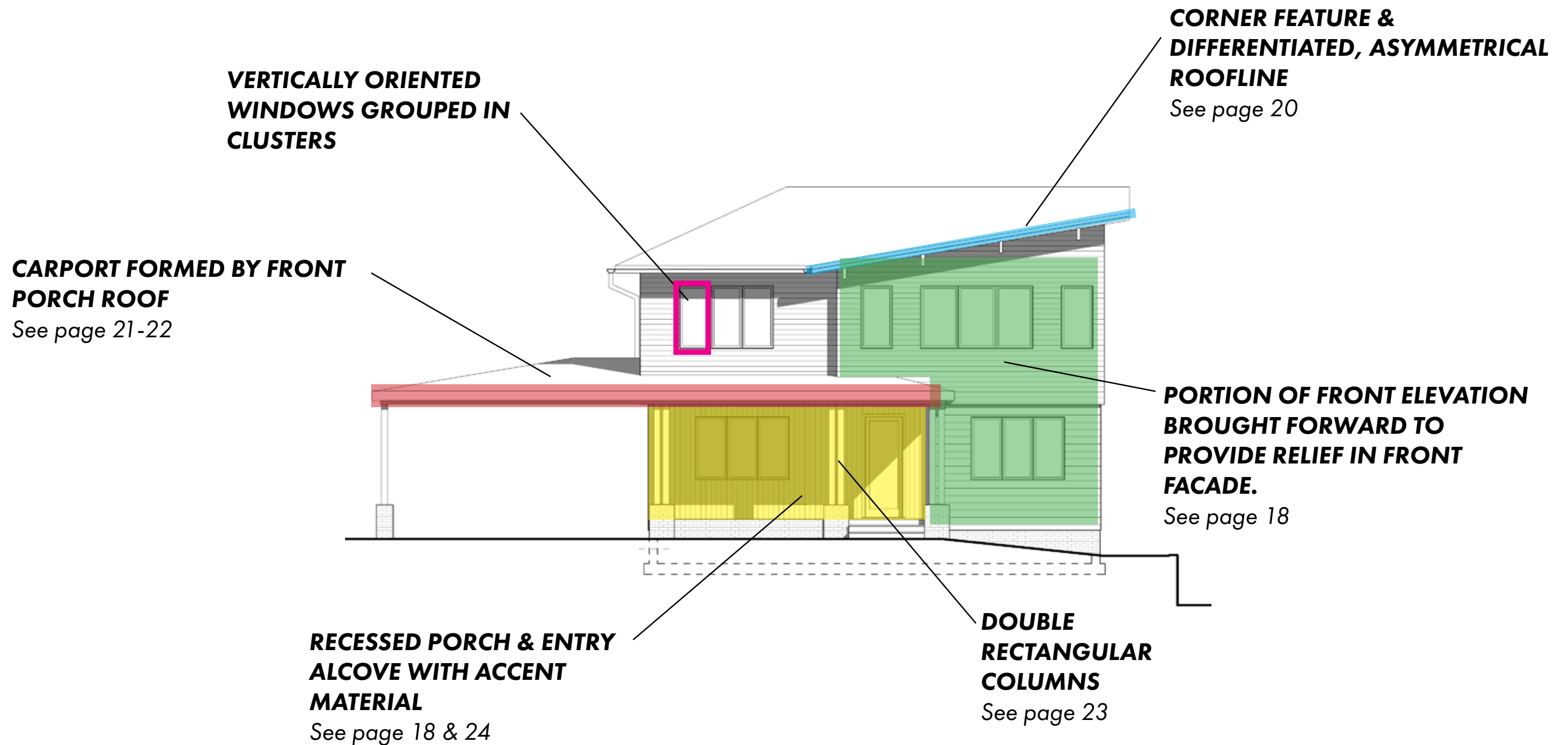
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RIGHT (EAST) ELEVATION





NOTE: *Neither of these views is visible from any sidewalk or roadway, and they are screened by more vegetation than shown in these renderings.*





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PRECEDENT IMAGES: "BIG IN FRONT / SMALL IN BACK"



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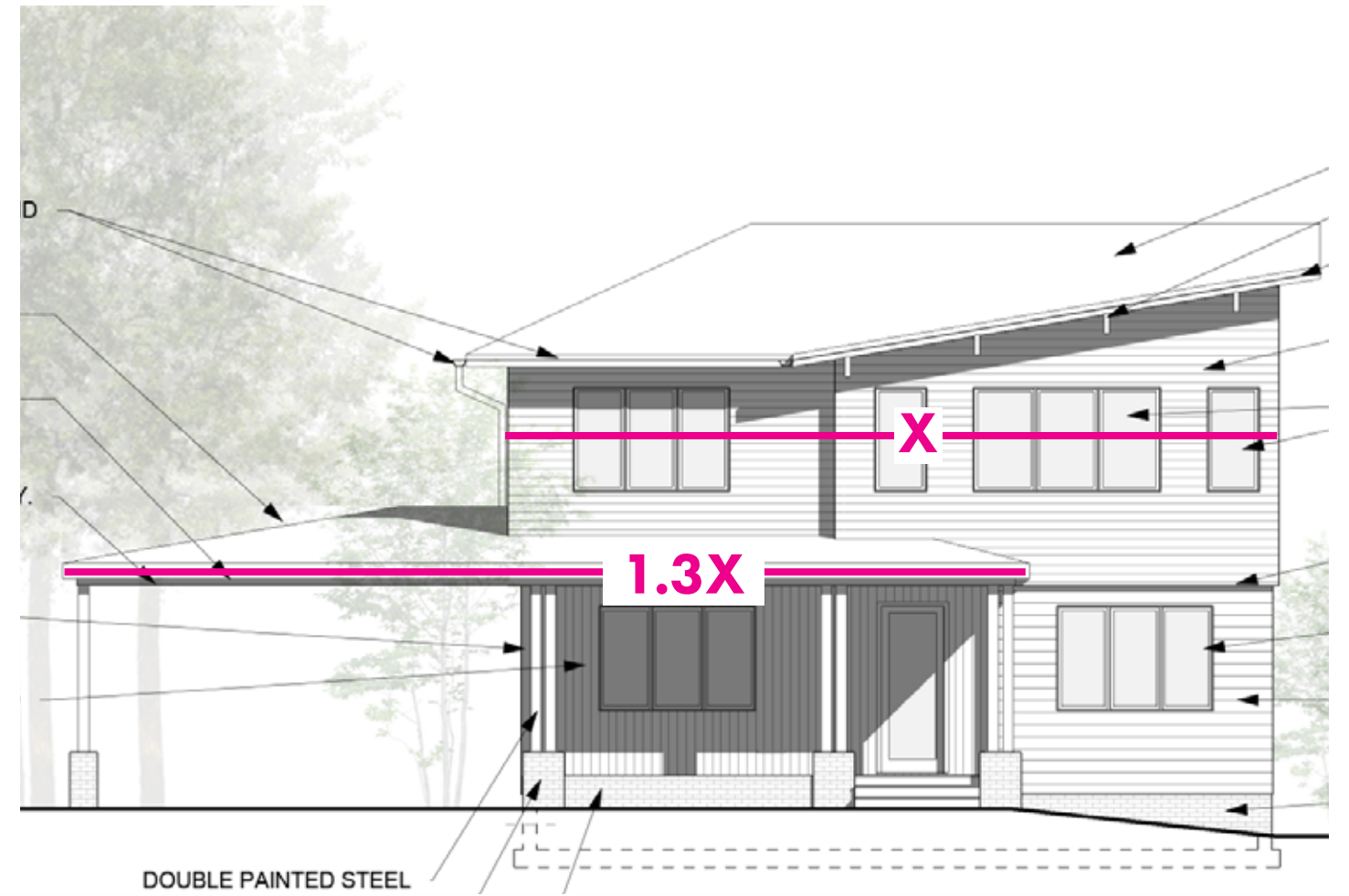
PRECEDENT IMAGES: ASYMMETRY & CORNER FEATURE



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*Outside of Oakwood district boudary, but on Franklin ST within 1 block

PRECEDENT IMAGES: CARPORT & SIDE PORCH "EYE BROW"





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PRECEDENT IMAGES: SMALL WINDOWS ON SIDE OR REAR ELEVATIONS

