

# City of Raleigh



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## 148-18-CA

### 715 N BLOODWORTH STREET

### OAKWOOD HISTORIC DISTRICT (R-10)

0 25 50 100 Feet



**Nature of Project:**  
Install master landscape plan;  
remove and replace 4 trees;  
enlarge patio and build walkways;  
alter driveway; remove and replace  
fences and gates; build pergola,  
arbors, water feature and fire feature

**APPLICANT:**  
JOHN L THOMAST FOR  
GARDENER BY NATURE LLC



## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

148-18-CA      715 N BLOODWORTH STREET  
Applicant:      JOHN THOMAS FOR GARDENER BY NATURE LLC  
Received:      9/13/18      Meeting Date(s):  
Submission date + 90 days: 12/12/2018      1) 10/25/2018      2)      3)

### INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Install master landscape plan: remove and replace 4 trees; enlarge patio and build walkways; alter driveway; remove and replace fences and gates; build pergola, arbors, water feature and fire feature

Staff Notes:

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

### 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	Install master landscape plan: remove and replace 4 trees; enlarge patio and build walkways; alter driveway; remove and replace fences and gates; build pergola, arbors, water feature and fire feature
1.4	Fences and Walls	Remove and replace fences and gates
1.5	Walkways, Driveways and Off-street Parking	Enlarge patio and build walkways; alter driveway

### STAFF REPORT

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

- A. Installing a master landscape plan involving removing and replacing four trees, enlarging a patio and building walkways, altering a driveway, removing and replacing fences and gates, building a pergola, arbors, a water feature and a fire feature is not incongruous in

concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.7, 1.3.8, 1.3.9, 1.3.13, 1.4.1, 1.4.2, 1.4.8, 1.4.11, 1.5.1, 1.5.3, 1.5.5, 1.5.6, 1.5.9; however, removing and replacing four healthy trees **is** incongruous in concept according to *Guideline* 1.3.1, 1.3.5 and the height of the gate arbor and flanking panels, the rose arbor and the pergola **may be** incongruous in concept according to *Guideline* 1.4.8, and the following suggested facts:

- 1\* According to the Oakwood North Amendment to the Oakwood Historic District (1988) the house was constructed circa 1910 and is contributing to the district: “Hip-roofed frame Classical Revival Four-Square with hipped dormer; hip-roofed one-story porch has tapered posts on replacement concrete block piers and foundation; sidelighted entrance.”
- 2\* The property includes a concrete strip driveway that leads to a solid gravel driveway along the side of the house. The applicant proposes regrading the front portion of the driveway to eliminate the awkward slope between the sidewalk and driveway. Concrete strips are proposed to be reinstalled.
- 3\* The application includes a letter from an ISA-certified arborist stating that an oak tree on the neighbor’s property north of the driveway that will be impacted by the driveway regrading is in declining condition. The application includes this statement: “We will delay beginning work on the proposed driveway reconstruction until this tree has died or been removed.”
- 4\* The application includes a proposal to remove a pecan tree on the south side of the driveway, as well as three hackberries on the south property line. The roots of the pecan tree will be impacted by the driveway regrading project. The locations and general character of replacement trees are shown on the proposed site plan, although specific species are not. Illustrations of the affected tree canopy were provided.
- 5\* A tree protection plan prepared by a certified arborist was provided.
- 6\* **Built area to open space analysis:** According to the applicant, the lot is 15,768 SF. The current built area totals 4,268 SF. The proportion of built area to open space is currently 27%. The proposed built area, including all new hardscaping, is 5,583 SF. The proportion of built area to open space is proposed to be 35%. The applicant points out that only 210 SF of the new built area is above the ground plane. (Note: This information was provided in pages marked “Supplemental Material” and replaces the information originally provided on page 13 of the application.)

- 7\* The application includes visual evidence of the more densely built area of other properties on N Bloodworth St at 703, 610 and 602.
- 8\* Brick hardscaping is proposed for walkways, patios and a 6" tall brick curb near the south property line to divide a mixed shrub border from low groundcovers. The new brick walkway proposed to connect the deck to the rear accessory building is 6' wide. Brick is a traditional paving material in the historic district.
- 9\* A new walkway is proposed in a figure-eight shape between the existing brick patio and the accessory building. The walkway is proposed to be edged with brick and covered with Chapel Hill gravel. Chapel Hill gravel has been approved in two recent COA applications; 015-18-CA at 411 and 417 N Blount St and 002-18-CA at 208 Wolfe St. An alternative design in the application adds a brick pattern in the gravel field.
- 10\* An existing fire feature and pond feature are proposed to be removed.
- 11\* A brick fire feature is proposed to be centered on a 10' x 12' brick patio west of the main deck. A new water feature is proposed between the brick walk and brick curb. Detailed drawings of the two features were not provided.
- 12\* The proposal includes a new 16' wide x 10' high pergola on the south side of the accessory building and a 6' wide x 6' deep x 10' high rose arbor in the center of the figure-eight walkway. A drawing of the pergola was provided, but drawings of the rose arbor were not. Pergolas and arbors are traditional rear yard landscape features.
- 13\* A new swing in a wooden arbor is proposed at the rear of the property. Neither specifications nor drawings were provided.
- 14\* The existing 40" picket fence enclosing a portion of the backyard is proposed to be removed. It will be replaced on the side property lines with a 42" wood fence, but the fencing that had spanned the width of the lot will not be replaced. Fencing is proposed to be stained dark brown to match that at 602 N Bloodworth St.
- 15\* The application shows the existing fencing and gate on the north side of the house will be removed and replaced with a 42" wood fence and a two-leaf custom iron gate. The gate is proposed to be topped with a header feature that measures 10' high, flanked by trellis panels that measure 8' high. Arbors with tall panels over gates are atypical of the historic district, as are metal gates in wood fences.



16\* The application does not clearly illustrate what the proposed arbor would look like in context with the house.

17\* No evidence was provided to support the appropriateness of the height of the gate arbor and flanking panels, the rose arbor and the pergola.

Staff suggests that the Committee defer the application so that the applicant may provide additional evidence and details, particularly regarding the height of the gate arbor and flanking panels, the rose arbor and the pergola, and the use of a metal gate in a wood fence.

If the Committee chooses to approve the application, staff suggests the following conditions:

1. That a demolition delay of 365 days be imposed for the removal of the pecan tree.
2. That there be no demolition delay for the removal of the three hackberries.
3. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
  - a. Tree species for four replacement trees;
  - b. The final design of the figure-eight walkway paving;
  - c. Detailed drawings of the fire and water features including elevations, sections and materials;
  - d. Detailed drawings of the rose arbor including elevations, sections and materials;
  - e. Detailed drawings of the swing in a wooden arbor including elevations, sections and materials.

# 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 # 569584

File # 148-18-CA

Fee \$152.00

Amount Paid \_\_\_\_\_

Received Date 9/13/18

Received By NATASHA

Property Street Address **715 North Bloodworth Street**

Historic District **Oakwood**

Historic Property/Landmark name (if applicable)

Owner's Name **Carol DeVita & Chris McLure**

Lot size 15,767.5 SF

(width in feet) 59.50

(depth in feet) 265

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
See attached list	

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**

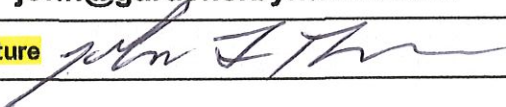
Zip Code **27606**

Date

Daytime Phone

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

**47,74,75**

H

**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)
1.3/22	Site Features and Plantings	<b>HARDSCAPE</b> -Enlarge existing brick patio. -Build new walkways of brick and gravel. -Rebuild driveway at sidewalk. -Rebuild fences and gates. -Build new pergola and 2 new arbors. -Rebuild water and fire features.  <b>PLANTINGS</b> -Remove and replace 4 trees. -Rework shrub and perennial plantings.
1.4/24	Fences and Walls	
1.5/26	Walkways, Driveways	



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### 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.  <a href="#">Minor Work</a> (staff review) – 1 copy  <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 <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 <a href="#">Label Creator</a> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		

8. Fee ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
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1704827488  
DEVITA, CAROL J MCCLURE,  
CHRISTOPHER EWART  
715 N BLOODWORTH ST  
RALEIGH NC 27604-1229

1704825313  
WTT LLC  
WRENN T TREVARTHEN  
6008 DOMINION FAIRWAYS PL  
GLEN ALLEN VA 23059-6918

1704825488  
GOVERNOR'S SQUARE CONDOS  
YOURK PROPERTIES INC  
2108 CLARK AVE  
RALEIGH NC 27605-1606

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

1704825488  
CASHDAN, TAYLOR L  
710 N PERSON ST APT 102  
RALEIGH NC 27604-1276

1704825488  
MOORE, JULIANA B BAILEY, DEAN A  
MARIE WOODALL BAILEY  
710 N PERSON ST APT 103  
RALEIGH NC 27604-1276

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

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

1704825488  
CAPLAN, STEPHANIE  
710 106 N PERSON ST  
RALEIGH NC 27604-1284

1704825488  
WILLIAMSON, SHANNON  
710 N PERSON ST APT 107  
RALEIGH NC 27604-1284

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

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

1704825488  
DAVIS, JEAN DAVIS, JOHN  
710 202 N PERSON ST  
RALEIGH NC 27604-1276

1704825488  
HAECK, MATTHEW HAECK, DAVID  
710 N PERSON ST APT 203  
RALEIGH NC 27604-1276

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

1704825488  
MULL, CARTER ALEXANDER  
710 N PERSON ST APT 205  
RALEIGH NC 27604-1284

1704825488  
WARF, DOUGLAS C  
710 N PERSON ST APT 206  
RALEIGH NC 27604-1284

1704825488  
MCCUE, DAVID A MCCUE, PAMELA A  
710 N PERSON ST APT 207  
RALEIGH NC 27604-1284

1704825488  
STEWART, YVONNE MANESS STEWART,  
DARRELL GRAY  
1002 SMOKEWOOD DR  
APEX NC 27502-6418

1704825488  
FREEMAN, HUNTER C  
710 N PERSON ST APT 301  
RALEIGH NC 27604-1276

1704825488  
KUCAB, BRIAN  
710 N PERSON ST APT 302  
RALEIGH NC 27604-1276

1704825488  
ELLIS, RONALD  
710 N PERSON ST APT 303  
RALEIGH NC 27604-1276

1704825488  
EDWARDS, THOMAS J SEGALLA, COLETTE  
500 JOHN HAYWOOD WAY APT 101  
RALEIGH NC 27604-1667

1704825488  
ERICKSON, BARBARA G  
710 N PERSON ST APT 305  
RALEIGH NC 27604-1284

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

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

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

1704825488  
ARTHURS, JASON T  
720 N PERSON ST APT 101  
RALEIGH NC 27604-1268

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

1704825488  
MCCUE, DAVID ANTHONY MCCUE,  
PAMELA A  
720 N PERSON ST APT 103  
RALEIGH NC 27604-1268



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

1704825488  
SHANKO, GEORGE III  
720 N PERSON ST APT 105  
RALEIGH NC 27604-1287

1704825488  
STANLEY, SHIRLEY A  
720 N PERSON ST APT 106  
RALEIGH NC 27604-1287

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

1704825488  
MCINTYRE, KENDAHL LEIGH  
720 N PERSON ST  
RALEIGH NC 27604-1287

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  
KLEINSTREUER, JOSHUA CLEMENS  
720 N PERSON ST APT 203  
RALEIGH NC 27604-1268

1704825488  
GOLD, JEFFREY M GOLD, LYNN C  
720 N PERSON ST APT 204  
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  
PERALES, RICHARD  
720 N PERSON ST APT 207  
RALEIGH NC 27604-1287

1704825488  
HALL, ADAM  
720 208 N PERSON ST  
RALEIGH NC 27604-1287

1704825488  
WHEELER, DAN A  
720 N PERSON ST APT 301  
RALEIGH NC 27604-1268

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

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

1704825488  
PATEL, VIPUL K PATEL, SURABHI V  
114 LOCHWOOD WEST DR  
CARY NC 27518-9744

1704825488  
MENDELL, STEFANIE JOHNSON, RICHARD  
3225 OAK GROVE CIR  
RALEIGH NC 27607-6700

1704825488  
JANKOWSKI, ROBERT /TR  
720 306 N PERSON ST  
RALEIGH NC 27604-1287

1704825488  
NUCKOLLS, BRADLEY JAMES  
720 N PERSON ST APT 307  
RALEIGH NC 27604-1287

1704825488  
ROGERS, TIMOTHY R  
720 N PERSON ST APT 308  
RALEIGH NC 27604-1287

1704827326  
TRUSTEE OF THE KAREN MORIARTY  
PENRY REVOCABLE TRUS...  
315 N BOUNDARY ST  
RALEIGH NC 27604-1243

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

1704828505  
SANFORD, JO ANNE SANFORD, WILLIAM  
EARL  
721 N BLOODWORTH ST  
RALEIGH NC 27604-1229

1704828732  
FRAZIER, JORJA CAROL  
801 N BLOODWORTH ST  
RALEIGH NC 27604-1231

1704920300  
STARKEY, BRIAN H FINALDI, LISA A  
702 N BLOODWORTH ST  
RALEIGH NC 27604-1230

1704920306  
MCMANUS, THERESA WILSON  
704 N BLOODWORTH ST  
RALEIGH NC 27604-1230

1704920401  
COSGROVE, BRUCE B COSGROVE, ANNE  
BRYAN  
705 N EAST ST  
RALEIGH NC 27604-1239

1704920416  
FILLIP, JOYCE HANSON, GREY  
708 N BLOODWORTH ST  
RALEIGH NC 27604-1230

1704920512  
FOLLEY, DANA R  
710 N BLOODWORTH ST  
RALEIGH NC 27604-1230

1704920527  
WISE, EMILY ANNE  
720 N BLOODWORTH ST  
RALEIGH NC 27604-1230

1704920649  
BRIGGS, SCOTT R BRIGGS, MEGAN S  
30 WINDING POPLAR RD  
BLACK MOUNTAIN NC 28711-7713



**Proposed Landscape Improvements  
For  
715 North Bloodworth Street  
Oakwood Historic District**

**Major Work COA**



**Gardener by Nature LLC  
September 13, 2018  
Design by John L. Thomas**



Looking north on Bloodworth Street.





Looking South on Bloodworth Street.



## From 'Oakwood Inventory of Homes – 2015' by Matthew Brown

=WA6600 715 N. Bloodworth St. Burke-Arnold House c.1921 This Neoclassical Revival frame two-story was built by Elvin T. Burke, who had been a flagman for the railroad, then a hardware dealer. The house was built at 714 N. Person St., directly behind its current location. In 1932, Burke defaulted on his mortgage and lost the house. At some point it was acquired by Charles Sheldon Arnold. He turned it into a duplex by 1950. Arnold also owned this lot facing Bloodworth St. In 1953 he moved the house to its current location and set it on a new foundation of concrete blocks. He then leased his lot on Person St. to Piggly Wiggly, the grocery store located next to that lot. Arnold's descendants sold the house in 1992 to John Beckman, who had done a number of restorations in Oakwood. Beckman restored the house to a single unit. The architecture is transitional from the Neoclassical Revival to the Craftsman style. The main section of the house has a hipped roof with a hipped-roofed dormer in the front. There are two six-pane windows in the dormer. The front porch has a hipped roof supported by four battered paneled square-section posts on brick piers, with a square section balustrade. The glazed front door has sidelights; the door and sidelights have perpendicular tracery. Most windows are six-over-one. There are two double windows on the front. There is an exposed chimney on the left side of the house. The one-story section across the rear was originally partly a porch; this was enclosed after 1950, and a small addition was added to it. The frame outbuilding in the back yard was built in 2006 for Jake and Jody Sorofman; the downstairs is a workshop and the upstairs is an artist's studio. Moved about 1955 according to Bill Hutchins, a relative of the Crudups & Maynards. 153:178 W. J. Peele, commissioner to W. W. Vass, trustee. this lot 177:104-7 W. W. Vass, trustee to Eleanor Vass this lot 527:437 W. W. Vass, trustee to Eleanor Vass this lot 1064:460 Luetta Watkins et al to C[h]arles S[h]eldon Arnold Jan 16, 1951 this lot 1797:663 Grace Arnold Beacham & other Arnolds to Herbert Lane Arnold Nov 1, 1967 "premises known as 715 N. Bloodworth" BM1992:198 5109:660 Pattie S. Arnold Stubbs & h Sandy Stubbs to John Beckman Feb 20, 1992 this lot 354:329 Robert C. Clifton to Geneva Crudup Mar 11, 1920 lot house used to be on 358:551 Geneva Crudup to Ernest P. Maynard Jul 10, 1920 lot house used to be on 358:552 Ernest P. & Albertine Maynard to Elvin T. Burke Aug 20, 1920 \$1000 plus other consideration. lot house used to be on 472:104 E. T. & Carey Burke to Raleigh Banking & Tr Sep 24, 1925 deed of trust for \$6500 lot house used to be on "714 N. Person St." 564:36 E. T. & Carey Burke to Brown & Baucom, trustees Oct 19, 1928 2<sup>nd</sup> deed of trust for \$2160 lot house used to be on: "714 N. Person St." 629:283 E. T. Burke to Metropolitan Life Ins Co Apr 13, 1932 \$4500 Burke defaulted and MLI was high bidder at auction. Lot house used to be on "714 N. Person St." 1797:515 Walter Love and other Arnold cousins to Herbert Arnold Nov 1, 1967 Lot house used to be on: "706, 716 & 718 N. Person and 307 & 321 Pace St., and being all of the lands owned by C. S. Arnold at his death which were leased to Winn-Dixie Stores." [C. S. Arnold had died July 24, 1964.] 1913-14 RCD: Mrs. L. A. Clifton at 714 N. Person St. 1914 Sanborn: diff house at 714 N. Person St. 1915-16 RCD: Mrs. L. A. Clifton & Mrs. L. I. Martin at 714 N. Person St. 1917 RCD: Mrs. L. I. Martin at 714 N. Person St. 1918-19 RCD: Mrs. L. I. Martin at 714 N. Person St. 1919-20 RCD: Mrs. L. I. Martin at 714 N. Person St. (Elvin T. Burke lives elsewhere, is flagman) 1921-22 RCD: Elvin T. Burke, clk Carolina Hardware Co, at 714 N. Person St. 1922-23 RCD: E. T. Burke at 714 N. Person St. (716 in personal listings) 1924 RCD: E. T. Burke at 714 N. Person St. 1925 RCD: E. T. Burke at 714 N. Person St. 1950 Sanborn: this house is 714 N. Person St.; is duplex, rectangular footprint plus back section which is partly a porch, composition roof May 10, 1931 photo N\_53\_15\_3942 at N.C. Archives shows the Piggly Wiggly and the left side of this house at its original location. 1952 RCD: no listing between 707 and 721 1953 RCD: no listing for 715; "709" is "under construction" c.1953 photo N\_53\_15\_4051 at N.C. Archives shows the Piggly Wiggly and the left side of a different house, indicating this house has been moved. 1954 RCD: three surnames at 715 N. Bloodworth 1963 RCD: four diff surnames at 715 Feb 23, 1994 note on wakegov: additions & renovations complete 2012 wakegov: similar footprint to 1950 but back section completely enclosed and small addition behind left side.

## **Proposed Hardscape Alterations**

### **Front**

-Demolish existing concrete driveway ramp and tracks. Re-grade to regular slope from sidewalk to house front line. Replace with new concrete tracks.

1.5 / p26

*This driveway work is not to begin until the large oak in the adjacent property has died or been removed. An arborist from Bartlett Tree Experts has deemed this tree to be in terminal decline and it is our intention to protect the root system as long as the tree lives.*

### **North Side**

- Add brick walk from can pad to front of house.

1.5 / p26

-Demolish existing fence at can pad. Replace with craftsman style fence, gate, and trellis at entrance to rear.

1.4 / p24

### **Rear**

-Demolish existing picket fences on North and South boundaries and across the middle of the rear area. Replace on boundaries with new craftsman style trellis fence.

1.4 / p24

-Add to existing brick patio at gate and can pad.

1.3 / p22

-Add a 10' x 12' brick patio with fire bowl extending West from the existing deck. Demolish existing fire feature.

1.3 / p22

-Demolish existing garden pond. Replace with disappearing fountain and gravel bed in new location.

1.3 / p22

-Add a "figure 8" garden pathway, 4' wide, of Chapel Hill Gravel edged with brick.

1.3 / p22

-Add a 6' x 6' x 10' rose arbor at center of figure 8 path.

1.3 / p22

-Add a new 6' wide brick walk from deck to rear of accessory building. (Optional surface of Chapel Hill gravel with brick edging and a brick diamond pattern set in the gravel. See illustration p31).

1.3 / 22

-Add a 16' x 6' x 10' pergola across new walk at South side of accessory building.

1.3 / p22

-Add a bench swing in a wooden arbor at West end of new walk.

1.3 / p22

--Add a new serpentine brick curb, 6" high and approx. 70' long, between new walk and South boundary.

1.3 / p22

## **Built Space and Open Space**

1.3 / p22

The front and side yards total approximately 3075 SF, of which 593 SF, or **19% is currently built**, including driveway tracks, front walk, and secondary brick walks. This does not include the graveled area between the driveway tracks and continuing to the backyard gate.

The proposed new walk from the can pad to the driveway will add 261 SF, bringing the **total proposed built percentage to 28%**. All of the proposed new work is on the ground plane.

The rear yard totals approximately 6700 SF, of which 970 SF, or **14.5% is currently built**, including brick patio, wooden deck, accessory building with pergola, and fire feature.

The proposed additional brick patio area, gravel paths with rose arbor, brick path with pergola, and brick curbing wall will add 700 SF (572 SF on the ground plane), bringing the **total proposed built percentage to 25%**.

The proposed proportion of built-to-open area is entirely consistent with other properties in this immediate area.



## **Proposed Planting Alterations**

1.3 / p22

### **Front Trees**

-The large oak where the driveway meets the sidewalk is on the adjacent property and is rooted in the path of our proposed grading. A certified arborist from Bartlett Tree Experts has deemed this tree to be in terminal decline. ***We will delay beginning work on the proposed driveway reconstruction until this tree has died or been removed.***

-Remove pecan closest to driveway. This tree is in the path of the proposed grading. Replace with a large canopy tree in a nearby location.

-Remove, with permission from adjacent property owner, 3 multi-stemmed wild hackberry trees growing on South boundary line. Replace with three medium canopy flowering ornamental trees in a nearby location. Species options include native Sweetbay magnolia, native fringe tree, and native dogwood.

### **Front Shrubbery and Perennials**

-Planting bed sizes and locations remain unchanged. Disposition of plants within beds at curb, sidewalk, and foundation to be changed, with some plants relocated or replaced and some new plants introduced. Alterations will keep plant sizes consistent with existing plantings. Alterations will preserve the existing relaxed 'Old South' styling of the garden.

### **Rear Trees**

-No alterations are proposed to trees in the rear.

### **Rear Shrubbery and Perennials**

-Existing perennials to be lifted and re-planted into the 2 new circular beds. Disposition of existing mixed shrub plantings to be altered with some plants preserved, some eliminated, and some new material added.

-The area South of the serpentine brick curb to be planted as a mixed shrub border in several layers.

## Tree Impact

-The proposed rebuild of the driveway will require excavation within the root zone of a large oak on the adjoining property to the north. Our consulting certified arborist, Jarred Kibbe of Bartlett Tree Experts, has inspected the tree and deems it to be in terminal decline. After consulting with the neighboring owner, we propose that ***no work on the driveway is to begin until the neighboring tree has died and been removed.***

-One mature pecan is also in the pathway of the proposed driveway rebuild. We would like to proceed with removal and replacement of this tree with a high canopy tree (Black Gum?) in a nearby location outside of the impact zone..

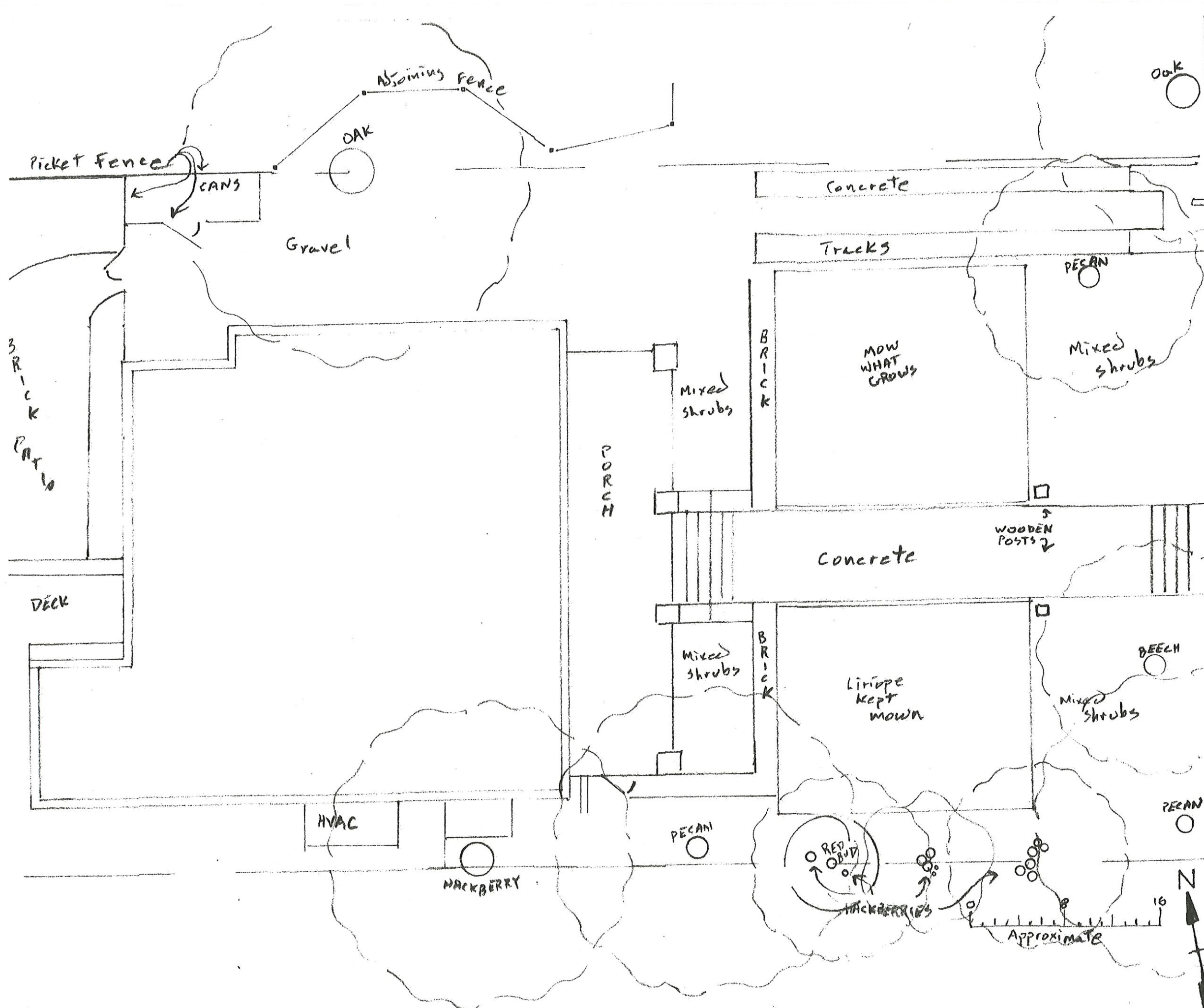
-We propose to remove three small multi-stemmed hackberry trees growing on the south boundary at the front of the property. These are wild seeded trees with unattractive form and habit. They will be replaced with three mid-sized flowering ornamental trees (options: native fringe tree, native Sweetbay magnolia, native dogwood} in nearby locations.

-We are proposing new brick walkways and a curbing wall that will pass within the root zones of oak trees, one on the north boundary at mid driveway, and the other on the south boundary near the accessory building. Our arborist believes that the minor excavations required for proper base will spare approximately 80% of these root zones from impact, and is not likely to threaten the health of these trees.

Root zones of all trees will be protected with fencing during construction.

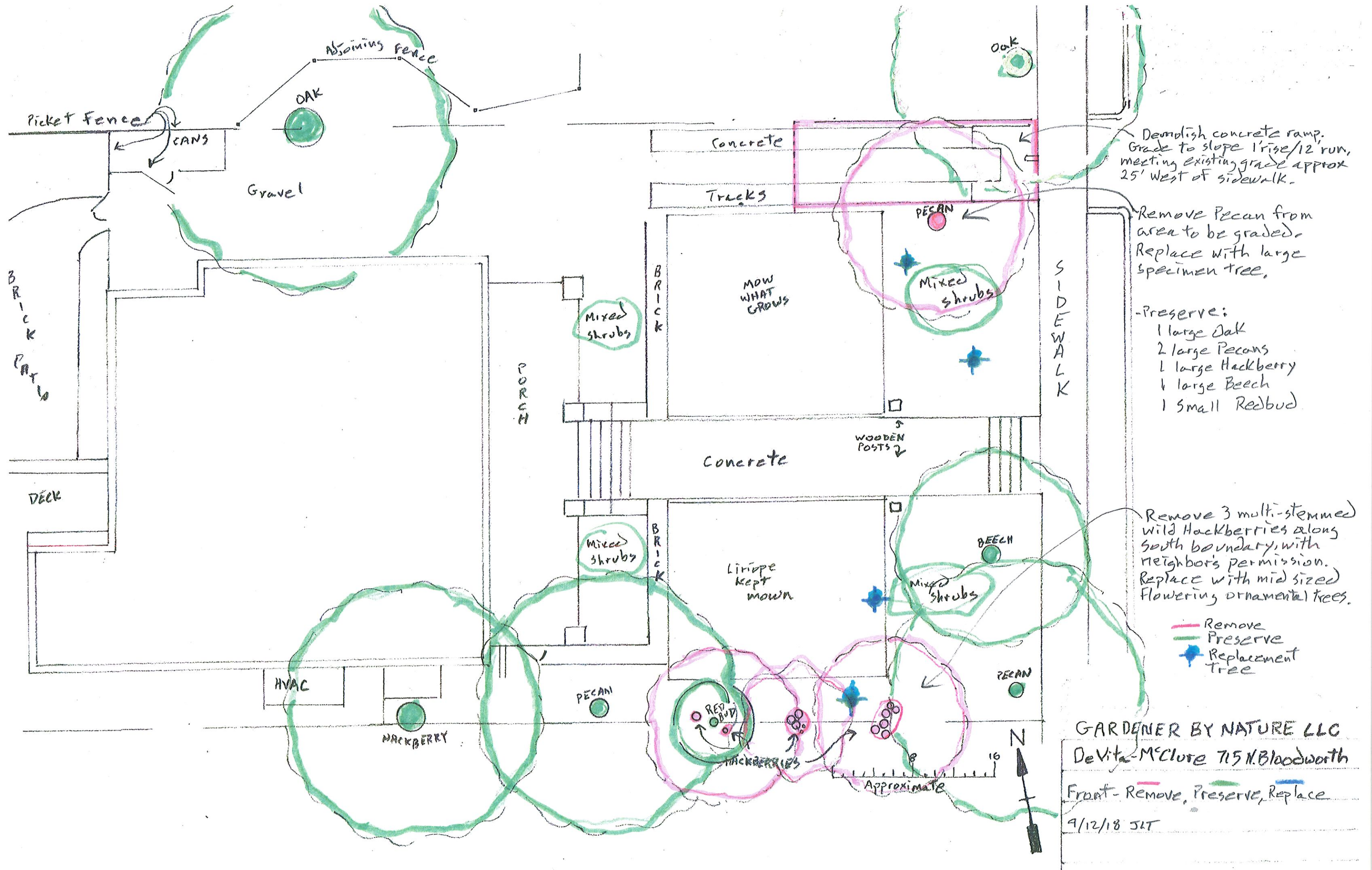


## PLAN DRAWINGS



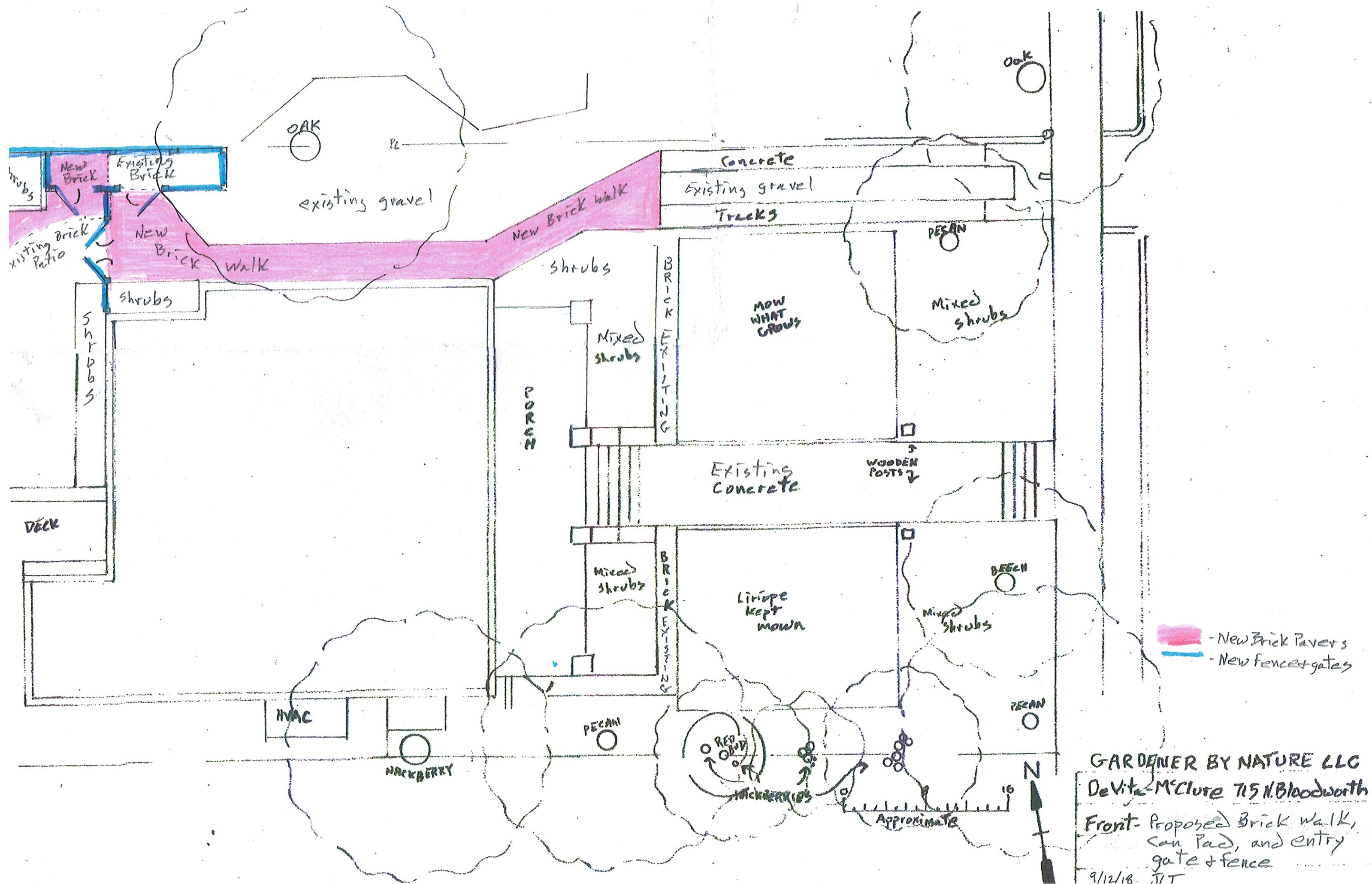
GARDENER BY NATURE LLC  
DeVita-McClure 715 N. Bloodworth  
Front-Existing Trees + Hardscape  
9/12/18 JLT





GARDENER BY NATURE LLC  
 DeVita-McClure 715 N. Bloodworth  
 Front - Remove, Preserve, Replace  
 9/12/18 JLT



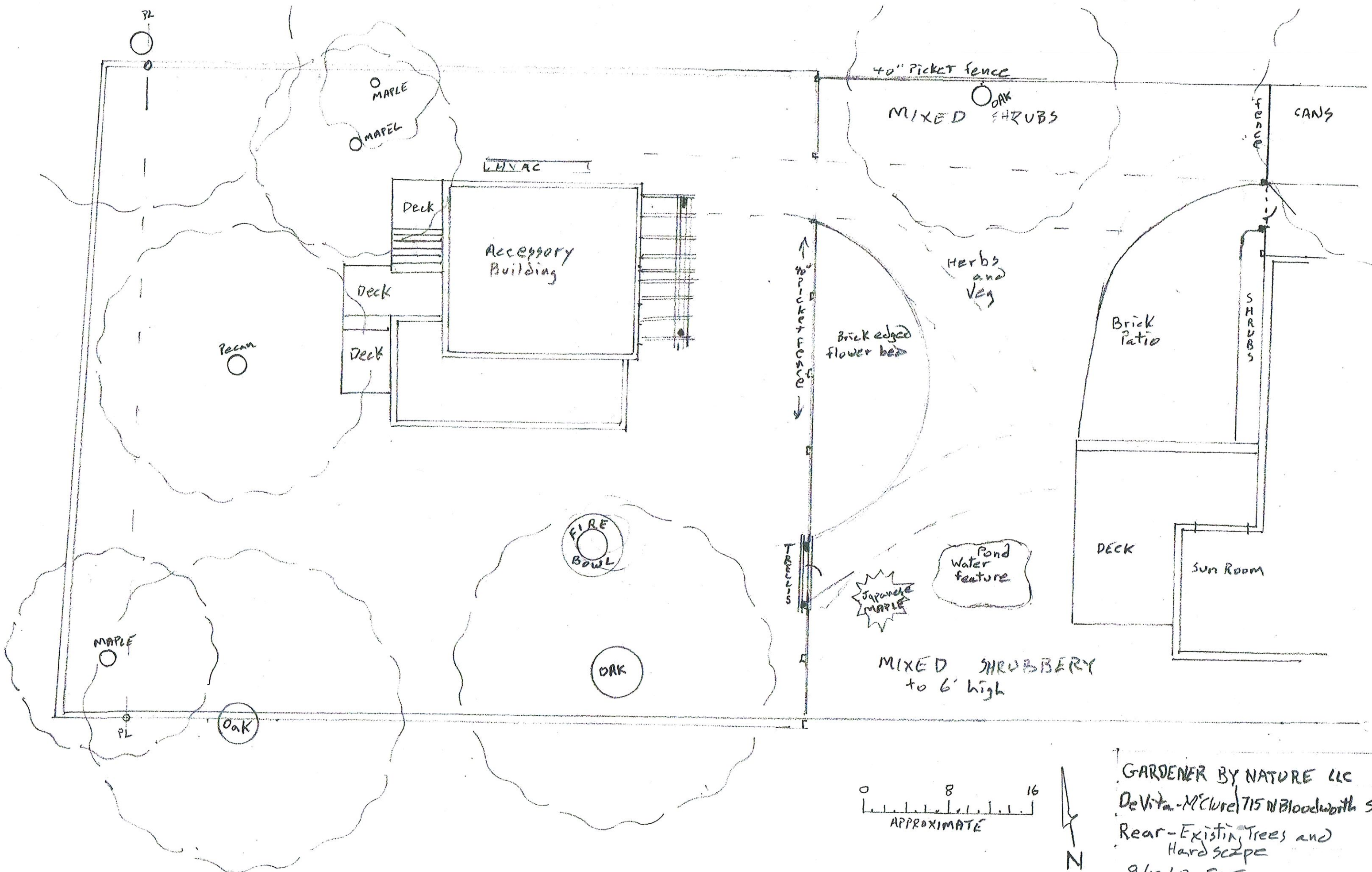


- New Brick Pavers
- New Fence + Gates

GARDENER BY NATURE LLC  
DeVita-McClure 715 N. Bloodworth

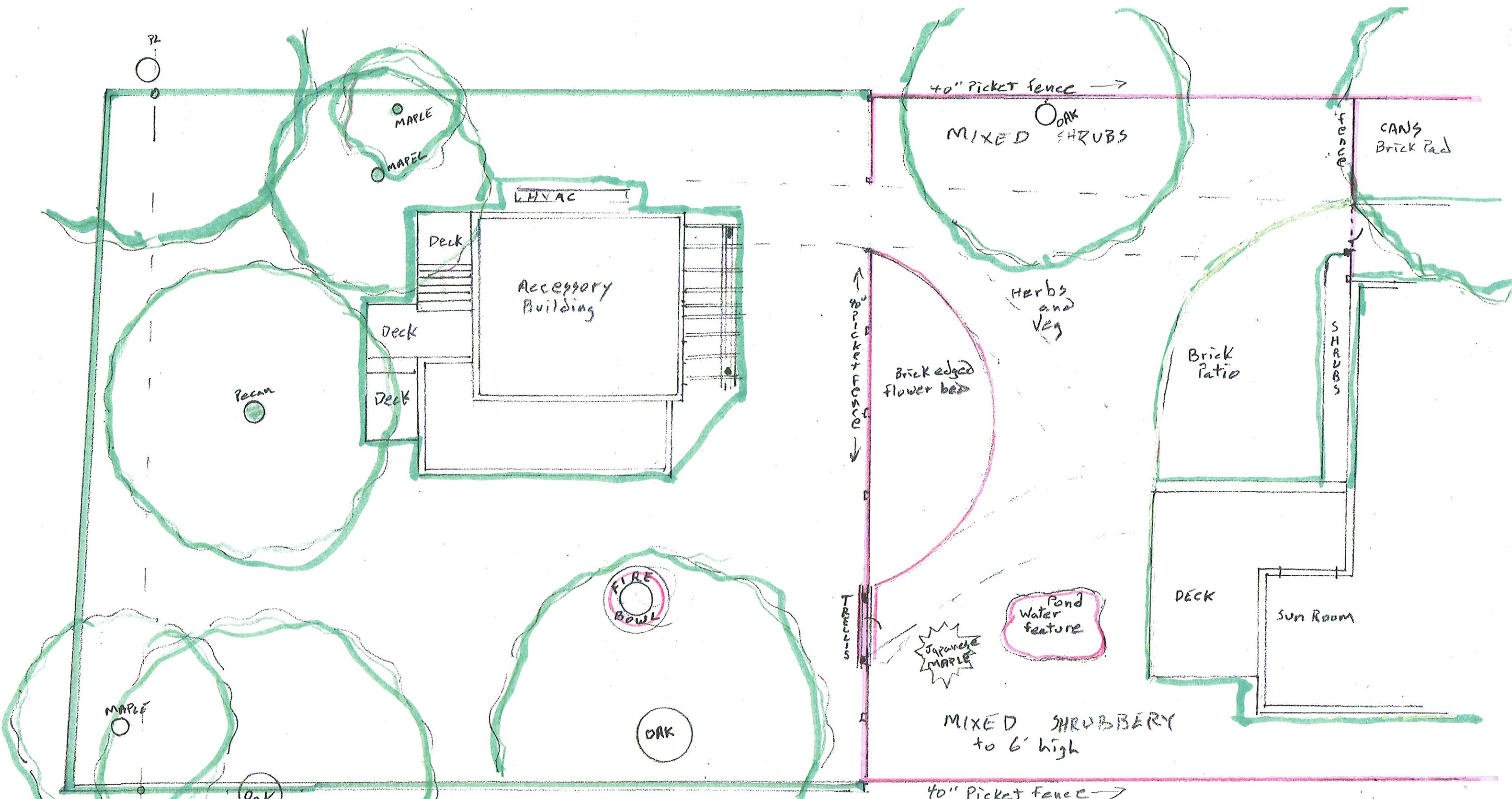
Front- Proposed Brick walk,  
can pad, and entry  
gate + fence  
9/12/18. J/T





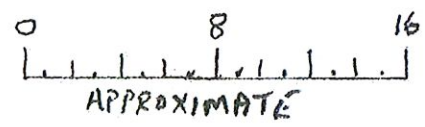
GARDENER BY NATURE LLC  
DeVita-McClure 715 N Bloodworth St  
Rear-Existing Trees and  
Hardscape  
9/12/18 JLT





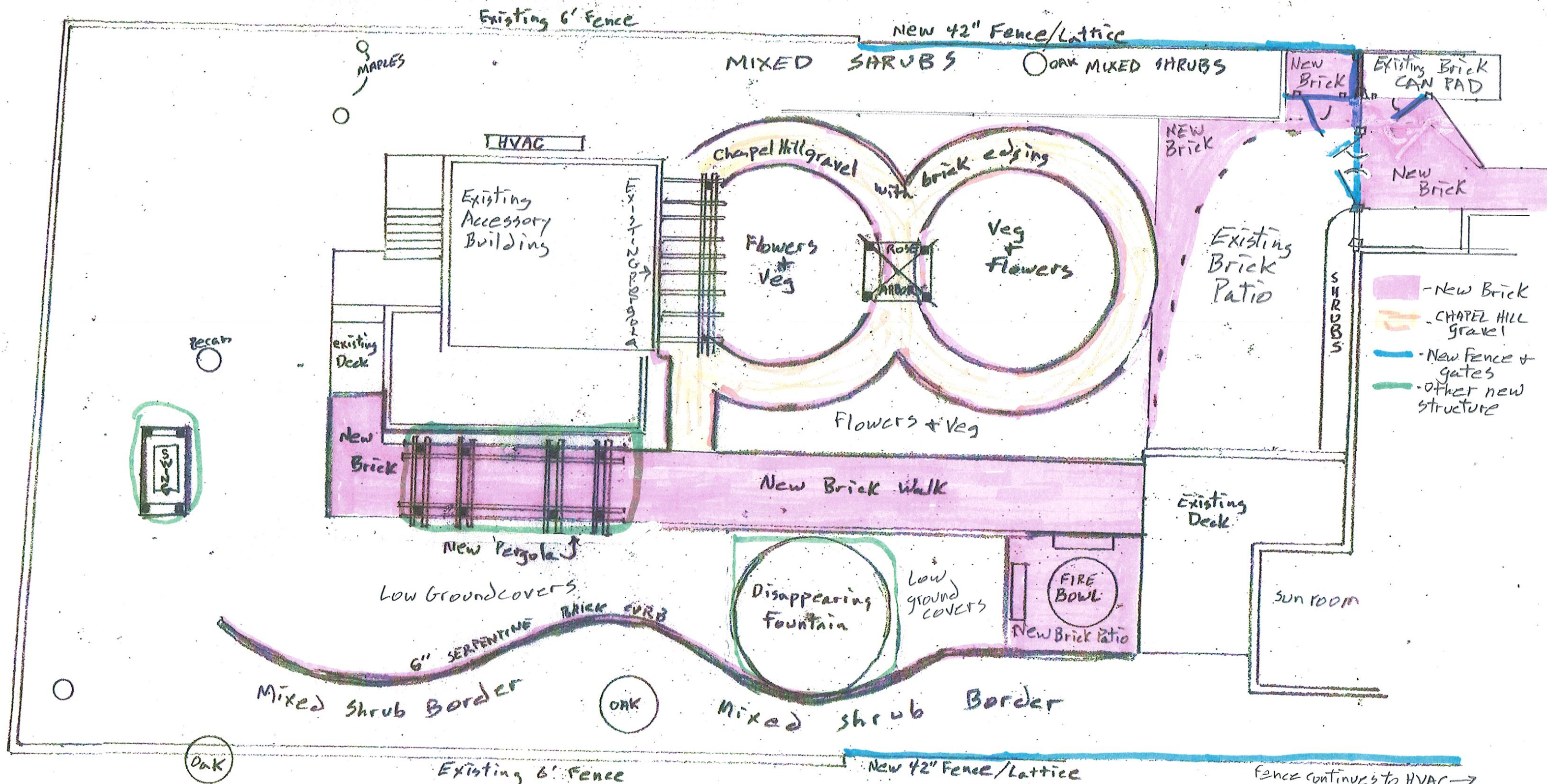
- Demolish wooden Picket Fence on North and South boundaries. To be replaced with Craftsman style fence.
- Demolish Fence and Trellis running North-South at mid-lot.

- Demolish Fire Bowl and Water Feature. To be replaced in new locations.
- All trees and buildings to be preserved



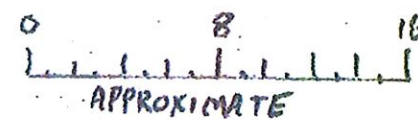
GARDENER BY NATURE LLC  
DeVita-McClure 715 N Bloodworth St  
Rear - Demolition/Preservation  
9/12/18 JLT





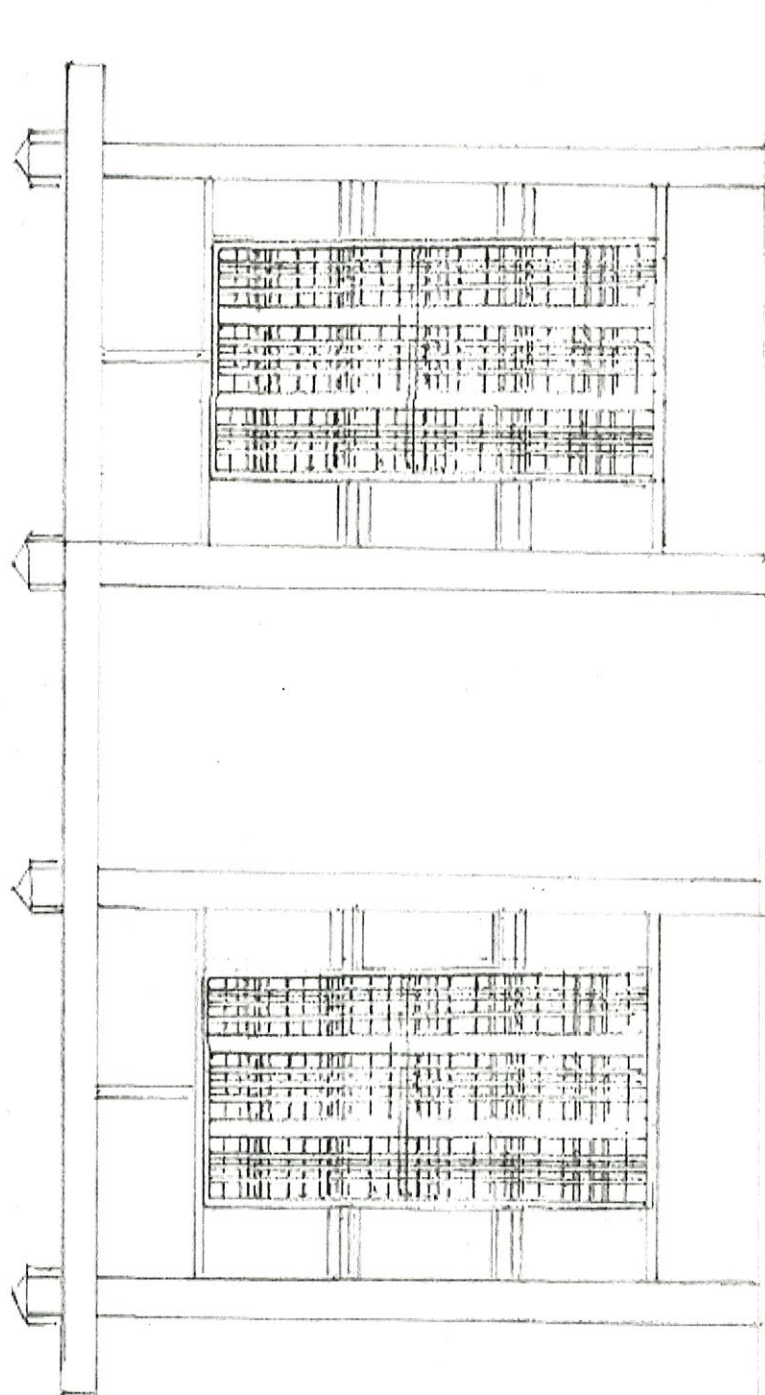
- Increase existing brick patio at North end. Enlarge Can area.
- New gate and trellis fence at entry to rear.
- New 42" trellis fence to replace picket fences on North and South boundaries

- Existing 6' Fence
- New 'Figure 8' pathways
- New rose arbor
- New brick walk from deck to rear of accessory building.
- New Pergola over brick path
- New bench swing
- New disappearing fountain
- New fire bowl and benches



GARDENER BY NATURE LLC  
 DeVita-McClure / 715N. Bloodworth St.  
 Rear - Proposed new hardscape  
 9/12/18 JLT





Gardener by Nature LLC  
 De Vita - MC Clure 775 N. Broadway St  
 Pergola Elevation facing North

- 16' long 10' high
- 6x6 wooden posts
- 2x6 top beams
- Catalina lattice



## Photos and Description



The gradient of the approach to the tracks from the sidewalk is approximately 2' rise / 6' run. Some automobiles scrape over this hump. We propose to re-grade approx. 25' of driveway west from the sidewalk to an even and gentle slope, and restore concrete or brick tracks to the sidewalk.

***This part of the work is not to be begun until the adjacent tree on the neighboring property has died.***

Our arborist has deemed the tree to be in terminal decline.





The north side yard is currently covered with gravel. We propose a 42" wide brick walk along the house wall connecting the can pad to the driveway tracks.





The fence is to be replaced with new craftsman style fence and gate at the can pad and entrance to the rear garden. A brick floor will extend from the can pad gate to the rear entrance gate and rear patio.





Existing brick patio will be increased by extending to a rectangle between the deck and the side gate.





Another view. This area will have a figure 8 shaped garden path with a rose arbor at the center intersection.





A straight 6' wide brick walk (optional surface – Chapel Hill gravel with brick edging and inset diamond pattern) will extend from the deck to the rear of the accessory building.

A 16' x 6' x 10' high freestanding pergola will cover the walkway alongside the building.

Beyond the end of this axis will be a bench swing arbor, 4' x 8' x 10' high.

To the left of the walkway at the deck will be a new brick patio, 10' x 12', with brick fire bowl.

To the left of the walkway just beyond the existing fence will be a disappearing fountain water feature



Photo below illustrates an optional path surface. Chapel Hill Gravel field, with brick edging and central pattern.





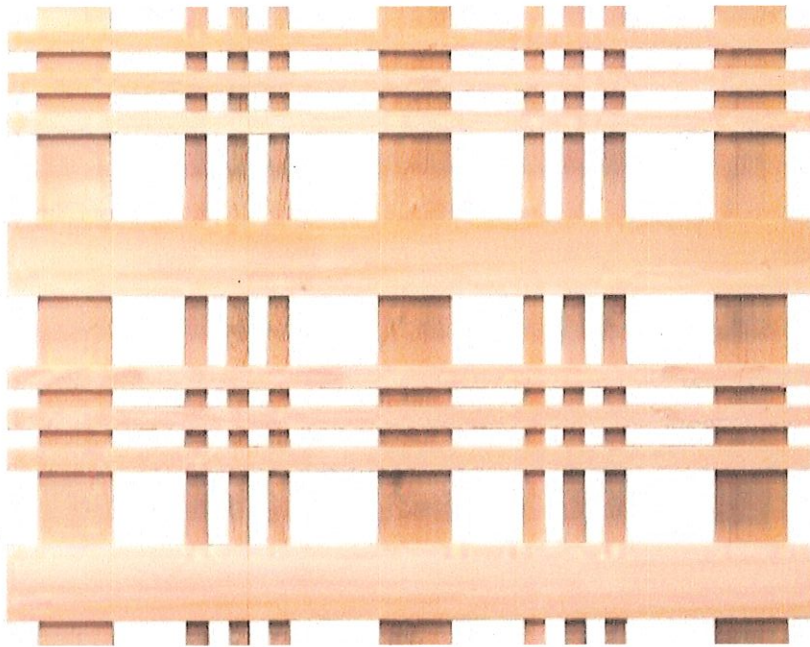


Looking west from gate at the top of the driveway.





Fire feature patio will replace this plastic shell pond. A disappearing fountain water feature will be approximately where the photographer is standing.



'Catalina' style trellis panels to be featured in new gate and in pergola south wall.





Replacing the deteriorated picket fences on the north and south boundaries will be new fence with square open trellis as seen in this example a block away at 602 N. Bloodworth. New fences and gates are to be treated with a dark brown penetrating oil stain to give a finish similar to the one seen here.



## Robb, Melissa

---

**From:** Robb, Melissa  
**Sent:** Monday, September 24, 2018 2:40 PM  
**To:** 'john@gardenerbynature.com'  
**Cc:** Tully, Tania; Kinane, Collette  
**Subject:** COA Meeting - Thursday, October 25, 2018 -148-18-CA (715 N Bloodworth St) - Initial Staff Comments  
**Attachments:** 044-18-CA application.pdf

John,

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the October 25 agenda of the COA Committee of the Raleigh Historic Development Commission. The meeting will be held at 4:00 p.m. in the City Council chamber.

Based on what was submitted, the agenda will describe the request as follows. Please let staff know if this is inaccurate.  
Install master landscape plan: remove and replace 4 trees; enlarge patio and build walkways; alter driveway; remove and replace fences and gates; build pergola, arbors, water feature and fire feature

In preparation for completing the report, staff has made an initial review of your application regarding clarity and completeness and has the following questions, comments, and suggestions:

1. On page 27 you state that the fence will be replaced with a Craftsman-style fence, but I don't see any drawings or photos that illustrate what this means. Please provide either dimensioned drawings or color photos of the fence style.
2. On page 15 you state that an arborist has found the oak proposed for removal to be in decline. Please provide a report from the arborist.
3. Include a tree protection plan from an ISA-certified arborist addressing how trees over 8" dbh will be protected during installation of the new hardscape, which will be especially important for the rear yard.
4. Please provide an elevation drawing for the 6" serpentine brick curb. A small detailed drawing will suffice rather than having to show the entire length of it. Will it be retaining soil behind it? If so, a section drawing will be required.
5. Please provide documentation showing the tree canopy for this property and those around it. A good example of this is shown on the attached application (044-18-CA) at 511 E Jones St. See pages 10-12 for an example of how to illustrate the existing canopy and the changes in removing the requested trees.

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

1. The built area to open space calculations on page 13 of the application are not exactly what is required. The guideline that deals with this is 1.3.8: "In the residential historic districts, it is not appropriate to alter the residential character of the district by significantly reducing the proportion of the original built area to open space on a given site through new construction, additions, or surface paving." The built area should address the site as a whole rather than breaking it down by front and rear yards. The items that should be included are the house, porches attached to the house, accessory buildings, patios, decks, paved or gravel walkways, driveways (including the gravel between the two driving strips), and other site features such as water/fire features. I think you can simplify the work you've already done and the case is still compelling.
2. You state "The proposed proportion of built-to-open area is entirely consistent with other properties in this immediate area." Please provide some evidence to substantiate the claim. We have seen other applicants use an iMaps view of the immediate neighborhood with estimated built area to open space for neighboring properties.

HOUSE WALL

side panels and header feature trellis. catalina style pergola (also used in Pergola)

can surround and lower fences faced with square privacy trellis

Custom Iron Gate

10' ↓

6' 24' 16' 72' 16' 24' 16' 48'

↓ N Boundary

1/2" = 1'

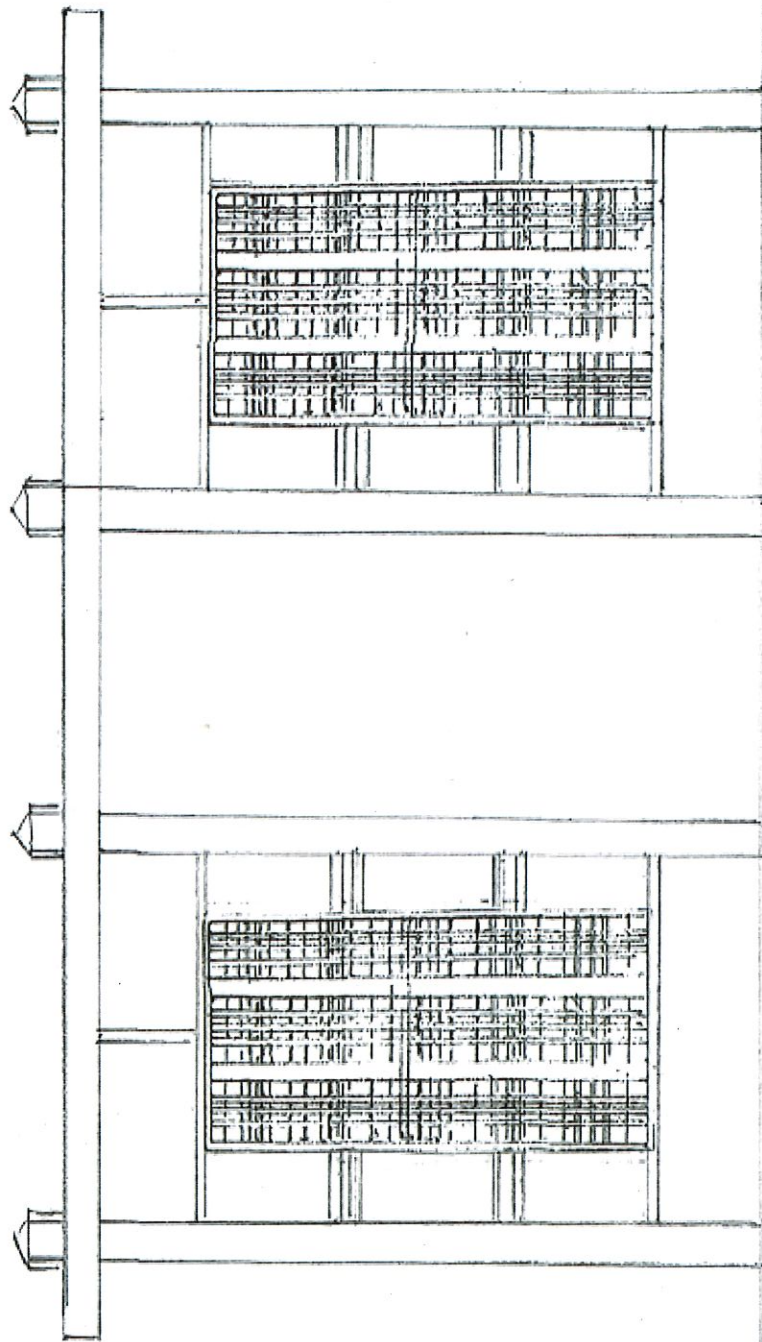
Gardener by Nature LLC  
215 N Blossworth  
Entry Gate & fence at  
top of Driveway  
10/12/18 JLT



The north and south boundary fences and can pad enclosure will be in this square trellis style, here seen on the adjoining property to the north. The height of these fences is not to exceed 42".







Gardener by Nature LLC  
De Vita - MCLure 715 N. Broadway St  
Berkeley Elevation facing North

- 16' long 10' high
- 6x6 wooden Posts
- 2x6 Top beams
- Catalina lattice

## 2. Arborist report on neighboring oak.



## BARTLETT TREE EXPERTS

5808 Triangle Drive, Raleigh, NC 27617 Telephone 919-782-7803 Fax 919-788-9147

June 08, 2018

To whom it may concern:

Upon a visual inspection of the large Willow Oak, located at the right of the driveway of 715 N. Bloodworth St., I feel this tree is a candidate for removal. The tree is located on the neighbor's property.

Approximately 25-30% of the upper canopy is dead, with the remaining canopy in decline. Upon closer inspection of the base of the tree, there is visible sign of fungal canker and active wood boring insects moving up through the stem. Any attempt to begin treatments, soil care, and pruning to remove dead branches would not be financially feasible for a less than 50% chance of survival. Even if survival were more feasible, there is not enough remaining canopy for this tree to remain vital without a continual treatment and soil care program.

Currently, the tree poses more of a hazard than a benefit to the landscape, as large branches continue to die back and have the potential to fall. The cost to attempt recovery of this tree would be far less economical than removal and replanting.

Please don't hesitate to reach out to me with any questions or concerns. My cell is 919-791-6949.

Thank you,

Jared Kibbe

ISA Certified Arborist #SO-7534A

Bartlett Tree Experts Arborist Representative

THE F.A. BARTLETT TREE EXPERT COMPANY  
SCIENTIFIC TREE CARE SINCE 1907

CORPORATE OFFICE: P.O. BOX 3067, STAMFORD, CONNECTICUT 06905-0067 (203)323-1131; FAX (203) 323-1129  
[www.bartlett.com](http://www.bartlett.com)



















### 3. Arborist approval of Tree Protection Plan.



## BARTLETT TREE EXPERTS

5808 Triangle Drive, Raleigh, NC 27617 Telephone 919-782-7803 Fax 919-788-9147

October 2, 2018

To whom it may concern:

I am writing to approve the work proposed by John Thomas of Gardener by Nature concerning the preservation of trees located at 715 N. Bloodworth Street.

I have met with Mr. Thomas on the site on several occasions to develop and review plans for hardscape development near the root zones of three trees on the property.

-A large oak on the property boundary to the north of the house is close to a proposed 42" wide masonry path to be laid along the right foundation of the house. Active measures to decrease existing compaction should be completed before other construction. By minimizing the compaction area and depth of installation this hardscape is safely outside the critical root zone.

-A maple on the north boundary in the rear yard is close to a proposed small extension of the brick patio and a secondary walkway of chapel hill gravel. The plan requires light excavation to minimal depths in this area. The impact on a small area of the root zone of this young and vigorous tree should be insignificant.

-A large maple on the south boundary in the rear yard is close to a proposed brick walkway and a small brick curbing. Limited excavation depths in this area should provide adequate protection to this tree. The proposed curbing is to be built essentially on the existing soil surface. Additional topsoil installed behind the curb should decrease compaction in this area.

The care taken by John and his consideration of the root zones will greatly reduce the amount of stress these trees will incur during installation. Any roots that may be encountered during installation will be pruned by hand, if necessary.

A preventative soil treatment program has been proposed for these trees to be completed prior to construction. A follow up soil care program may be needed during the growing season to help reduce any stress to the root systems following the installation. Bartlett will facilitate these treatments for the health of these key landscape trees. I believe if the above mentioned steps are followed, the trees will respond well to the planned installation.

Thank You,

Jared Kibbe  
ISA Certified Arborist #SO-7534A  
Bartlett Tree Experts Arborist Representative

THE F.A. BARTLETT TREE EXPERT COMPANY  
SCIENTIFIC TREE CARE SINCE 1907

CORPORATE OFFICE: P.O. BOX 3067, STAMFORD, CONNECTICUT 06905-0067 (203)323-1131; FAX (203) 323-1129

[www.bartlett.com](http://www.bartlett.com)

## TREE PROTECTION PLAN

A preventive soil care treatment will be applied to these trees prior to construction, and a follow-up treatment applied after construction is completed.

### *Large oak on north boundary at driveway:*

The plan calls for a 42" wide dry-laid brick walkway along the foundation of the house.

-The area between the house and the tree, currently compacted gravel, is to be treated with an air spade soil invigoration before construction. Bricks stacked under tree are to be removed to decrease compaction.

-After compaction has been addressed, tree protection barrier fencing is to be erected on a 16' radius, excluding only the area immediately along the foundation wall.

-Excavation for walkway base is not to exceed 4".

-Roots encountered in excavation are to be hand pruned and cuts are to be treated with a biotic based growth enhancement.

### *Maple on north boundary approx. 25' west of car pad: (mis-identified as oak on plans)*

The plan calls for extending the existing brick patio slightly to the NW, bringing a corner of the patio within about 12' of the maple. The arborist deems this to be a young and vigorous tree, and the proposed work will affect only a small percentage of the total root zone.

-Excavation for walkway base is not to exceed 4".

-Roots encountered in excavation are to be hand pruned and cuts are to be treated with a biotic based growth enhancement.

The plan calls for a secondary walkway of Chapel Hill Gravel with brick edging, passing within about 5' of the maple at one point.

--Excavation for walkway base and edging is not to exceed 3".

-Roots encountered in excavation are to be hand pruned and cuts are to be treated with a biotic based growth enhancement.

### *Large maple on south boundary approx. 42' west of rear deck: (mis-identified as oak on plans)*

The plan calls for a 6' wide dry laid brick walkway between the deck and the accessory building, passing within about 15' from the tree at one point. The arborist deems that this work will not critically disturb the root zone.

-Excavation for walkway base is not to exceed 4".



-Roots encountered in excavation are to be hand pruned and cuts are to be treated with a biotic based growth enhancement.

The plan calls for a 6" high 8" wide brick curbing passing at one point within about 5' from the tree.

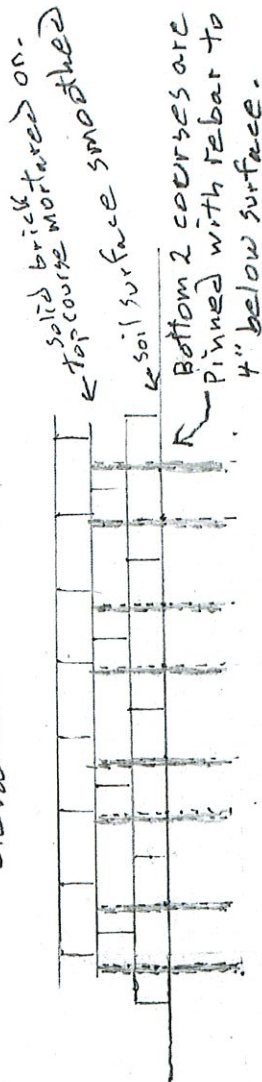
-The curb will follow the existing surface contour, with excavation limited to leveling of significant bumps. The first 2 courses of brick are to be secured with rebar into existing soil.

-The only root disturbance will be hand cutting of surface roots crossing the line of the curb. Cuts are to be treated with a biotic based growth enhancement.

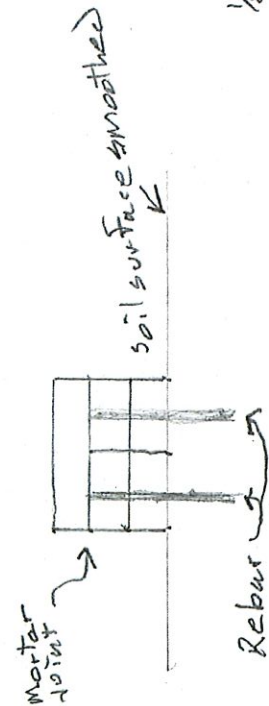
-2-3" of organic engineered topsoil is to be added between the curb and the tree to decrease compaction.

4. 6" serpentine brick curb.

Elevation



$\frac{1}{8}'' = 1''$   
approx



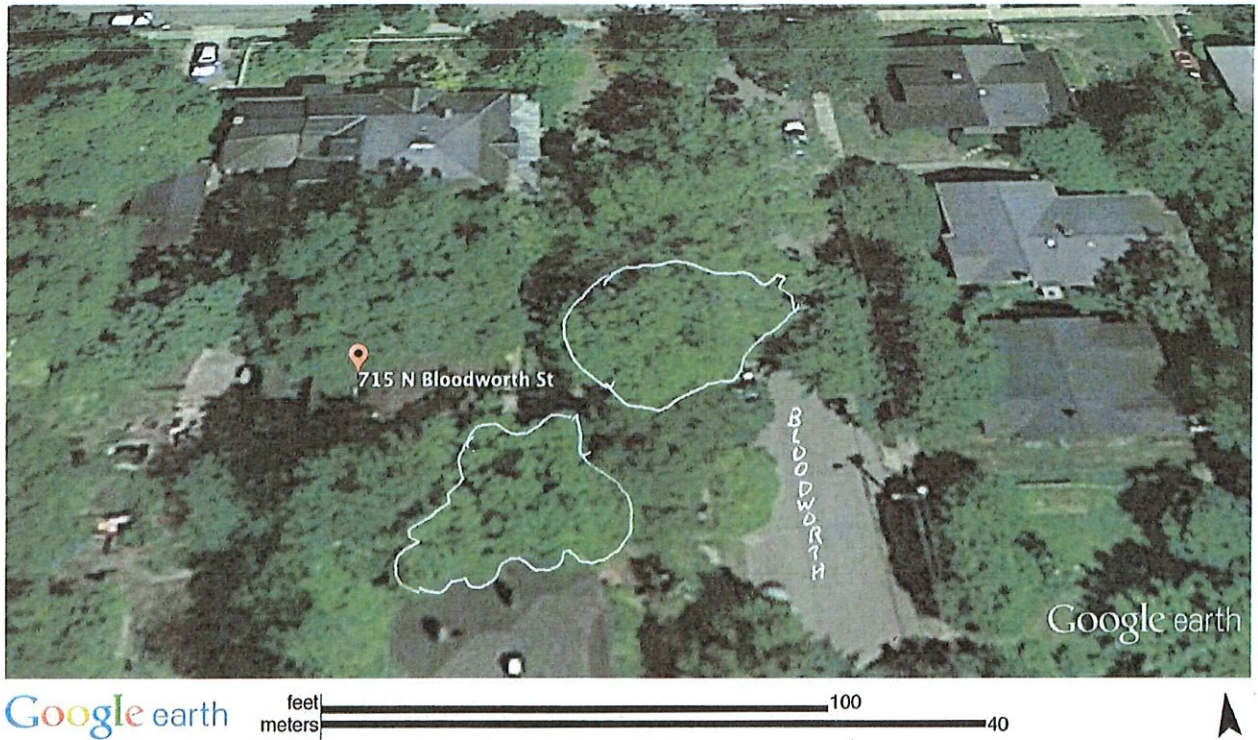
$\frac{1}{8}'' = 1''$   
approx

Gardener by Nature LLC  
Devita-McClure  
715 N Bloodworth  
Serpentine Brick Curb  
Elevation & Section  
10/2/18 JCT



##### 5. Tree canopy impact.

The canopy in this section of Oakwood is quite dense, as seen in these summer and winter aerial photos show. The plan proposes removal and replacement of 4 trees in the front yard. The canopy involved is highlighted here in white.





Google earth

feet  
meters

200

70





The large pecan highlighted here is in the path of proposed excavation for driveway improvements. This tree is to be replaced with another high canopy shade tree (options include native White Oak, Sugar Maple, or Black Gum) to be planted approx. 7' SW of the crown of this tree.

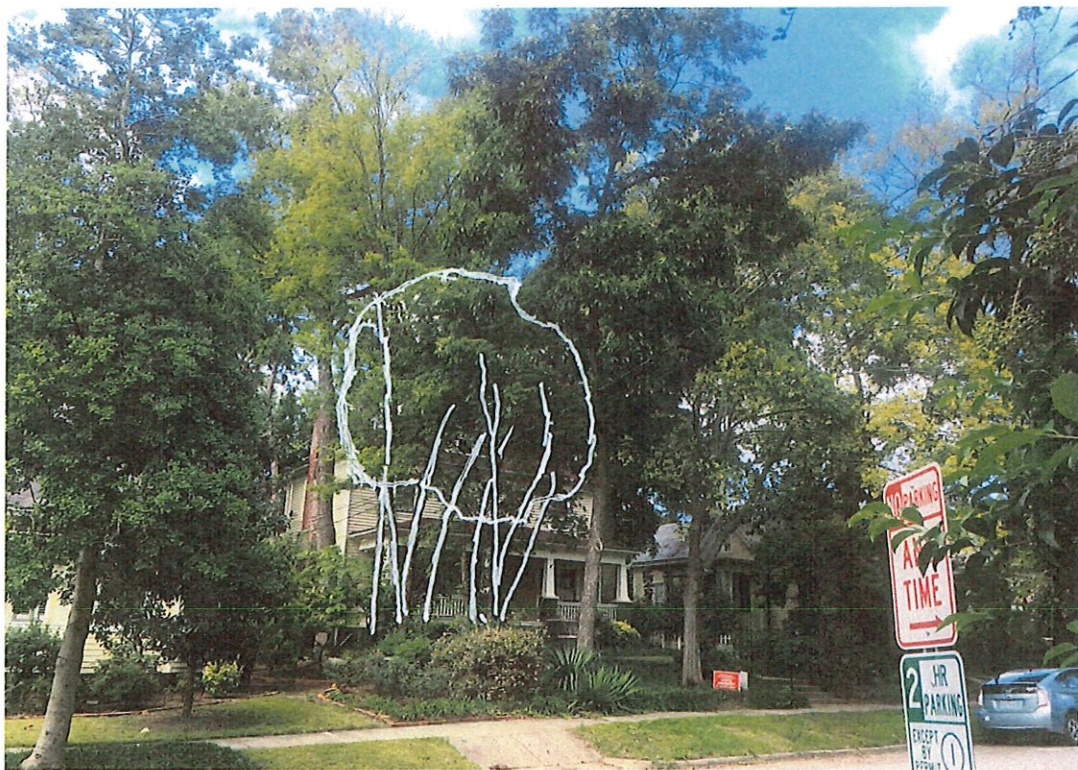


Highlighted here is a group of 3 'accidental' multi-stemmed wild hackberries growing along the south boundary. These young wild trees form a mid-level canopy beneath the higher canopy provided by 2 pecan trees and a beech tree which are to be preserved in the south section of the front yard. These trees are to be replaced with selected mid-level native flowering ornamental trees planted in nearby locations. An existing young red bud tree along this line is also to be preserved.





Another view of the hackberries, showing the upper canopies of nearby trees that will remain.



**Guideline 1.3.8**

Overall lot size	15,768 SF	
Currently built space	4,268 SF	27%
Proposed additional build	+ 1,315 SF	8% increase
Proposed new built space	5,583 SF	35%
(Proposed new hardscape above ground plane	210 SF	1.3% increase)

New built space includes brick pavers on north side, brick back walk with pergola, brick fire bowl patio, figure 8 path with arbor, fountain, and curbing.

Adjustments are made for cultivation and softening of 200 SF of existing gravel driveway, and removal of existing 50 SF water feature.

We think it is significant that of the 1,315 SF of proposed new built space only 210 SF is above the ground level (Entry Gate, Arbor, Pergola). Also, all of the proposed additional building is in the side and back yards with only limited views from the street.



The proposed finished built to open space ratio of 35% is well within the norms of this particular section of Oakwood. Here follow illustrations of three nearby lots that I have worked in and am familiar with. The most distant is 5 lots to the south of the client's property, and all are on N. Bloodworth Street. I have highlighted the built areas in white to illustrate that all these properties are built out much more fully than what we are proposing here.



703 N Bloodworth



0 25 50 100 ft  
1 inch = 50 feet

*Disclaimer*  
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.



610 N Bloodworth



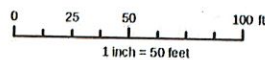
0 25 50 100 ft  
1 inch = 50 feet

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602 N Bloodworth



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