

# City of Raleigh



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## 061-18-CA

### 1012 W CABARRUS STREET

#### BOYLAN HEIGHTS HISTORIC DISTRICT (R-10)

0 25 50 100  
Feet



Nature of Project:  
Landscape master plan.

APPLICANT:  
GARY AND MEG BULLARD



## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

061-18-CA 1012 W CABARRUS STREET

Applicant: GARY AND MEG BULLARD

Received: 4/12/2018

Meeting Date(s):

Submission date + 90 days: 7/11/2018

1) 5/24/2018 2) 3)

### INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Landscape master plan; install retaining walls and steps

Staff Notes:

- Several COAs have been approved for this property over the last year
  - COA 125-17-CA, approved with conditions: Construction of 1-story addition; enclosure of rear porch; removal of rear deck; construction of rear and side decks; installation of fence; installation of ribbon driveway
  - COA 021-18-MW, approved: Install additional window on rear elevation; replace in-kind damaged cedar shake siding on west elevation
  - COA 048-18-MW, approved: Enlarge rear deck; add siding to garage; add doors to garage
- COAs mentioned are available for review.
- Construction on the retaining wall has commenced. After the fact applications are reviewed as though work has not been completed.

### 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	Landscape master plan
1.4	Fences and Walls	Install retaining walls and steps
1.5	Walkways, Driveways and Off-street Parking	Landscape master plan

### STAFF REPORT

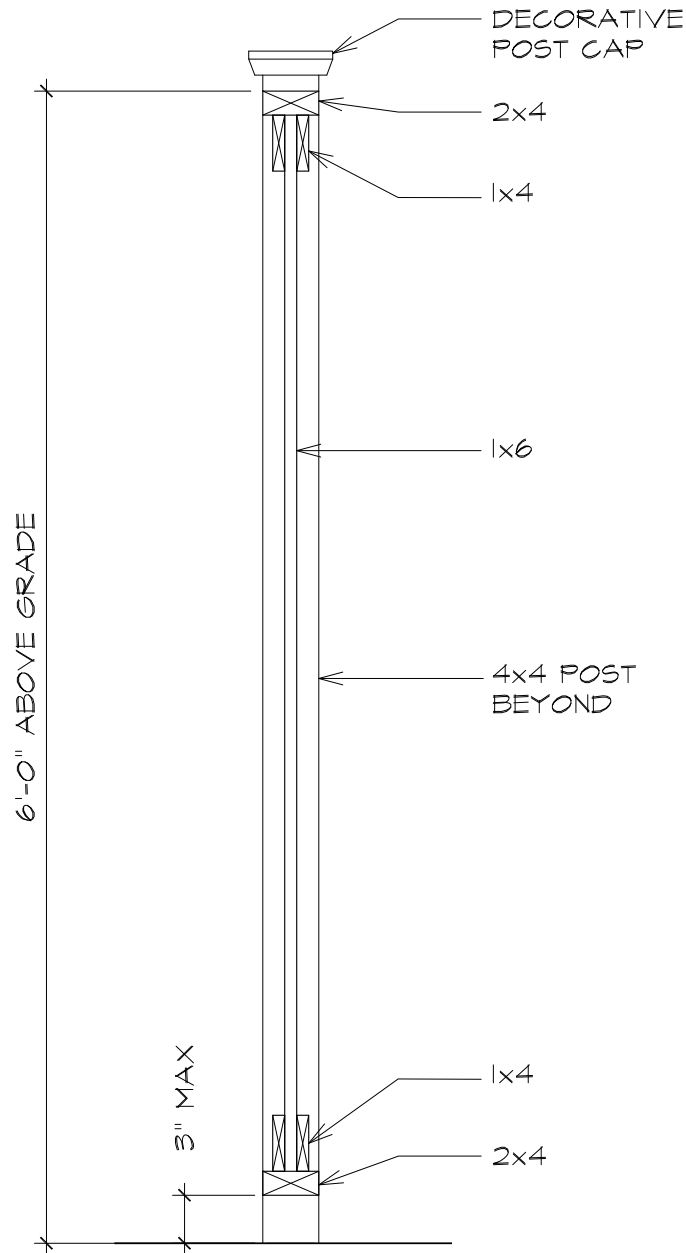
Based on the information contained in the application and staff's evaluation:

- A. The execution of a landscape master plan is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.4, 1.3.5, 1.3.6, 1.3.7, 1.3.8, 1.3.9; however, the extensive use of mulch as a ground cover in place of grass **may be** incongruous according to *Guideline* 1.3.1, and the following suggested facts:
- 1\* As shown in the photos submitted with the application, nearly all the original plant material was removed and the site regraded for the rehabilitation activities on the house.

- 2\* The proposed site plan shows mulch as the primary groundcover, with two smaller areas of turf in the front and back yards. The use of mulch as a primary groundcover is atypical in the Boylan Heights Historic District.
  - 3\* The application does not include a tree protection plan, but does indicate specific protections for the oak tree in the rear yard and the statement that Leaf and Limb “for tree health and protection consultation”. A tree protection plan was approved under COA 125-17-CA covering a larger area than is shown on the proposed site plan. See staff evidence.
  - 4\* The previously approved COA 125-17-CA included a gravel walkway connecting the driveway with the side deck. The current application proposes a flagstone walkway from the end of the driveway to the south side of the side deck, and then from the north side of the side deck to the accessory building and firepit in the rear yard.
  - 5\* Flat faced precast concrete blocks are proposed for the firepit.
- B. The installation of retaining walls, steps and fencing is not incongruous in concept; however, the retaining wall material and garden steps material and construction, and the fence height **is** incongruous according to *Guideline 1.4.8* and the following suggested facts:
- 1\* Photos of the east and north sides of the property submitted with the application show a retaining wall and steps that have already been installed, extending from the existing retaining wall which ended approximately at the back wall of the historic house.
  - 2\* Curved front precast concrete blocks are proposed for the retaining wall. Flat faced concrete block is a historic and common material in the historic district. The use of this block has been denied by the commission, one of such cases is at 410 S Boylan Avenue (090-16-CA)
  - 3\* Photos of concrete block retaining walls were provided at 704 S Florence St and 913 W South St, neither of which received COA approval.
  - 4\* A dry-stack stone retaining wall is proposed for the front garden beds. Dry-stack construction is atypical in the historic district.
  - 5\* The backyard fencing was approved under COA 125-17-CA as a 6’ high fence that began roughly at the back wall of the original house. Drawings included with the new application note an 8’ high fence that extends to the front wall of the house on the south side and to the end of the driveway on the west side. The taller fence height is atypical of the historic district.

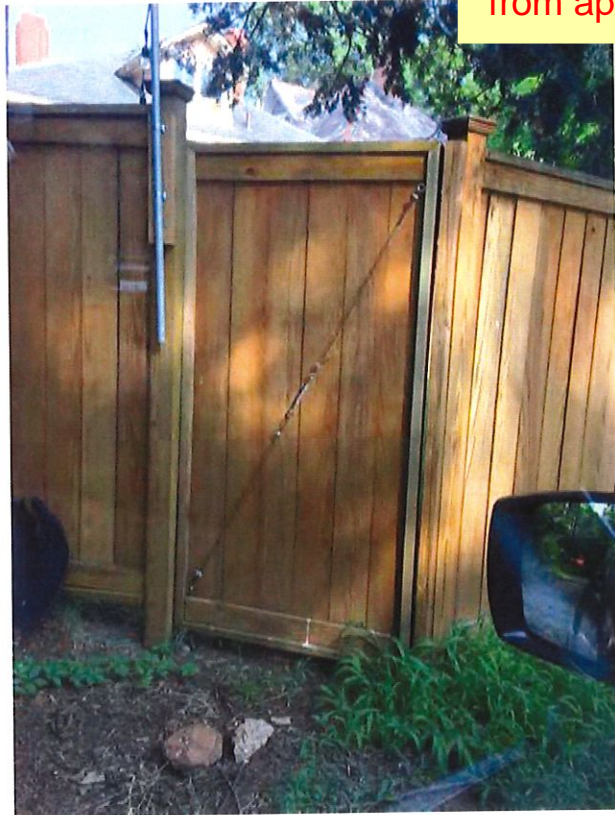
Staff suggests that the committee defer the application due to conflicting information from the previously approved COA 125-17-CA and to allow time for the applicant to propose an alternative retaining wall material.

note change in fence  
height on current  
application to 8'

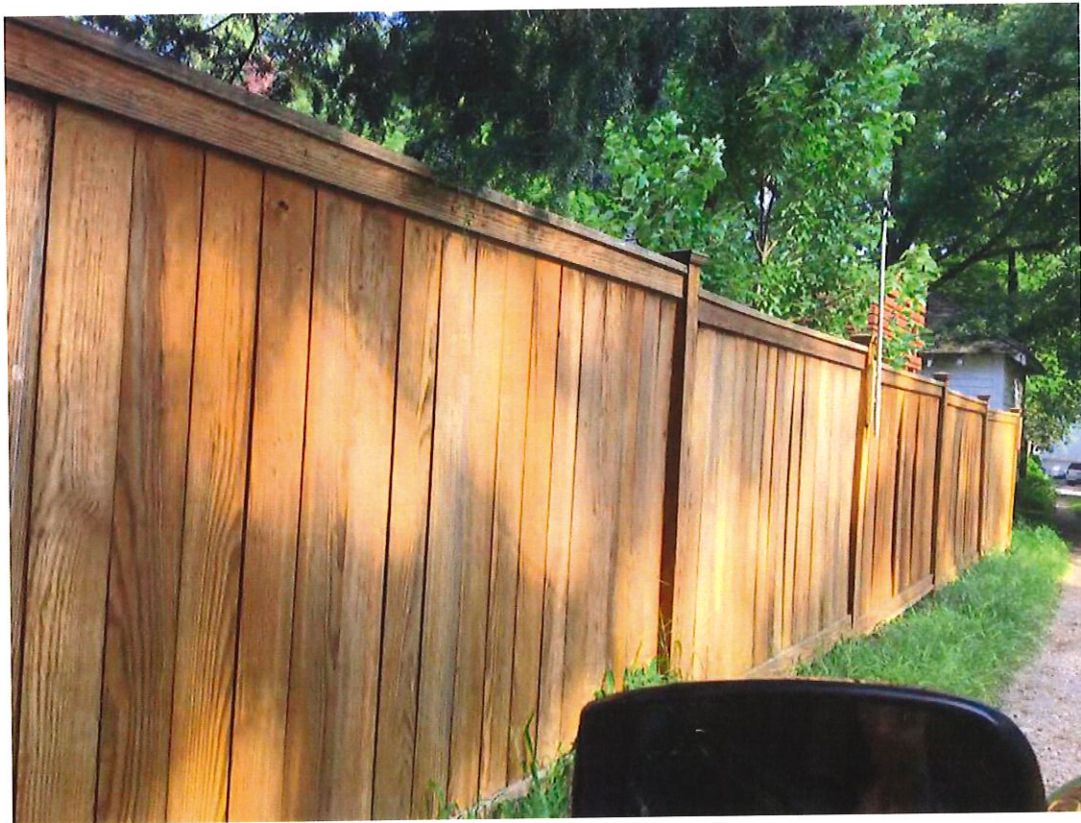


FENCE SECTION  
1" = 1'-0"

COA 061-18-CA staff evidence  
from approved COA 125-17-CA



GATE



TYPICAL FENCE

1012 W. CABARRUS - PROPOSED FENCE DESIGN  
(FROM 414 CUTLER STREET)



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



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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



- ☐ 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

**For Office Use Only**

Transaction # 551127  
 File # 061-18-CA  
 Fee \$147.00  
 Amount Paid \$147.00  
 Received Date 4/12/18  
 Received By J. Yure

Property Street Address **1012 W. Cabarrus Street**

Historic District **Boylan Heights**

Historic Property/Landmark name (if applicable)

Owner's Name **Gary & Meg Bullard**

Lot size **0.17 acres**

(width in feet) **50'**

(depth in feet) **150'**

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	Property Address
1100 W Cabarrus St, Raleigh, NC 27603	1105 W Lenoir Street, Raleigh, NC 27603
4520 Old Village Roads, Raleigh, NC	1009 Shieffelin Rd, Apex, NC 27502
1004 W Cabarrus St, Raleigh, NC 27603	1113 Phar Lap Dr, Indian Trail, NC 28079
1030 W South Street, Raleigh, NC 27603	7433 Bee Bee Dr, Durwood, MD 20855
1014 W Cabarrus St, Raleigh, NC 27603	1002 W Cabarrus St, Raleigh, NC 27603



### 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.  <a href="#">Minor Work</a> (staff review) – <b>1 copy</b>  <a href="#">Major Work</a> (COA Committee review) – <b>10 copies</b>					
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. <a href="#">Paint Schedule</a> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		✓	
5. <a href="#">Plot plan</a> (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. <b>Drawings</b> showing existing and proposed work <input checked="" 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 <a href="#">Label Creator</a> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>				

# 1012 W. Cabarrus – Certificate of Appropriateness Application Landscape Design/Improvement – Supporting Documentation

## Contents

- Scope of Project
- Proposed Landscape Plan
- Proposed Plant List
- Walkway and Firepit Details
- Site Photos and Details
- Retaining Wall Information
- 1012 W Cabarrus Site Plan

## Scope of Project – Comprehensive Landscape Design/Improvement

Project consists of comprehensive design and implementation of landscape plan at 1012 W Cabarrus in Historic Boylan Heights. The landscape plan will include an improvement of greater than 50 percent of unbuilt area in rear of property and greater than 25 percent of unbuilt area in front of property.

The original home has been fully renovated with an addition that will be completed in May 2018 pursuant to COA 125-17-CA (October 2017). Through the course of renovation and improvement of the existing property, the unbuilt area has been cleared and graded (except for the tree protection area surrounding the willow oak in the rear of the property) and a comprehensive landscape design and improvement plan is appropriate and necessary to complement the other improvements to the property and to protect against erosion and land degradation.

First and foremost, the landscape design is an homage to the late Raymond Lanier, the previous owner of the home and longtime Boylan Heights resident green thumb. The design draws on the English Garden style as well as historical influences of other gardens and lawns in the surrounding area and is inclusive of local/native and climate-appropriate trees, shrubs, plants and vines, while also providing for a foodscape/garden, outdoor gathering area, flagstone stepper walkway and a retaining wall and ground cover to provide sustainable rainfall/water management and minimize impervious surfaces. The retaining wall is basic gray keystone block consistent with similar structures in Boylan Heights and provides a buffer between the upper portion of the back yard and the home, including a drainage system to draw rain water away from the foundation of the home and provide for natural irrigation to the remainder of the landscape. Finally, the plan includes replanting of two mature trees commensurate with the previously approved COA 125-17-CA [tree replacement for mature crepe myrtle and saucer magnolia removed during original plot grading] as well as an ongoing tree health protocol for the mature willow oak in the backyard.

The owners have employed Carolina Naturalist for landscape design and architecture and Leaf and Limb, Inc. for tree health and protection consultation.

Landscape Plan



## Landscape Plan – Plant List

- Muskogee Crape Myrtle is to replace mature Crape Myrtle removed during renovation.
- Fuyu Persimmon is to replace mature Saucer Magnolia removed during renovation.

### **Trees**

CK\*\*\* - *Comus kousa* (Kousa Dogwood) – 1

COC – *Chamaecyparis obtusa* (Golden Hinoki Cypress) – 1

DKF – *Diospyros kaki* (fuyu persimmon) – 2

LM\*\*\* - *Lagerstromia* 'Muskogee' (Muskogee Crape Myrtle) – 1

### **Shrubs**

AK – *Abella x Kaleidoscope* (kaleidoscope abelia) – 9

CJG – *Cryptomeria japonica* 'Globosa Nana' (dwarf cryptomeria) – 6

CSK – *Camella sasanqua* 'Kanjiro' (kanjiro camellia) – 3

DEH – *Distyllum* 'Emerald Heights' (emerald heights distyllum) – 2

GKH – *Gardenia jasminoides* 'Kleims Hardy' (Kleims hardy gardenia) – 10

HQ – *Hydrangea quercifolia* 'Alice' (Alice oakleaf hydrangea) – 3

ICS – *Ilex crenata* 'Steeds' (Steed's holly) – 2

IV – *Itea virginica* 'Little Henry' (little Henry sweetspire) – 5

LCR – *Loropetalum chinensis* 'Ruby' (ruby loropetalum) – 3

VN – *Vibumum* 'Nantucket' (Nantucket vibumum) – 3

### **Perennials and Vines**

LS – *Liriope spicate* – 950

PFV – *Polygonatum falcatum* 'Variegatum' (variegated Solomon seal) – 20

FS – *Fragaria* 'Quinault' (everbearing strawberry) – 100

LSH \*\* - *Lonicera sempervirens* (coral honeysuckle) – 1

\*Edible Plant Beds (pink) to be deeply amended with suitable potting mix

\*\*Vine grown on supports up and under overhang of front porch roof

\*\*\*Tree to be planted at largest available size

### Flagstone Stepper Materials

Flagstone stepper walkway will be constructed of irregular cut Pennsylvania bluestone in the style of the picture below.



### Firepit Design

The proposed firepit design will be concrete paver stones in a circular shape, approx. 12" high and 5' in diameter. The area surrounding the firepit will be bark mulch.



## Site Photos

Front (South) Elevation – all previous/existing vegetation was removed during grading for renovation. Our landscape plan proposes adding sod (likely sun-resistant fescue or centipede sod) along with shrubbery lining the foundation of the porch and a small foodscape for herbs and vegetables. We will also be replanting a mature crape myrtle on the east side of the front yard to replace the crape myrtle we removed as part of COA-125-17.



Side (West) Elevation – the fence approved by way of COA 125-17-CA will provide a border with along the west property line and will encompass the HVAC unit and gas units (gas being installed week of 4/30). Within the fence we will have flat flagstone style paver stones to the side entrance with the remainder of ground covering being mulch with two small shrubs against the west façade of the home.



Side (West) Elevation—view looking into backyard. Flagstone pavers to continue into backyard to retaining wall steps and onto shed.



Side (East) Elevation – we will have two small shrubs planted at southeast corner of front porch and remainder of side elevation will be mulched and will be fenced in along side of house.



Side (East) Elevation from rear



Rear (North) Elevation – we will have shrubs planted along north side of retaining wall with sod between shrubs and willow oak tree. Between retaining wall and house will be mulch. Flagstone pavers will continue from retaining wall steps to existing outbuilding.



Rear (North) Elevation – taken from rear perimeter of property. Tree protection area for willow oak is outlined in blue. We have contracted Leaf and Limb for tree protection and ongoing monitoring. They have already done a tree health assessment, professionally trimmed any vital roots using an air spade and will continue treatment on tree through Fall 2018. All plants included in this zone will be hand dug and all large roots will be avoided.



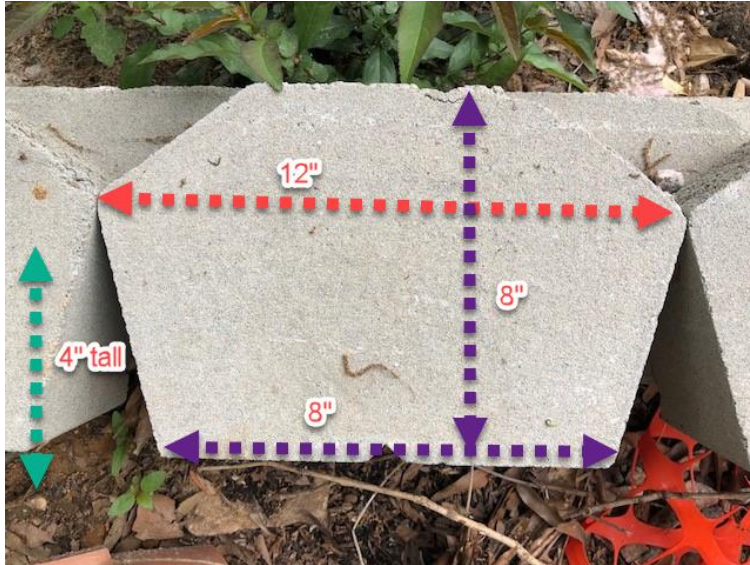
Retaining Wall—The retaining wall is basic gray keystone block consistent with similar structures in Boylan Heights and provides a buffer between the upper portion of the back yard and the home, including a drainage system to draw rain water away from the foundation of the home and provide for natural irrigation to the remainder of the landscape. The blocks are standard 12"x 8"x 4" and steps are 4" tall and 12" deep. Further dimensions outlined in image below.



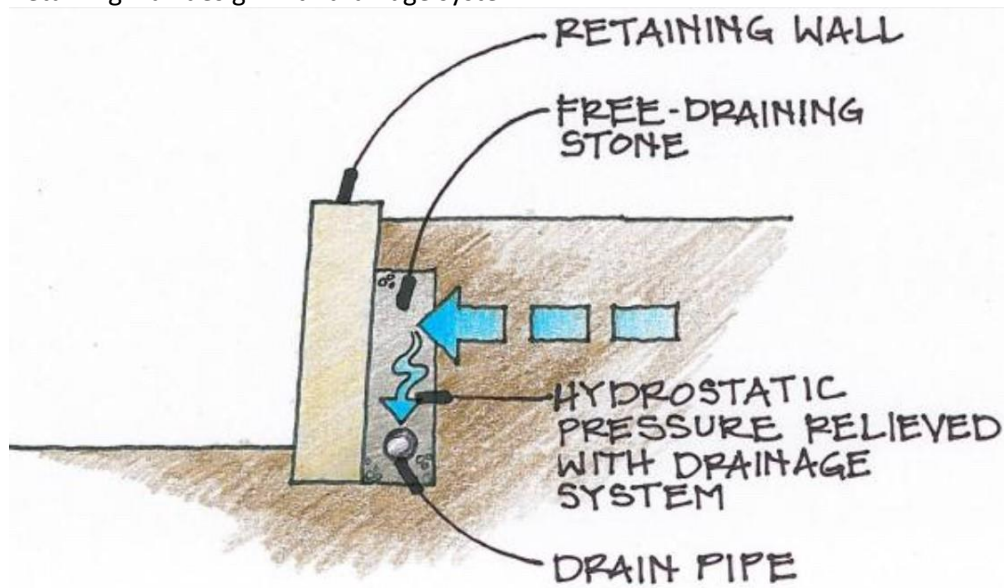
Retaining wall continues around to east side of home and ends approx. at the spot where the addition begins.



Retaining wall block dimensions:



Retaining wall design with drainage system:



Other properties in Boylan Heights with similar retaining wall structures:

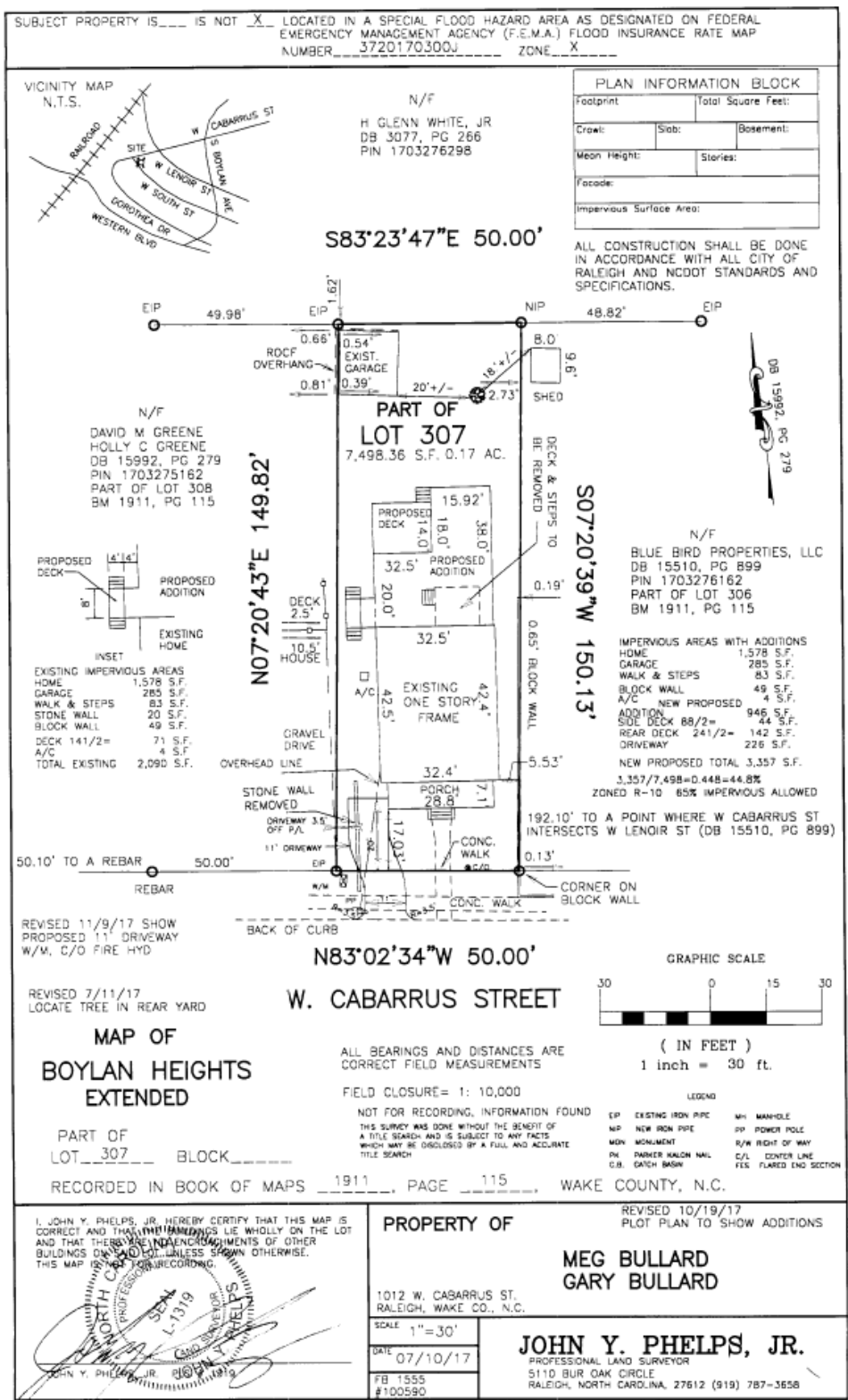
704 S. Florence Street

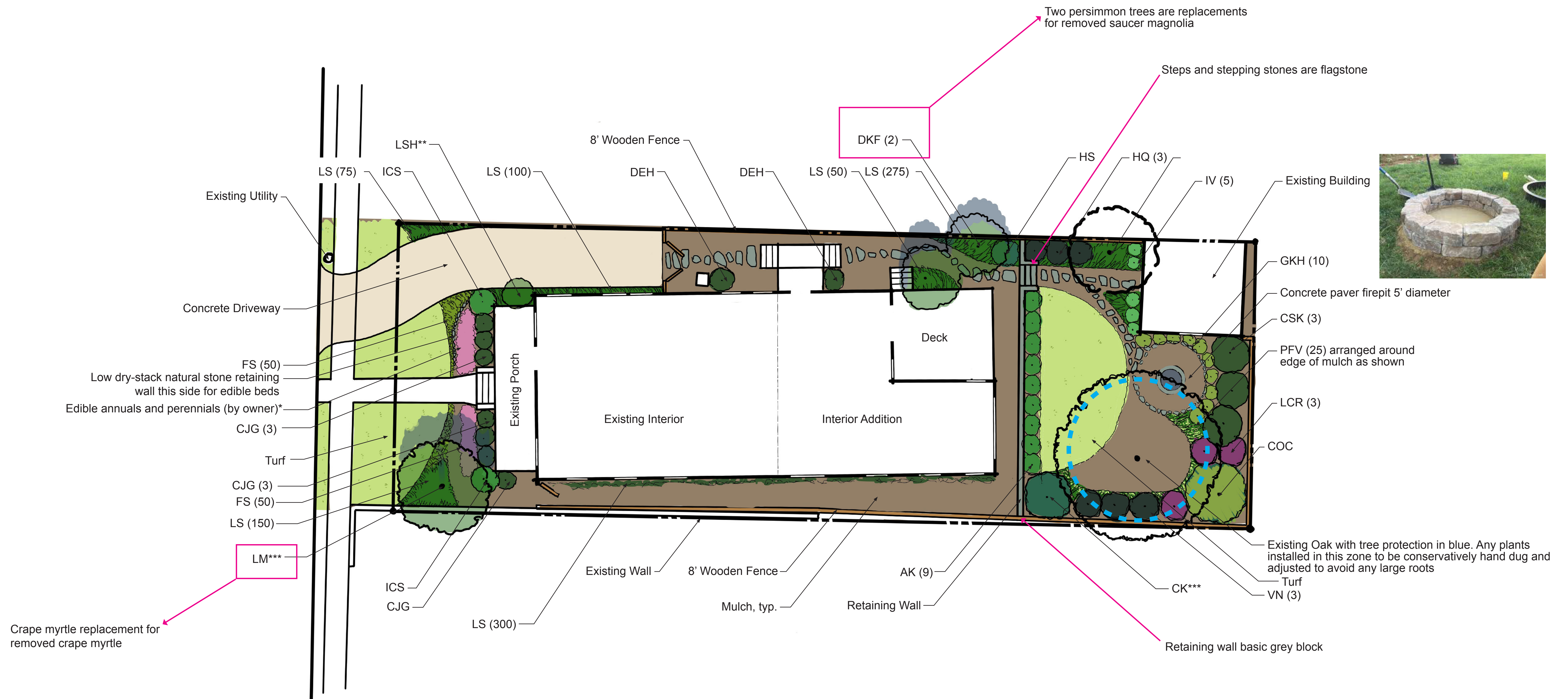


913 W. South Street:



1012 W Cabarrus Plot Plan





## Plant List

## Trees

CK\*\*\* - *Cornus kousa* (Kousa dogwood) - 1  
COC - *Chamaecyparis obtusa* 'Crippsii' (golden Hinoki Cypress) - 1  
DKF - *Diospyros kaki* 'Fuyu' (fuyu persimmon) - 2  
LM\*\*\* - *Lagerstroemia* 'Muskogee' (Muskogee crape myrtle) - 1

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