

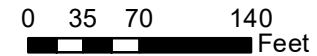


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COA-0030-2020

509 N BOUNDARY ST

OAKWOOD (R-10)



Nature of Project:
Construct accessory structure

APPLICANT:
JP REUER
113 HILLCREST RD

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0030-2020 509 N BOUNDARY STREET

Applicant: JP REUER

Received: 2/13/20

Meeting Date(s):

Submission date + 90 days: 05/13/20

1) 3/26/2020 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Construct accessory structure

Staff Notes:

- COAs mentioned are available for review.
- 509 N Boundary and 511 N Boundary were constructed through the COA process in 1999:
 - 509 N Boundary: 199-97-CA, 011-98-CA, and 137-98-MW.
 - 511 N Boundary: 045-98-CA.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	Construct accessory structure
1.6	Garages and Accessory Structures	Construct accessory structure

STAFF REPORT

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

- A. The construction of an accessory structure is not incongruous in concept according to *Guidelines* section 1.3.7, 1.3.8, 1.3.9, 1.3.12, 1.6.6, 1.6.7, 1.6.8, 1.6.10, 1.6.11, 1.6.12, however, the use of corrugated metal siding **may be** incongruous according to *Guidelines* section 1.6.7; and the following suggested facts:
- 1* The proposed accessory structure is sited in the extended rear yard of a flag-shaped parcel. The proposed location is sited traditionally in the rear yard; however, due to the atypical shape of the parcel, the proposed location of the accessory structure has the appearance of being located in the rear yard of the neighboring house, 511 N Boundary and at the rear of the driveway for 515 N Boundary Street (see page A.10).

- 2* The proposed accessory structure is located about 60' from the north façade of the primary structure and about 70' from the north façade of 511 N Boundary Street. This places the structure 21' from the rear property line and 4' from the easternmost property line.
- 3* The proposed accessory structure is described as 944 SF but appears to be 1,168 SF based on dimensions provided.
- 4* The proposed accessory structure is a one-and-a-half story (28 feet tall) frame structure with brown metal siding and a stucco foundation. Metal siding was frequently used for accessory structures in the mid-twentieth century.
- 5* The 1974 National Register nomination form for the Oakwood Historic District does not contain an inventory list nor a clearly defined period of significance. The Commission has generally used the mid-1930s as the end date. A draft update of the nomination, including an inventory list is under review by the State Historic Preservation Office. That draft document updates the period of significance to an end date of 1941.
- 6* The roof form is a gable with a wide eave that mimics the pitch of the roof on the primary structure. Corrugated metal roofing is proposed; specifications were not provided.
- 7* The accessory structure is deferential in scale to the historic houses in front of the structure on N Boundary Street. The rear yard slopes approximately 16' below the height of the sidewalk along N Boundary Street, reducing the appearance of the structure's mass.
- 8* The proposed painted wood, one-over-one windows appear to be similar in size and appearance to windows on the west and south facades of the primary structure. A section drawing of the trim and windows were provided.
- 9* The proposed door on the south façade is a full-lite wood door. A single-car width garage door with eight horizontal glass panes is proposed adjacent to the entry door. Specifications were not provided.
- 10* Built **area** to open space analysis: The lot is 9,653 SF. The existing built area is 1,969 SF; the new built area will be 3,137 SF. The proportion of built area to open space is currently 20% and will increase to 32%.
- 11* Built **mass** to open space analysis: The lot is 9,653 SF. The existing built mass is 1,969 SF; the new built mass will be 3,137 SF. The proportion of built mass to open space is currently 20% and will increase to 32%.

12* Precedent examples for several design features were noted on provided photographs.

Except for those listed below, the examples provided either pre-date the establishment of the historic district or were installed without a COA:

- a. 525 E Jones – covered porch on accessory structure: approved through COA 242-08-MW.

13* A plan locating trees on the property was provided. Dimension and species information was not. A tree protection plan noting site access and materials storage was provided.

14* No specifications were provided as to exterior lighting, if any.

Staff recommends that the committee discuss the use of corrugated metal siding. Should the committee choose to render a decision, 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 details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard for the addition:
 - a. Manufacturer's specifications for entry door, including sections;
 - b. Manufacturer's specifications for garage door;
 - c. Manufacturer's specifications for metal roof and siding, including color;
3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Paint color;
 - b. Manufacturer's specifications for exterior lighting, and location on building, if any.

Staff Contact: Collette Kinane: collette.kinane@raleighnc.gov

Type or print the following:

Applicant name:

Mailing address:

City:

State:

Zip code:

Date:

Daytime phone #:

Email address:

Applicant signature:

Minor work (staff review) – one copy

Major work (COA committee review) – ten
copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of
approval

Office Use Only

Transaction #: _____

File #: _____

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

FEE, FRANK E III 624 N EAST ST RALEIGH NC 27604-1238

Property Owner Name & Address

Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

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: _____ _____
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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).

<p align="center">Minor Work Approval (office use only)</p> <p>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 _____.</p> <p>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.</p> <p>Signature (City of Raleigh) _____ Date _____</p>



March 2, 2020

509 N. Boundary Street Accessory Structure

The proposed accessory structure is located in the rear side yard of the flag shaped property, on axis with an existing driveway.

The site slopes significantly towards the rear; the structure is set approximately 16' below the sidewalk at the driveway.

The 944 SF structure features an 8/12 gable corrugated metal roof (matching the pitch of the existing primary structure), and is clad with corrugated metal siding.

The front porch includes a painted wood entry door and overhead garage door, and there are painted wood double hung windows on the sides and rear.

The single overhead garage door is roughly centered on the driveway.

The accessory structure is slightly less than 1/2 the SF of the existing 1,969 SF primary structure.

The building footprint including the 128 SF porch is 1,072 SF, covering 11% of the property.

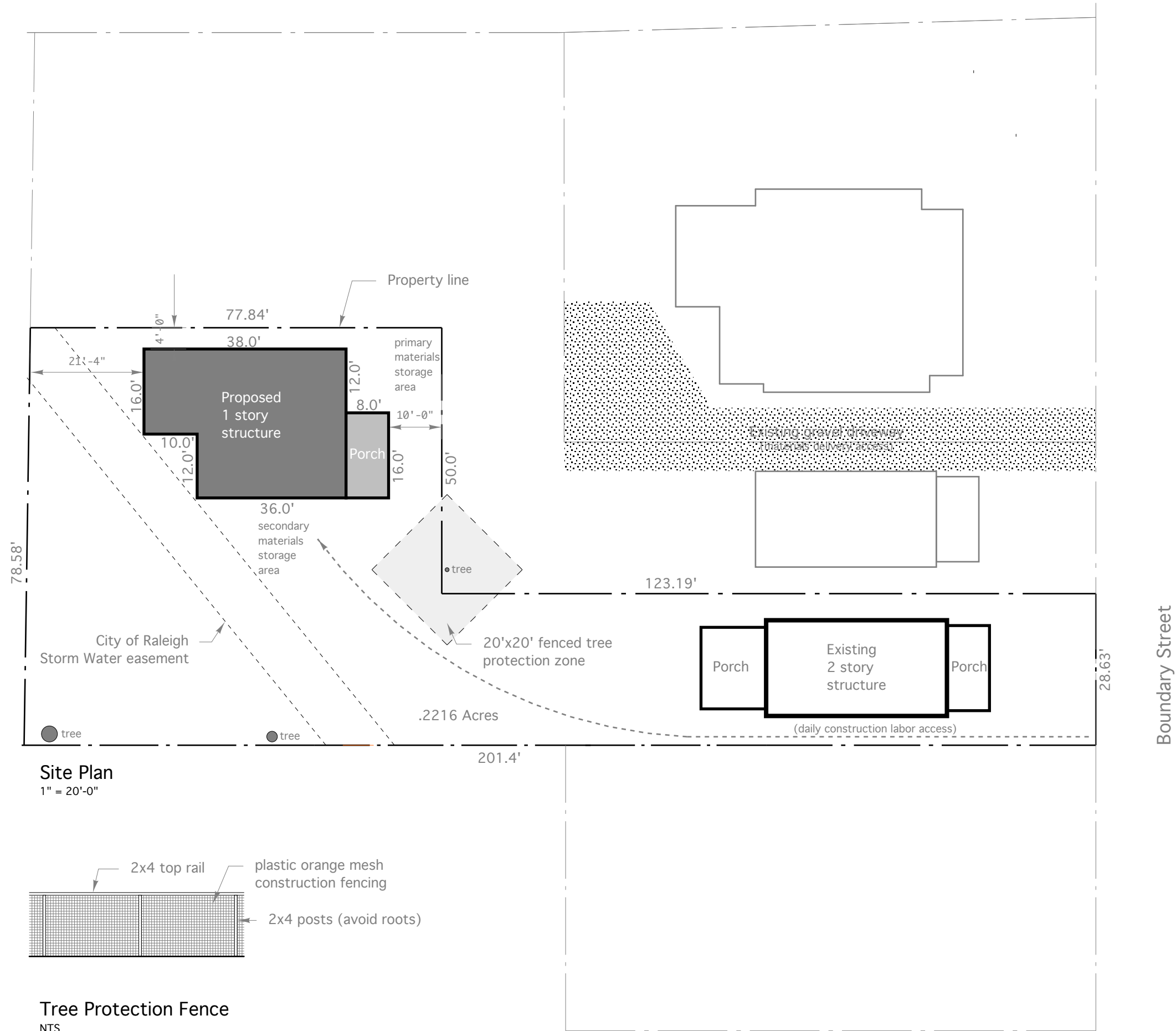
Combined with the footprint of the existing primary structure, building pads (including porches) cover 21% of the property.

Currently 89% of the property is open area. With the proposed design, 79% of the property would be open area. This calculation includes exterior porches as built area.









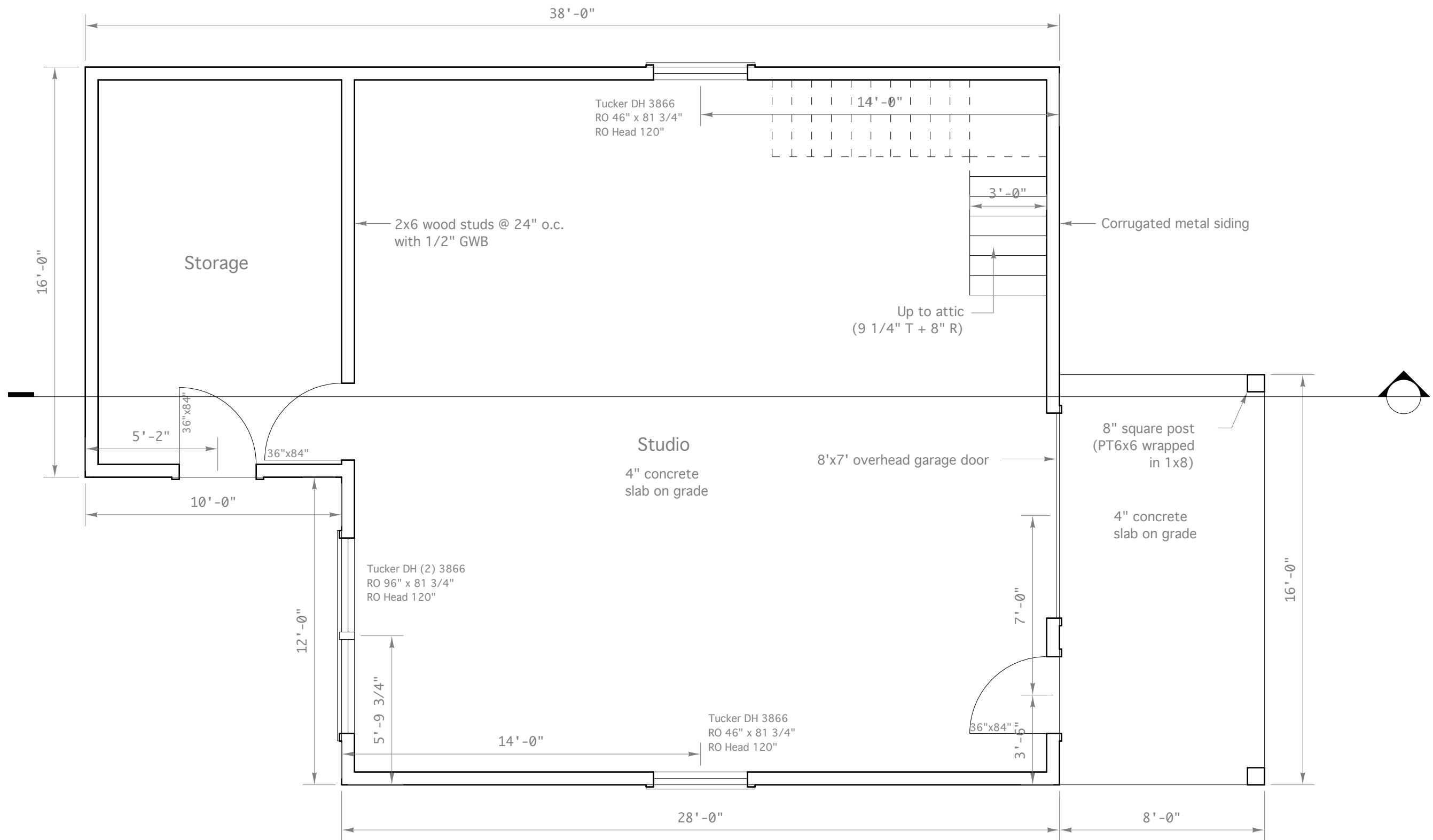
Drawing Index

- S1 Site Plan
- A1 Floor Plan
- A2 Attic Plan
- A3 Roof Plan
- A4 Front (South) Elevation
- A5 West Side Elevation
- A6 Rear (North) Elevation
- A7 East Side Elevation
- A8 Building Section
- A9 Perspectives
- A10 Photographs

JP Reuer, Architect
503.860.9861
jpreuer@gmail.com

Accessory Structure
509 N. Boundary St. Raleigh NC

Date: 3/2/20
Revisions:



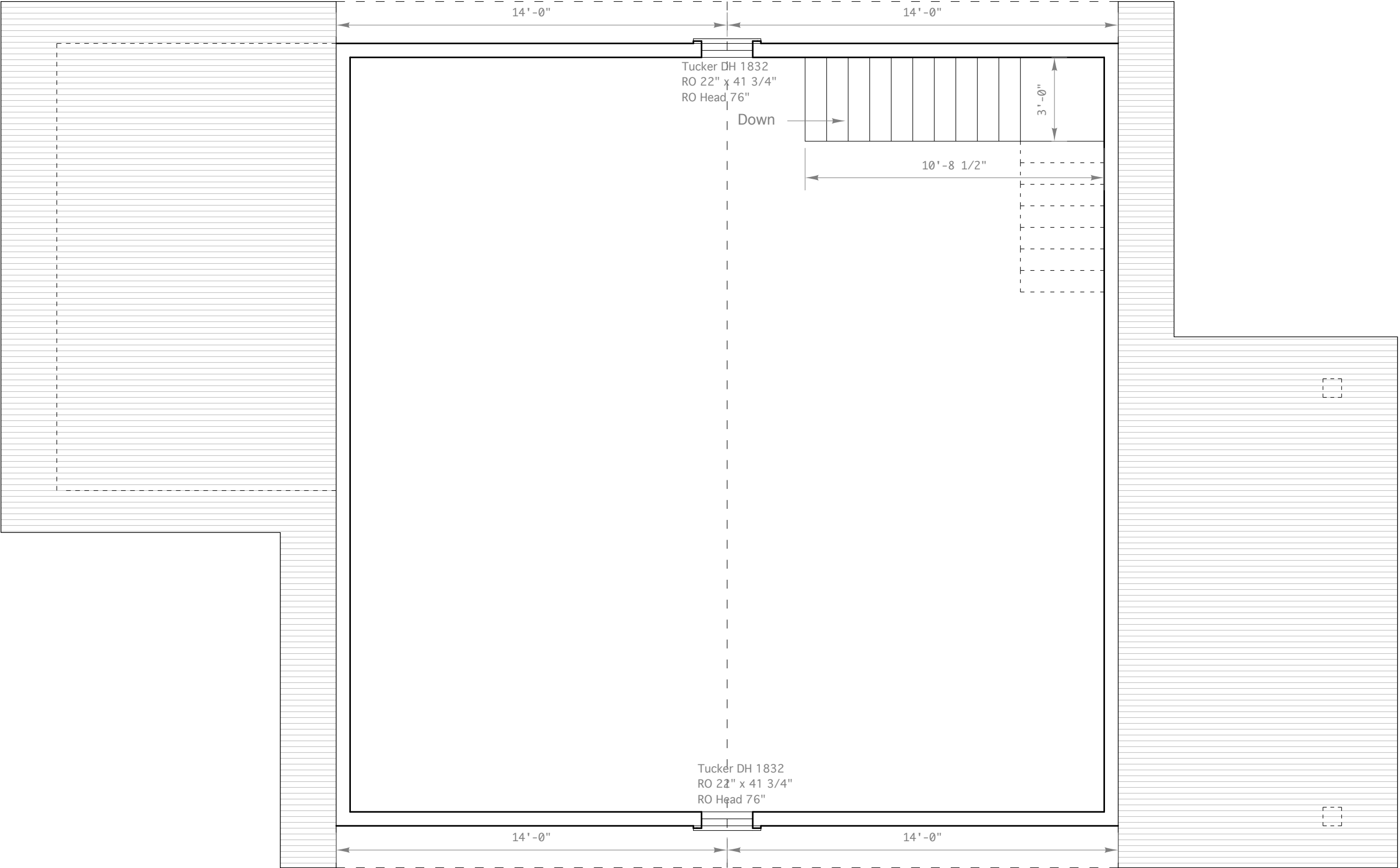
Floor Plan
1/4" = 1'-0"

- Notes:
1. Exterior dimensions are to outside of framing / exterior face of turned down slab
 2. Doors and windows are dimensioned to their center

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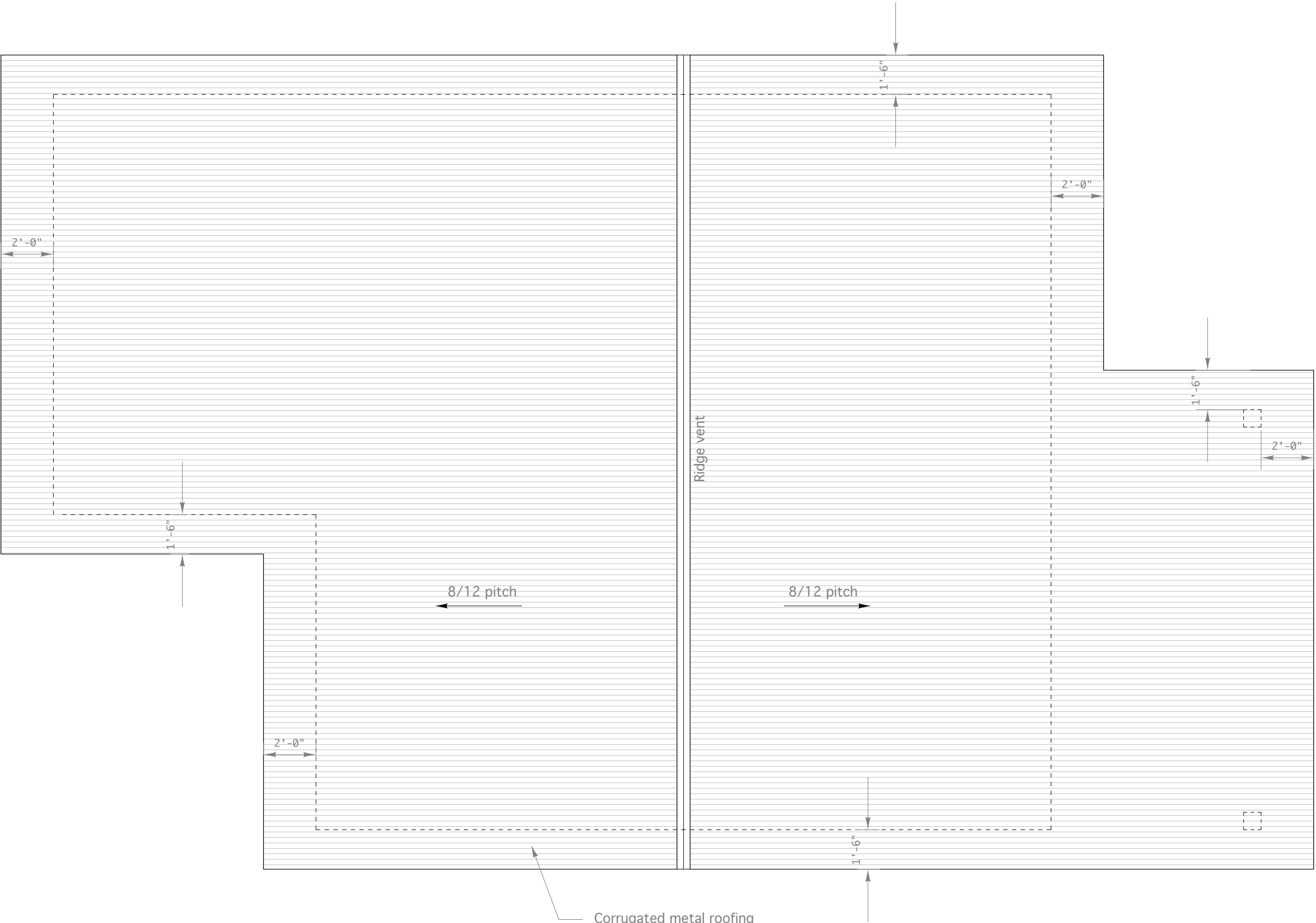


Attic Plan
1/4" = 1'-0"

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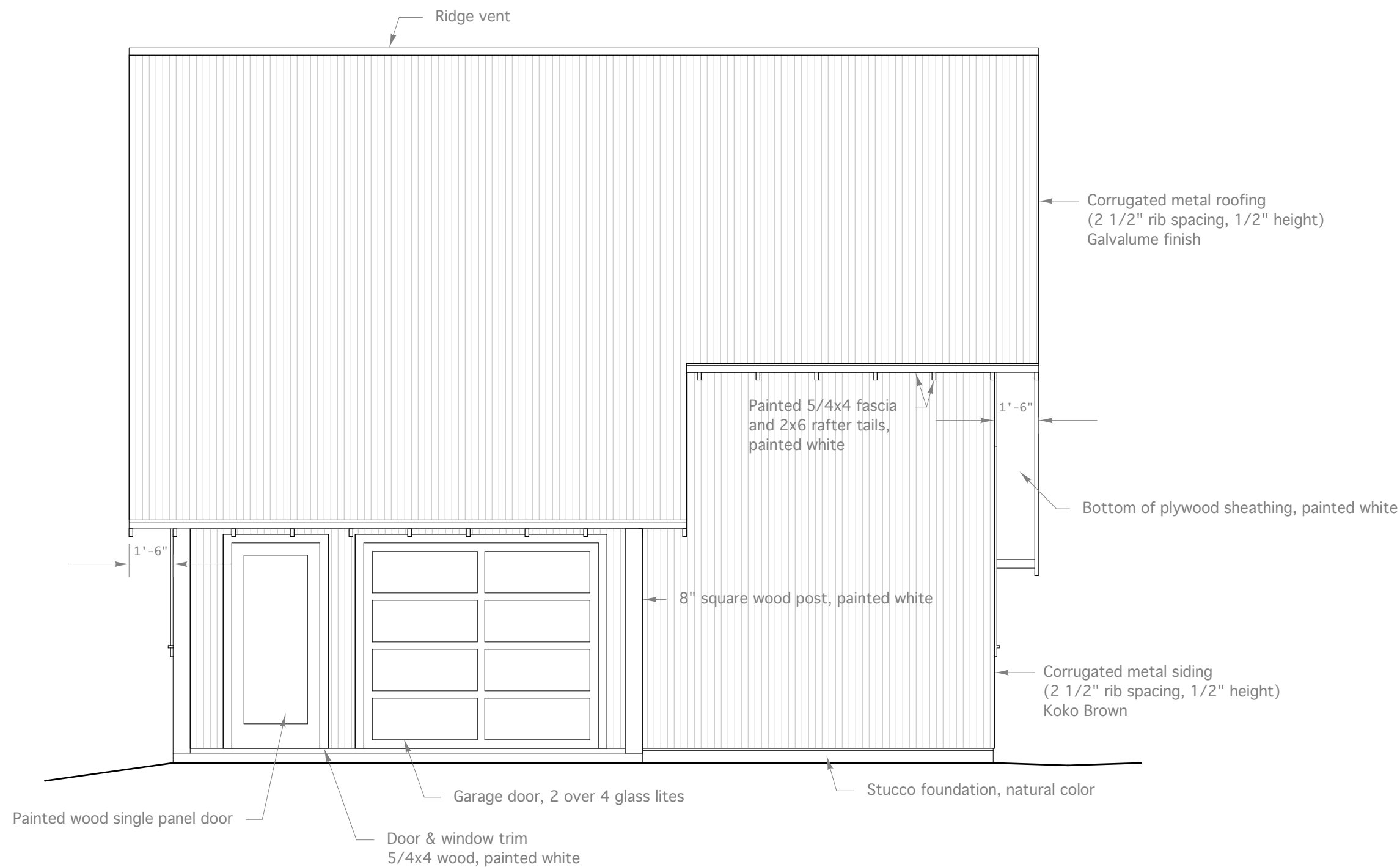
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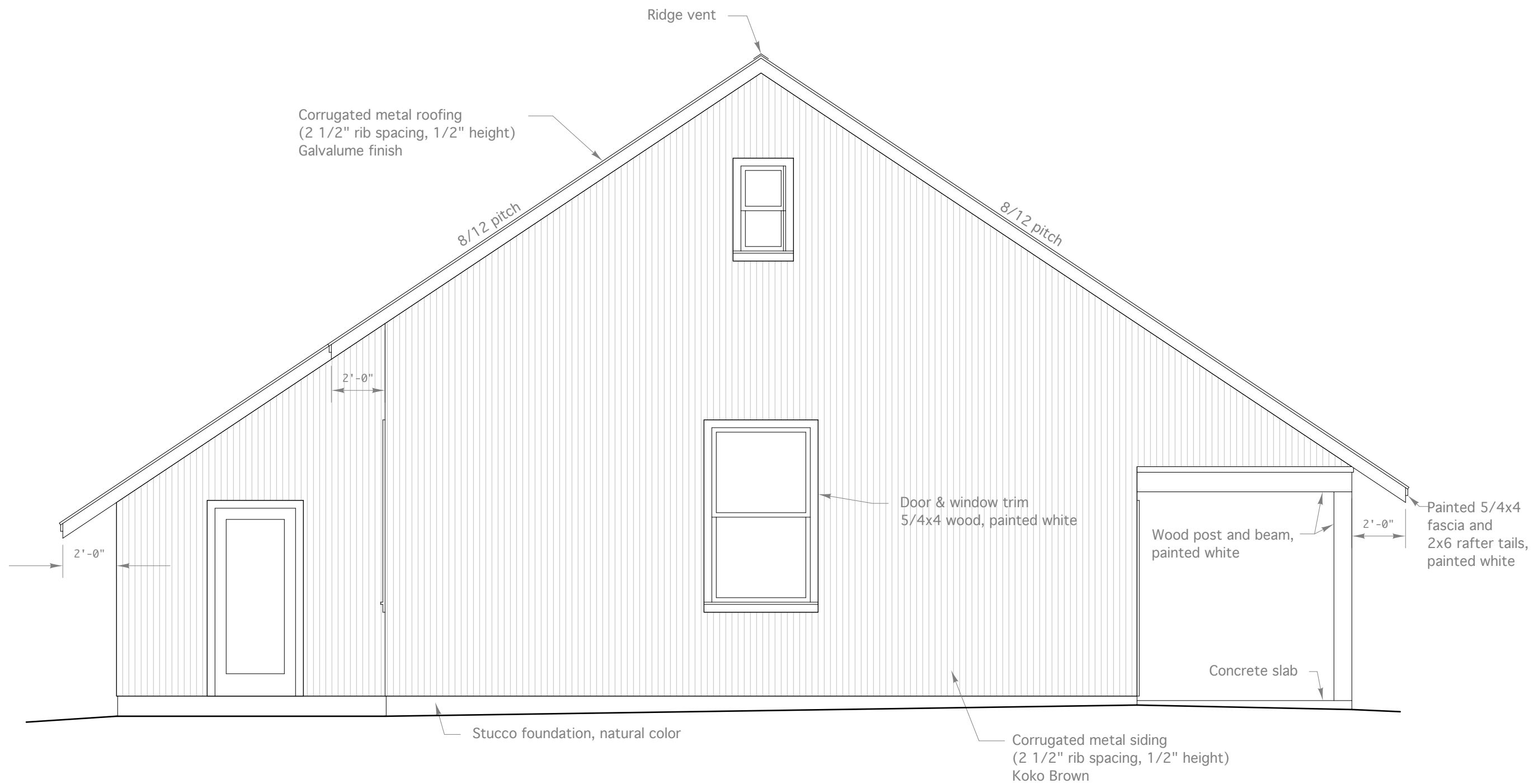
Roof Plan
1/4" = 1'-0"

Corrugated metal roofing
(2 1/2" rib spacing, 1/2" height)
Galvalume finish

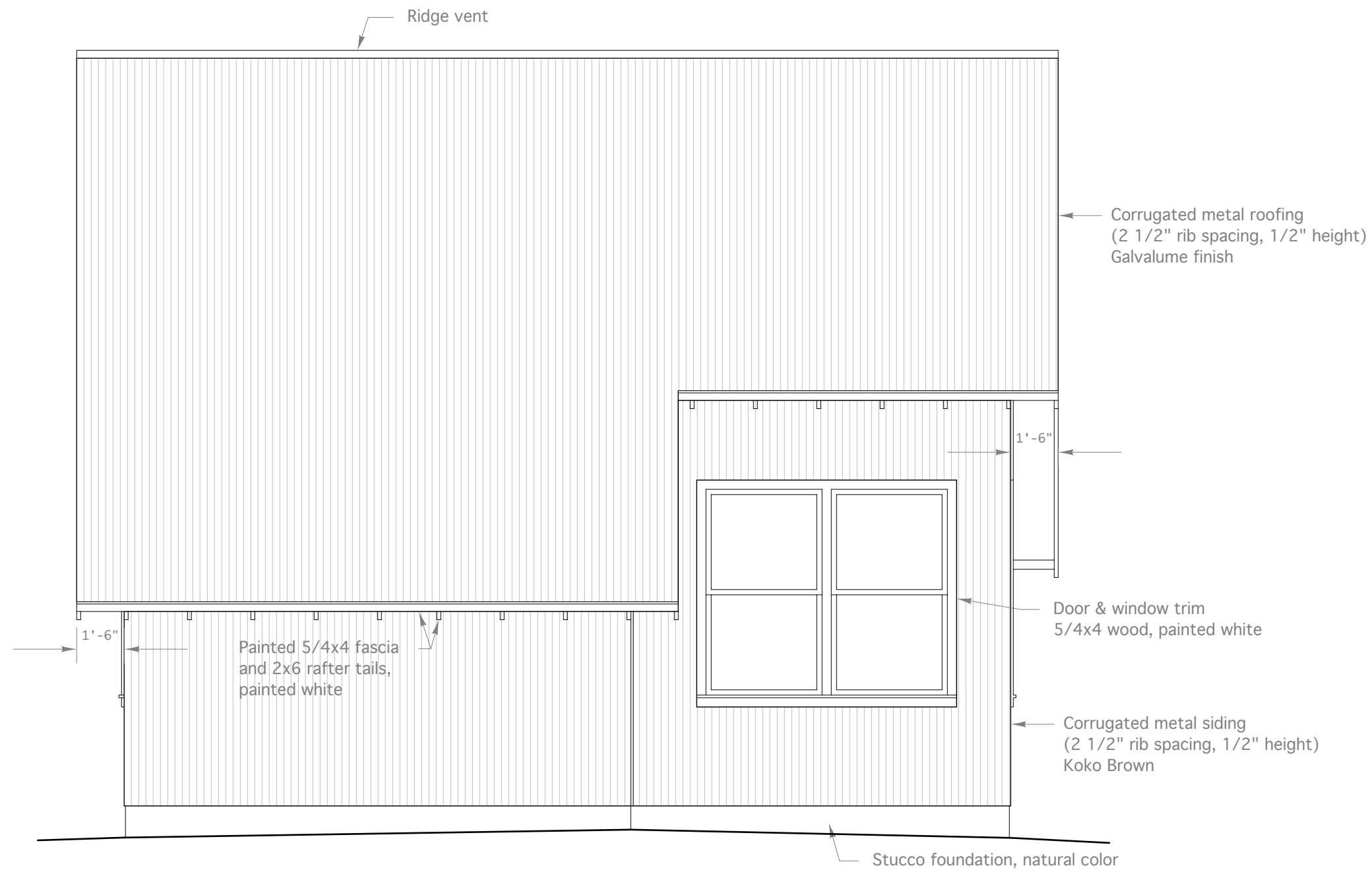


South Elevation (Front)

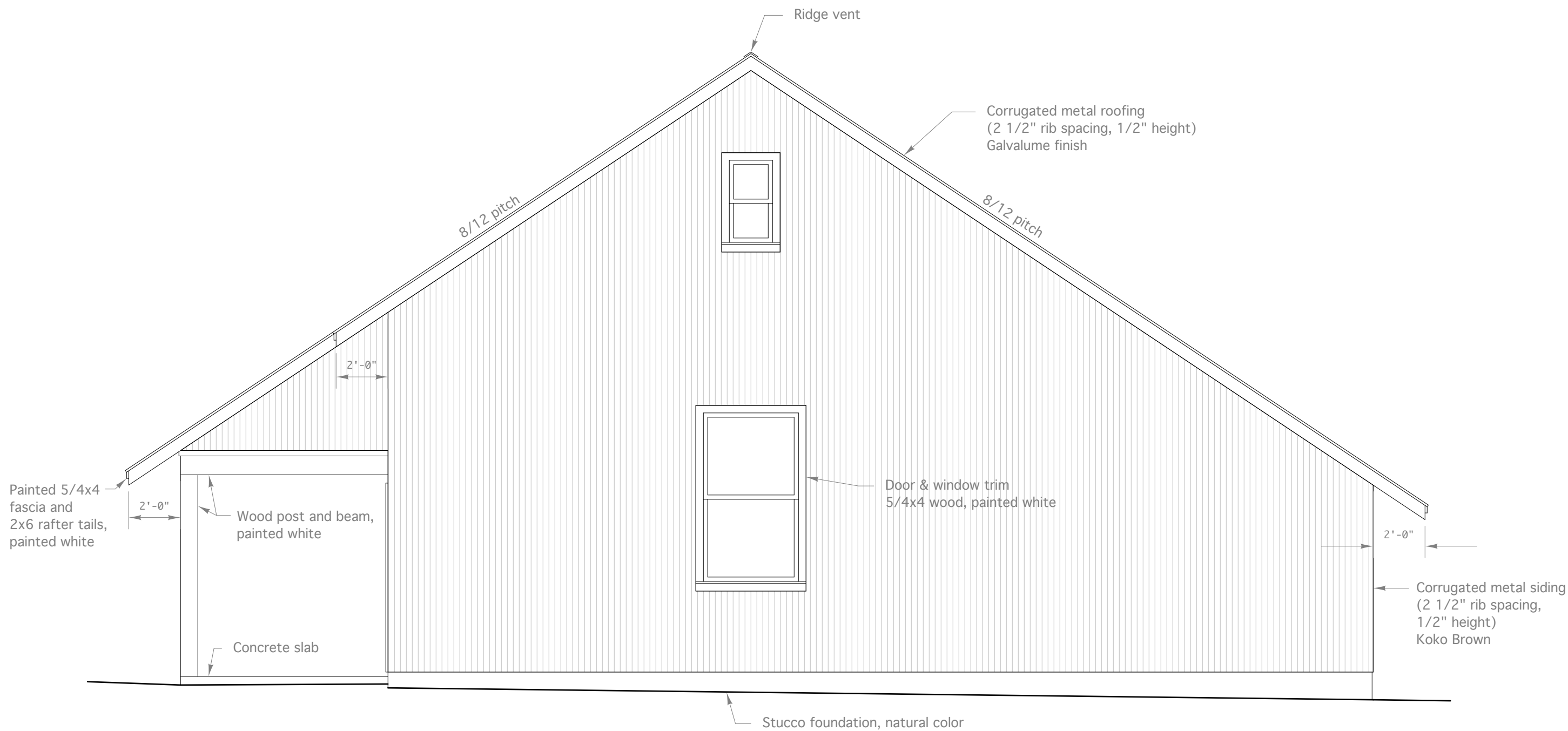
1/4" = 1'-0"



West Elevation
1/4" = 1'-0"



North Elevation (Rear)
1/4" = 1'-0"

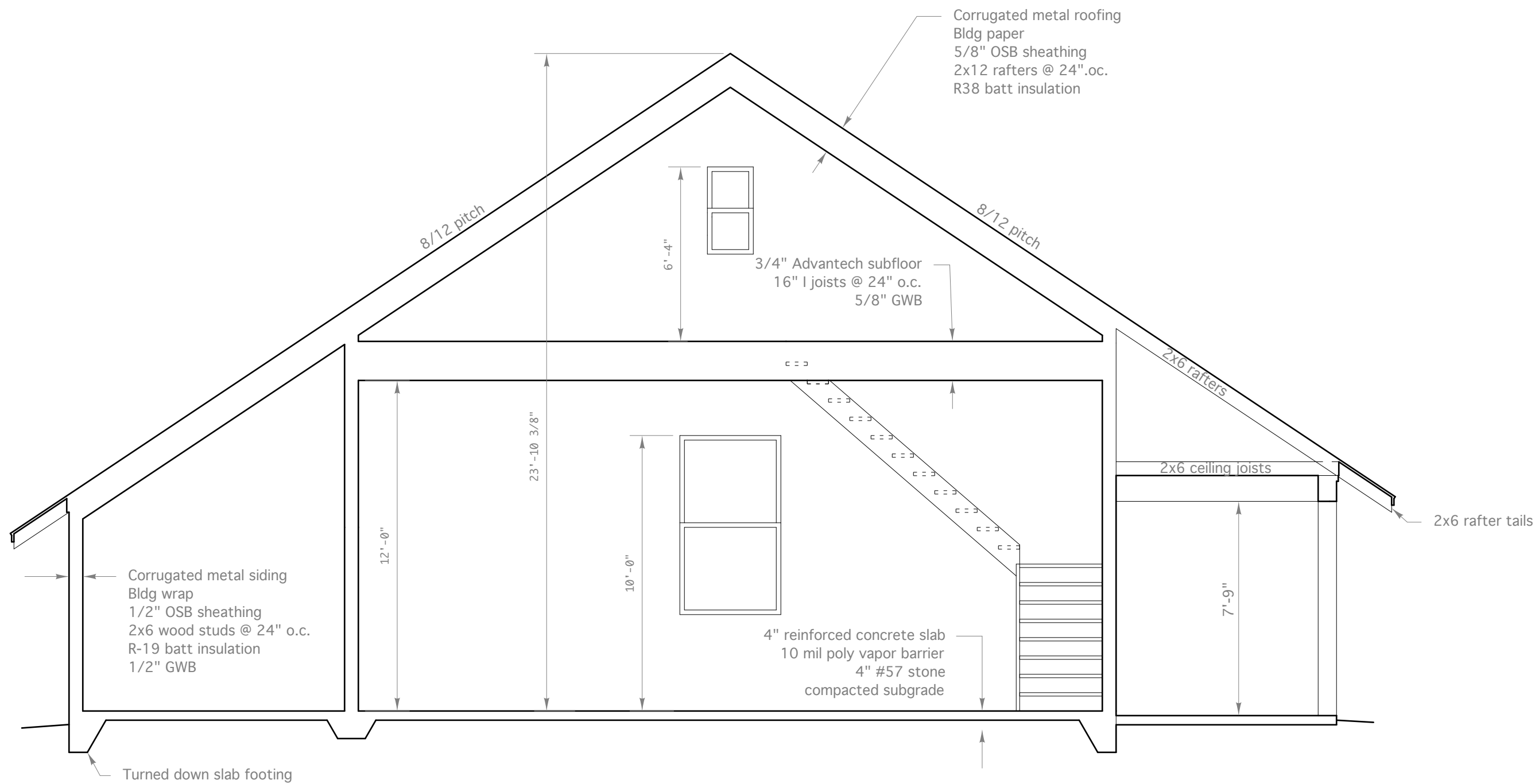


East Elevation
1/4" = 1'-0"

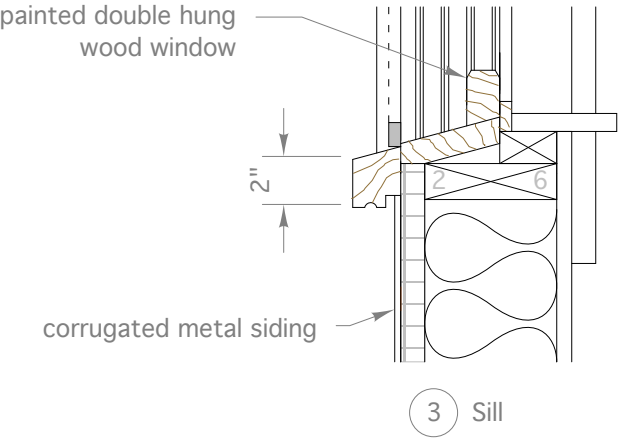
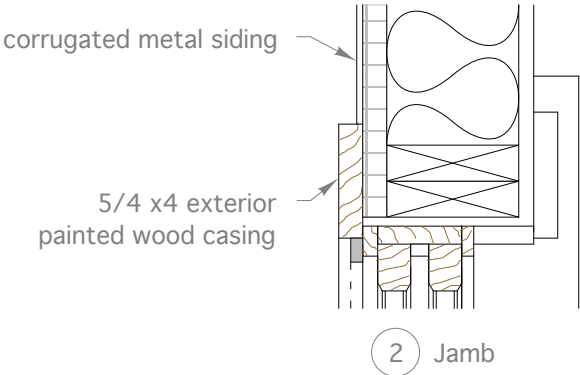
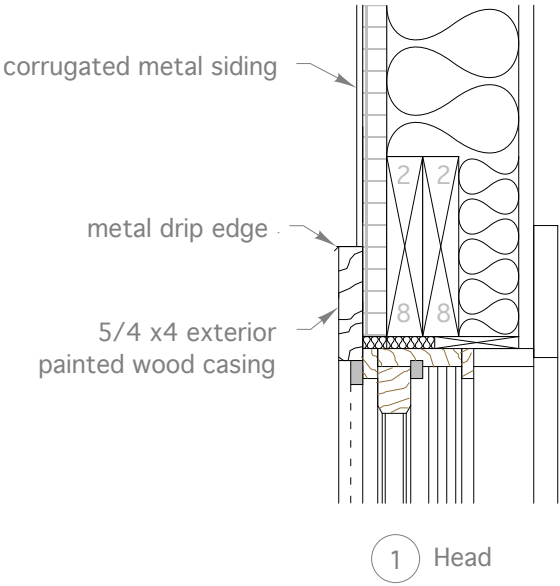
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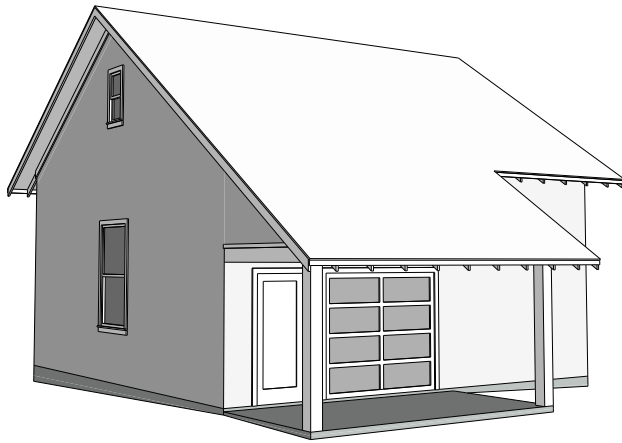
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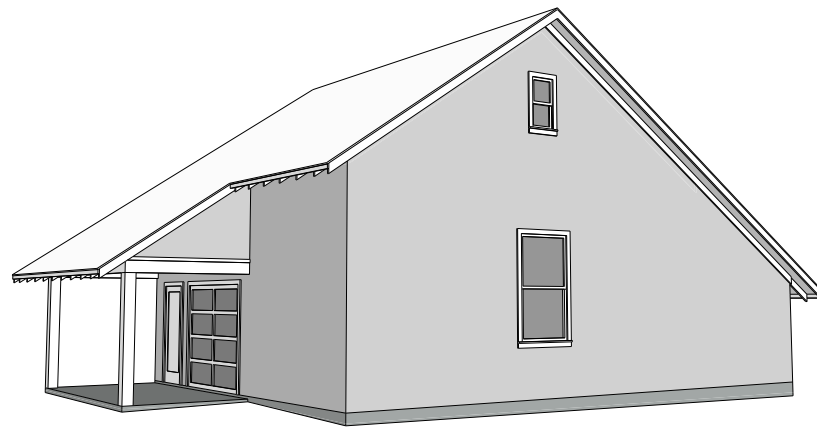
Building Section
1/4" = 1'-0"



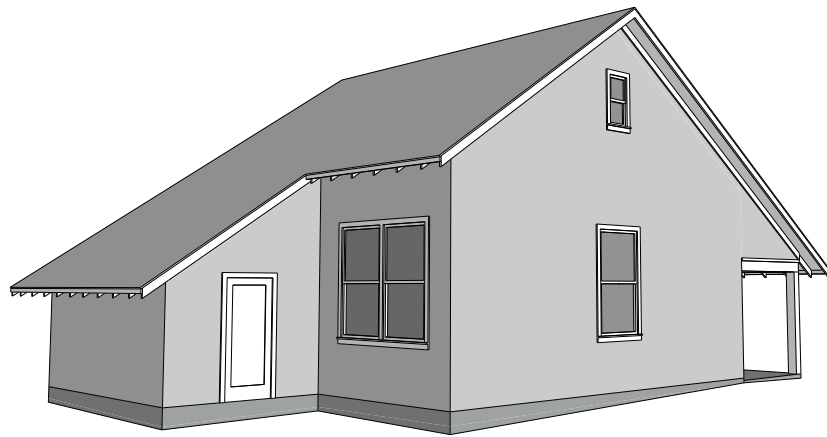
Window Section
1 1/2" = 1'-0"



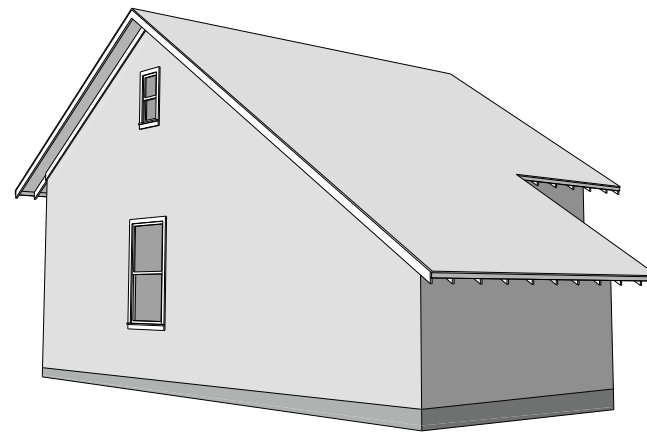
View from SW



View from SE



View from NW



View from NE

Perspectives

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Accessory Structure
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511 / 515 N. Boundary Street
View down driveway to location of proposed accessory structure



525 N. Boundary Street
Accessory structure with overhead door with multiple glass panels



506 N. Boundary Street
Accessory structure with metal siding and roofing at end of driveway



520 Polk Street
Accessory structure with metal siding, similar volume



525 E. Jones Street
Accessory structure with covered porch



425 N. Bloodworth Street
Accessory structure of similar volume

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