

City of Raleigh



This document is a graphic representation only,
created from the best available sources.
The City of Raleigh assumes no responsibility for any errors,
or misuse of this document.

COA-0029-2019

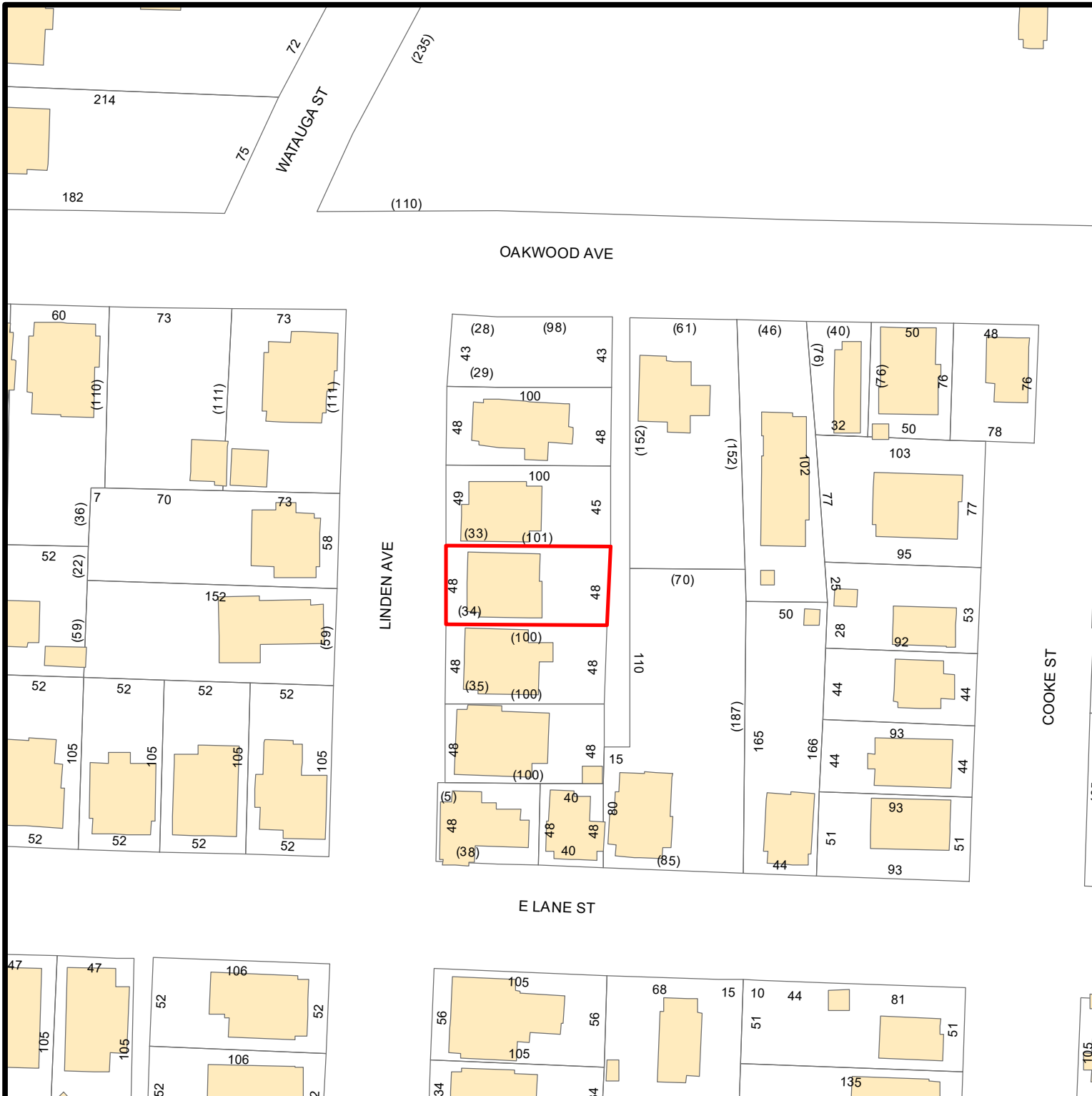
308 LINDEN AVENUE
OAKWOOD HISTORIC
DISTRICT (R-10)

0 25 50 100
Feet



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):

Submission date + 90 days: 6/10/19

1) 4/25/19 2) 3)

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

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

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 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.

- 3* 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.”
- 4* **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%.
- 5* 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.
- 6* The proposed porch is to be framed with treated lumber and stained. No stain color samples were provided.
- 7* 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.
- 8* 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.
- 9* 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.
- 10* 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 facade, 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.rob主@raleighnc.gov

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 # 589099
 File # COA-0029-7019
 Fee _____
 Amount Paid \$152.00
 Received Date 3-12-19
 Received By JK

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).

Property Address	Property Address

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	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 7493

Email Address *damian.sto@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 ES 79 30 24 25

20, 21, 22, 23, 24

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

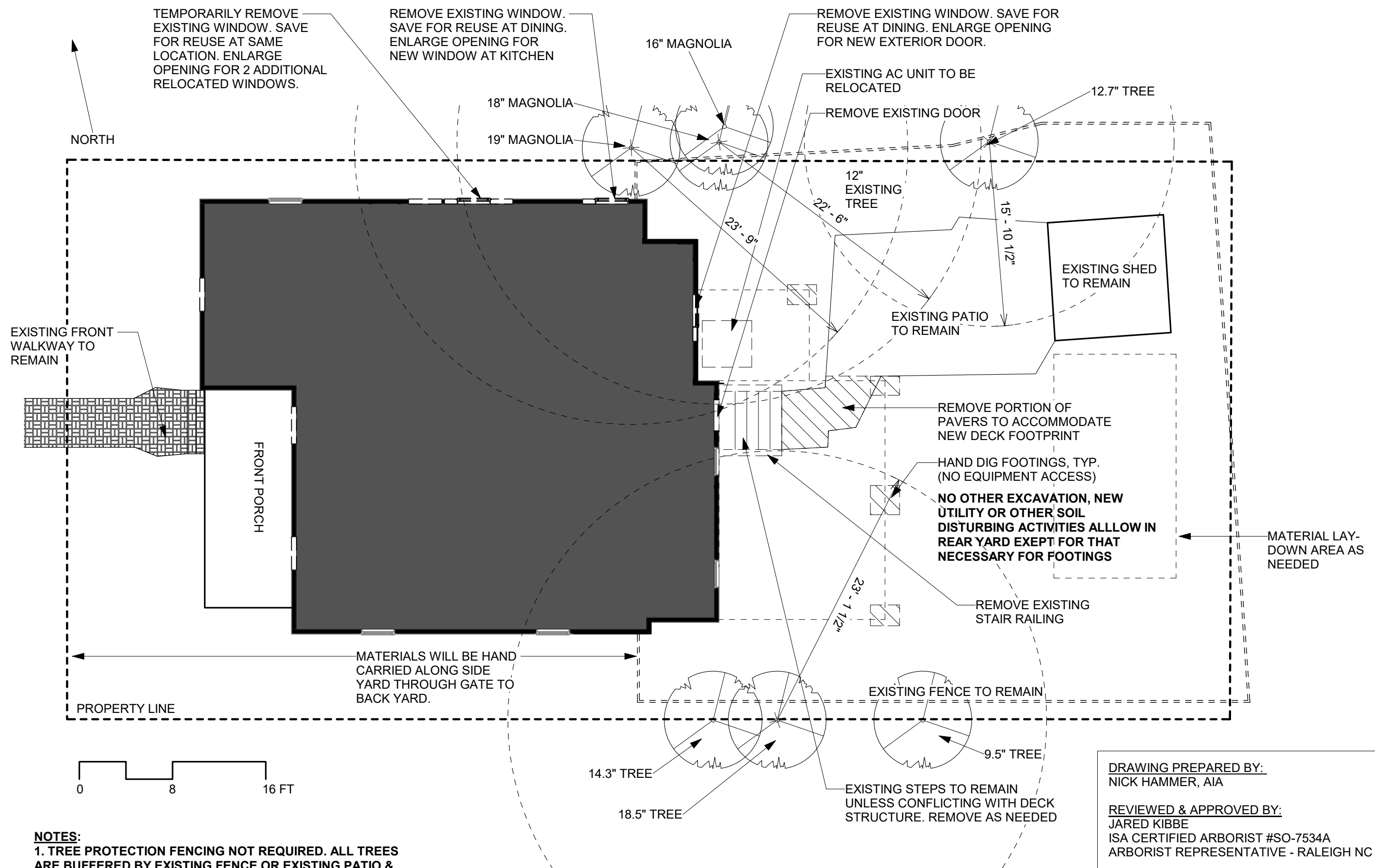
[illegible]

Minor Work Approval (office use only)

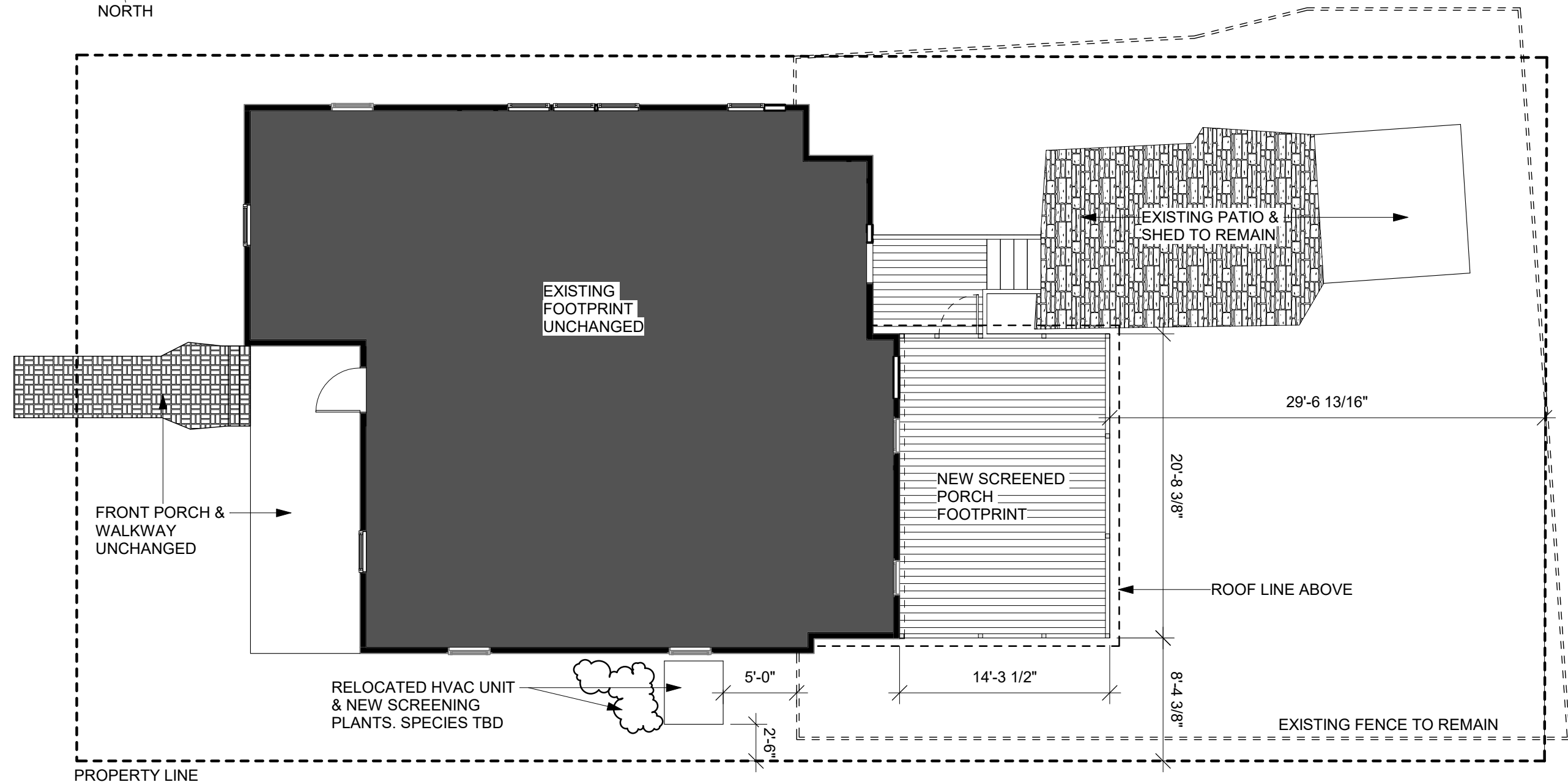
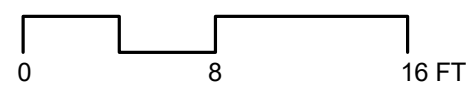
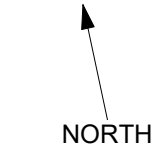
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

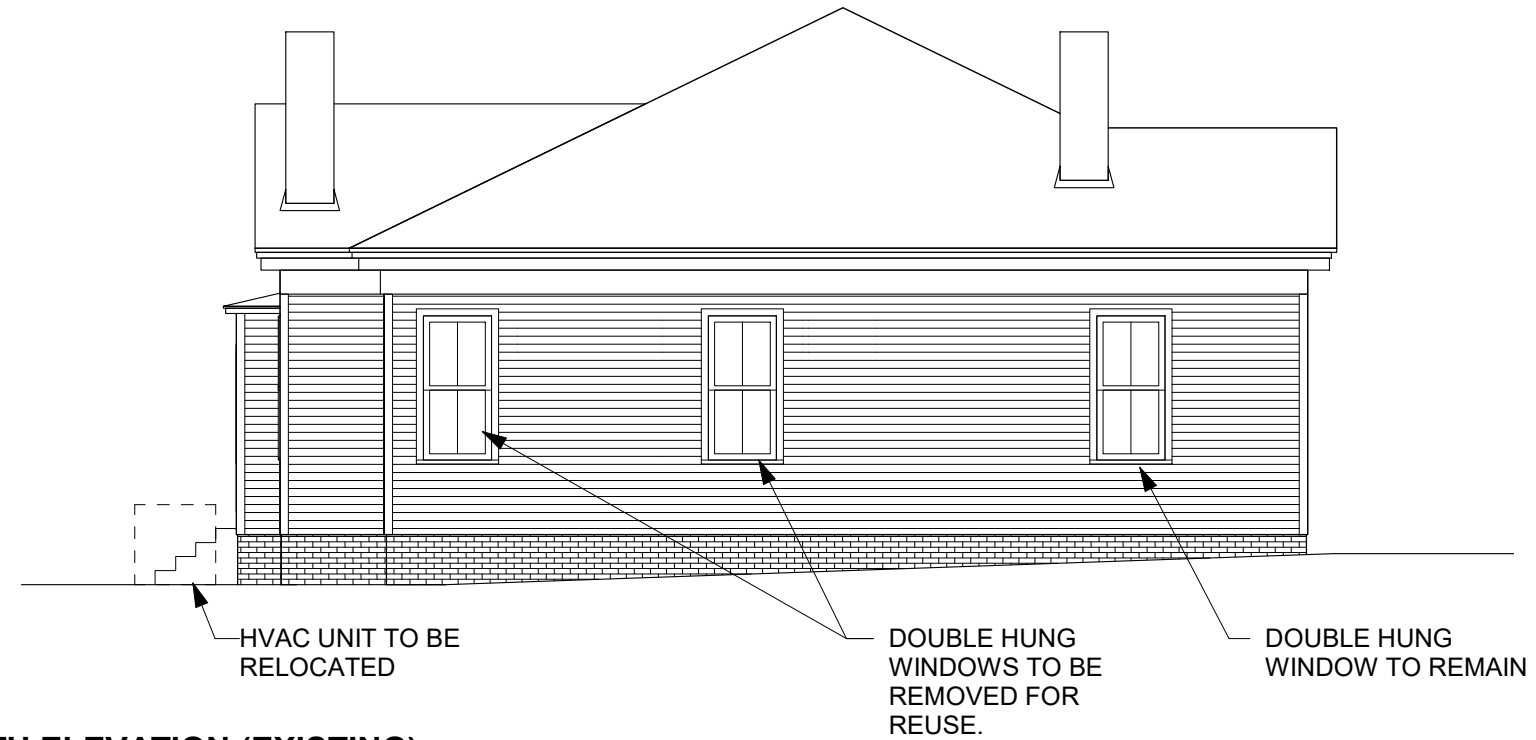
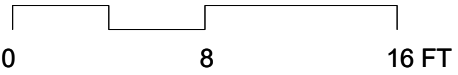
Signature (City of Raleigh) _____ Date _____

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 10 copies			✓		
1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" 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 (<u>See Development Fee Schedule</u>)	<input checked="" type="checkbox"/>				

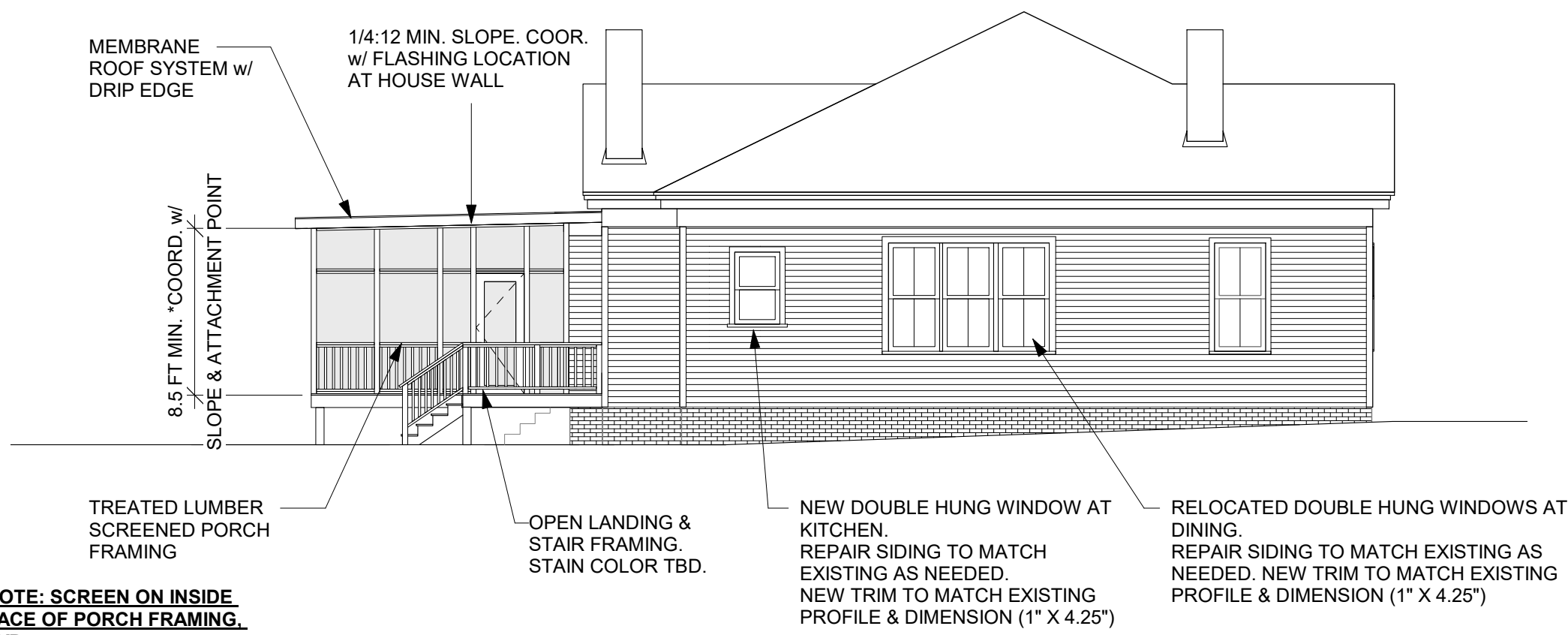


NOTES:
1. TREE PROTECTION FENCING NOT REQUIRED. ALL TREES ARE BUFFERED BY EXISTING FENCE OR EXISTING PATIO & NO HEAVY EQUIPMENT WILL BE USED.
2. USE EXISTING PATIO FOR MATERIAL LAY-DOWN OR DASHED AREA SOUTH OF SHED.



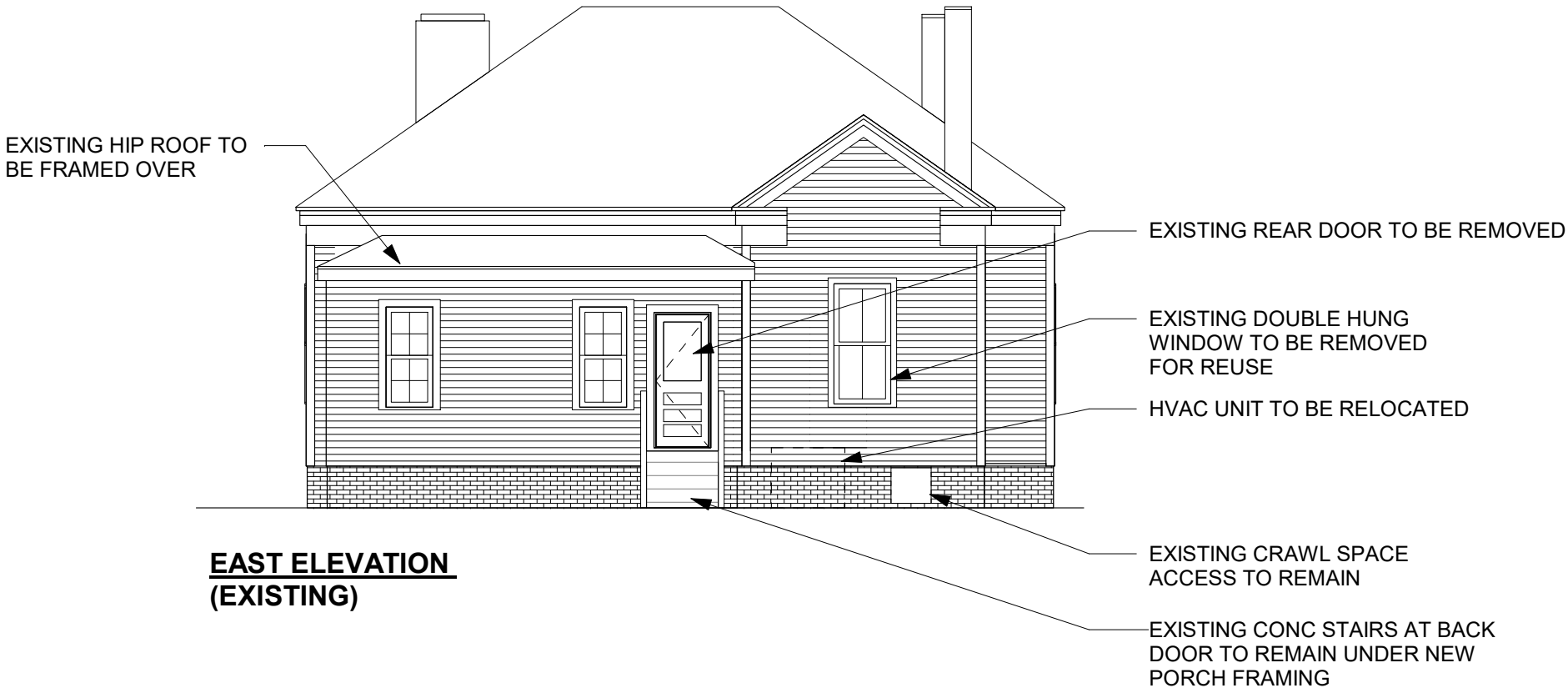
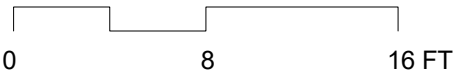


NORTH ELEVATION (EXISTING)

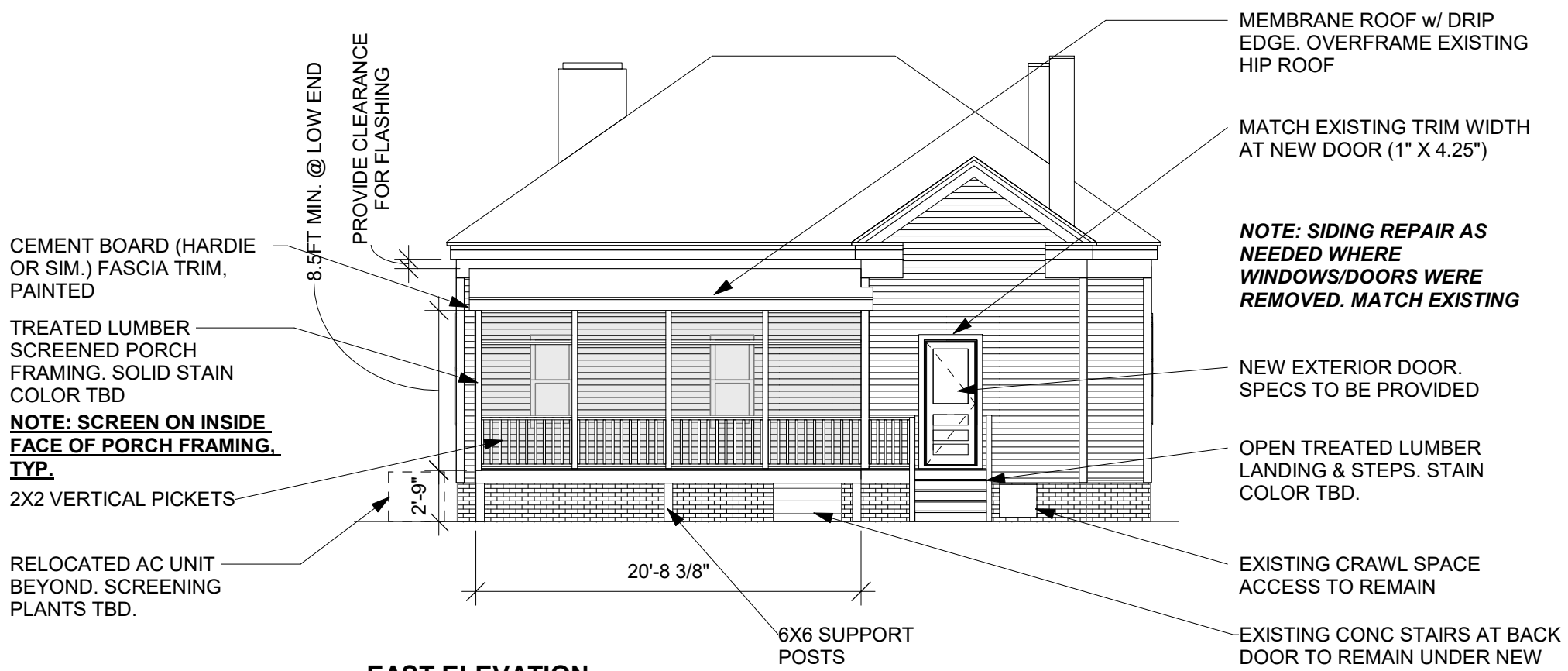


**NOTE: SCREEN ON INSIDE
FACE OF PORCH FRAMING.
TYP.**

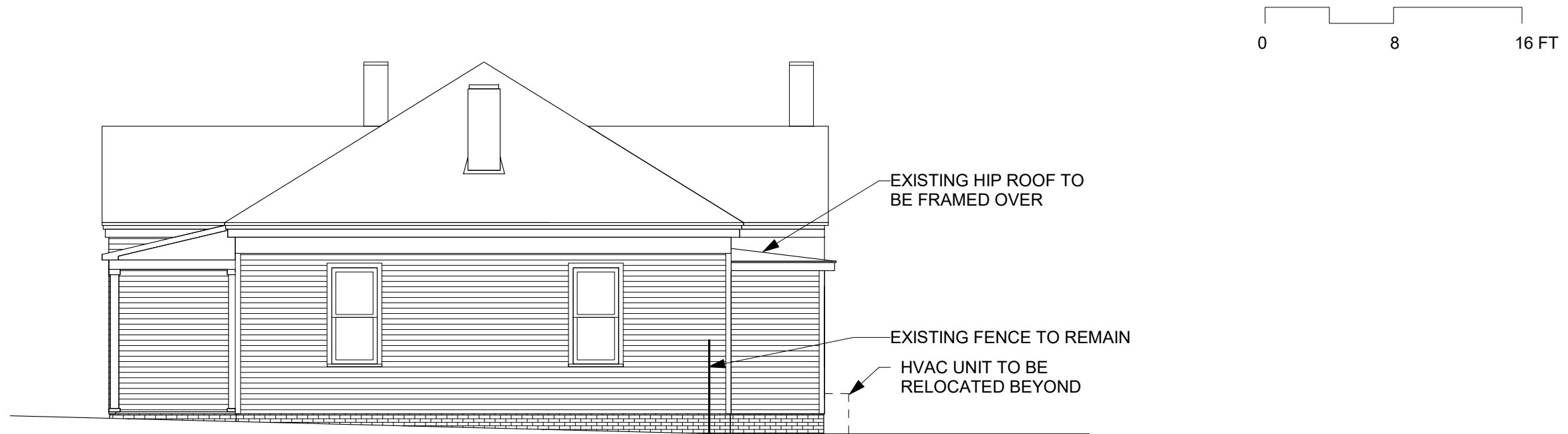
NORTH ELEVATION (PROPOSED)



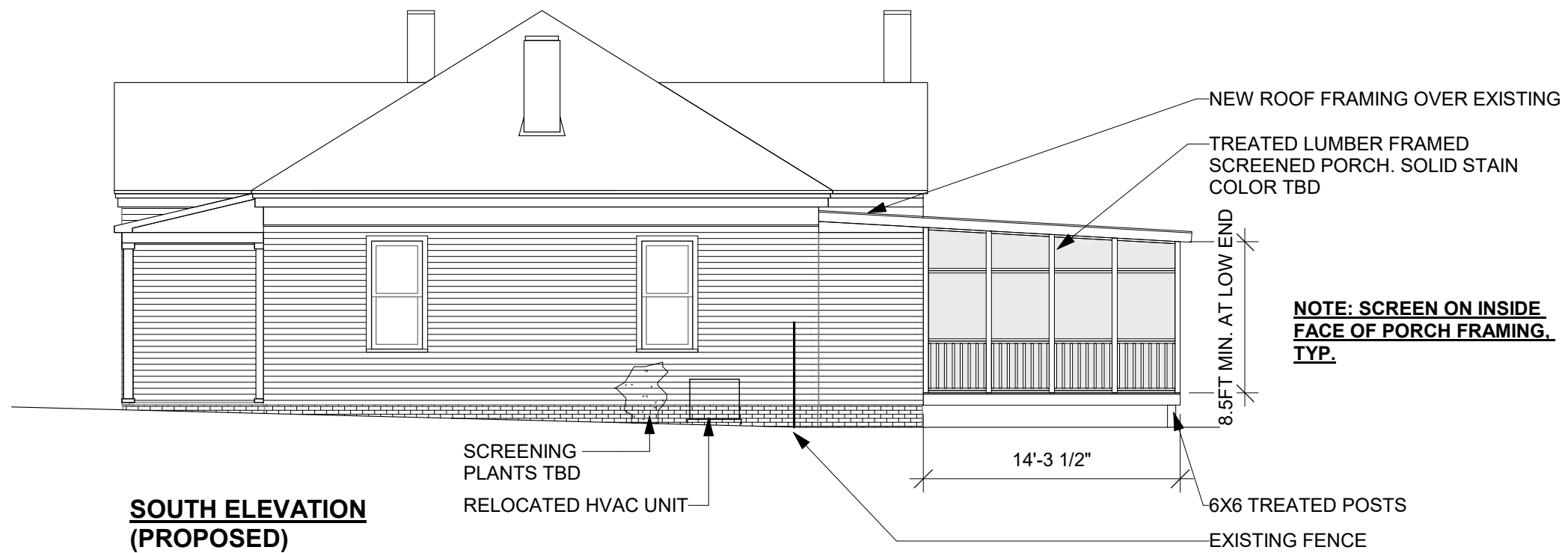
**EAST ELEVATION
(EXISTING)**



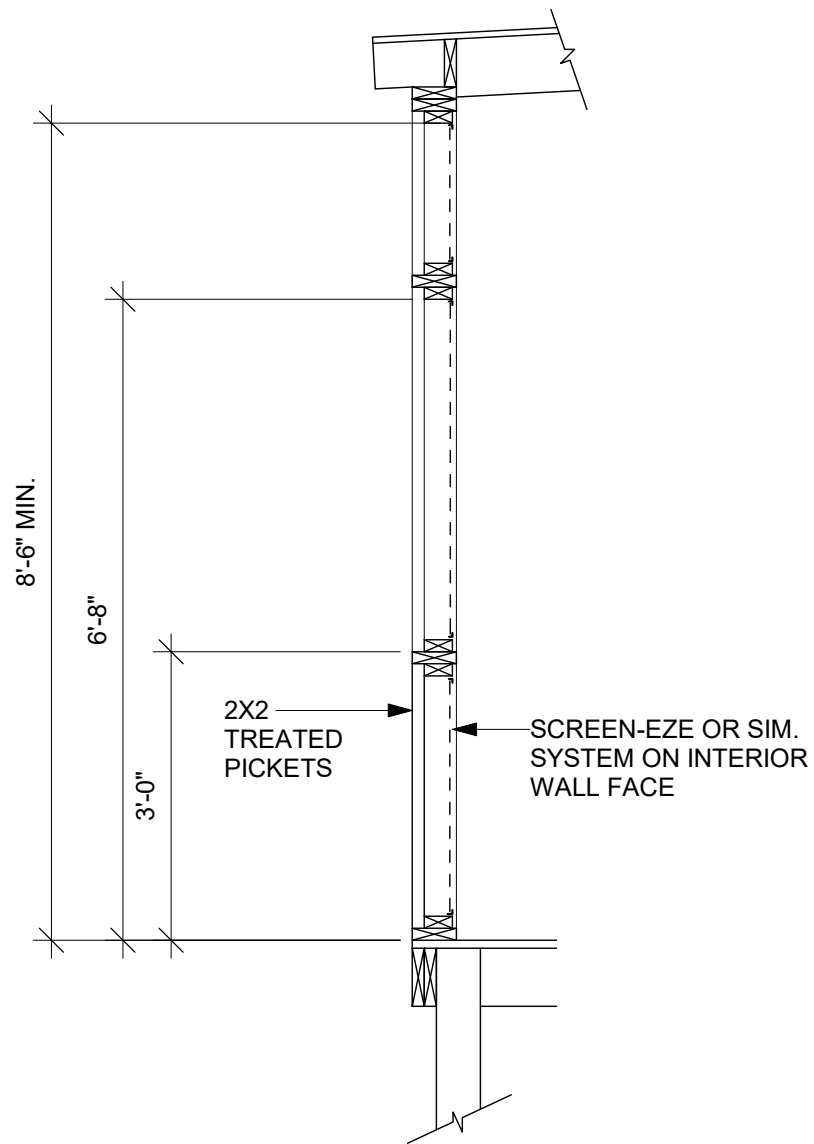
**EAST ELEVATION
(PROPOSED)**



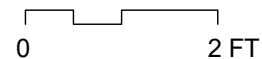
SOUTH ELEVATION
(EXISTING)



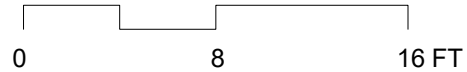
SOUTH ELEVATION
(PROPOSED)



TYP. SECTION AT SCREEN WALL



WEST ELEVATION
(NO NEW WORK)



A6

WEST ELEVATION & SCREEN DTL

NICK HAMMER ARCHITECTURE

415 N. BOUNDARY ST | RALEIGH, NC 27604

P 919.900.7010 | nick@nickhammer.com

Nick Hammer, North Carolina, License No. 11216

308 LINDEN

Copyright:

2019 Nick Hammer Architecture



VIEW OF BACKYARD

NEW SCREENED PORCH
LOCATION. SEE SITE PLAN.

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



VIEW OF NORTH SIDYARD

LOCATION OF 3 EXISTING WINDOWS TO BE
REUSED

NEW SMALLER DOUBLE-HUNG WINDOW AT KITCHEN



VIEW OF FRONT ELEVATION (NO WORK)



VIEW OF SOUTH SIDEYARD

RELOCATED HVAC
UNIT w/ PLANT
SCREENING

NICK HAMMER ARCHITECTURE

415 N. BOUNDARY ST | RALEIGH, NC 27604
P 919.900.7010 | nick@nickhammer.com
Nick Hammer, North Carolina, License No. 11216

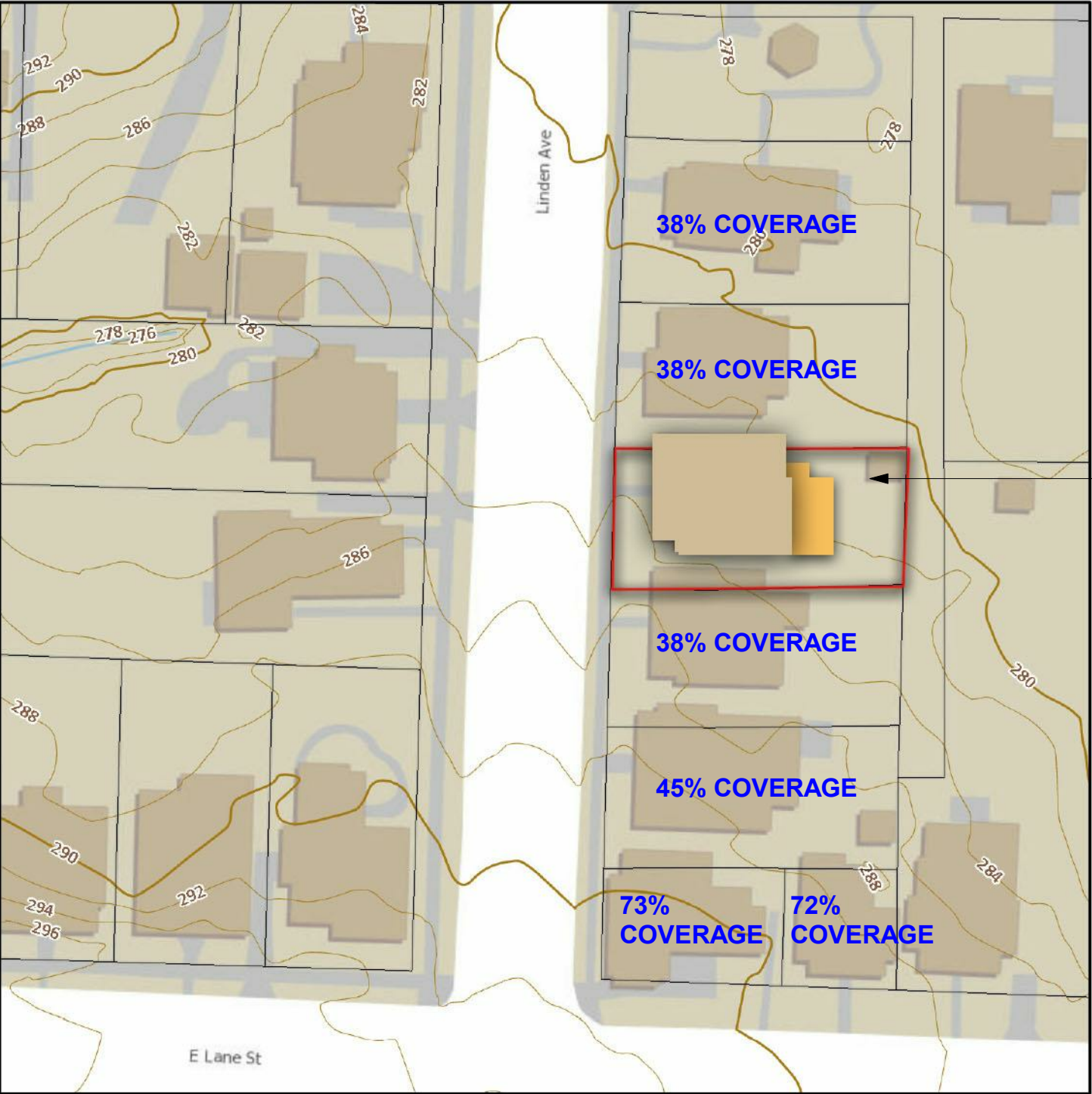
308 LINDEN

Copyright:

2019 Nick Hammer Architecture

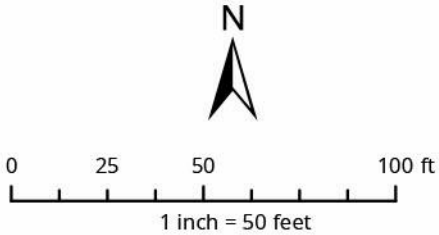
A8

EXISTING PHOTOS



308 Linden

CURRENT SITE COVERAGE: 39.9%
PROPOSED SITE COVERAGE: 48%



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

A9

NEIGHBORHOOD MASSING DIAGRAM

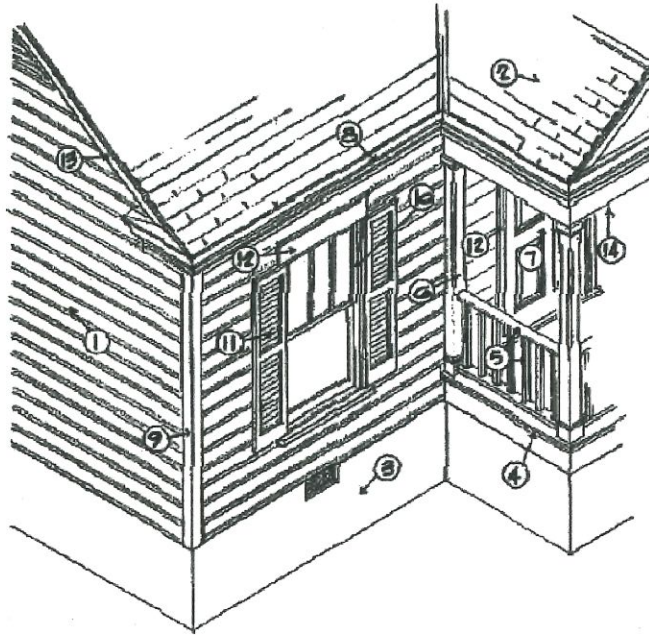
NICK HAMMER ARCHITECTURE

415 N. BOUNDARY ST | RALEIGH, NC 27604
P 919.900.7010 | nick@nickhammer.com
Nick Hammer, North Carolina, License No. 11216

308 LINDEN

Copyright: 2019 Nick Hammer Architecture

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant Damian D'farrill and Lisa Marie Tenorio

Address 308 Linden Ave

Paint Manufacturer (Please submit color chips with this schedule) Sherwin Williams

Color Schedule

1	Body of House	Peppercorn
2	Roofing	unchanged - currently grey/green
3	Foundation	Tricorn Black
4	Porch Floor	Tricorn Black
5	Railing	n/a
6	Columns	Tricorn Black
7	Entrance Door	Forward Fuchsia
8	Cornice	Tricorn Black
9	Corner Boards	Tricorn Black
10	Window Sash	White Tricorn Black
11	Shutter	n/a
12	Door & Window Trim	Tricorn Black
13	Rake	Tricorn Black
14	Porch Ceiling	White Peppercorn
15	Other	

