

City of Raleigh



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COA-0156-2018

516 N EAST STREET
OAKWOOD HISTORIC
DISTRICT (HOD-G)

0 25 50 100
Feet



Nature of Project:
Remove previous addition;
construct new addition;
paint structure; replace roof

APPLICANT:
RYAN ARMSTRONG



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0156-2018 516 N EAST STREET

Applicant: RYAN ARMSTRONG

Received: 10/10/2018

Meeting Date(s):

Submission date + 90 days: 01/08/2019

1) 11/26/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: GENERAL HOD

Nature of Project: Remove previous addition; remove deck; construct new addition; paint structure; replace roof

DRAC: An application was reviewed by the Design Review Advisory Committee at its October 29, 2018, meeting. Members in attendance were Dan Becker, Curtis Kasefang, and Mary Ruffin Hanbury; also present were Ryan Armstrong, applicant, Jamie Dawson; and Collette Kinane, staff.

Staff Notes:

- 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	Remove previous addition and deck; construct new addition
2.5	Roofs	Remove previous addition; construct new addition; replace roof
2.6	Exterior Walls	Remove previous addition; construct new addition
2.7	Windows and Doors	Remove previous addition; construct new addition
3.2	Additions to Historic Buildings	Remove previous addition; construct new addition

STAFF REPORT

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

- A. Constructing an addition; reconstructing a rear room; removing aluminum windows, and changing siding are not incongruous in concept according to *Guidelines* sections 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 1.3.9, 2.5.1, 2.5.7, 2.5.8, 2.6.1, 2.6.2, 2.6.11, 2.7.7, 2.7.11, 2.7.13, 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* 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: "This North Carolina Victorian cottage was built for William Carter Stronach, a merchant, banker and developer who lived at 601 N. Bloodworth St. He rented it to Thomas N. Bryant and his family; Bryant was a butcher with a stall in the City Market. His wife Martha kept dairy cows, and his daughter Pattie was a seamstress. Stronach sold the house to the Bryants in 1882. The original house is two rooms deep, with a hipped roof. The roof ridge is parallel to the front of the house, then extends perpendicularly rearward on both sides. The roof was originally sheathed in wooden shingles. The front porch has a hipped roof supported by coupled and tripled slender square-section posts, with sawnwork ornament between them, and a sawnwork balustrade. The partially glazed front door has a transom. Most windows are four-over-four. A shed-roofed addition was made to the northern part of the rear between 1950 and 1990. The house was restored by Pamela Davison and Martin Baumgardner in c.1975-1980. There is a saddle-roofed frame one-car garage to the northeast of the house, built in c.1940. It is 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 reaffirms the information included in Matthew Brown's inventory, and classifies the building as contributing.
- 3* The application states that no trees are proposed to be removed. A site plan was provided showing trees located on the property. A tree protection plan was also provided.
- 4* The proposed addition is at the rear of the house.
- 5* The proposed addition is at the same level as the historic house. The addition is inset from the existing house by about four feet on the north and south facades. The addition will be attached to the rear of the historic house where an existing addition currently exists. This is a traditional location to add to a historic house.
- 6* As shown in the side elevations, the roof ridge of the addition will attach under the eaves of the historic house. The elevations were not dimensioned.
- 7* A detail drawing of the eave details was provided. The proposed eave construction will match the existing.

- 8* The addition is proposed to be clad in smooth fiber cement siding – the application notes that the siding is proposed to have a 6” reveal to match the historic structure.
- 9* The roofing is proposed to be architectural shingles. Specifications were not provided.
- 10* The structure is proposed to be painted. Specifications were not provided.
- 11* The foundation of the addition is proposed to be CMU with a brick veneer to match the aesthetic of the historic house. Brick samples were not provided.
- 12* One-over-one wood double hung windows are proposed. A half-light or full-lite wood door is proposed for the rear elevation. Specifications were not provided.
- 13* **Built area to open space analysis:** According to the applicant, the lot is 10,890 SF. The footprint of the house is 1,844 SF. The proportion of built area to open space is currently 17%. The footprint of all the proposed built area is 2,595 SF. The proportion of built area to open space is proposed to be 24%.
- 14* Exterior lighting was not shown on the drawings, nor were specifications provided.
- 15* Gutters and downspouts were not shown on the drawings, nor were specifications provided.

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
 - a. Window specifications including a section drawing;
- 3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Door;
 - b. Roofing;
 - c. Paint color samples;
 - d. Exterior lighting including location on the building;
 - e. Gutters and downspouts including location on the building.

**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**



RHDC

[illegible]

1704913406
DAVISON, PAMELA K
501 HILLANDALE RD
SENECA SC 29672-2116

1704910385
HARRIS, JEAN BOYD
507 N EAST ST
RALEIGH NC 27604-1235

1704910480
ELLIS, RONALD G ROBERSON, EARL L
GOVERNORS SQUARE
710 N PERSON ST APT 303
RALEIGH NC 27604-1276

1704910485
ALTMAN, DOROTHY MORAS
517 N EAST ST
RALEIGH NC 27604-1235

1704910581
KERR, BRANDON T KERR, JORDANA H
519 N EAST ST
RALEIGH NC 27604-1235

1704910586
RITTERSHAUS, AHREN C F RITTERSHAUS,
KATHARINE T H
521 N EAST ST
RALEIGH NC 27604-1235

1704912356
SHELDON, STEVEN V SHELDON, PATRICIA
D
512 N EAST ST
RALEIGH NC 27604-1266

1704912471
HARRIS, AUSTIN TART
514 N EAST ST
RALEIGH NC 27604-1266

1704913239
CLAY, JOHN S
513 POLK ST
RALEIGH NC 27604-1959

1704913393
MANN, K MICHAEL MANN, LYNN W
515 POLK ST
RALEIGH NC 27604-1959

1704913511
ACKER, MARJORIE LYNN
1216 ONSLOW RD
RALEIGH NC 27606-1956

1704913528
IDDINGS, SUSAN S
526 N EAST ST
RALEIGH NC 27604-1266

1704913575
DOWNER, MIRANDA LEIGH DOWNER,
KAREN M
524 N EAST ST
RALEIGH NC 27604-1266

1704914341
MAZANEK, MICHAEL D MAZANEK,
TIFFANIE A
517 POLK ST
RALEIGH NC 27604-1959

1704914544
METCALFE, TIMOTHY W
524 EUCLID ST
RALEIGH NC 27604-1939

1704915312
KASEFANG, CURTIS ONEILL, SHARON
519 POLK ST
RALEIGH NC 27604-1959

1704915445
EMMANUEL PENT HOLINESS CHURCH
521 POLK ST
RALEIGH NC 27604-1959

1704915507
PASCUCCI, LOUIS J PASCUCCI, SARA E
526 EUCLID ST
RALEIGH NC 27604-1939

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. <u>Minor Work</u> (staff review) – 1 copy <u>Major Work</u> (COA Committee review) – 10 copies					
1. <u>Written description</u> . 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. <u>Description of materials</u> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. <u>Photographs</u> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			
5. <u>Plot plan</u> (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. <u>Drawings</u> showing existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input 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. <u>Fee</u> (See <u>Development Fee Schedule</u>)	<input type="checkbox"/>				

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 Ryan Armstrong

Mailing Address 400 Hunt St 506

City Durham

State NC

Zip Code 27701

Date 9/27/18

Daytime Phone 607-760-1170

Email Address rja9@buffalo.edu

Applicant Signature Ryan Armstrong

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 _____

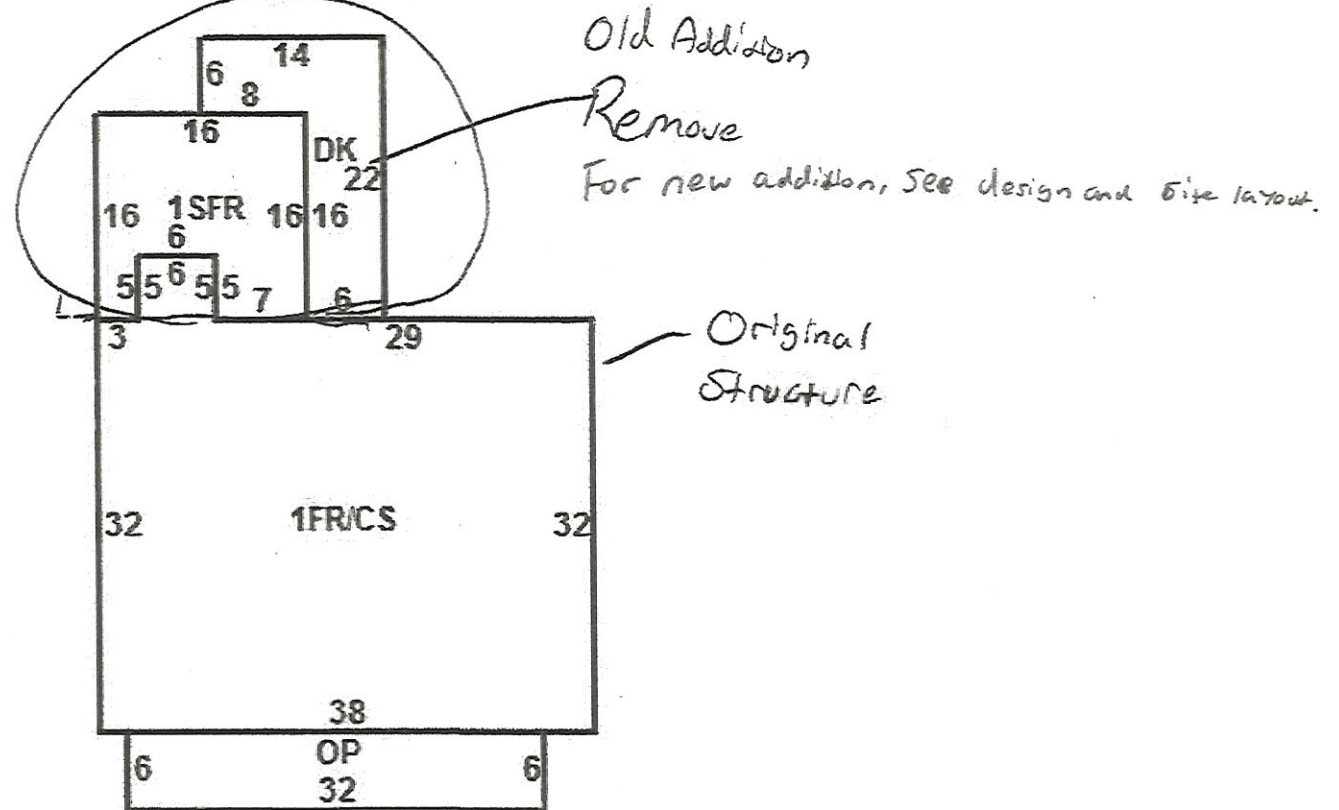
Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
3.2	Addition to historic Buildings	Remove existing addition at rear of house Construct new addition at rear of house.
2.4	Paint and Color	Paint existing structure and new addition in a scheme that fits the neighborhood.
2.5	ROOFS	Replace existing Shingle roof with new 30 yr asphalt dimensional roof to match addition

Main and Addition Summary

Story	Type	Code	Area	Inc
1	FR/CS		1246	
	OP	R	192	
1	SFR	A	226	
	DK	@	180	

Building Sketch

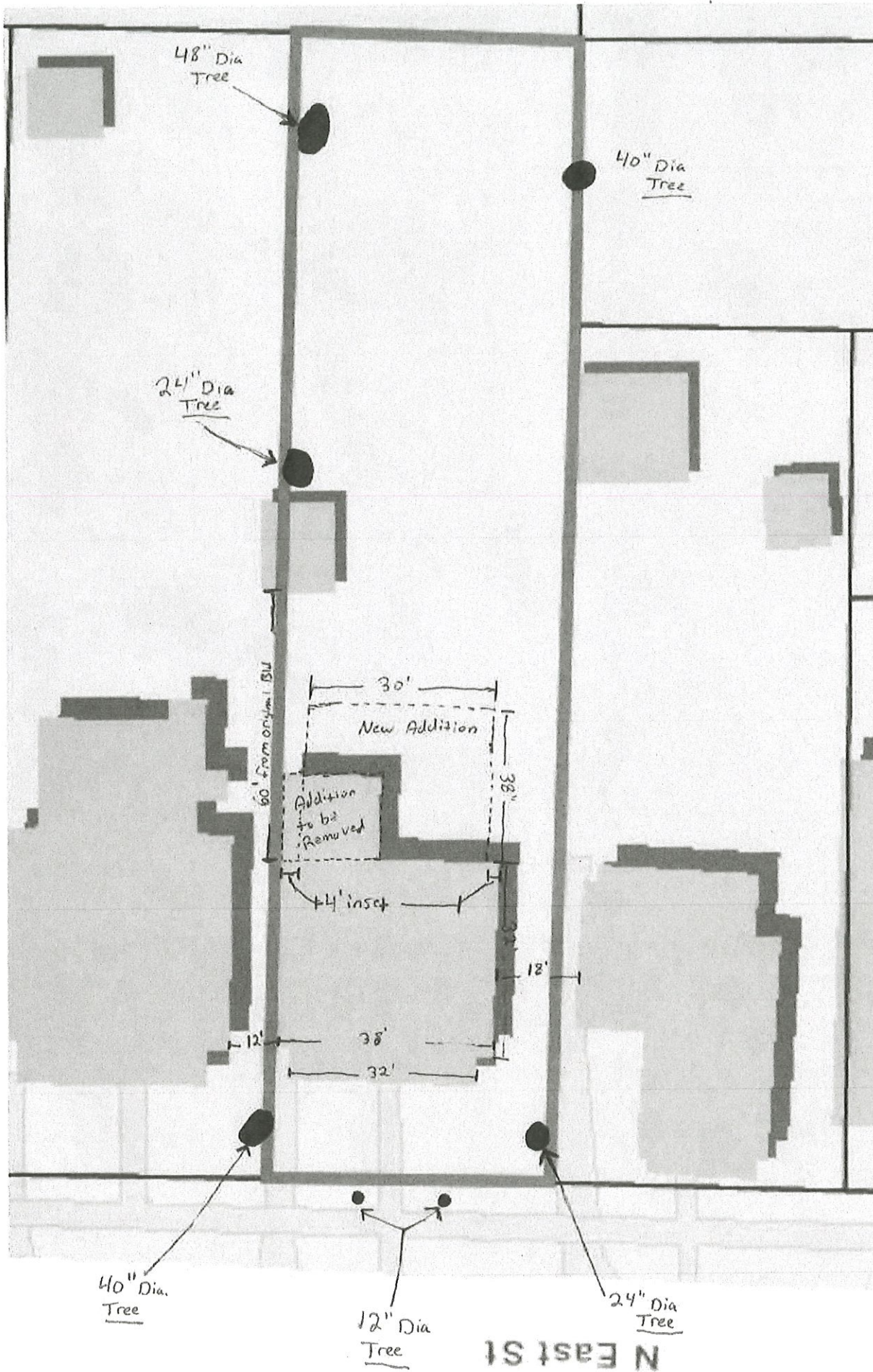


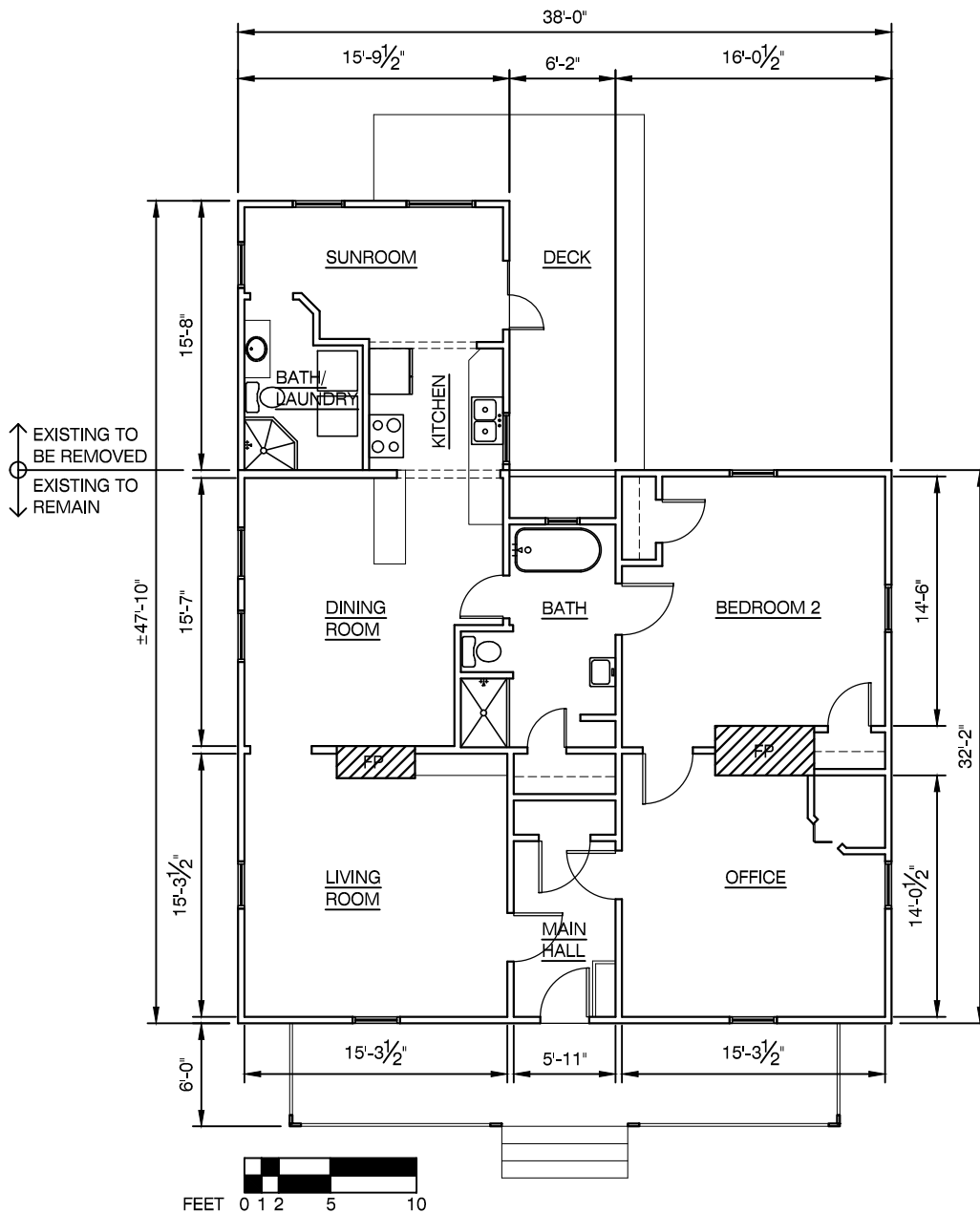
516 N. East St Project Description

- Remove deck (188sqft) and previously existing addition (226sqft)
- Build 1157 sqft addition off rear of existing structure, foot print to be 30' wide by 38' deep.
- Sides will be inset from rear of existing structure by approx 4' on each side.
- Roofline of addition will be a shallow pitch hip roof, ridge of roof will not extend past the roofline of the existing structure and therefore will not be visible from the street.
- Addition will house a master suite (bed, bath, closet) the third bedroom, kitchen, laundry room, second full bath, and storage.

Materials and finishes

- Foundation of addition to be excavated to appropriate depth.
- Foundation walls to be of 8x16 cmu with 4" brick veneer to match aesthetic of existing structure
- Addition frame to be a combination of traditional and engineered lumber.
- Windows to be Jeld-Wen Siteline double hung Auralast Pine with concealed Jambliner with a primed exterior. Grids to match existing structure
- Exterior door will be halflite or full lite solid core wood
- Siding and soffit on addition will be Allura brand or Nichia brand fiber cement lap siding, smooth with no bottom bead. Siding will have a 6" reveal to match existing structure.
- Siding end caps corners fascia, and window casing will be a Miratek composite material and will have a 4" reveal to match existing structure.
- Fiber cement siding will not weave into wood lap siding on existing structure, any damaged siding boards on existing structure will be replaced with wood to match and maintain the historic character.
- Exterior Paint colors are still TBD but will be selected from Sherwin Williams' Historic Color line.
- Exterior HVAC units will be installed along exterior of kitchen wall near the corner where the addition and original structure meet.
- Roof cladding will be a 30 year asphalt dimensional shingle product (color TBD) Original structure and addition will be re-roofed so all roofing will be uniform. Addition will have a layer of Ice guard beneath the shingles due to it's shallow pitch.
- Interior finishes will be of standards typical of current building practices. Drywall clad walls, wood/MDF trim, wood and tile floors, wood cabinets, solid surface counter tops.





EXISTING FLOOR PLAN

3/32" = 1'-0"

JAKE BATTLES

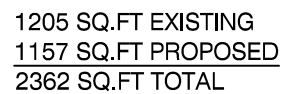
Home Design & Building Consultant
 Design, CAD, Building Code & Permit Drawings
 jbattles4@gmail.com 912.247.3834

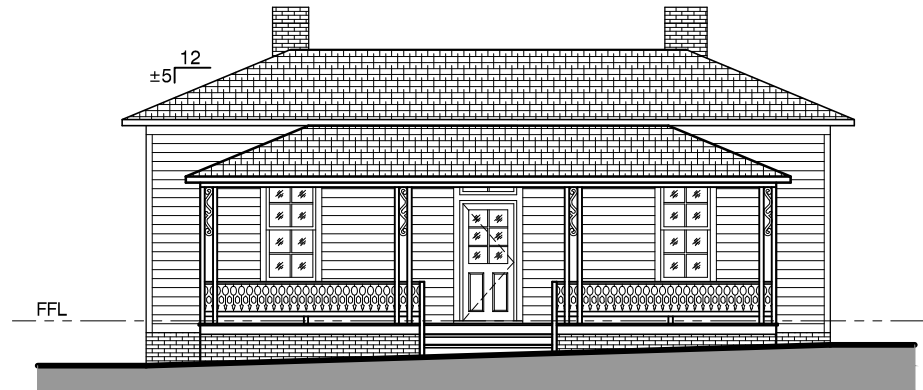
ASPIRE
 HOMES
 3105 Glenwood Ave. Suite 105
 Raleigh, NC 27612 919.424.1498

ADDITION & RENOVATIONS TO
516 N. EAST ST
 RALEIGH, NC 27604

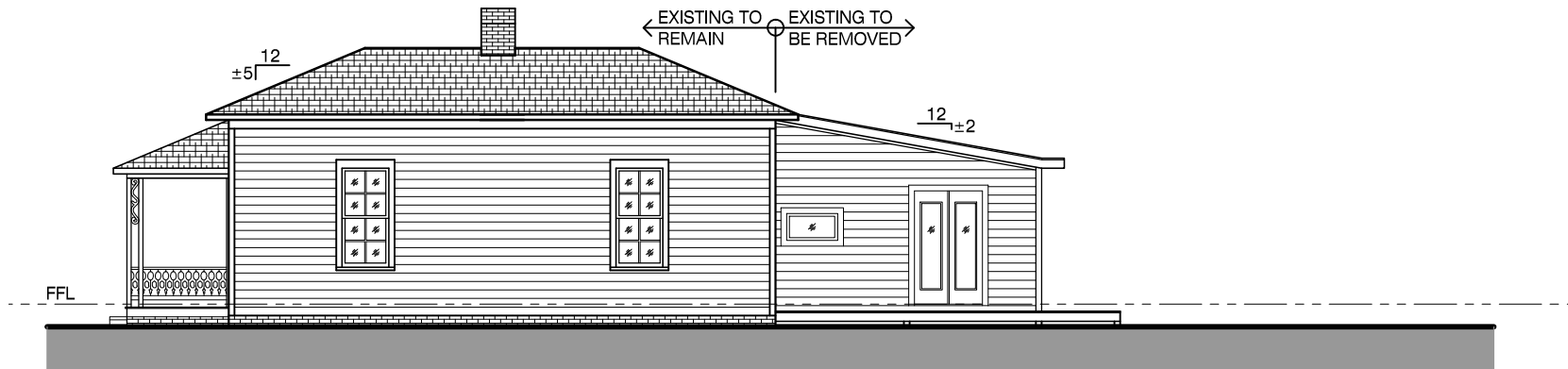
DATE
 11-06-18

01





FRONT / WEST ELEVATION
 3/32" = 1'-0" EXISTING



RIGHT SIDE / SOUTH ELEVATION
 3/32" = 1'-0" EXISTING

DATE
11-06-18

02

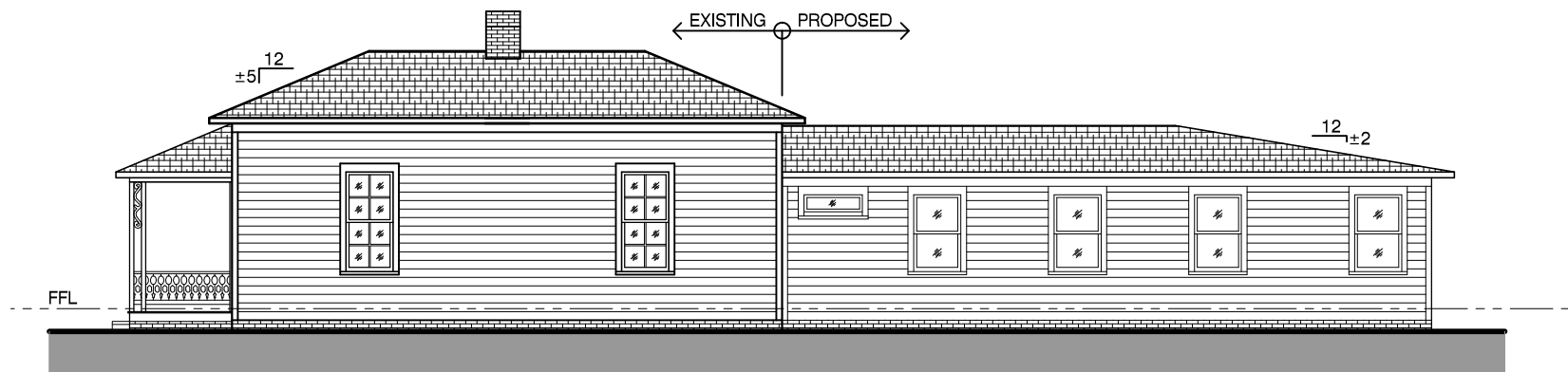
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 H O M E S
 3105 Glenwood Ave, Suite 105
 Raleigh, NC 27612 919.424.1488

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 Design, CAD, Building Code & Permit Drawings
 j.battles4@gmail.com 912.247.3834



FRONT / WEST ELEVATION
3/32" = 1'-0" PROPOSED



RIGHT SIDE / SOUTH ELEVATION
3/32" = 1'-0" PROPOSED

DATE
11-06-18

05

ADDITION & RENOVATIONS TO
516 N. EAST ST
RALEIGH, NC 27604

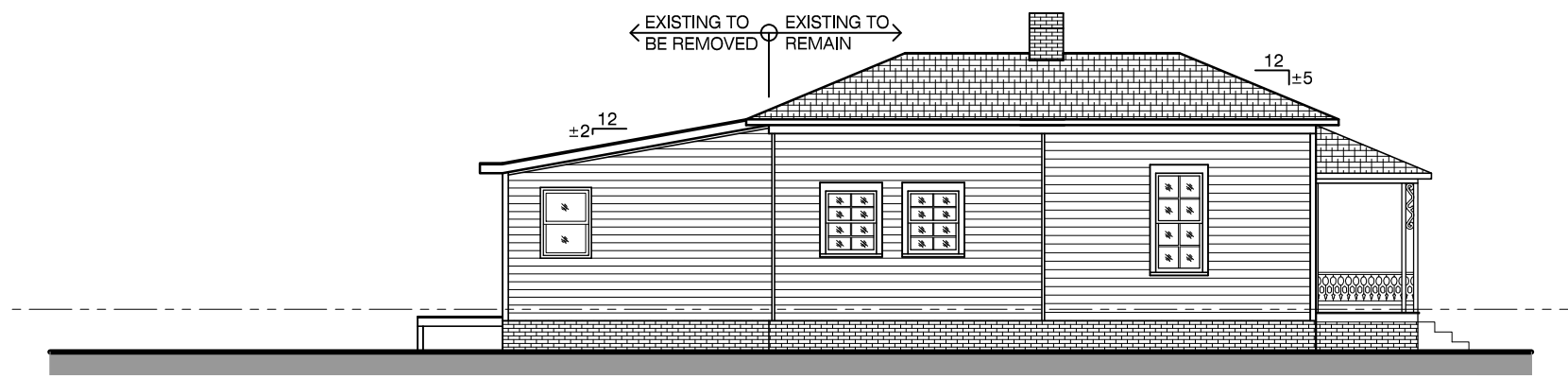
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H O M E S
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Raleigh, NC 27612 919.424.1498

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Design, CAD, Building Code & Permit Drawings
jbattles4@gmail.com 912.247.3834



REAR / EAST ELEVATION
 3/32"=1'-0" EXISTING



LEFT SIDE / NORTH ELEVATION
 3/32"=1'-0" EXISTING

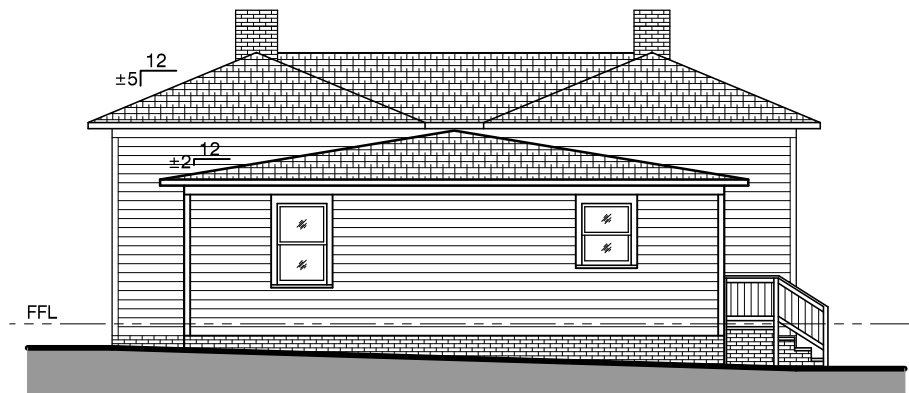
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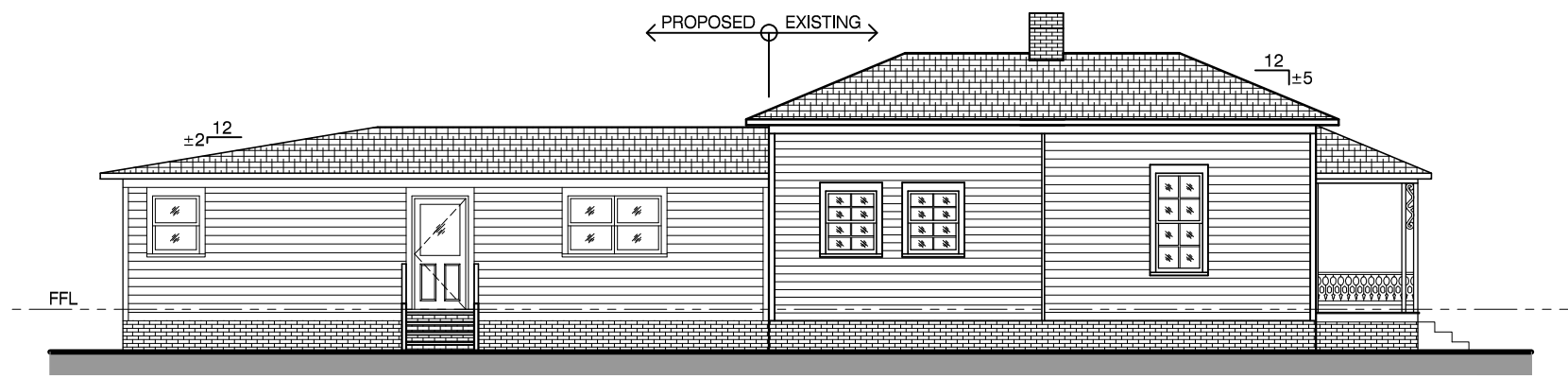
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ASPIRE
 H O M E S
 3105 Glenwood Ave, Suite 105
 Raleigh, NC 27612 919.424.1498

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 Design, CAD, Building Code & Permit Drawings
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REAR / EAST ELEVATION
 3/32"=1'-0" PROPOSED



LEFT SIDE / NORTH ELEVATION
 3/32"=1'-0" PROPOSED

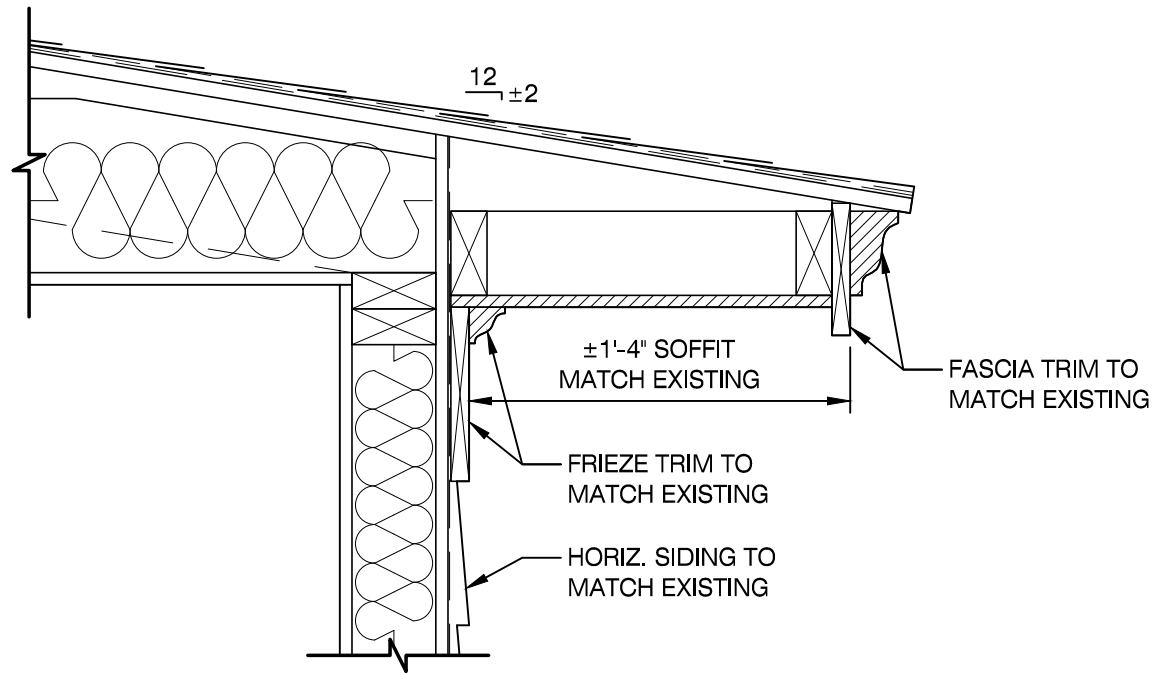
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06

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 3105 Glenwood Ave, Suite 105
 Raleigh, NC 27612 919.424.1498

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 jrbattles4@gmail.com 912.247.3834



TYPICAL SOFFIT / FASCIA DETAIL

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

DATE
11-06-18

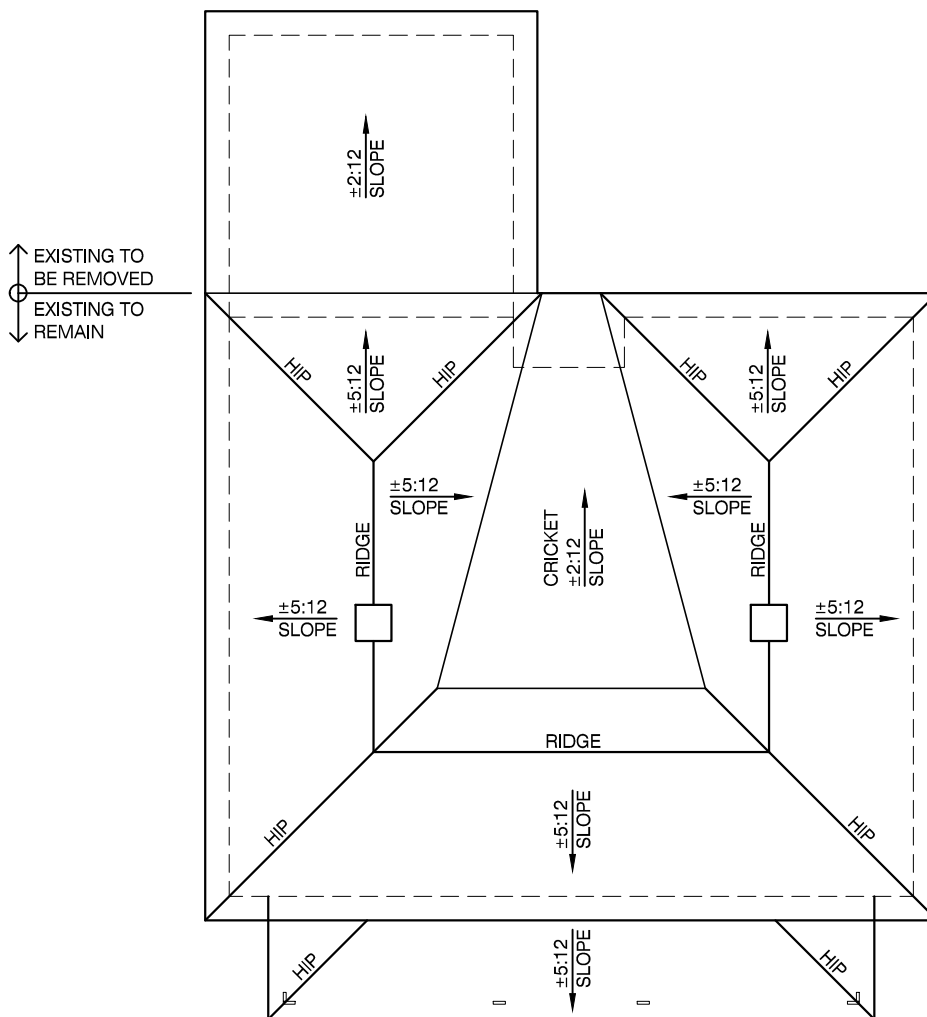
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ADDITION & RENOVATIONS TO
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ASPIRE
H O M E S
3105 Glenwood Ave, Suite 105
Raleigh, NC 27612 919.424.1498

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Home Design & Building Consultant
Design, CAD, Building Code & Permit Drawings
jbattles4@gmail.com 912.247.3884



EXISTING ROOF PLAN
 $3/32" = 1'-0"$

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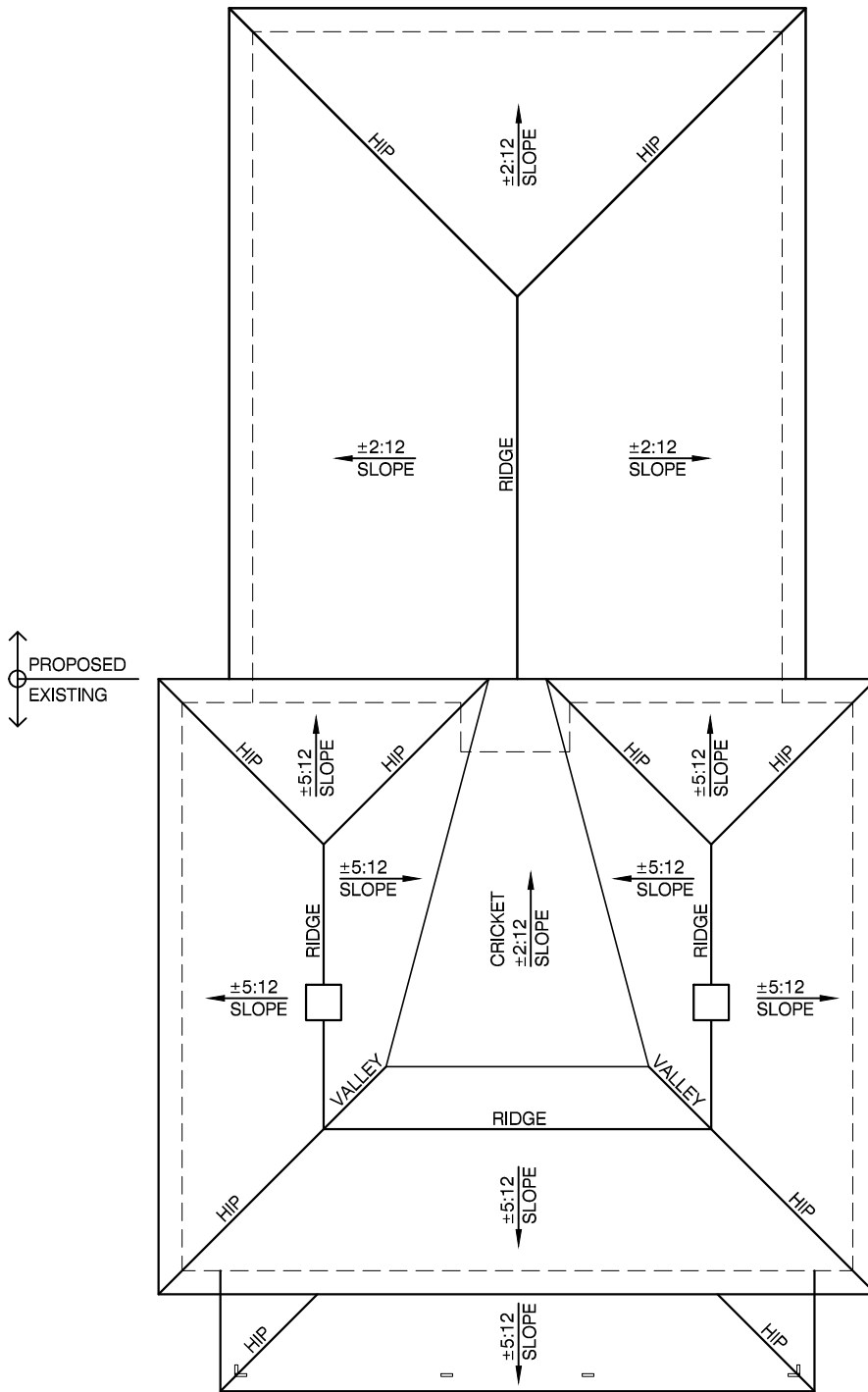
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ADDITION & RENOVATIONS TO
516 N. EAST ST
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DATE
 11-06-18

08



PROPOSED ROOF PLAN

3/32" = 1'-0"

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jbattles4@gmail.com 912.247.3834



ADDITION & RENOVATIONS TO
516 N. EAST ST
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DATE
11-06-18

09







