

City of Raleigh



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113-16-CA

1014 W CABARRUS STREET

BOYLAN HEIGHTS HISTORIC DISTRICT (GENERAL)

0 25 50 100 Feet



Nature of Project: Remove two pine trees; plant new hardwood tree; plant three evergreen screen trees; install front porch steps; install stamped and stained staggered front walk; replace portion of public sidewalk; install gravel driveway with wood timber border; install drain grate in driveway; install section of 6' tall wood privacy fence.
[After-the-Fact]

APPLICANT:
DAVID AND HOLLY GREENE





Planning & Development

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

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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

- ☐ Minor Work (staff review) – **1 copy**
- Major Work (COA Committee review) – 13 copies**
- ☐ Most Major Work Applications
- ☐ Additions Greater than 25% of Building Square Footage
- ☐ New Buildings
- ☐ Demo of Contributing Historic Resource
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 478903

File # 113-16-CA

Fee \$ 147⁰⁰

Amt Paid 147⁰⁰

Check # 1325

Rec'd Date 7/6/16

Rec'd By [Signature]

- If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address: 1014 West Cabarrus Street, Raleigh NC 27603

Historic District: Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name: David and Holly Greene

Lot size .172 Acre

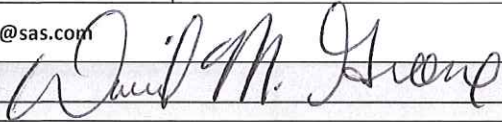
(width in feet) 50 feet

(depth in feet) 150 feet

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:

Property Address	Property Address
MARK THOMAS GILL 1106 W CABARRUS ST RALEIGH NC 27603-1906	RAYMOND LANIER 1012 W CABARRUS ST RALEIGH NC 27603-1904
ERNESTINE HIGH C/O MELISSA H CLEMENT 106 CRESCENT AVE FAYETTEVILLE NC 28305-4524	LINDA CALDWELL 1030 W SOUTH ST RALEIGH NC 27603-2162
DANIEL & JILL FURGURSON 1100 W CABARRUS ST RALEIGH NC 27603-1906	LARUE BRANNAN 1016 W CABARRUS ST RALEIGH NC 27603-1904
BLUE BIRD PROPERTIES LLC 4520 OLD VILLAGE RD RALEIGH NC 27612-3930	GLENN WHITE JR. 1009 SCHIEFFELIN RD APEX NC 27502-1777

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: David and Holly Greene		
Mailing Address: 1014 West Cabarrus Street		
City: Raleigh	State: NC	Zip Code: 27603
Date: March 24, 2016	Daytime Phone: 919-337-6907 (David's Mobile)	
Email Address: David.greene@sas.com		
Signature of Applicant <u></u>		

Minor Work Approval (office use only)	
<p>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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.</p>	
Signature _____	Date _____

<p>Project Categories (check all that apply):</p> <p><input type="checkbox"/> Exterior Alteration</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Demolition</p> <p>Will you be applying for state or federal rehabilitation tax credits for this project?</p> <p><input type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>	<p style="text-align: center;">(Office Use Only)</p> <p>Type of Work _____</p> <p><u>74, 75, 67, 33,</u></p> <p><u>83, 36,</u></p> <p>_____</p>
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Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
2.3.	Site Features and Plantings	Removal of two pine trees that posed a documented threat to our home and personal safety with one hardwood tree with beautiful fall foliage within line sight of the driveway, and three Green Giant Arborvitae at the back of the property line.
3.8	Entrances, Porches and Balconies	Installation of front porch steps.
2.5	Walkways, Driveways, and Offstreet Parking	Installation of staggered cement walkway from public sidewalk to front porch steps that is congruent with the front door being off center with the pillars on the front porch.
2.5	Walkways, Driveways, and Offstreet Parking	Replacement of portions of public sidewalk so that it matches the portions of the sidewalk that the City of Raleigh replaced in the summer of 2015.
2.5	Walkways, Driveways, and Offstreet Parking	Installation of gravel driveway with wood timber border
2.4	Fences & Walls	Installation of a gated privacy fence at the end of the driveway that matches the existing privacy fence on the other side of the property

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2 " x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.					
Minor Work (staff review) – 1 copy					
Major Work (COA Committee review) – 13 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.)	X		✓		
2. Description of materials (Provide samples, if appropriate)	X		✓		
3. Photographs of existing conditions are required.	X		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	X			✓
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	X	<input type="checkbox"/>	✓		
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet. 	X	<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)	X	<input type="checkbox"/>	✓		
8. Fee (See Development Fee Schedule)	X		✓		

147⁰⁰

Written Description

David and Holly Greene
1014 West Cabarrus Street
Raleigh NC 27603

Letter from Homeowner

We moved into our home in Boylan Heights at 1014 West Cabarrus Street in April of 2015. We chose Boylan Heights because we appreciate the diversity of the neighborhood and the acceptance for individuals to express eclectic personal taste while staying grounded to the essence of the history and the architecture. Since moving in, we've invested significantly to address the structural issues and risks that were identified in our home inspection report.

While investing to improve the value and safety of our property we have clearly learned some lessons. Most importantly, we've learned that there is a defined process to make changes and improvements to a home in Boylan Heights. We did not understand the COA process and that we needed approvals before commencing work. We will certainly know to approach planned property improvements differently in the future.

While after the fact, we respectfully request the Committees approval on the following items:

1. **Site Features and Plantings :** Replacement of two pine trees that posed a threat to our home and personal safety with one hardwood tree with beautiful fall foliage within line sight of the driveway, and three Green Giant Arborvitae at the back of the property line.

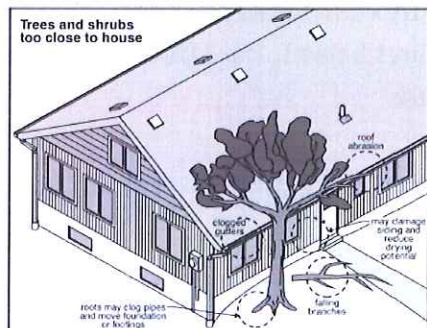
When we bought our home in April 2015, the home inspector identified in our inspection report that these trees posed a threat to our personal safety and the safety of our home (see pictures). The larger tree was less than 12 feet from our house and was noticeably leaning towards the house. There were several large branches that fell after the last ice storm. We believe that trees are an important aspect to any neighborhood, especially one like Boylan Heights and we intend to replace the two trees. Just to share additional context: A pine tree fell on our first home two months after we moved in when Hurricane Hugo came through Charlotte. When our inspector told us that we were "one hurricane away from this tree destroying our home" – it brought back that whole experience and we felt a sense of urgency to have the trees removed when we could afford it.

From Home Inspection Report

EMB Home Inspections

Greene

5.12 (1) The proximity of trees near the house could result in damage to the home from branches and roots. Branches extending over the house should be removed. Branches growing near exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage. These are maintenance issues for your information. An arborist should be consulted for advice if you have concerns regarding existing conditions.



5.12 (2) Bushes growing near exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage. This is a maintenance issue for your information.

EMB Home Inspections
Erskine Betts, NCHILB #1904
1324 Apache Lane
Apex, NC 27502
(919) 796-1097

2. Entrances, Porches and Balconies: Installation of front porch steps.

Our inspection report from April 2015 also identified safety issues with the side steps leading up to our porch. The vast majority of houses in Boylan Heights have steps leading up to the front of their house, so this addition is consistent with most homes. The stairs have a concrete top that rest on a base foundation of common brick that matches the front porch's foundation. There are 4 steps. Each step is 5' wide, 14" deep, and 6.5" high.

3. Walkways, Driveways, and Offstreet Parking: Installation of staggered cement walkway from public sidewalk to front porch steps that is congruent with the front door being off center with the pillars on the front porch.

The existing side steps were too steep for my handicap mother to enter our home. Since most houses in Boylan Heights have a walkway from the sidewalk leading to front steps, we decided this would be a good way to provide a more accessible and pleasing entry to our house. One design challenge we faced was that the front door is off-center with the columns on the front porch (see pictures further below). Based on a design that we saw in Southern Living that featured a historic home with a staggered walkway we decided that this would be an effective way to "trick the eye" into not noticing that the doorway was off-center.

4. Walkways, Driveways, and Offstreet Parking: Replacement of Public Sidewalk.

When we moved into the house in April 2015, the two panels of sidewalk closest to the driveway were damaged and posed a safety risk to pedestrians. We contacted the City of Raleigh who agreed and replaced the two panels with fresh white cement that did not match the material of the original sidewalk. When we were having the front entry walkway installed, we also had the contractor address match the material and color of the new panels that were installed by the city in the summer of 2015 (see enclosed pictures of before and after)

5. Walkways, Driveways, and Offstreet Parking: Installation of gravel driveway with wood timber border.

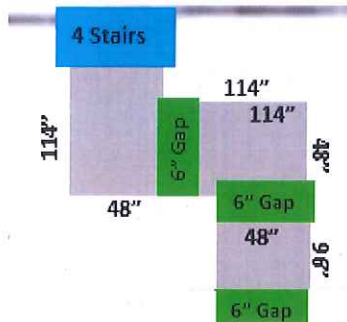
Our inspection report from April 2015 identified significant drainage issues in the driveway of the home that had resulted in water seeping into the crawl space, promoting rot and Mold. After investing over \$15,000 to clean up the mold and replace rotted wood under the house. We followed the inspectors advice to address the cause of the problem by grading the driveway, installing gravel (a mixture of crushed Chapel Hill quarry stone and pea gravel), and incorporating proper drainage so that excess water would flow to the street. We used wood timbers to contain the gravel so that it would retain clean lines and not bleed into surrounding landscape. We chose the gravel because it was consistent with what we had seen used elsewhere in the neighborhood

In addition to these "after the fact" items, we also have the following net new request:

6. Fences & Walls: Installation of an 11ft x 13ft gated 72" privacy fence that matches the existing privacy fence on the other side of the property (see pictures below). The 11ft width matches the width of the driveway. The 13 ft length aligns to the back corner of the house.

Description of Materials

1. **Site Features and Plantings :** Replacement of two pine trees that posed a threat to our home and personal safety with one hardwood tree with beautiful fall foliage within line sight of the driveway, and three Green Giant Arborvitae at the back of the property line.
2. **Entrances, Porches and Balconies - Installation of front porch steps:** The stairs have a concrete top that rest on a base foundation of common brick that matches the front porch's foundation. There are 4 steps. Each step is 5' wide, 14" deep, and 6.5" high.
3. **Walkways, Driveways, and Offstreet Parking:** A staggered cement walkway from public sidewalk to front porch steps between each section there is a 6" gap w/ grass. See picture and drawing below. The finish of the cement matches the top of the stairs. The dimensions are as follows:



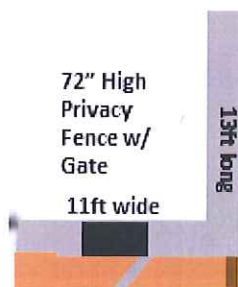
4. **Walkways, Driveways, and Offstreet Parking: Replacement of Public Sidewalk.**

When we moved into the house in April 2015, the two panels of sidewalk closest to the driveway were damaged and posed a safety risk to pedestrians. We contacted the City of Raleigh who agreed and replaced the two panels with fresh white cement that did not match the material of the original sidewalk. When we were having the front entry walkway installed, we also had the contractor address this issue by matching the material and color of the new panels that were installed by the city in the summer of 2015 (see enclosed pictures of before and after)

5. **Walkways, Driveways, and Offstreet Parking: Installation of gravel driveway with wood timber border.**

Our inspection report from April 2015 identified significant drainage issues in the driveway of the home that had resulted in water seeping into the crawl space, promoting rot and Mold. After investing over \$15,000 to clean up the mold and replace rotted wood under the house. We followed the inspectors advice to address the cause of the problem by grading the driveway, installing gravel (a mixture of crushed Chapel Hill quarry stone and pea gravel), and incorporating proper drainage so that excess water would flow to the street. We used wood timbers to contain the gravel so that it would retain clean lines and not bleed into surrounding landscape. We chose the gravel because it matched the color of the front door and was consistent with what we had seen used elsewhere in the neighborhood.

6. **Fences & Walls: Installation of an 11ft x 13ft gated 72" privacy fence that matches the existing privacy fence on the other side of the property. The 11ft width matches the width of the driveway. The 13 ft length aligns to the back corner of the house.**



Photographs

Before Picture



When we moved in the sidewalk was damaged and posed a safety risk. The town of Raleigh came out to replace the broken sidewalk panels with white cement that did not match the material of the original sidewalk

After Picture

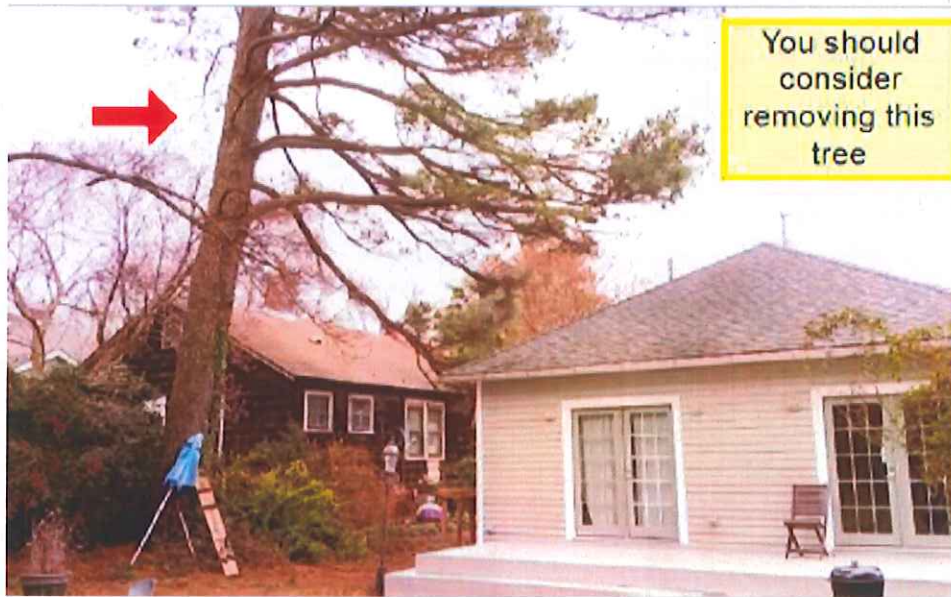


Removal of Two Dangerous Trees Replaced By Four Trees

From Home Inspection Report

The inspector provided more graphic description to us verbally – telling us that we were “1 hurricane away from that tree destroying our house”, and that he suggested having the tree removed as soon as we could afford it. When we lived in Charlotte, Hurricane Hugo hit two months after we bought our first home and a tree came down on our house – so the inspector’s warnings were of great personal concern. Especially since this tree is directly over our bedroom and would likely kill or severely injure whoever would be in the room. Our intention all along has been to plant between 2 to 4 additional trees in the backyard to replace the two trees that were taken down.

EMB Home Inspections
Erskine Betts, NCHILB #1904
1324 Apache Lane
Apex, NC 27502
(919) 796-1097



We would like to plant 3 Green Giant Arborvitae (see example pic above) at the back of the property line to shield the view of the repository of old oil tanks located on the commercial property directly behind our house. Note: a large tree from this property fell into our yard in the Fall of 2015 following a big storm – this really drove home the point that we needed to remove the pine trees that the inspector had warned us about and encouraged removal.



This is a screenshot of video footage of the tree. In the video it's clear to see that the tree was infested with insects and rotting. Link to video:
<https://youtu.be/GYVfidbfGMc>

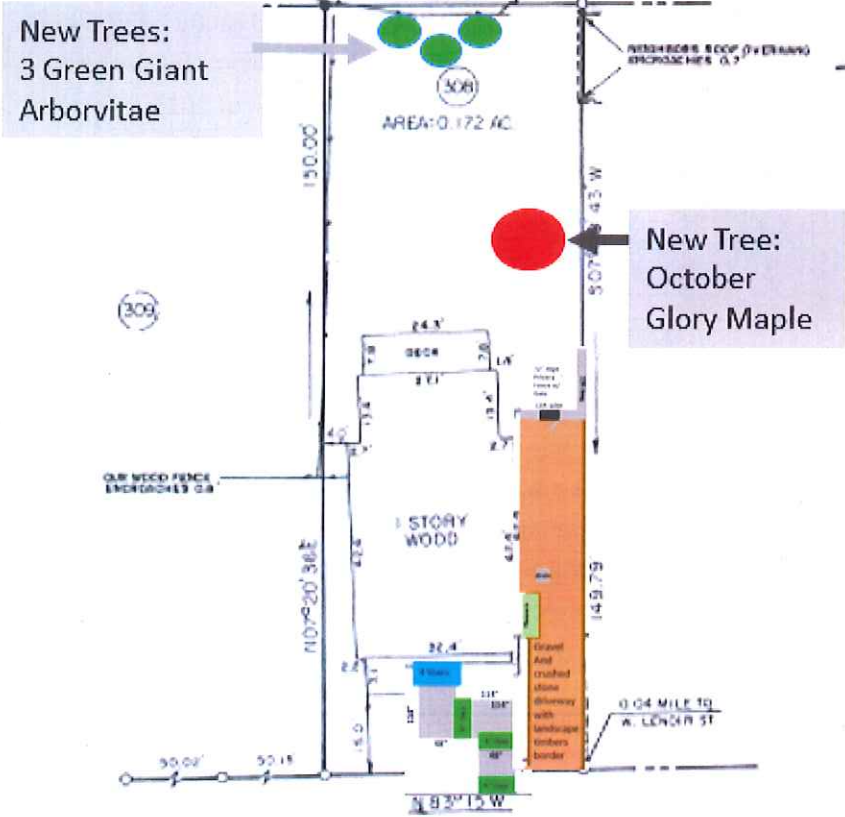
Proposed Installation of Four New Trees



Green Giant Arborvitae
Nice example of a staggered screen planting

We would like to plant an October Glory Maple tree in line sight of the driveway

We would like to plant 3 Green Giant Arborvitae trees at the back of the property line

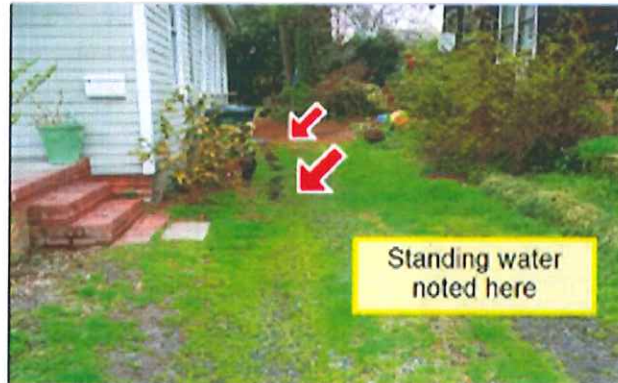


Proposed Location of New trees

Pictures of Driveway

From Inspection Report

The lot is lower than adjacent lots at the right side. The general topography of the area is such that it will be difficult to control storm water entirely. During heavy rains or snow melts, the accumulation of storm water on the lot may be unavoidable.



Current Picture of the Driveway w/ Drainage



Driveway material is consistent with materials used at two other houses in Boylan Heights. We installed a drain in the driveway to assist with water drainage.

Pictures of Front Entry



The existing side steps were too steep for my handicap mother to enter our home. Since most houses in Boylan Heights have a walkway from the sidewalk leading to front steps, we decided this would be a good way to provide a more accessible and pleasing entry to our house. One design challenge we faced was that the front door is off-center with the columns on the front porch. Based on a design that we saw in Southern Living featuring a historic home with a staggered walkway we decided that this would be an effective way to “trick the eye” into not noticing that the doorway was off-center.

At the time we did not understand the COA process and that we needed approval before moving forward.



Above – Mock-up that we created of a walkway that leads straight to the street –calls attention to the door being off-center



Above – After picture of staggered walkway that “tricks the eye” into not emphasizing the off-center door.



Left - Picture from Southern Living of a historic home with staggered walkway. This was where we found our design concept.

Fence

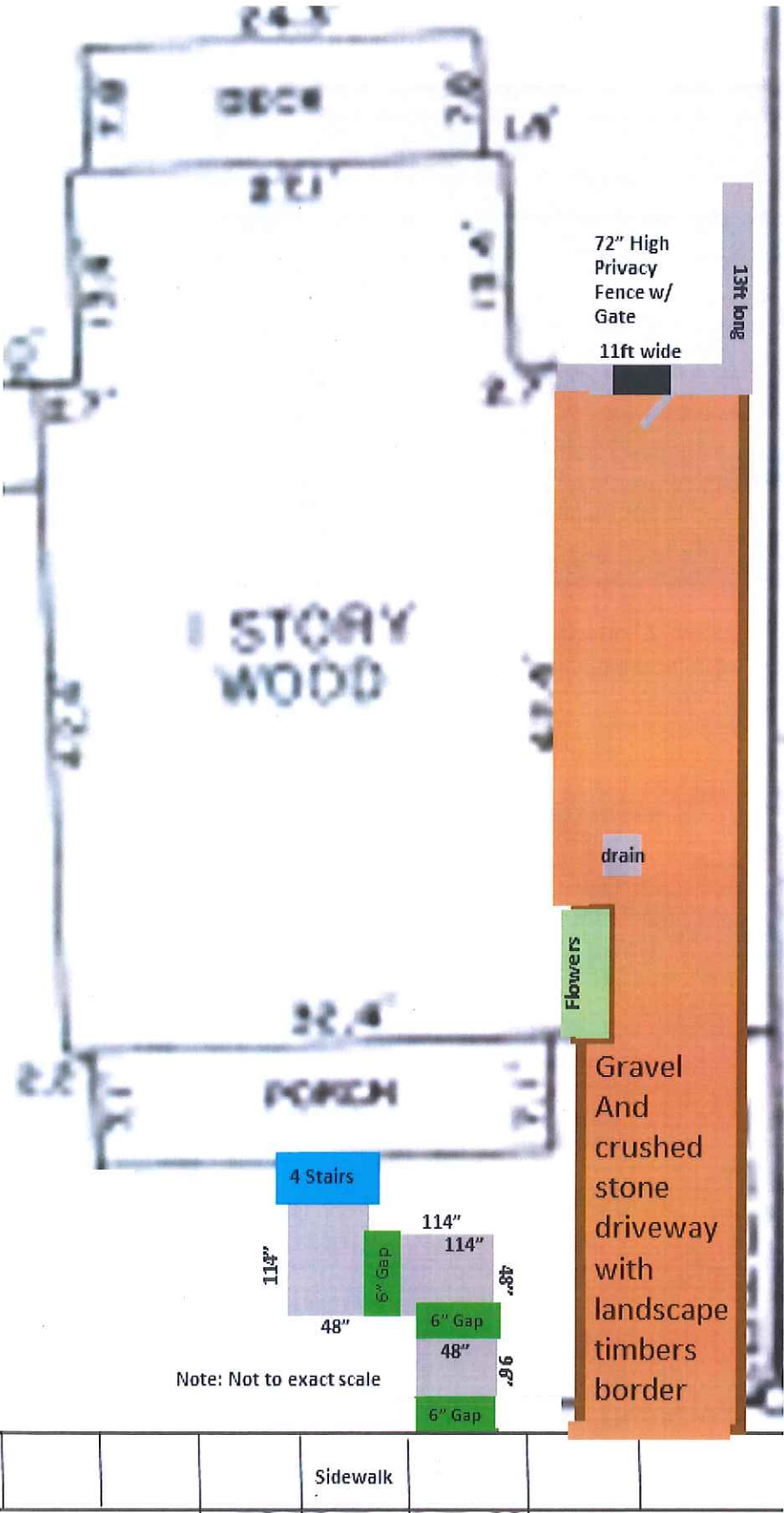


This is the area where we would like to install an 11ft x 13ft gated 72" privacy fence that matches the existing privacy fence on the other side of the property. The 11ft width matches the width of the driveway. The 13 ft length aligns to the back corner of the house.

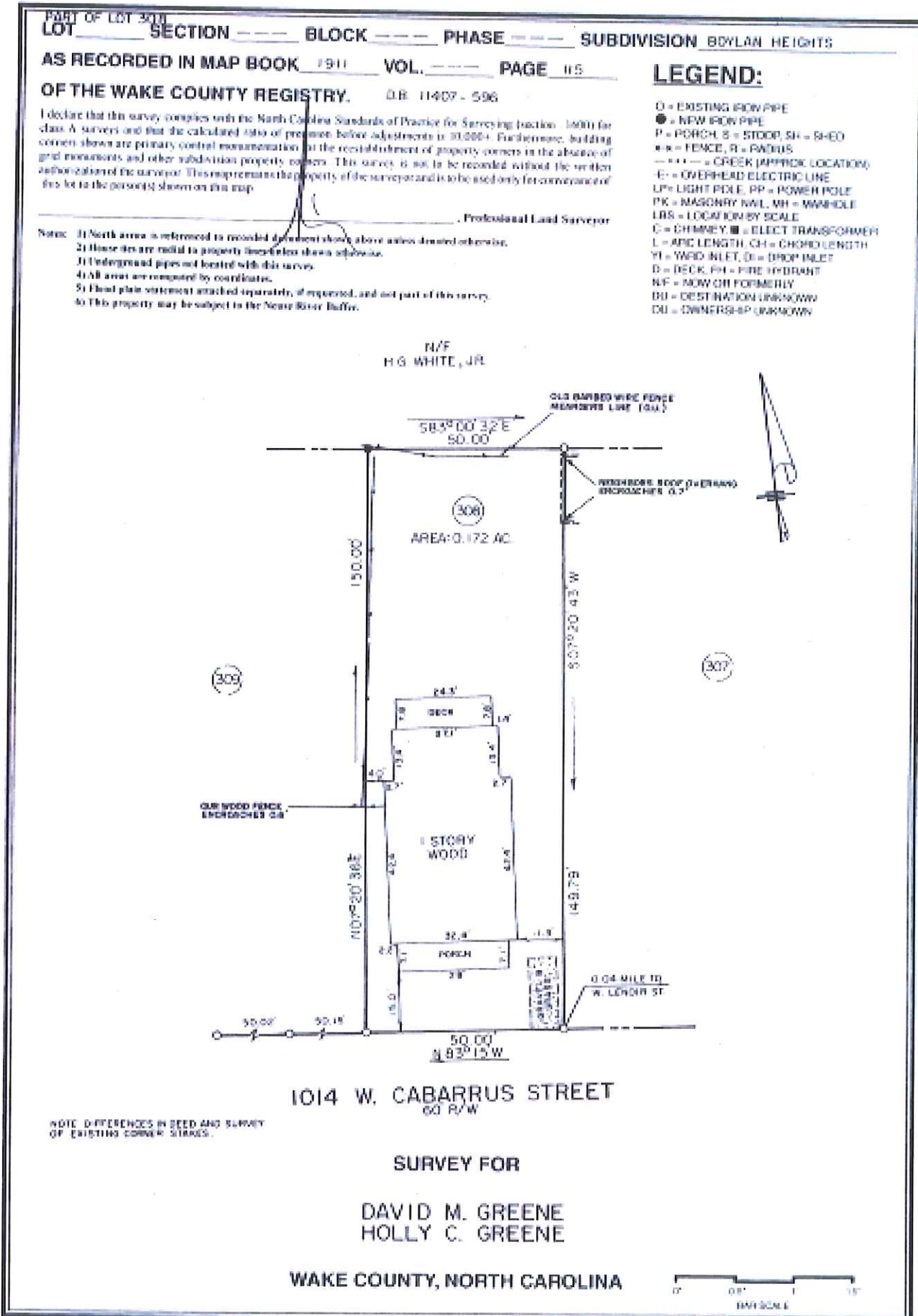


Picture Above - The proposed wooden privacy fence would match the privacy fence that's located on the other side of the property.

Layout of Walkway, Driveway and Fence



Plot Plan



Stamped Envelopes to Neighbors Within 100 Feet



RALEIGH, NORTH CAROLINA
UDO MAILING LIST GENERATOR

Search

Enter the beginning of an address and select from list. [Help](#)

222 West Hargett Street

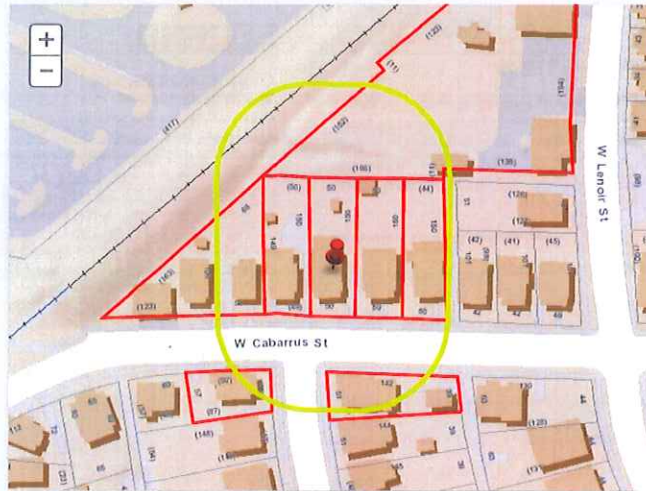
Buffer Right-of-Way

If buffer goes into a right-of-way, use the measure tool to draw a line across the ROW. This will buffer the distance of the ROW. Use this buffer as a reference to add additional properties using the Add button below. Repeat for each ROW. [Help](#)

Start Measure

Manage Selected Properties

Add Remove



1703275162
GREENE, DAVID M GREENE, HOLLY C
1014 W CABARRUS ST
RALEIGH NC 27603-1904

1703264937
HIGH, ERNESTINE T
C/O MELISSA H CLEMENT
106 CRESCENT AVE
FAYETTEVILLE NC 28305-4524

1703266927
CALDWELL, LINDA
1030 W SOUTH ST
RALEIGH NC 27603-2162

1703273098
GILL, MARK THOMAS
1106 W CABARRUS ST
RALEIGH NC 27603-1906

1703274161
FURGURSON, DANIEL L BRALY
FURGURSON, JILL M
1100 W CABARRUS ST
RALEIGH NC 27603-1906

1703275113
BRANNAN, LARUE B
1016 W CABARRUS ST
RALEIGH NC 27603-1904

1703276113
LANIER, RAYMOND
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