Nature of Project: Construct screened porch; paint new house colors; changes to doors and windows

APPLICANT: DAMIAN O'FARRELL
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0029-2019 308 LINDEN AVENUE
Applicant: DAMIAN O’FARRILL
Received: 3/12/19 Meeting Date(s): 1) 4/25/19 2) 3)
Submission date + 90 days: 6/10/19

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT
Zoning: General HOD
Nature of Project: Construct screened porch; paint house new colors; changes to doors and windows

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Construct screened porch</td>
</tr>
<tr>
<td>2.4</td>
<td>Paint and Paint Color</td>
<td>Paint house new colors</td>
</tr>
<tr>
<td>2.7</td>
<td>Windows and Doors</td>
<td>Changes to doors and windows</td>
</tr>
<tr>
<td>2.8</td>
<td>Entrances, Porches and Balconies</td>
<td>Construct screened porch</td>
</tr>
</tbody>
</table>

STAFF REPORT

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

A. Constructing a screened porch, painting a house new colors and changes to doors and windows are not incongruous in concept according to Guidelines 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 2.4.2, 2.7.1, 2.7.9, 2.7.11, 2.8.6; however, the relocation of windows to the north elevation may be incongruous according to the Guidelines 2.7.9, and the following suggested facts:

1* From the “Inventory of Structures in The Oakwood National Register Historic Districts” Raleigh, North Carolina by Matthew Brown, Historian, Society for the Preservation of Historic Oakwood Researched and written from 2004 to 2015, the house is a Neoclassical Revival frame cottage, ca. 1909: “There is an original gabled ell on the northern part of the rear. The porch beside it was partly enclosed after 1950.”

2* The application proposes construction of a screened porch at the rear of the existing house. A small portion of pavers is proposed to be removed.
From the Things to Consider as You Plan section of the Design Guidelines 2.8 Entrances, Porches and Balconies: “The introduction of a new entrance, porch or balcony on a secondary façade may be appropriate if it does not diminish the building’s architectural character and the design is compatible with the building and site.”

**Built mass to open space analysis:** According to iMaps, the lot totals 4,792 SF (0.11 acres) with a heated area of 1,348 SF. The applicant provided a diagram showing the “site coverage” of the applicants’ property as 39.9% currently and 48% proposed. Neighboring properties’ site coverage ranges from 38% to 73%.

The proposed porch roof is designed to be constructed over the existing hipped roof of a rear addition. It has a modest slope and is proposed to have a membrane roof material.

The proposed porch is to be framed with treated lumber and stained. No stain color samples were provided.

According to the application text, the screening for the porch is to be on the inside of the porch framing. A section drawing of the screened porch was provided; however, a detailed drawing of the railing was not.

The applicant proposes removing the back door from its current location on the existing rear/east side addition. A new rear door is proposed on the original gable end extension leading to a small landing and stair. Specifications were not provided for the door.

Proposed window changes include:

a. Removing the double-hung window on the rear/east side gable end extension which will be replaced by the door described above;

b. Removing the double-hung window on the north façade toward the rear of the house and replacing it with a smaller double-hung window that is moved slightly forward on that side;

c. Removing the double-hung window on the north façade in the center of the wall and installing all three windows proposed for removal in an enlarged opening on that same wall.

Removing an existing window and replacing it with a smaller unit as described above has rarely been approved for a side façade in the historic district. However, the removal of the
lower sash of windows similarly located (side façade at the rear) has been approved and is routinely approved as a Minor Work by staff.

11* A determination of whether the north façade is character-defining has not been made.

12* A note indicates the trim on the new door and windows will match the width and profile of the existing; however, the material was not specified. On historic houses, wood is the only trim material found to meet the Design Guidelines.

13* The application notes that siding will be repaired as needed for the changes in doors and windows with the siding matching the existing. It is not indicated how new siding will be incorporated with the existing.

14* A tree protection plan was provided which was prepared by an ISA-certified arborist. However, no tree protection fencing was shown nor was any protective laydown material provided along the side property lines where the trees and tree roots are found. The tree protection plan specified that footings are to be hand dug.

15* The drawings show the existing HVAC equipment will be relocated from the east side of the house to the south side. Screening plantings are shown, but no species information was provided.

16* Paint colors were provided with the application for changes to the paint on the house and trim.

17* Neither gutters nor downspouts were shown, nor were specifications provided.

18* Exterior lighting was not shown, nor were specifications provided.

Pending the committee’s determination of the character of the north façade, staff suggests that the committee approve the application with the following conditions:

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

2. That only the lower sash of the rearmost window on the north façade be removed.

3. That trim on the historic house be wood.
4. That new siding be woven in to the existing siding where door and window openings are altered.

5. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
   a. An updated tree protection plan showing tree protection fencing or appropriate alternatives to protect trees and tree roots during construction;
   b. Manufacturer’s specifications for windows, showing both section and elevation views, muntin profiles and material descriptions.

6. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
   a. Manufacturer’s specifications for doors, showing both section and elevation views, and material descriptions;
   b. Stain color swatches from the paint/stain manufacturer for the porch structure;
   c. Deck railing, both elevation and section details;
   d. HVAC screening plant species;
   e. Gutters and downspouts, and location on building;
   f. Exterior lighting including location on the building.

Staff Contact: Melissa Robb, melissa.robb@raleighnc.gov
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

Property Street Address: 308 Linden Ave
Historic District: Oakwood
Historic Property/Landmark name (if applicable): 
Owner's Name: Lisa Tenorio & Damian O'Farrill
Lot size: .11 acre (width in feet) 48 (depth in feet) 100

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

<table>
<thead>
<tr>
<th>Property Address</th>
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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.

Applicant: LISA TENORIO & DAMIAN O’FARRILL

Mailing Address: 308 LINDEN AVE.

City: RALEIGH
State: NC
Zip Code: 27601

Date: 3/13/2019
Daytime Phone: 415 724 7498

Email Address: damiansto@email.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).

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
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<tbody>
<tr>
<td></td>
<td>Screened porch addition in backyard.</td>
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<tr>
<td></td>
<td>Remove exterior back door &amp; add new door</td>
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<td></td>
<td>Remove two existing double-hung windows, and reuse along north side elevation.</td>
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<tr>
<td></td>
<td>Replace one window with a smaller double-hung window in same location to accommodate cabinets below the sill.</td>
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</table>
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 ___________________________

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
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<tbody>
<tr>
<td></td>
<td>YES</td>
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</table>

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.)
   - [ ]

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

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

4. **Paint Schedule** (if applicable)
   - [ ]

5. **Plot plan** (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.
   - [ ]

6. **Drawings** showing existing and proposed work
   - [ ] Plan drawings
   - [ ] Elevation drawings showing the façade(s)
   - [ ] Dimensions shown on drawings and/or graphic scale (required)
   - [ ] 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.
   - [ ]

7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the Label Creator to determine the addresses.
   - [ ]

8. **Fee** (See Development Fee Schedule)
   - [ ]

**PAGE 3 OF 3**
REMOVE PORTION OF PAVERS TO ACCOMMODATE NEW DECK FOOTPRINT.

REMOVE EXISTING STAIR RAILING. EXISTING STEPS TO REMAIN UNLESS CONFLICTING WITH DECK STRUCTURE. REMOVE AS NEEDED.

EXISTING AC UNIT TO BE RELOCATED.

EXISTING PATIO TO REMAIN. 12".

EXISTING TREE TO REMAIN. 19" MAGNOLIA.

EXISTING TREE TO REMAIN. 18" MAGNOLIA.

EXISTING TREE TO REMAIN. 16" MAGNOLIA.

REMOVE EXISTING WINDOW. SAVE FOR REUSE AT DINING. ENLARGE OPENING FOR NEW WINDOW AT KITCHEN. HAND DIG FOOTINGS, TYP. (NO EQUIPMENT ACCESS).

EXISTING PATIO TO REMAIN. REMOVE EXISTING WINDOW. SAVE FOR REUSE AT DINING. ENLARGE OPENING FOR NEW EXTERIOR DOOR.

REMOVE EXISTING DOOR. REMOVE EXISTING WINDOW. SAVE FOR REUSE AT DINING. ENLARGE OPENING FOR NEW EXTERIOR DOOR.

EXISTING EFFECTIVE TREE TO REMAIN. 12".

EXISTING EFFECTIVE TREE TO REMAIN. 18.5" TREE.

EXISTING EFFECTIVE TREE TO REMAIN. 14.3" TREE.

EXISTING EFFECTIVE TREE TO REMAIN. 19" MAGNOLIA.

EXISTING EFFECTIVE TREE TO REMAIN. 18.5" TREE.

EXISTING EFFECTIVE TREE TO REMAIN. 16" MAGNOLIA.

EXISTING EFFECTIVE TREE TO REMAIN. 9.5" TREE.

EXISTING EFFECTIVE TREE TO REMAIN. 12.7" TREE.

12' - 6" - 23' - 1 1/2"

NO OTHER EXCAVATION, NEW UTILITY OR OTHER SOIL DISTURBING ACTIVITIES ALLOW IN REAR YARD EXCEPT FOR THAT NECESSARY FOR FOOTINGS. PROPERTY LINE. MATERIALS WILL BE HAND CARRIED ALONG SIDE YARD THROUGH GATE TO BACK YARD.

MATERIAL LAY-DOWN AREA AS NEEDED.

NOTES:
1. TREE PROTECTION FENCING NOT REQUIRED. ALL TREES ARE BUFFERED BY EXISTING FENCE OR EXISTING PATIO & NO HEAVY EQUIPMENT WILL BE USED.
2. USE EXISTING PATIO FOR MATERIAL LAY-DOWN OR DASHED AREA SOUTH OF SHED.

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415 N. BOUNDARY ST | RALEIGH, NC 27604
P  919.900.7010 | nick@nickhammer.com
NICK HAMMER ARCHITECTURE

308 LINDEN

DRAWING PREPARED BY:
NICK HAMMER, AIA

REVIEWED & APPROVED BY:
JARED KIBBE
ISA CERTIFIED ARBORIST #50-7534A
ARBORIZT REPRESENTATIVE - RALEIGH NC

DEMO, TREE PROTECTION & FOOTINGS
EXISTING FOOTPRINT UNCHANGED

EXISTING PATIO & SHED TO REMAIN

20'-8 3/8"

14'-3 1/2"

ROOF LINE ABOVE

NEW SCREENED PORCH FOOTPRINT

FRONT PORCH & WALKWAY UNCHANGED

RELOCATED HVAC UNIT & NEW SCREENING PLANTS. SPECIES TBD

EXISTING FENCE TO REMAIN

PROPERTY LINE

0 8 16 FT

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NICK HAMMER ARCHITECTURE
308 LINDEN
A2

SITE PLAN
SLOPE & ATTACHMENT POINT

8.5 FT MIN. COORD. w/ MEMBRANE
ROOF SYSTEM w/ DRIP EDGE

NEW DOUBLE HUNG WINDOW AT KITCHEN.
REPAIR SIDING TO MATCH EXISTING AS NEEDED.
NEW TRIM TO MATCH EXISTING PROFILE & DIMENSION (1" X 4.25")

RELOCATED DOUBLE HUNG WINDOWS AT DINING.
REPAIR SIDING TO MATCH EXISTING AS NEEDED. NEW TRIM TO MATCH EXISTING PROFILE & DIMENSION (1" X 4.25")

TREATED LUMBER
SCREENED PORCH FRAMING

NOTE: SCREEN ON INSIDE FACE OF PORCH FRAMING, TYP.

NORTH ELEVATION (EXISTING)

NORTH ELEVATION (PROPOSED)
EXISTING CONC STAIRS AT BACK DOOR TO REMAIN UNDER NEW PORCH FRAMING

EXISTING DOUBLE HUNG WINDOW TO BE REMOVED FOR REUSE

HVAC UNIT TO BE RELOCATED

EXISTING CRAWL SPACE ACCESS TO REMAIN

EXISTING HIP ROOF TO BE FRAMED OVER

EXISTING REAR DOOR TO BE REMOVED

MEMBRANE ROOF w/ DRIP EDGE. OVERFRAME EXISTING HIP ROOF

MATCH EXISTING TRIM WIDTH AT NEW DOOR (1" X 4.25")

NOTE: SIDING REPAIR AS NEEDED WHERE WINDOWS/DOORS WERE REMOVED. MATCH EXISTING

NEW EXTERIOR DOOR. SPECS TO BE PROVIDED

OPEN TREATED LUMBER LANDING & STEPS. STAIN COLOR TBD.

EXISTING CRAWL SPACE ACCESS TO REMAIN

EXISTING CONC STAIRS AT BACK DOOR TO REMAIN UNDER NEW PORCH FRAMING

NOTE: SCREEN ON INSIDE FACE OF PORCH FRAMING.

CEMENT BOARD (HARDIE OR SIM) FASCIA TRIM, PAINTED

TREATED LUMBER SCREENED PORCH FRAMING. SOLID STAIN COLOR TBD

NOTE: SCREEN ON INSIDE FACE OF PORCH FRAMING.

TYP.

2X2 VERTICAL PICKETS

RELOCATED AC UNIT BEYOND SCREENING PLANTS TBD.

EAST ELEVATION (EXISTING)

EAST ELEVATION (PROPOSED)

8 FT MIN. @ LOW END

PROVIDE CLEARANCE FOR PULSING

6X6 SUPPORT POSTS

2'-9"

NOTE: SIDING REPAIR AS NEEDED WHERE WINDOWS/DOORS WERE REMOVED. MATCH EXISTING

NEW EXTERIOR DOOR. SPECS TO BE PROVIDED

OPEN TREATED LUMBER LANDING & STEPS. STAIN COLOR TBD.

EXISTING CRAWL SPACE ACCESS TO REMAIN

EXISTING CONC STAIRS AT BACK DOOR TO REMAIN UNDER NEW PORCH FRAMING

MEMBRANE ROOF w/ DRIP EDGE. OVERFRAME EXISTING HIP ROOF

MATCH EXISTING TRIM WIDTH AT NEW DOOR (1" X 4.25")

NOTE: SIDING REPAIR AS NEEDED WHERE WINDOWS/DOORS WERE REMOVED. MATCH EXISTING

NEW EXTERIOR DOOR. SPECS TO BE PROVIDED

OPEN TREATED LUMBER LANDING & STEPS. STAIN COLOR TBD.

EXISTING CONC STAIRS AT BACK DOOR TO REMAIN UNDER NEW PORCH FRAMING

MEMBRANE ROOF w/ DRIP EDGE. OVERFRAME EXISTING HIP ROOF

MATCH EXISTING TRIM WIDTH AT NEW DOOR (1" X 4.25")

NOTE: SIDING REPAIR AS NEEDED WHERE WINDOWS/DOORS WERE REMOVED. MATCH EXISTING

NEW EXTERIOR DOOR. SPECS TO BE PROVIDED

OPEN TREATED LUMBER LANDING & STEPS. STAIN COLOR TBD.

EXISTING CONC STAIRS AT BACK DOOR TO REMAIN UNDER NEW PORCH FRAMING
EXISTING HIP ROOF TO BE FRAMED OVER
EXISTING FENCE TO REMAIN
HVAC UNIT TO BE RELOCATED BEYOND

NEW ROOF FRAMING OVER EXISTING TREATED LUMBER FRAMED SCREENED PORCH. SOLID STAIN COLOR TBD

NOTE: SCREEN ON INSIDE FACE OF PORCH FRAMING, TYP.

SOUTH ELEVATION (EXISTING)

SOUTH ELEVATION (PROPOSED)

EXISTING FENCE
6X6 TREATED POSTS
RELOCATED HVAC UNIT

SCREEDING
PLANTS TBD
14'-3 1/2"

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NICK HAMMER ARCHITECTURE

A5

SOUTH ELEVATION
WEST ELEVATION
(NO NEW WORK)

RELOCATED HVAC TOWARD REAR YARD BEYOND w/ SCREENING PLANTS (SPECIES TBD)
EXISTING FENCE BEYOND

3' - 0" TYP. SECTION AT SCREEN WALL

SCREEN-EZE OR SIM. SYSTEM ON INTERIOR WALL FACE

2X2 TREATED PICKETS

TYP. SECTION AT SCREEN WALL

0 2 FT
0 8 16 FT
EXISTING PHOTOS

VIEW OF BACKYARD
- NEW SCREENED PORCH LOCATION. SEE SITE PLAN.

VIEW OF NORTH SIDEYARD
- LOCATION OF 3 EXISTING WINDOWS TO BE REUSED
- NEW SMALLER DOUBLE-HUNG WINDOW AT KITCHEN

EXTERIOR DOOR TO BE REMOVED.
NEW SIDING TO MATCH EXISTING
LOCATION OF NEW EXTERIOR DOOR
WINDOW TO BE REMOVED AND REUSED ON SIDE OF HOUSE AT DINING ROOM
CURRENT SITE COVERAGE: 39.9%
PROPOSED SITE COVERAGE: 48%
<table>
<thead>
<tr>
<th>Color Schedule</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Body of House</td>
<td>Peppercorn</td>
</tr>
<tr>
<td>2 Roofing</td>
<td>Unchanged - currently grey/green</td>
</tr>
<tr>
<td>3 Foundation</td>
<td>Tricorn Black</td>
</tr>
<tr>
<td>4 Porch Floor</td>
<td>Tricorn Black</td>
</tr>
<tr>
<td>5 Railing</td>
<td>n/a</td>
</tr>
<tr>
<td>6 Columns</td>
<td>Tricorn Black</td>
</tr>
<tr>
<td>7 Entrance Door</td>
<td>Forward Fuchsia</td>
</tr>
<tr>
<td>8 Cornice</td>
<td>Tricorn Black</td>
</tr>
<tr>
<td>9 Corner Boards</td>
<td>Tricorn Black</td>
</tr>
<tr>
<td>10 Window Sash</td>
<td>Tricorn Black</td>
</tr>
<tr>
<td>11 Shutter</td>
<td>n/a</td>
</tr>
<tr>
<td>12 Door &amp; Window Trim</td>
<td>Tricorn Black</td>
</tr>
<tr>
<td>13 Rake</td>
<td>Tricorn Black</td>
</tr>
<tr>
<td>14 Porch Ceiling</td>
<td>Peppercorn</td>
</tr>
<tr>
<td>15 Other</td>
<td></td>
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</tbody>
</table>

Applicant: Damian O’Farrill and Lisa Marie Tenorio
Address: 308 Linden Ave
Paint Manufacturer (Please submit color chips with this schedule): Sherwin Williams