



APPLICANT:
JAMES MCKENZIE
519 E JONES ST

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0171-2019 519 E JONES STREET

Applicant: JAMES MCKENZIE

Received: 12/18/19

Meeting Date(s):

Submission date + 90 days: 03/17/20

1) 2/27/20 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Remove built-in gutter; install gutter; remove window

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
2.5	Roofs	Remove built-in gutter; install gutter
2.7	Windows and Doors	Remove window

STAFF REPORT

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

- A. Installing gutters are not incongruous in concept according to *Guidelines* 2.5.4, 2.5.7, 2.5.8; however, the removal of a built-in gutter **is** incongruous according to *Guidelines* 2.5.9; 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 Victorian frame two-story, ca. 1869: "It has a hipped roof with built-in gutters, and a wide fascia under the eaves. The roof was formerly sheathed in either slate or standing-seam metal. The front porch has a hipped roof supported by coupled and tripled slender square-section posts, with elaborate sawnwork ornament at the top of the posts and a similar sawnwork balustrade; this sawnwork is a speculative recreation of the original. The partially-glazed front door has a transom and sidelights, reproductions of the originals. There are two sets of French doors with transoms opening onto the front porch...Most windows are six-over-six. On the western part of the rear is a hipped-roofed two-story wing, probably original. There

is a one-story section beside this wing, either original or added prior to 1881. A one-story projection was added on the east side of the house prior to 1881. A separate one-story hipped-roofed kitchen was built behind the house in the 1880s. It may have been originally connected to the house by an open porch. **It was connected to the house by a room prior to 1914.** In c.1948, George Norwood's widow Mamie divided the house into four apartments, and lived in one herself. After she died in 1952, her daughter Mary Elizabeth reconfigured the house as five apartments...The front door was turned into a window, and the windows on the porch were turned into the front doors of two apartments; four small additional windows were cut into the front of the first story. Exterior stairs were added to access the two second-story apartments, and the kitchen became the fifth apartment. The projection on the right side was expanded to two stories. The decorative sawnwork on the front porch was lost...In 2003 the house was restored to a single unit by Michael Clay. The extra windows were removed from the façade, the front door was restored to the center, and the added front doors were replaced with pairs of French doors. The sawnwork ornamentation and balustrade were added as speculative reproductions of the original."

- 2* The application proposes the alteration of a built-in gutter located on a one-story addition on the west side of the house.
- 3* The location of the gutter is set back from the main mass of the house and is not visible from the street.
- 4* The application states that several previous attempt to repair the built-in gutter have failed. No professional assessment was provided.
- 5* The history of the house provided in the "Inventory," as noted above, speculates that the one-story addition was constructed at some point prior to 1914.
- 6* The application proposes altering the gutter system on the west façade to match the existing spill-over gutter located on the east façade.
- 7* Except for the spill-over gutter, the east side of the addition is structurally symmetrical to the west side.
- 8* All gutters on the house are built-in gutters, except for the spill-over gutter located on the east side.

B. Removing a window is not incongruous in concept according to *Guidelines 2.7.1, 2.7.11*; and the following suggested facts:

- 1* The application proposes the removal of a window location on the second floor of a two-story addition on the east façade.
- 2* The addition was constructed at some point after 1952, per the “Inventory of Structures in The Oakwood National Register Historic Districts”.
- 3* The window is on a non-character defining facade.
- 4* The application does not state that the new siding will be woven into the existing siding so as to avoid the appearance of matching vertical seams.
- 5* The removal of existing windows, sash, opening, or trim from non-character defining facades is classified as a minor work COA and is included here for administrative efficiency.

In staff’s judgement removal of the segment of built-in gutter would not detract from the historic character of the house. However, the Committee should discuss *Guideline 2.5.9* to make its determination. Pending the results of that discussion, staff suggests that the committee approve the application with the following conditions:

1. That where the window is removed that the new siding be woven in to the existing siding so as to avoid the appearance of matching vertical seams.

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 #: COA-0171-2019

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 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).

<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>

519 E. JONES STREET



COA Application - Project details

Prepared for: Karen and James McKenzie

Prepared by: James McKenzie

December 18, 2019

Section 2.7.11 / Page 51

Removal of east facing (non-street facing) window to allow reconfiguration of second floor bathroom. Photos below show various views from all directions. In each image the window to be removed is marked by a yellow arrow.



View from southeast corner of property (street side).



View from northeast corner of property.



Views from east property line.

Matching wood clapboard will be installed and painted to match existing house color.

Section 2.5.9 / Page 47

Conversion of built-in gutter on west wall of connecting structure between front and rear buildings of house. The west side gutter has been problematic over the years and we have attempted various repairs to prevent leaks and to control the flow of water, all have failed to some degree.

The proposed work is to convert the existing built-in gutter to a spill-over gutter in a manner similar in style and materials to the gutter system on the east side of the same structure. The photos below show the gutter system on both the east and west sides of the connecting structure.



West side of connecting structure. Gutter system marked by yellow arrows.



East side of connecting structure. Gutter system marked by yellow arrows.

The existing west side gutter system consist of two holes in the rubber membrane and decking to allow water to flow to the copper gutter hanging under the soffit.

The existing east side gutter system consist of rubber membrane, decking, and a drip edge to allow water to flow into the copper gutter hanging on the fascia

Existing west side gutter system.



Existing east side gutter system.















































Kinane, Collette

Subject: FW: COA Meeting - Thursday, February 27, 2020 - COA-0171-2019 (519 E Jones Street) - Initial Staff Comments

From: jmckenzie2@nc.rr.com <jmckenzie2@nc.rr.com>

Sent: Tuesday, February 4, 2020 8:24 AM

To: Kinane, Collette <Collette.Kinane@raleighnc.gov>

Cc: Tully, Tania <Tania.Tully@raleighnc.gov>; Morton, Erin <Erin.Morton@raleighnc.gov>

Subject: Re: COA Meeting - Thursday, February 27, 2020 - COA-0171-2019 (519 E Jones Street) - Initial Staff Comments

On Jan 25, 2020, at 1:01 PM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

James,

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the February 27, 2020 agenda of the COA Committee of the Raleigh Historic Development Commission. The meeting will be held at **5:00** p.m. in City Council chambers, room 201.

Based on what was submitted, the agenda will describe each request as follows. Please let staff know if this is inaccurate.

Remove built-in gutter; install gutter; remove window

In preparation for completing the staff report, staff has made an initial review of your application regarding clarity and completeness and has the following questions, comments, and suggestions:

1. Thank you for providing a lot of detailed photos!
2. Could you provide a rough sketch of the roof plan that shows the different types of gutter located on the house? From the photographs, it appears to us that there are a variety of types present – is that the case?

All other gutters on the structure are built-in gutters, with the exception of the gutters on the east side of the connecting structure. I will upload a sketch of the existing gutters.

2. Additionally, do you have any information on when the part of the house with the built-in gutters was added?

According to Matthew Brown's description of the property:

"A separate one-story hipped-roofed kitchen was built behind the house in the 1880's. It may have been originally connected to the house by an open porch. It was connected to the house by a room prior to 1914."

3. Based on your description, it sounds as if the new copper gutter on the west side will match the style and appearance of the existing copper gutter on the east side. Is this correct?

Correct, my hope is to reuse, as much as possible, the existing copper gutter below the soffit on the west side of the connecting structure.

...

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Jim McKenzie
on Jones between East and Elm