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

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
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</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Remove previous addition and deck; construct new addition</td>
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<tr>
<td>2.5</td>
<td>Roofs</td>
<td>Remove previous addition; construct new addition; replace roof</td>
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<tr>
<td>2.6</td>
<td>Exterior Walls</td>
<td>Remove previous addition; construct new addition</td>
</tr>
<tr>
<td>2.7</td>
<td>Windows and Doors</td>
<td>Remove previous addition; construct new addition</td>
</tr>
<tr>
<td>3.2</td>
<td>Additions to Historic Buildings</td>
<td>Remove previous addition; construct new addition</td>
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</tbody>
</table>

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.
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.

The roofing is proposed to be architectural shingles. Specifications were not provided.

The structure is proposed to be painted. Specifications were not provided.

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.

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.

**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%.

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

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.
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

DEVELOPMENT SERVICES DEPARTMENT

For Office Use Only

Transaction #
File #   COA-0156-2018
Fee
Amount Paid
Received Date
Received by

□ 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

Property Street Address 516 N East St

Historic District Oakwood

Historic Property/Landmark name (if applicable) Thomas Bryant

Owner’s Name Ryan Armstrong

Lot size (width in feet) (depth in feet)

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

See Attachment

Property Address

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

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

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

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

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

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

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

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

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

ACKER, MARJORIE LYNN
1216 ONSLOW RD
RALEIGH NC 27606-1856

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

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

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

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

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

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

METCALFE, TIMOTHY W
564 EUCLID ST
RALEIGH NC 27604-1939

PASCUCCHI, LOUIS J PASCUCCHI, 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 ______________________

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### TO BE COMPLETED BY APPLICANT

<table>
<thead>
<tr>
<th>TO BE COMPLETED BY CITY STAFF</th>
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<tbody>
<tr>
<td>YES</td>
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</tbody>
</table>

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.)

2. **Description of materials (Provide samples, if appropriate)**

3. **Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.**

4. **Paint Schedule (if applicable)**

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.

6. **Drawings showing existing and proposed work**
   - [ ] Plan drawings
   - [ ] Elevation drawings showing the facade(s)
   - [ ] Dimensions shown on drawings and/or graphic scale (required)
   - [ ] 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.

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 Label Creator to determine the addresses.**

8. **Fee (See Development Fee Schedule)**

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*Note: The table above is a placeholder and may not reflect the actual requirements or format of the form.*
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 My Action

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

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.2</td>
<td>Addition to historic buildings</td>
<td>- Remove existing addition at rear of house. Construct new addition at rear of house.</td>
</tr>
<tr>
<td>3.4</td>
<td>Paint and color</td>
<td>- Paint existing structure and new addition in a scheme that fits the neighborhood.</td>
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<tr>
<td>2.5</td>
<td>Roofs</td>
<td>- Replace existing Shingle roof with new 30 yr asphalt dimensional roof to match addition.</td>
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<td>Story</td>
<td>Type</td>
<td>Code</td>
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Building Sketch

Old Addition
Remove
For new addition, see design and site layout.

Original Structure
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.
THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS HAVING SPECIAL FLOOD HAZARDS ACCORDING TO FLOOD INSURANCE RATE MAP #3720170400 J, EFFECTIVE DATE: MAY 2, 2006.

LOT ___  BLOCK ___  SECTION ___
SUBDIVISION ___

RECORDED IN DEED BOOK 17249  PAGE 384  WAKE COUNTY REGISTRY

I, SONYA A. WARD, HEREBY CERTIFY THAT THIS MAP IS CORRECT, THAT THE BUILDINGS AND LINES ON THE LOT, AND THAT THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE SAID LOT, EXCEPT AS SHOWN ON SURVEY.

SURVEY FOR: RYAN J. ARMSTRONG
RALEIGH TOWNSHIP  WAKE COUNTY  NC
SCALE: 1" = 30'
WARD SURVEYING SERVICES, PLLC
TYPICAL SOFFIT / FASCIA DETAIL

FRIEZE TRIM TO MATCH EXISTING

±1'-4" SOFFIT

MATCH EXISTING

±1'-4" SOFFIT

MATCH EXISTING

1'-0"

HORIZ SIDING TO MATCH EXISTING

FASCIA TRIM TO MATCH EXISTING

1-1/2"

1-1/2"=1'-0"
EXISTING ROOF PLAN

3/32"=1'-0"
PROPOSED ROOF PLAN
3/32"=1'-0'