

City of Raleigh



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102-17-CA

605 N BLOODWORTH STREET

OAKWOOD HISTORIC DISTRICT (HOD-G)

0 30 60 120 Feet



Nature of Project:
Construct new walls and fences;
relocate existing brick wall;
install new gates; add walkways.

APPLICANT:
JOHN L. THOMAS FOR
GARDNER BY NATURE, LLC



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 <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center; margin: 0;">For Office Use Only</p> Transaction # <u>518063</u> File # <u>102-17-CA</u> Fee <u>\$147.00</u> Amount Paid <u>147.00</u> Received Date <u>6-14-17</u> Received By <u>Turn</u>
Property Street Address <u>605 North Bloodworth Street</u>	
Historic District <u>Oakwood</u>	
Historic Property/Landmark name (if applicable) _____	
Owner's Name <u>Joshua and Susan Deihl</u>	
Lot size <u>19,659 SF</u>	(width in feet) <u>125</u>
(depth in feet) <u>157.20</u>	
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
<u>see attached list of 66 addresses</u>	

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

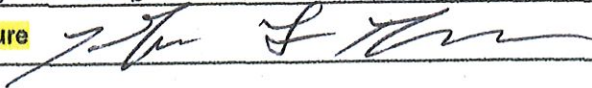
Zip Code 27606

Date

Daytime Phone 919-828-2015/919-810-1927

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

35, 36, 82, 83

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/p 23	Site Features and Plantings	<ul style="list-style-type: none"> - New brick walls and gate. - New stone-wrought iron fence and gates. - New stone walkway. - New brick walkway. - New stone retaining wall. - Driveway gate.
1.4/p 25	fences and walls	
1.5/p 27	Driveways	

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</u> (staff review) – 1 copy <u>Major Work</u> (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 checked="" type="checkbox"/>		✓		
4. <u>Paint Schedule</u> (if applicable) matching brick & stone	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings 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 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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (<u>See Development Fee Schedule</u>)	<input checked="" type="checkbox"/>		✓		

1704828108
DEIHL, JOSHUA J DEIHL, SUSAN G
605 N BLOODWORTH ST
RALEIGH NC 27604-1227

1704825095
HABITAT IMPROVEMENT LLC TEPHRA
DEVELOPMENT LLC
8212 BEADED STONE ST
RALEIGH NC 27613-6946

1704825392
CHOPLIN, ELIZABETH W WILLIAMS, RICKY
F
305 PACE ST
RALEIGH NC 27604-1208

1704825488
GOVERNOR'S SQUARE CONDOS
1908 YORKGATE DR
RALEIGH NC 27612-3450

1704825488
SAYLOR, ELIZABETH E
710 N PERSON ST APT 304
RALEIGH NC 27604-1276

1704825488
MCGEE, BENNIE G MCGEE, LINDA M
1123 VILLAGE LANE
COROLLA NC 27927

1704825488
SEROZI, REID
503 HOLDEN ST
RALEIGH NC 27604-1946

1704825488
REA, CLARLA J
720 N PERSON ST APT 102
RALEIGH NC 27604-1268

1704825488
MERCER, JEREMY C
720 N PERSON ST APT 104
RALEIGH NC 27604-1268

1704825488
CLARK, REBECCA M
PO BOX 10834
RALEIGH NC 27605-0834

1704825488
ALLEN, BETTY G
720 N PERSON ST APT 201
RALEIGH NC 27604-1268

1704825488
THOMPSON, MICHAEL M
720 N PERSON ST APT 202
RALEIGH NC 27604-1268

1704825488
HORTON, LESLIE J
207 DENNIS AVE
RALEIGH NC 27604-2136

1704825488
URE, JAY A
720 N PERSON ST APT 206
RALEIGH NC 27604-1287

1704825488
RYAN, BRIDGET KATHERINE
2406 OXFORD RD
RALEIGH NC 27608-1538

1704825488
PERALES, RICHARD
720 N PERSON ST APT 207
RALEIGH NC 27604-1287

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MOORE, JULIANA B BAILEY, DEAN A
MARIE WOODALL BAILEY
710 N PERSON ST APT 103
RALEIGH NC 27604-1276

1704825488
SHONERD, DAVID
330 S WEST ST APT 301
ALEXANDRIA VA 22314-5928

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WHEELER, DAN A
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RALEIGH NC 27604-1268

1704825488
PATERNAL INVESTMENTS LLC
4705 16TH STREET DR NE
HICKORY NC 28601-7459

1704825488
OWENS, SARAH MACLEOD
710 N PERSON ST APT 204
RALEIGH NC 27604-1276

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NUCKOLLS, BRADLEY JAMES
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ROGERS, TIMOTHY R
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KUCAB, BRIAN
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ELLIS, RONALD
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GOLD, JEFFREY M GOLD, LYNN C
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ARTHURS, JASON T
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SHANKO, GEORGE III
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ZAYAS, CARMEN J JIMEN
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WARF, DOUGLAS C
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PATEL, VIPUL K PATEL, SURABHI V
114 LOCHWOOD WEST DR
CARY NC 27518-9744

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KLEINSTREUER, JOSHUA CLEMENS
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REYNOLDS, ASHLEY P
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HAECK, MATTHEW HAECK, DAVID
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STANLEY, SHIRLEY A
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MENDELL, STEFANIE JOHNSON, RICHARD
3225 OAK GROVE CIR
RALEIGH NC 27607-6700

1704825488
CHASE, JONATHAN O
720 N PERSON ST
RALEIGH NC 27604-1277

1704825488
HARRISON, DAVID E HARRISON, LINDA
710 108 N PERSON ST
RALEIGH NC 27604-1284

1704825488
FALLS ENTERPRISES LLC
PO BOX 11911
CHARLOTTE NC 28220-1911

1704825488
CANNON, RACHEL COLE
710 306 N PERSON ST
RALEIGH NC 27604-1284

1704825488
LONG, BEVERLY R LONG, EVERETTE L
334 JIM MORTON RD
HURDLE MILLS NC 27541-7933

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MCCUE, DAVID A MCCUE, PAMELA A
710 N PERSON ST APT 207
RALEIGH NC 27604-1284

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MCCUE, DAVID ANTHONY MCCUE,
PAMELA A
720 N PERSON ST APT 103
RALEIGH NC 27604-1268

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JANKOWSKI, ROBERT /TR
720 306 N PERSON ST
RALEIGH NC 27604-1287

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CAPLAN, STEPHANIE
710 106 N PERSON ST
RALEIGH NC 27604-1284

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STEWART, YVONNE MANESS STEWART,
DARRELL GRAY
1002 SMOKEWOOD DR
APEX NC 27502-6418

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YOO, JOANNE M
710 N PERSON ST APT 305
RALEIGH NC 27604-1284

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HALL, ADAM
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FREEMAN, HUNTER C
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WILLIAMSON, SHANNON
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DAVIS, JEAN DAVIS, JOHN
710 202 N PERSON ST
RALEIGH NC 27604-1276

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CASHDAN, TAYLOR L
710 N PERSON ST APT 102
RALEIGH NC 27604-1276

1704826045
FISCHER, BENJAMIN P FISCHER,
ELIZABETH M
311 N BOUNDARY ST
RALEIGH NC 27604-1243

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MCCOY, MAXINE G
3726 HEARTHSTONE CT
CHARLOTTE NC 28211-1304

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STAMM, LOUIS M FOSTER, LESLIE Y
308 PACE ST
RALEIGH NC 27604-1209

1704827101
PENRY, J ANTHONY PENRY, KAREN M
315 N BOUNDARY ST
RALEIGH NC 27604-1243

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TRUSTEE OF THE KAREN MORIARTY
PENRY REVOCABLE TRUS...
315 N BOUNDARY ST
RALEIGH NC 27604-1243

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HEALY, JOHN J JR TRUSTEE HEALY,
PATRICIA R TRUSTEE
601 N BLOODWORTH ST
RALEIGH NC 27604-1227

1704828332
WATZIN, MARY C
703 N BLOODWORTH ST
RALEIGH NC 27604-1229

1704828401
BREWER, WILLIAM E JR BREWER, JOANNE
SANFORD
721 N BLOODWORTH ST
RALEIGH NC 27604-1229

1704920008
MCMAHAN, JAMES HOWARD MCMAHAN,
BARBARA S
602 N BLOODWORTH ST
RALEIGH NC 27604-1228

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LIBBY, LISA A
600 N BLOODWORTH ST
RALEIGH NC 27604-1228

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MOORE, TOVE A
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CALVERT, JOHN J SR CALVERT,
CHRISTINE B
610 N BLOODWORTH ST
RALEIGH NC 27604-1228

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STARKEY, BRIAN H FINALDI, LISA A
702 N BLOODWORTH ST
RALEIGH NC 27604-1230

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MCMANUS, THERESA WILSON
704 N BLOODWORTH ST
RALEIGH NC 27604-1230

Proposed Landscape Improvements

For

605 North Bloodworth Street

Oakwood Historic District

Major Work COA



**Gardener by Nature LLC
June 12, 2017
Design by John L. Thomas**

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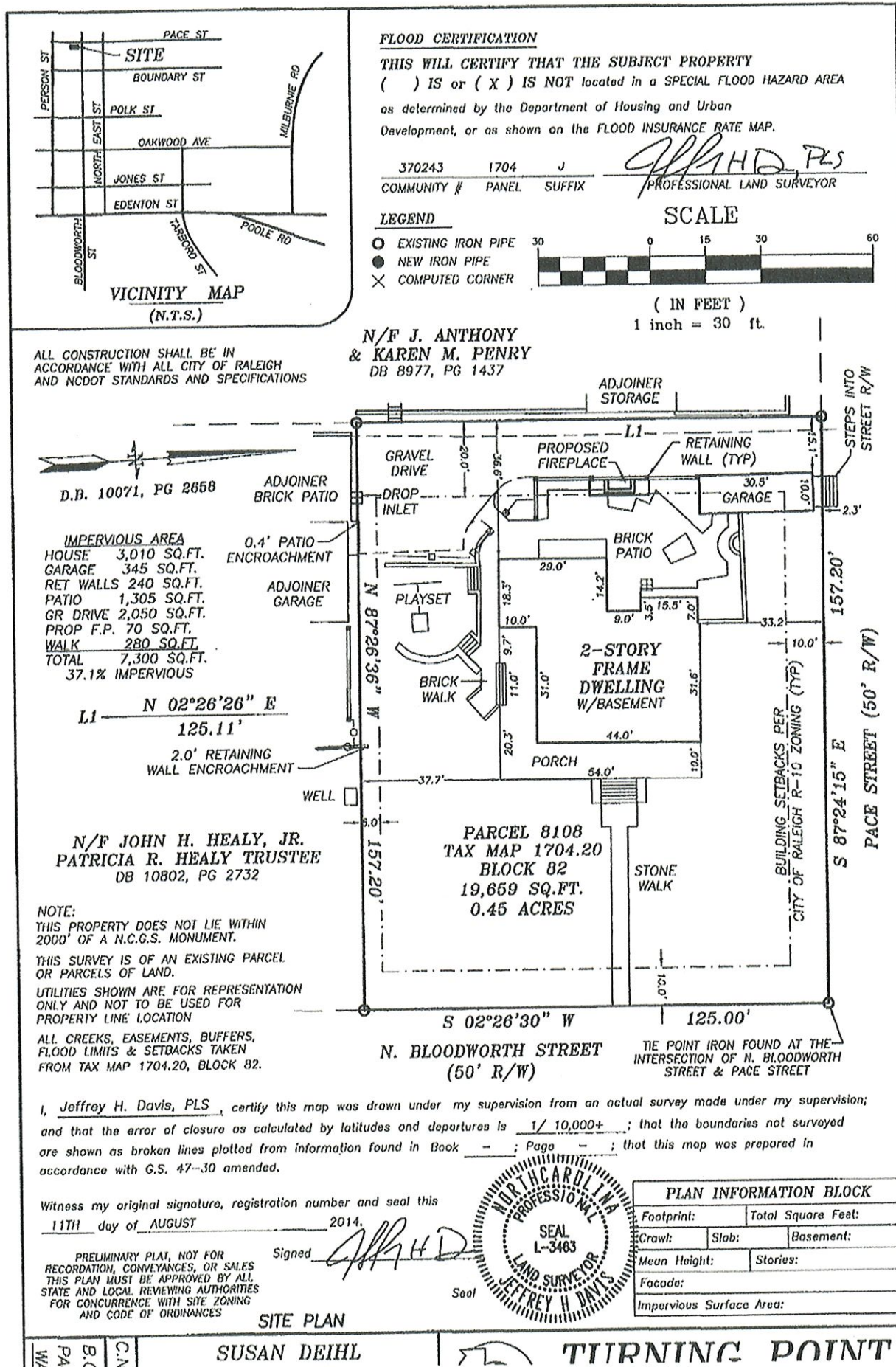
Illustrated Text

- 14 Enlarge Courtyard
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Appendix

- A2 History from "Inventory of Structures..." (Brown)
- A3 COA application 1989 – Brick Courtyard
- A5 -Survey
- A6 -Masonry details
- A8 -Staff comments and Hearing minutes
- A11 Planting Plan (1989?) shows both brick and stone walls

8/11/2014



PROPOSED HARDSCAPE ALTERATIONS

OBJECTIVES

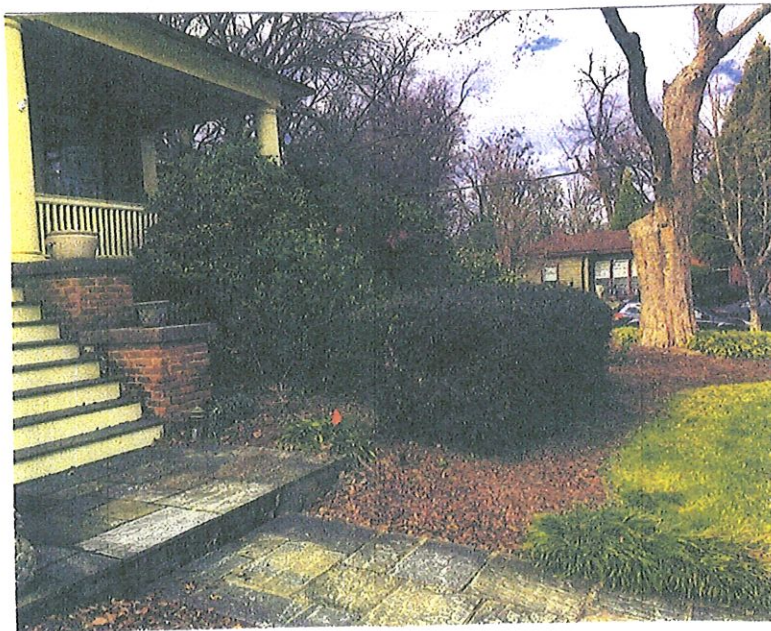
- To improve privacy and security from increased activity on Pace Street resulting from new nightlife businesses on Person Street a half block West of the home.
- To create a secure enclosure for pet dogs, encompassing the rear patio area and the South side yard.
- To enhance the appearance of the house as seen from both Bloodworth Street (front) and from Pace Street (side).

SUMMARY

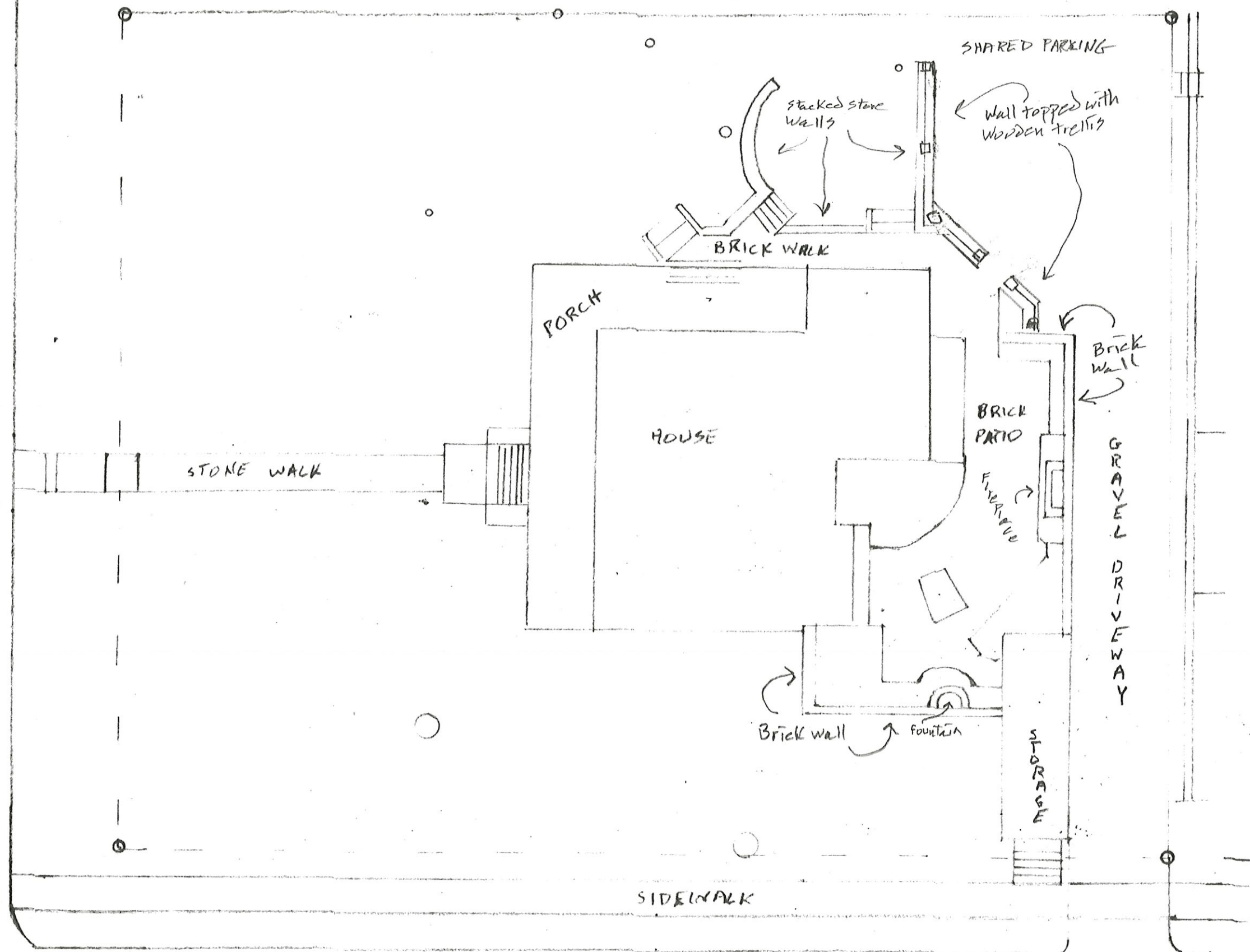
- Enlarge the walled rear courtyard, replicating the brick wall in a new location 10' from the Pace Street sidewalk.
- Enclose the South side yard with a new fence consisting of a 24" stone kneewall topped with a 36" traditionally designed wrought-iron rail, and including a 60" gate opening to the front lawn.
- Build a new walkway, paved with bluestone and flanked by low stone walls, from the gate to a point just beyond the existing maple tree as an entry to the new South gardens.
- Replace the existing boulder retaining wall with a new 16" stacked stone retaining wall.
- Add 2 new wrought-iron gates in the West fence at the parking area.
- Install an automated gate for the Pace Street driveway.

PLANTINGS

Much of the existing ornamental planting on the property is over-mature, overgrown, and in need of heavy pruning in some instances and replacement in other instances. The new planting plan will remove plants that are: invasive exotics, period inappropriate, in poor health, or in the path of proposed new construction. The replacements and new plantings will emphasize the 'Old South' standards – azaleas, camellias, hydrangeas, plum yew, palm (used sparingly) and etc. While overall turf area is slightly reduced, a generous lawn is to be preserved in the front of the home.



N. BLOODWORTH STREET



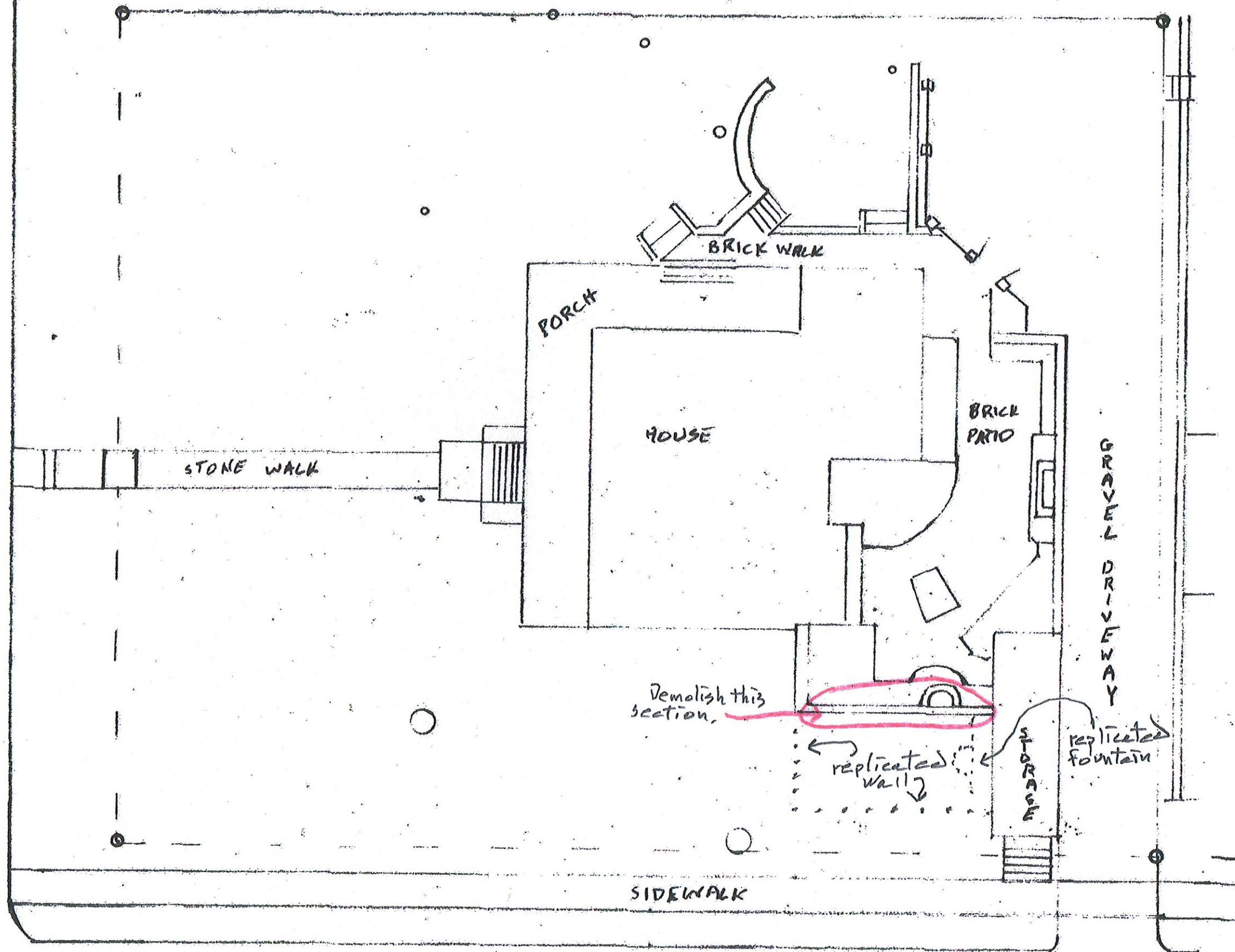
0 8' 16' 24' 32'
APPROXIMATE

PACE STREET

Gardener by Nature LLC
Josh and Susan Peihl
605 North Bloodworth St, Raleigh
Existing Hardscape
Design by John L. Thomas | 6/12/17

N. BLOODWORTH STREET

- Remove existing brick wall and fountain, to be replicated in new location 10' from Pace St. sidewalk.



0 8' 16' 24' 32'
APPROXIMATE

PACE STREET

Gardener by Nature LLC
Josh and Susan Deihl
605 North Bloodworth St, Raleigh
Demolition/Replication
Design by John L. Thomas 6/12/17

75' to
N Bloodworth St.
←

Blue stone
Paving
between walls

stacked stone
walls

Wrought iron
rail and gate

Knee wall runs
north-south
from gate.

existing
gradient

36

-16-

6/16

6

12

24

-14'8"-

24

level reference

retaining wall
continues to North

looking South
 $\frac{3}{8}" = 1'$

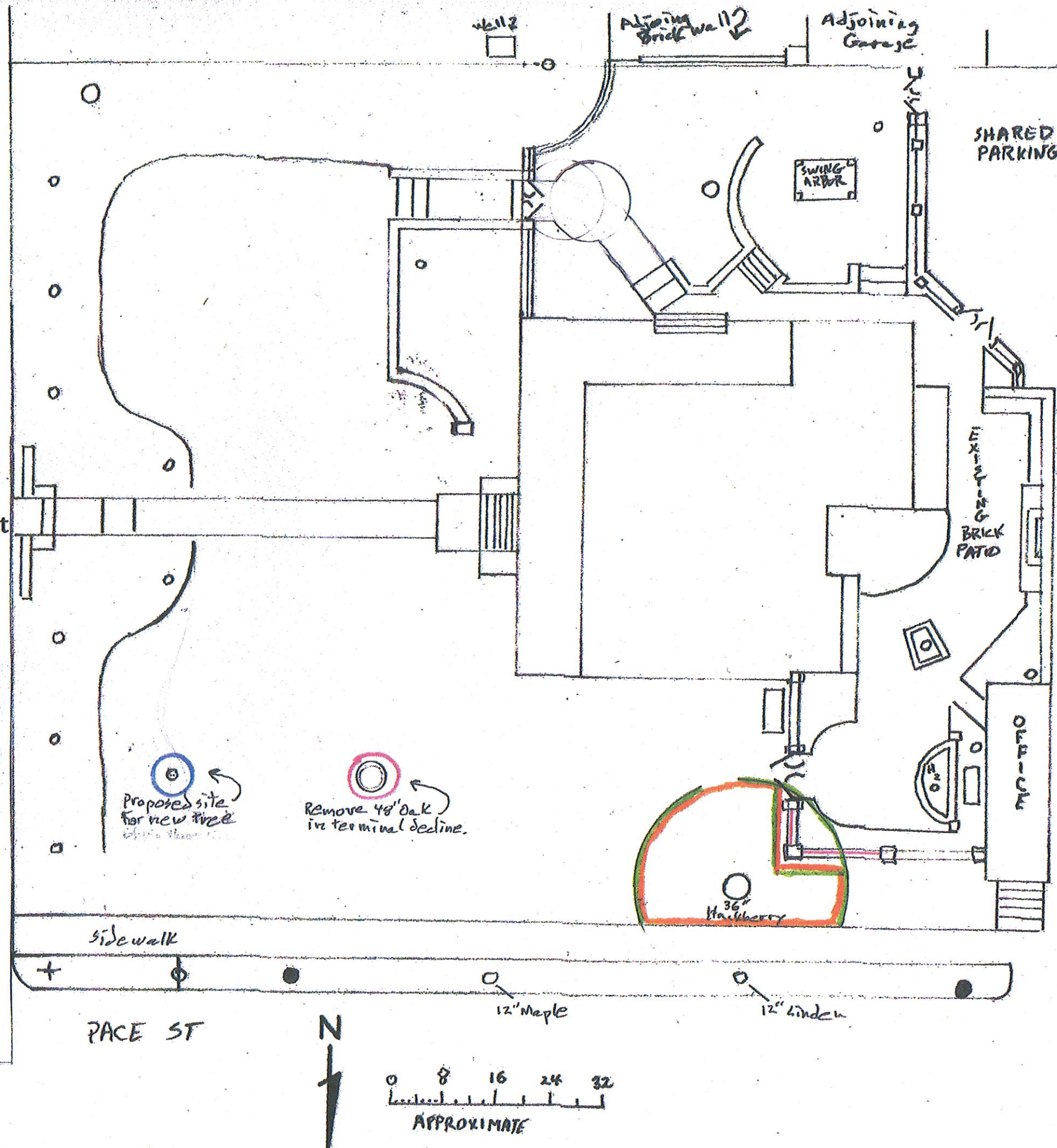
Gardener by Nature LLC
Deith residence
605 N. Bloodworth St
Elevation: South Walk
and Flanking Walls

John L. Thomas

These proposals are made in accordance with specific recommendations from arborist Jeff Kish, Local Manager for Bartlett Tree Experts Raleigh office.

-The existing 48" oak in the NE corner of the property is in terminal decline and should be removed. The root zone area is to be leveled and returned to turf, removing as much of the root as is necessary.

-A replacement tree of similar mature size is to be planted approximately 30' East of the removed tree, and aligned with the axis through the North courtyard gate.

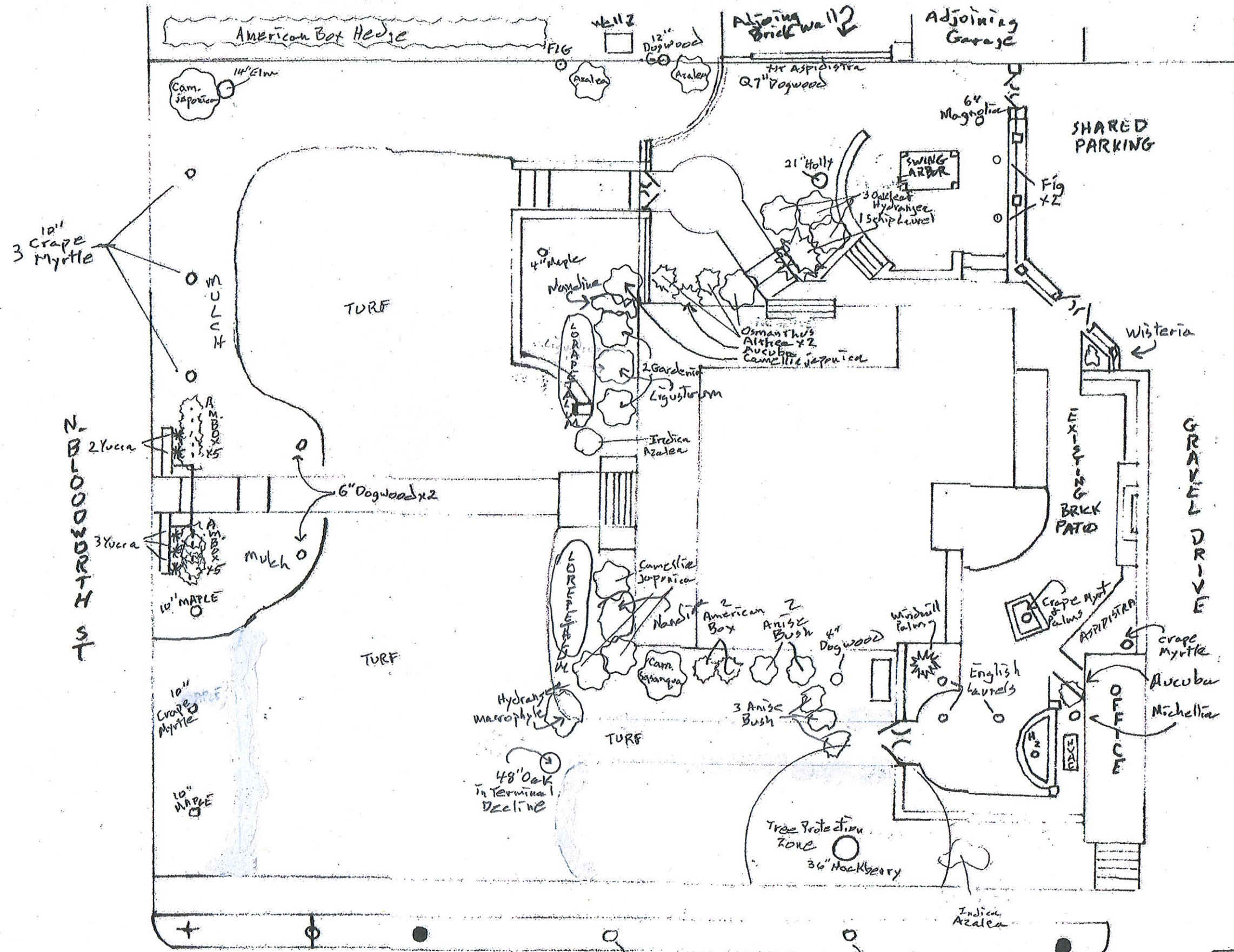


The existing 36" hackberry tree near the NE corner of the proposed courtyard expansion is to be preserved and protected during the construction process.

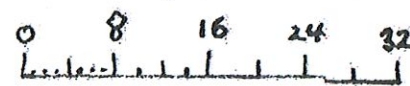
-Protection Zone fencing is to be erected in a 16' radius from the tree, as indicated by the orange line on the plan.

-The only excavation within the protection diameter will be for the two posts, at the wall corner and at the gate. Footings for the wall sections inside the protection radius are to be on reinforced concrete foundation grade beams rather than on traditional trenches with poured concrete. The foundation grade beams transfer the weight load of the wall to the posts, and off of the soil surface in the root zone.

Gardener by Nature LLC
Dehl residence 605 N. Bloodworth St.
Tree removal ———
Tree replacement ———
Tree Protection ———
Exclusion Fencing ———
John L. Thomas 6/12/17



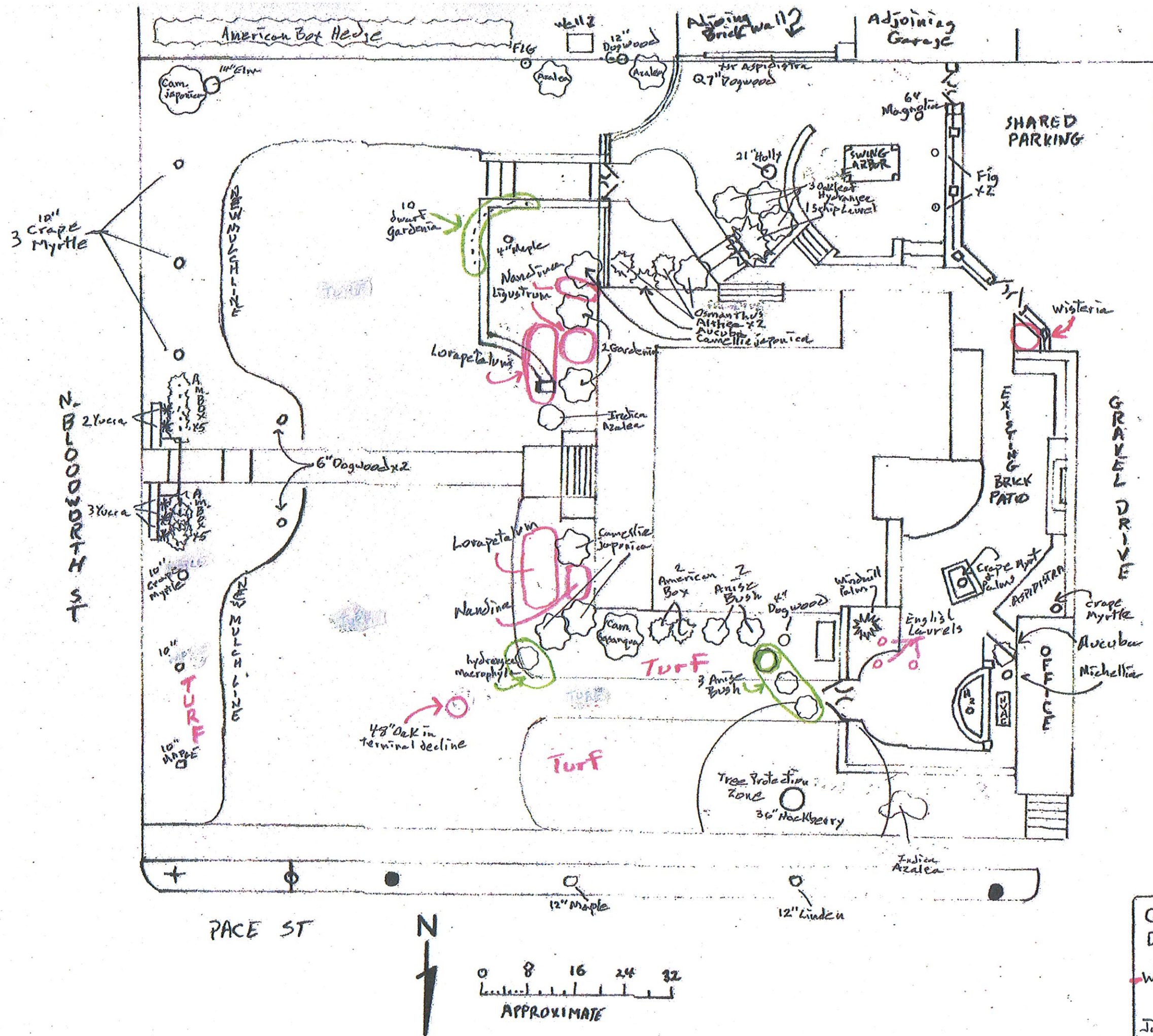
PACE ST



APPROXIMATE

Gardener by Nature LLC
Dehl residence 605 N. Bloodworth St.
Existing Plantings

John L. Thomas 6/12/17



REMOVE

- INVASIVE EXOTICS**
- Nandina - 2 masses
 - Ligustrum - seedling plants
 - Asian Wisteria - 1 plant

PERIOD INAPPROPRIATE

- Lorapetalum - 2 masses

POOR HEALTH

- Oak - one large tree

IN PATH OF CONSTRUCTION

- English Laurel - 3 plants

TRANSPLANT

- Gardenia (dwarf) - 10 plants
- Hydrangea - 1 plant
- Anise Bush - 3 plants

Gardener by Nature LLC
 Dehl residence 605 N. Bloodworth St.
 Woody plantings to be removed
 to be transplanted
 John L. Thomas 6/12/17

SOUTH SIDE YARD

-3 Oakleaf Hydrangea 'Alice' under Holly tree.

-Shade tolerant climbing rose 'Zephyrine Drouhin' on South end of new fence.

-Roses inside of fence and North of walk.

FRONT YARD

-5 Indica Azaleas and 1 Camellia sasanqua along South boundary

-Roses behind new retaining wall.

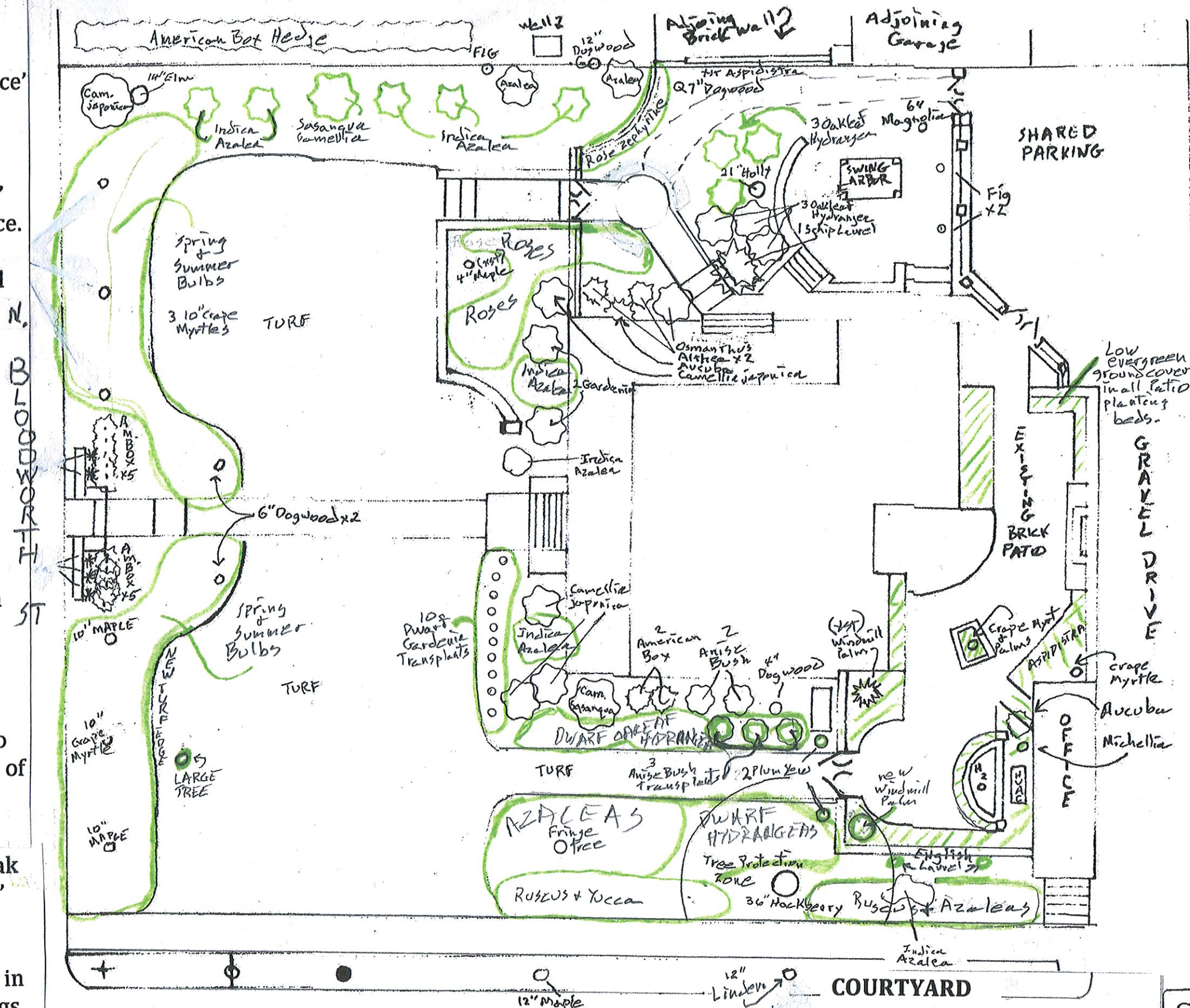
-Lawn edge in NW section moves west, slightly reducing lawn area.

-Mulched areas on Bloodworth St. frontage to be planted with hundreds of spring and summer blooming bulbs.

-New large tree (White Oak or Black Gum) approx. 30' East of removed Oak.

-2 Indica Azaleas fill gaps in porch foundation plantings.

-10 dwarf Gardenias transplanted to front rank of North porch foundation.



NORTH SIDE YARD

-New turf path from front yard to courtyard gate.

-SOUTH OF PATH:
-group of dwarf Oakleaf Hydrangeas

-3 transplanted Anise Bush to screen HVAC units

-1 Cephalotaxus fastigiata at South gatepost.

-NORTH OF PATH:

-1 Cephalotaxus fastigiata at North gatepost

-2 English Laurels at North courtyard wall

-Azaleas and dwarf Oakleaf Hydrangeas along North side of turf walk

-Ruscus and Yucca along Pace Street sidewalk from Lawn to Hackberry tree

-Ruscus and small Azaleas along Pace Street sidewalk from tree to garage.

COURTYARD

-1 large Windmill Palm at North gatepost.

Low evergreen groundcovers in all native plantings

Gardener by Nature LLC
Dehl residence 605 N. Bloodworth St.
Proposed New Plantings

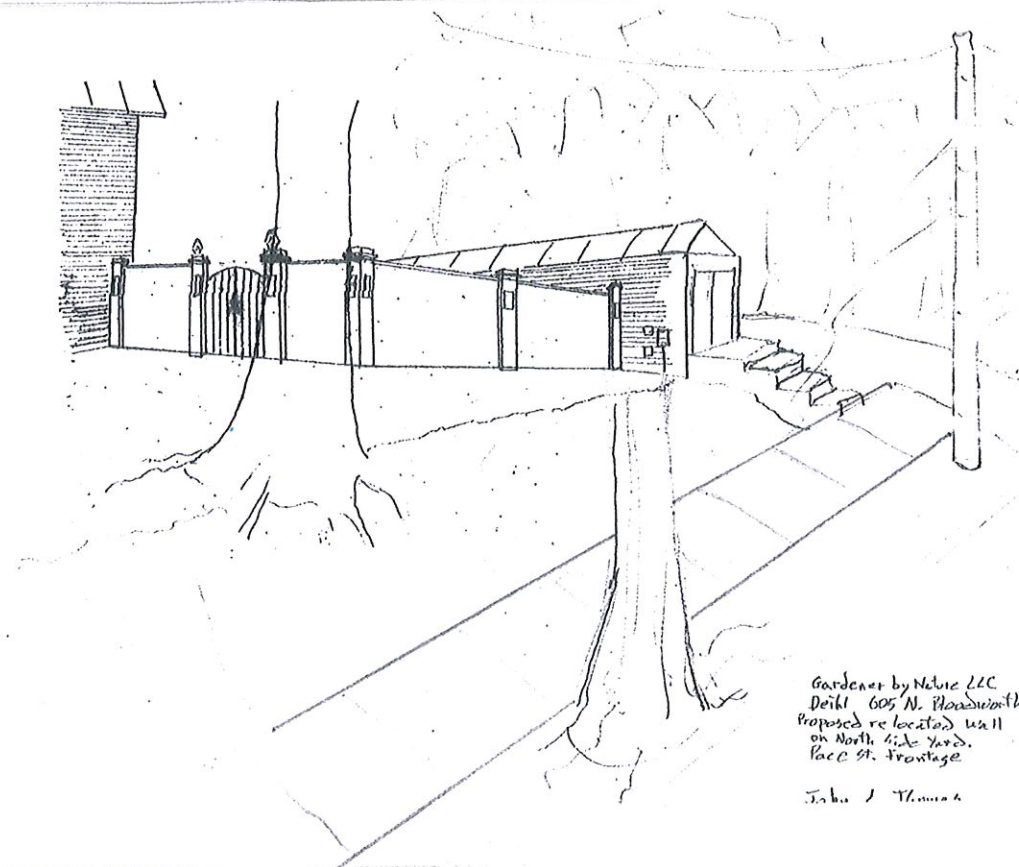
John L. Thomas 6/12/17

Enlarge walled rear courtyard, adding 420 sf to the enclosure.

Existing courtyard wall seen from Pace street.



Proposed relocation and extension of wall.



Gardener by Nature LLC
Dehl 605 N. Broadworth
Proposed re located wall
on North Side Yard.
Pace St. Frontage

John J. Thomas

All new brick construction is to match existing walls in materials, sizing, and style.

The existing North wall of the courtyard is to be demolished and replicated in a new location 10' South of the Pace Street sidewalk.

The existing East wall of the courtyard is to be extended to meet the new North wall, with a 60" solid wood gate opening to the North side yard.

Approximately 250 sf of new brick paving is within the new courtyard extension.

Detail of existing brickwork to be replicated in new construction.



Tree Protection

The NE corner of the proposed wall extension falls within a tree protection zone. In accord with arborist recommendations the sections from the gatepost to the corner post and from there to the central post of the north section are to be built on reinforced Concrete Grade Beams rather than on excavated footings. The only excavation in the protected zone will be footings for the gatepost and the corner post.

Precedents for tall walls or fences proximate to sidewalks in the Oakwood Historic District.

400 N. Person Street



607 N. Boundary



401 Polk Street



504 Jones Street





The existing water feature is to be demolished replicated (with a new 14' backing wall) in a new location masking the office HVAC unit.

Enclose South side yard within a new fence originating at the SE corner of the house and running S to join neighbor's existing wall. The proposed fence is 75' distant from North Bloodworth Street.

Existing South side and front yards, looking West from N. Bloodworth St.



All new stone wall construction is to match the existing stacked stone walls in material, sizing, and style.



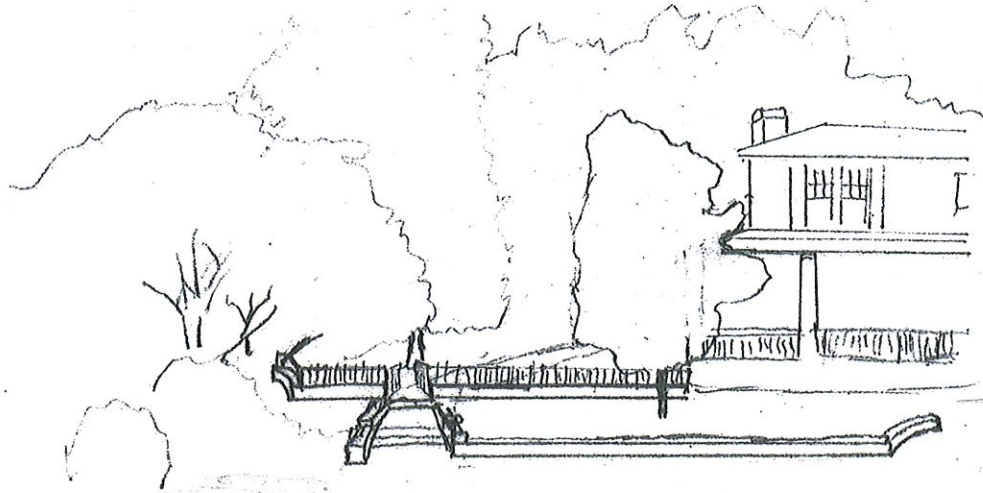
The new fence is to be a 24" stacked stone kneewall, topped with a 36" traditionally styled wrought iron rail.

A 60" double-leafed wrought-iron gate is to be located at 16' (center) from the house wall.

The wall's South end is a quarter turn to the West, then extending to the West to join an existing adjacent brick wall.

26 feet of new brick sidewalk (matching adjoining existing brick walk) is to run between the new gate and the existing brick porch steps, adding approximately 130 sf of paving.

*Proposed:- Stone kneewall with iron rail and gate.
- Bluestone walk flanked by low stone walls.
- 16" retaining wall replaces existing boulders.*



*Gardener by Nature LLC
Drift - 605 Al Blandville
Proposed entry to South garden*

John L. Thomas

Build a new bluestone paved walkway flanked with low stacked stone walls as an entry to the South gardens.

All new stone paving is to match the existing front walk paving in materials, sizing, and style.

All stone wall construction is to match the existing stacked stone walls in materials, sizing, and style.

The walk is to be 20' long and 6' wide with three 6" step risers at the East end and two 6" risers at the gate.

The wall is 16" high where it joins the railing at the gate, and 36" high at the East terminus. There is a 12" step down at the center of the run.

The existing boulder retaining wall (circa 2004?) at the left corner of the foundation plantings is to be removed and replaced with a 16" stacked stone retaining wall originating at the end of the new walkway, and terminating approximately 30' North in a quarter turn back to the foundation plantings.

Existing bluestone paving and stone walls at N. Bloodworth Street curb.



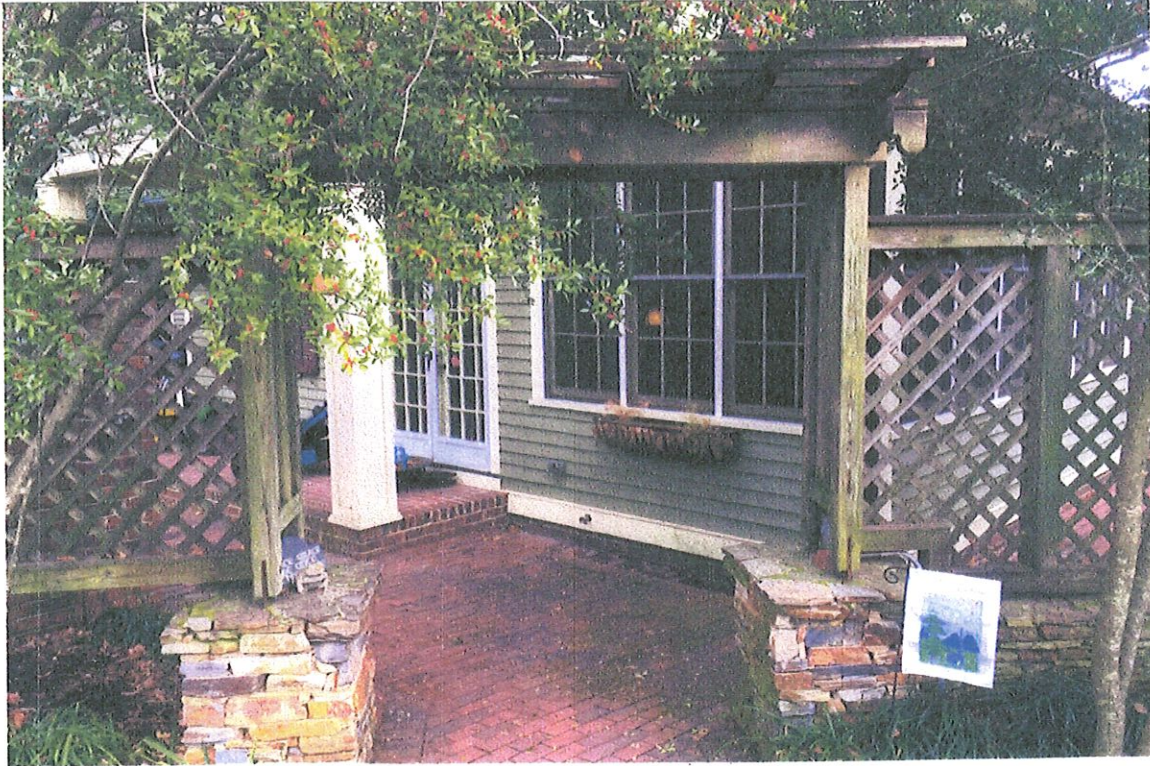
The new walkway from the lawn to the South gate should match this construction in materials, sizing, and style.

Add 2 new gates to existing stone and wood trellis fence on the West side.

The gates are to be double-leafed wrought iron, 60" high to provide secure dog containment.

Existing gateposts are to be modified to support the new iron gates. At the South end the new gate will join the adjacent garage wall with a short extension of the kneewall and iron rail fencing proposed for the side yard.

Location for North gate.



Location for Southwest gate and rail to adjoining garage.



Install an automated gate for the Pace Street driveway.



This gate is on the driveway immediately to the West on Pace Street.

APPENDIX

- A2 History from "Inventory of Structures..." (Brown)
- A3 COA application 1989 – Brick Courtyard
 - A5 -Survey
 - A6 -Masonry details
 - A8 -Staff comments and Hearing minutes
- A11 Planting Plan (1989?) shows both brick and stone walls

From Matthew Brown's "Inventory of Structures..."

=WA0250 605 N. Bloodworth St. Thomas-Panton-Mordecai House c.1920 This Neoclassical Revival frame two-story was built for Anna Ball (Stronach) Thomas. She lived at 601 N. Bloodworth and this lot was carved out of that lot. She sold it to Harrison D. Panton, an electrical engineer with Carolina Power and Light. Lawyer William G. Mordecai bought it in 1933 and it remained in his family until 1976. The house has a rather shallowly-pitched hipped roof with deep eaves and no entablature, showing the influence of the Prairie style of architecture. The porch wraps around the left side of the house and has a hipped roof supported by seven large Tuscan columns with a square-section balustrade. The glazed front door has sidelights and transoms, all having perpendicular tracery. On the second story above the front door is a triple window, each window having six vertical panes. Most windows are six-over-one or eight-over one. There are four large double windows on the front of the house. There was originally a one-story ell on the southern part of the rear. The house was restored in 1988-89 by Seth Gaskill. In 2003 the one-story ell was expanded to two stories by Joshua & Susan Diehl. A sunroom was also added, and the porch was extended along the left side to meet the addition.

There is a saddle-roofed frame shed facing Pace St. which was adapted from a garage built in c.1921.

Meredith p.174 is interview with W. G. Mordecai who grew up here. "We had horses and cows and chickens and pigs and everything you could think of. . . I was setting rabbit traps all around here. I caught more rabbits."

38:206 Lots 44 & 45 of Mordecai property

49:307 Martha Mordecai, commissioner, to Anna B. Stronach what is now 601 & 605 N. Bloodworth

Book C:177 Record of partition of land lots what is now 601 & 605 to Alex Stronach, F. M.

Stronach & Anna B. Stronach (later Thomas)

187:355 Alex Stronach, F. M. Stronach, Anna B. (Stronach) Thomas & H. C. Thomas to J. J. Thomas

Feb 24, 1904 what is now 601 & 605 N. Bloodworth

177:555 J. J. & Lula Thomas to Howard Thomas & Anna Ball (Stronach) Thomas Mar 1, 1904 what is now 601 & 605 N. Bloodworth

372:351 Anna B. Thomas & Anna Ball Thomas to Harrison D. Panton Apr 5, 1921 \$4500 just this lot

655:468 Madison Investment to W. G. & Georgia Mordecai Nov 27, 1933 Int Rev \$5.00

2544:275 W. G. & Georgia Mordecai to Elizabeth D. Mordecai Aug 20, 1976 4298:888 Elizabeth Mordecai to Seth B. Gaskill Jr. Jul 1, 1988 \$80K 4557:803 Seth B. Gaskill Jr. to Stephen C. Boone Aug 31, 1989 \$400K 10071:2658 to Joshua & Susan Diehl Apr 25, 2003

1919-20 RCD: no listing

1921 RCD: Harrison D. Panton, electrical engineer Carolina Power & Light

1921-22 RCD: D. H. Panton

1922-23 RCD: H. D. Panton

1925 RCD: Harrison D. Panton, electrical engnr

1935 RCD: William G. Mordecai, lawyer, pres Central Investment Corp., wife Georgia, Edw W. Mordecai, superintendent Oakwood Cemetery, Betty Mordecai, widow of Samuel F.

1936 RCD: William G. Mordecai

1948 RCD: William G. Mordecai

1950 Sanborn: rectangular two-story section, one-story ell on southern part of rear, composition roof. Porch does not wrap around south side [but it looks original], shed in same location but looks smaller

1955 RCD: William G. Mordecai

1963 RCD: William G. Mordecai

1968 RCD: William G. Mordecai

Nov 17, 1989 note on wakegov: interior gutted, renovated

Oct 3, 2003 permit issued \$7K

Mar 2, 2004 note on wakegov: convert garage to workshop

Jul 2009 note on wakegov: "add porch, sunroom, second floor addition"

2012 wakegov: similar to 1950 but rear section expanded to two stories, one-story addition on south side of that section, porch continues along south side of house to meet one-story addition. Small one-story addition behind right side of house.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
RALEIGH HISTORIC DISTRICTS COMMISSION
RALEIGH HISTORIC PROPERTIES COMMISSION

(Please use black ink: don't use blue, red or other colors or pencil)

TO: Preservation Administrator
Early Office Building
One Mimosa Street
Raleigh, NC 27604

I, the undersigned, do hereby respectfully make application for a Certificate of Appropriateness for the following project which will change the exterior appearance of an architecturally, historically, and/or culturally significant resource within the City of Raleigh.

The street address of this resource is: 605 N. Bloodworth Street.

It is within Oakwood Historic District,
AND/OR

It is a designated property known as The Mordecai House

It is owned by Seth B. Gaskill, Jr.

This resource occupies a lot 125 feet by 157.28 feet.
(width) (depth)

The following are all of the addresses of properties within 100 feet of this lot: on both sides, in front of (across the street), and in back of this property.

Property Address

315 N. Boundry St.
601 N. Bloodworth St.
600 N. Bloodworth St.
602 N. Bloodworth St.
604 N. Bloodworth St.
610 N. Bloodworth St.
702 N. Bloodworth St.
703 N. Bloodworth St.

Property Address

323 Pace Street
308 Pace St.
305 Pace St.
306 Pace St.

I understand that this application must be returned by 5:00 p.m. to the Preservation Administrator in the Early Office Building located at Mordecai Historic Park two weeks prior to the next regularly scheduled meeting of the reviewing Commission.

Office Use Only
CAD-89-012
(Application Number)
01/23/89 CW
(Date Received) (Initials)

Seth B. Gaskill
(Signature of Applicant)
1021 Harvey Street
Raleigh, N. C. 27608
(Mailing Address) (Zip Code)
1-23-1989 833-6157
(Date) (Daytime Phone Number)

TYPE OF PROJECT: (check all categories that apply)

☐ Exterior alteration ☒ Addition
☐ New Construction ☐ Demolition

Describe clearly and in detail the nature of your project. Attach additional sheets of written descriptions, drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.

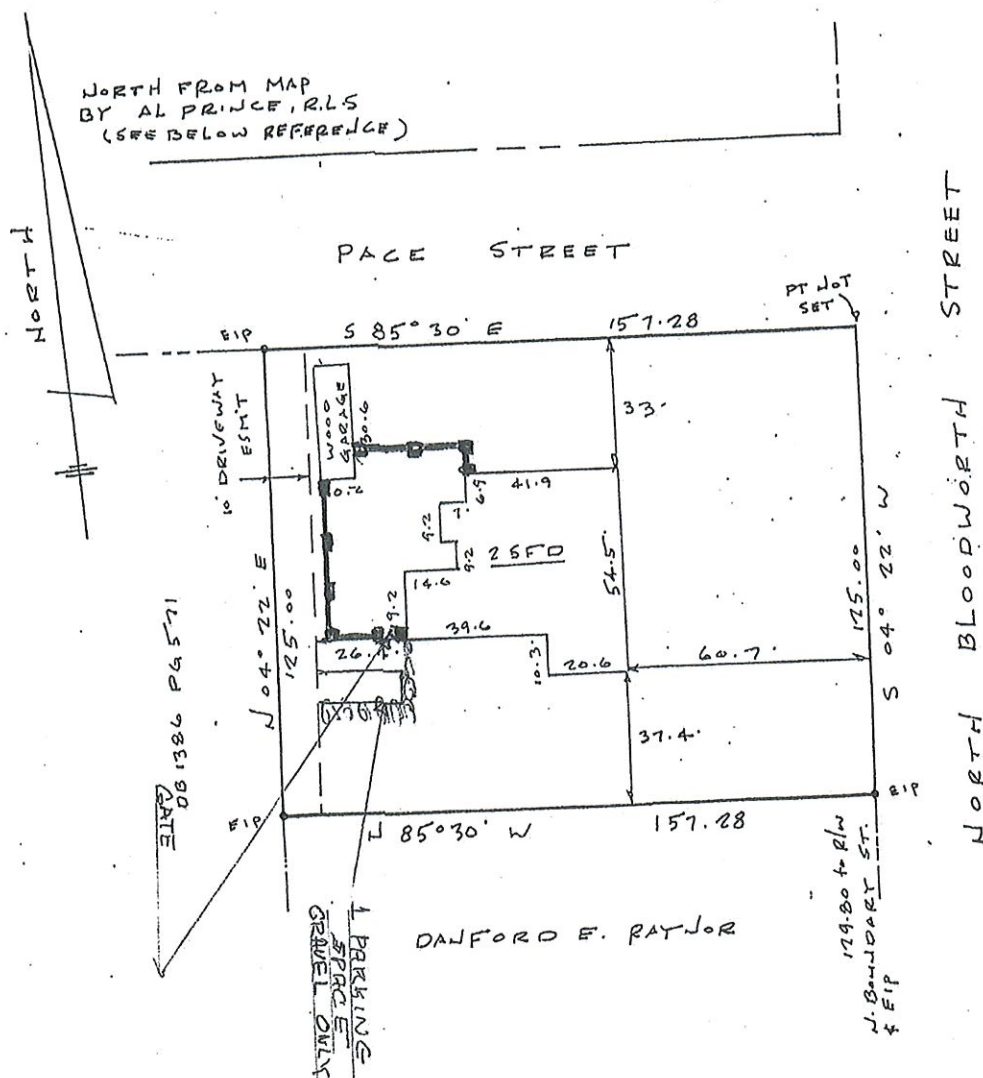
- ☒ 1. Plot plan with accurate measured distances.
- ☒ 2. Written description of project. Include exact dimensions for materials to be used (such as width of siding), and length of time estimated to complete project.
- ☒ 3. Photographs of existing conditions.
- ☒ 4. Drawings showing proposed work. Give dimensions.
☐ Plan drawings.
☐ Elevation drawings showing the new facade(s).
☐ Dimensions.
Note: Provide 8 1/2" x 11" reductions of large drawings. Xerox reductions may be obtained from "Accent Reprographics," 2129 Glascock Rd., 829-0755.
- ☒ 5. Each Commission member receives a copy of your application to review before the meeting. For this reason, your application must be typed, written and drawn in BLACK INK so that it can be photocopied. Applications prepared in blue, red or other colored inks and/or pencil and colored pencil do not reproduce clearly by photocopy and therefore cannot be accepted.

Please cite the applicable sections of the Guidelines and Standards:

Section	Topic	Brief Description of Work
---------	-------	---------------------------

Install a brick fence, with columns, around rear yard as shown on enclosed survey and drawing.

Provide only one 10' X 26' parking pad shown on survey (in gravel only) instead of earlier parking lot already approved.



REFERENCE... MAP BY AL PRINCE, R.L.S.
DATE: APRIL 15, 1986
TITLE: "PROPERTY OF DANFORD F. RAYNOR & MYRTLE P. RAYNOR"

SUBDIVISION _____ LOT _____ BLOCK _____
RECORDED IN WAKE COUNTY, N.C. - BOOK OF MAPS 2544, PAGE 275

I HEREBY CERTIFY THAT THIS MAP IS CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT AND THAT THERE ARE NO ENCROACHMENTS OR OTHER BUILDINGS ON SAID LOT.



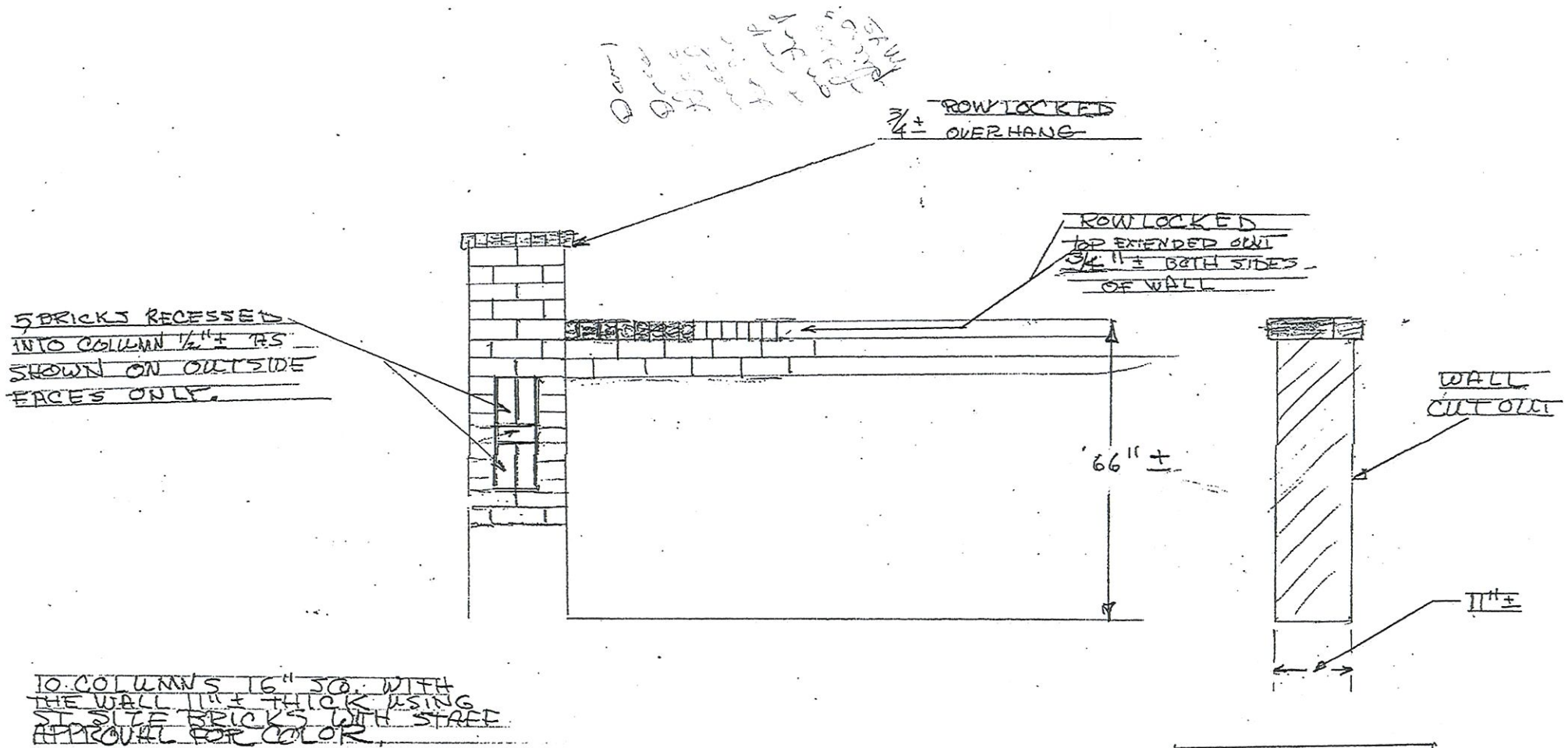
PROPERTY OF
SETH B. GASKILL

605 N. BLOODWORTH ST.
RALEIGH, N.C.

DANIEL W. JOYNER
REGISTERED LAND SURVEYOR
KNIGHTDALE, NORTH CAROLINA

SCALE 1" = 40'	DATE 06.30.88	JOB NO. BK 20 PG 36
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CAD-89-012



605 N. BLOOMSBURY
RALEIGH, N.C.
1-23-89

RALEIGH
HISTORIC
PROPERTIES
COMMISSION



3/29/89

CAD-89-012

605 N. Blood-
worth St.

Brick sample approved

Boren Brick Co.

"Yorktowne Handtique"

Dan Becker

Mortar joint :



either one

Mortar color yet to be determined

4/5/89 Amended type to "Manchester
Renaissance"

3/8" wide mortar joint.

311 SOUTH BLOUNT STREET
POST OFFICE BOX 829 CENTURY STATION
RALEIGH, NORTH CAROLINA 27602
919/832-7238

D. P.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
CERTIFIED RECORD

Address: 605 N. Bloodworth St.

Application No.: CAD-89-012

Meeting Date(s):

Date Received: 01/23/89

1. 02/06/89

Applicant: Seth Gaskill

2.

3.

COMMISSION MEMBERS VOTING ON THIS APPLICATION: Boney, Weeks, Murray, Ross, Plott, Pastore and Bonham.

INTRODUCTION TO THE APPLICATION

Chair Boney noted for the record that there were no conflicts of interest among Commission members regarding this application. Ms. Margaret Stephenson, Preservation Technician [sworn], pointed out the location of the property on a map of the district. She then read the following staff comments into the record:

This property is located in the Oakwood Historic District in the R-10 zoning district. The nature of the project is to install a brick fence around rear yard and provide one (1) gravel parking pad.

Applicable Sections of Guidelines:

<u>Section</u>	<u>Topic</u>	<u>Description of Work</u>
1007-1009	Fences	Install brick fence around rear yard.
1010-1012	Driveways and Parking Lots	Install one (1) gravel parking pad.

Additional Permits Required:

A fence permit is also required.

Staff Comments:

Based upon the information contained in the application, in the staff's judgement:

- A. The proposed installation or construction of a brick fence, with column (piers) around the rear yard is not incongruous according to:

Section 1007, which states that "Fences, like other elements of the 19th and early 20th century built environment, were usually products of the technology of the Industrial Revolution. Fence types can be divided into two categories - decorative and utilitarian. The decorative category includes fences made of lattice, brick, cast iron,

machine-shaped wooden pickets, low walls of stone or brick and hedges. Utilitarian fences include woven wire mounted on wooden posts, vertical wooden slats (or plain pickets) and, in some cases, barbed wire. Decorative fences were reflections of designs in architecture, and often were an integral part of the site plan. Utilitarian fences served to mark boundaries, to confine animals or to protect planted areas and should be limited to rear yard enclosure and screened from street view as much as possible."

- * The house is an early twentieth century "four-square" house.
- * The proposed brick fence reflects designs in architecture of this period and style, such as at Edenton and Blount streets.
- * In a telephone conversation with Margaret Stephenson on February 1, 1989, Mr. Gaskill stated that he would like the option of adding one (1) stepped-back cap course on top of the columns and waiting until the brick fence is built to decide on the type of gate. His preference is wrought iron but that a quality wooden gate would also be acceptable to him. He stated that he would like to work with staff on the gate after the wall is completed.

- B. The proposed installation of one (1) 10' x 26' gravel parking pad is not incongruous according to:

Section 1010, which states that "Driveways are contemporary conveniences that sometimes exist in early Raleigh neighborhoods but sometimes must be added within them. In order to be compatible with the densely developed quality of late 19th and early 20th century neighborhoods, they should be as unobtrusive as possible." and,

Section 1011, which states that "Gravel or base dirt driveways are usually found in early Raleigh neighborhoods....If it is necessary to add or change driveways and parking areas associated with an early Raleigh building, they should be incorporated into an overall site design that combines architectural and landscaping elements with the driveway and parking areas. Many times a carefully planned site design of this type can help reduce maintenance time as well as accenting the architectural quality of the building."

- * The proposed parking pad will be unobtrusive; it will be blocked from view from Pace Street by the proposed fence.
- * It is an integral part of the proposed site plan

Ms. Stephenson added that this request for one parking pad would supersede any other proposal for parking previously approved by Commission.

Summary of Staff Comments:

Based upon the information contained in the application, in the staff's judgement:

- A. The proposed installation of a brick fence, with columns, around the rear yard is not incongruous according to Section 1007.
- B. The proposed installation of one (1) 10' x 26' gravel parking pad is not incongruous according to Sections 1010 and 1011.

Staff suggests that the Commission approve the application with the following condition:

1. that Mr. Gaskill continue to work with staff on: height of the piers and material and design of the gate.

PUBLIC TESTIMONY

Support:

No one spoke in support of the application.

Opposition:

No one spoke in opposition to the application.

COMMISSION DISCUSSION AND FINDINGS OF FACT

It was discussed that approving the one parking pad would thereby negate the three parking spaces previously approved (in his prior application). Discussion followed on this issue. In response to a question on the size, Ms. Stephenson clarified that the parking pad was to be 10' wide.

Dr. Bonham moved that, based on the facts presented, the Commission finds that:

- A. The proposed installation of a brick fence, with columns, around the rear yard is not incongruous according to Section 1007.
- B. The proposed installation of one (1) 10' x 26' gravel parking pad is not incongruous according to Sections 1010 and 1011.

Mr. Weeks seconded the motion, which passed unanimously (7-0).

DECISION ON THE APPLICATION

Mr. Plott moved that the application be approved with the following condition:

1. that Mr. Gaskill continue to work with staff on: height of the piers and material and design of the gate.

Ms. Murray seconded the motion, which passed unanimously (7-0).

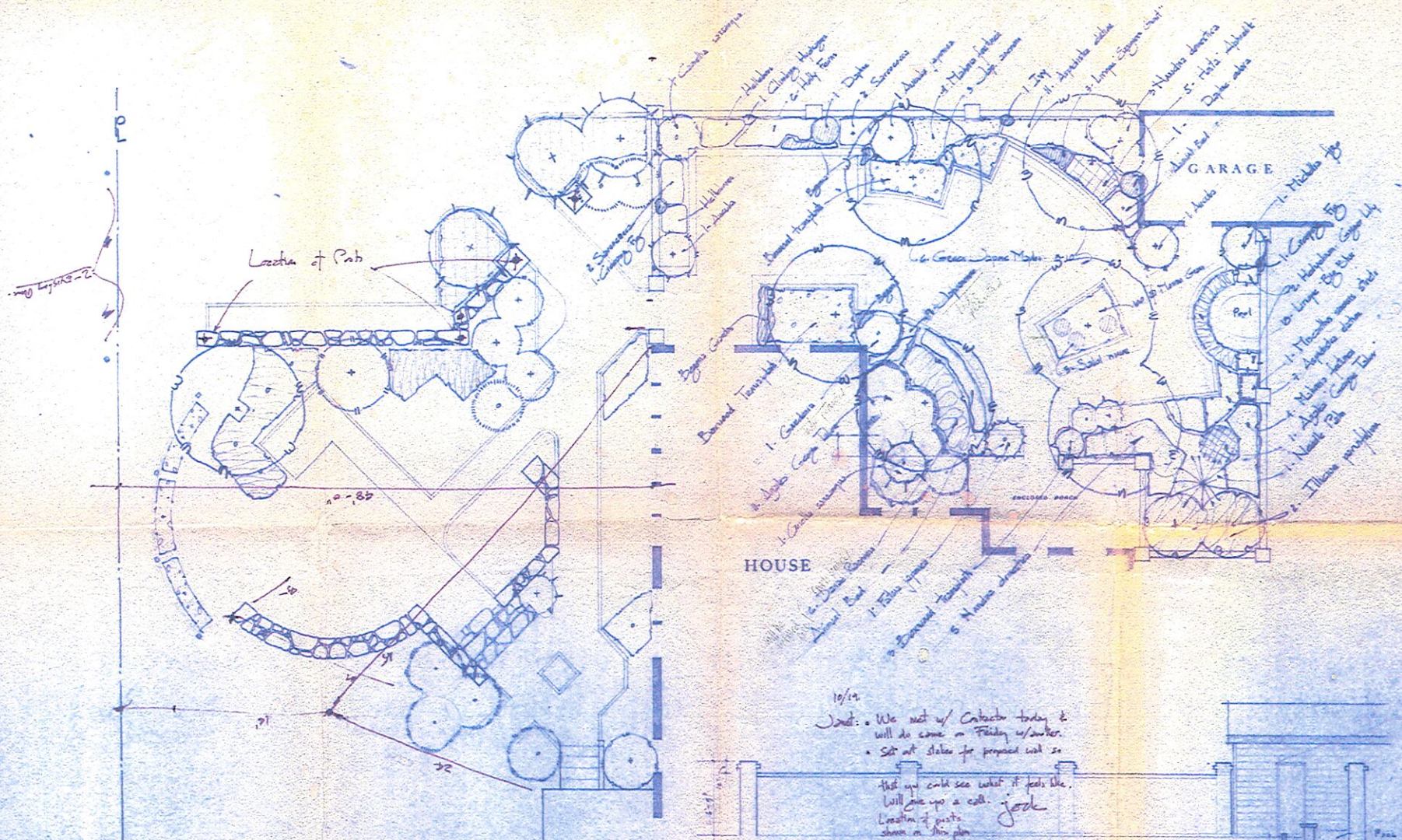
RELATED DISCUSSION

In response to a question by Chair Boney regarding the dollhouse, Mr. Becker said he had not had the chance to discuss the location and plans for the dollhouse.

Mr. Weeks left the meeting at this point (7:34 p.m.)

Ms. Ross asked if the request to reinstate the ridge vent had been honored. Mr. Becker said he would check on this.

1989?



EAST ELEVATION of COURTYARD

OSTERYOUNG RESIDENCE 1100000000

Janet and Robert
605 N. Bloodworth Street
Raleigh, N.C. 27604
(919) 334-9651

Raise & Hoe for 2nd set plants
Solar Magic for power

Planting Plan

$$\frac{1}{4} - 1.0''$$

3



































APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

102-17-CA 605 N BLOODWORTH STREET
Applicant: JOHN L. THOMAS FOR GARDENER BY NATURE, LLC
Received: 6/14/2017 Meeting Date(s):
Submission date + 90 days: 9/12/2017 1) 7/27/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Construct new walls and fences; relocate existing brick wall; expand rear patio; remove dying tree; install new gates; add walkways; alter plantings.

Staff Notes:

- COAs mentioned in the staff report will be available for review.
- 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.

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	Construct new walls and fences; relocate existing brick wall; remove tree; expand rear patio; install new gates; add walkways; alter plantings.
1.4	Fences and Walls	Construct new walls and fences; relocate existing brick wall; install new gates
1.5	Walkways, Driveways, and Off-street Parking	add walkways

STAFF REPORT

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

- A. Construction of new walls and fences; relocation of existing brick wall; installation of new gates; expand rear patio; addition of walkways; removal of tree; alteration of plantings is not incongruous in concept according to *Guidelines* 1.3.2, 1.3.5, 1.3.7, 1.3.8, 1.4.8, 1.4.11, 1.5.4, 1.5.6, 1.5.9, and the following suggested facts:

- 1* Guidance from an ISA certified arborist is included in the application. It addresses the replicated brick wall and nearby hackberry tree.
- 2* The bulk of the side yard is proposed to be planted with azaleas, hydrangeas and other flowering shrubs and plants. The foundation plantings are also proposed to be replaced on the north and east sides of the house. New planting beds are also proposed along the front yard at the sidewalk. The center of the yard remains lawn. A detailed planting plan is provided.
- 3* A declining oak tree is proposed to be removed and replaced 30 feet away on the front yard.
- 4* The expanded patio would remain within the walls of the courtyard and use the same brick and patterning as the exiting.
- 5* According to Wake County Real Estate data and the application, the lot size is 19,166 SF. The footprint of the existing house (including porches) is 3,033 SF; the garage is 290 SF; the driveway, walks, rear courtyard, and front walk are approximately 4,907 SF. Current built area is 43%. The original built area (discounts additions since 1989 and the existing courtyard) is the house (2,473 SF), 1989 driveway configuration (1,498), front walk (380 SF), and garage (290 SF) or 24%. The proposed changes add roughly 637 SF of built area. The proposed built area is approximately 46%.
- 6* At the south east corner of the house a new stepped walk and stacked stone walls are proposed as a defined entry into the side and rear yards. A wrought iron fence is proposed on top of the wall.
- 7* Gates are proposed in the wall and fence as well as at existing openings. The design and details were not provided.
- 8* An automated gate is proposed at the driveway on the north property line. Details and specifications were not provided for the gate or associated automation equipment.
- 9* The existing brick wall was constructed per COA CAD-089-12 (included in application). The proposal would replicate the wall 14½ feet closer to Pace Street. It will be set back 3 feet from the front wall of the historic garage.
- 10* The brick wall is about 5-1/2 feet tall, with the brick columns extending another 1 foot 4 inches.

11* Drawings show light fixtures on top of the walls. They are not mentioned in the text nor is detailed information provided.

Staff suggests that the committee approve in part and defer in part the application as stated below:

- That the automated gate be deferred pending the receipt of additional information.
- That lighting, if proposed, be deferred pending the receipt of additional information.

That the remainder of the application be approved without the 365-day demolition delay for removal of the tree with the following conditions:

1. That the tree protection plan be in place prior to commencement of work and that it remain in place throughout construction.
2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. A written confirmation on letterhead from the arborist confirming what was provided in the application.
3. That details and specifications for the following be provided to and approved by staff prior to installation:
 - a. New metal fence;
 - b. New gates;
 - c. Species of replacement tree.