

# City of Raleigh



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## 088-17-CA

### 227 ELM STREET

### OAKWOOD HISTORIC DISTRICT (GENERAL)

0 25 50 100  
Feet



Nature of Project:  
Installation of 8' x 14' freeform  
concrete spa with stone surround

APPLICANT:  
MICHELE LEDO & LAURA KRABILL

1

E LANE ST

ELM ST

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

088-17-CA      227 ELM STREET  
Applicant:      MICHELE LEDO AND LAURA KRABILL  
Received:      5/9/2017      Meeting Date(s):  
Submission date + 90 days: 8/7/2017      1) 6/22/2017      2)      3)

### INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Installation of 8' x 16' freeform concrete spa with stone surround

Staff Notes:

- Cases referenced in the staff report will be available for review at the meeting.

### 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 | Installation of 8' x 16' freeform concrete spa with stone surround |

### STAFF REPORT

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

- A. The installation of an 8' x 16' freeform concrete spa with stone surround is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.11; however the increased built area to open space **may be** incongruous in concept according to *Guidelines* 1.3.8, and the following suggested facts:
- 1\* The lot size is 5,775 SF; the existing house has a footprint of 1,694 SF inclusive of the front porch; the outbuilding is 561 SF; the deck/patio/paved area is approximately 610 SF; the total existing footprint is 2,865 SF; the proposed pool is 128 SF; the total proposed footprint is 2,993 SF. The current built area is 50%; the proposed built area is 52%.
  - 2\* The proposed spa is in the rear yard and will be screened from view.
  - 3\* There are tree(s) in the yard whose roots may be impacted by instalatin of a pool. A tree protection plan was not provided.

- 4\* The pool will be edged with 16" wide coping stone, with a grouping of natural boulders on the back side. The proposed stone is similar in color to the stone retaining wall along the front sidewalk.
- 5\* The property at 225 Elm Street, immediately to the south of the applicant's property, was granted a COA (073-13-CA) four years ago for a similar spa/pool installation in the backyard, measuring 7' x 11'.

**Pending the committee's determination regarding the amount of built area to open space,** staff suggests that the committee approve the remainder of the application, with the following conditions:

- 1. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard.
  - a. An ISA-certified arborist report, including a tree protection plan.

# 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 # 513686

File # 088-17-CA

Fee 147<sup>00</sup>

Amount Paid 143<sup>00</sup>

Received Date 05/09/17

Received By PBent

Property Street Address **227 Elm Street**

Historic District **Oakwood**

Historic Property/Landmark name (if applicable) **Darnell-Brantley House**

Owner's Name **Michele Ledo and Laura Krabill**

Lot size **5,539.66 sf**

(width in feet) **52.48**

(depth in feet) **104.88**

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 |
|------------------|------------------|
| 229 Elm Street   |                  |
| 225 Elm Street   |                  |
| 226 Elm Street   |                  |
| 518 Lane Street  |                  |
|                  |                  |
|                  |                  |
|                  |                  |
|                  |                  |



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 Michele Ledo and Laura Krabill

Mailing Address 227 Elm Street

City Raleigh

State NC

Zip Code 27601

Date May 7, 2017

Daytime Phone 919-301-8197

Email Address mledo@nc.rr.com

Applicant Signature

*Michele Ledo / Laura Krabill*

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 72

Design Guidelines - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

| Section/Page | Topic | Brief Description of Work (attach additional sheets as needed) |
|--------------|-------|--|
|              |       | Plunge pool - see contract and design attached                 |
|              |       | 8'x14' Freeform Concrete Spa                                   |
|              |       | No trees to be removed   |
|              |       | Dirt from excavation will be                                   |
|              |       | Removed.   |
|              |       | Natural Stone as shown in photo                                |
|              |       | will be used around Spa  |
|              |       |  |
|              |       |  |
|              |       |  |
|              |       |  |
|              |       |  |
|              |       |  |
|              |       |  |

### Minor Work Approval (office use only)

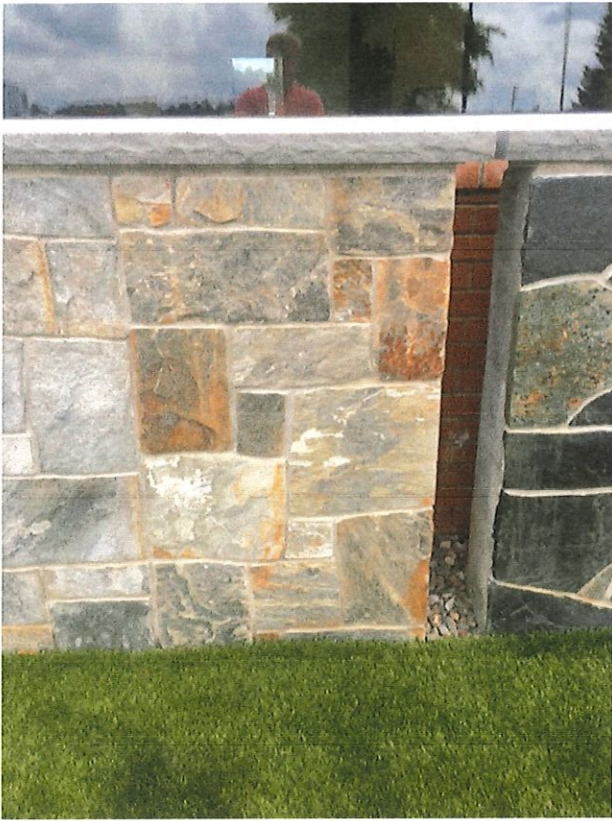
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until \_\_\_\_\_. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate 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.<br><br><a href="#">Minor Work</a> (staff review) – 1 copy<br><br><a href="#">Major Work</a> (COA Committee review) – 10 copies  |                                     |                                     |                               |    |     |
| 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 <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the façade(s)</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required)</li> <li><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.</li> </ul> | <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"/> |                                     |                               |    |     |



Michelle Ledo  
227 Elm ST  
Raleigh NC 27601



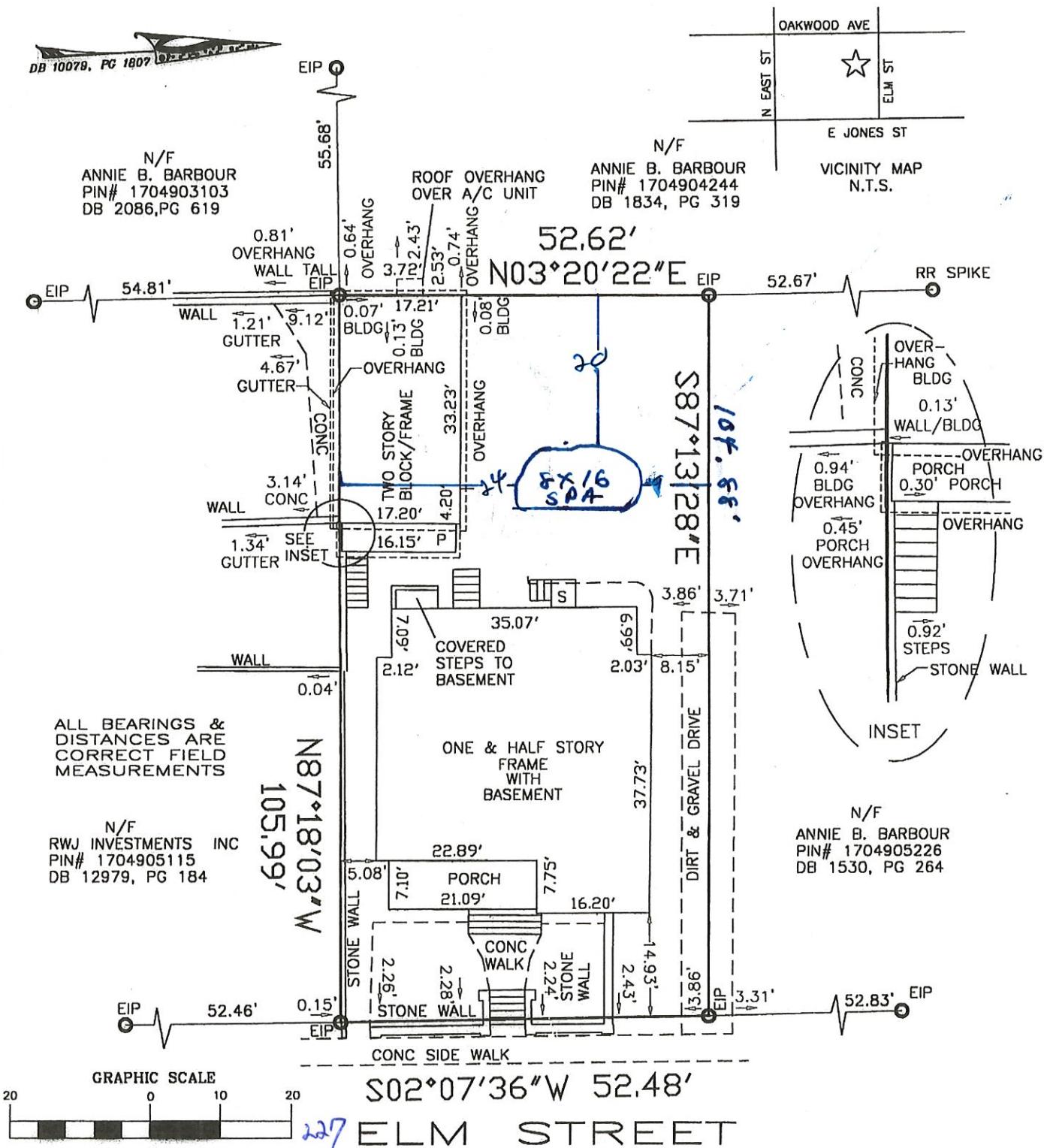
← Type of stone  
around spa/pool

Picture of Backyard  
where spa is  
being installed



Michelle Ledo  
227 Elm St  
Raleigh NC 27601

SUBJECT PROPERTY IS \_\_\_ IS NOT ☒ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170400 J ZONE X



PIN# 1704905211  
DB. 13027, PGs 417, 418, 419 & 420  
DB 1530, PG 264

LEGEND  
EIP EXISTING IRON PIPE  
NIP NEW IRON PIPE  
MON MONUMENT  
PK PARKER KALON NAIL  
MH MANHOLE  
PP POWER POLE  
R/W RIGHT OF WAY  
C/L CENTER LINE  
CB CATCH BASIN



## Robb, Melissa

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**From:** Robb, Melissa  
**Sent:** Thursday, May 25, 2017 10:59 AM  
**To:** 'mledo@nc.rr.com'  
**Cc:** Tully, Tania  
**Subject:** COA Meeting - Thursday, June 22, 2017- 088-17-CA (227 Elm Street) - Initial Staff Comments

Dear Michele,

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the June 22, 2017 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.

On the agenda, the request will be described as follows. Please let staff know if this is inaccurate.

*Installation of 8' x 14' freeform concrete spa with stone surround*

In preparation of 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 confirm the dimensions. The application shows it being 8' x 14', but the sketch on the plat shows 8' x 16'.
- ✓2. Please provide additional photos; the front of the house from the street, the back of the house from the yard, and other views of the yard showing where it will be installed.
- ✓3. Please provide more detailed drawings showing how it is designed. The drawings should show dimensions of the spa and the stone surround and should be drawn to scale. It might help to have a section view (a view that is essentially a vertical slice through the spa) so that the COA Committee members can see how deep it will be and how thick the stone surround will be.
- 4. Please provide a tree protection plan from an ISA-certified arborist. The application states that no trees will be removed, but this type of construction often involves heavy machinery that can damage tree roots.

**Any amendments or additional documents must be received via email by 4:00 pm Monday, June 4, 2017 to guarantee inclusion in the staff report.**

A few additional notes regarding the process:

- The agenda, information letter, and staff report will be sent via email June 9, 2017.
- A sign will be posted on the property by June 12, 2017. The applicant is required to returned the posted sign to City 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 20. Most COA applications do not need a formal presentation.
- If any documents are brought to the meeting at least 10 sets should be provided.

Please let me know if you have any questions.

Best,

Melissa

**Melissa Robb, Planner II**

Raleigh Historic Development Commission  
Raleigh Urban Design Center  
One Exchange Plaza, Suite 300



## Robb, Melissa

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**From:** Michele Ledo <mledo@nc.rr.com>  
**Sent:** Saturday, May 27, 2017 3:16 PM  
**To:** Robb, Melissa  
**Cc:** Tully, Tania  
**Subject:** RE: COA Meeting - Thursday, June 22, 2017- 088-17-CA (227 Elm Street) - Initial Staff Comments  
**Attachments:** 01-227 Elm (Front).JPG; 02-227 Elm (Front).JPG; 03-227 Elm (Side).JPG; 04-227 Elm (Entering).JPG; 05-227 Elm (Grass Is Where Pool Would Go).JPG; 06-227 Elm (Potential Pool Area).JPG; 07-227 Elm (Looking Back).JPG; 08-227 Elm (Atticus Standing Where The Pool Would Be).JPG

Melissa,

I hope you are enjoying your holiday weekend. Attached hereto please find the requested photos – just let me know if you need more. I am working with the pool contractor to address the remaining questions/concerns.

Kind regards,

Michele Ledo

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**From:** Robb, Melissa [mailto:Melissa.Robb@raleighnc.gov]  
**Sent:** Thursday, May 25, 2017 10:59 AM  
**To:** mledo@nc.rr.com  
**Cc:** Tully, Tania <Tania.Tully@raleighnc.gov>  
**Subject:** COA Meeting - Thursday, June 22, 2017- 088-17-CA (227 Elm Street) - Initial Staff Comments

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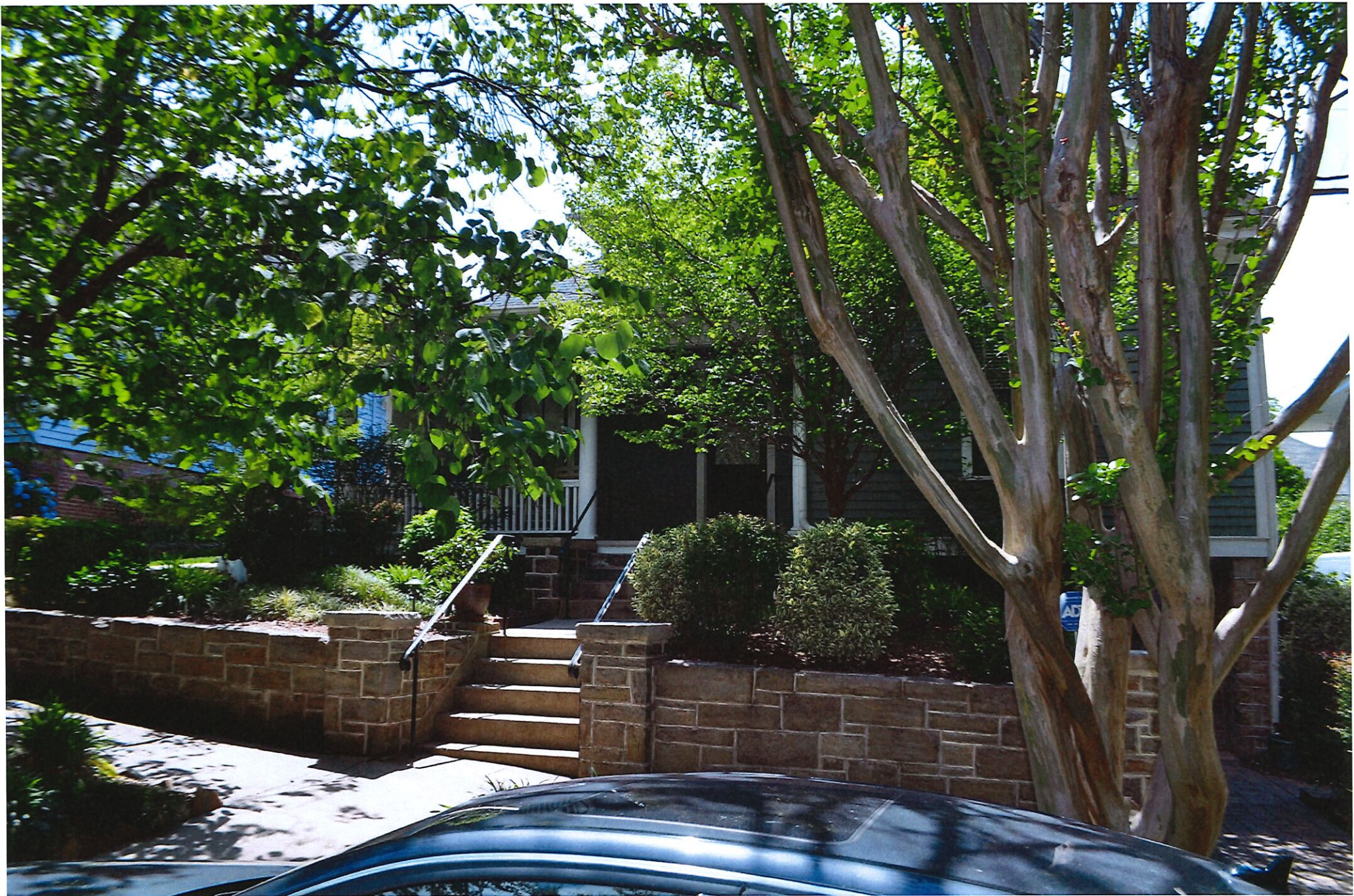
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227 ELM FRONT





227 ELM FRONT (2)



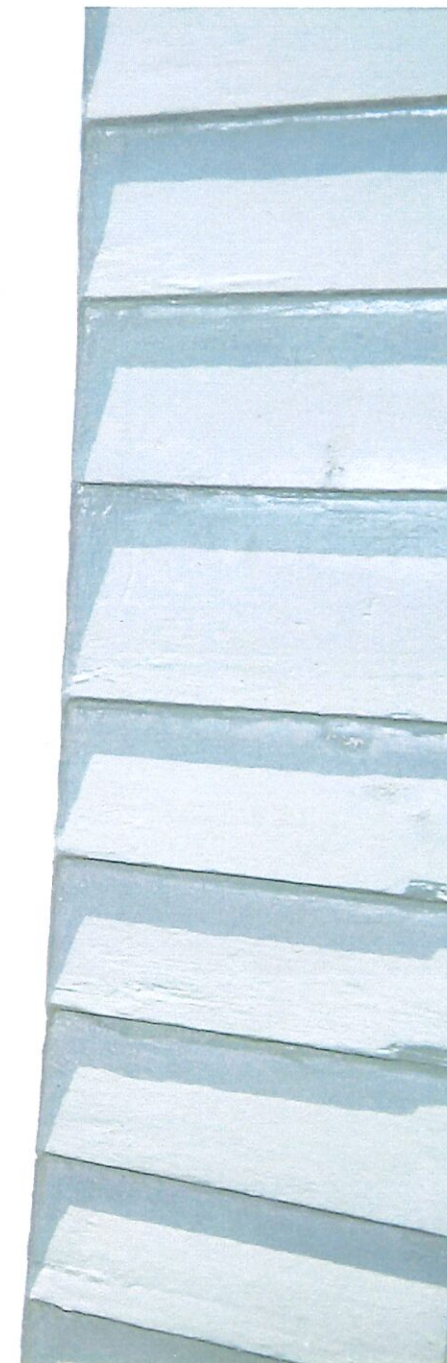


227 ELM SIDE





227 ELM - ENTERING





227 ELM - GRASS IS WHERE POOL WOULD GO





227 ELM - POTENTIAL POOL AREA





227 ELM - LOOKING BACK





227 ELM - ATTICUS STANDING WHERE THE POOL WOULD BE





## Robb, Melissa

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**From:** Michele Ledo <mledo@nc.rr.com>  
**Sent:** Friday, June 02, 2017 12:01 PM  
**To:** Robb, Melissa  
**Cc:** 'Keith Cowell'  
**Subject:** RE: COA Meeting - Thursday, June 22, 2017- 088-17-CA (227 Elm Street) - Initial Staff Comments

Melissa,

Following up on your email of below, I just wanted to make sure you received the additional photographs and advise that we have Bartlett Tree Services coming at 10:00 a.m. on Tuesday (I know that is a day after the "guaranteed inclusion" date but I hope it will still be sufficient, particularly where no trees are being cut and, due to the configuration of our yard, no heavy machinery is being brought into the back yard). I have asked Keith, of Prestige Pools, to answer the remaining questions for you.

Thanks in advance for your assistance. Enjoy your weekend!

Michele

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**From:** Robb, Melissa [mailto:Melissa.Robb@raleighnc.gov]  
**Sent:** Thursday, May 25, 2017 10:59 AM  
**To:** mledo@nc.rr.com  
**Cc:** Tully, Tania <Tania.Tully@raleighnc.gov>  
**Subject:** COA Meeting - Thursday, June 22, 2017- 088-17-CA (227 Elm Street) - Initial Staff Comments

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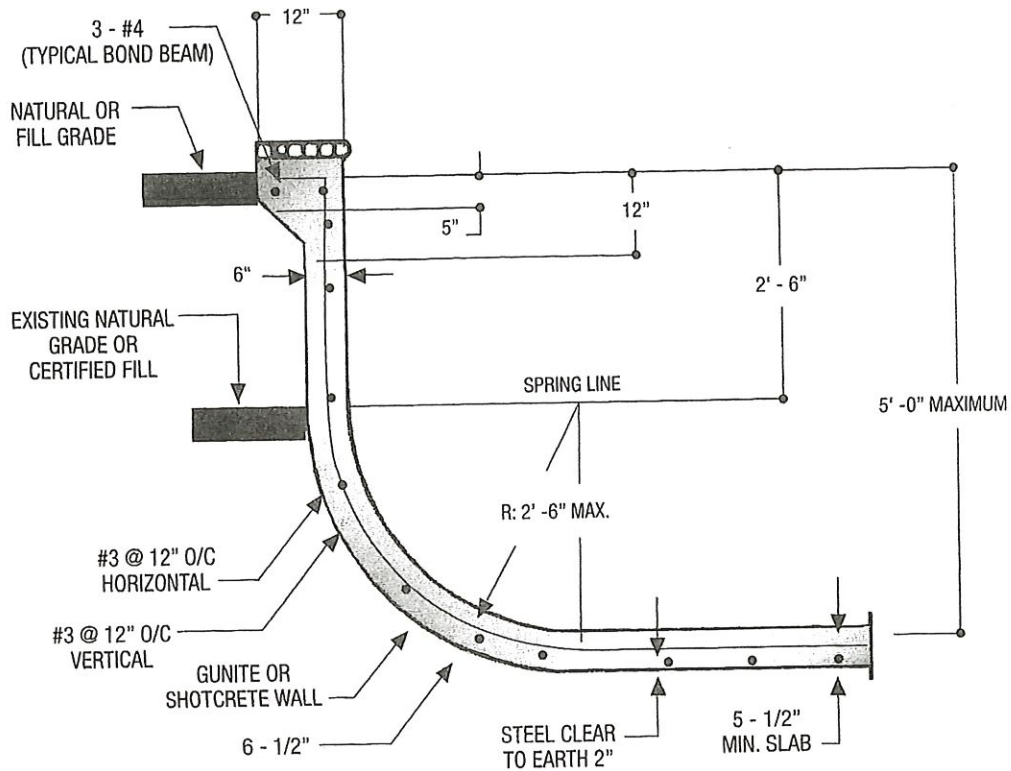
- KEITH
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Melissa Robb

6/5/11

2 NON-EXPANSIVE SOIL SHALLOW END



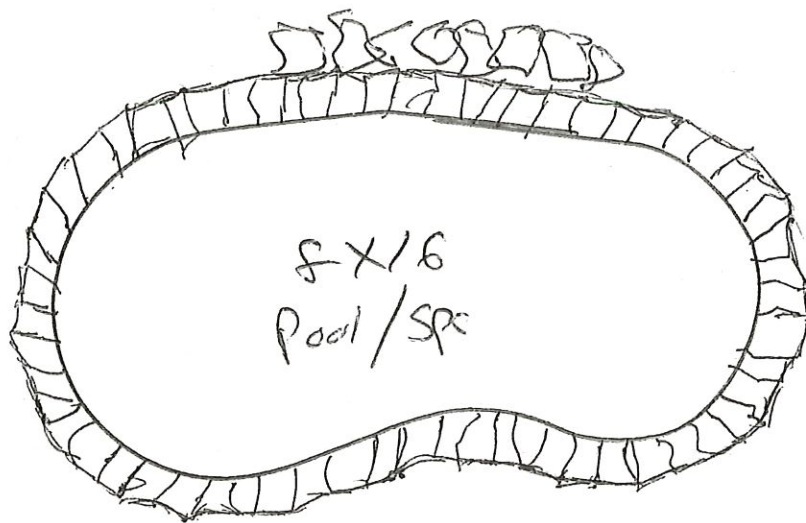
Michelle Leco  
227 Elm Street  
Raleigh NC  
919 301-8191

Kent Cowell  
Prestige Pools  
919-349-4739

Pool/spa 8' x 6' or smaller.  
3' 6" To 5' 6" Deep

Melissa Robb

6-5-17



16" of Coping Stone  
~~Stone~~ natural Boulders on Back

Michelle Ledo

227 Elm ST

Raleigh NC

919 301-8197

Keith Cord

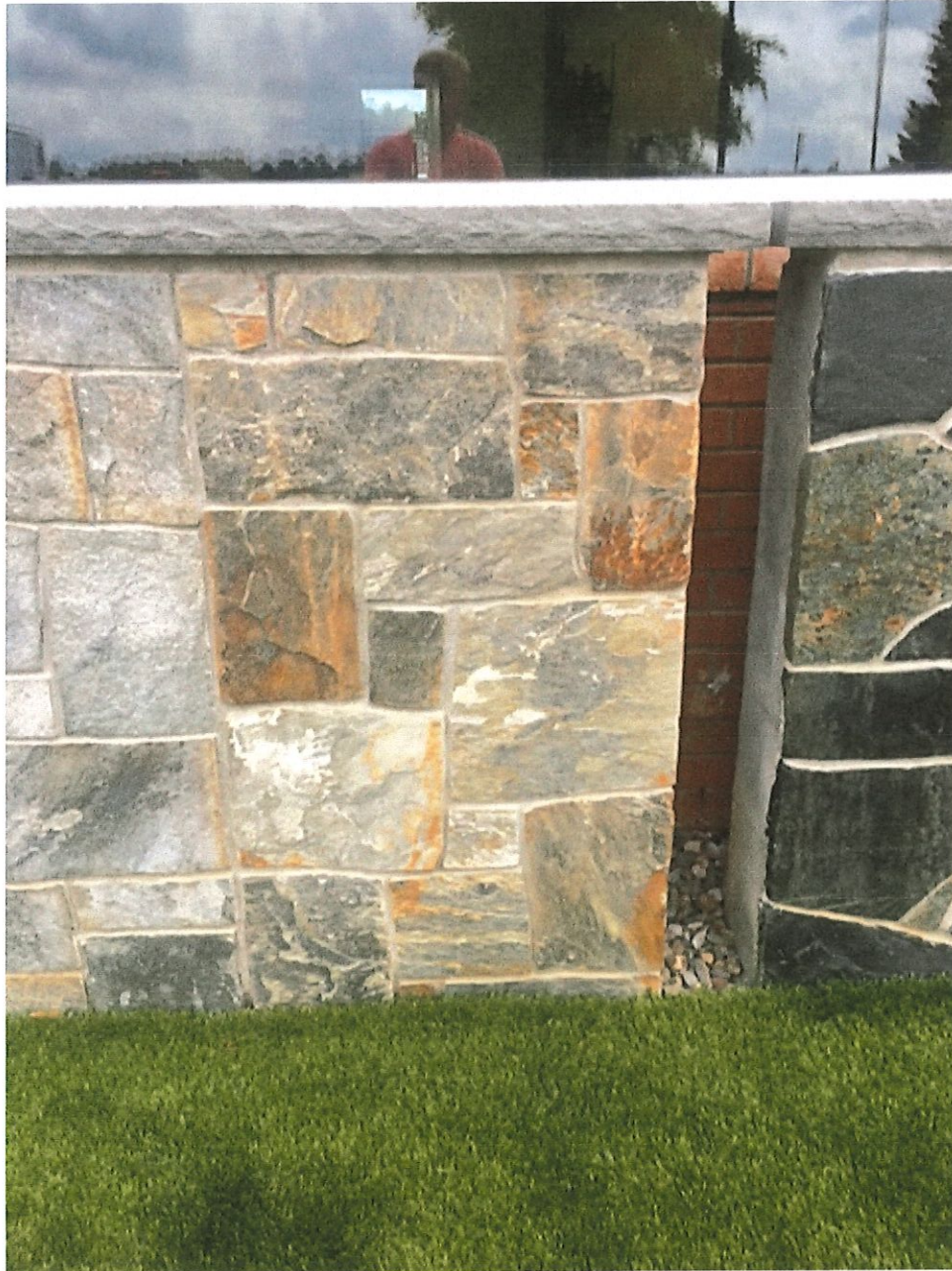
Prestige Pools

919-349-4189

melissa Robb

6-5-17

color of stone capins



michelle Ledo  
227 Elm St  
Raleigh, NC  
919 301-8199

Keith Cowell  
919 349 2739