

City of Raleigh



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COA-0141-2019

2310 BEDFORD AVE

OBERLIN VILLAGE (R-10)

0 35 70 140
Feet



Nature of Project:
Construct addition; relocate existing
deck; remove fencing; alter driveway

APPLICANT:
CHRISTINE MASTRANGELO
2310 BEDFORD AVE



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0141-2019 2310 BEDFORD AVENUE

Applicant: CHRISTINE MASTRANGELO

Received: 10/28/2019

Meeting Date(s):

Submission date + 90 days: 1/26/2020

1) 01/23/2020 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OBERLIN VILLAGE HISTORIC DISTRICT

Zoning: GENERAL HISTORIC OVERLAY DISTRICT (HOD-G)

Nature of Project: Construct addition; relocate existing deck; remove fencing; alter driveway

DRAC: An application was reviewed by the Design Review Advisory Committee at the November 25, 2019 meeting. Members in attendance were Elizabeth Caliendo, Don Davis, and Mary Ruffin Hanbury; also present were staff members Tania Tully and Collette Kinane, and applicant Cydney Clemons and Brandy Thompson. An application was reviewed by the Design Review Advisory Committee at the January 6, 2020 meeting. Members in attendance were: Dan Becker, Sarah David, Jenny Harper, and David Maurer; also present were staff members Tania Tully and Collette Kinane, and applicants Cydney Clemons and Chrissy Mastrangelo.

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 addition; relocate existing deck; remove fencing; alter driveway
1.4	Fences & Walls	Remove fencing
1.5	Walkways, Driveways, & Off-Street Parking	Alter driveway
3.1	Deck	Relocate existing deck
3.2	Additions	Construct addition

STAFF REPORT

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

- A. Constructing an addition, relocating a deck, and removing a fence are not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.4.1, 1.4.10, 1.4.11, 3.1.1, 3.1.4, 3.1.6, 3.2.1, 3.2.2, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11; however, the construction of an addition at the front of the house **may be** incongruous according to *Guidelines* sections 3.2.6, 3.2.9; and the following suggested facts:

- 1* The "Historic Research Report for the Designation of the Oberlin Village Historic District" describes the house thusly: "The two-story hipped-roof frame house with an inset two-story porch was constructed for the Mastrangelos in 2014 on the footprint of an early 20th century house. Windows have 6/6 vinyl sashes." The report classifies the house as non-contributing.
- 2* Photographs illustrating the changes to the structure over time were provided.
- 3* The application notes that there are a variety of built forms in the Oberlin Village historic district and that much of the neighborhood's significance lies in its cultural history and with notable persons associated with the neighborhood's establishment. The period of significance for Oberlin Village is defined as 1873 to 1970 and is tied to the establishment and decline of the community identity of the neighborhood.
- 4* The application proposes the construction of a 254 SF one-story addition on the east side of the house.
- 5* The addition extends the wall plane of the front wall of the house. A reveal at the existing corner board is proposed to provide differentiation from the existing house. The depth of the reveal was not provided.
- 6* The front of the addition is proposed to be screened with foundation shrubs.
- 7* The description notes that the height of the addition and the topography of the site will minimize the visual scale of the addition from the street.
- 8* The addition is proposed to be clad in fiber cement siding and painted to match the house. Architectural detailing (trim and corner boards) are proposed to match existing.
- 9* The proposed roof form is hipped, similar to the existing roof form. Materials will match existing. Architectural details (fascia, eaves, and trim) will match existing.
- 10* Roof plan drawings were not provided for either the existing or proposed designs.
- 11* To facilitate construction of the addition, the existing deck is proposed to be relocated further to the north. The dimensions and design will remain the same.
- 12* The application provides an evaluation of overall width and house-to-lot-width ratios. The majority of well-related properties have a house-to-lot-width ratio range from 71-75%. The proposed addition would increase the house-to-lot-width ratio from 53% to 71.9%.
- 13* Photographs of other properties in Oberlin Village with a house-to-lot-width ratio in the 70% range were provided:
 - a. 2208 Bedford Avenue - 75% house-to-lot-width ratio.

- b. 710 Chamberlain Street - 72% house-to-lot-width ratio.
- c. 2312 Bedford Avenue – 75% house-to-lot-width ratio. This contributing house is immediately to the west.
- d. 2208 Roberts Street – 71% house-to-lot-width ratio.
- e. 2211 Roberts Street – 72% house-to-lot-width ratio.
- f. 2210 Bedford Avenue – 72% house-to-lot-width ratio. This non-contributing property has a similar one-bay addition on the side of the property.

14* Photographs of the variety of architectural styles on Bedford Avenue and Van Dyke Avenue were provided.

15* Windows are proposed to match existing. The existing windows are vinyl. The Committee has not found that vinyl windows are congruous to the character of any of the historic districts in any situation. Wood or aluminum-clad windows are typically approved.

16* One section of privacy fencing at the head of the driveway is proposed to be removed to construct the addition.

17* Information on trees with critical root zones located in the area of construction and a tree protection plan were not provided.

B. Altering a driveway is not incongruous in concept according to *Guidelines* section 1.5.5, 1.5.7; however, installing a double-width driveway **may be** incongruous according to *Guidelines* section 1.5.5, 1.5.7, 1.5.10; and the following suggested facts:

18* The existing driveway is a single-car width concrete driveway that extends beyond the front wall of the house.

19* The proposed location of the addition requires that a portion of the driveway be removed.

20* The existing driveway is proposed to be doubled in width in front of the proposed addition. Materials are proposed to match existing.

21* A two-car width concrete driveway is atypical for properties in residential historic districts.

22* The Committee has previously approved double-width driveways where the second space is not concrete or paved.

23* No evidence was provided to illustrate congruity with residential driveways in the Oberlin Village Historic District.

24* No changes to the existing curb cut are proposed.

Staff suggests that the committee discuss the construction of an addition along the front wall plane of the house. Pending the results of that discussion, staff recommends approval of the application with the following conditions:

1. That the windows not be vinyl.
2. That the siding be installed smooth side out.
3. That the driveway expansion not be concrete or paved.
4. That details and specifications for the following be provided to and approved by staff prior to issuance of the COA blue placard:
 - a. Manufacturer's specifications for windows, showing both section and elevation views, and material descriptions.
 - b. A plan locating trees with critical root zones in the area of construction and a tree protection plan, if necessary.

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

Type or print the following:

Applicant name: Christine Mastrangelo

Mailing address: 2310 Bedford Avenue

City: Raleigh

State: NC

Zip code: 27607

Date: 10-25-2019; Revised 12-27-19

Daytime phone #: (919) 395-7154

Email address: chrissyhouse@gmail.com

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 #: COA-0141-2019

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 2310 Bedford Avenue

Historic district: Oberlin Village

Historic property/Landmark name (if applicable): n/a

Owner name: Jeffrey and Christine Mastrangelo

Owner mailing address: 2310 Bedford Avenue

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
2306 Bedford Avenue	2304 Bedford Avenue
2312 Bedford Avenue	2314 Bedford Avenue
2311 Bedford Avenue	2313 Bedford Avenue (Rev. 11-13-19)
713 Tower Street (Rev. 11-13-19)	629 Tower Street
710 Chamberlain Street	718 Chamberlain Street

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).
1.5/26	Walkways, Driveways, and Offstreet Parking	Construct a concrete strip of parking along the east side of the property to expand the existing driveway.
3.1/64	Decks	Relocate existing deck on east side of house toward the rear yard to accommodate addition.
3.2/66	Additions	Construct new 1-story addition to east side of front of house.

<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>

The Mastrangelo Residence at 2310 Bedford Avenue is located in Raleigh's Oberlin Village Historic Overlay District. The house is a two-story framed structure with an inset two-story porch under a hipped roof on the left side with a front-facing main gable on the right side. The dwelling is clad in painted smooth fiber cement lap siding with trim and corner boards painted a contrasting color, architectural asphalt shingles on the roof, and a painted brick foundation. The front-facing main gable features painted fiber cement shingle siding and an octagonal louvered vent. The windows have 6/6 and 4/4 vinyl sashes. Several mature hardwood shade trees and evergreens separate the home from the adjacent properties and also shade the rear yard. See project location map, photos of existing conditions, and Site Plan A000, Plan A001, and Elevations A002.

The Oberlin Village Historic Overlay District includes a broad range of architectural styles and materials. The variety of vernacular adaptations are a critical feature of the district's special character, as stated in the RHDC Special character essay, "it was planned piecemeal over decades rather than designed as a planned community, its streets evolved over time and have differing characters." See Exhibit 1, "*Range of scale, style, and material in the District.*" The house located at 2310 Bedford Avenue has undergone such adaptations over the years, to meet the needs of the inhabitants. The property has transformed from a simple side-gabled domicile with a shed roof on the front and back, to the addition of a front-facing gable and modernized kitchen in 2010, to an extensive renovation and the addition of the second story over the existing footprint in 2015. Other properties in the district, including several historic properties and several that do not survive except in historical records, possess a similar "two-story vernacular style house with a front porch" appearance. Records also indicate significant remodeling of houses within the district, including the John and Mary Turner House which is described as a "one-story frame house... overbuilt with an imposing two-story frame addition..." See Exhibit 2, "*Adaptations over time; two-story reference properties.*"

The portion of Bedford Avenue within the Oberlin Village District is comprised of mostly single-family residential lots, zoned R10. The special character essay states that the 'norm' for lots within the district is 50 x 150 feet. Most lots in the Bedford Avenue vicinity, however, are 100' or 120' deep and range from 45' to 68' wide. The outliers are the small apartment building at 2304 Bedford Avenue, at approximately 106' x 178', and 710 Chamberlain Street, which is 70'+ wide and approximately 275' deep. The varying lot sizes and shapes precipitates a review of the massing of dwellings as a ratio of house width to lot width. The majority of the single-family lots in the district and in the Bedford Avenue vicinity, specifically, possess a house to lot width ratio of 71-75%. The house at 2310 Bedford Avenue currently possesses a 53% width ratio, while the proposed addition would place the property within the majority, at 71.9%. See Exhibit 3, "*Evaluation overlay maps,*" and Exhibit 4, "*Overall width and house-to-lot ratio precedent*" photos (two pages).

The wide variety of built forms within the Oberlin Village District, subsequent decades of alterations, and the discontinuous boundary of the district engenders a different sort of evaluation that is not specifically architectural. Frequently mentioned in narratives and historical statements of the Oberlin Village community are descriptions such as "the feeling of neighborhood... the safety of the streets" and "close-knit and neighborly." While many properties in the district are commercial use or residential rentals, with owners living elsewhere in Raleigh or out of state, the Mastrangelos have resided at 2310 Bedford Avenue for almost 13 years. Neighbors, especially children, frequently gather at their home, where the family has embraced the Bedford Avenue community and friends are considered family. Jeffrey and Christine Mastrangelo request approval for a one-story kitchen expansion to accommodate the needs of their growing family.

The proposed 254 SF addition is designed to be compatible with the details of the existing house. The addition shall be constructed on the east side of the structure and shall extend from the south corner northward to the existing exterior door (to remain) on the east wall. The front wall plane of the addition will step back slightly from the existing corner board with the intention of creating a shadow line between the existing house and the addition. The one story height and existing site topography, which falls away from Bedford Avenue, shall minimize the visual scale of the addition. The construction of the addition will require the relocation of the existing deck area adjacent to the exterior door. See Existing and Proposed Site Plans, Floor Plans, and Elevations.

The following is a list of materials and details:

1. The new roof will be hipped in form to echo the opposite side of the second-story roof. It shall have architectural asphalt shingles to match the existing. Fascias, eaves, and trim details shall match existing. See Elevations A102, A103.
2. The addition shall be constructed on a painted brick foundation and be clad in horizontal fiber cement lap siding, painted to match the existing house. The front wall of the addition shall be constructed with a reveal at the existing corner board. Detailing, including window trim & corner boards, will match existing trim construction, dimensions, and color. See Plan A101, Elevations A102, A103.
3. New windows on all three sides of the addition shall be vinyl 4/4 simulated divided lite, double-hung windows to match the existing kitchen windows. See Plan A101, Elevations A102, A103.
4. No other changes are anticipated to the existing exterior of the house.

As previously mentioned, we are also proposing the relocation of the existing deck on the east side of the house. The construction of the addition will require that the deck shift northward (toward the rear yard) while remaining adjacent to the existing exterior door. It will not change in shape or area. See Site Plans A000 and A100, Elevations A002 and A102.

The addition will require the removal of two medium-size foundation shrubs located to the south (in front) of the existing fence/railing at the deck to be relocated. The owners will install new shrub varieties in keeping with foundation plantings in front of the existing porch. No major site features of significance to the district shall be affected. See Site Plans A000 and A100, Elevations A002 and A102.

We are also proposing to expand the existing concrete parking area along the east side of property to increase the off-street parking to a size more appropriate for two family vehicles. There is an existing curb cut. The paving surface will be constructed on the surface of the existing grade with a minimum of excavation or change in topography. As previously stated, no major site features of significance to the district shall be affected. See Site Plans A000 and A100.

Many quoted statements in the above narrative are taken from the "Historic Research Report for the Designation of the Oberlin Village District as a Historic Overlay District," prepared by M. Ruth Little. Other quotations are taken from resources such as the Friends of Oberlin website and from a 2017 wunc.org article by Liz Schlemmer. Every attempt was made to maintain the context of the quotes contained herein.

0794943075
SMITH, AGNES BANKS
2314 BEDFORD AVE
RALEIGH NC 27607-7304

0794935960
MANIGAULT, DELORES SNELLINGS
2 WINDSOR TER APT 3A
WHITE PLAINS NY 10601-3737

0794946140
SINK, SUSAN B
3305 GLADE SPRING CT
RALEIGH NC 27612-4157

0794944145
HALL, MARIE E
710 CHAMBERLAIN ST
RALEIGH NC 27607-7320

0794946240
JOHNSON, FRED L CUMMINS, RENE E
PO BOX 10083
RALEIGH NC 27605-0083

0794944034
LITTLE, MARGARET RUTH
2312 BEDFORD AVE
RALEIGH NC 27607-7304

0794943254
NINEONENINE LLC
PO BOX 10330
RALEIGH NC 27605-0330

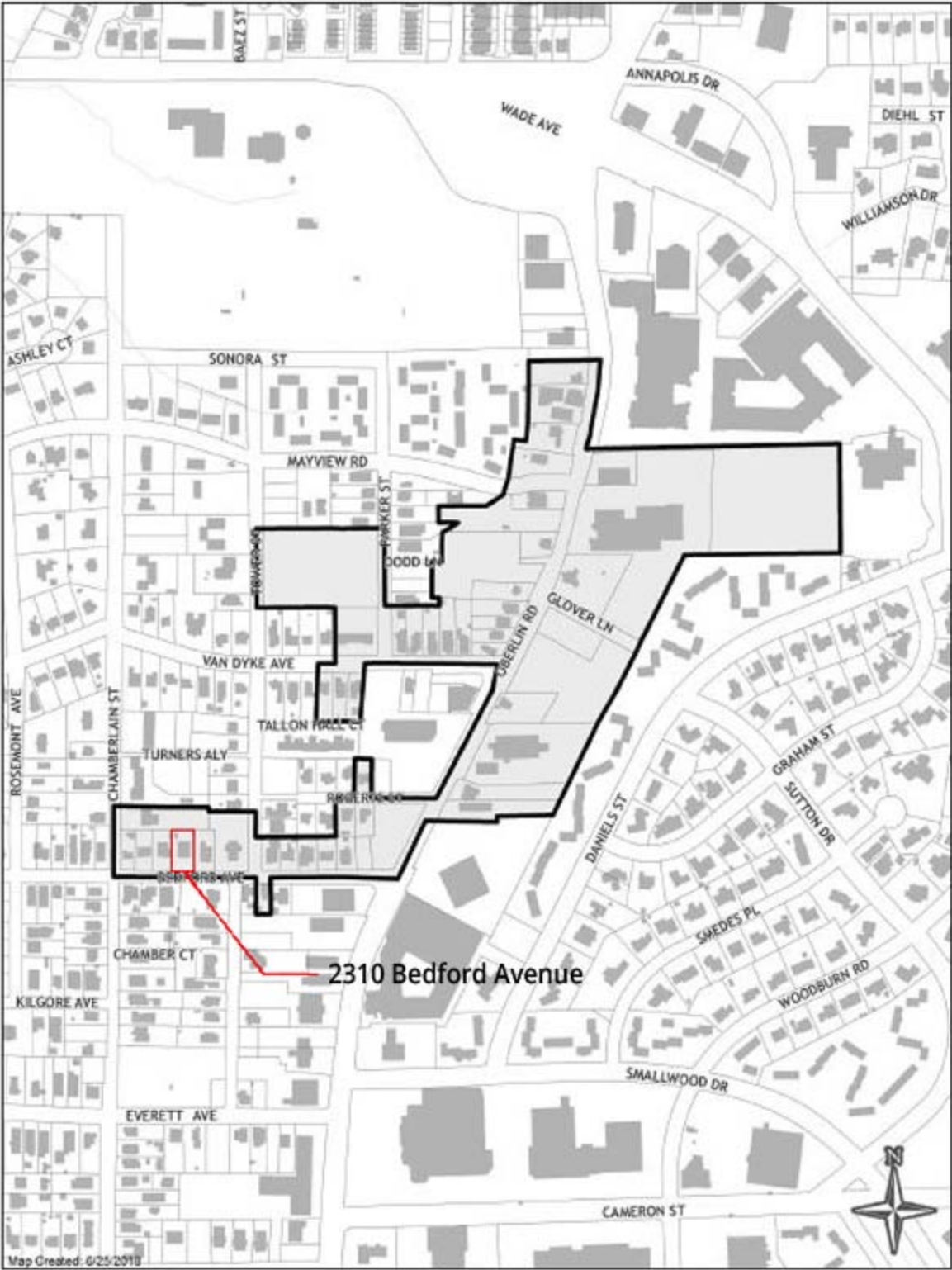
0794934961
HOLLAR, SETH E HOLLAR, ELIZABETH A
2311 BEDFORD AVE
RALEIGH NC 27607-7303

0794944095
MASTRANGELO, JEFFREY A
MASTRANGELO, CHRISTINE M
2310 BEDFORD AVE
RALEIGH NC 27607-7304

0794933991
HOLLAR, JENNIFER
2311 BEDFORD AVE
RALEIGH NC 27607-7303

0794945066
TRUSTEE OF THE GASTON AND AGNES
PERRY TRUST
820 IVANHOE DR
RALEIGH NC 27615-2216

Oberlin Village Historic District



2310 Bedford Avenue is located in the southwest portion of the Oberlin Village Historic Overlay District, between Tower Street and Chamberlain Street.



20191114_132850.jpg - View of property from Bedford Avenue



2019114_133029.jpg - View of property with adjacent house to the west



20191114-133018.jpg - View of property with adjacent house to the east



20190903_152313.jpg - View of house from southwest corner



20190903_152252.jpg - View of addition location from curb cut



593718189.jpg - View of side of house / addition location from east property line



Bedford Avenue housing sampling (within the Oberlin Village HOD)



Range of scale, style, and material in the District

Van Dyke Avenue sampling (within the Oberlin Village HOD)

2310 Bedford Avenue, Raleigh, NC 27607



October 13, 1995



February 2, 2011



June 15, 2017



Plummer T. Hall House - 2009



Plummer T. Hall House & Willis Graves House - 2019



Photo by Michael Zirkle Photography, copyright RHDC

John and Mary Turner House



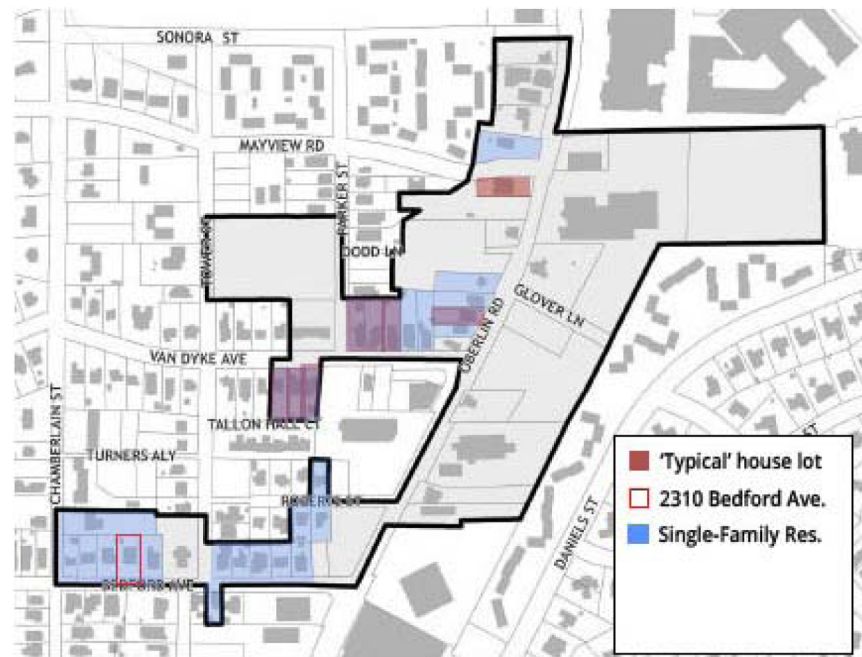
Photo by Michael Zirkle Photography, copyright RHDC

James Morgan House

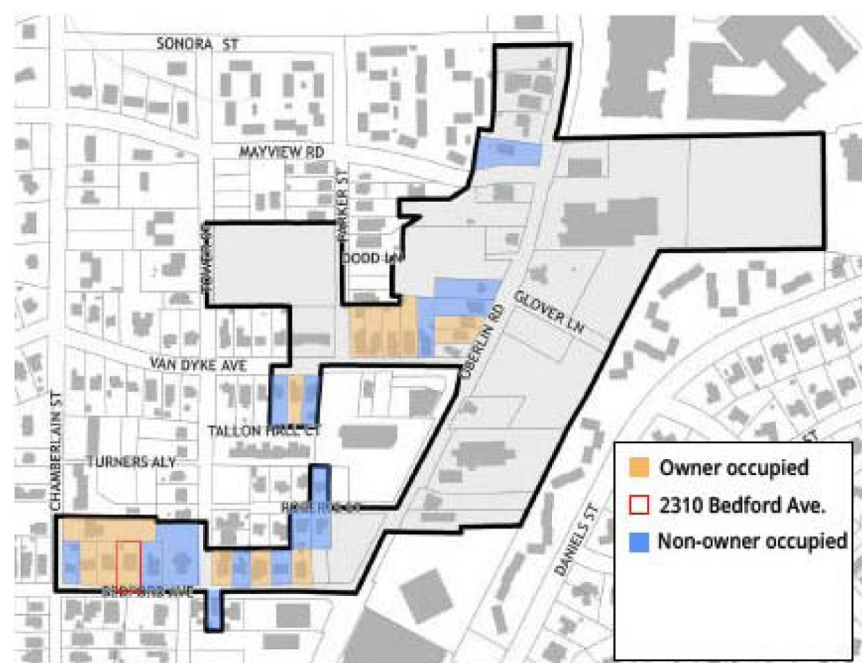


700 Tower Street as seen from Bedford Avenue

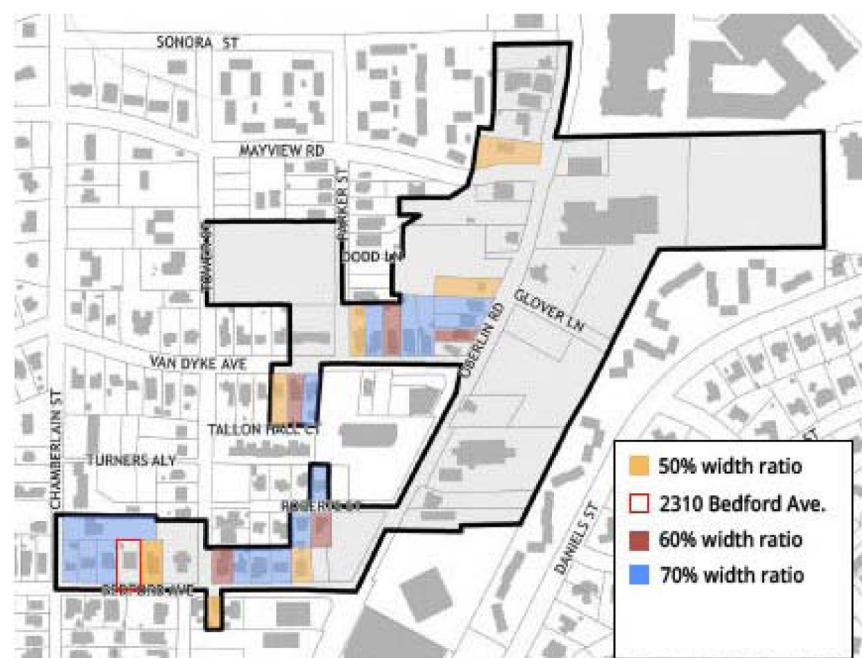
Adaptations over time; two-story reference properties



Bedford Avenue lots differ from what is considered 'typical' for the district.



A majority of the single-family residences in the district are not owner-occupied.



The majority of lots within the district have a 70% or higher ratio of building width to lot width.



2208 Bedford Avenue - front facade 45' wide; house to lot ratio - 75%



710 Chamberlain Street - 52' wide; house to lot ratio - 72%



2312 Bedford Avenue - front facade 42' wide; house to lot ratio - 75%

Overall width and house-to-lot width ratio precedent



2208 Roberts Street - front facade 39' wide; house to lot ratio - 71%



2211 Roberts Street - 43' wide; house to lot ratio - 72%



2210 Bedford Avenue- 43' wide, including side addition; house to lot ratio - 72%

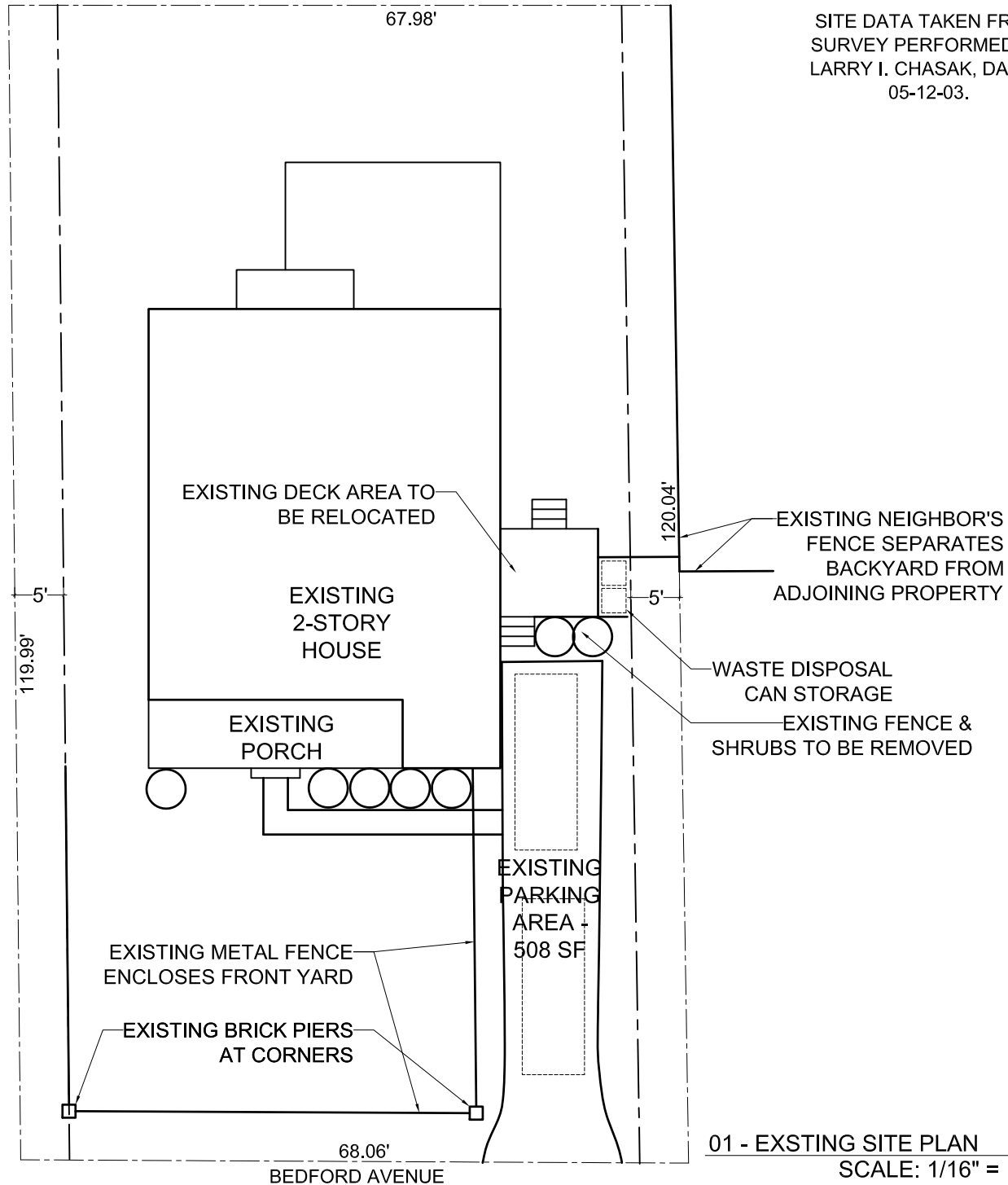
PRELIMINARY

Renovation for
2310 Bedford Avenue
Raleigh, North Carolina 27607

12/29/19

EXISTING
SITE PLAN
A000

SITE DATA TAKEN FROM
SURVEY PERFORMED BY
LARRY I. CHASAK, DATED
05-12-03.



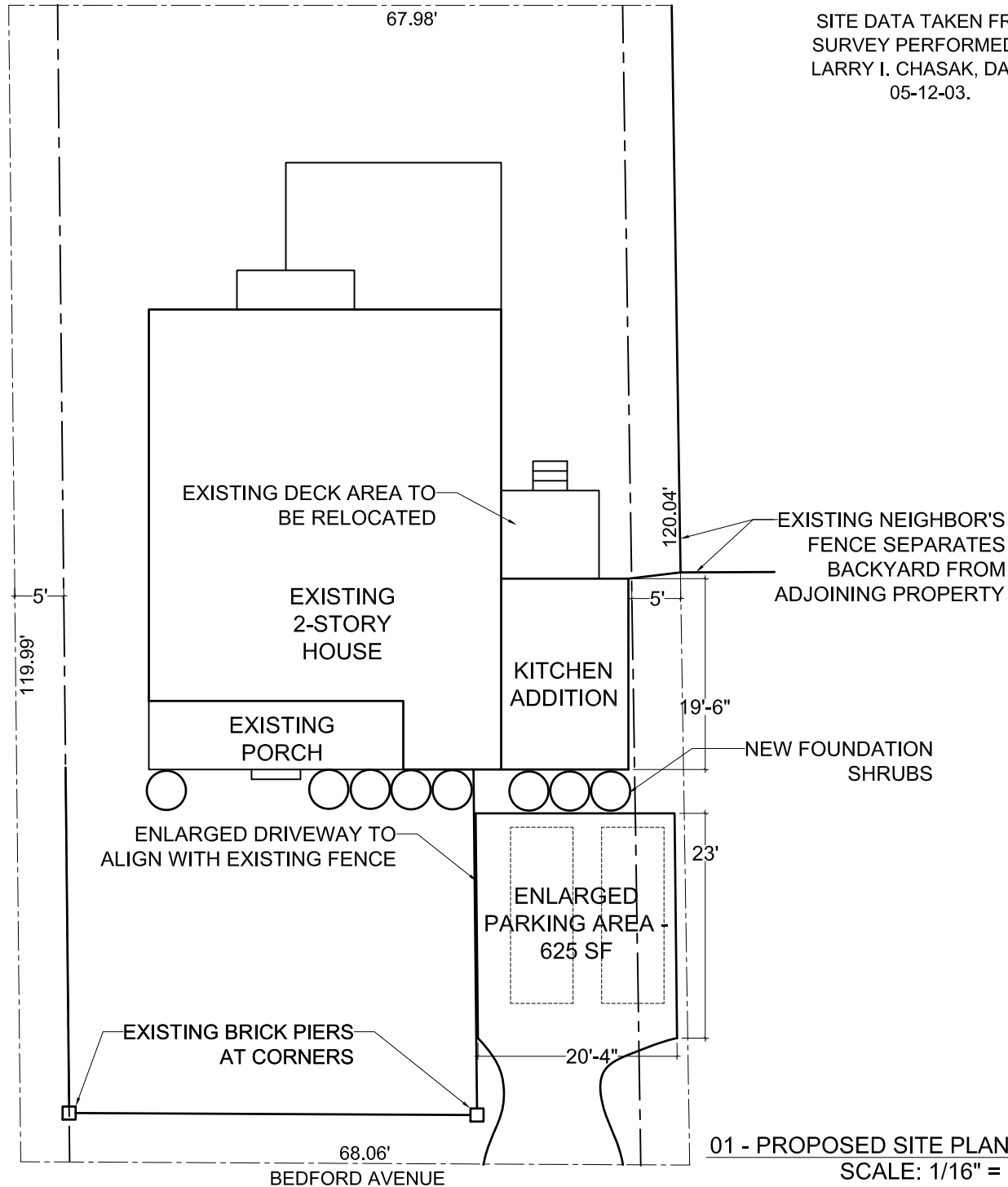
PRELIMINARY

Renovation for
2310 Bedford Avenue
Raleigh, North Carolina 27607

12/29/19

PROPOSED
SITE PLAN
A100

SITE DATA TAKEN FROM
SURVEY PERFORMED BY
LARRY I. CHASAK, DATED
05-12-03.

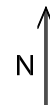
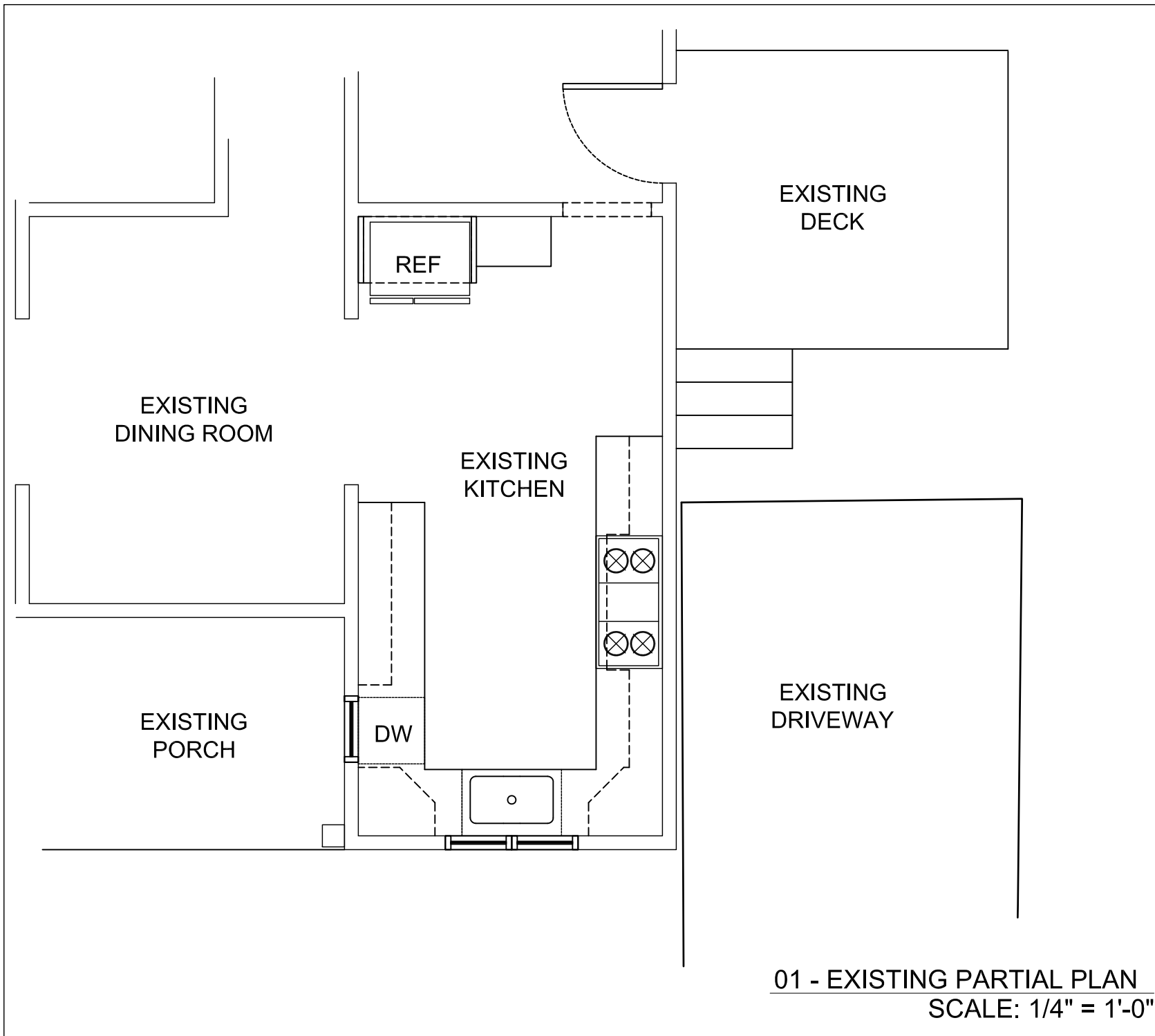


PRELIMINARY

Renovation for
2310 Bedford Avenue
Raleigh, North Carolina 27607

12/29/19

EXISTING
PLAN
A001

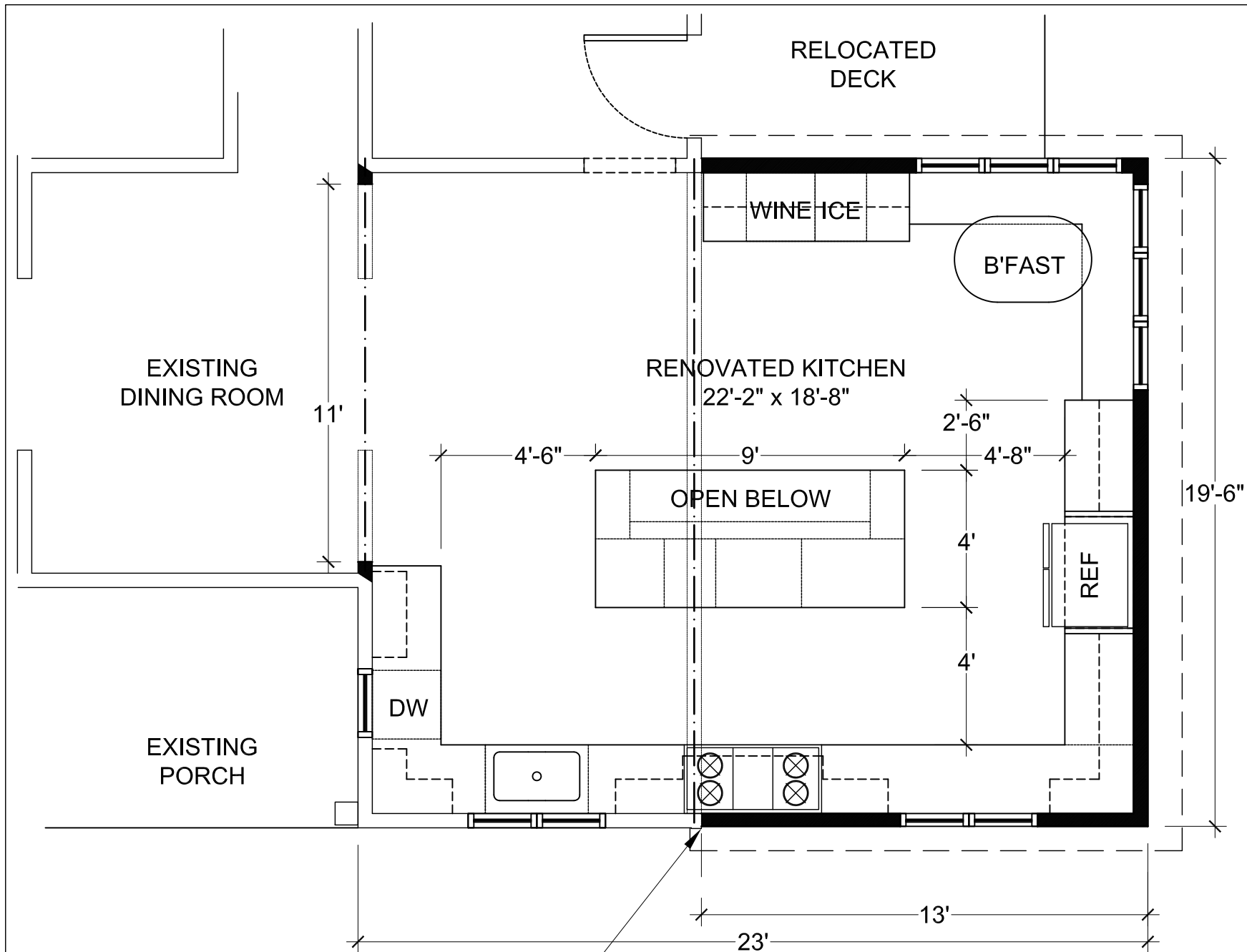


PRELIMINARY

Renovation for
2310 Bedford Avenue
Raleigh, North Carolina 27607

12/29/19

PROPOSED
PLAN
A101

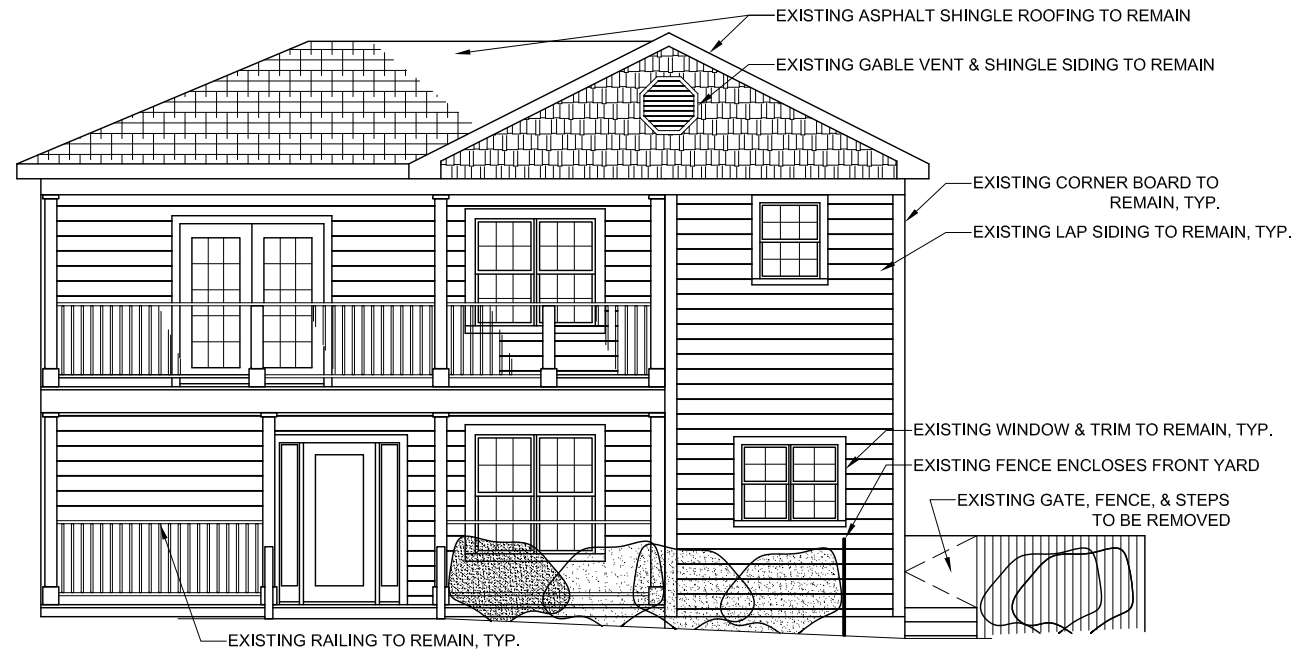


PRELIMINARY

Renovation for
2310 Bedford Avenue
Raleigh, North Carolina 27607

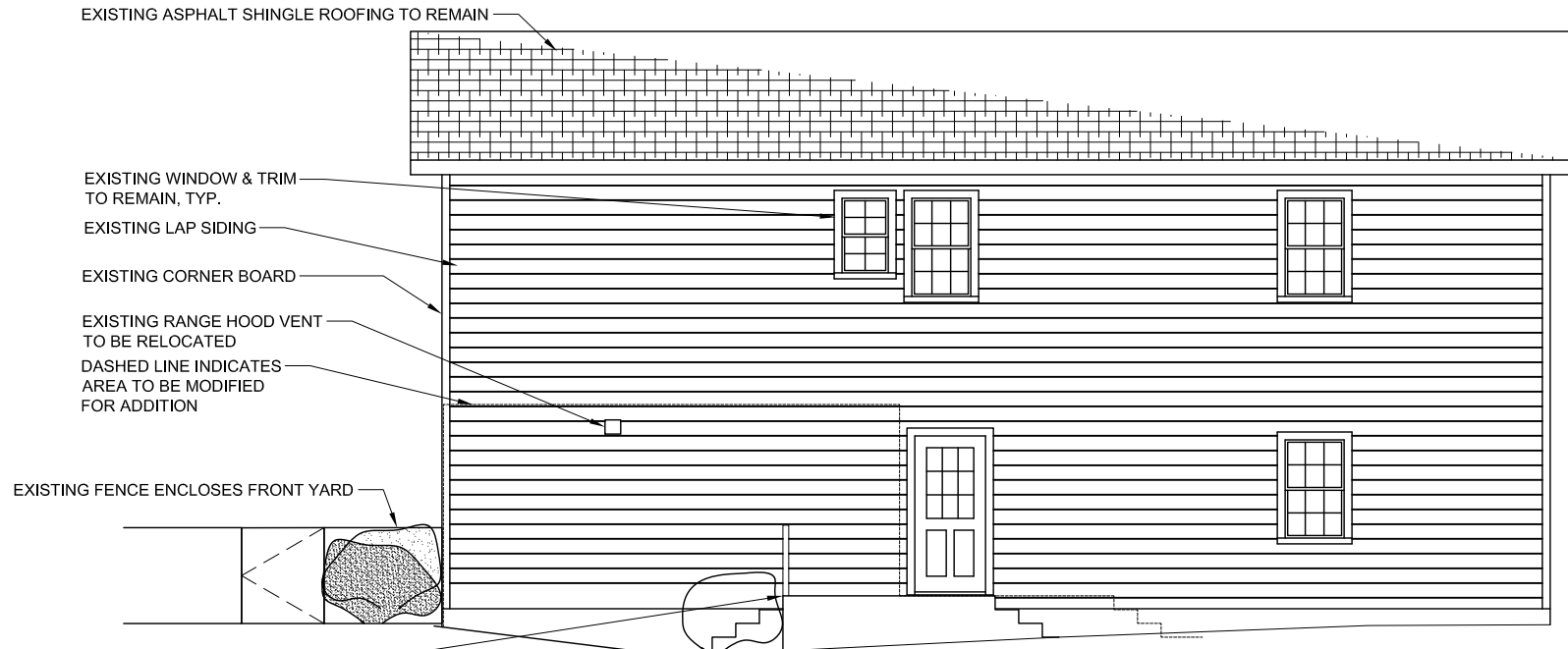
12/29/19

EXISTNG
ELEVATIONS
A002



02 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



01 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

PRELIMINARY

Renovation for
2310 Bedford Avenue
Raleigh, North Carolina 27607

12/29/19

PROPOSED
ELEVATIONS
A102



02 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



01 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

PRELIMINARY

Renovation for
2310 Bedford Avenue
Raleigh, North Carolina 27607

12/29/19

PARTIAL
ELEVATION
A103

EXISTING TWO-STORY HOUSE

NEW HIPPED ROOF.
ROOFING MATERIALS SHALL
MATCH EXISTING

NEW LOWER PITCH SHED ROOF
OVER EXT. DOOR

SIDING, WINDOWS, & CORNER
TRIM TO MATCH EXISTING

STREET ELEVATION 428'-0"

OUTLINE OF DECK AREA

NEW PAINTED BRICK
FOUNDATION TO MATCH
EXISTING

01 - NORTH ELEVATION
SCALE: 1/4" = 1'-0"