

City of Raleigh



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COA-0110-2019

130 N BLOODWORTH ST

OAKWOOD (R-10)

0 35 70 140
Feet



Nature of Project:
Replace garage shed
Demolition of non-significant shed
Window and door installation

APPLICANT:
NICOLE ALVAREZ
215 HAYWOOD ST



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0110-2019 130 N BLOODWORTH STREET

Applicant: NICOLE ALVAREZ

Received: 9/12/2019

Meeting Date(s):

Submission date + 90 days: 12/11/2019

1) 10/24/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Construct 1 ½ story garage addition; demolish shed; remove deck; alter parking area; construct deck

DRAC: An application was reviewed by the Design Review Advisory Committee at its September 3, 2019, meeting. Members in attendance were Dan Becker, Sarah David, Curtis Kasefang, and David Maurer; also present were Nicole Alvarez, applicant; Tania Tully and Collette Kinane, staff.

Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance.... **If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.**”
- COAs mentioned are available for review

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	Demolish shed; construct garage addition; alter parking area; remove deck; construct deck
1.5	Walkways, Driveways and Off-Street Parking	Alter parking area
1.6	Garages and Accessory Structures	Demolish shed; construct garage addition
3.1	Decks	Remove deck; construct deck
3.2	Additions	Construct garage addition; construct deck
4.2	Demolition	Demolish shed

STAFF REPORT

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

- A. Demolishing an accessory building is not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.7, 4.2.1, 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, and the following suggested facts:
- 1* The application includes pages 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. That document describes the house as a Neoclassical Revival frame one-and-a-half-story and places the construction of the garage c.1940. The description notes that the garage has been clad in metal.
 - 2* The subject property is within the original boundaries of Oakwood Historic Districts listed in the National Register in 1974. That nomination form 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 includes an estimated construction date of 1940, and classifies the garage as contributing.
 - 3* The application states that no trees are proposed to be removed. A site plan was provided showing tree sizes, species and critical root zones. A tree protection plan was included on the proposed site plan. It is unclear who prepared the tree protection plan or if an International Society of Arboriculture-certified arborist or NC-licensed landscape architect reviewed the plan.
 - 4* Photographs of the house and accessory structure were provided, including the east, west, and north sides of the accessory building. However, photographs of the south side of the accessory building were not provided.
 - 5* Drawings of the house and accessory structure were provided, including the west, east and south sides of the accessory building. However, only a partial drawing of the north side of the accessory building was provided. While the drawings include a graphic scale, the drawings were not dimensioned.
 - 6* The application does not state whether any materials will be salvaged after demolition.

B. Constructing a 1 ½ story garage addition, removing a deck, constructing a deck, and altering a parking area are not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.4, 1.3.6, 1.3.7, 1.3.8, 1.5.1, 1.5.5, 1.5.6, 1.5.9, 1.6.5, 1.6.6, 1.6.7, 1.6.8, 3.1.1, 3.1.2, 3.1.4, 3.1.5, 3.1.6, 3.1.7, 3.1.8, 3.2.1, 3.2.2, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, 3.2.12, and the following suggested facts:

- 1* Over time, the house has had several alterations, most of which appear to be prior to district designation. In 2017 a COA (064-17-CA) was approved to alter the east, north, and west porches.
- 2* The application states that no trees are proposed to be removed. A site plan was provided showing tree sizes, species and critical root zones. A tree protection plan was also provided. It is unclear who prepared the tree protection plan or if an International Society of Arboriculture-certified arborist or NC-licensed landscape architect reviewed the plan.
- 3* The property is a corner lot. The house faces N Bloodworth Street. There is a driveway to the rear yard located behind the house off of E Jones Street.
- 4* The proposed addition is at the rear of the house and will be minimally visible from the N Bloodworth elevation.
- 5* As shown in the elevations, the property slopes significantly from Bloodworth Street down to the rear property line. Topographic information was not provided.
- 6* The proposed addition is offset from the floor levels of the historic house. Due to the grade change from the front of the house to the rear of the addition, the first floor of the addition occurs mid-level to the basement of the historic house.
- 7* The addition is offset from the existing house and connected with a hyphen at the first floor of the historic house and an enclosed entry at the first level of the addition.
- 8* The design of the addition is intended to have the appearance of a garage.
- 9* The proposed addition is located in the southeast corner of the property and the end of a driveway, as garages are traditionally located.
- 10* As shown in the Jones Street side elevation, the roof ridge of the addition is lower than the roof ridge of the historic house. Dimensioned elevations were not provided; however, a graphic scale was included on each page.

- 11* The existing accessory building is located behind the historic house in the south east corner of the lot, set about 6' off both the south and east property lines.
- 12* The addition is proposed to be clad in wood siding with a 5" reveal to match the existing house, while the roofing is to be architectural shingles that match the existing roof. A metal shed roof is proposed for the entry. Paint is proposed to match the existing house.
- 13* Three styles of windows are proposed. Wood double-hung one-over-one windows that appear to be similar in size to those on the historic house will be installed as either single or paired units. Two undersized double-hung windows are proposed on the north elevation adjacent to the garage door and one undersized double-hung window is proposed on the west elevation. This window appears similar in size to a window located on the south elevation of the historic house. A large square window is proposed over the entry door in the hyphen. Specifications were not provided.
- 14* The paired undersized windows adjacent to the garage door appear out of scale and proportion with the proposed facade.
- 15* The large square window appears to be a similar size to the pane of glass in the entry doors. The proposed location and size are atypical to the historic district.
- 16* The north elevation shows a garage vehicular door with two glass lites. Specifications for the door were not provided.
- 17* **Built area to open space analysis:** According to the applicant, the lot is 6,782 SF. The existing square footage of the footprint of the house and shed was not given. The proportion of built area to open space is currently 62.4%. The square footage of the footprint of all the proposed built area, including the new garage was not given. The proportion of built area to open space is proposed to be 60%.
- 18* **Built mass to open space analysis:** According to the applicant, the lot is 6,782 SF. The proportion of built mass to open space is currently 41.3%. The proportion of built mass to open space is proposed to be 49.2%.
- 19* The application includes a map that highlights 11 other corner properties to illustrate the lot coverage. Photographs of four of the properties were provided. An analysis of the existing built mass or built area of these properties was not provided.

20* The application includes the removal of the deck located on the south façade. The deck is not historic.

21* The proposed alterations include the addition of a ~238 SF deck on the south side on the first level of the historic house in the space between the addition and the historic house.

Materials were not specified. Detailed drawings of the deck railings were not provided.

22* Exterior lighting was not shown on the drawings, nor were specifications provided.

23* Gutters and downspouts were not shown on the drawings, nor were specifications provided.

Staff suggests that the committee discuss the appearance of the addition as an attached garage and the E Jones Street fenestration of the addition. Pending the results of that discussion, staff recommends the committee approve the application, with the following conditions:

1. That there be no demolition delay for the removal of the accessory building.
2. That the tree protection plans be reviewed by an International Society of Arboriculture-certified arborist or NC-licensed landscape architect and resubmitted to staff.
3. That the tree protection plan be implemented and remain in place for the duration of construction.
4. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. full documentation of the accessory building with photographs of the south side and a measured, scaled drawings of all sides;
 - b. manufacturer's specifications for windows, showing both section and elevation views, and material descriptions;
5. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. manufacturer's specifications for garage vehicular door, showing both section and elevation views, and material descriptions;

- b. elevation and section drawings of the deck railings;
- c. manufacturer's specifications for exterior lighting, and location on the building;
- d. specifications for the gutters and downspouts, and location on the building.

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

Type or print the following:

Applicant name:

Mailing address:

City:

State:

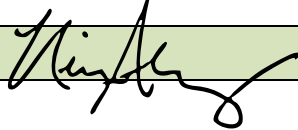
Zip code:

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.

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.

<p>Will you be applying for rehabilitation tax credits for this project? Yes No</p> <p>Did you consult with staff prior to filing the application? Yes No</p>	<p>Office Use Only</p> <p>Type of work: _____</p> <p>_____</p>
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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>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>
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Mailing addresses within 100' of 130 N Bloodworth St

GOTWALT, CHRISTOPHER & JESSICA	401 E JONES ST	RALEIGH NC 27601
SUTPHIN, CURTIS & ANTIONETTE	405 E JONES ST	RALEIGH NC 27601
NIGHTINGALE, DAVID & ELLEN	407 E JONES ST	RALEIGH NC 27601
PARROTT, JACOB III DAVIS, ANDREW	409 E JONES ST	RALEIGH NC 27601
PRICE, ILENE	124 N BLOODWORTH ST	RALEIGH NC 27601
GORODEZKY, EVGENYA	121 N BLOODWORTH ST	RALEIGH NC 27601
MASON, MELISSA	120 N BLOODWORTH ST	RALEIGH NC 27601
FLETCHER, ERIC & KELLI	118 N BLOODWORTH ST	RALEIGH NC 27601
COLLINS, CLAYTON R	107 N EAST ST	RALEIGH NC 27601
ROZGONYI, NORRISH	109 N EAST ST	RALEIGH NC 27601
SUMNER, SUSAN CAROLE JENKINS	327 E JONES ST	RALEIGH NC 27601
CRUICKSHANK, ALAN J JR	422 E JONES ST	RALEIGH NC 27601
MORAN, KATHERINE & JOHN	424 E JONES ST	RALEIGH NC 27601
FARROW, CRYSTAL	426 E JONES ST	RALEIGH NC 27601

WRITTEN DESCRIPTION

This project includes the demolition of a shed, construction of new addition, and replacement of existing deck and concrete pavement.

This property is not described in the National Register nomination for Oakwood. According to Matthew Brown's inventory of Oakwood Historic District's structures, the main house was constructed in 1905, and this is the description of the shed: "There is a small saddle-roofed frame garage facing E Jones St built in c.1940. It is clad in metal." The shed was built after the period of significance, which ends in 1935. Additionally, the shed is in poor condition, with rusting metal siding and bullet holes, rotting wood, and has modern metal doors. Also, the needs of the owners requires more space than the footprint of the shed. Therefore, this application proposed demolishing the shed.

The addition is garage in form, therefore the application references both sections 1.6 Garages & Accessory Structures, and 3.2 Additions in the Design Guidelines as noted below. It will be a home pilates studio on the first story and a teenager suite on the 1.5 story, all connected with conditioned hallway/stairway to the main house.

1.6 Garages & Accessory Structures:

- 1.6.6 The garage structure is located and oriented to the rear of the property pushed back from the side street. It is a 1.5 story addition that is set on grade with the property (lower than the main house). The rear of the main house is a two story house, with the first floor elevation significantly above the grade. The neighboring house close to the property line is a tall 2.5 story house. The connection hallway to the main house touches the existing structure as lightly as possible to maintain the integrity of the house and its many previous additions. Windows are placed on both sides of the connection hallway to allow light and views to continue through the structure to lighten its appearance. Reference attached images and drawings as well as supporting documentation of corner lots and garages in the district.
- 1.6.7 Materials will all match the main house: painted wood lap siding matching with same 5" exposure, painted wood double-hung and fixed windows, and painted wood entry doors with half lites. The carriage doors will be painted wood with lites. Roofing for the structure will primarily be asphalt shingles. A small metal shed roof with painted wood structure awning is proposed at the entry. All paint colors will match the main house.
- 1.6.8 The design of windows and doors are compatible with and match the main house in terms of material, subdivision, proportion, pattern, and detail.
- 1.6.11 The new design was created to be sensitive to and respond to the main house, the context, and the district. It does not detract from the historic character of these.

3.2 Additions:

- 3.2.1 The addition is detached as much as possible from the historic building to be primarily self-supported structurally and to minimize the effect of attaching the building.

- 3.2.2 The addition is designed to retain the overall character of the site and views.
- 3.2.4 and 3.2.5 A tree protection plan is provided to protect large trees in the surrounding area.
- 3.2.6 The addition is set to the rear of the building to be as inconspicuous as possible.
- 3.2.7 As noted previously, the size and scale of the addition is limited in relation to the historic building as to not overpower or diminish the historic building.
- 3.2.8 As noted previously, the design of the addition is compatible with the historic building in mass, style, materials, color, and solid/void relationship, all while being discernable from the original building.
- 3.2.9 As noted previously, the design of the windows and doors are compatible with and match the main house in terms of material, subdivision, proportion, pattern, and detail.
- 3.2.10 The addition does not detract from the overall historic character of the principal building and site, nor does it remove any significant building elements or site features.
- 3.2.11 The addition does not significantly change the proportion of original built mass to open space on the site. Percentages are noted on the site plans.
- 3.2.12 The proportion of built mass to open space is compatible to other corner lots in the historic district. Documentation has been provided.

The existing deck will be demolished and a new slightly larger deck will be built with details to match the existing deck. Reference attached photos and drawings.

The pavement and overall built area is reduced with the new design (calculations included in drawings). The new concrete pavement will be located only where it is needed (per drawings), and will have a water-washed finish to expose the aggregate. Planting areas are located in front of the garage structure to soften the appearance. Large tree canopies from trees located on the right-of-way will make visibility of the new structure difficult from the street. The remainder of the block has tall houses close to the side street. Reference attached photos.

EXISTING CONDITIONS

Character defining front of house - fronting N Bloodworth St



North face of existing house - facing E Jones St



South face of house



East face of house



East side of house - Existing Deck



East side of house with existing concrete pavement



Existing concrete pavement, large and deteriorated



View from side of shed, showing extensive tree canopy between the street and driveway / shed location.



Existing metal shed to be demolished - Street side facing E Jones St



Existing shed - East Side facing concrete pavement and neighbor



Existing shed - west face against deck and house



Many bullet holes through metal siding of shed



Deteriorating metal siding



View South from E Jones St - Extensive tree canopy shields much of the proposed shed location from the street.



Neighboring homes on E Jones St to East of property, all of them are 2.5 stories tall, showing how much taller they are than the applicant property.



CORNER GARAGE / ACCESSORY STRUCTURES - MAP

Corner lots, particularly along N Bloodworth St, fill out more of the lot than other typical Oakwood houses relative to lot size. Many of the corner lots are smaller and more compact while still having larger homes with accessory structures and garages filling out significant proportions of those corner parcels.



CORNER GARAGE / ACCESSORY STRUCTURES - PRECEDENTS

415 NEW BERN AVE - Corner 2-story accessory structure, tight lot



425 N BLOODWORTH ST - Corner 2-story garage / accessory structure



525 N BLOODWORTH ST - Corner 1.5 story garage / accessory structure

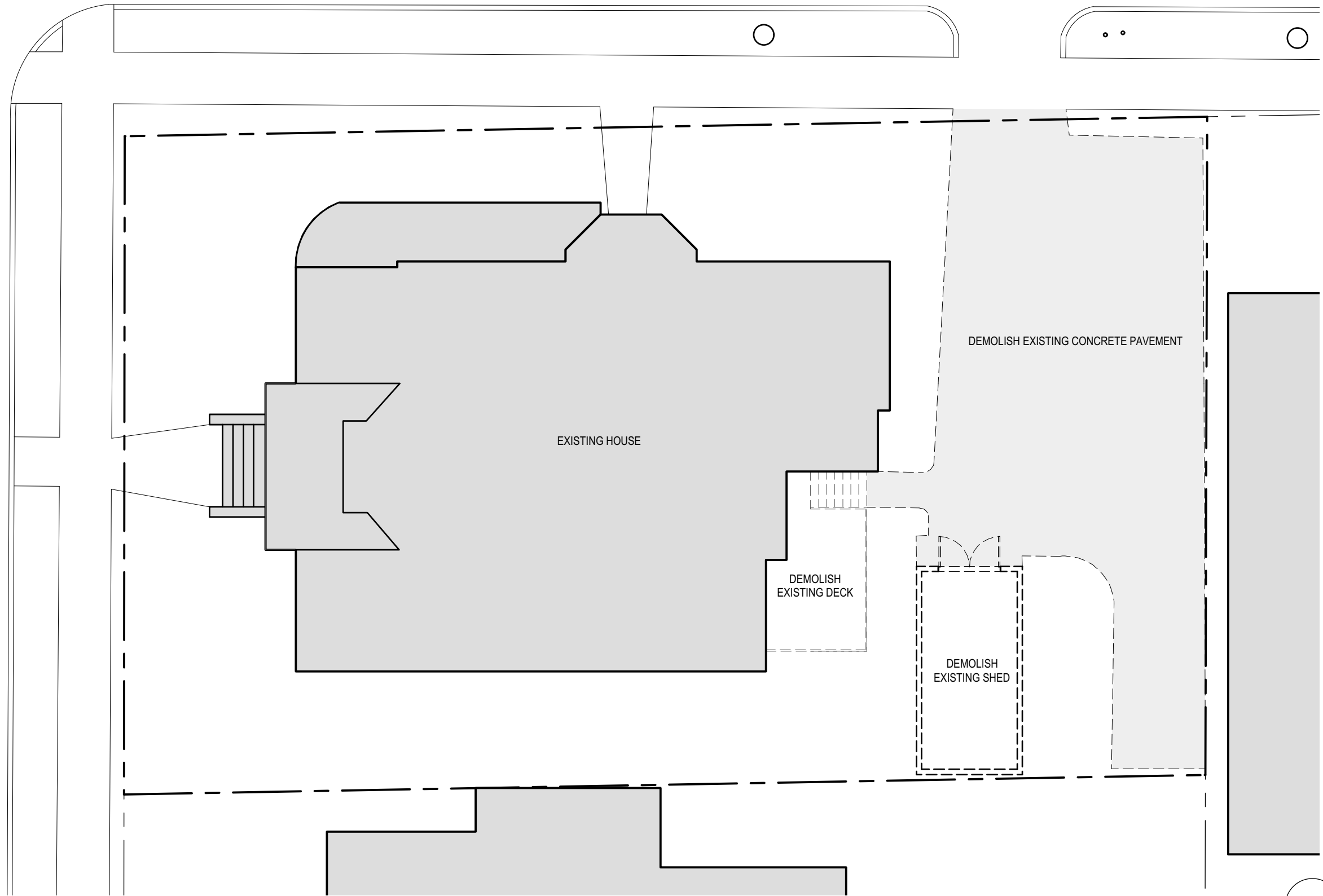


416 NEW BERN AVE - Corner 1.5 story attached garage / accessory structure



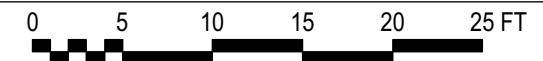
JONES STREET

N BLOODWORTH STREET



PROJECT SITE DATA (EXISTING)
 LOT SIZE: 6,782 SF
 % BUILT MASS: 41.3%
 % BUILT AREA: 62.4%

1 **EXISTING/DEMO SITE PLAN**
 Scale: 3/32" = 1'-0"



N BLOODWORTH STREET

JONES STREET

OAK TREE, 24" DBH

CIRCLES DENOTE CRITICAL ROOT ZONE, SEE TREE PROTECTION NOTES.

OAK TREE, 24" DBH

TREE PROTECTION FENCING

LAYDOWN AND STAGING AREA

NEW CONCRETE PAVEMENT

PROJECT SITE DATA (PROPOSED)

LOT SIZE: 6,782 SF
% BUILT MASS: 49.2%
% BUILT AREA: 60.0%

TREE PROTECTION PLAN

1. TREE PROTECTION FENCE TO BE INSTALLED AS SHOWN AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT
2. PROTECTED AREAS UNDER CRZ SHOULD BE MULCHED UTILIZING ARBORIST WOOD CHIPS AND WATERED DURING SUMMER DROUGHTS.
3. CONSTRUCTION MATERIAL TO BE STORED OUTSIDE CRZ AS NOTED.
4. NOTE: PROPOSED ADDITION WILL NOT BE IN CRZ.

NEW DECK

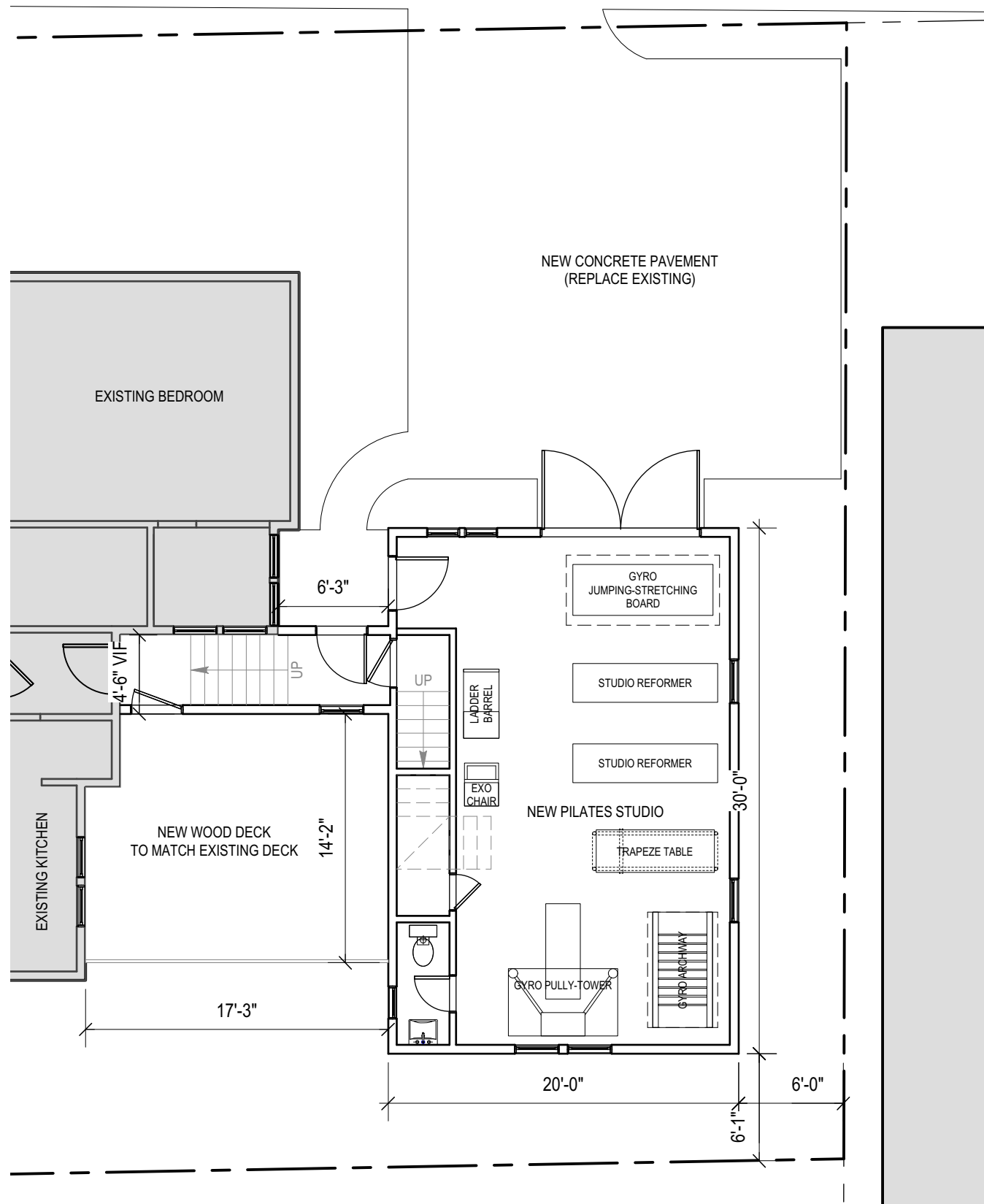
NEW ADDITION

UP

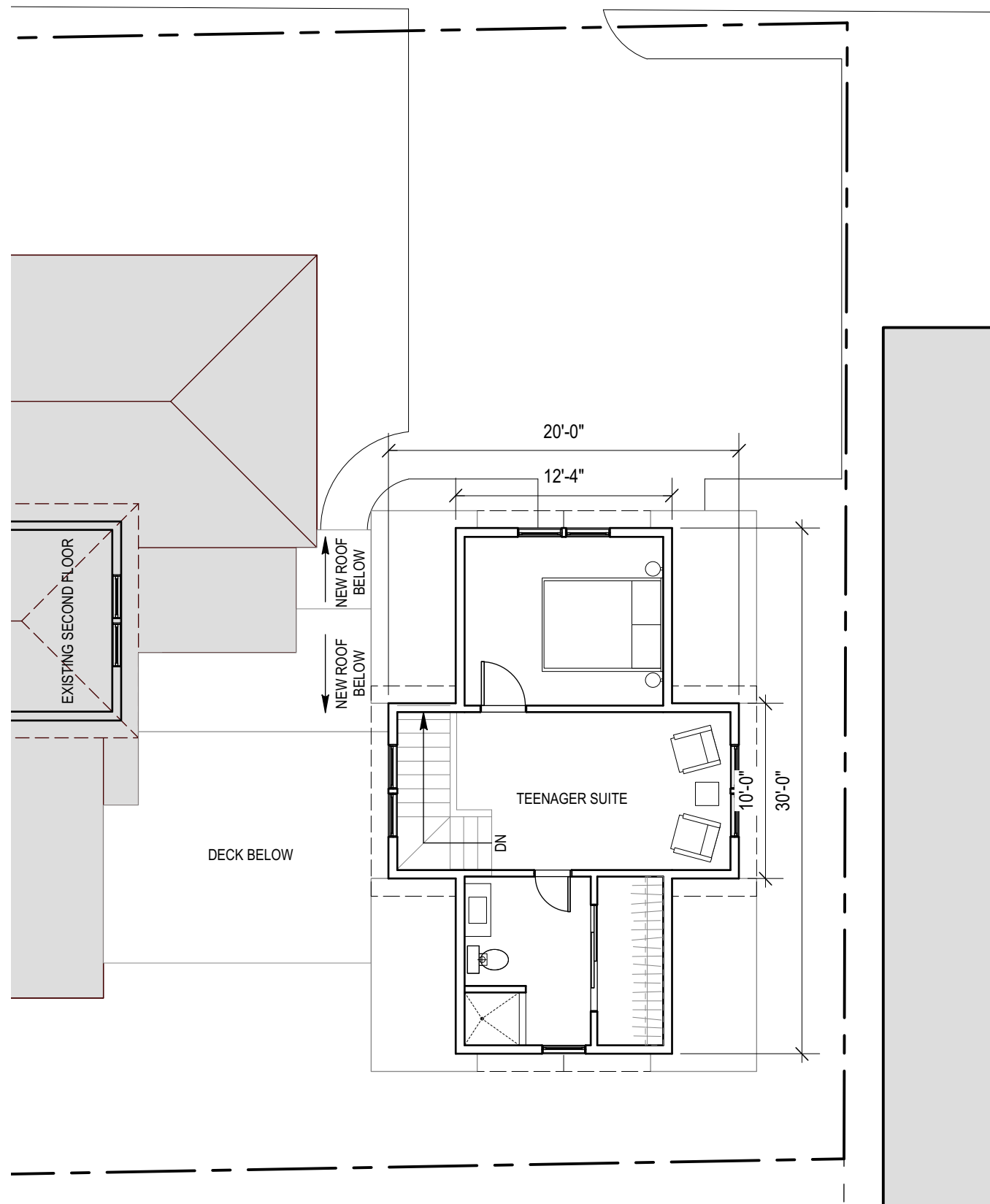
UP

1 PROPOSED SITE PLAN
Scale: 3/32" = 1'-0"



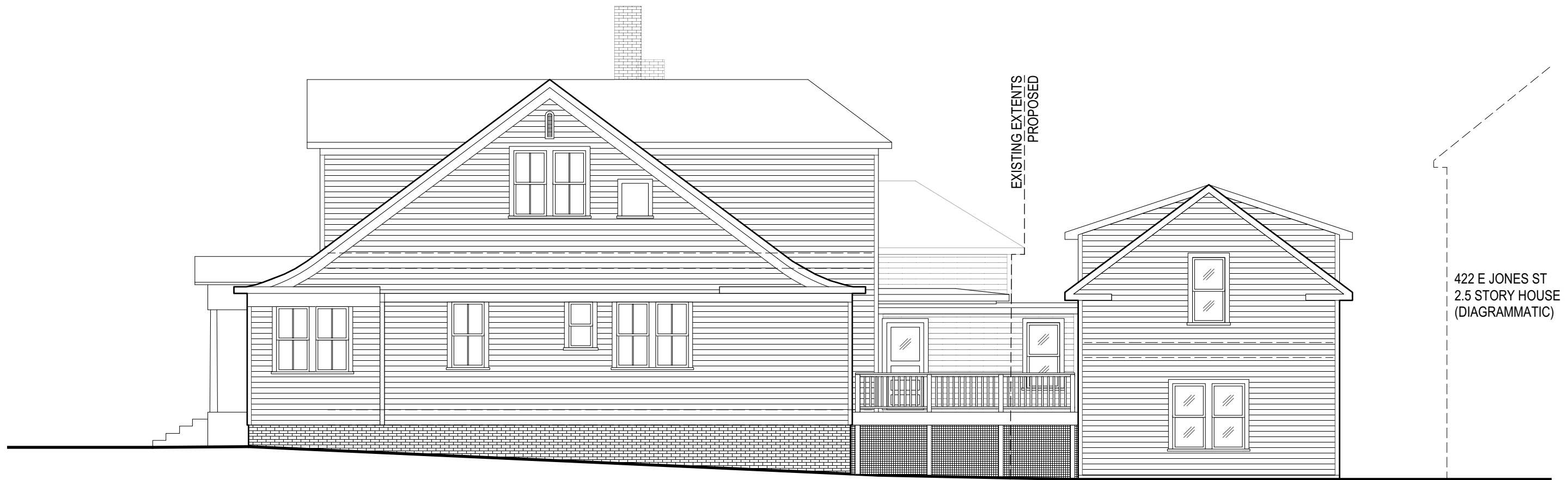


1 **FIRST FLOOR**
Scale: 1/8" = 1'-0"

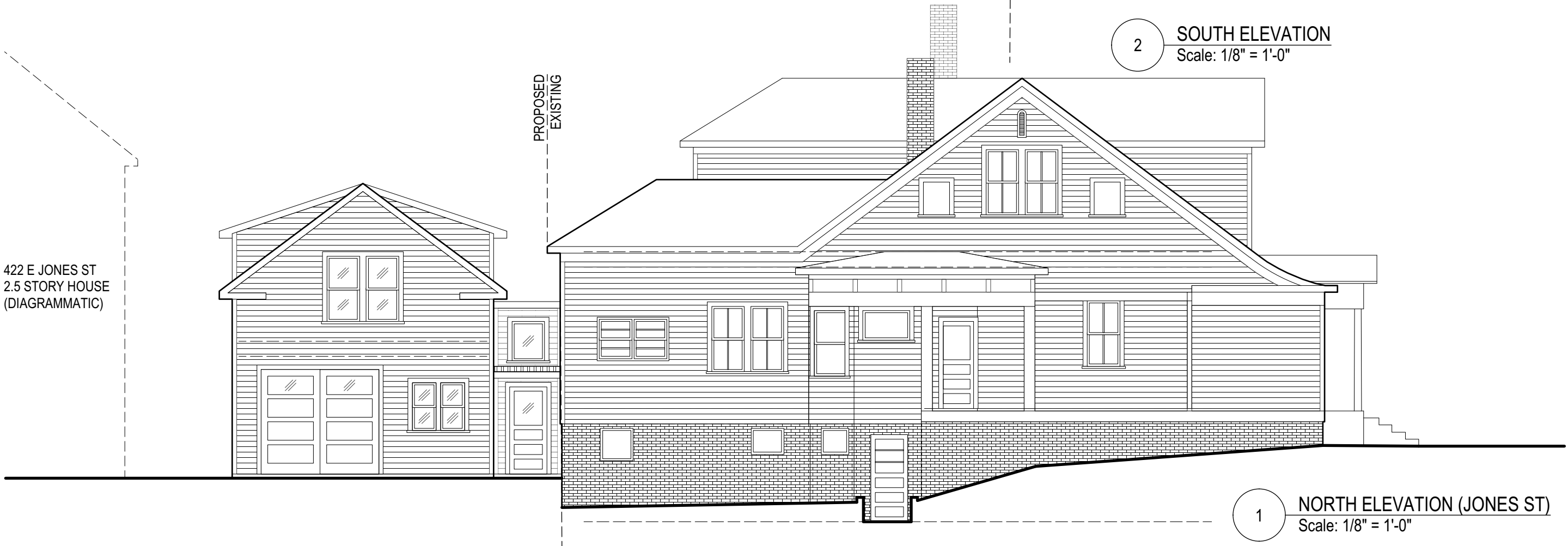


2 **SECOND FLOOR (1.5 STORY)**
Scale: 1/8" = 1'-0"

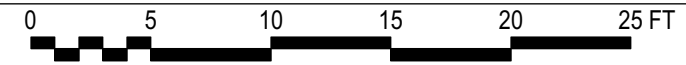


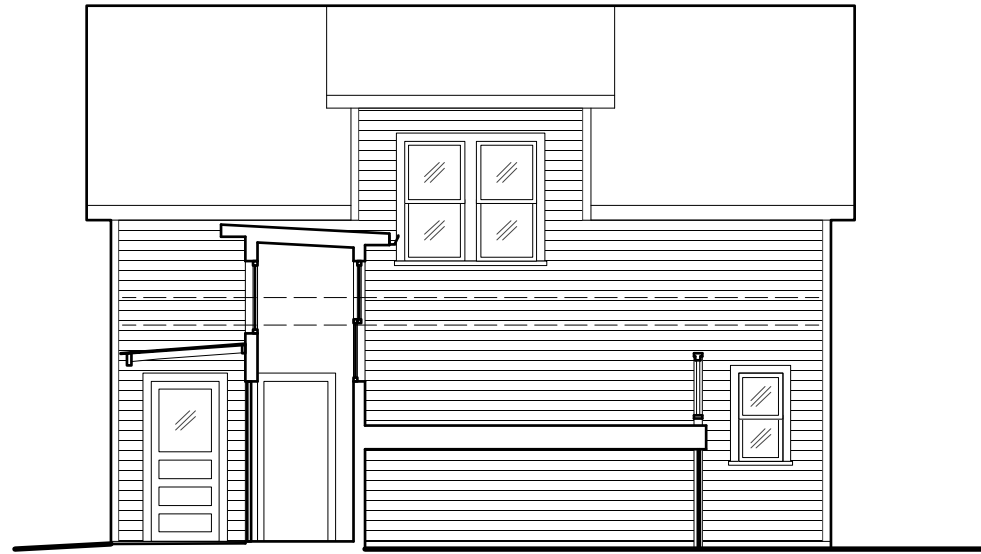


2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION (JONES ST)
Scale: 1/8" = 1'-0"





3 WEST ELEVATION / SECTION
Scale: 1/8" = 1'-0"



2 EAST ELEVATION
Scale: 1/8" = 1'-0"

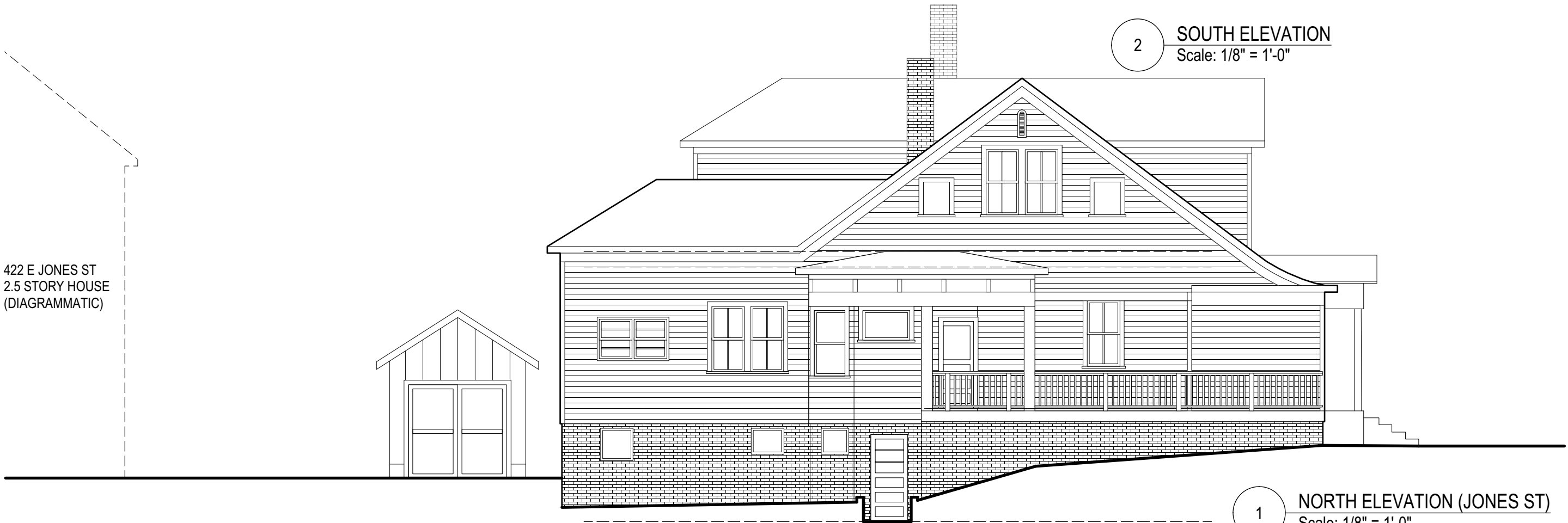


1 WEST ELEVATION (BLOODWORTH ST)
Scale: 1/8" = 1'-0"



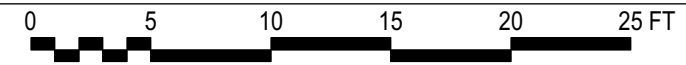
422 E JONES ST
2.5 STORY HOUSE
(DIAGRAMMATIC)

2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



422 E JONES ST
2.5 STORY HOUSE
(DIAGRAMMATIC)

1 NORTH ELEVATION (JONES ST)
Scale: 1/8" = 1'-0"





2 EAST ELEVATION
Scale: 1/8" = 1'-0"



1 WEST ELEVATION (BLOODWORTH ST)
Scale: 1/8" = 1'-0"