

City of Raleigh



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137-17-CA

630 N BLOUNT STREET

BLOUNT STREET HISTORIC DISTRICT

0 50 100 200
Feet



Nature of Project:
Landscape master plan to include:
plant trees; construct
patio with fire pit;
install front yard fence;
alter driveway;
alter front walkway;
install arbor; install pergola;
install wall trellis; install vegetable
garden beds [after-the-fact]

APPLICANT:
THOMAS HUDDLESTON

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 # 525540

File # 137-17-CA

Fee _____

Amount Paid \$147

Received Date 8/14/17

Received By ACH

Property Street Address 630 N. Blount St. Raleigh, NC 27604

Historic District Blount St.

Historic Property/Landmark name (if applicable)

Owner's Name Thomas Huddleston

Lot size 0.41 acres

(width in feet) 76

(depth in feet) 250

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>612 N. Blount St.</u>	
<u>634 N. Blount St.</u>	
<u>702 N. Blount St.</u>	
<u>606 N. Blount St.</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 Thomas Huddleston

Mailing Address 630 N. Blount St.

City Raleigh

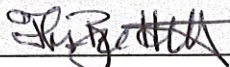
State NC

Zip Code 27604

Date 7-28-17

Daytime Phone (804) 651-6932

Email Address byrnehuddleston@gmail.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 _____

34, 35, 46, 56, 74, 82

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)
34	Alteration of Driveway	* See attached docs
35	• Construct Fence 42" or less	
46	• Landscape Master 425' front 450' back	
56	• Construct new Patio	
74	• Plant new Trees >4.5'	
82	Alteration of Walk	

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)</u> – 1 copy					
<u>Major Work (COA Committee review)</u> – 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. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <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. 	<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 (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

Project Description – 630 N Blount St.

Below are the Design Guideline topics covered in this request along with detail.

#34 Alteration of Existing Driveway: The existing driveway at 630 N Blount is covered with small blue/grey gravel. The proposed driveway will keep the same dimensions as existing driveway, but add the following: 1) concrete ribbons with rock median, and 2) concrete picture frame boards with broom finish at top, flat portion. The ribbons and median will cover the slight inclined area of driveway, and the 2 concrete picture frame boards will cover the flat area at top.

#35 Construct Fence 42" or less: There is currently no fence in front of 630 N Blount. The proposed wrought iron fence will be 30" in height and will be complemented by 36" brick posts. This fence will run the length of the street and eastward along the driveway for approx. 10'. The fence will include a gate at the end of the walk. Along the street, the fence will be located behind the low existing hedgerow. There are homes within historic district on immediate block with similar fences. Precedent photos are attached.

#46 Landscape Master <25% front/<50% back: The original landscaping done when 630 N Blount was constructed includes extensive beds and tree plantings. The proposed landscaping adds embellishment to these beds along with adding a few trees. The proposed plan does include ~~1) a garden entry arbor (5'x8'x8' tall), 2) a pergola in center of garden (12'x12'x8' tall), and 3) wall trellis on back of house.~~ All of the landscape plan detail is included in attached, as are existing/proposed photos. Note: the trees originally planted as part of COA approval will remain.

#56 Construct new Patio: The proposed brick patio will be located directly off the back of home. The primary patio area will be boarded by a low seat wall (24") with bluestone cap. There will be an extended brick area northward to include gas firepit area with brick seating. Various drawings are attached.

#74 Plant new trees >4.5': The proposed landscape plan includes 9 trees with a mature height >4.5'. See attached detail.

#82 Alteration of Walk: The existing walk from sidewalk to front of home is made of concrete. The proposal is to alter the existing concrete walk to brick.

Brick seat wall
(Removed)

Water feature (Removed)

Decorative gravel / stepping stones in center
(Removed)

Oak
~~Maple~~ Tree (existing)

* Per COA condition

Maple Trees (existing)
* Per COA condition

Oak Tree (existing)
* Per COA condition

Little Gem
Magnolia
(existing)

Oak Tree (existing)
* Per COA condition

Rose Arbor (Removed)

Rose Pergola (Removed)

Vegetable garden (existing)

Little Gem Magnolia
(existing)

Oak Tree
(existing)

Boxwood hedge
(existing)

Wall ~~sculpture~~
(Removed)

Oak Tree (existing)
* Per COA condition

Brick firepit area w/ bluestone

Brick patio

Brick seat wall (24')

Dwarf Holly row
(existing)

Concrete drive

Concrete ribbons
w/ rock median

Oak Tree
(existing)

Bird bath (Removed)

36" brick column w/ 30" wrought
iron fence

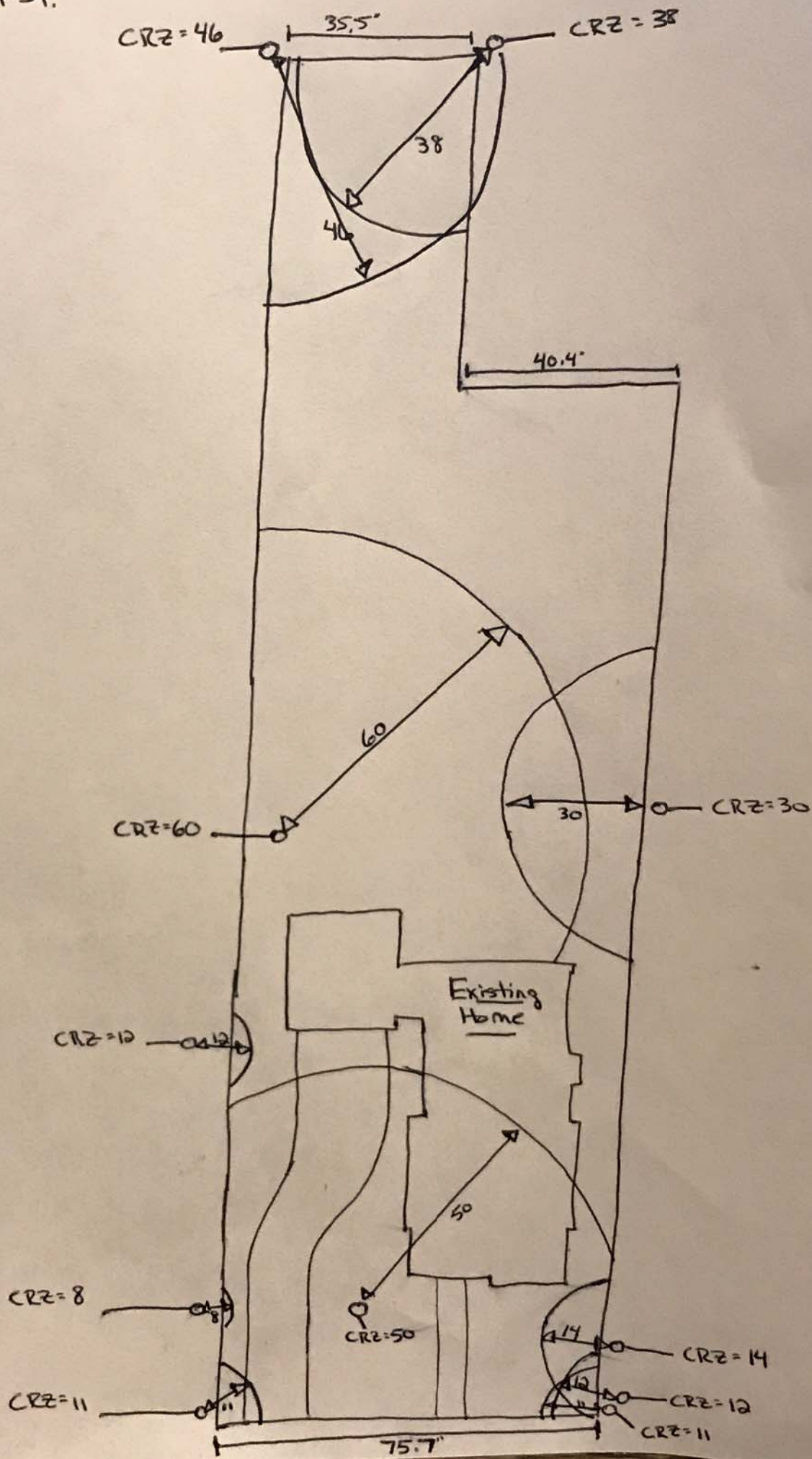
Boxwood hedge (existing)

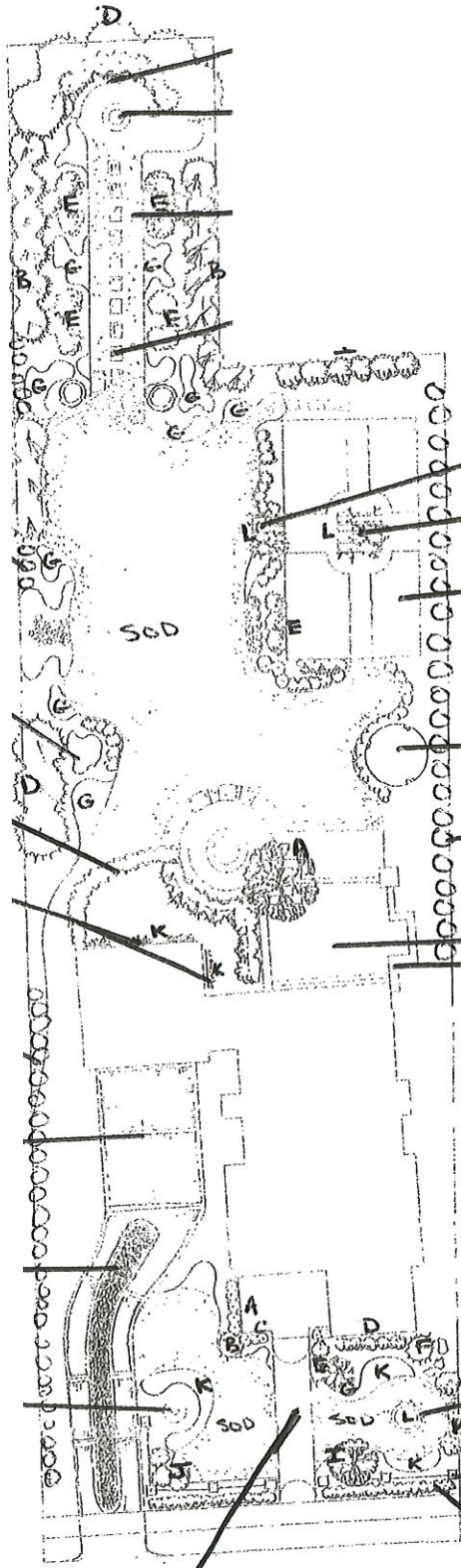
Sidewalk

Brick walk

* 6 trees labeled from
COA 12-14- CA condition

630 N. Blount St.

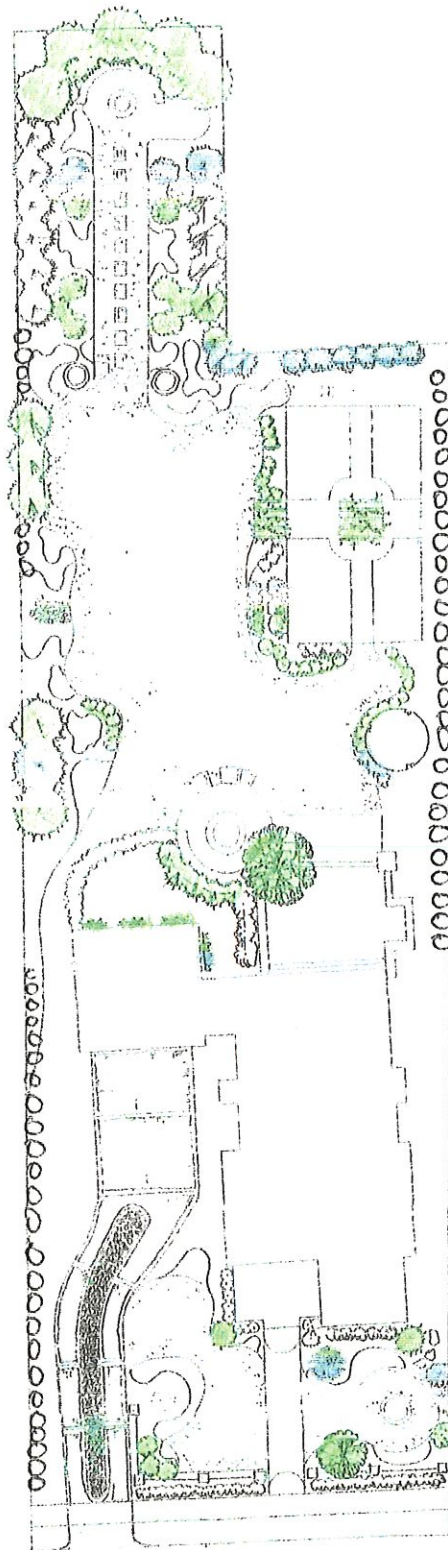




Existing Landscape vs. Proposed Landscape

* Majority of new plantings are embellishing existing beds.

Proposed = 



Plant List for Huddleston Property

Front Yard

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME		
A	5	Camellia sasanqua 'Martha Sims'	Rose pink camellia fall bloomer		
B	1	Ilex x Christmas Jewel(R) PP#14477	Christmas jewel holly heavy red berries		
C	5	Gardenia jasminoides 'August Beauty'	Gardenia		
D	5	Cephalotaxus harringtonia 'Fastigiata'	Upright chinese yew		
E	1	Osmanthus 'Goshiki'	Goshiki osmanthus		
F	1	Ilex x Oakland	Oakland holly		
G*	1	Acer palmatum var. dis. 'Tamukeyama'	Japanese Maple Burgandy Cut Leaf	3' Tall	Deciduous
H	3	Hydrangea paniculata Vanilla Strawberry(TM) PP#22,670	Vanilla Strawberry(TM) Hydrangea		
I*	1	Cornus x Stellar Pink(TM) Variegated	Cornus x Stellar Pink(TM) Variegated	15' Tall	Deciduous
J	3	Viburnum plicatum f. tomentosum 'Summer Snowflake'	Summer Snowflake Double-file Viburnum		
K	25	Hosta, ferns, varigated iris, carpet roses (9 roses)	Perennials		
L	1	Fountain urn			

* Indicates a tree

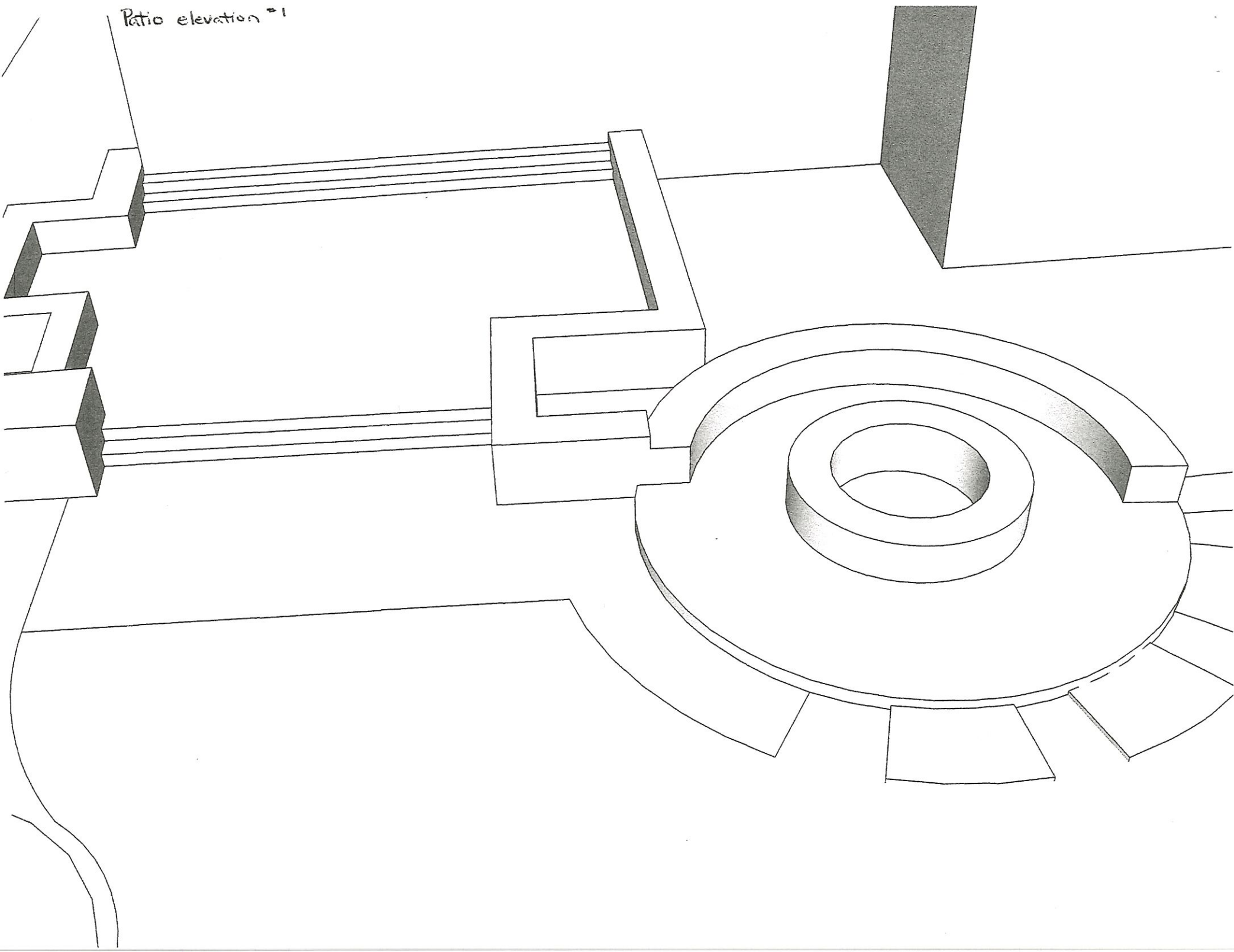
Plant List for Huddleston Property

Back Yard

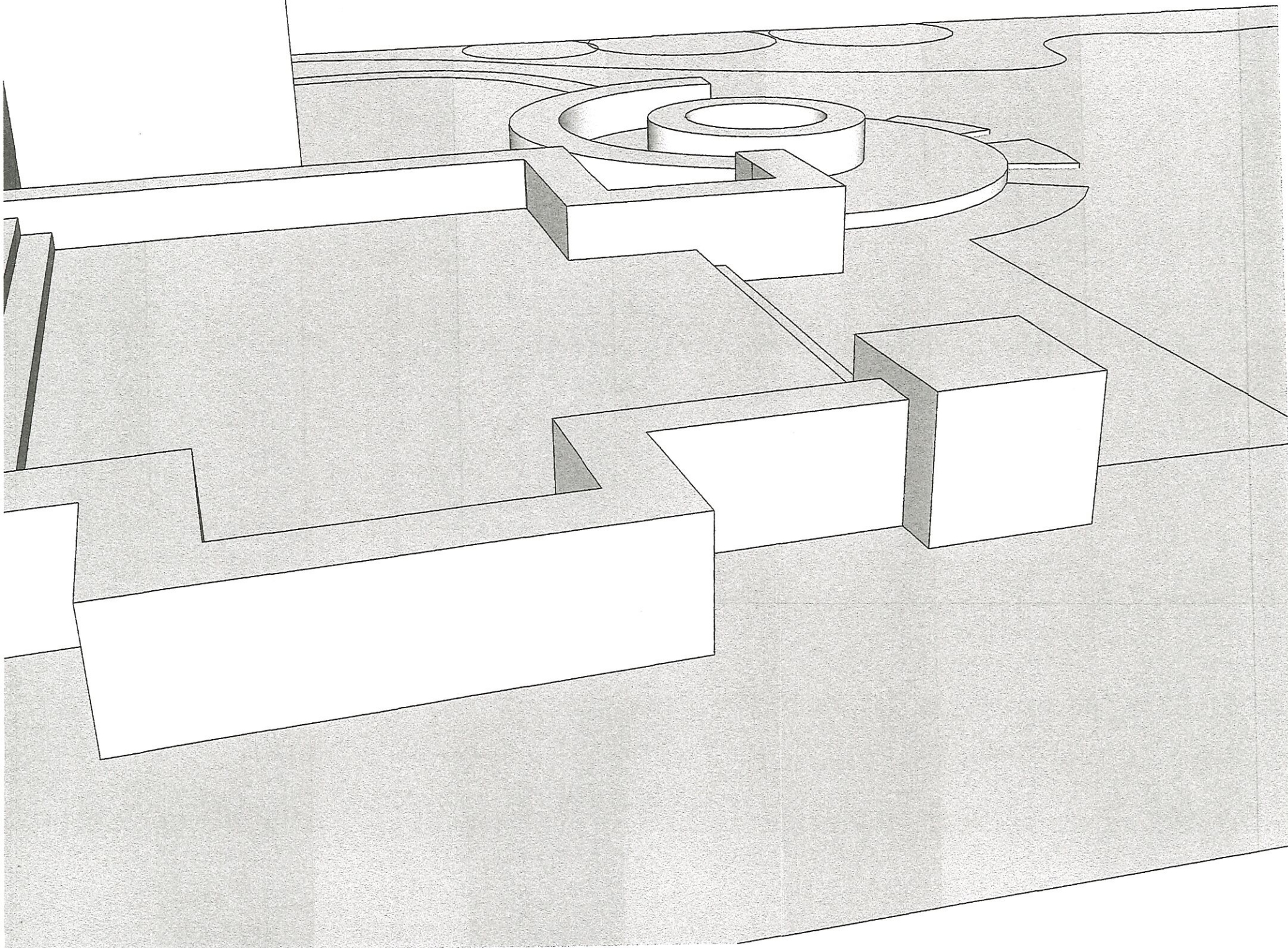
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME		
A*	1	Acer palmatum 'Sango Kaku'	Coral Bark Maple	15' Tall	Deciduous
B	35	Camellia sasanqua 'Cotton Candy'	Pink Camellia		
C	20	Cephalotaxus harringtonia 'Fastigiata'	Upright chinese yew		
D*	7	Osmanthus fortunei	Frangrant tea olive	15' Tall	Coniferous
E	20	Hydrangea macrophylla Endless Summer(R) PP#15298	Hydrangea		
F	30	Rosa x Pink Drift(R) PP#17877	Pink carpet rose		
G	120	Perrenials see list			
H	20	Rain garden- See rain garden plant list			
I	6	Viburnum macrocephallum	Snowball viburnum		
J	3	Hydrangea vanilla strawberry	Vanilla strawberry		
K	3,3	3 Climbing roses, 3 confederate jasmine on new paneled trellis			
L	4,4	4 Climbing roses, 4 Akebia vines			

* Indicates a Tree

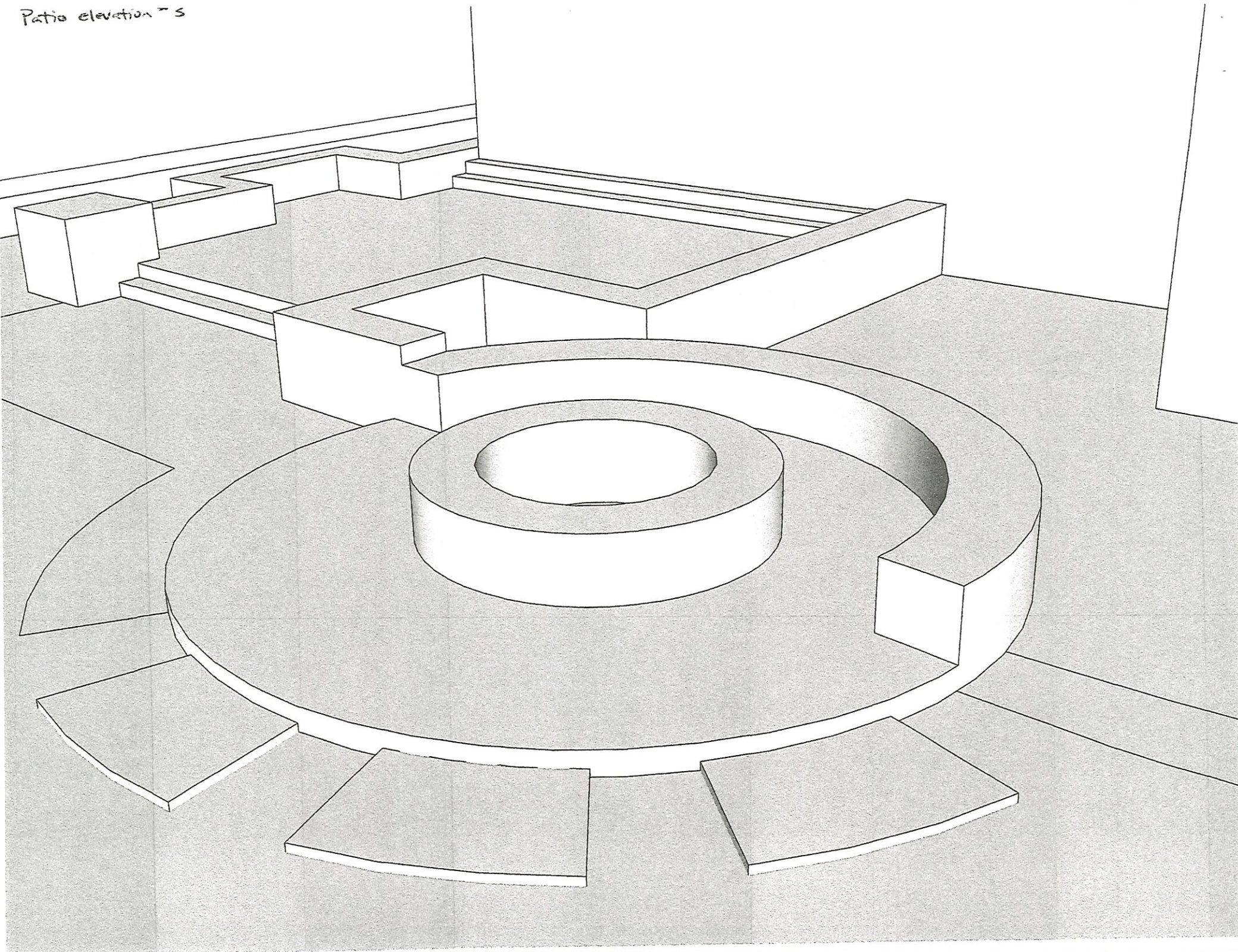
Patio elevation #1

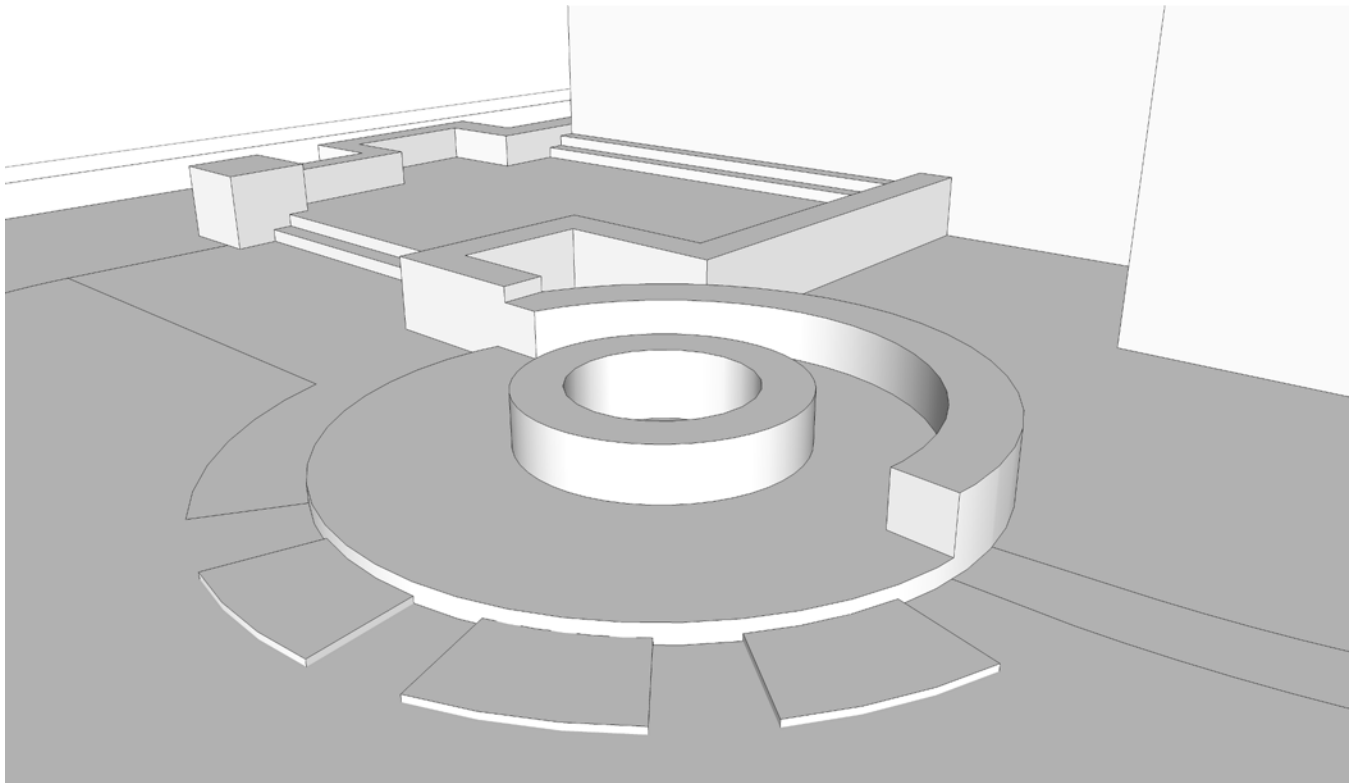
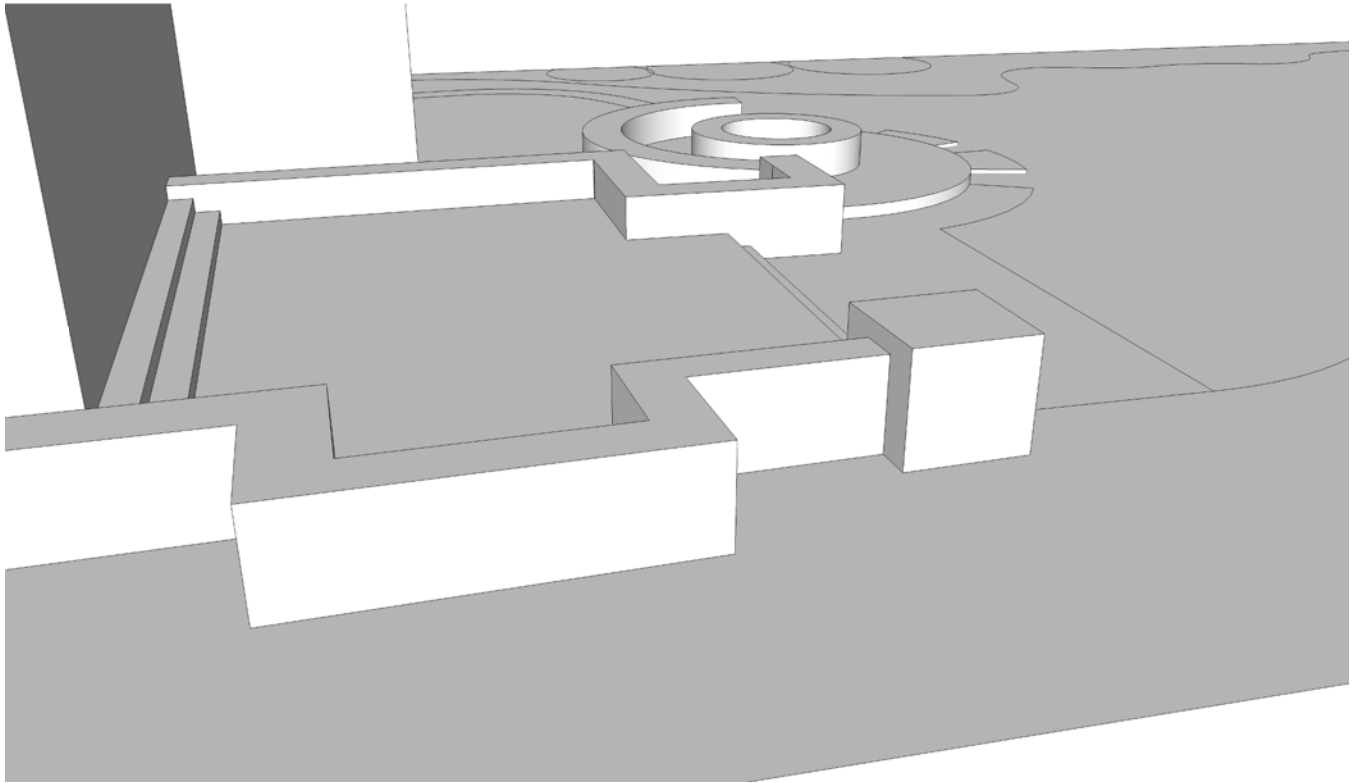


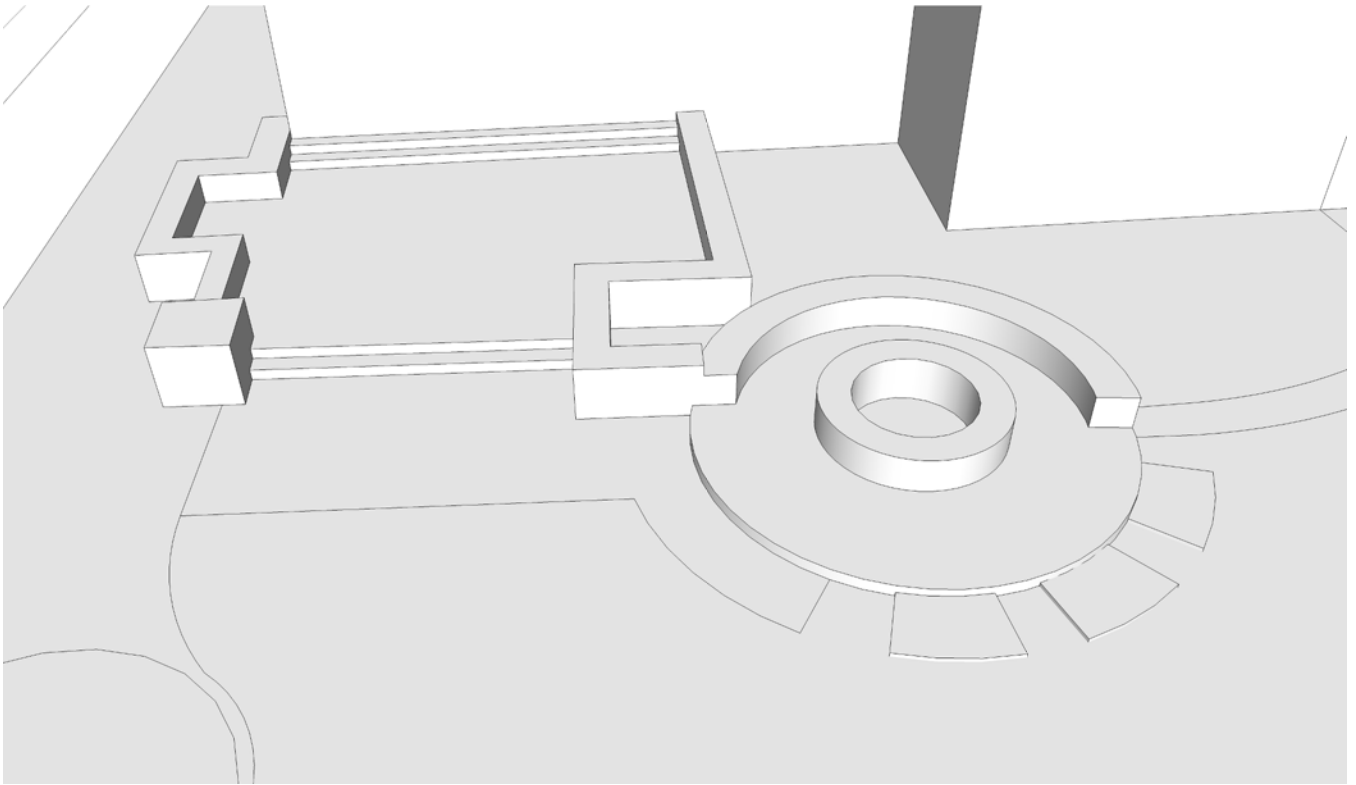
Patio elevation - a



Patio elevation - S







Existing home pics 1



Front

landscaping 7



hedge 7



Existing home pics 2

back 7



hedge 7



Existing home pics 3

back trees



back trees



garden 7



Existing home pics 4

back 7



back trees 7



Precedent for wrought iron fence w/ posts



Peace Univ -
directly across
N. Blount St.

604 N. Blount 7



220 Peace St. 7





634 N. Blount St. ↘

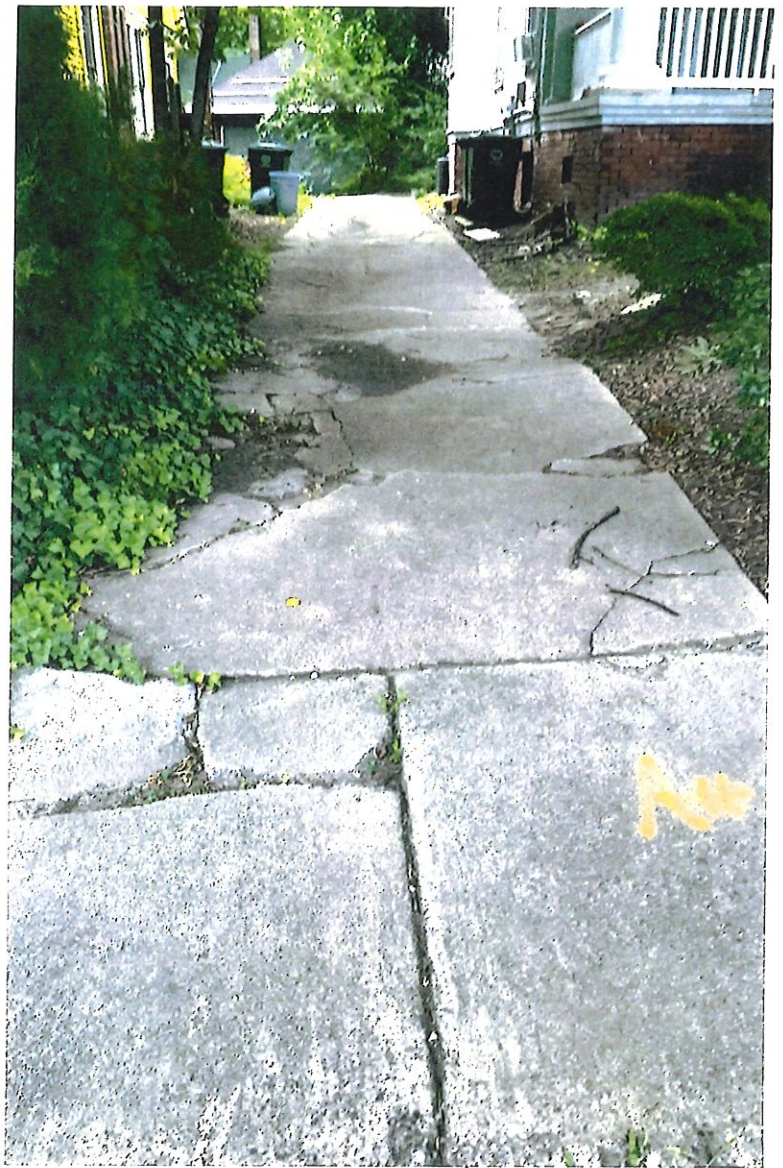


702 N. Blount St. ↘

Precedent for brick walk



730 N. Blount ↘



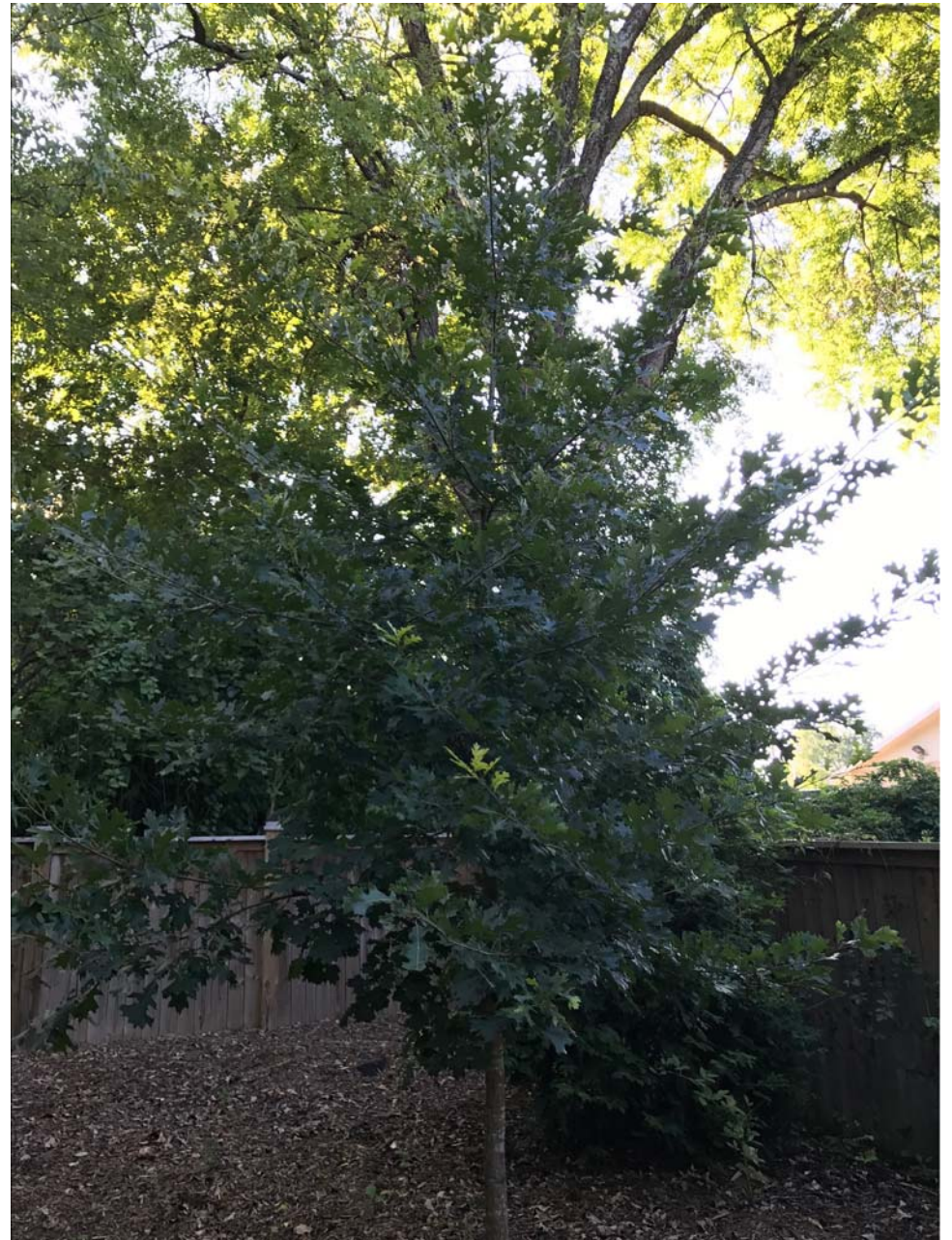
612 N. Blount ↘

Precedent for cement driveway ↘

COA required Maple 1



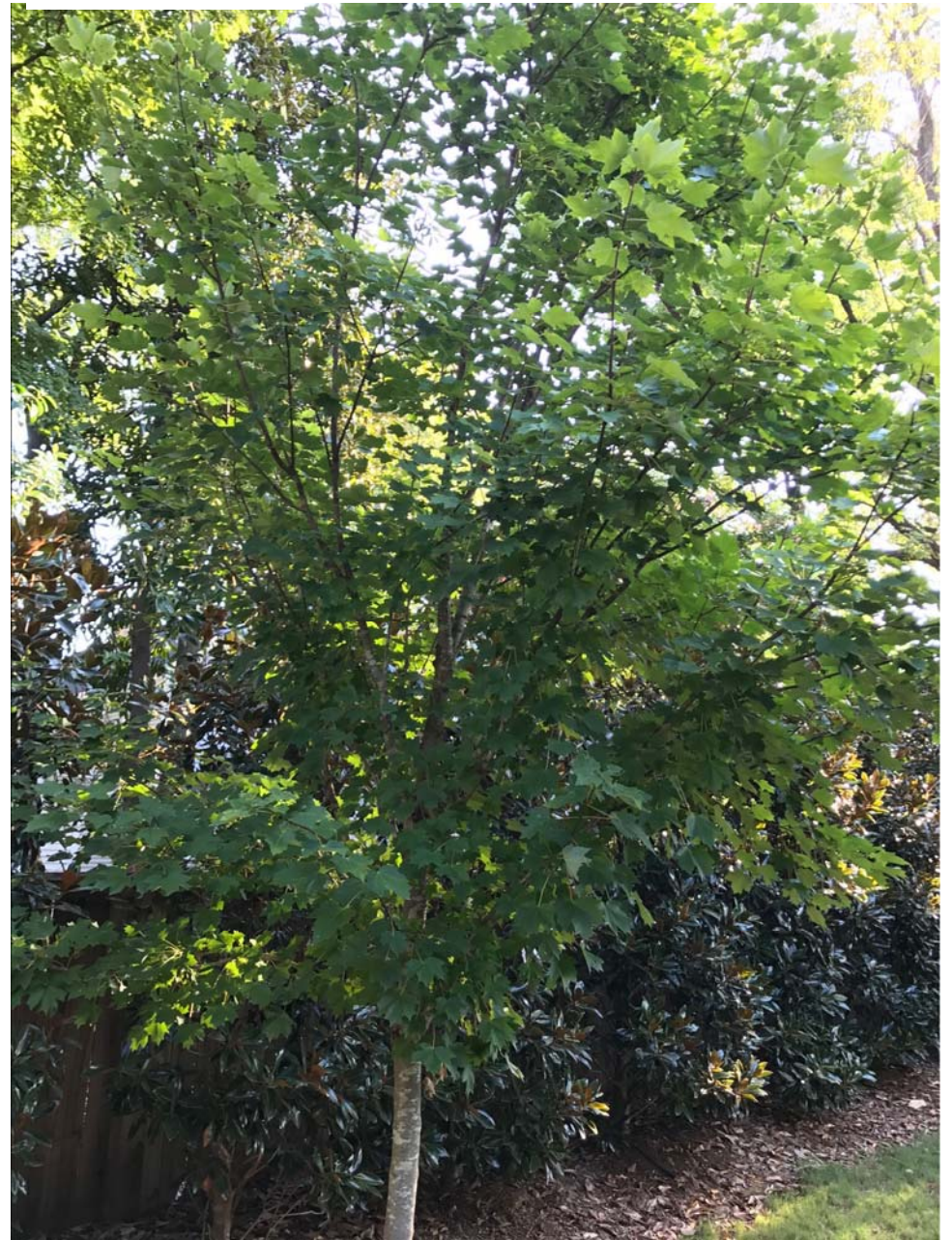
COA required Maple 2



COA required Oak 1



COA required Oak 2



COA required Oak 3



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

137-17-CA 630 N BLOUNT STREET
Applicant: THOMAS HUDDLESTON
Received: 8/14/2017 Meeting Date(s):
Submission date + 90 days: 11/12/2017 1) 9/28/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BLOUNT STREET HISTORIC DISTRICT

Raleigh Historic Landmark:

Zoning: HOD-G

Nature of Project: Landscape master plan to include: plant trees; construct patio with fire pit and seat wall; install front yard fence; alter driveway; alter front walkway; install vegetable garden beds [after-the-fact]

Staff Notes:

- Existing trees planted per conditions of a previously approved COA will remain.
- Prior COAs 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	Landscape master plan to include: plant trees; construct patio with fire pit; install front yard fence; alter driveway; alter front walkway; install vegetable garden beds
1.4	Fences and Walls	install front yard fence
1.5	Walkways, Driveways, and Off-street Parking	alter driveway; alter front walkway

STAFF REPORT

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

- A. Landscape master plan to include: planting of trees; construction of patio with fire pit; installation of vegetable garden beds is not incongruous in concept according to *Guidelines* 1.3.6, 1.3.7, 1.3.8, 1.3.9, and the following suggested facts:
- 1* The proposed patio sits in the critical root zones of two Oak trees of approximately 48" DBH and 24" DBH. A tree protection plan was not provided.
- 2* Brick patios with fire pits have been approved in rear yards in the adjacent Oakwood Historic District.

- 3* The drawings provided are diagrammatic in nature and do not accurately convey the dimensions and appearance of the proposal.
- 4* Neither the bond pattern nor a brick sample was provided for the patio or seat walls.
- 5* COA 028-15-MW approved planting new trees, plants and shrubbery in front, side and rear yards and installing a stepping stone patio in the rear yard.
- 6* This proposal adds more plantings as noted on the attached plans and plant list.
- 7* There is no COA for the vegetable garden beds that are currently in place. Vegetable gardens are a common historic feature.

B. Installation of a front yard fence is not incongruous in concept according to *Guidelines* 1.4.8, and the following suggested facts:

- 1* The proposed fence sits in the critical root zone of an approximately 40" DBH Oak tree. A tree protection plan was not provided.
- 2* Low metal fences between brick piers are traditional and seen occasionally in the Blount Street Historic District.
- 3* Photographic examples of similar fences were provided; detailed drawings were not.
- 4* The fence is proposed to extend across the front property line and a short way along the south side of the driveway.
- 5* Except in cases where a fence is following a retaining wall, it is not common for front yard fences to turn and run along a driveway.
- 6* The proposed plan places a pier very near the trunk of the Oak tree.

C. Alteration of a driveway is not incongruous in concept according to *Guidelines* 1.5.5, 1.5.6, 1.5.9, and the following suggested facts:

- 1* The driveway proposed for replacement is gravel, installed when the house was recently constructed (COA 061-14-CA).
- 2* The driveway sits in the critical root zone of an approximately 40" DBH Oak tree. A tree protection plan was not provided.
- 3* Concrete ribbon driveways are characteristic of the historic district.

- 4* The proposed design and finish of the driveway is not typical. Concrete in the historic district traditionally has a water-washed finish with no borders.
- D. Alteration of a front walkway is not incongruous in concept according to *Guidelines* 1.5.5, 1.5.6, 1.5.9, and the following suggested facts:
- 1* The front sidewalk proposed for replacement is new, installed when the house was recently constructed (COA 061-14-CA).
- 2* The walkway sits in the critical root zone of an approximately 40" DBH Oak tree. A tree protection plan was not provided.
- 3* Brick front walks are common in the Blount Street Historic District.
- 4* Neither the bond pattern nor a brick sample was provided.

Staff suggests that the committee approve the application, with the following conditions:

1. That the tree protection plan be implemented prior to beginning work and that it remain in place for the duration of the project.
2. That the concrete on the driveway have a water-washed finish and no picture frame border.
3. That the fence not turn and run along the driveway.
4. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard:
 - a. Tree protection plan(s) prepared by an arborist certified by the International Society of Arboriculture or a licensed Landscape Architect.
 - b. Front walk brick sample and bond pattern;
 - c. Rear patio brick sample and bond pattern;
 - d. Plan, elevation and section drawings of the patio, seat wall, and fire pit;
 - e. Fence and pier design.