

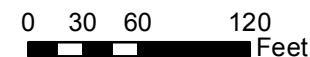


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080-18-CA

502 N PERSON STREET

OAKWOOD HISTORIC DISTRICT (R-10)



Nature of Project:
Master landscape plan

APPLICANT:
JOHN L THOMAS FOR
GARDENER BY NATURE LLC

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

080-18-CA 520 N PERSON STREET
Applicant: JOHN THOMAS FOR GARDENER BY NATURE LLC
Received: 5/9/18 Meeting Date(s):
Submission date + 90 days: 8/7/2018 1) 6/28/2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Implementation of master landscape plan; remove and replace plantings

Amendments: None

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	Implementation of master landscape plan; remove and replace plantings

STAFF REPORT

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

- A. Implementation of a master landscape plan involving removing and replacing plantings is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.3, 1.3.5, 1.3.7, 1.3.8, and the following suggested facts:
- 1* The property includes a ca. 1893 two-story Folk Victorian house with full-width front porch, as well as brick walkways and front stairs, and an asphalt driveway on the south side of the house.
 - 2* According to the applicant, the house was rehabilitated in 2009 (COA 005-09-CA and 087-09-CA) and a master landscape plan was developed and installed the next year.
 - 3* The application includes the removal of underperforming plants in the south section of the front yard and the planting of evergreen shrubs and groundcovers. No changes in hardscape are proposed.
 - 4* The front walk is proposed to be flanked by plantings.

- 5* An ornamental Weeping Yaupon Holly is proposed to be removed and replaced with a Camellia Japonica. The holly is under the 8" diameter that requires review and approval for removal, according to the COA list of work.

Staff suggests that the committee approve the application.

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 # _____

File # _____

Fee _____

Amount Paid _____

Received Date _____

Received By _____

Property Street Address 520 North Person Street

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Krishna Johnson

Lot size 9450 SF (width in feet) 45 (depth in feet) 210

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
See Attached List	

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 John L. Thomas for Gardener by Nature LLC

Mailing Address 5508 Swiftbrook Circle

city Raleigh

State NC

Zip Code 27606

Date 5/7/2018

Daytime Phone 919-810-1927

Email Address john@gardenerbynature.com

Applicant Signature



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)
1.3 / 23	Site Features and Plantings	-Replace poorly performing plants in south section of front yard with evergreen shrubs and groundcovers.
		-Add ferns, bulbs and flowering perennials in front yard.

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. 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.)	<input checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" 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 Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

1704815534
BAHL, KRISHNA M
520 N PERSON ST
RALEIGH NC 27604-1212

1704813437
BLOUNT STREET COMMONS
CONDOMINIUM II HOA
501 N PERSON ST
RALEIGH NC 27604-1898

1704813437
O'CONNOR, ELLEN L
521 N PERSON ST APT 101
RALEIGH NC 27604-0008

1704813437
VIDIN, AURORA
521 N PERSON ST APT 103
RALEIGH NC 27604-0008

1704813437
WORLEY, JULIA BLYTHE
1581 FULLERTON PL
RALEIGH NC 27607-6066

1704813437
GIDDENS, GARRETT F
521 N PERSON ST APT 107
RALEIGH NC 27604-0008

1704813437
KOO, JO-JO BURGBACHER, WENDY
521 N PERSON ST APT 201
RALEIGH NC 27604-0008

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GIAMONI, JACOB HANNA, MEGAN
521 N PERSON ST APT 203
RALEIGH NC 27604-0008

1704813437
TIDHI, BALARAM KANNEGANTI, NEELIMA
7410 KEMPER DR
JOHNS CREEK GA 30097-2621

1704813437
SAMAD, MOHAMMED ASIF
521 N PERSON ST APT 207
RALEIGH NC 27604-0008

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O'GRADY, LAURA A
531 N PERSON ST APT 101
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EINSTEIN, JACLYN N EINSTEIN, LUCAS G
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CHASE, JO-ANNE
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W
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SPAGNOLA, SARAH P SPAGNOLA, RYAN M
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NAVARRIA, JANE F
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WILLIAMS, CHARLES F JR
511 N PERSON ST APT 101
RALEIGH NC 27604-0007

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MCLAMB, KRISTOPHER D MCLAMB, ERIN
M
511 N PERSON ST APT 103
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CASTRODALE, GRANT L CASTRODALE,
DEBORAH B
511 N PERSON ST APT 105
RALEIGH NC 27604-0007

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SQUIZZATO, KYLE D DANG, JESSICA A
511 N PERSON ST APT 107
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AGHILI, ERIN
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BLEIMANN, GREGOR DIGIORGIO, MARA
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SALTZER, RICHARD
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HUMPHREY, ASHLEY RAY
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PRETTYMAN, MEGHAN
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MCCANN, TRAVIS S MCCANN, NATALIE
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KELLY, ELIZABETH A
501 N PERSON ST APT 201
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SZCZEPANIK, MELISSA J SZCZEPANIK,
GREGORY
501 N PERSON ST APT 203
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HOLLAND, TIFFANY L
501 N PERSON ST APT 205
RALEIGH NC 27604-0006

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ANDRIKAITIS, ERIC D ANDRIKAITIS,
KIMBERLY J
501 N PERSON ST APT 207
RALEIGH NC 27604-0006

1704815439
BURTON, CHARLES W JR
PO BOX 27552
RALEIGH NC 27611-7552

1704815454
FORNO, MICHAEL J
516 N PERSON ST APT B
RALEIGH NC 27604-1378

1704815509
DIMAIO, MARIA S PHILLIPS, LANCE L
522 N PERSON ST
RALEIGH NC 27604-1212

1704815604
TYERYAR, DAVID
528 N PERSON ST
RALEIGH NC 27604-1212

1704815682
MORRIS, ASHLEY H MORRIS, NOAH
306 PELL ST
RALEIGH NC 27604-1248

1704816371
STRUBLE RALEIGH RENTALS LLC
PO BOX 31346
RALEIGH NC 27622-1346

1704816631
MACKEY, CHRISTINE E WALTERS, HEIDI T
308 PELL ST
RALEIGH NC 27604-1248

1704816671
JOHNSON, HEATHER MELISSA LAWSON,
TREVOR COY
324 PELL ST
RALEIGH NC 27604-1248

1704817465
SAMS, ROBERT LEE JR
517 N BLOODWORTH ST
RALEIGH NC 27604-1267

1704817471
WISHY, BARBARA V
515 N BLOODWORTH ST
RALEIGH NC 27604-1267

1704817552
HINTE, JAMES R HINTE, GAIL A
9650 STRICKLAND RD # 103-369
RALEIGH NC 27615-1902

1704817597
KENNEDY, JUSTIN R. VICK, REBECCA
521 N BLOODWORTH ST
RALEIGH NC 27604-1267

1704817600
CURTIS, BONNIE M
326 PELL ST
RALEIGH NC 27604-1248

1704817693
WATERS, WESLEY VERNON ARTHUR III
/TR
523 N BLOODWORTH ST
RALEIGH NC 27604-1267

Proposed Landscape Improvements For 520 North Person Street

**Oakwood Historic District
Major Work COA**



**Gardener by Nature LLC
May 7, 2018
Designed by Dale Batchelor**

Gardener by Nature LLC

Project: Johnson Residence – Front Yard Design Update
520 North Person Street
Raleigh, NC
Designer: Dale Batchelor
Date: 30 April 2018

Background

The Johnson Residence is two-story North Carolina Victorian home built around 1893. The current owners completed an extensive renovation in 2009 uncovering and recreating many historic features while restoring the house to a single-family dwelling. The reconstructed front porch, with its chamfered posts, turned balustrade, and spindled frieze, provides a charming backdrop for the front yard.

Hardscape includes a brick walkway perpendicular to the front porch that “T’s” at the public sidewalk. An asphalt driveway borders the south of the yard and an iron fence runs along the property line to the north.

A landscape Masterplan was completed and installed in 2010 after the renovation. The hardscape is satisfactory and appropriate; however, the plantings need revision. Some of the original plants did not succeed or have not performed as expected. A weeping yaupon holly that is too tall for its location is growing into the eave at the porch and detracting from the home’s architectural details. The juniper groundcover is not suited to the site and is dying out in patches. The Abelia is not thriving and offers little definition or textural contrast to the juniper.

Client Requirements

The Johnsons would like a front-yard that is welcoming and attractive in all seasons without excessive maintenance requirements. A variety of foliage textures and shades of green are desired. Resources are available for hired maintenance assistance. Plant lists provided with the design should include guidance for ongoing maintenance.

Design Overview

The front yard redesign makes no changes to the existing hardscape. The mixed shrub and perennial bed to the north of the front walk and planting areas in the hell strip are left as is, except for the addition of some evergreen native perennials along the front walk, two ferns, and some spring bulbs.

To the south of the front walk, existing non-performing plants are replaced with evergreen shrubs, groundcovers, grasses, and a fern. Green and white are the dominant colors in the planting scheme. Flowering perennials, spring and summer bulbs are used to provide seasonal pops of color that include white, golden-yellow, and purple to complement the home’s exterior colors.



Proposed Landscape Alterations

(Design Guidelines 1.3.1 – 1.3.9)

No changes to the existing hardscape features are proposed with this project.

Existing non-performing plants in the front yard are replaced with evergreen shrubs and groundcovers.

-Remove Gardenia and Abelia planting at the porch foundation. Replace with 'Coppertone' Distylium.

-Remove Weeping Yaupon Holly at the porch corner. Replace with Camellia japonica.

-Remove Abelia and Juniper groundcover south of the front walk. Replace with a mixed groundcover of predominantly Carex 'Everest', with flowering perennials and bulbs.

-Add ferns and bulbs to existing planting north of the front walk.

Existing plantings in this section of the front yard are failing.



The large tree seen here in the neighboring public right-of-way is the nearest large tree to the proposed work.

Tree Impact

-There are no large trees on the property or on the public right-of-way fronting it. A significant part of the property is beneath the canopy of large trees on adjacent public right of way to the north and the south.

-A small (2.5" caliper) Japanese Maple at the center of the south area is to be protected from disturbance in the root zone other than installation of small groundcover plants involving minimal disturbance of the existing soil.

-Proposed shrubbery replacements are all at the porch foundation wall, most distant from any nearby trees. Other proposed new plantings are bulbs and small perennials and grasses in the 4" to 1 gal size range and will involve minimal disturbance of the existing soil.

-No heavy equipment of any kind is to be brought onto the property as a part of this installation.

Johnson Plant Guide						
Key	Genus	Species	Variety	Common Name	Description	Maintenance/Notes
Berg	Bergenia	cordifolia	Winterglow	Pigsqueak	Evergreen perennial/groundcover. Foliage turns reddish bronze in winter. Magenta flowers in late winter to early spring.	Remove spent bloom stalks and winter-burned leaves to tidy appearance.
Camellia	Camellia	japonica	Morning Glow	Spring Camellia	Evergreen, upright shrub. White flowers in early spring.	Plants should be sited and occasionally pruned to allow good air circulation to avoid scale. May benefit from mulching with organic compost. No fertilizer needed in acidic soils.
Carex	Carex	oshimensis	Everest	Sedge	Mounding, evergreen groundcover. Arching foliage has snow-white edges with green centers. C. 'Silver Sceptre' is a similar plant that could be substituted if necessary. Both perform well.	Can be cut back with string-trimmer in late winter to improve appearance. Effective groundcover.
Colchicum			Lilac Wonder		Stemless flowers emerge in fall. Foliage appears	
Coppertone	Distylium		Coppertone	Distylium	Compact, evergreen shrub with layering habit. Bronze new growth ages to blue green. Inconspicuous red flowers along stems in winter.	Tough and disease-resistant. Minimal pruning and no special care required.
Crocus	Crocus	chrysanthus			Species crocus rarely bothered by squirrels. Golden blooms begin in winter. Good underplanting for deciduous shrubs. White/green foliage appears in Jan.	Clumps increase in size. Can be transplanted to other locations. Rarely need feeding.
Existing Bush Sage	Salvia	microphylla		Bush Sage	Drought-tolerant shrub-like southwestern native. Red and white blooms throughout summer into fall. Excellent nectar source for hummingbirds.	Prune back in February to maintain compact form.
Existing Japanese Maple	Acer			Japanese Maple	Existing small, deciduous tree.	Some limbing at bottom would enhance tree form and allow room for underplanting. Recommend some additional shaping next winter.
Existing Oakleaf	Hydrangea	quercifolia		Oakleaf Hydrangea	Early summer white flowers age to pink. Good fall color, exfoliating bark.	Existing plants need some pruning after flowering to manage width and avoid crowding front walk.
Fern	Dryopteris	erythrosora	Brilliance	Autumn Fern	Upright, evergreen fern. New fronds emerge bronze in spring giving the common name.	Ferns benefit from annual mulching (1-2 inches) of certified compost.
Flower Drift Replete Grand S. Jetfire	Narcissus		Flower Drift Replete Grand Soleil d'Or Jetfire	Daffodil	I added one more daffodil to your list of favorites. 'Jetfire' is similar in color to Grand Soleil d'Or. However, it blooms earlier, is smaller and has finer textured foliage. They will be great in combination. Could also use in back.	Planted appropriately, daffodils rarely need lifting or dividing. They benefit from mulching with organic compost. In poor soils they may need feeding with an organic fertilizer such as Espoma Bulb-tone.
G & G	Chrysogonum	virginianum	Pierre	Green and Gold	Evergreen groundcover - bright yellow flowers from late winter through spring	Keep clear of mulch and leaf pile up. Otherwise self-sustaining.

Proposed new plants include evergreen foundation shrubs – Distylium ‘Coppertone’ and Camellia japonica – and evergreen groundcover, Carex ‘Everest’



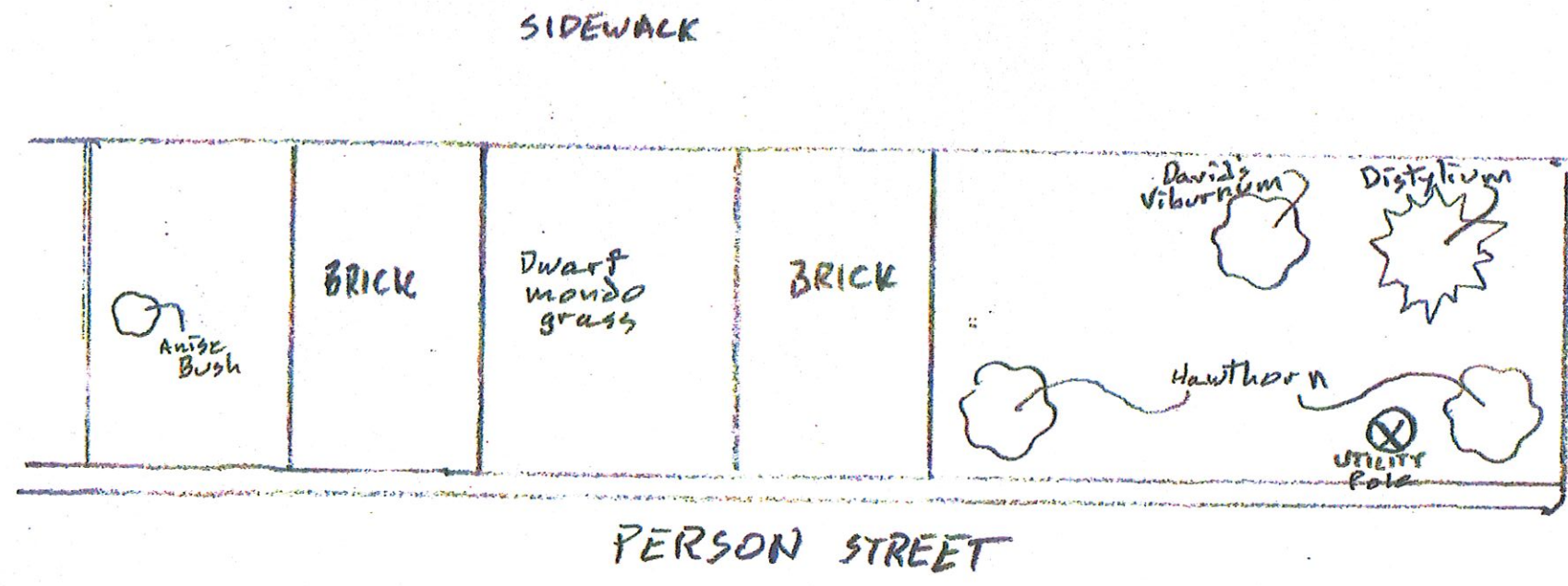
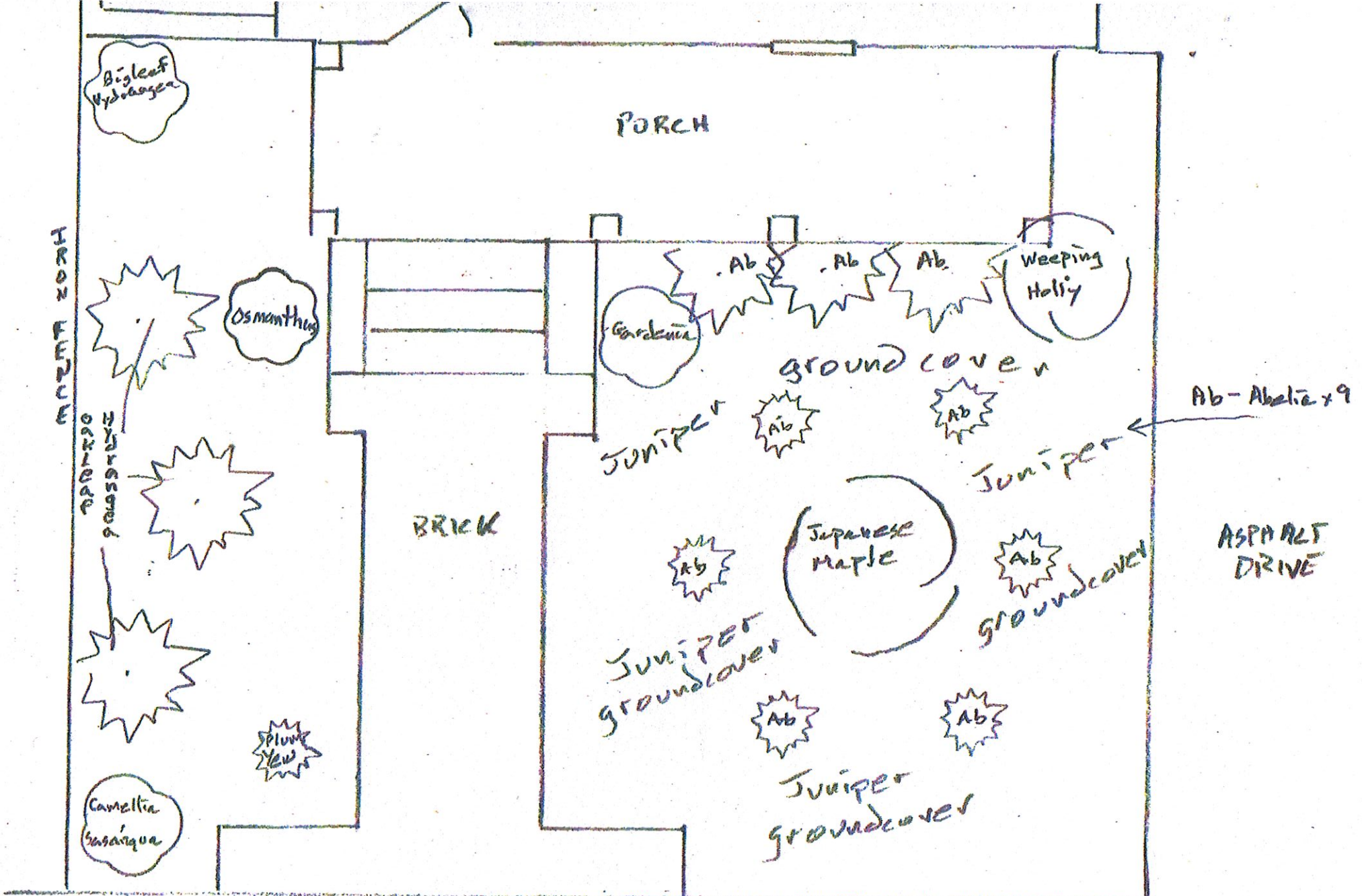
Camellia japonica ‘Morning Glow’



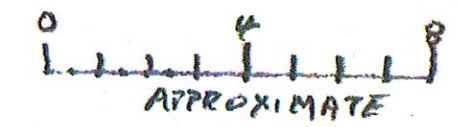
Distylium ‘Coppertone’



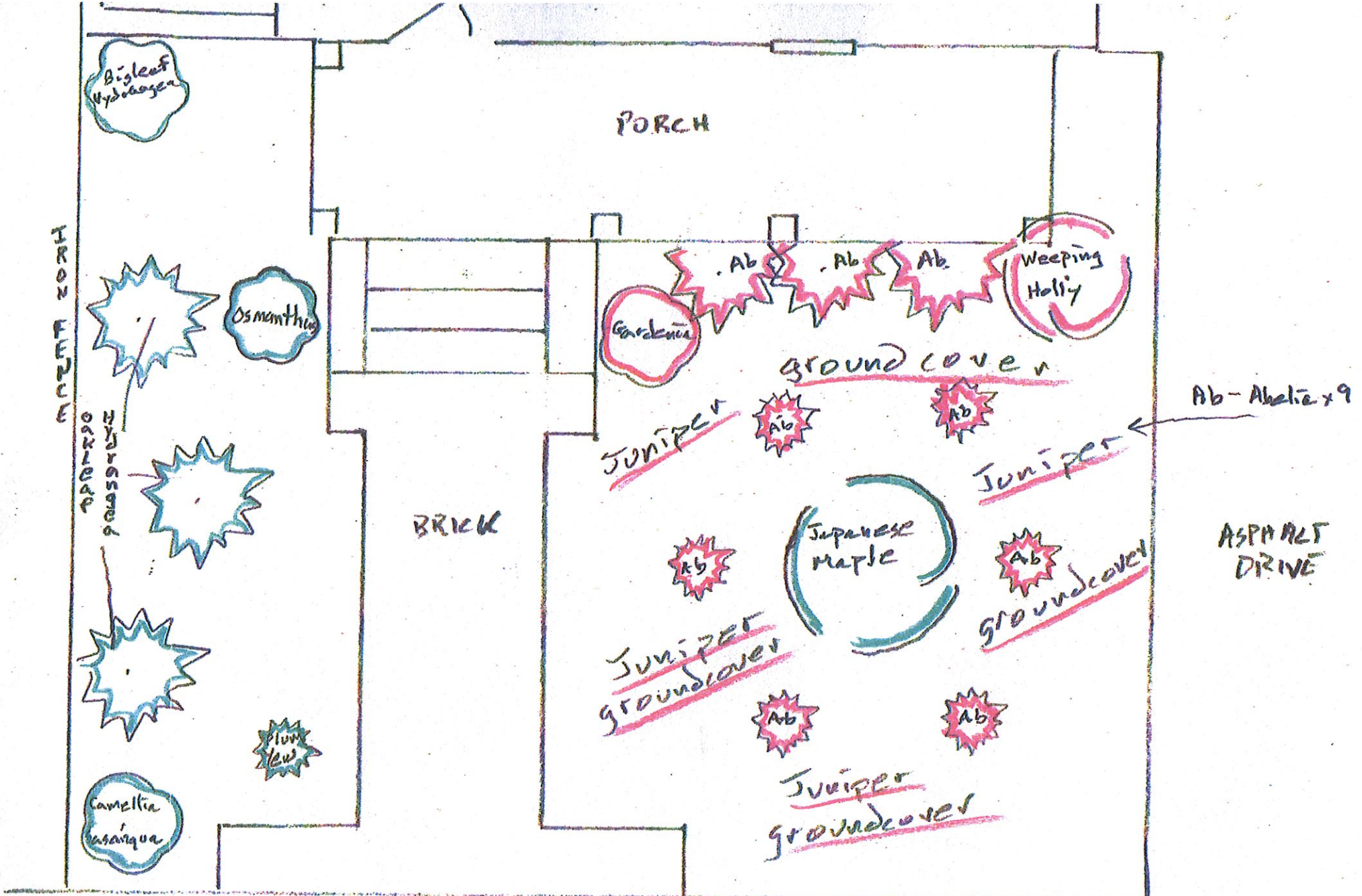
Carex ‘Everest’



1/4" = 1' at 11x17 size



Gardener by Nature LLC	
Johnson Residence	520 N. Person Street
June 7, 2018	
Existing Planting	
Designed by D. L. R. Tolson	



— Preserve

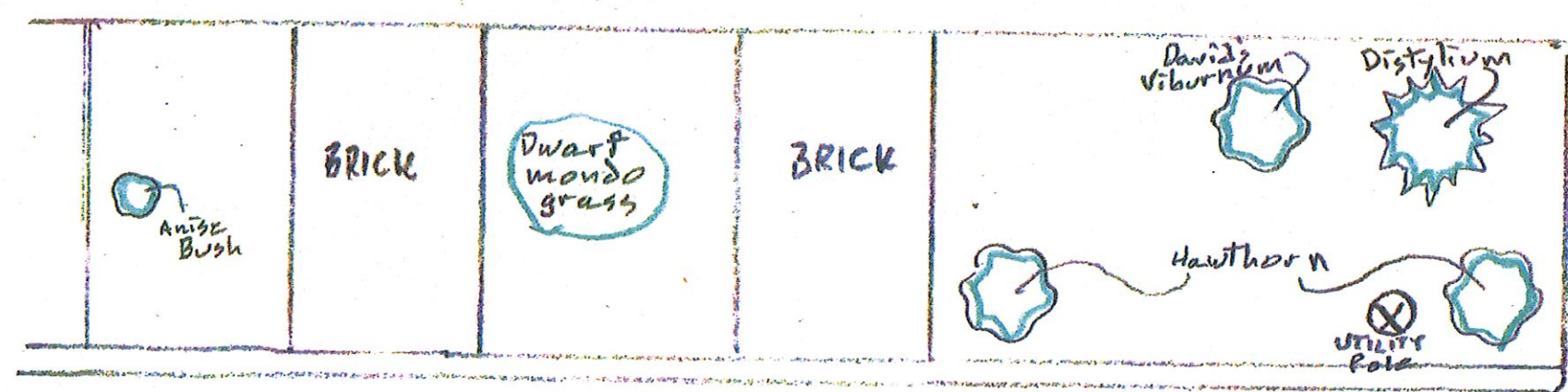
- 1 Japanese Maple
- 1 Bigleaf Hydrangea
- 3 Oakleaf Hydrangea
- 1 Osmanthus
- 1 Camellia Sasanqua
- 1 Plum Yew
- 1 Anise Bush
- 1 David's Viburnum
- 1 Distylium
- 2 Hawthorn

— Remove

- 1 Weeping Holly
- 1 Gardenia
- 9 Abelia
- Juniper Groundcover

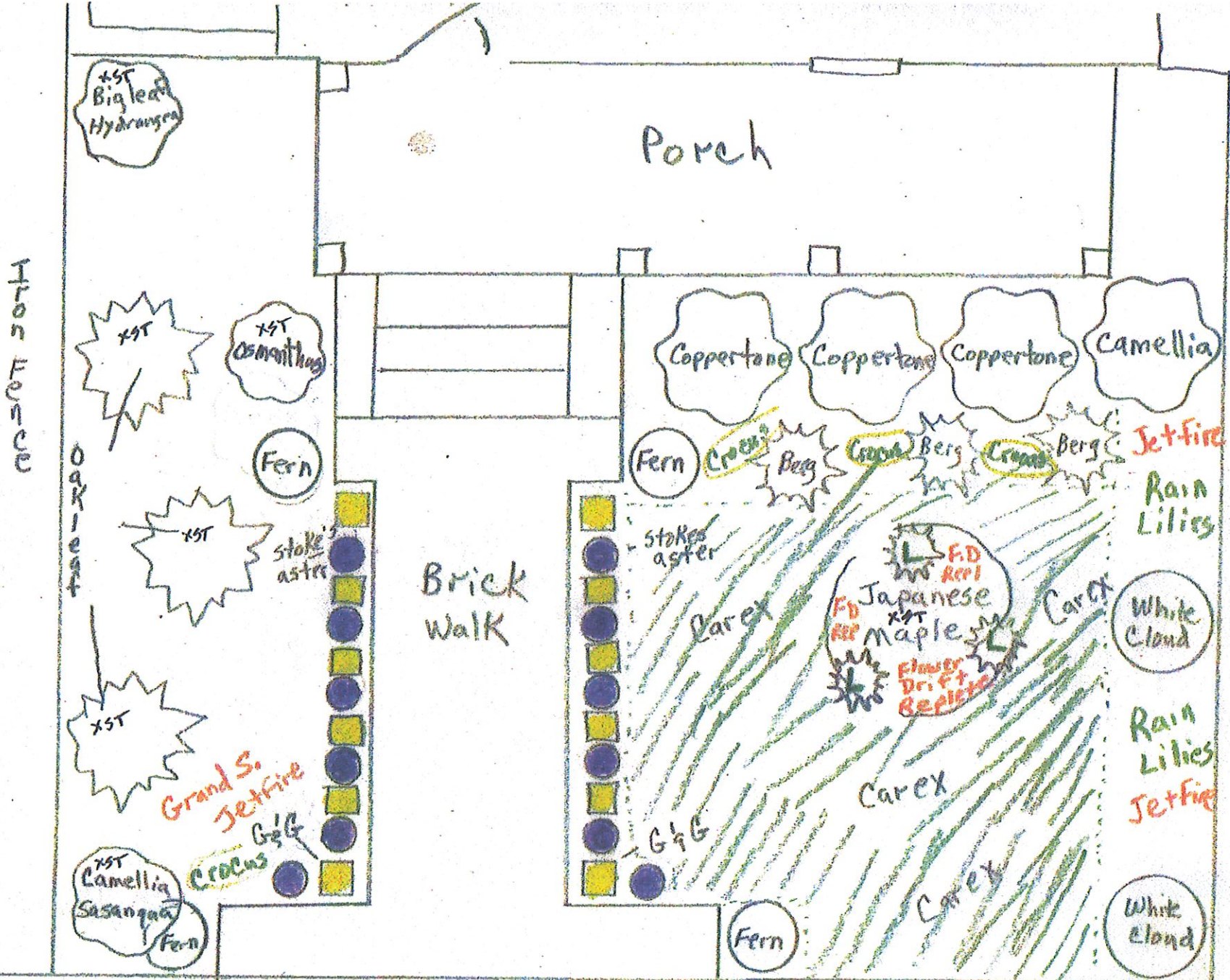


1/4" = 1' at 11x17 size

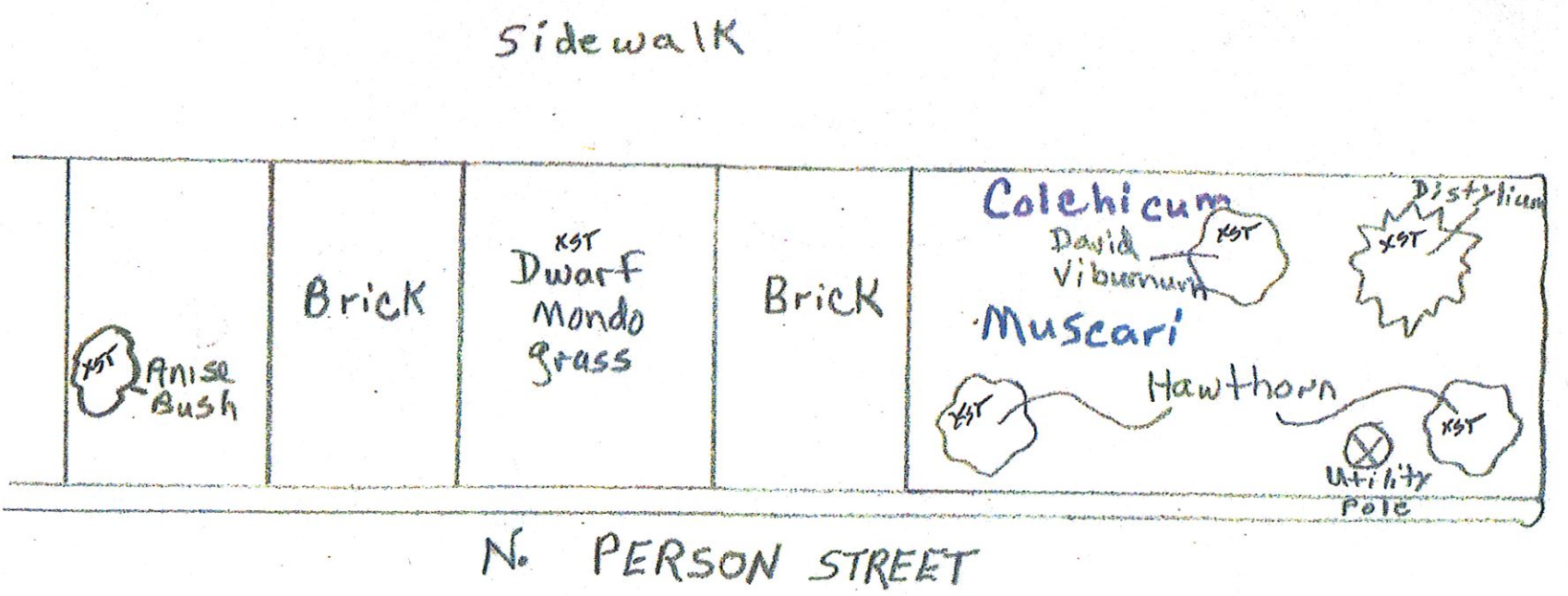


PERSON STREET

Gardener by Nature LLC	
Johnson Residence	520 N. Person Street
Preserve / Remove	
Existing Planting	



Johnson Plan Key					
Key	Genus	Species	Variety	Common Name	Quantity
Berg	Bergenia	cordifolia	Winterglow	Pigsqueak	3
Camellia	Camellia	japonica	Morning Glow	Spring Camellia	1
Carex	Carex	oshimensis	Everest	Sedge	196 plugs
Colchicum	Colchicum		Lilac Wonder		5
Coppertone	Distylium		Coppertone	Distylium	3
Crocus	Crocus	chrysanthus	Goldilocks	Crocus	100
Fern	Dryopteris	erythrosora	Brilliance	Autumn Fern	4
Flower Drift Replete Grand S. Jetfire	Narcissus		Flower Drift Replete Grand Soleil d'Or Jetfire	Daffodil	25 25 25 50
G & G	Chrysogonum	virginianum	Pierre	Green and Gold	12
L	Farfugium	japonicum	Argentum	White-edged Leopard Plant	3
Muscari	Muscari	armenicum	Helena	Grape Hyacinths	30
Rain Lilies	Zephyranthes	candida		Rain Lily	100
Stoke's Aster	Stokesia	laevis	Honeysong Purple	Stoke's Aster	12
White Cloud	Muhlenbergia	capillaris	White Cloud	White Muhly Grass	2



N

$\frac{1}{4}'' = 1'$ (at 11x17" size)

0 4 8
Approximate

XST = existing plant

NEW PLANTING PLAN

Gardener by Nature LLC
520 N Person Street
Johnson Residence
design by: Dale Batchelor
30 Apr. 2019