

City of Raleigh



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COA-0163-2019

704 N EAST ST

OAKWOOD (R-10)

0 35 70 140
Feet



Nature of Project:
Remove deck; construct screened
porch addition

APPLICANT:
KENNETH BOWERS
704 N EAST ST



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – SUMMARY PROCEEDING

COA-0163-2019 704 N EAST STREET

Applicant: KENNETH BOWERS

Received: 12/05/19

Meeting Date(s):

Submission date + 90 days: 03/04/20

1) 1/23/20 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Construct screened porch; remove deck

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 screened porch; remove deck
3.2	Additions	Construct screened porch

STAFF REPORT

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

- A. Constructing a screened porch and removing a deck are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.10, 3.2.11, 3.2.12; and the following suggested facts:
- 1* 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, the house is a Craftsman frame bungalow, ca. 1928: "The house has a side-gabled saddle roof, with exposed rafter tails under the horizontal eaves. There are two gabled projections on the front of the house...Most windows are six-over-one. On the rear was originally a small gabled ell and a tiny back porch. In 1997 this was subsumed into a larger gabled projection..."
- 2* The application proposes construction of a screened porch at the rear of the existing house. An existing deck is proposed to be removed.
- 3* The existing deck is approximately 10'x23'. It is located off-center, in line with the south wall of the house.

- 4* The proposed screen porch is approximately 19.5'x16'. The porch and stairs are proposed to be centered on the rear of the house with a roughly 6' setback from the north and south walls.
- 5* **Built area to open space analysis:** According to the application, the lot totals 5,285. Calculations and a ratio for existing built area were not provided. The proposed addition adds 312 SF for a total proposed built area of 2,148 SF. The proposed built area is 41%. The existing deck is only slightly smaller in size, thus the increase in built area should be marginal.
- 6* The Design Guidelines refer to not substantially increasing the **original** built area to open space. Calculations were not provided for the property's original area mass. A driveway was approved in 2004 (017-04-MW), an addition was approved in 1996 (167-96-CA), and a deck was approved in 1993 (MWD-93-041).
- 7* **Built mass to open space analysis:** According to the application, the lot totals 5,285 SF with an existing built mass of 1,396 SF. The existing built mass to open space is 26%. The proposed addition adds 312 SF for a total proposed built mass of 1,708 SF. The proposed built area is 32%, this results in an increase of 6%.
- 8* The Design Guidelines refer to not substantially increasing the **original** built mass to open space. Calculations were not provided for the property's original area mass. An addition was approved in 1996 (167-96-CA).
- 9* The proposed porch roof is a gable form that mimics the slope of the existing roof. The stairs accessing the rear yard are not included under the porch roof, resulting in a gable that is offset from the main roof form. The roof covering is proposed to match the existing shingles.
- 10* The proposed porch is designed to be structurally self-supporting.
- 11* The proposed porch is to be framed with treated lumber and painted to match the house. Tubular metal rods are proposed for the railing.
- 12* Horizontal wood slats are proposed to screen the structure underneath the porch.
- 13* According to the application text, the screening for the porch is to be on the inside of the porch framing. A section drawing of the screened porch was provided.

- 14* The application notes that siding will be repaired and replaced as needed as a result of the removal of the existing deck. It is not indicated how new siding will be incorporated with the existing.
- 15* A tree survey identifying trees greater than 8" DBH on the property was provided. A plan identifying locations for materials storage and refuse staging was provided. A tree protection plan was not provided. The application states that no trees will be disturbed as a result of the project.
- 16* Gutters and downspouts are indicated on the elevations and are proposed to match existing.
- 17* Exterior lighting was not shown, nor were specifications provided.

Staff suggests that the committee approve the application with the following conditions:

1. That the materials staging plan be revised to show tree protection fencing parallel to the north and east property lines.
2. That tree protection plans be implemented and remain in place for the duration of construction.
3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Exterior lighting including location on the 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.

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 <input checked="" type="checkbox"/> No <input type="checkbox"/>	Office Use Only Type of work: _____ _____
Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

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).
		Text

<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>

COA Application :: Supporting Materials

704 N. East Street // Major Work // Back Porch Addition

Property Owner Names & Addresses

Below is the list of names and addresses for owners within 100 feet of the subject property.

Owner	Street	City, State, Zip
NAUDAIN L MACHEN REVOCABLE TRUST	703 N EAST ST	RALEIGH NC 27604-1239
STARKEY, BRIAN H FINALDI, LISA A	702 N BLOODWORTH ST	RALEIGH NC 27604-1230
BRYAN, DOROTHY ANNE BRYAN, BRUCE B	705 N EAST ST	RALEIGH NC 27604-1239
CAMPBELL, THOMAS L JR CAMPBELL, HEATHER S	707 N EAST ST	RALEIGH NC 27604-1239
CHAPPELL, LINDA MARETT	412 E FRANKLIN ST	RALEIGH NC 27604-1242
FEE, FRANK E III	624 N EAST ST	RALEIGH NC 27604-1238
LYLE, MARY LYNN	700 N EAST ST	RALEIGH NC 27604-1240
BOWERS, KENNETH	704 N EAST ST	RALEIGH NC 27604-1240
FLOYD, CHRISTOPHER B NASH, ELIZABETH	706 N EAST ST	RALEIGH NC 27604-1240
ZUCCHINO, LAWRENCE R	502 E FRANKLIN ST	RALEIGH NC 27604-1941
BLANKINSHIP, MATHEW P BLANKINSHIP, WENDY J	506 PACE ST	RALEIGH NC 27604-1958
HOUSE, HARPER H III HOUSE, ANITA M	1404 IVY LN	RALEIGH NC 27609-4730
BURROWS, S M BURROWS, DONNA BURROWS	5025 UPCHURCH LN	WAKE FOREST NC 27587-6374
BARBARA C STANLEY REVOCABLE TRUST	5500 LAMBSHIRE DR	RALEIGH NC 27612-2925
CHELF, CHRISTINE CHELF, JONATHAN	511 PACE ST	RALEIGH NC 27604-1957
DAVISSON, ANDREW M DAVISSON, ERIN K	515 PACE ST	RALEIGH NC 27604-1957
GILL, MARGARET LEE	508 E FRANKLIN ST	RALEIGH NC 27604-1941

Design Guidelines

The project proposes to replace an aging rear deck, believed to have been added to the house in 1998, with a roofed and screen-enclosed porch. Under the historic guidelines, this is considered an addition, yet the construction techniques have as much in common with a deck as they do with a fully enclosed addition. Therefore, guidelines from both section 3.1 for Decks and 3.2 for Additions are cited below. Applicant responses to the guidelines are in *italics*.

3.1 Decks: Guidelines

.1 Locate and construct decks so that the historic fabric of the structure and its character-defining features and details are not damaged or obscured. Install decks so that they are structurally self-supporting and may be removed in the future without damage to the historic structure.

The proposed porch will be constructed as a free-standing structure, unlike the current deck which is attached to the house and supported by the foundation.

.2 Minimize the visibility of new residential decks from the street by introducing them in inconspicuous locations, usually on the building's rear face and inset from the rear corners. Design and detail decks and associated railings and steps to reflect the materials, scale, and proportions of the building.

The proposed porch is located entirely behind the rear facade of the house.

.4 Align decks generally with the height of the building's first-floor level. Visually tie the deck to the building by screening with compatible foundation materials such as skirt boards, lattice, masonry panels, and dense evergreen foundation plantings.

The house is on a downward sloping lot and presents a single main story to street, but has a walkout basement accessible near the SE corner of the foundation. The porch will be aligned with the main story, where it can be accessed directly from the kitchen.

.5 Locate new decks so they do not require removal of a significant building element or site feature such as a porch or a mature tree.

No tree removal is necessary for this project.

3.2 Additions: Guidelines

.1 Construct additions, if feasible, to be structurally self-supporting to reduce any damage to the historic building. Sensitively attach them to the historic building so that the loss of historic materials and details is minimized.

The existing deck, to be removed, is attached to the house and supported by the foundation. The design of the new deck is free standing. The rear of the house is not original, but was substantially rebuilt in 1997/98 after a tree fell on the house during Hurricane Fran. The footprint of the house was modestly expanded at this time. The original foundation is fully intact. There will be an opportunity to replace siding as the new structure will impact less of the building wall than the current structure.

.2 Design additions so that the overall character of the site, site topography, character-defining site features, trees, and significant district vistas and views are retained.

The new porch does not disturb the site topography, nor any trees. Some landscaping of no significance will be removed and upgraded.

.3 Survey in advance and limit any disturbance to the site's terrain during construction to minimize the possibility of destroying unknown archaeological resources.

A survey is attached.

.4 Protect large trees and other significant site features from immediate damage during construction and from delayed damage due to construction activities, such as loss of root area or compaction of the soil by equipment. It is especially critical to avoid compaction of the soil within the critical root zone.

.5 It is appropriate to implement a tree protection plan prior to the commencement of construction activities.

No trees are proposed to be disturbed as part of the project.

.6 Locate a new addition on an inconspicuous face of the historic building, usually the rear one.

The current deck has stairs that project out from the rear of the house and can be seen from the street when looking down the driveway. The new porch will be tucked entirely behind the rear building face, and will no longer be visible from this location, leading to a neater appearance.

.7 Limit the size and the scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building.

The porch addition is visually subordinated to the main house. It continues a similar roofline as the principal structure but at a lower elevation. The porch will not be visible from N. East Street, and will have limited visibility from Pace Street. The footprint will be slightly smaller than the existing deck.

.8 Design an addition to be compatible with the historic building in mass, architectural style, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original.

.9 Design additions so that the placement, configuration, materials, and overall proportion of windows and doors are compatible with those of the historic building. Select exterior surface materials and architectural details that are compatible with the existing building in terms of composition, module, texture, pattern, and detail.

.10 It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.

The addition will be distinct from the main structure, both because of the open nature of a screened porch, and the use of more contemporary materials and design elements. At the same time, the porch will be clearly subordinate to the main structure—it is lower in height and set in from the corners of the house. The material palette, roof materials, and paint will match seamlessly with the main house.

No building or site feature will be altered or harmed. The porch will replace an existing deck, shrinking the existing footprint somewhat. The rear facade of the house is not original, having been destroyed in Hurricane Fran in 1997.

.11 It is not appropriate to construct an addition that significantly changes the proportion of original built mass to open space on the individual site.

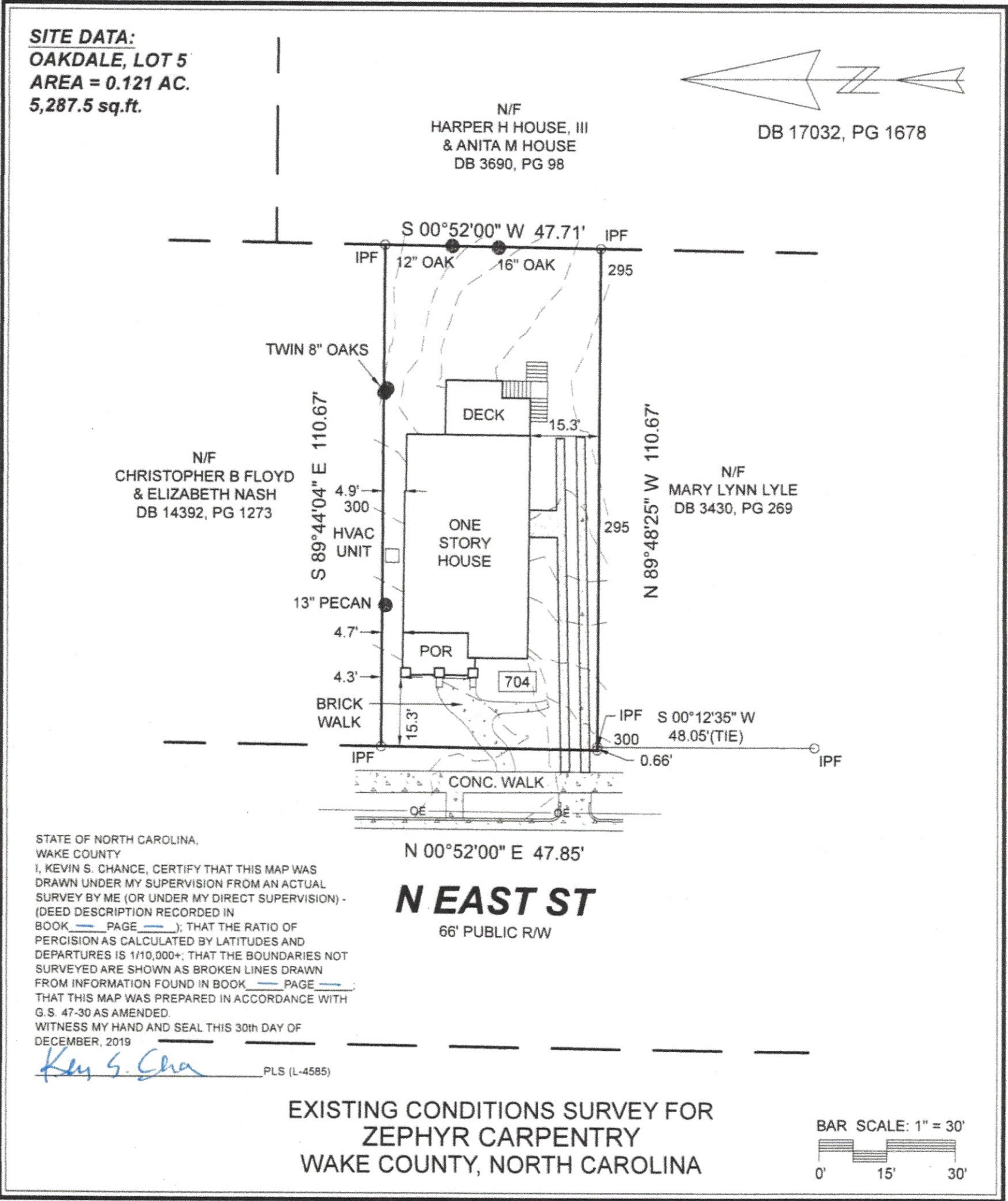
.12 It is not appropriate to construct an addition if the overall proportion of built mass to open space on its site will significantly vary from the surrounding buildings and sites that contribute to the special character of the historic district.

The change in building mass is minor. The porch will add fewer than 300 square feet to the site, while the existing house has a footprint of approximately 1,400 square feet. The total lot size is approximately 5,200 square feet. Lot coverage and the amount of open space are not changing, as the project replaces an existing deck.

List of Materials

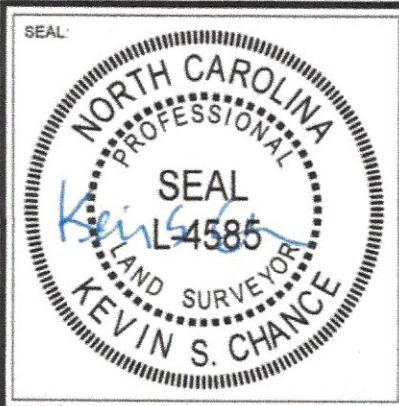
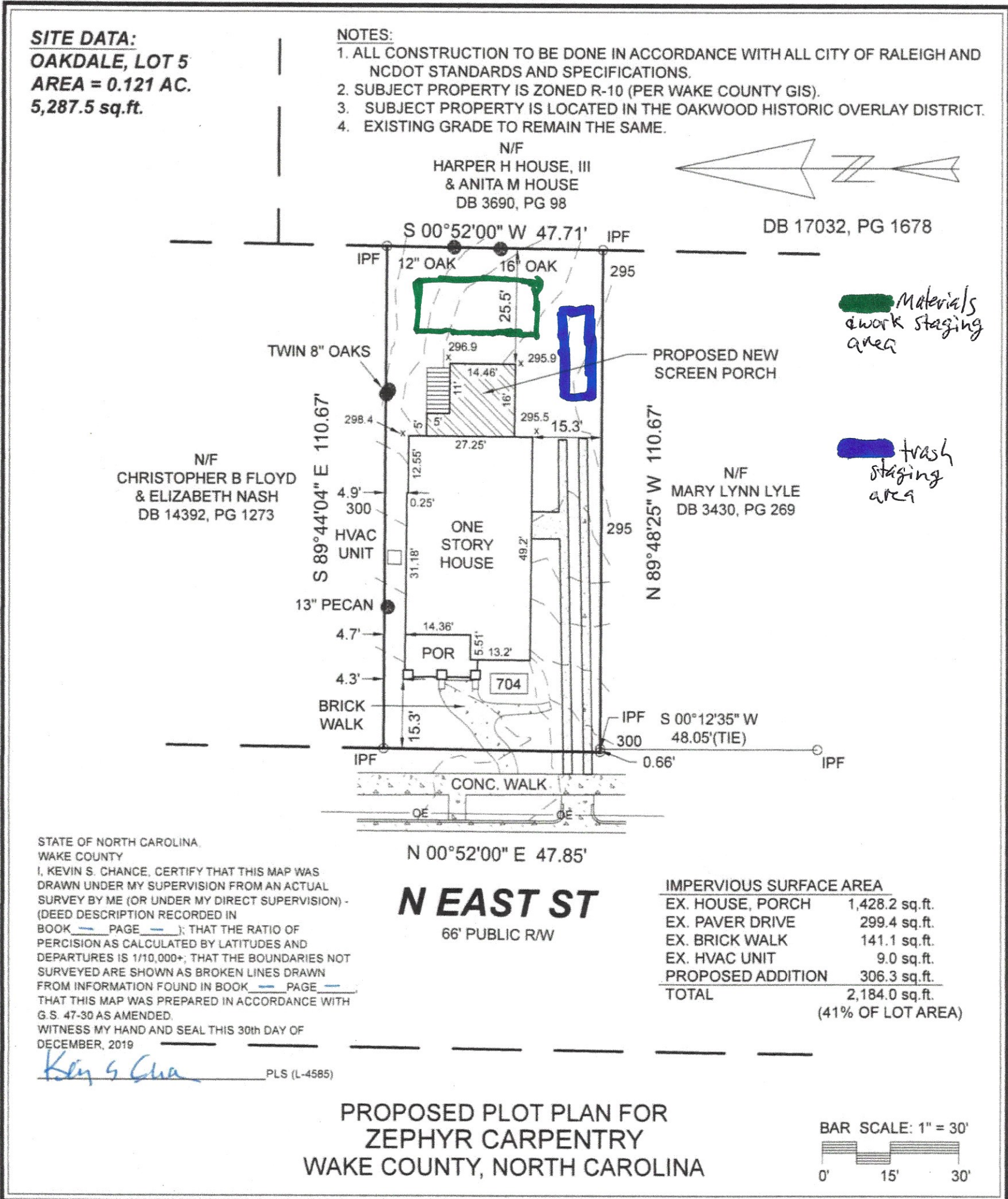
- Decking is FCS certified 5/4 premium wet Madison wood
- Roof is plywood and shingle to match house
- Eaves & ceiling are pine ¾ x 6" tongue and groove to match house
- Pressure treated wood posts with tubular metal rod railings for handrails/guardrails
- Screens and screen clips
- Vertical elements, eaves, fascia boards and trim will be painted to match house
- Gutters and downspouts will match existing house
- Area underneath porch and stairs will be enclosed with 1 x 6" horizontal stained wood slats

SCALE: 1" = 30'	LOT <u>5</u> SECTION <u>----</u> TRACT <u>----</u> PHASE <u>----</u> SUBDIVISION <u>OAKDALE</u> AS RECORDED IN MAP BOOK <u>1911</u> PAGE <u>38</u> WAKE COUNTY REGISTRY.	LEGEND: IPF = IRON PIPE FOUND IPS = IRON PIPE SET CP = COMPUTED POINT □ = CONCRETE MONUMENT D = DECK P = PORCH ■ = ELECTRIC TRANSFORMER SSMH = SANITARY SEWER MANHOLE LP = LIGHT POLE PP = POWER POLE -OE- = OVERHEAD ELECTRIC LINE *--* = FENCE MISA = MAXIMUM IMPERVIOUS SURFACE AREA
DATE: 30 DECEMBER 2019	NOTES: 1. ALL AREAS ARE BY COORDINATE GEOMETRY. 2. ALL DISTANCES ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED. 3. NORTH ARROW IS PER RECORDED MAP OR DEED LISTED ABOVE UNLESS OTHERWISE NOTED.	
FILE NAME: Oakdale Lot 5.dwg		
TOWNSHIP: RALEIGH		



SEAL NORTH CAROLINA PROFESSIONAL SEAL L-4585 LAND SURVEYOR KEVIN S. CHANCE	6900 FIELD HILL ROAD RALEIGH, NORTH CAROLINA - 27603 CHANCE SURVEYING COMPANY, P.A. LICENSE NO. C-2964 PHONE (919) 329-5795 EMAIL: chancesurveying@gmail.com	VICINITY MAP (N.T.S.) SITE N EAST ST PACE ST PACE ST
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SCALE: 1" = 30'	LOT <u>5</u> SECTION <u>----</u> TRACT <u>----</u> PHASE <u>----</u> SUBDIVISION <u>OAKDALE</u> AS RECORDED IN MAP BOOK <u>1911</u> PAGE <u>38</u> WAKE COUNTY REGISTRY.	LEGEND: IPF = IRON PIPE FOUND IPS = IRON PIPE SET CP = COMPUTED POINT □ = CONCRETE MONUMENT D = DECK P = PORCH ■ = ELECTRIC TRANSFORMER SSMH = SANITARY SEWER MANHOLE LP = LIGHT POLE PP = POWER POLE -OE- = OVERHEAD ELECTRIC LINE --- = FENCE MISA = MAXIMUM IMPERVIOUS SURFACE AREA
DATE: 30 DECEMBER 2019		
FILE NAME: Oakdale Lot 5.dwg		
TOWNSHIP: RALEIGH		

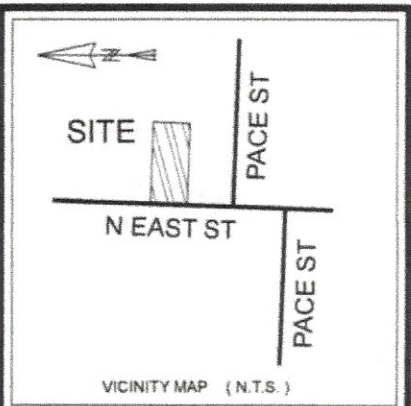


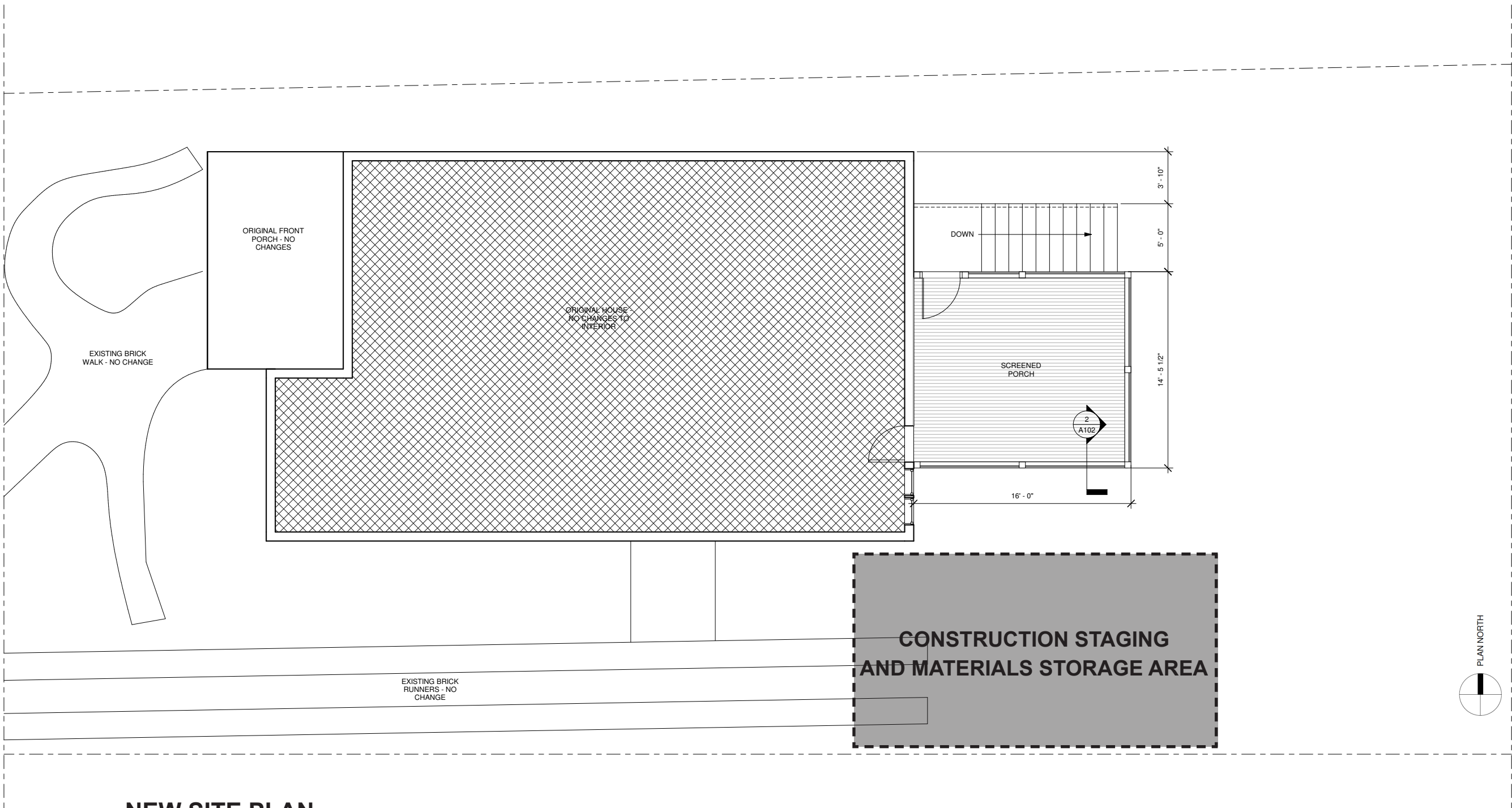
6900 FIELD HILL ROAD
RALEIGH, NORTH CAROLINA - 27603

CHANCE SURVEYING COMPANY, P.A.

LICENSE NO. C-2964

PHONE (919) 329-5795
EMAIL: chancesurveying@gmail.com





NEW SITE PLAN

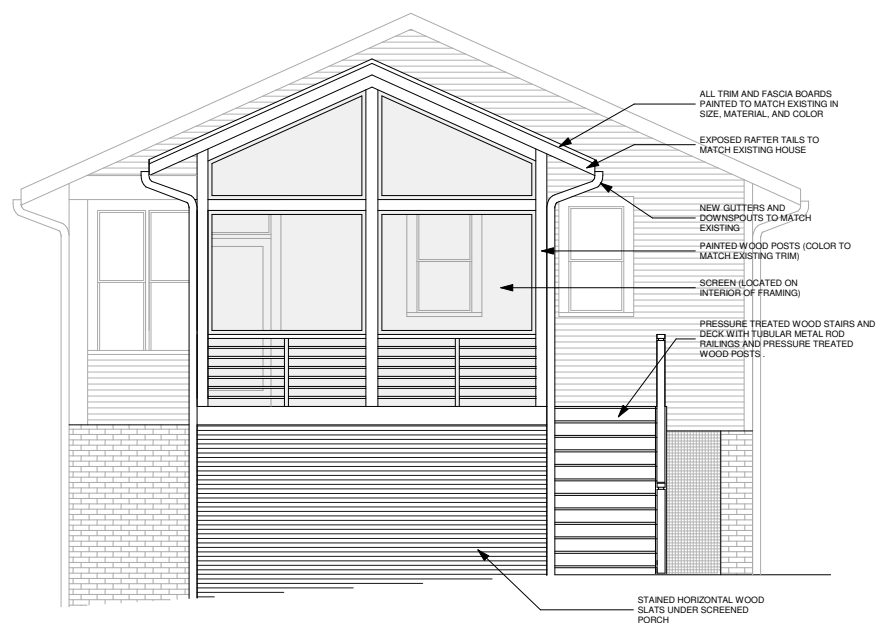
SCALE: 1/8" = 1' - 0"

SITE INFORMATION FOR REFERENCE ONLY - REFER TO SURVEY PLOT PLAN FOR MORE DETAIL



NEW SOUTH ELEVATION
SCALE: 1/8" = 1' - 0"

NOTES
1: THESE ELEVATIONS ARE FOR THE PURPOSE OF SUBMITTING A SCHEMATIC REPRESENTATION FOR COMPLIANCE WITH DESIGN GUIDELINES. THE DRAWINGS ARE NOT FOR CONSTRUCTION."
2: NEW CONSTRUCTION EXTERIOR MATERIALS SHALL MATCH EXISTING MATERIALS AS CLOSELY AS POSSIBLE INCLUDING TRIM MATERIALS, FASCIA BOARDS, GUTTERS, ROOF SHINGLES, AND PAINT COLORS.



NEW EAST ELEVATION
SCALE: 1/8" = 1' - 0"

704 N. EAST STREET

NECESSARY DESIGN
611 E. Franklin St. Raleigh, NC 27604
rebeccajnecessary@gmail.com | 828.773.4364

A101



NEW NORTH ELEVATION

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

NOTES

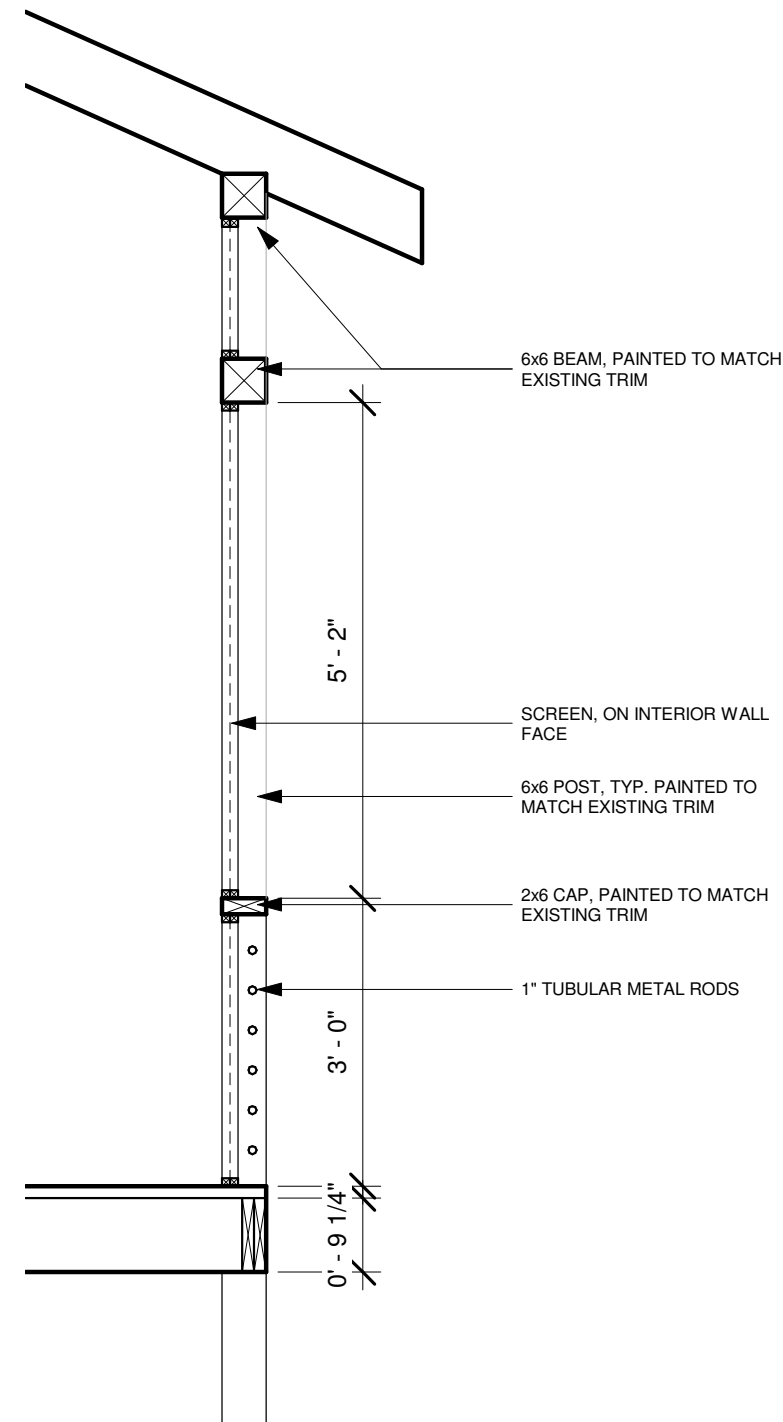
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704 N. EAST STREET

NECESSARY DESIGN
611 E. Franklin St. Raleigh, NC 27604
rebeccajnecessary@gmail.com | 828.773.4364

A102

BUILT TO OPEN AREA CLACULATIONS	
LOT AREA: 5285 sf	
EXISTING BUILT AREA: 1396sf	RATIO OF BUILT TO OPEN: 26%
NEW BUILT AREA: 1708sf	RATIO OF BUILT TO OPEN: 32%



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

704 N. EAST STREET

NECESSARY DESIGN
611 E. Franklin St. Raleigh, NC 27604
rebeccajnecessary@gmail.com | 828.773.4364

A103



EXISTING FRONT (WEST) ELEVATION



**EXISTING FRONT OF HOUSE WITH
DRIVEWAY AND REAR DECK IN VIEW**



EXISTING FRONT OF HOUSE WITH SIDEWALK AND STREET IN VIEW



EXISTING SOUTH ELEVATION WITH CURRENT DECK



DETAIL OF SOUTH / DRIVEWAY VIEW OF DECK



EXISTING EAST ELEVATION WITH CURRENT DECK



EXISTING NORTH ELEVATION



VIEW OF REAR YARD FROM EXISTING DECK



VIEW OF REAR YARD FROM EXISTING DECK