

City of Raleigh



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085-18-CA

223 ELM STREET
OAKWOOD HISTORIC
DISTRICT (HOD-G)

0 30 60 120
Feet



Nature of Project:
Master landscape plan

APPLICANT:
HENRY C WARD



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

085-18-CA 223 ELM STREET

Applicant: HENRY C WARD

Received: 5/16/18

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; replacement of front walk; installation of a side yard walk; installation of retaining wall; and installation of a drainage system; remove crape myrtle tree

Amendments: None

Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance.... **If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.**”
- COAs mentioned are available for review.

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; replacement of front walk; installation of a side yard walk; installation of retaining wall; remove crape myrtle tree; and installation of a drainage system
1.4	Fences and Walls	installation of retaining wall
1.5	Walkways, Driveways, and Off-street Parking	replacement of front walk; installation of a side yard walk
2.8	Entrances, Porches, and Balconies	Install stoop at side entry

STAFF REPORT

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

A. The implementation of a master landscape plan; removal of a crape myrtle tree; installation of retaining wall; and installation of a drainage system with a grading plan is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.3, 1.3.7, 1.3.13 and the following suggested facts:

1* In Matthew Brown's Inventory of Structures in the Oakwood National Register Historic District, the property is described:

"WA4142 223 Elm St. Wilkinson-Wishy House 1899 This Queen Anne gable-front-and-wing frame cottage and the similar house at 225 Elm were built by contractor L. M. Hamilton for Thomas B. and Katie Wilkinson. He was a dry goods salesman and minor developer. Her father Thomas B. Moseley managed the project. The Wilkinsons and Moseleys lived around the corner on E. Jones St. This house has a front-gabled section on the right and a side-gabled wing on the left; the roof ridges are of the same height. The roof is steeply pitched, and was originally sheathed in wooden shingles. The gables have scalloped siding and hexagonal attic vents. There is a porch in front of the side-gabled wing. Its roof comprises two slopes projecting from the main roof slopes. The porch roof is supported by two Tuscan columns with a Chinoiserie balustrade. The front door has a transom. Most windows are two-over-two. There is an original ell behind the side-gabled wing. There was an original porch beside it, which was enclosed prior to 1950. The house was converted to three apartments in c.1965. An addition was made behind the original ell, probably at the same time. The house was returned to a single unit as part of a restoration by Barbara Wishy in c.1979-80. There is a tiny shed behind the house built in c.1990. There is a stone retaining wall at the front of the property which probably dates to the 1920s."

2* The application mentions several items that were previously approved through two COAs: 119-15-MW (prune crepe myrtle trees; remove concrete steps walkway; install brick strip driveway; alter rear trellis; install 42" tall fence section; alter rear pond; change exterior paint colors; add front walk; relocate stone wall; relocate HVAC unit), 005-16-CA (Remove non-historic rear addition; construct new rear addition with porch; grade rear yard; remove trees; remove shed, pond and trellis). This application requests some changes in design and materials from those previously approved projects.

3* A new painted brick stoop is proposed for the side entry door. The brick is proposed to be painted black to match the currently painted brick foundation.

- 4* For the installation of the drainage system only the above ground elements are subject to review - locations were provided in the application. A drawing of the pop-up drain was provided in the application materials.
- 5* A multi-stemmed crape myrtle in the rear yard is proposed for removal and will be replaced with six trees of unspecified type. The application does state that no caliper of the individual stems is greater than 8", however, the actual DBH of the crape myrtle is unspecified. Per the photographs included in the application, the crape myrtle combined DBH appears larger than 8".
- 6* Per the applicant's submitted drawings and photographs, there are at least two maple street trees and one pecan tree adjacent to the driveway. No tree protection information was provided, nor was information provided about the critical root zones of adjacent trees that may be impacted by the construction of walls in the rear yard.
- B. The replacement of front walk and installation of a side yard walk is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.3, 1.3.7, 1.3.13, however, the installation of grey bricks and gravel **may be** incongruous according to *Guidelines* 1.3.8 and the following suggested facts:
- 1* The application proposes the use of grey techo bricks for the previously approved brick strip driveway. Grey bricks are atypical of the historic district. The proposed techo Victorien paver is described on the manufacturer's website as an "interlocking concrete paver possessing strength and durability... Vehicular & pedestrian friendly. This pavement is also de-icing salt resistant, withstands harsh climates and comes with a transferable lifetime warranty. The Victorien is also available in a permeable application."
- 2* Red tone brick is predominant in the historic district. However, the applicant did provide two examples of properties in the district that have grey bricks installed: Oakwood Cemetery and 114 N Bloodworth Street. Oakwood Cemetery is not within the Historic Overlay District. The bricks on Bloodworth Street either predate the district or were installed without a COA. Evidence was not provided to show that the use of techo brick meets the guidelines.

- 3* In addition to the driveway, the grey techo bricks are specified for the front walk, side yard walk, and the devil strip (the space between the sidewalk and the street). The techo bricks specified for the side yard walk are larger, square panels that are more industrial and modern in design. Per the manufacturer's website, the Industria Slab is "A contemporary slab, intended for commercial and municipal pedestrian use, Industria's streighth (sic) edges will give each project a modern and exclusive appearance."
- 4* The Oakwood Special Character Essay states, "Public sidewalks are generally concrete; a few brick walks still survive. There is typically a tree lawn between the public sidewalk and the curb where street trees are planted."
- 5* The applicant proposes the installation of gravel throughout the rear and side yards. The built area to open space ratio was not provided for gravel coverage, however it is clear from the drawings that the built area is substantial increase.
- 6* The gravel front walk (perpendicular to the proposed brick front walk) is shown in the drawings as equaling or exceeding the width of the brick front walk. This is atypical. The gravel walk should be subservient to the brick front walk.
- 7* Per applicant, the design of the landscape intends for plant coverage to soften the appearance of the amount of gravel (i.e. the plantings will grow over or "spill onto the path").
- 8* The existing front walk is concrete. The applicant proposes replacing the current concrete walk with brick, which would result in a brick walk adjoining two concrete steps. The application did not provide evidence of other properties that feature a similar material change. Additionally, the proposed brick walk is shown in the drawings as wider than the current concrete stairs. Historically, the walk is no wider than the step side walls.
- 9* No evidence or description was provided for the "decorative gravel" specified for back fill of the side yard walk. Grey toned gravel is typical of the district.
- 10* The proposed brick strip driveway features a decorative triangular treatment where the strips should meet the sidewalk. This is atypical of the historic district. The brick strips should meet the sidewalk without joining together.

Staff suggests deferral to allow for a revised design to be submitted by the applicant and/or additional evidence to be submitted.

If the committee chooses to defer the application, staff suggests the following additional information be required to be submitted:

- A tree protection plan that will be implemented and remain in place for the duration of construction and that addresses the critical root zones on the property and adjacent properties and provides staging areas for construction materials.
- Analysis of built area to open space and built mass to open space for both the existing conditions and the proposed alterations.
- Evidence of other locations in the historic district that feature concrete steps and brick walks and a review of the walks that are wider than the adjacent steps.
- Sufficient evidence for the grey techo brick was not provided. Staff encourages a red-tone color more compatible with the historic district.

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



<input type="checkbox"/> Minor Work (staff review) – 1 copy <input checked="" type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input checked="" type="checkbox"/> All Other – <i>landscaping</i> <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center; margin: 0;">For Office Use Only</p> Transaction # _____ File # <u>005-18-CA</u> Fee _____ Amount Paid _____ Received Date _____ Received By _____
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Property Street Address **223 Elm St Raleigh NC 27601**

Historic District **Oakwood**

Historic Property/Landmark name (if applicable) _____

Owner's Name **Henry C. Ward**

Lot size **0.13 ac**

(width in feet) **52**

(depth in feet) **105**

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
519 E. Jones St	225 Elm St
521 E. Jones St	227 Elm St
525 E. Jones St	216 Elm St
214 Elm St	226 Elm St
218 N. East St	602 E. Lane St
516 E. Lane St	218 Elm St
518 E. Lane St	
221 Elm St	

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 Henry C. Ward

Mailing Address 223 Elm St

City Raleigh	State NC	Zip Code 27601
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City Raleigh	State NC	Zip Code 27601
--------------	----------	----------------

City Raleigh	State NC	Zip Code 27601
--------------	----------	----------------

Date 5/16/18	Daytime Phone 919.427.0280
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Date 5/16/18	Daytime Phone 919.427.0280
--------------	----------------------------

Email Address henry@lodenproperties.com with cc: to gardenwanted@gmail.com

Applicant Signature H. C. W.

Will you be applying for rehabilitation tax credits for this project? ☐ Yes ☒ No

Office Use Only
Type of Work 47

Did you consult with staff prior to filing the application? ☐ Yes ☒ No

Office Use Only

Type of Work 47

Office Use Only

Type of Work 47

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

[illegible]

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. <u>Minor Work (staff review) – 1 copy</u> <u>Major Work (COA Committee review) – 10 copies</u>	✓				
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. <u>Paint Schedule</u> (if applicable)	✓	<input type="checkbox"/>			
5. <u>Plot plan</u> (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 type="checkbox"/>			
6. <u>Drawings</u> showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input checked="" 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 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 <u>Label Creator</u> to determine the addresses.	✓	<input type="checkbox"/>			
8. Fee (<u>See Development Fee Schedule</u>)	✓				

Description of work for 223 Elm Street:

1.3 / 1.4

Repair existing retaining wall – [see drawings and details A, B, C, D and E]

Repair existing 2' retaining wall partially demolished during renovation (previously approved). Use existing stone material currently onsite to recreate similar look at corner and extend back toward house 5'. Use black Belgian cobbles to create area of wall and steps due to not enough existing material on hand. Install black cobble edge along back side of existing wall to help stabilize hill. Patch and repoint deteriorated grout in existing wall sections.

1.3/1.5

Brick strip drive and gravel parking area - [see drawings and detail G and O]

Install brick strip drive (previously approved) using grey techo bricks in a basket weave pattern. Material set on compacted abc base with edging and polymeric sand. Upper gravel area for overflow parking and storage. Black cobble edge in mortar bed with rebar cross reinforcement. Gravel to be 78m from moncure quarry (just north of Sanford).

1.3/1.5

Replace existing front walk – [see drawings and detail F]

Remove existing cracked concrete and replace with grey techo paver in a basket weave pattern. Edge closest to street finish with a mortared black cobble edge for height transition and reinforcement of back side of existing concrete steps leading to street. Brick work to be set on abc base and snap edge with polymeric sand for joints.

1.3/1.4/1.5

Side Area Walk, Stoop and Retainer – [see drawings and details J and K]

Install square techo pavers along side of property for access. Pavers to be set on abc base and back filled with decorative gravel. Install brick stoop (painted) at side entry door, finished in a basket weave pattern. Install 2.5 – 3' retaining wall, 5' off property line to help with access, water flow and possible future garden storage. Brick skin to match foundation and to be painted.

1.3/1.4

Rear low retainer and steps – [see drawings and detail L and M]

Install approx. 12" tall brick retaining wall (painted) along rear of property for access, water diversion and function. Steps installed between existing columns (unpainted and to match existing brick work of wall) to deal with grade change, water diversion and access.

1.1

Remove existing Crepe Myrtle – remove multi-stem branching tree (no caliper larger than 8") to address significant swale along back and side of property. Replace canopy with 6 new small upright trees as shown on plan.

1.3

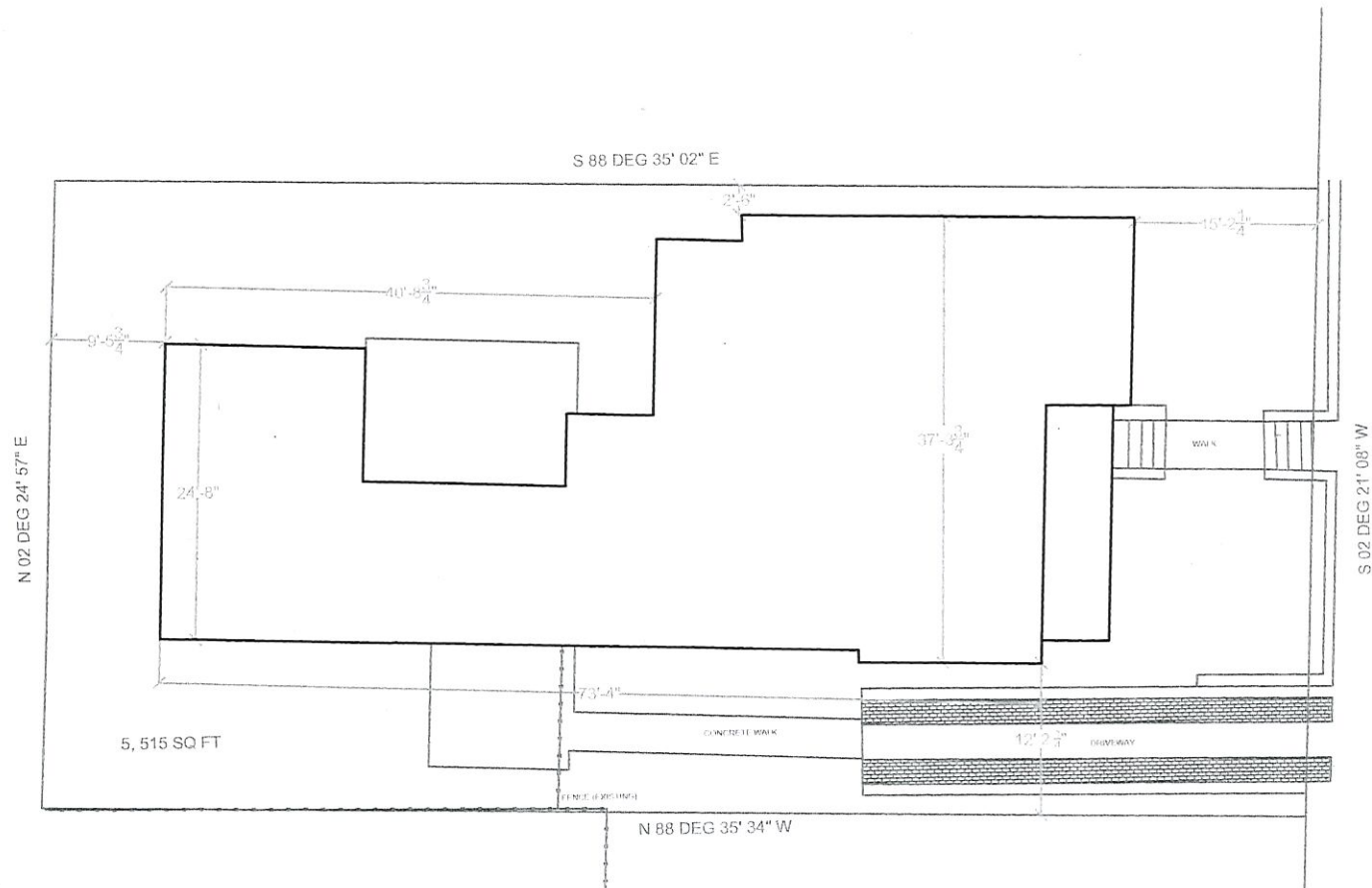
Install drainage and underground work – [see drawings and detail N]

Install drain system to deal with water issues from upper properties and new renovation. Grade rear and side areas to help sheeting. Include stubs for gutters if installed in future. Goal is to re-route water flow to help adjacent neighbor downhill and make rear space functional.

1.1

Repair existing devil strip access – [see drawings and detail H]

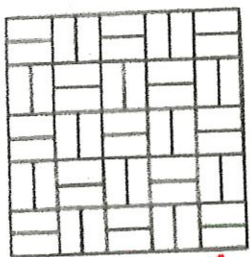
Replace dilapidated devil strip access with grey techo brick in basket weave pattern. Install black cobble edge. Current brick is a trip hazard.



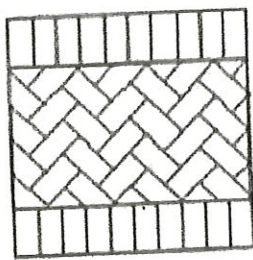
ELM STREET
60' PUBLIC R/W

-PLOT PLAN 223 ELM ST
1/16" = 1'-0"

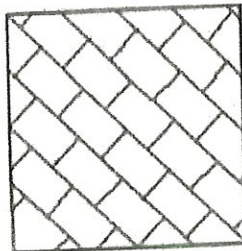
Popular layout options:



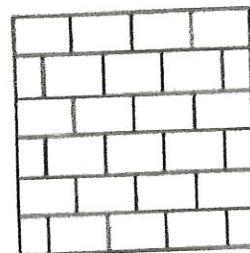
Basket Weave



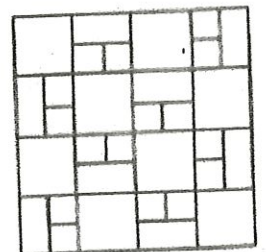
45° Herringbone with Border



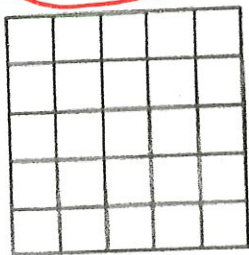
45° Stretcher Bond



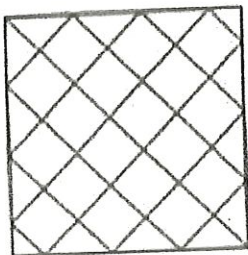
Stretcher Bond



Mixture of Sizes



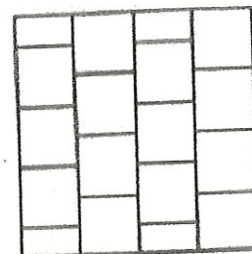
Stack Bond



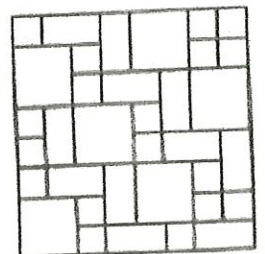
45° Stack Bond



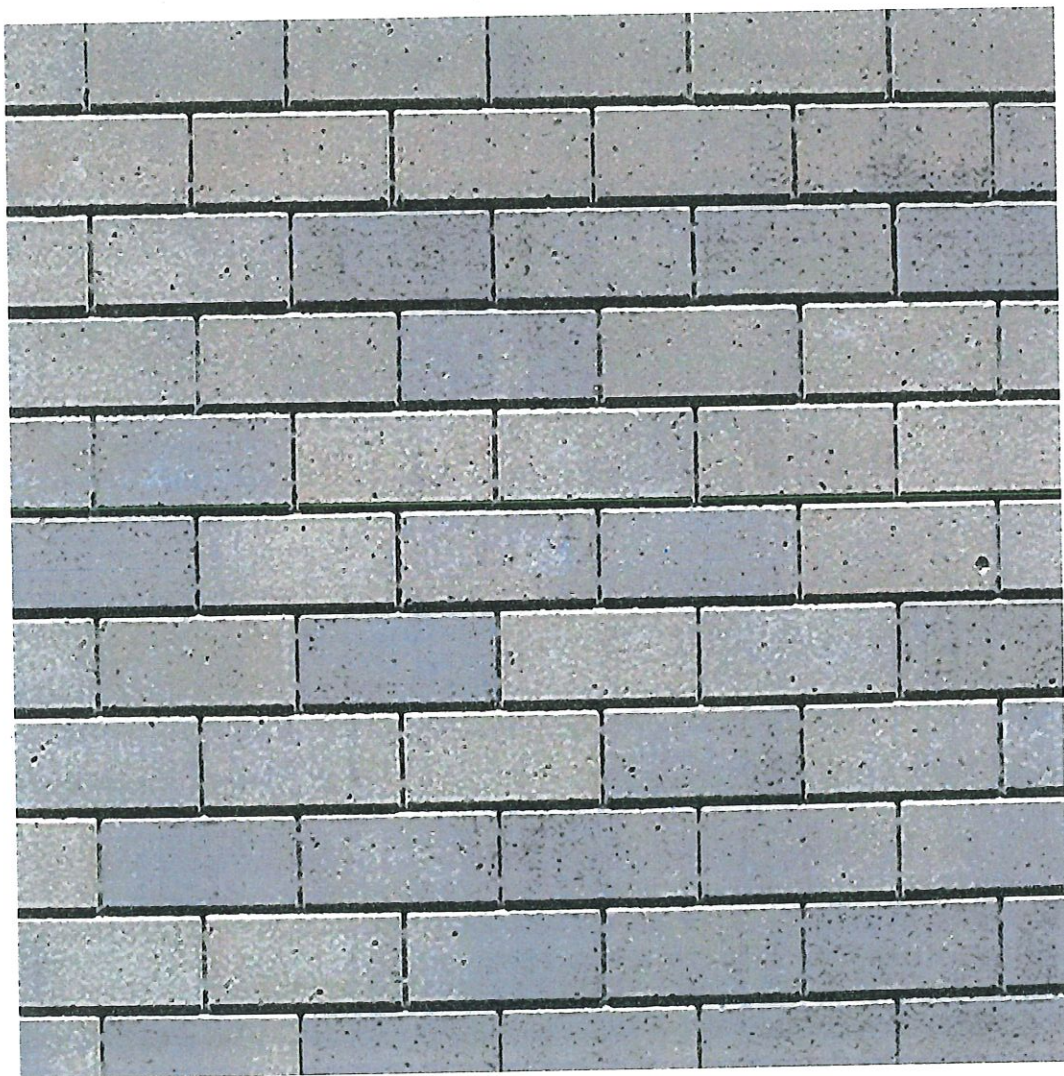
Herringbone



Stretcher Bond



Mixture of Sizes



techo paver (victorien)

$2\frac{3}{8} \times 4\frac{1}{4} \times 8\frac{1}{2}$

* shale gray



techo paver
bloc

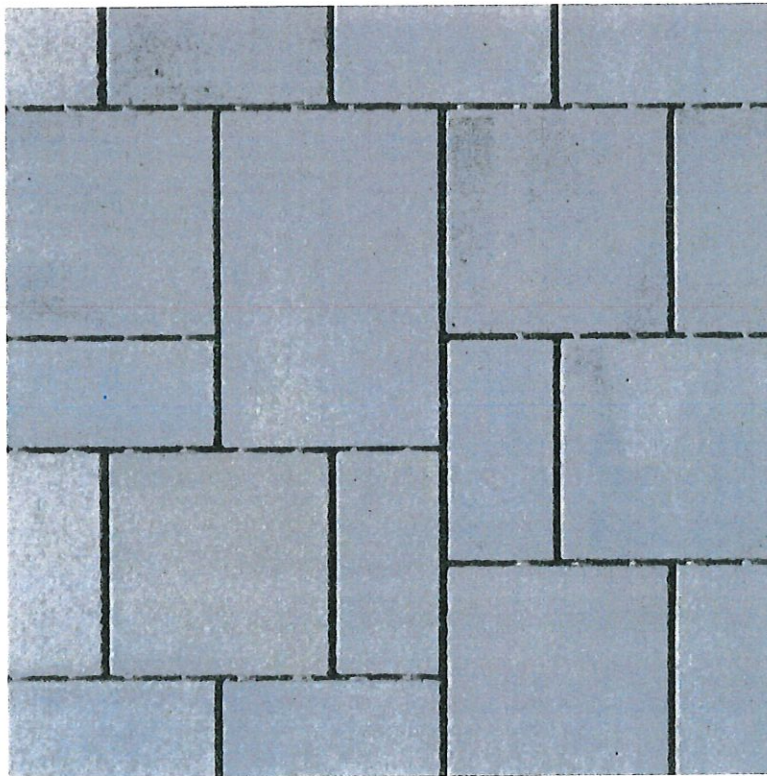
industria slab
- shape example

$23\frac{3}{8} \times 23\frac{5}{8} \times 23\frac{5}{8}$



painted brick

SW 7076 cyberspace



techo block industria slab

- color example (shale gray)



black cobble examples

5" x 5" x 5"

5" x 5" x 9"

5" x 9" x 11"



Front Wall (existing) (E)



line
of
removal

front walk repair

(F)

(H)



Front Drive

© G A B D



side garden

① ②





side garden drainage & retainer & path



(J) (K)



rear garden retainer & steps (L) (M)



Drainage (rear garden swail & crape myrtle) removal



drainage / down spout

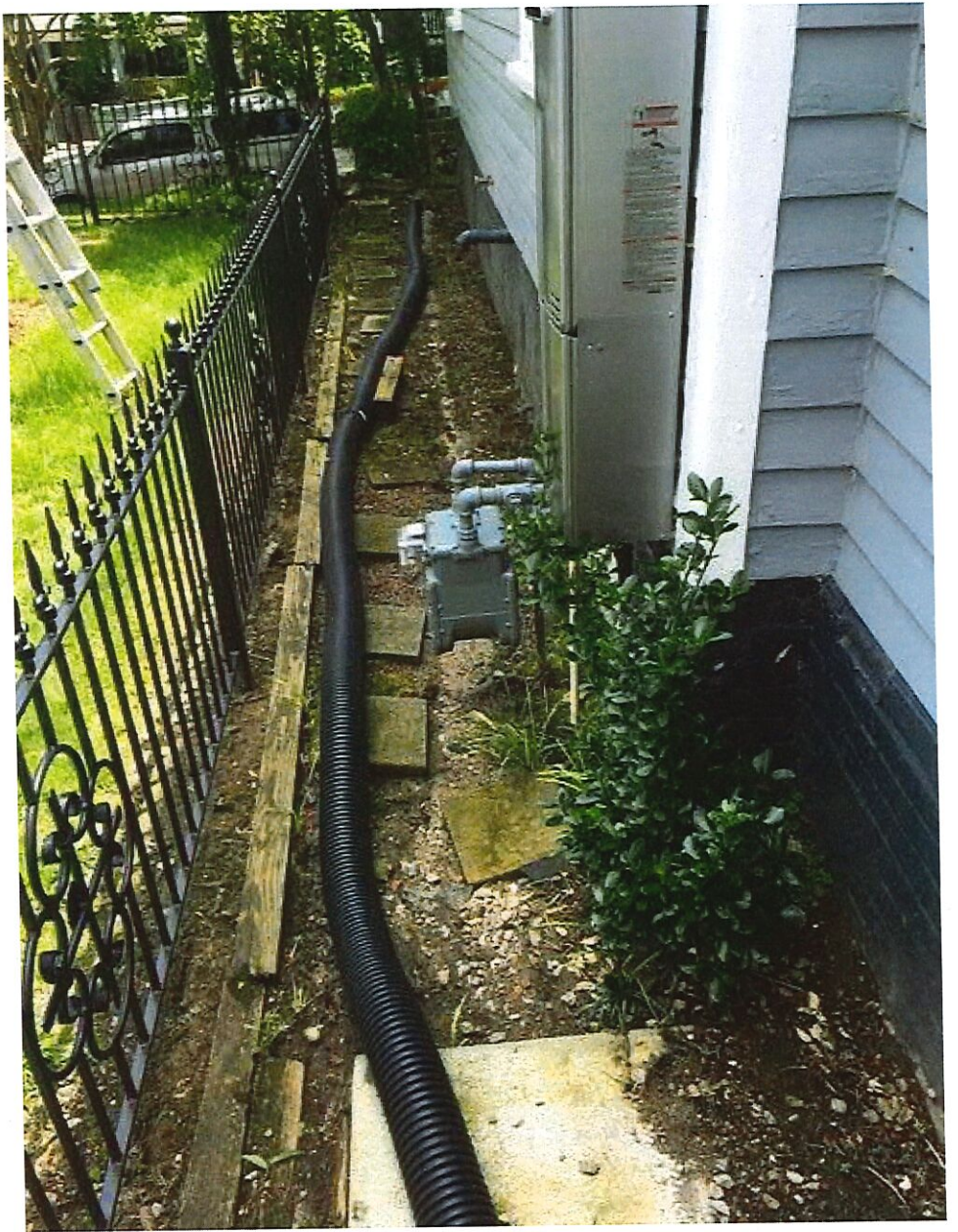
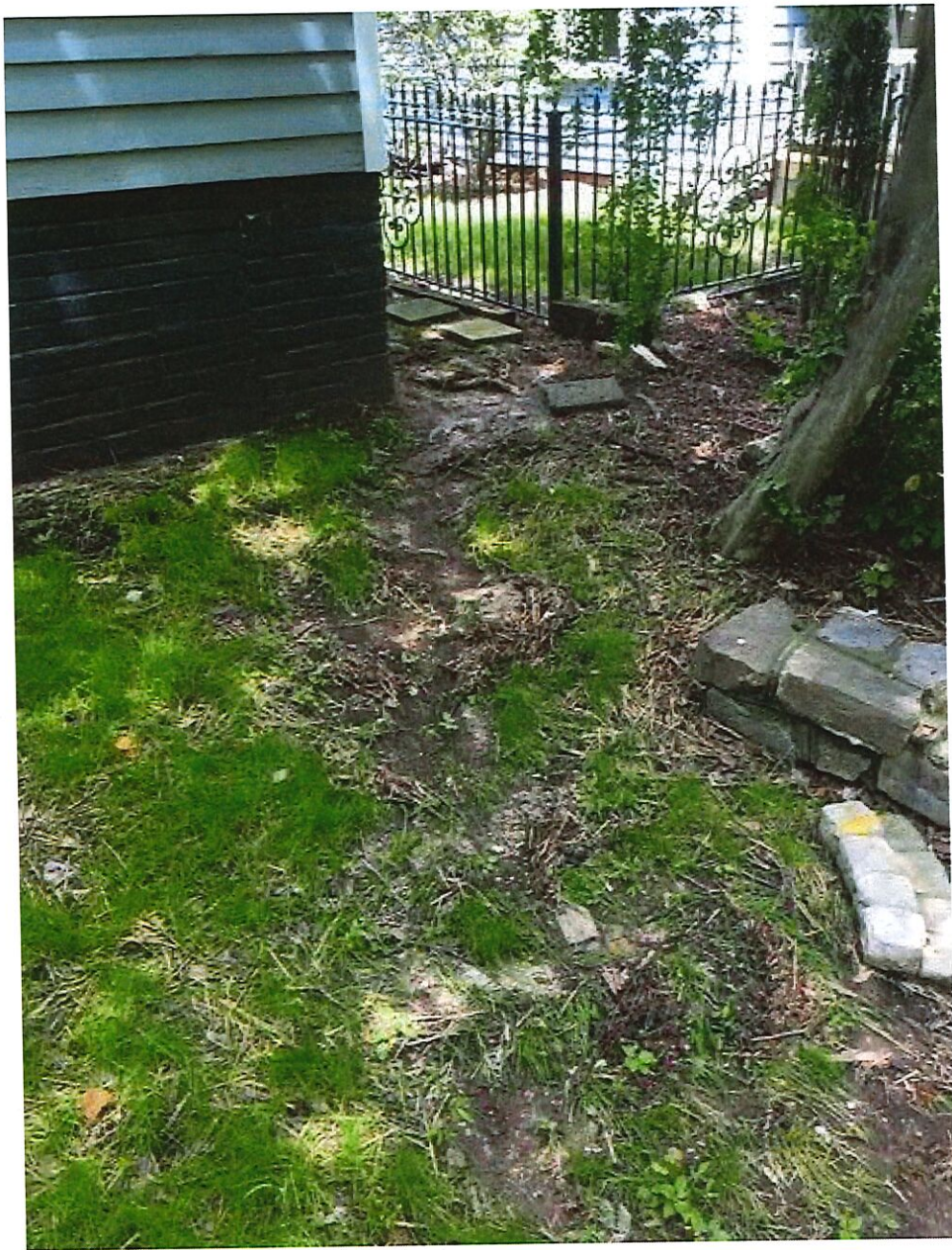
(N)

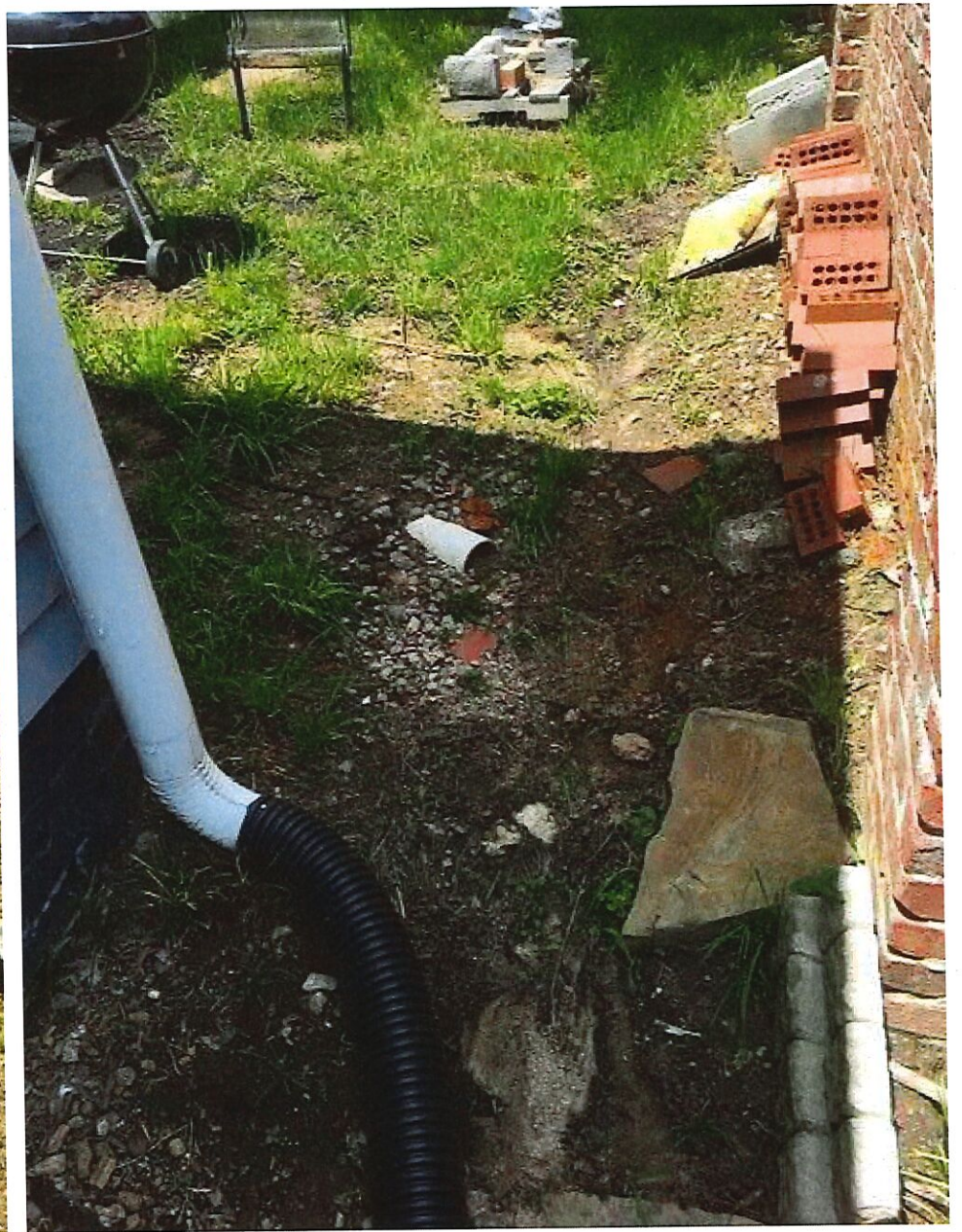


devil strip repair (H)

Site Photographs:

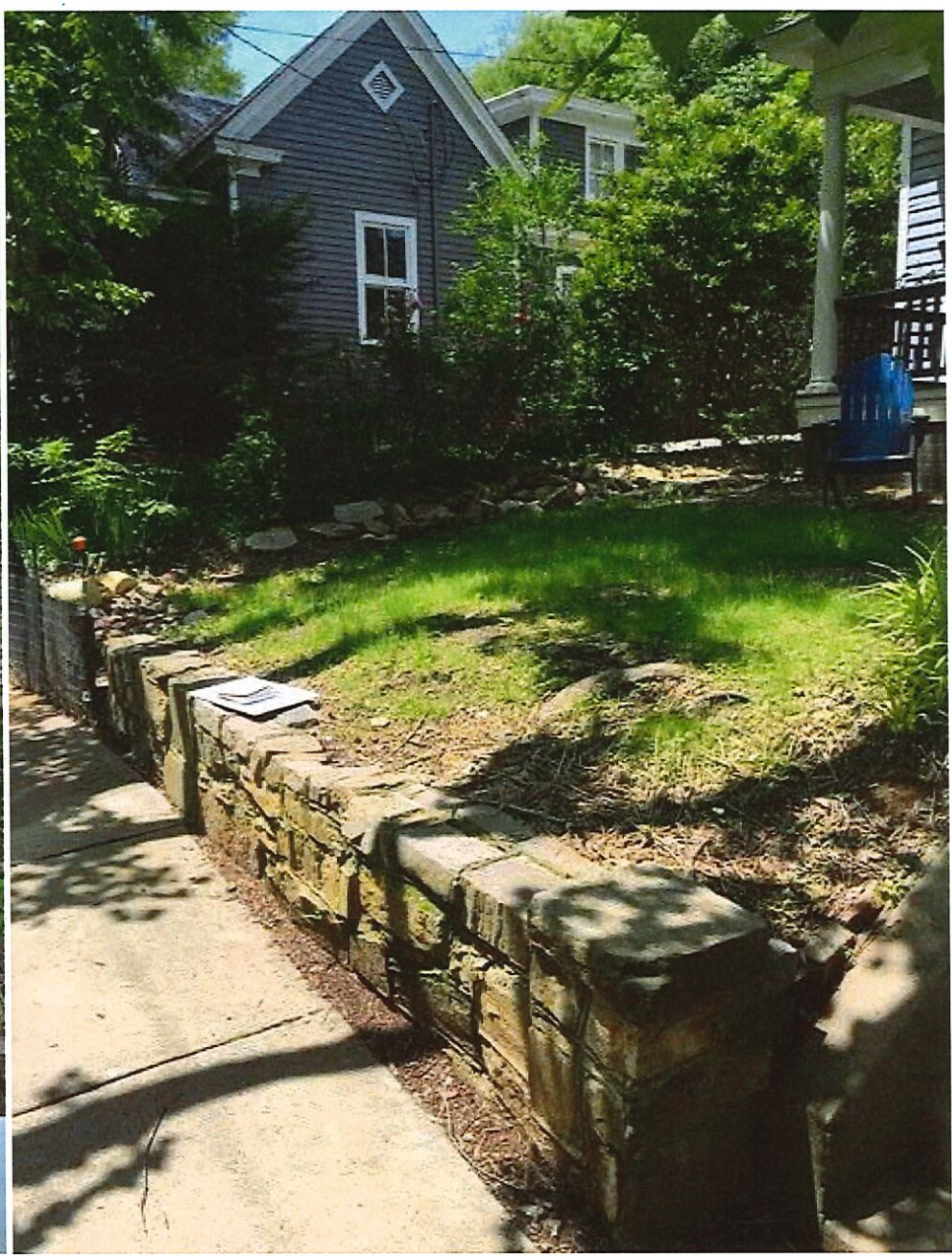
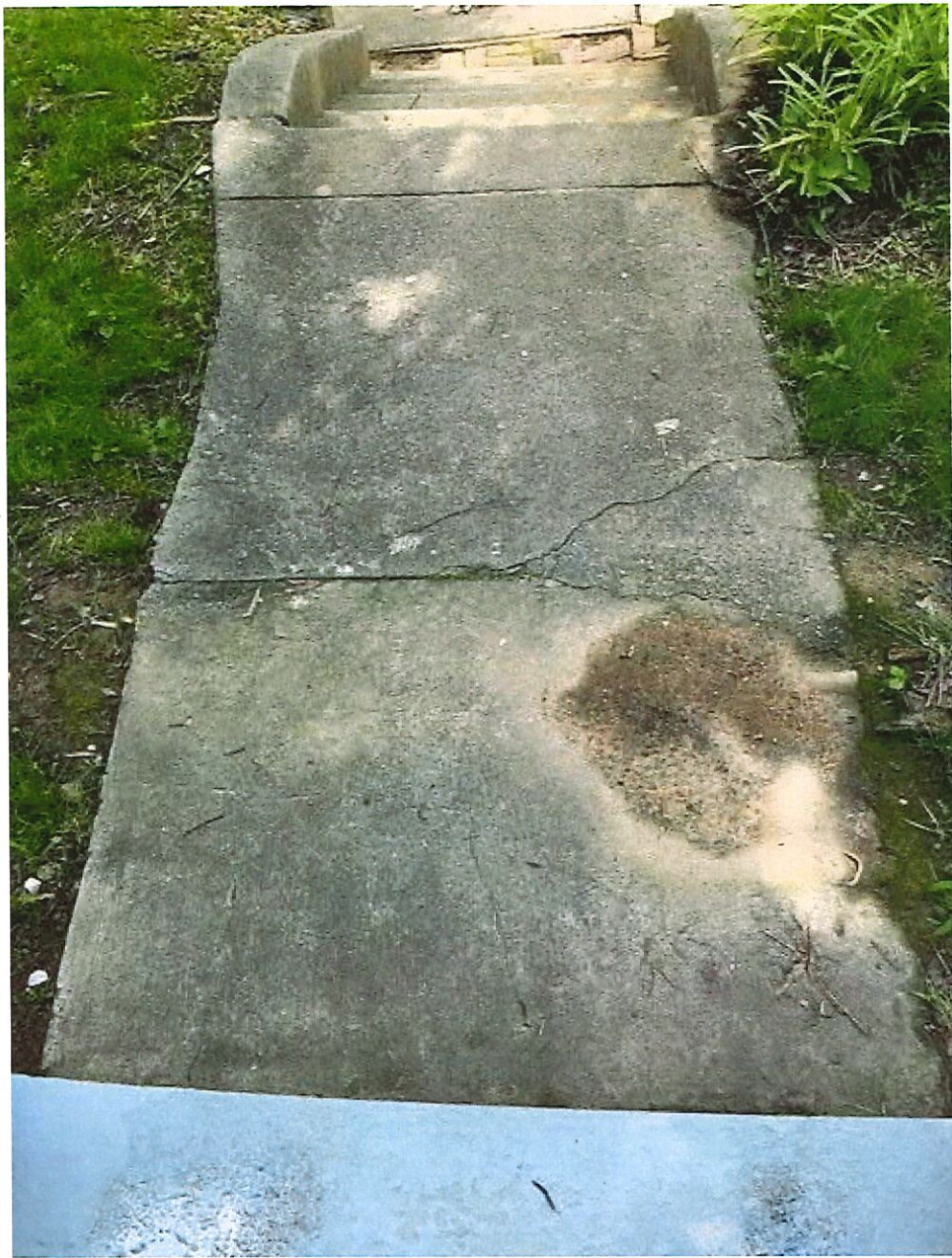


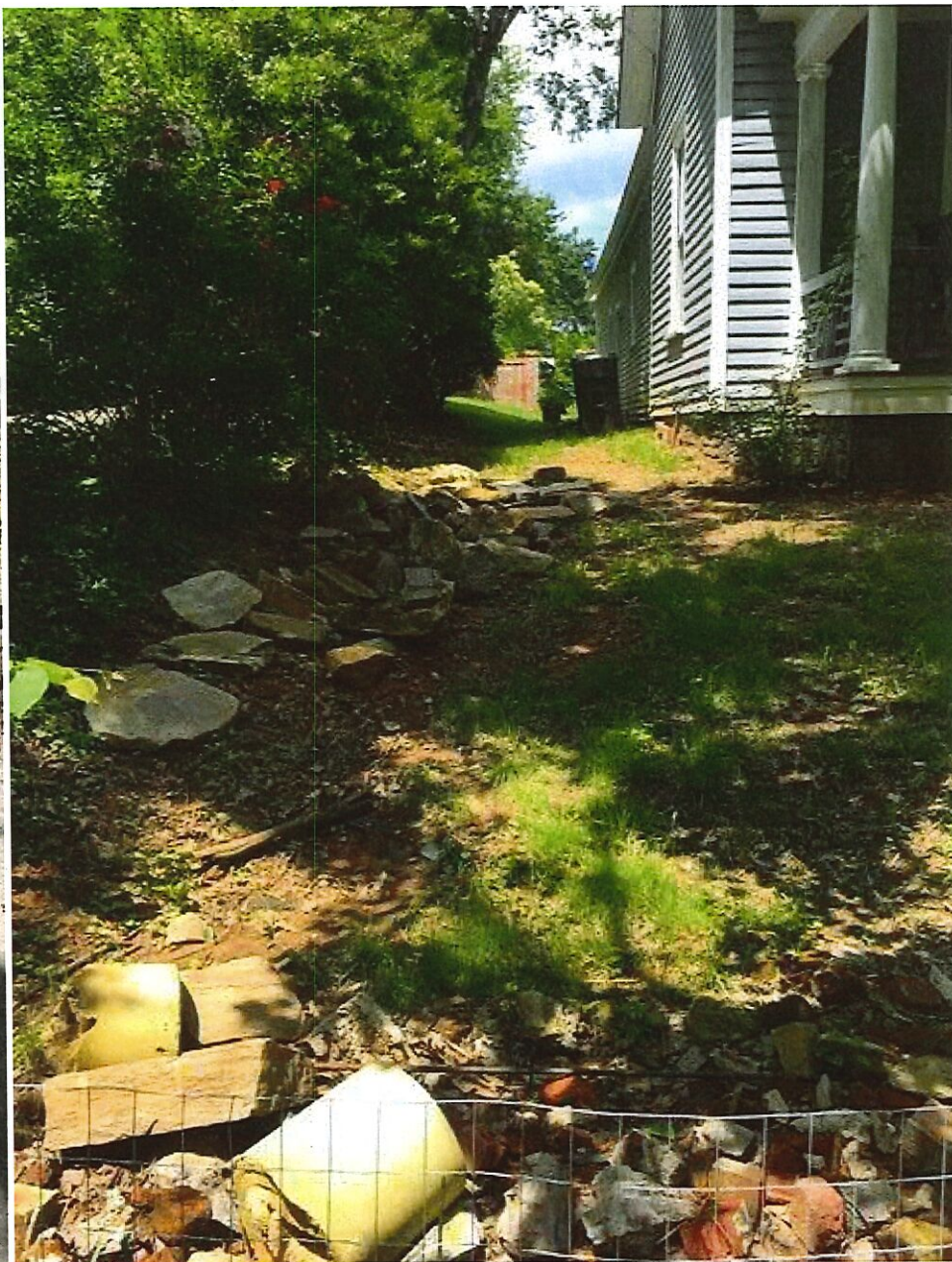


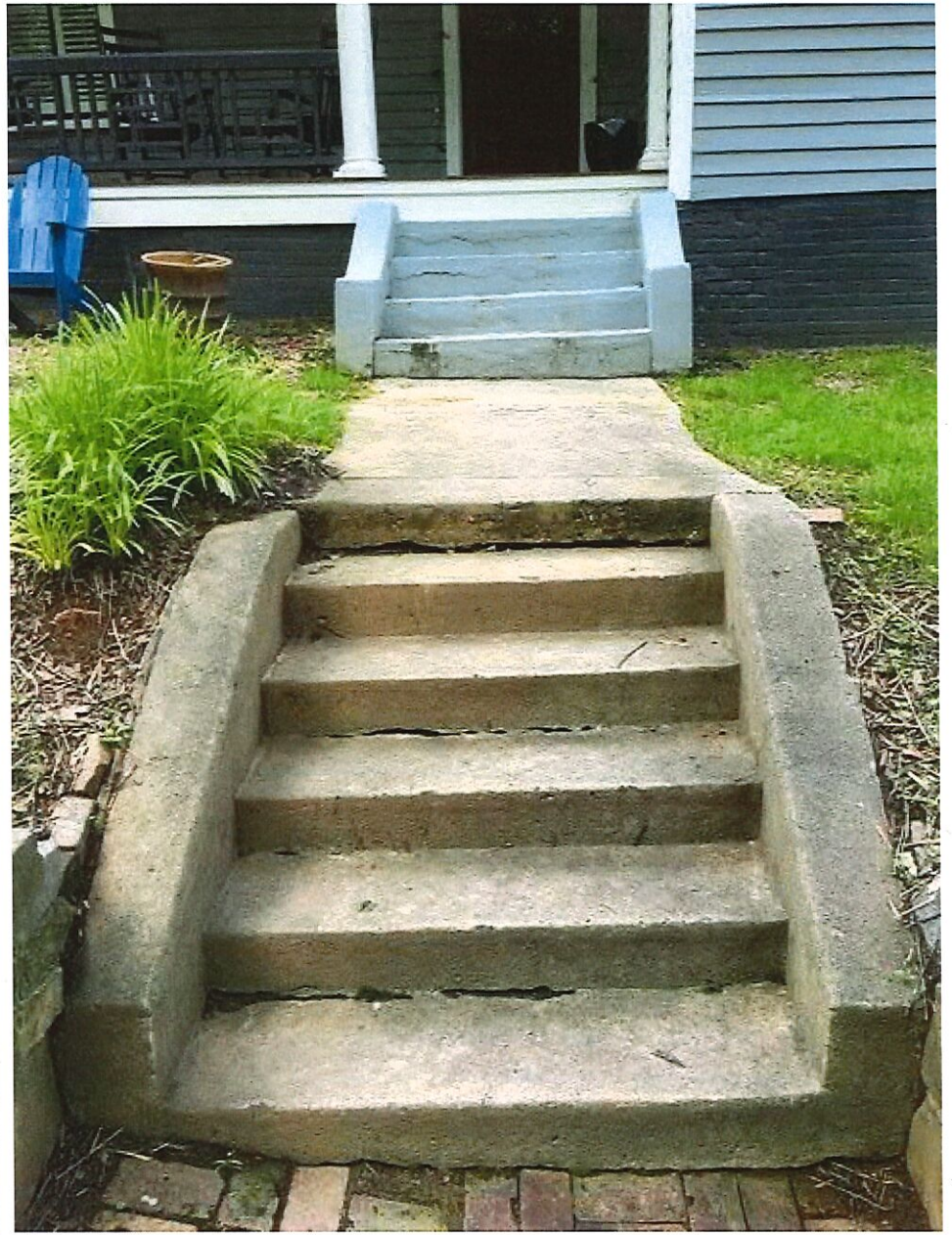










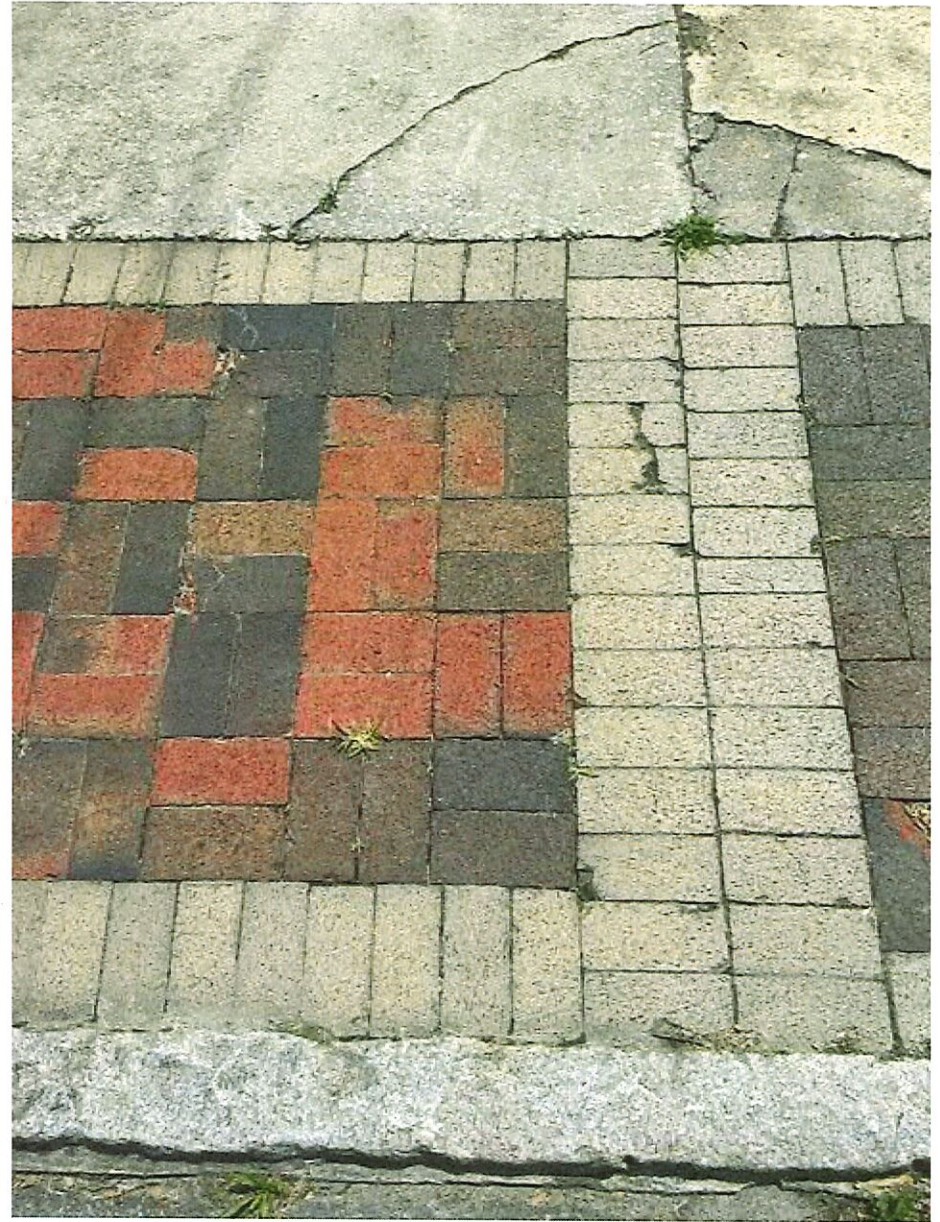




Examples of grey bricks in Oakwood:



Oakwood Cemetery



112/114 Bloodworth Street



112/114 Bloodworth Street

Kinane, Collette

From: Henry Ward <henry@lodenproperties.com>
Sent: Monday, June 4, 2018 1:56 PM
To: Kinane, Collette; gardenwanted@gmail.com
Cc: Robb, Melissa
Subject: RE: COA Meeting - Thursday, June 28, 2018 - 085-18-CA (223 Elm Street) - Initial Staff Comments
Attachments: ward revised layout plan 6.4.18.pdf; ward existing site info plan 6.4.18.pdf; ward front gravel path detail 6.4.18.pdf; ward new build highlight 6.4.18.pdf; ward pop up drain detail 6.4.18.pdf

Collette,

Please see notes below in RED and related attachments related to the COA application for 223 Elm Street. This is the first of three emails. Two more will follow. Please let me know if you have any additional questions.

-Henry

From: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Sent: Thursday, May 24, 2018 3:37 PM
To: Henry Ward <henry@lodenproperties.com>; gardenwanted@gmail.com
Cc: Robb, Melissa <Melissa.Robb@raleighnc.gov>
Subject: COA Meeting - Thursday, June 28, 2018 - 085-18-CA (223 Elm Street) - Initial Staff Comments

Henry -

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the June 28, 2018, agenda of the COA Committee of the Raleigh Historic Development Commission. The meeting will be held at 4:00 p.m. in the City Council chamber.

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

Thanks for submitting such detailed and precise drawings! In preparation for completing the report, staff has made an initial review of your application regarding clarity and completeness and has the following questions, comments, and suggestions:

1. Please provide details of the fire pit and storage areas that are noted on the drawing. If you are not ready to proceed with those two items, please remove them from the drawings. **Removed.**
2. Similarly, is the grill area built-in? **No.** If not, please remove this from the drawing. Items such as standard grills, trashcans, and furniture, which are not a part of the landscape, should not be shown on the drawings. Additionally, please remove the dining table shown on the drawings as well. If these items will be placed on a pad of any material, please show the pad noting the material without the furniture/removable items drawn in.
3. Please provide drawings and/or manufacturer's specifications as to what the pop-up daylighting will look like. **Attached.**
4. Please submit digital photographs of the current conditions of the landscaping. **Will send in separate email.**
5. The extent of the detail on your proposed plan was excellent, could you also provide a drawing of the existing conditions in similar detail? Additionally, please provide an annotated version of your proposed plan that details what is existing and what will be new. **Attached.**

6. Please provide samples, manufacturer's specifications, and/or a photograph of all proposed materials (pavers, bricks, etc). **I believe these were included in the prior submittal. Please advise if you need anything else.**

Staff has also made an initial review for adherence to the Design Guidelines and offers the following guidance and examples of the type of evidence included in successful applications.

1. Grey bricks are atypical of the historic district. Please provide evidence that this material is present elsewhere in the district or evidence that helps make the case that grey bricks will meet the guidelines and fit with the neighborhood character. **Will send in separate email.**
2. Please provide the built area to open space ratio for the proposed gravel coverage. **Can you clarify this calculation?**
3. The proposed gravel walkway in the front yard seems slightly over-scale and would be atypical of the district. Please provide a dimensioned drawing of the proposed changes. **Attached.**

Any amendments or additional documents must be received via email by 4:00 pm Monday, June 4, 2018, to guarantee inclusion in the staff report. Please include all current recipients of this message.

A few additional notes regarding the process:

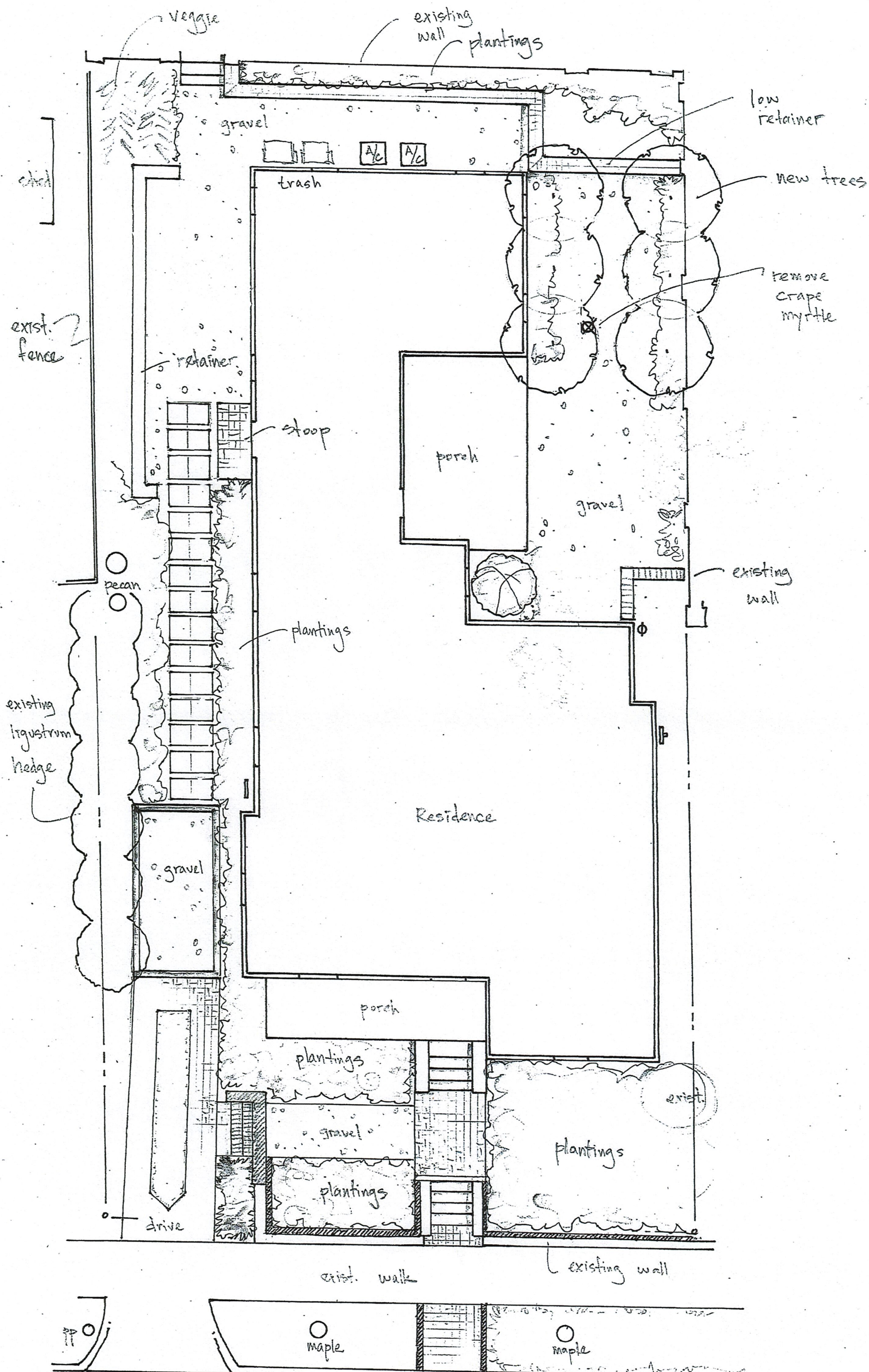
- The agenda, information letter, and staff report will be sent via email June 15.
- A sign will be posted on the property June 15. The applicant is required to return the posted sign to Planning either at the public meeting or within 3 business days following the public meeting.
- City policy requires that any presentations must be emailed to staff prior to meetings in Council Chambers and may not be loaded from non-employee flash drives. The deadline for providing staff with a presentation is 10:00 am, Tuesday, June 26. Most COA applications do not need a formal presentation.
- If any documents are brought to the meeting at least 10 sets of copies should be provided.

Please let me know if you have any questions.

Thanks,
Collette

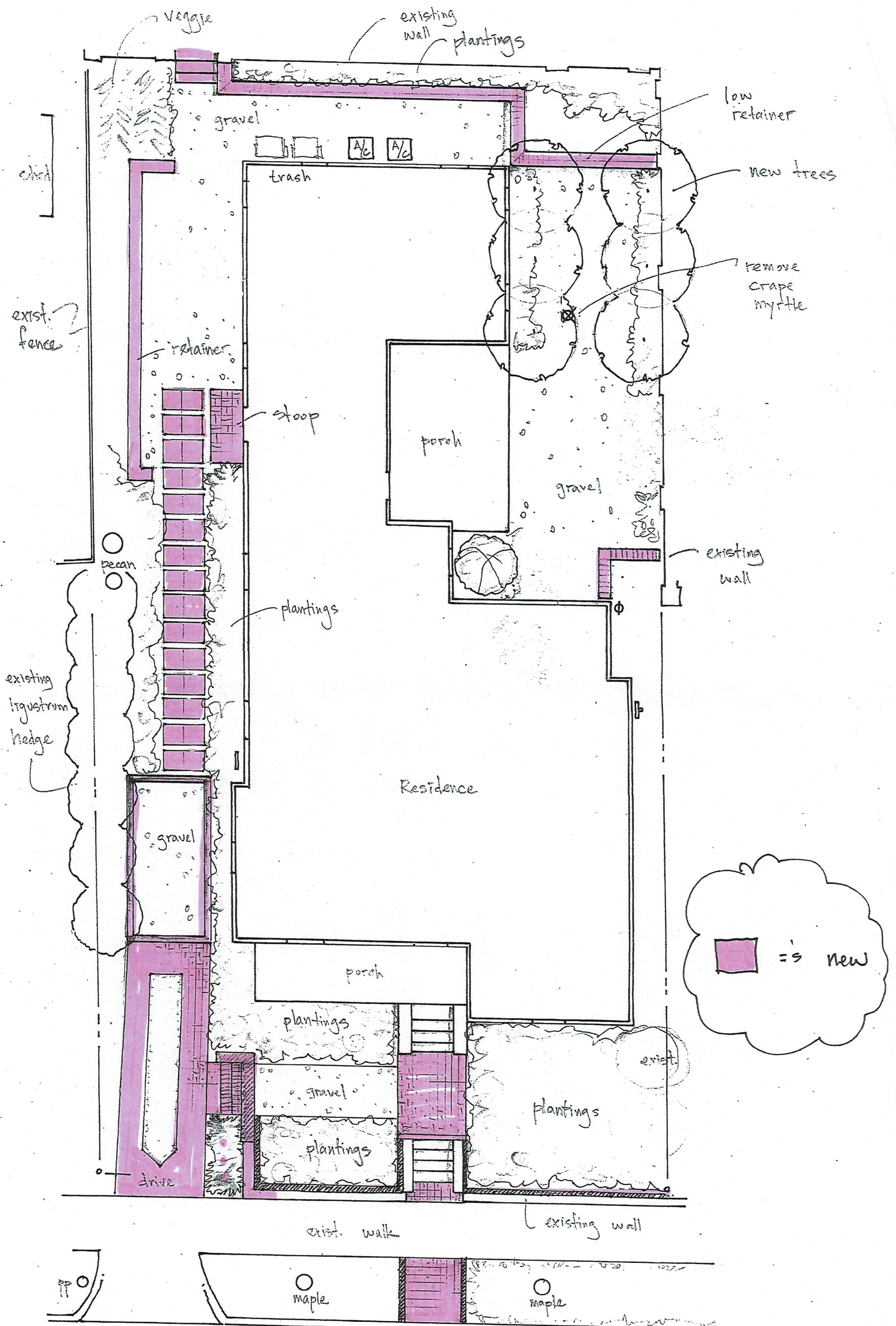
Collette R. Kinane
Preservation Planner II

■ **Raleigh Urban Design Center**
One Exchange Plaza, Suite 300 | Raleigh, NC 27601
919-996-2649 | raleighnc.gov



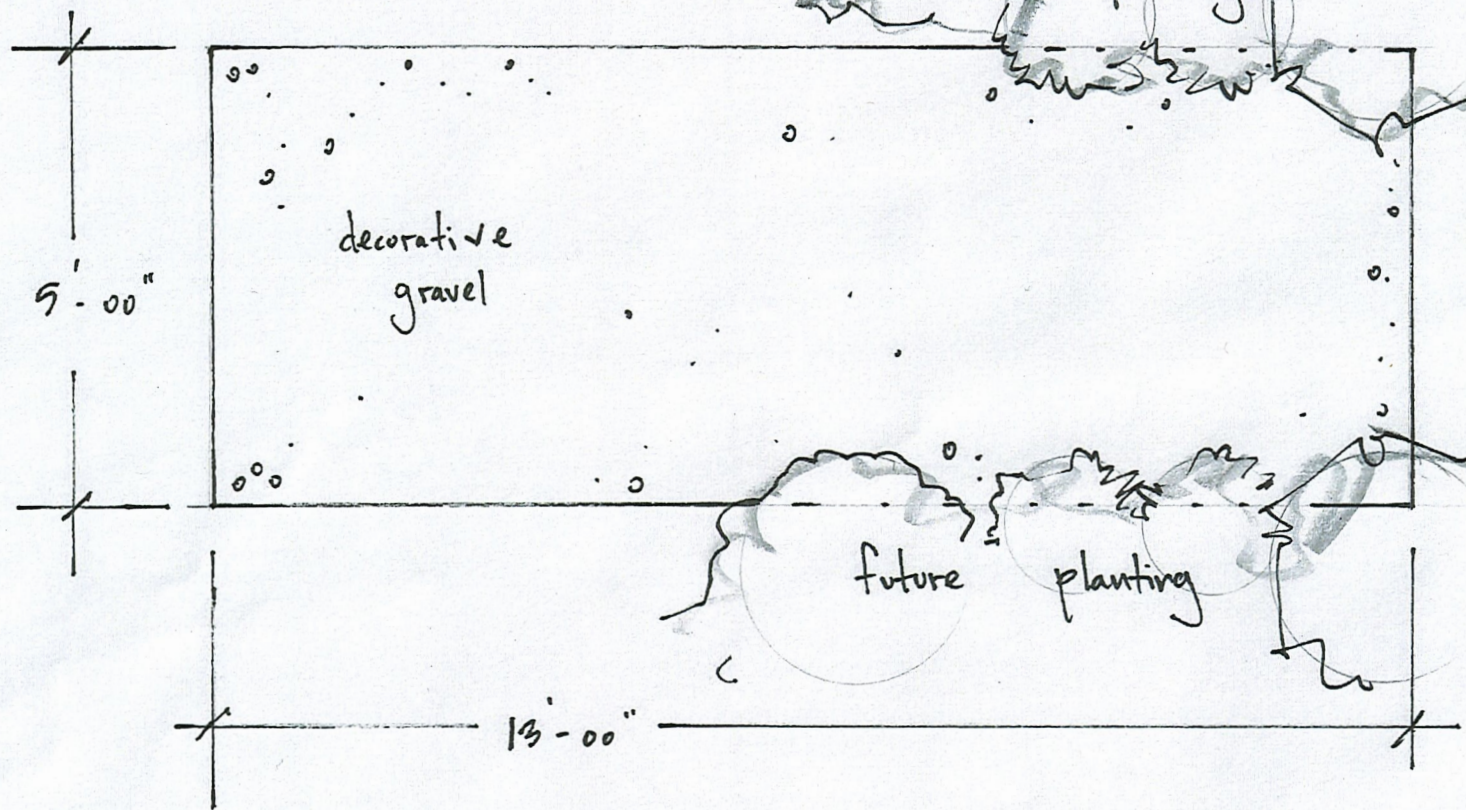
223 ELM ST. - general layout + diag.
(revised 6.04.10)

Scale: $\frac{1}{8}" = 1'-00"$



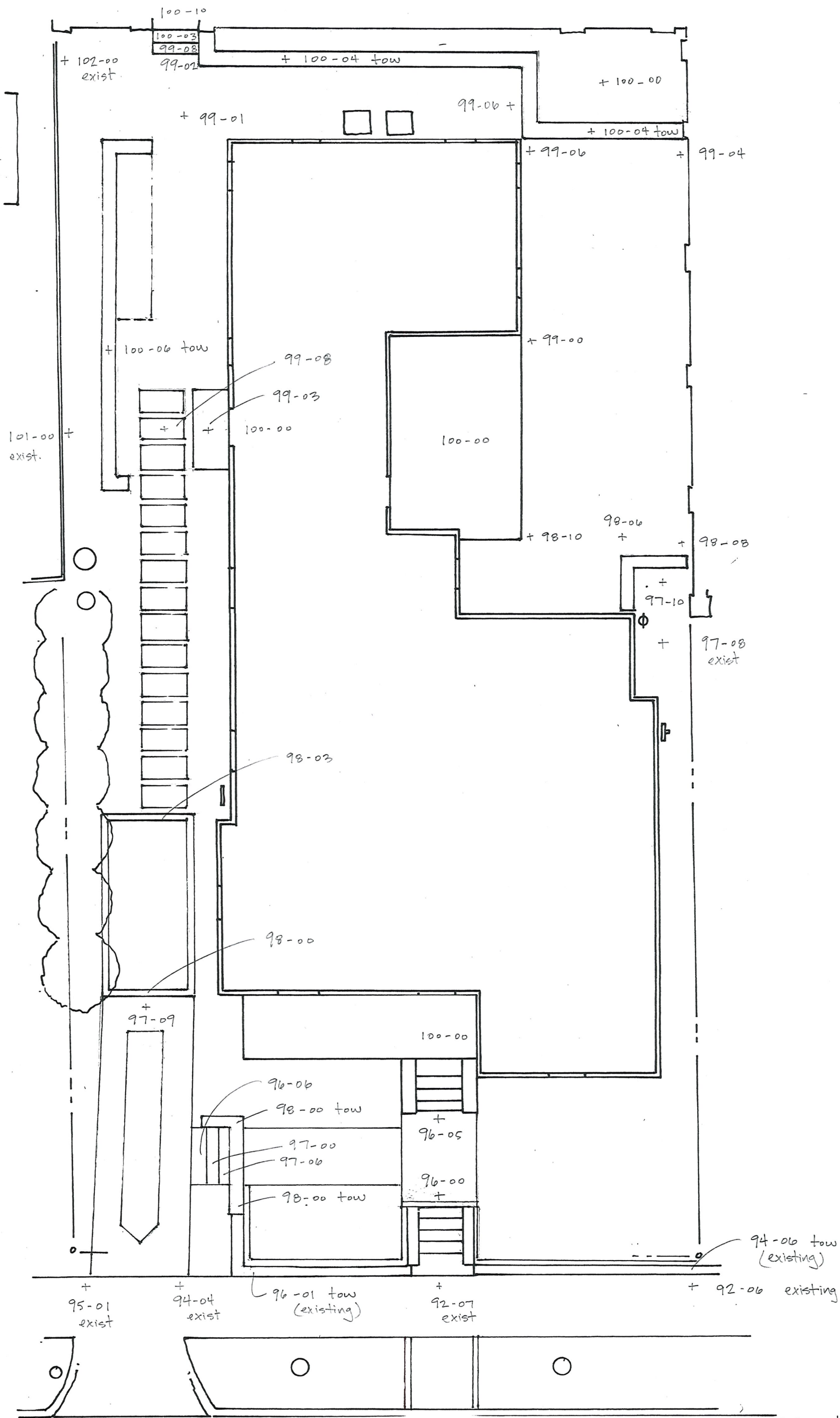
223 ELM ST. - general layout & diag.
(revised 6.04.10)

scale: $\frac{1}{8}" = 1'-00"$
0 5 10 15



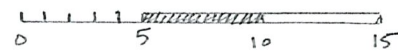
future plantings will be placed close to gravel edge, "spilling" onto path, thus creating a softer line and a more slender path than how it looks on layout plan.

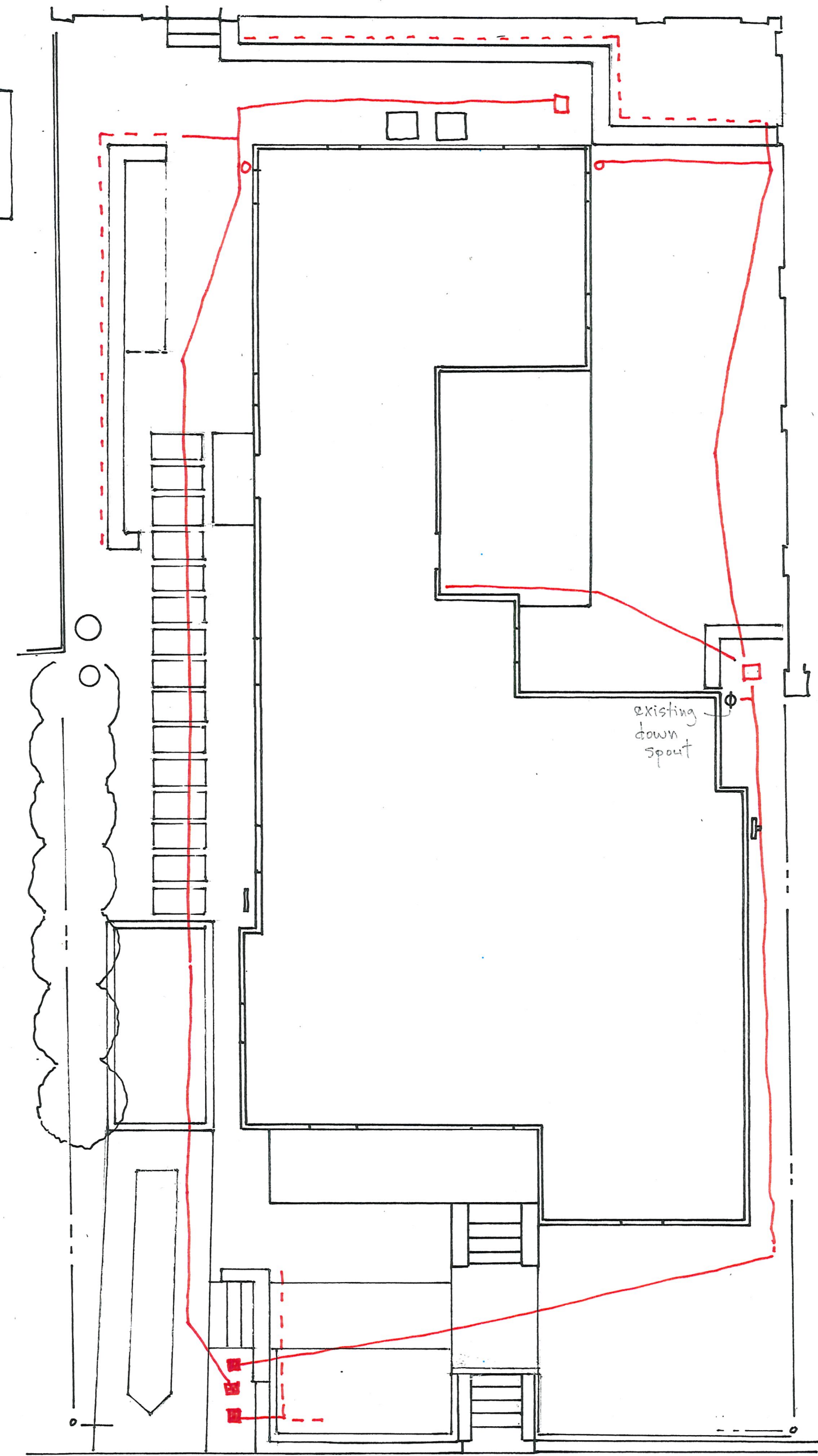
223 ELM ST.
front gravel path detail



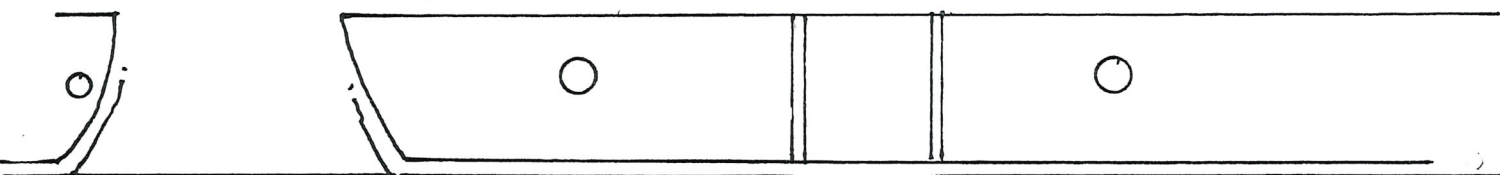
223 ELM ST. - elevations dwg.

Scale: $\frac{1}{8}" = 1'-00"$



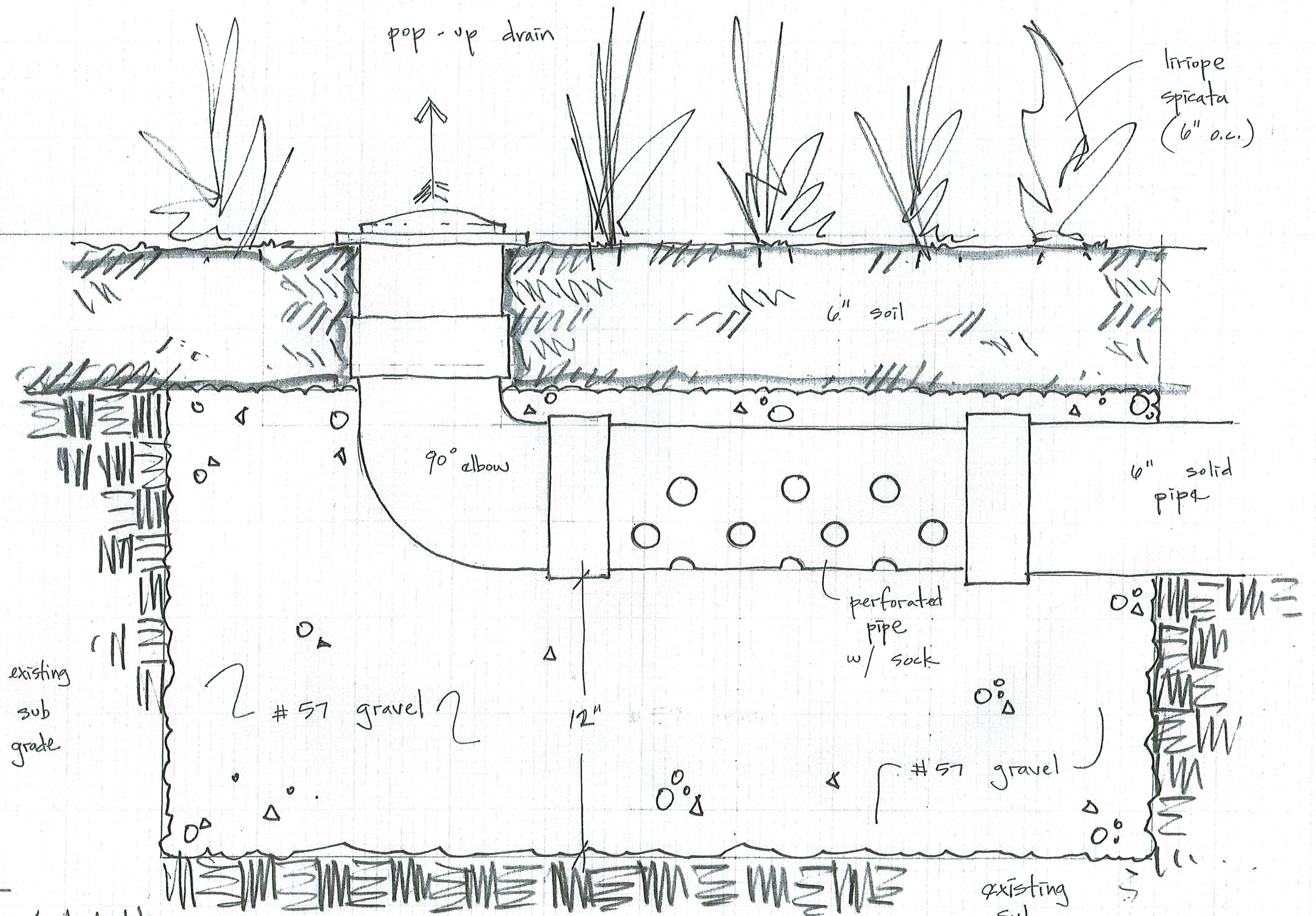


- = 12" drain box
- = 6" solid pvc
- = future stub for down spout (if needed)
- = 4" perforated pvc
- ⊞ = pop up day light



223 ELM ST. - drainage layout dwg.

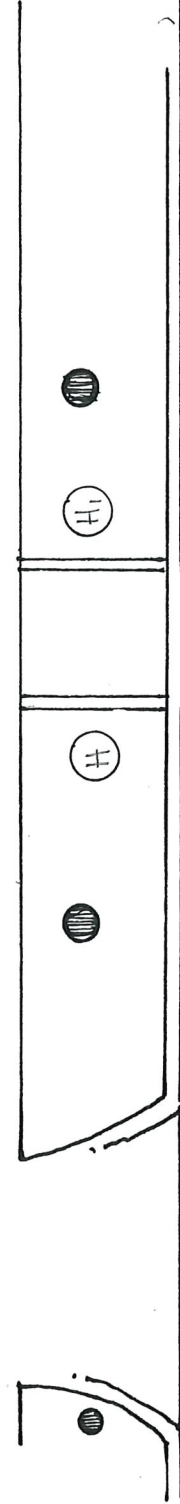
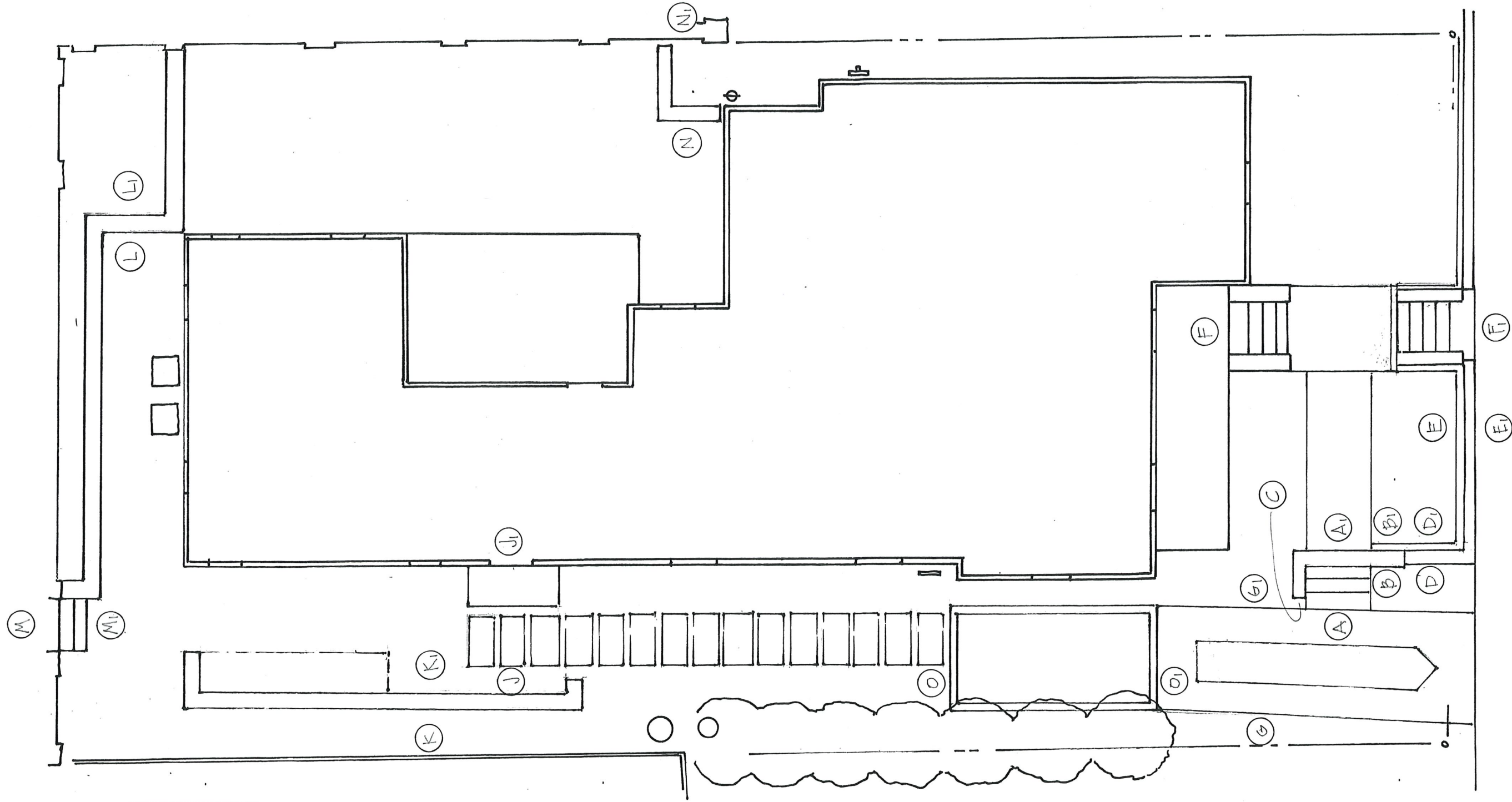
scale: $\frac{1}{8}" = 1'-00"$



223 ELM ST.

- pop-up drain / daylight detail

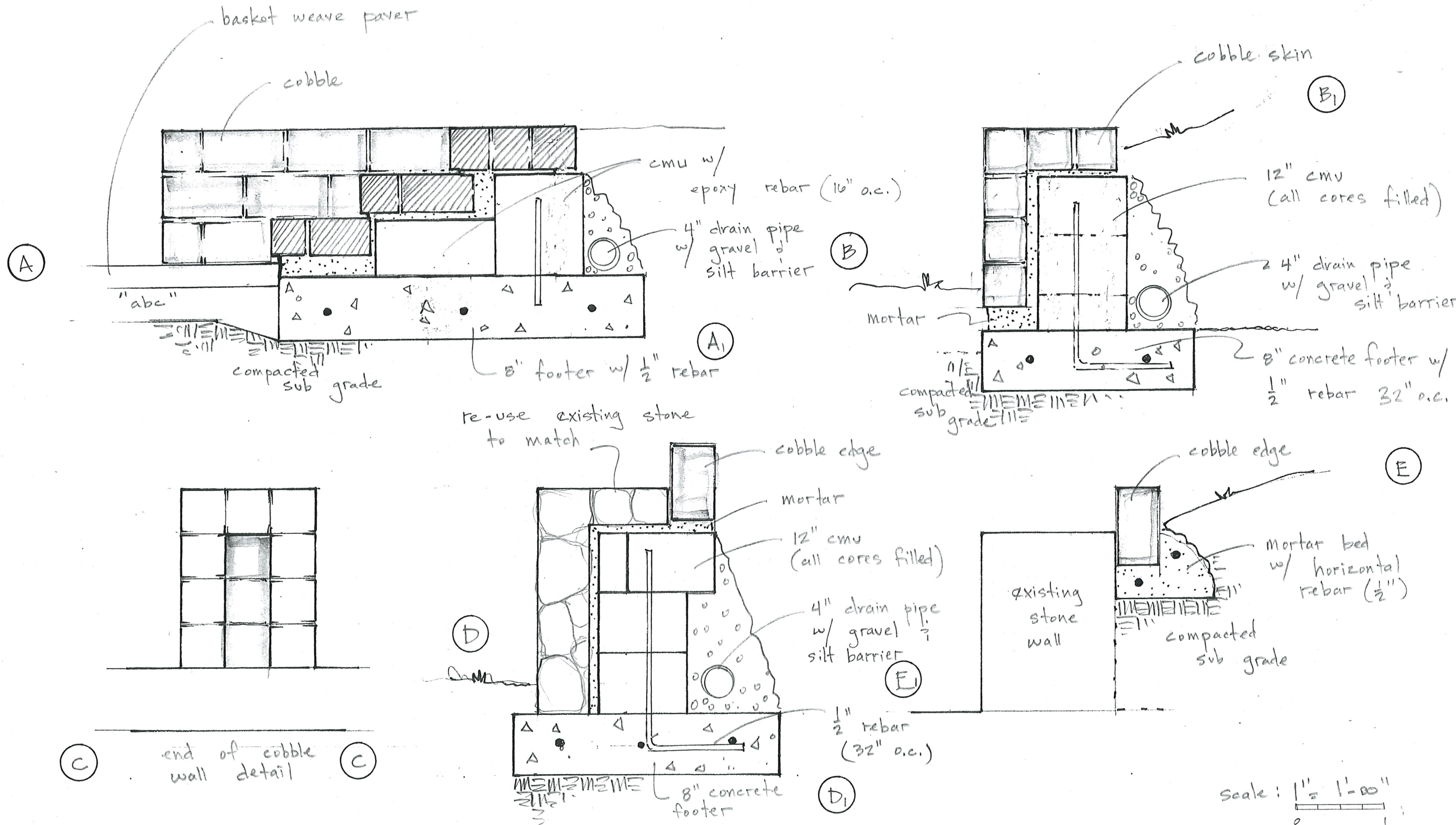
existing sub grade



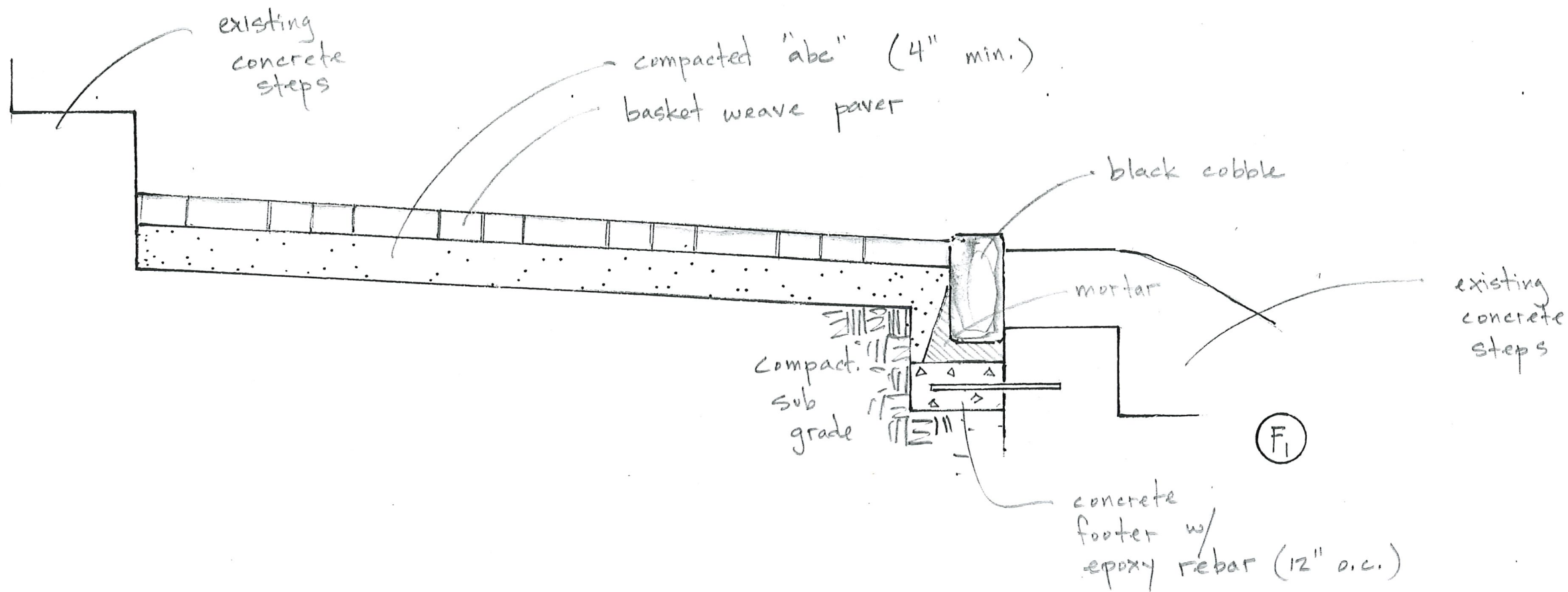
223 ELM ST. - section / detail key

Scale: $\frac{1}{8}" = 1'-00"$

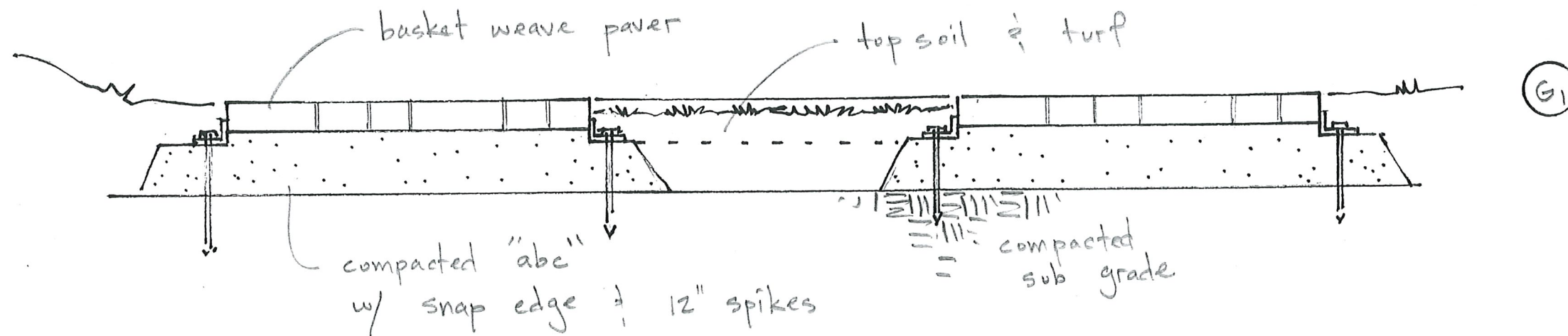




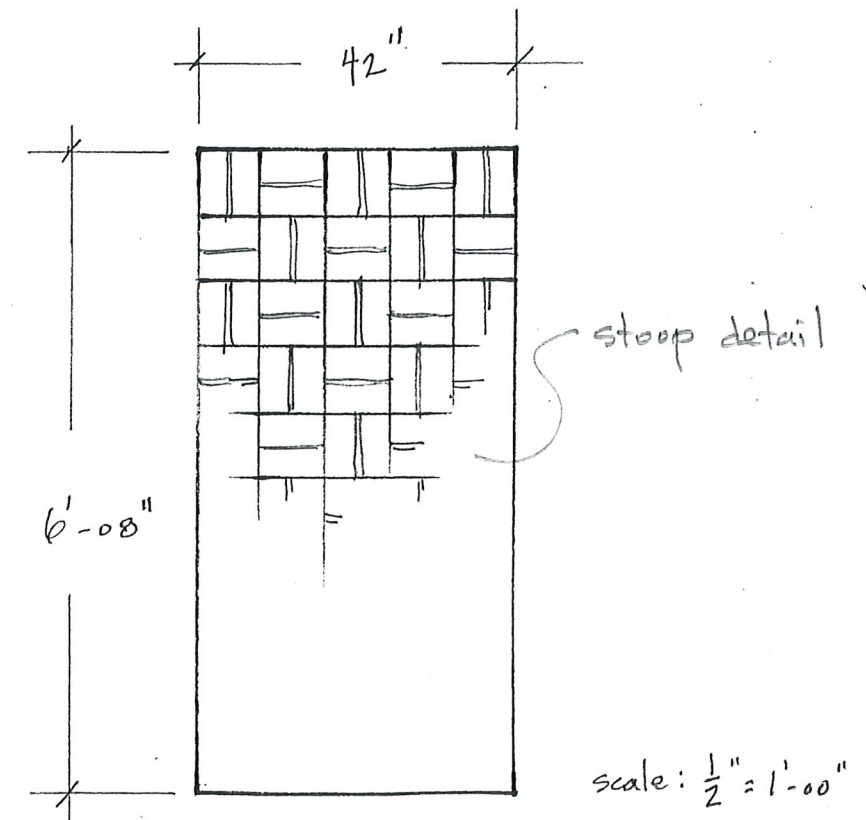
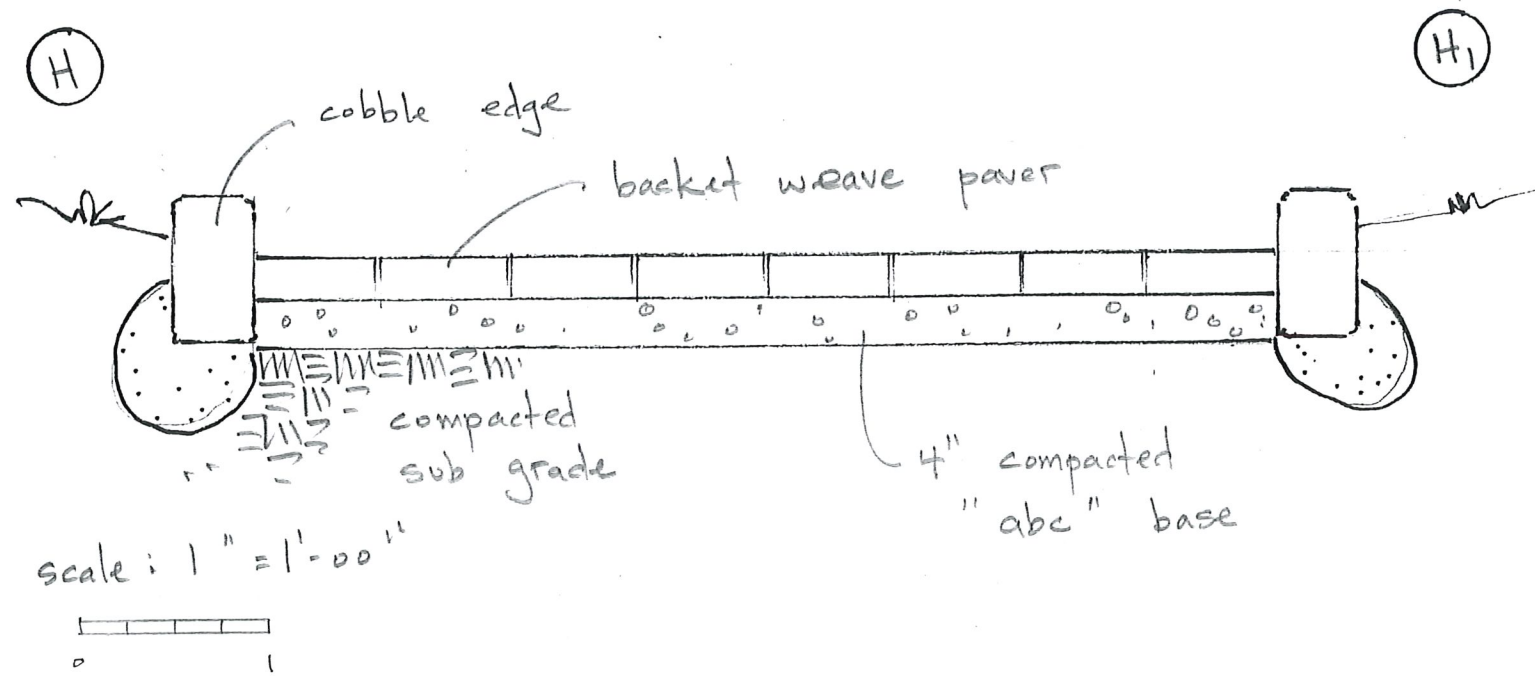
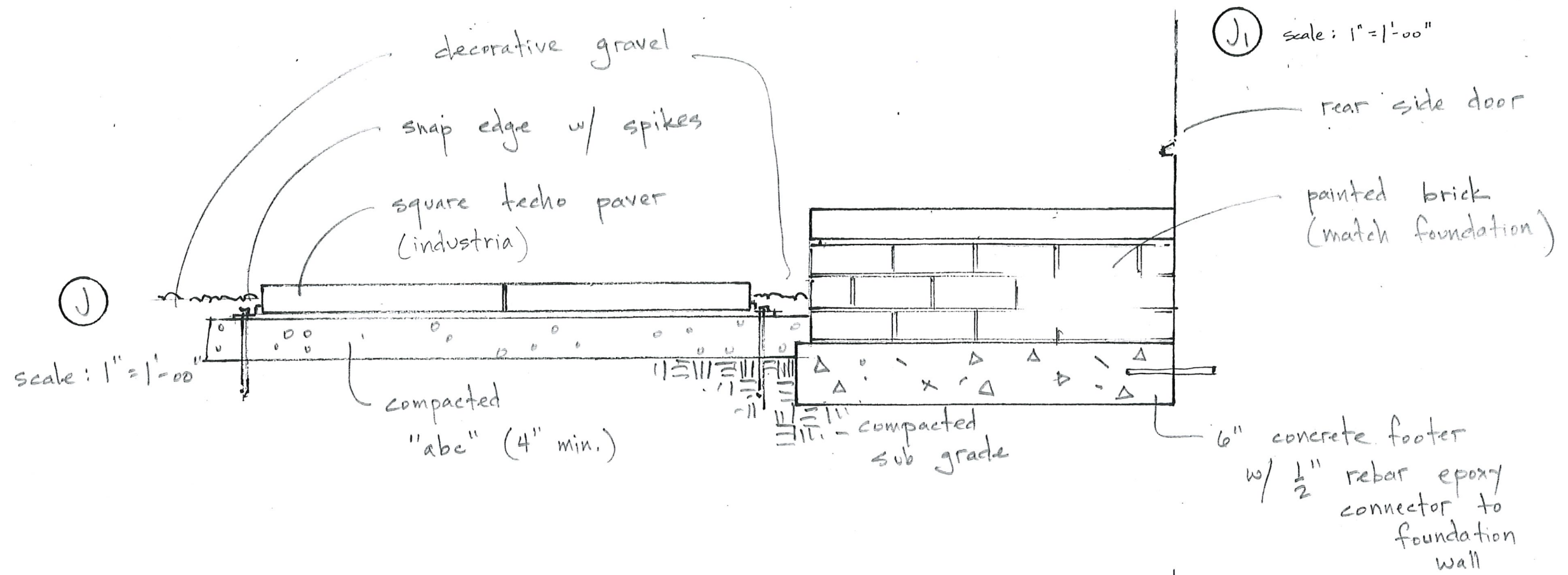
F



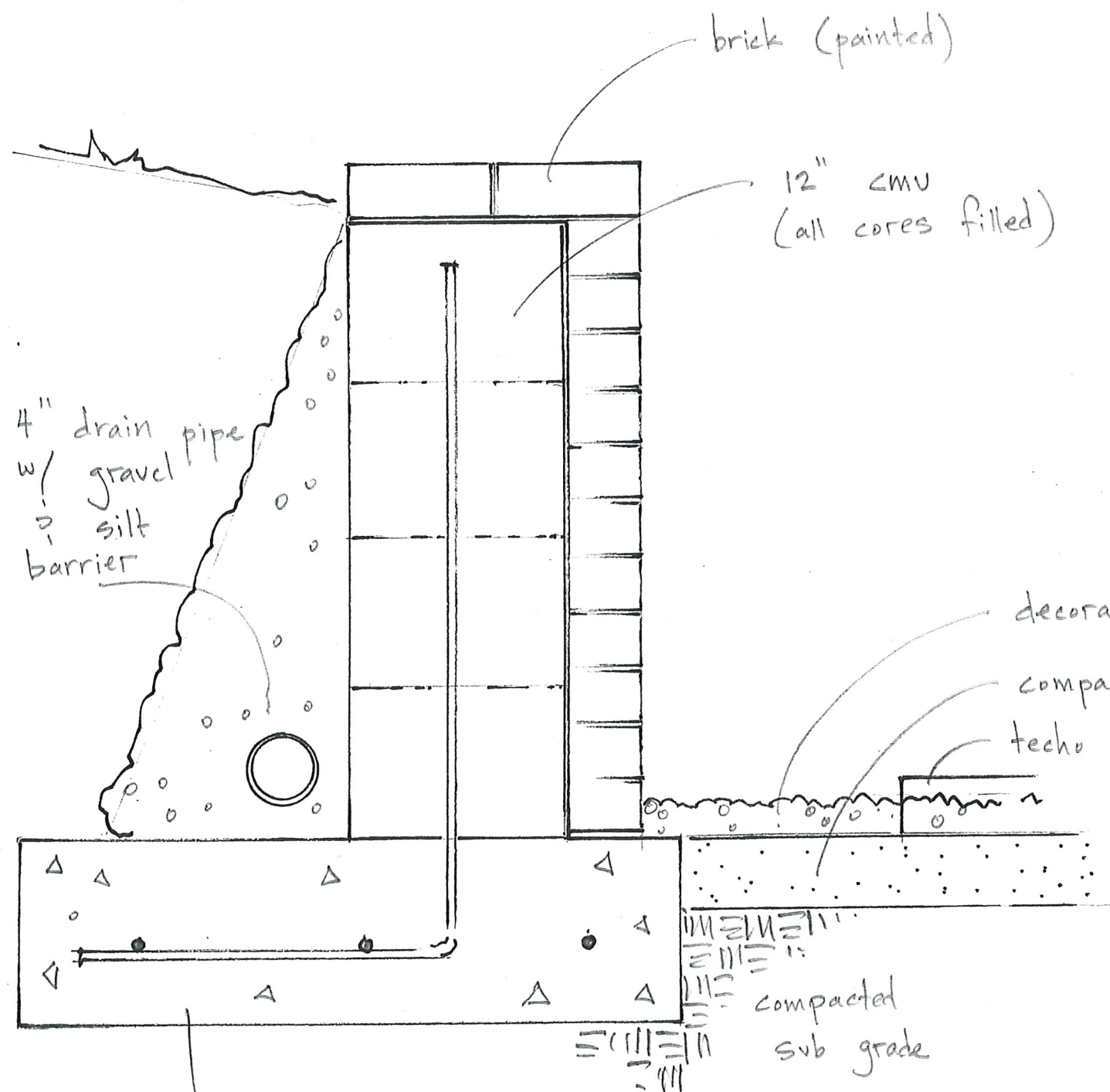
G



scale: 1/2" = 1'-00"



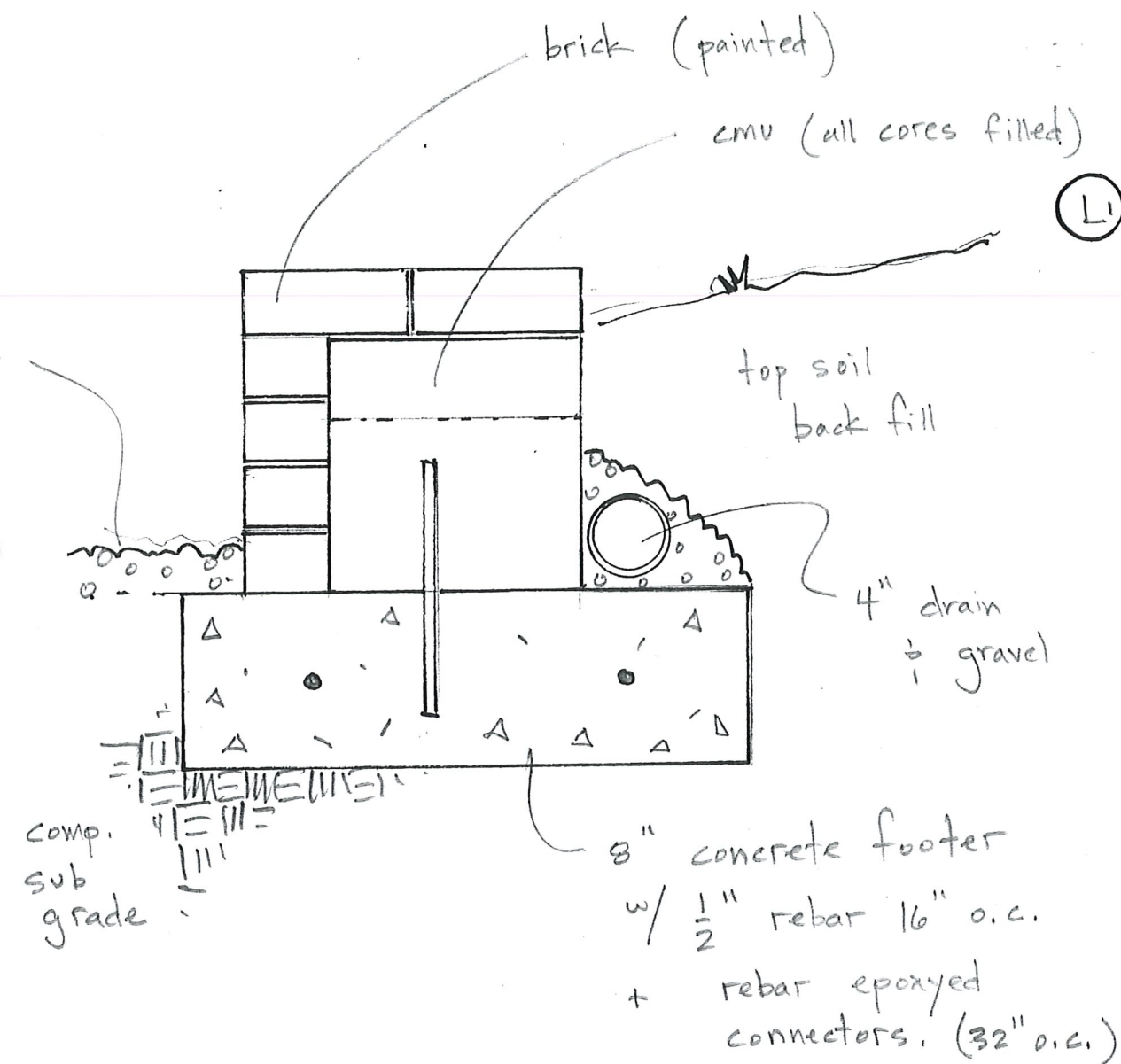
(K)



(K)

decorative gravel

(L)



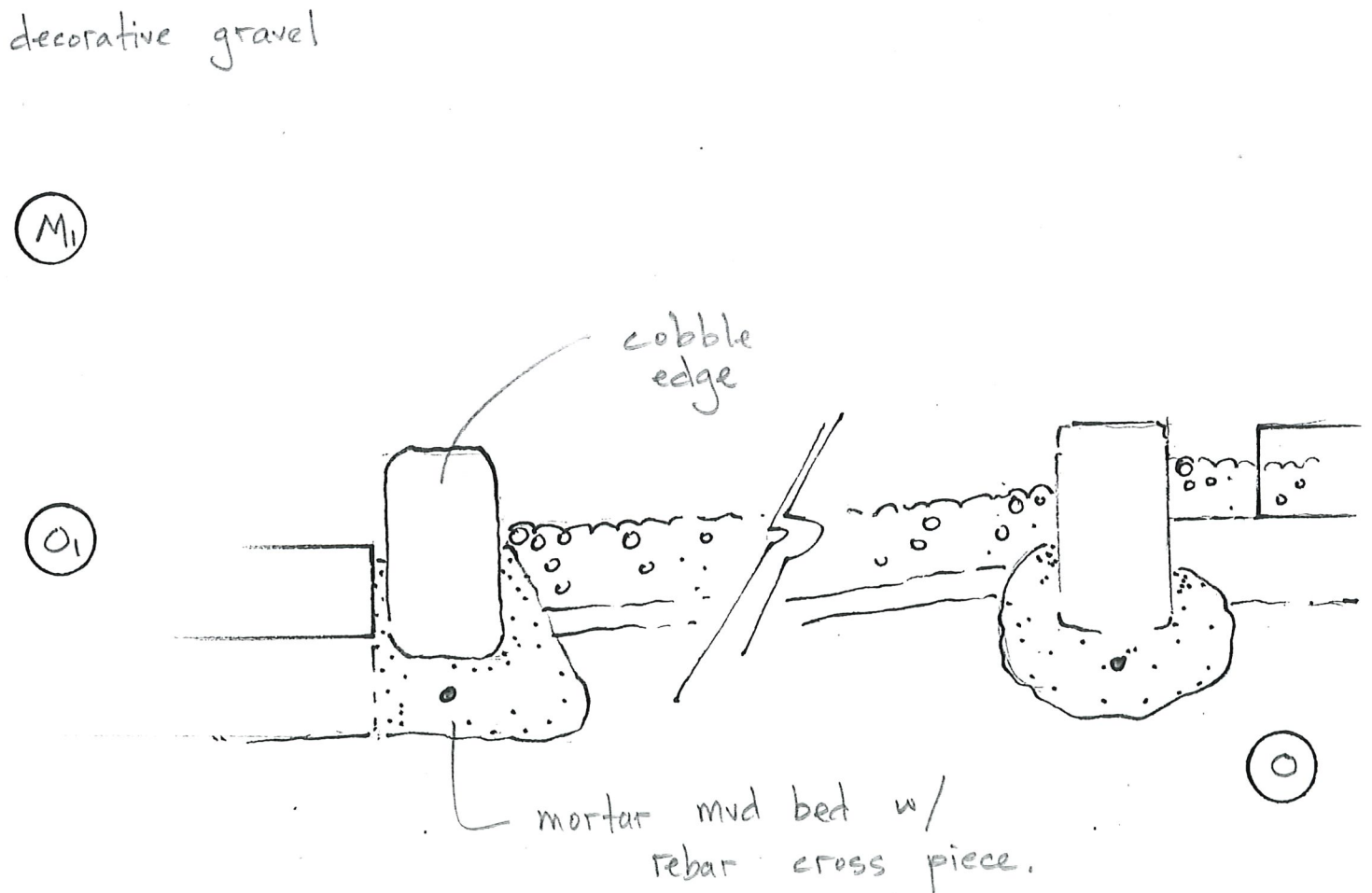
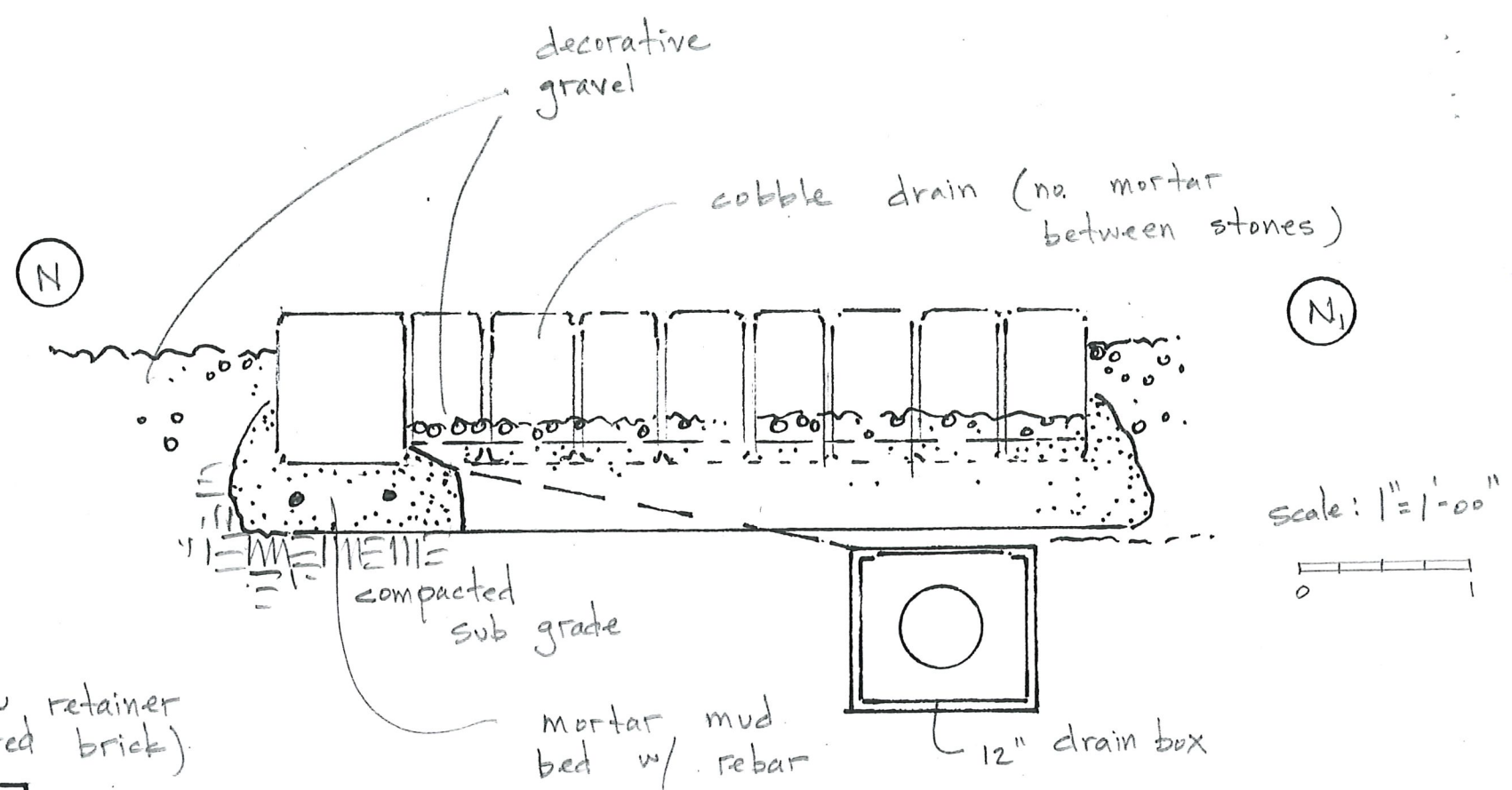
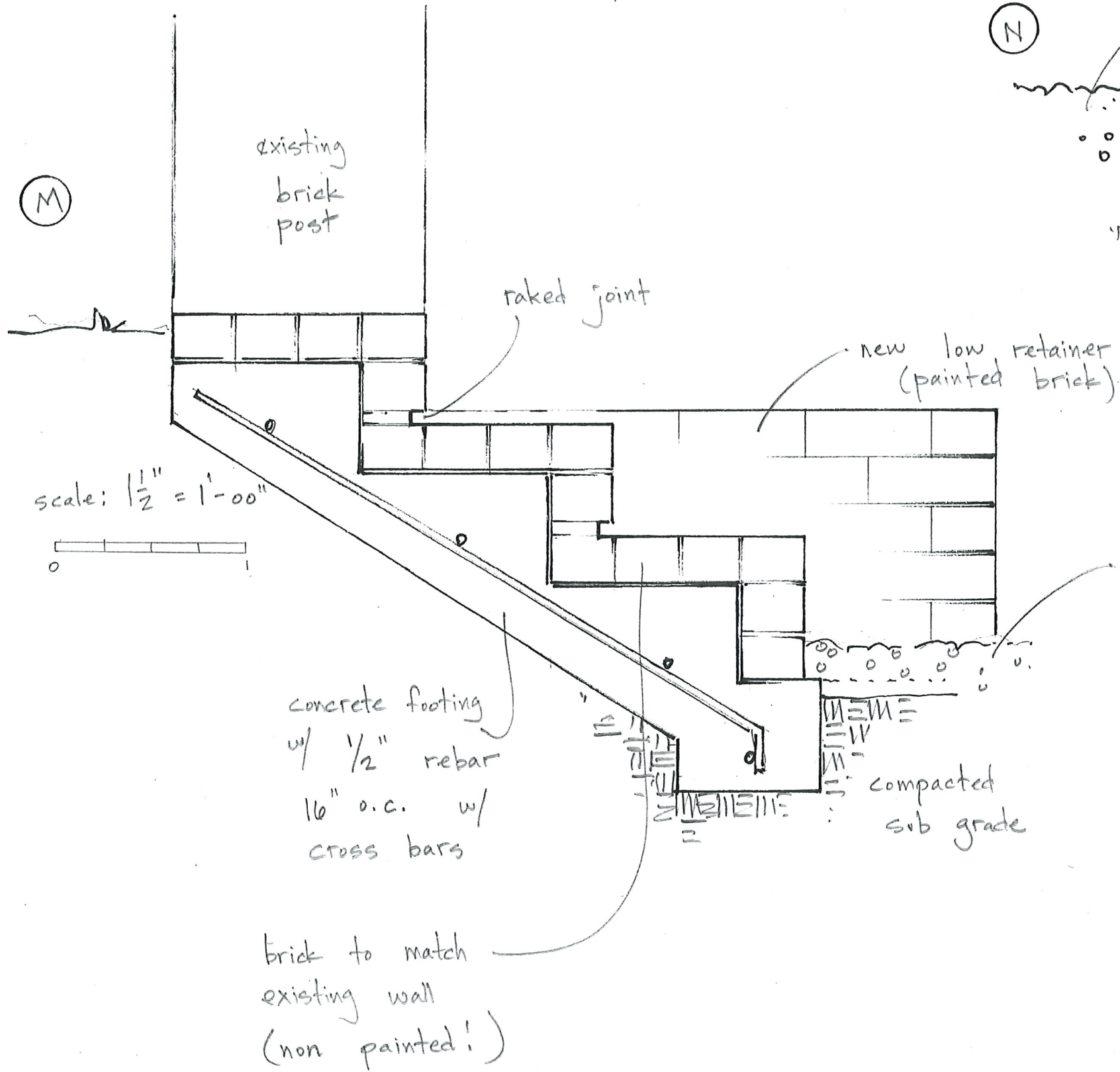
(L)

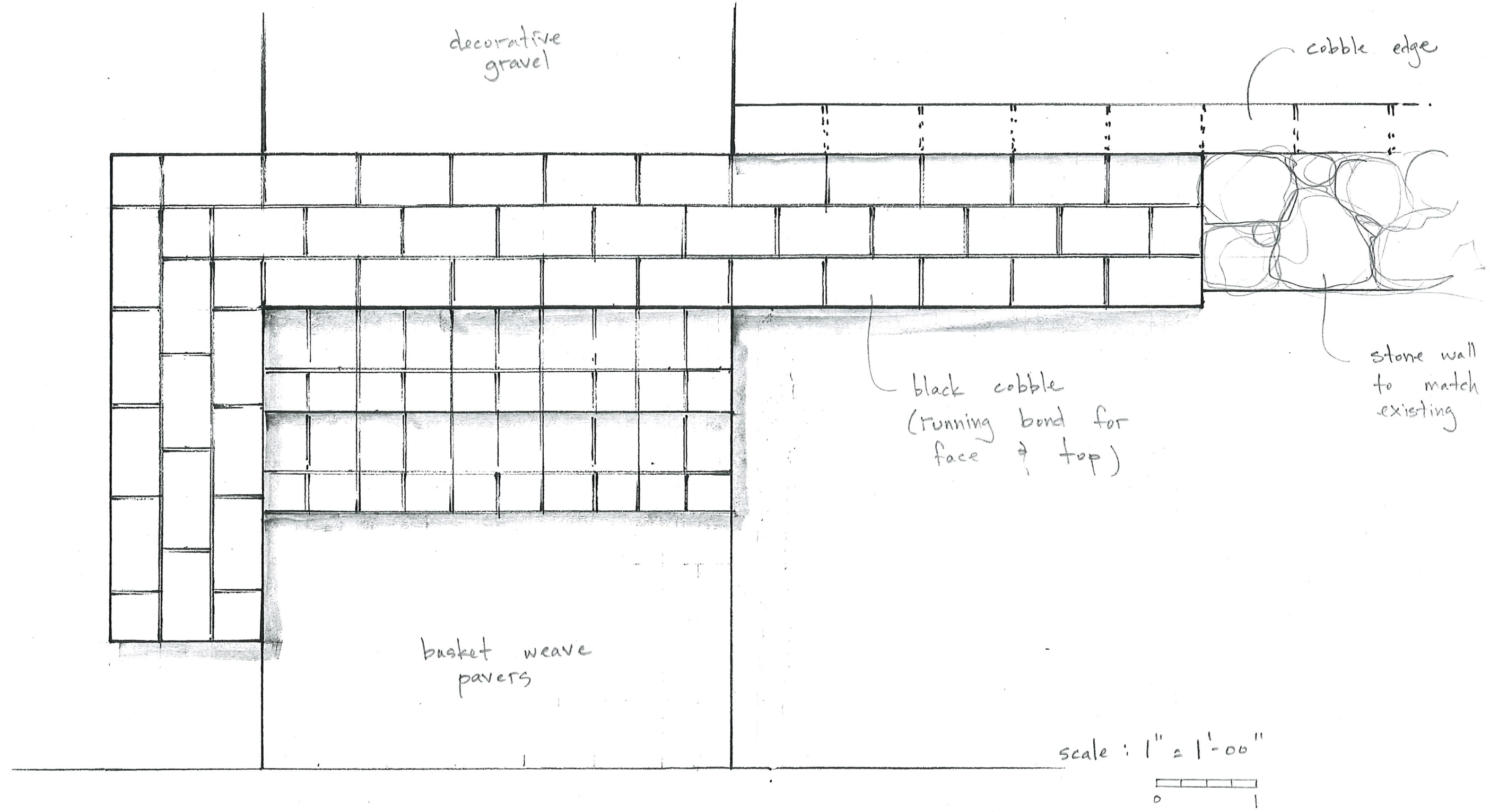
Notes :

- all corners mitred
- brick to match foundation texture

scale : 1/2" = 1'-00"







decorative
gravel

cobble edge

black cobble
(running bond for
face & top)

stone wall
to match
existing

basket weave
pavers

scale: 1" = 1'-00"

