



# Certificate of Appropriateness (COA)



## Administrative Review of Conditions

COA Meeting Date: 3/22/18

COA #: 151-17-CA

Applicant Name: John Thomas for Gardener by Nature

Property Address: 408 E Lane St

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### **Reason for COA Committee review:**

Change in design, moving the gate 6' back from the rest of the fence line across the driveway.

## TREE PROTECTION (see attached arborist's letter)

- Erect temporary exclusion fence at 6' radius (12' diameter) from center of the tree.
- No excavation to take place within exclusion zone. Soil may be added to root zone to reduce compaction.
- After construction Bartlett is to conduct a follow up soil treatment.

## DRIVEWAY GATE

The approved plan shows the gate aligned with the existing fence at the sidewalk. We wish to make a small adjustment in the placement, moving the gate 6' into the driveway, to allow clearance for a car to pause to open the gate when entering.

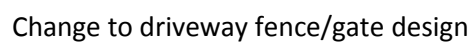
The attached sketch from our wrought iron artisan shows how the gate matches both the existing fence and the new fence. The top rail of the gate will match the top rail of the existing 48" fence and that of the new 36" fence because the shorter new fence is elevated onto the existing retaining wall. The corner of the gate at the wall is mounted to a post at the driveway level, so the bottom rails will match up as well.

## DECK ADDITION

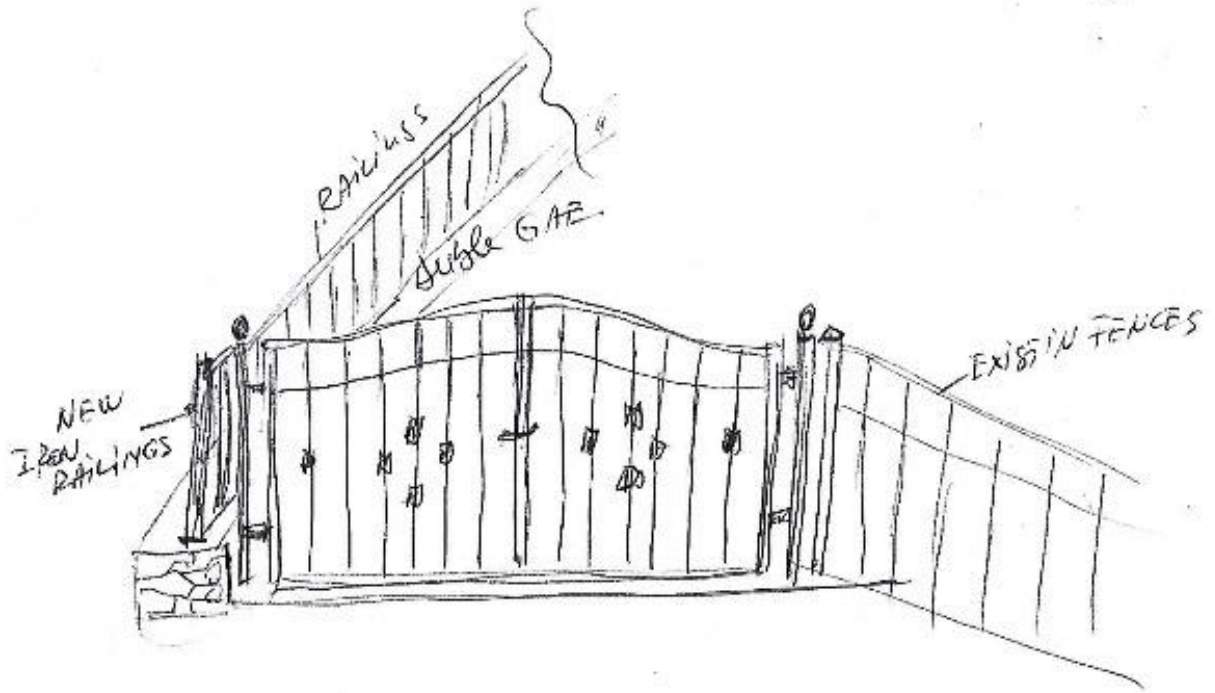
The additions to the deck will match the existing deck in every respect including materials, sizing, styling, and stain color. We would like to add steps to the ground level in the West side yard.

## HVAC SCREENING

The HVAC equipment is visible from the sidewalk for about 12' from the point where it is masked by the neighbor's Camellias to the point where it is masked by the subject house. We propose to plant *Agarista populifolia* at the NW corner of the house. This is a broadleaf evergreen shrub for heavy shade, which will mature at 6 – 8 feet, with a multi-stemmed weeping habit. In the NW corner at the fence we will be using a native Oakleaf Hydrangea which should cover the sightline from the other side. After a few years of growth these plants will screen the HVAC quite effectively.



Change to driveway fence/gate design







February 26, 2018

John Thomas  
5508 Swiftbrook Circle  
Raleigh, NC 27606

RE: 151-17-CA (408 E Lane Street)— Approved as Amended with Conditions

Dear Mr. Thomas:

Your application, 151-17-CA, which was presented at the January 25, 2018, meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Development Commission, was approved as amended with conditions:

APPROVED  
2/27/18  
MR

- ✓ 1. That tree protection plans be implemented and remain in place for the duration of construction.
- ✓ 2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
  - a. Tree protection plan.
- 3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
  - a. Fence height detail where retaining wall fence and driveway fence extension meet;

APPROVED  
2/27/18 MR

- ✓ b. Deck extension;
- ✓ c. HVAC screening.

A draft Certified Record that describes the committee's action is enclosed. The draft will become final when the committee votes at its next meeting to approve the January minutes. Please note that you and aggrieved parties have a 20-day window for notification of intent to appeal or to file a petition to submit a request for reconsideration. *Commencement of work within the appeal period is at your own risk.*

In order to complete your application, you must contact the commission staff when you have met the conditions. You will then be issued the blue placard form of the certificate which is valid through July 25, 2018. Please note that all items for fulfillment of conditions should be submitted together, as each additional conditions review after the

Post Office Box 829  
Raleigh, North Carolina 27602  
(919) 832-7238 ph  
(919) 516-2682 fax

www.rhdc.org

first review is subject to an additional fee. To obtain your building permit (if applicable), take the placard and this letter with you to the Office of Development Services. Please post the blue placard in public view, as indicated at the bottom of the card, while the work is in progress. For more information about permits, call the Office of Development Services at 919-996-2495.

When your project is complete, you are required to ask for a final zoning inspection. Call the Raleigh Historic Development Commission office at 919-832-7238 or email rhdc@rhdc.org and the commission staff will coordinate an inspection. If you do not call for this final inspection, your Certificate of Appropriateness is null and void. If you have any questions concerning your application, please contact the commission office.

On behalf of the commission, thank you for your positive efforts in making these proposed changes, thereby enhancing the Oakwood Historic District.

Sincerely,

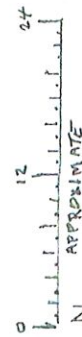
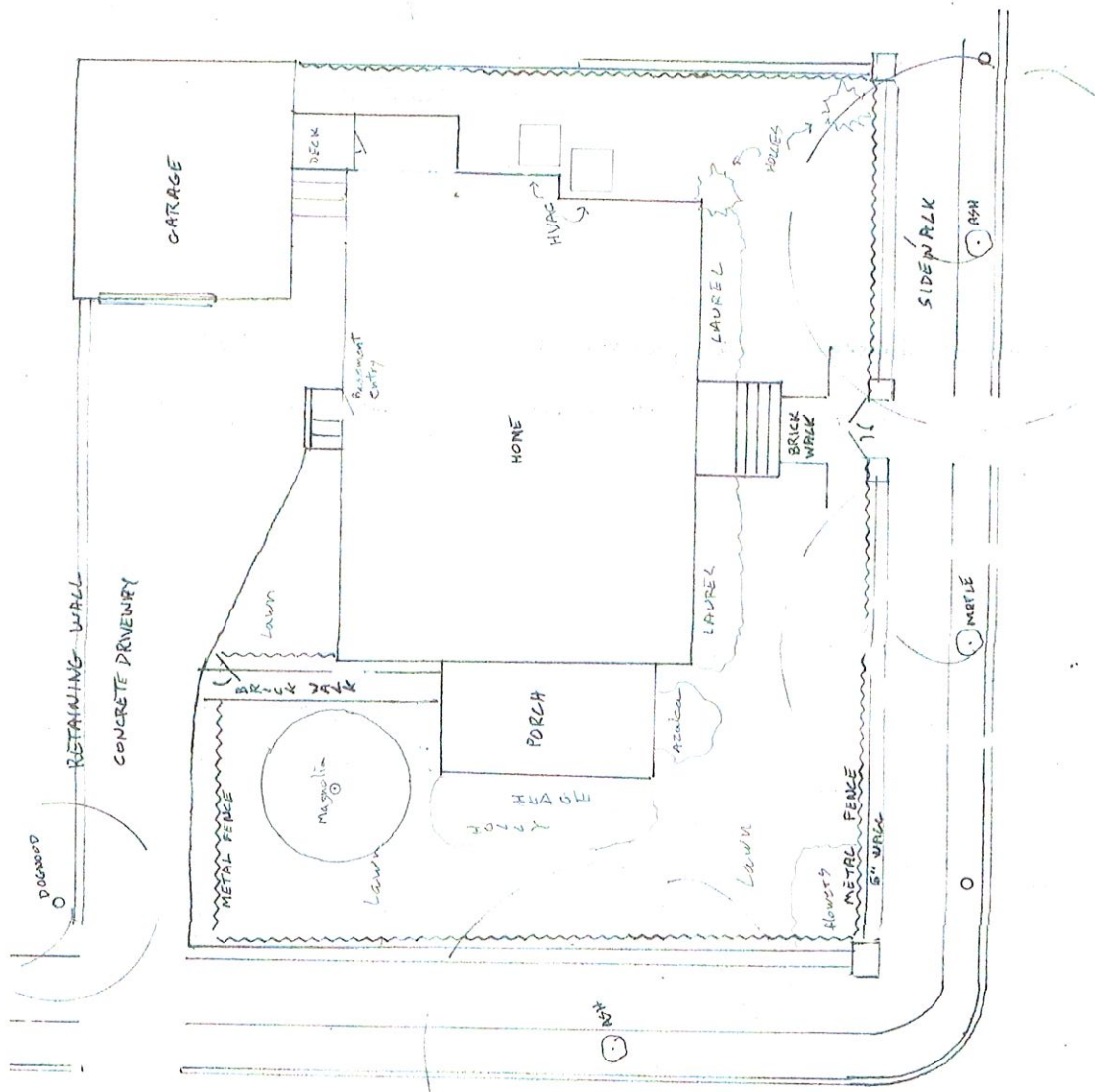
*Elizabeth Caliendo /mr*

Elizabeth Caliendo, Chair  
Certificate of Appropriateness Committee

cc: Zoning Enforcement Administrator, City of Raleigh

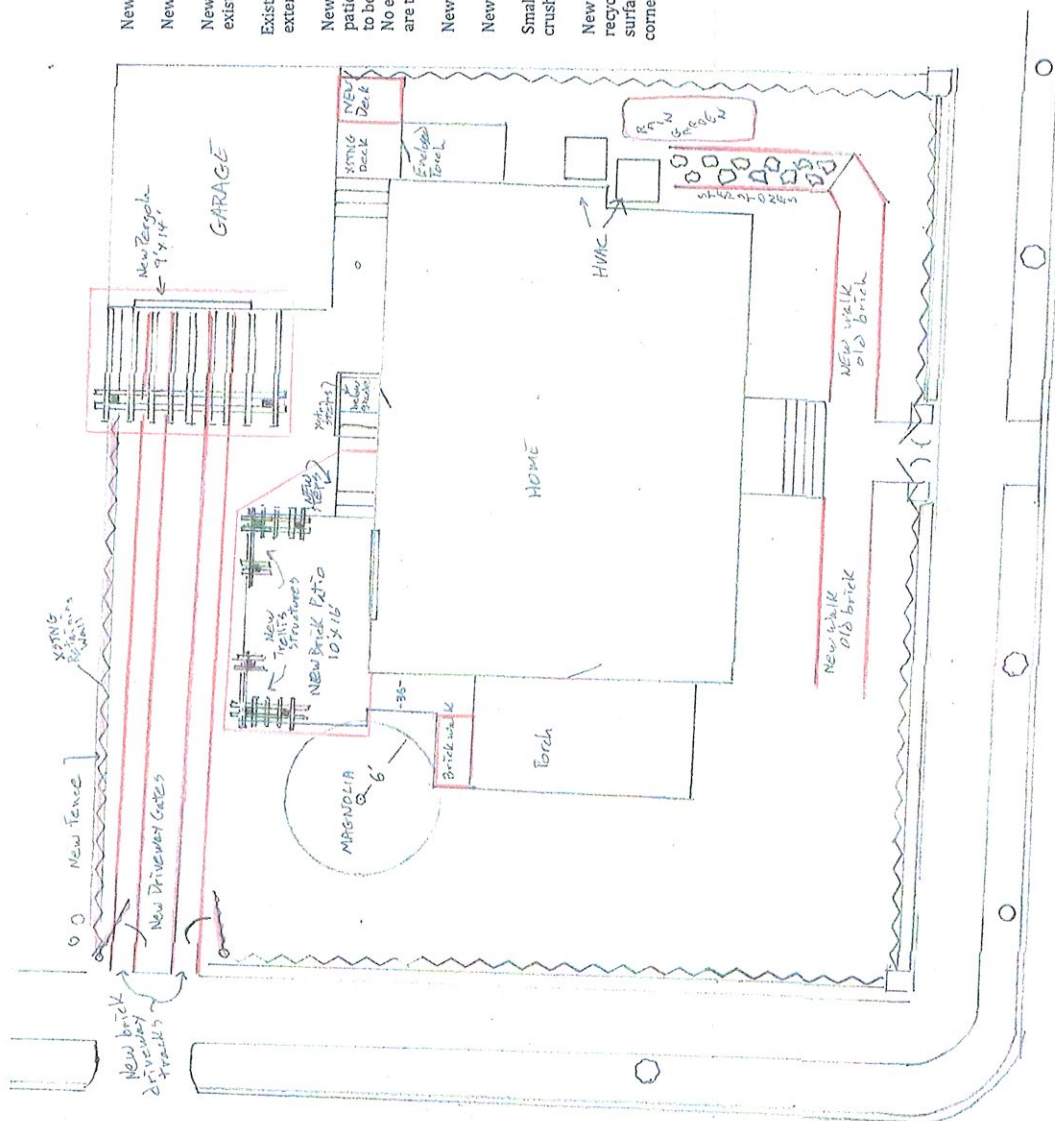


151-17- CA  
From original application



GARDENER BY NATURE LLC  
Taylor - 408 E. Lane St  
Existing Hedges and Plantings  
12/2017 John L. Thomas

## From original application



New brick driveway tracks from sidewalk to garage door.

### New driveway gate and new fence section along South

New fence on South boundary to be 36" high and to match existing fence in style.

Existing deck between garage and enclosed porch to be extended 42" to the West.

New brick patio and walk at Southeast corner. New steps joining patio to existing basement entrance. Bricks in existing walkway to be lifted and used for new brick walks on the front side. No excavation to take place in root zone. Bricks in the root zone are to be set in existing base to avoid root damage.

New corner trellis structures on new patio to provide shade.

New wooden pergola attached to garage wall.

Small area between house and garage to be covered with crushed bluestone gravel.

New brick secondary walks in front are made with bricks recycled from existing walk at Southeast corner. Walk surface switches to irregular bluestone at Northwest corner.

Gardener by Nature LLC  
Abi and Brett Taylor  
408 E. Lane Street  
Proposed Hardscape

John L. Thorne 12/13/17



151-17- CA

From original application

The fence section along the driveway to the house corner is to be removed. A new metal driveway gate will join the existing metal fence along the Bloodworth Street sidewalk, and a new metal fence 36 " high will extend from the South gatepost along the retaining wall to the garage. New fencing and gate will match styling and finish of existing fence.



The existing fence is 50" high at the South gatepost.



# City of Raleigh



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## 151-17-CA

408 E LANE STREET  
OAKWOOD HISTORIC  
DISTRICT (HOD-G)

0 25 50 100  
Feet



Nature of Project:  
Implementation of master  
landscape Plan:  
demolish concrete driveway and slab;  
install brick driving strips;  
install brick patio; construct pergolas;  
replace shrubbery;  
install rain garden; remove and  
replace fence; enlarge existing deck.

APPLICANT:  
JOHN THOMAS FOR GARDENER  
BY NATURE LLC



## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

151-17-CA 408 E LANE STREET

Applicant: JOHN THOMAS FOR GARDENER BY NATURE LLC

Received: 12/19/2017

Meeting Date(s):

Submission date + 90 days: 4/3/2018

1) 1/25/2018 2) 3)

### INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Implementation of master landscape plan: demolish concrete driveway and slab; install brick driving strips; install brick patio; construct pergolas; replace shrubbery; install rain garden; remove and replace fence; enlarge existing deck

Amendments: None

### 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	Implementation of master landscape plan: demolish concrete driveway and slab; install brick driving strips; install brick patio; construct pergolas; replace shrubbery; install rain garden
1.4	Fences and Walls	Remove and replace fence
1.5	Walkways, Driveways and Offstreet Parking	Demolish concrete driveway and slab; install brick driving strips
3.1	Decks	Enlarge existing deck

### STAFF REPORT

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

A. Implementation of a master landscape plan involving installing a brick patio, constructing pergolas, replacing shrubbery, and installing a rain garden is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.6, 1.3.7, 1.3.8, 1.3.9, 1.3.10, and the following suggested facts:

1\* From the Special Character of the Oakwood Historic District: "The street pattern is grid-like, but the blocks are of varying sizes and shapes. Some blocks are roughly square, while others are rectangular. This can lead to long stretches of sidewalk leading past home after home

before an intersecting street is encountered. Most lots are small and narrow, especially between Bloodworth and East streets, and the houses are generally tightly spaced and often located close to the side lot lines. This dense grouping of buildings, which are also set close to the sidewalk, gives a certain intimacy and rhythm to the neighborhood.”

- 2\* Also from the Special Character of the Oakwood Historic District: “Front yards are primarily lawn, bordered with planting beds; landscape plantings are generally informal, and often composed of simple foundation plantings.”
  - 3\* The property includes a two-story brick house and mature landscaping, as well as brick walkways, front stairs and a patio.
  - 4\* The use of brick hardscape features is common and historical in the Oakwood Historic District.
  - 5\* The patio at the southeast corner of the house will include two trellis structures to provide shade. A pergola feature is also proposed for the garage. The use of shade structures is common and historical in the district. The applicants provided examples of other shade structures in the district.
  - 6\* No detailed information on the original built area to open space was provided by the applicant, although the site plan drawings appear to illustrate a reduction in the total paved area.
  - 7\* The application includes the addition of a rain garden and a stepping stone path on the northwest corner of the house, as well as the planting of a hydrangea. With the removal of the existing hollies and the installation of primarily low-lying hardscape and softscape elements, the existing HVAC units may be more visible from the front of the property.
- B. Removing and replacing fencing is not incongruous in concept according to *Guidelines* 1.3.1, 1.3.9, 1.4.1, 1.4.2, 1.4.8, 1.4.11, and the following suggested facts:
- 1\* The property is partially surrounded by a black metal fence that runs along the sidewalks on the north and east sides as well as the west property line. The proposal includes the removal of a small portion of the fence that encloses the southeast corner of the lawn area, installation of a gate at the driveway, and installation of fencing on the existing retaining



wall adjacent to the driveway. Simple black metal fencing that encloses the perimeter of properties is not common, but also not atypical for the district.

- 2\* The height of the existing fence is 50" at the south gatepost. It is unclear from the application if the 36" tall fence proposed for the top of the retaining wall will match the height of the adjacent fencing where these two items meet at the southeast corner of the lot.

C. Demolishing a concrete driveway and slab, and installing brick driving strips is not incongruous according to *Guidelines* 1.3.2, 1.3.4, 1.3.9, 1.5.1, 1.5.4, 1.5.5, 1.5.6, 1.5.8, 1.5.9, and the following suggested facts:

- 1\* From the Special Character of the Oakwood Historic District: "A few of the driveway aprons are still paved with cobblestones or brick; most are concrete. Driveways themselves are most often gravel or concrete ribbon strips, squeezing beside the house to access the rear yard, and pushing the house close to the opposite side-lot line."
- 2\* The existing driveway and garage do not appear to date to the original 1924 construction of the house.
- 3\* The applicant proposes removing the extensively paved driveway/walkway area at the rear of the house to resolve a significant issue with flooding for the house. Slight regrading is proposed.
- 4\* Brick driving strip driveways are a common and historic feature in Oakwood.

D. Enlarging an existing deck is not incongruous in concept according to *Guidelines* 3.1.1, 3.1.2, 3.1.4, 3.1.5, 3.1.6, 3.1.7, 3.1.8, and the following suggested facts:

- 1\* The existing non-historic deck and the proposed deck addition are at the southwest corner of the lot between the house, an enclosed porch, and the garage. The deck is screened from view, as is common and historical in the district.
- 2\* The application implies that the deck extension will match the existing deck, but details are not included.

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

1. That tree protection plans be implemented and remain in place for the duration of construction.
2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
  - a. Tree protection plan.
3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
  - a. Fence height detail where retaining wall fence and driveway fence extension meet;
  - b. Deck extension;
  - c. HVAC screening.

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



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
eFax 919-996-1831



<input type="checkbox"/> Minor Work (staff review) – 1 copy <input checked="" type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input checked="" type="checkbox"/> All Other  <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<div style="text-align: center; font-weight: bold;">For Office Use Only</div> Transaction # <u>529217</u> File # <u>151-17-CA</u> Fee _____ Amount Paid <u>\$147</u> Received Date <u>12/19/17</u> Received By _____
Property Street Address <u>408 East Lane Street</u>	
Historic District <u>Oakwood</u>	
Historic Property/Landmark name (if applicable) _____	
Owner's Name <u>Jonathan and Abigail Taylor</u>	
Lot size <u>4305 SF</u>	(width in feet) <u>70</u>
(depth in feet) <u>61.5</u>	
For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys ( <a href="#">Label Creator</a> ).	
Property Address	Property Address
See attached sheet	

REVISED  
NEWLY  
APPLICATION

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant John L. Thomas for Gardener by Nature LLC

Mailing Address 5508 Swiftbrook Circle

City Raleigh

State NC

Zip Code 27606

Date

Daytime Phone 919-810-1927

Email Address john@gardenerbynature.com

Applicant Signature



Will you be applying for rehabilitation tax credits for this project? ☐ Yes ☒ No

Did you consult with staff prior to filing the application? ☐ Yes ☒ No

Office Use Only

Type of Work

**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 / 23	Site Features and Plantings	
1.5 / 27	Walkways, Driveways	
1.4 / 25	Fences and Walls	
3.1 / 65	Decks	
		-Demolish non-historic concrete driveway and slab. Build brick driveway tracks.
		-Build pergola at garage.
		-Enlarge existing small deck by approx. 18 SF.
		-Build brick patio with trellis. Extend brick walkways.
		-Demolish fence section along driveway. Build new fence along South boundary with gate at driveway.
		-Replace existing shrubbery plantings with new material to provide a less formal look with more plant diversity.
		-Install grass turf between driveway tracks and other areas previously covered by concrete slab.
		-Install rain garden in West side yard.

### 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) – 1 copy</u>  <u>Major Work (COA Committee review) – 10 copies</u>	✓				
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. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. <u>Plot plan</u> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. <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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. <b>Fee</b> (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

1704900258  
TAYLOR, JONATHAN B TAYLOR, ABIGAIL J  
408 E LANE ST  
RALEIGH NC 27601-1120

1704809127  
BOOKER, MATTHEW BOOKER, ARANZAZU  
LASCURAIN  
218 N BLOODWORTH ST  
RALEIGH NC 27601-1106

1704809232  
JONES, BARBARA JONES, RANDALL  
3701 OLD LASSITER MILL RD  
RALEIGH NC 27609-7062

1704809249  
HUMPHREY, JOSHUA L SOUTH, BLAIR M  
404 E LANE ST  
RALEIGH NC 27601-1120

1704809431  
WIESNER, DAVID C WIESNER, GAIL P  
515 EUCLID ST  
RALEIGH NC 27604-1938

1704900137  
MCGHEE, JAMES E MCGHEE, ELLEN P  
221 N EAST ST  
RALEIGH NC 27601-1113

1704900208  
MILLER, BRUCE GRANTIER  
406 E LANE ST  
RALEIGH NC 27601-1120

1704900243  
KONIDARIS, KONSTANTINA N TRUSTEE  
THE KONIDARIS TRU...  
223 N EAST ST  
RALEIGH NC 27601-1113

1704900413  
PHILLIPS, ROBERT D PHILLIPS, KATHY S  
2415 FAIRVIEW RD  
RALEIGH NC 27608-1325

1704900464  
BRAGG, LAUREN C  
413-415 E LANE ST  
RALEIGH NC 27601-1119

1704901292  
GILLEN, ROBERT GARDNER GILLEN, LEE  
ANN FRY  
1315 PINE BURR LN  
CHATTANOOGA TN 37419-1126

1704901298  
WILLETT, ROBERT T WILLETT, GRACE  
MARLETTE  
224 N EAST ST  
RALEIGH NC 27601-1114

1704902431  
REMNANT OF CHRIST ROC FELLOWSHIP  
CHURCH  
4341 KARLBROOK LN  
RALEIGH NC 27616-8050

1704903104  
SCOTT, RANDALL CRAIG SCOTT,  
HEATHER LEE  
218 N EAST ST  
RALEIGH NC 27601-1114

# **PROPOSED LANDSCAPE IMPROVEMENTS**

**For**

**408 East Lane Street**

**Oakwood Historic District**

**Major work COA**



**Gardener by Nature LLC  
December 2017  
Design by John L Thomas**





View from across Lane Street.



Looking West on Lane Street





Lane Street and East Street.



From across East Street, looking Northwest.

## OBJECTIVES

- This brick Mediterranean Revival house was built circa 1924. The owners are experiencing water damage at the rear of the home. There is an extreme amount of hardened surface area behind the house, and roof outfall from the garage and much of the house add to the drainage problems. We hope to alleviate much of the situation by removing a lot of concrete and replacing it with turf, as well as rebuilding the drains and introducing a rain garden feature in the West side yard. Brick driveway tracks from the sidewalk to the garage are to replace the existing driveway.
- The owners would like to have a wooden pergola over the driveway at the entrance to the garage. They also propose a new brick patio at the rear wall in the Southeast corner, adjoining the brick walkway to the porch. This patio includes two trellis structures for shade on this South exposure. A small extension of the existing deck is also proposed.
- We propose to use old brick salvaged from the East walkway to extend the narrow brick walk running parallel to the front fence.
- The owners would like to increase the amount of lawn play space for children. Our proposal adds approx. 80 SF of lawn by replacing an existing holly hedge at the porch, and additional turf to be planted where concrete is removed.
- The owners would like to re-work the plantings to create a less formal appearance with greater plant diversity and color.

## **408 East Lane Street**

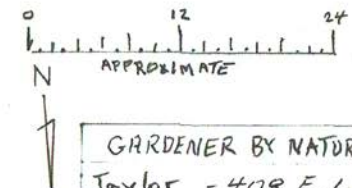
### **Proposed Hardscape Alterations**

- Demolish concrete driveway slab. Build brick driveway tracks.  
1.3.4 / 1.3.9 / 1.5.5 / 1.5.6
- Build brick patio with wooden trellis. Extend brick walkways.  
1.3.6 / 1.3.9 / 1.3.7
- Build pergola at garage.  
1.3.6 / 1.3.9
- Extend existing deck 42" to West boundary fence.  
3.1
- Build fence section with driveway gate along South boundary.  
1.3.9 / 1.4.8

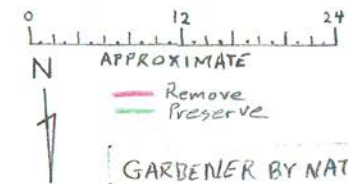
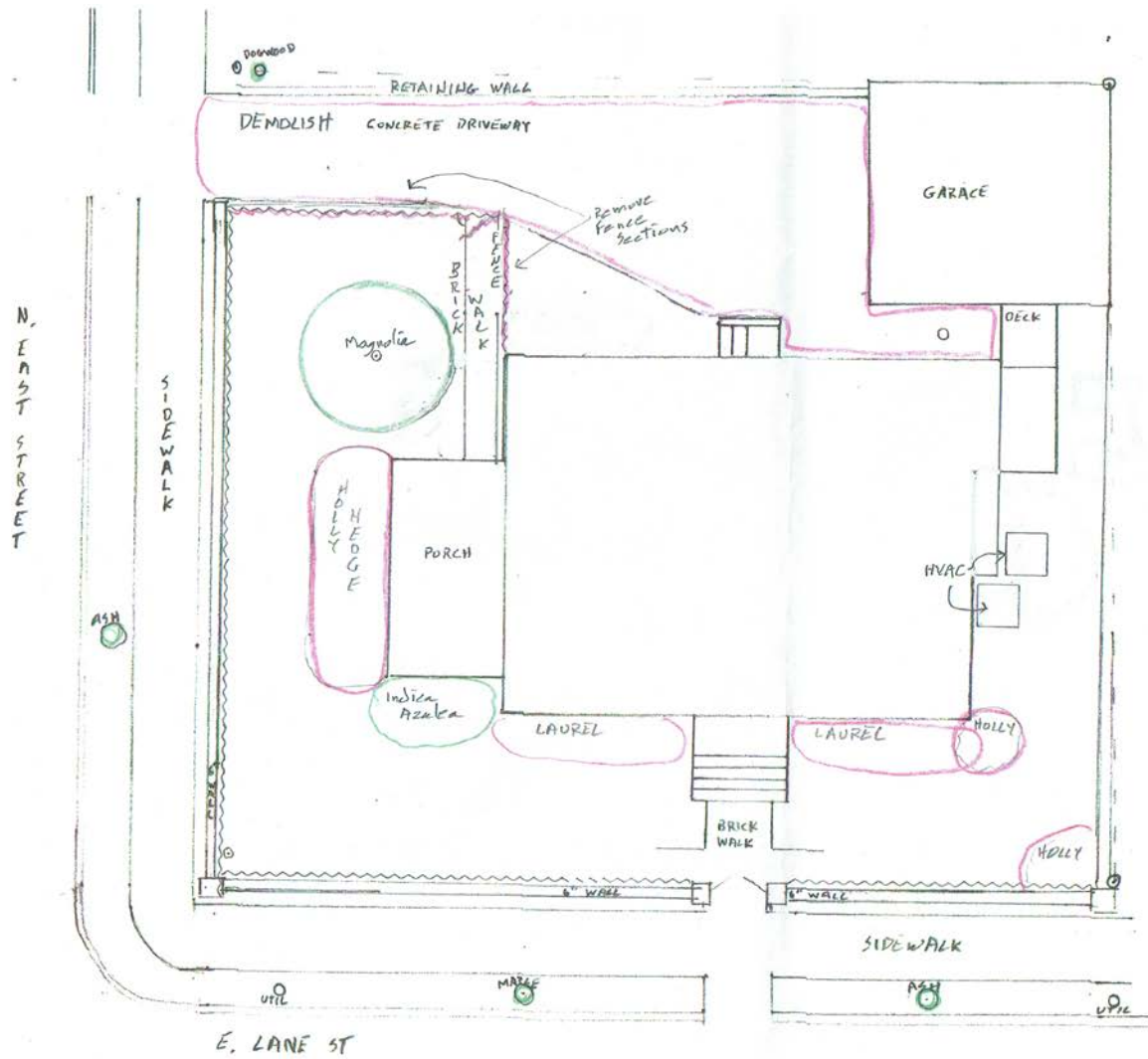
### **Proposed Planting Alterations**

- Replace existing shrubbery plantings with new material to provide a less formal look with more plant diversity.  
1.3.2
- Install grass turf between driveway tracks and in areas previously covered by slab.  
1.3.4
- Install rain garden in West side yard.  
1.3.10





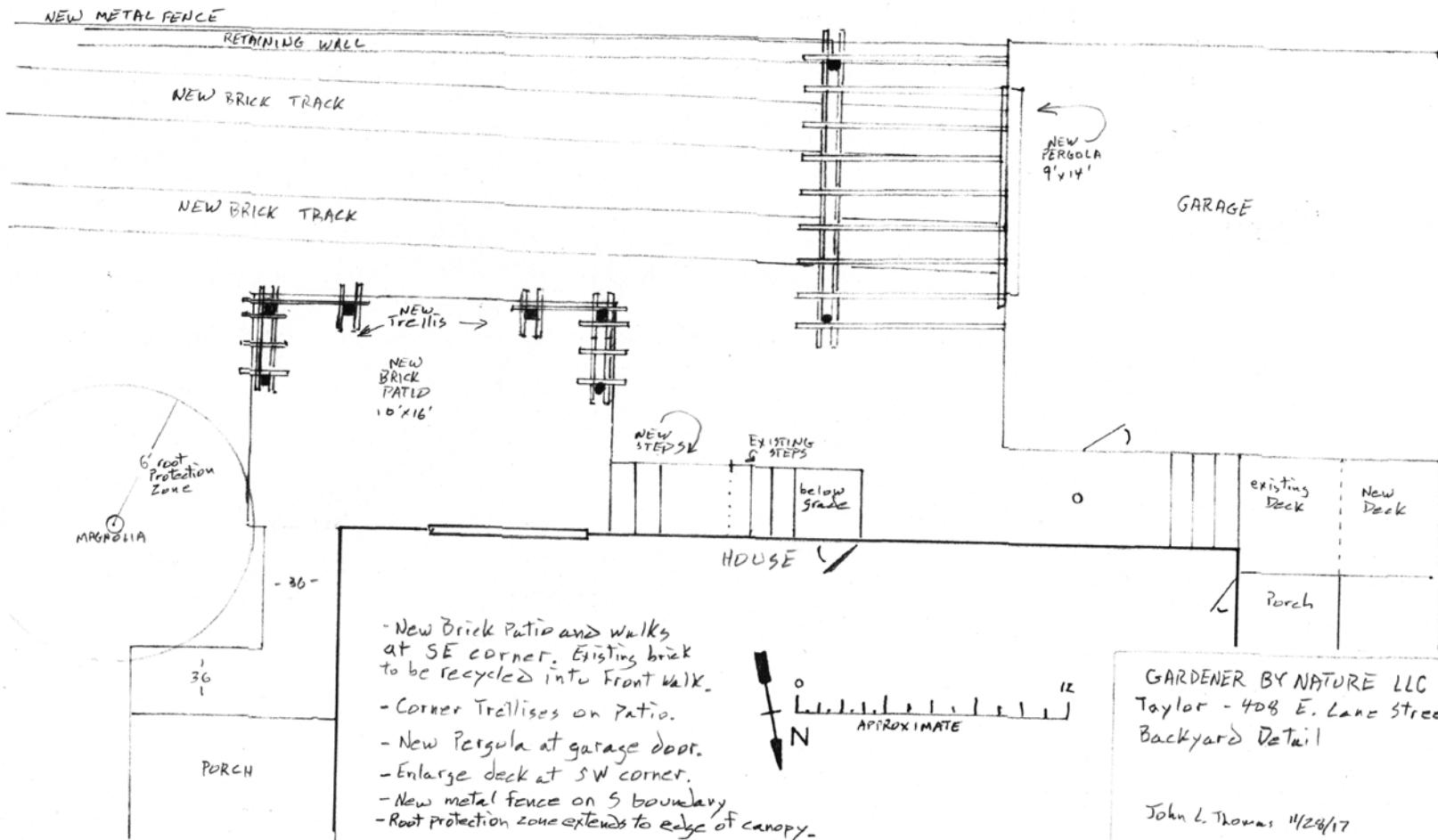
11



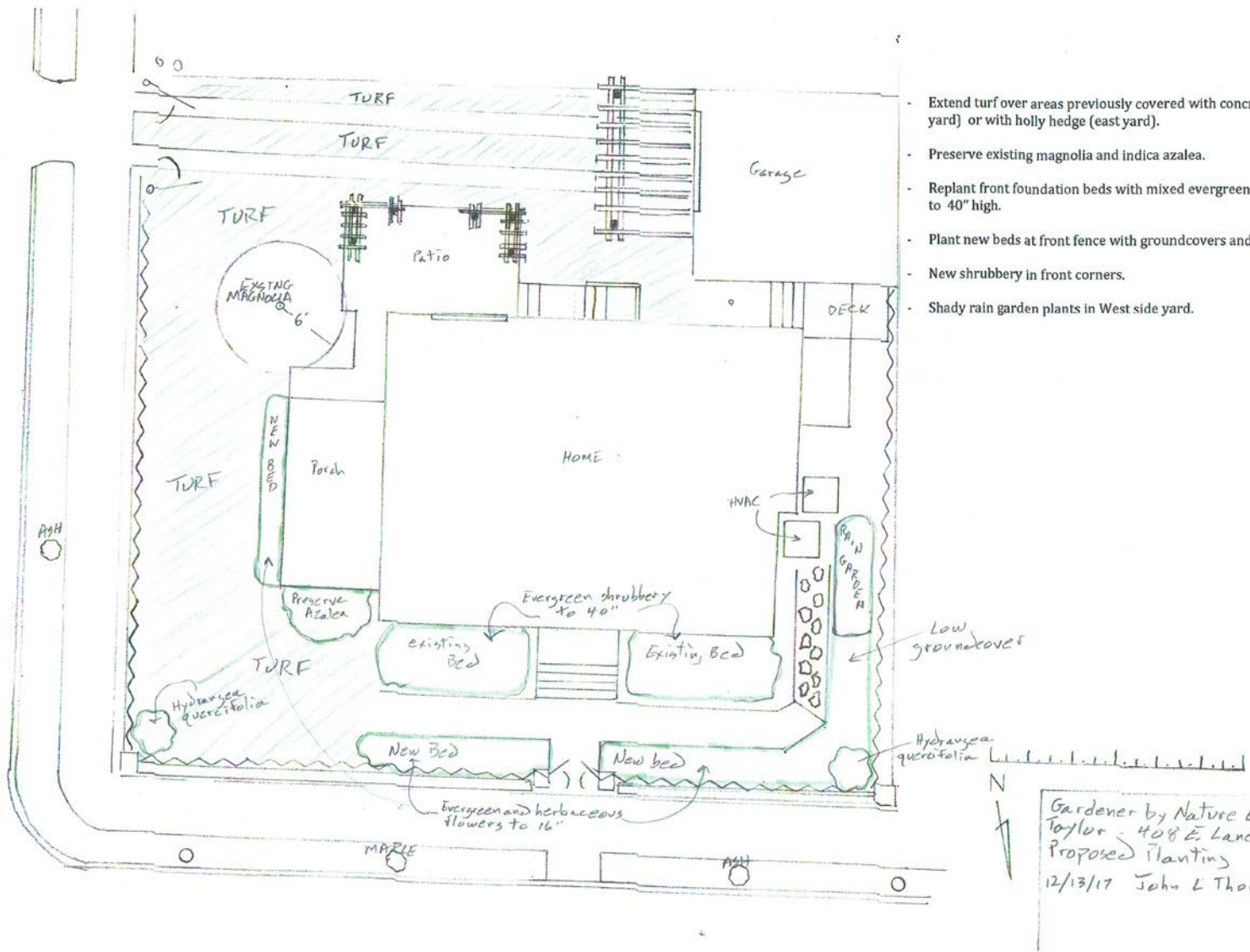
GARDENER BY NATURE LLC  
 Taylor - 408 E. LANE ST.  
 Demolition/Removal  
 John L. Thomas











- Extend turf over areas previously covered with concrete (South yard) or with holly hedge (east yard).
- Preserve existing magnolia and indica azalea.
- Replant front foundation beds with mixed evergreen shrubbery 24" to 40" high.
- Plant new beds at front fence with groundcovers and flowers to 16".
- New shrubbery in front corners.
- Shady rain garden plants in West side yard.

Most of the property at the rear of the house is currently paved over with a badly deteriorating concrete slab. All of this hardened surface area, plus all of the garage roof and much of the house roof, drains to a low spot between the house and garage where a 4" surface drain exists.



We propose to demolish the entire existing slab, replace the driveway with brick driveway tracks, and install turf in much of the previously paved area. We will make slight changes in the grading to improve drainage at the garage door, and will entirely rebuild the drain to handle larger amounts of water





The slab has settled almost 3" below it's original position here at the front corner of the garage. Our re-grading will bring this back to it's intended level.

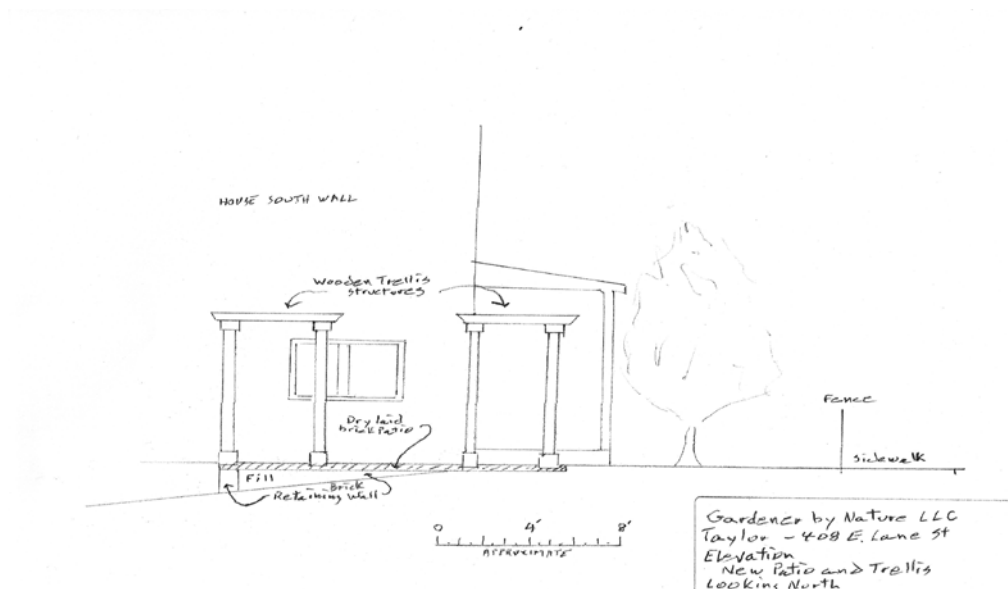




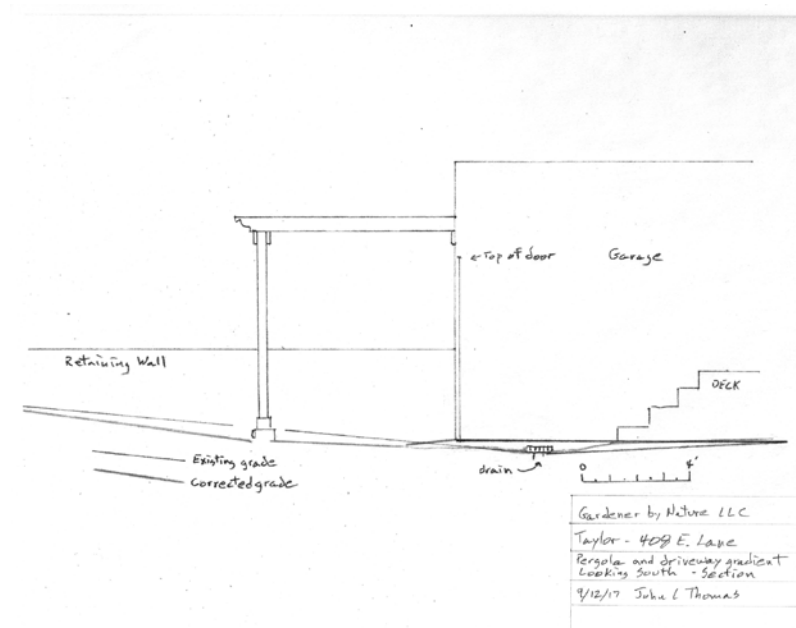
We propose to add a 10' x 16' brick patio along the rear wall, underneath the window at the Southeast corner and including the area where the existing walk extends beyond the house corner. The existing non-historic brick walk seen in these photos is to be rebuilt with brick matching that of the new patio. The replacement walk within the root zone of the tree is to be built on the existing paving base, with no excavation to be made in the construction.

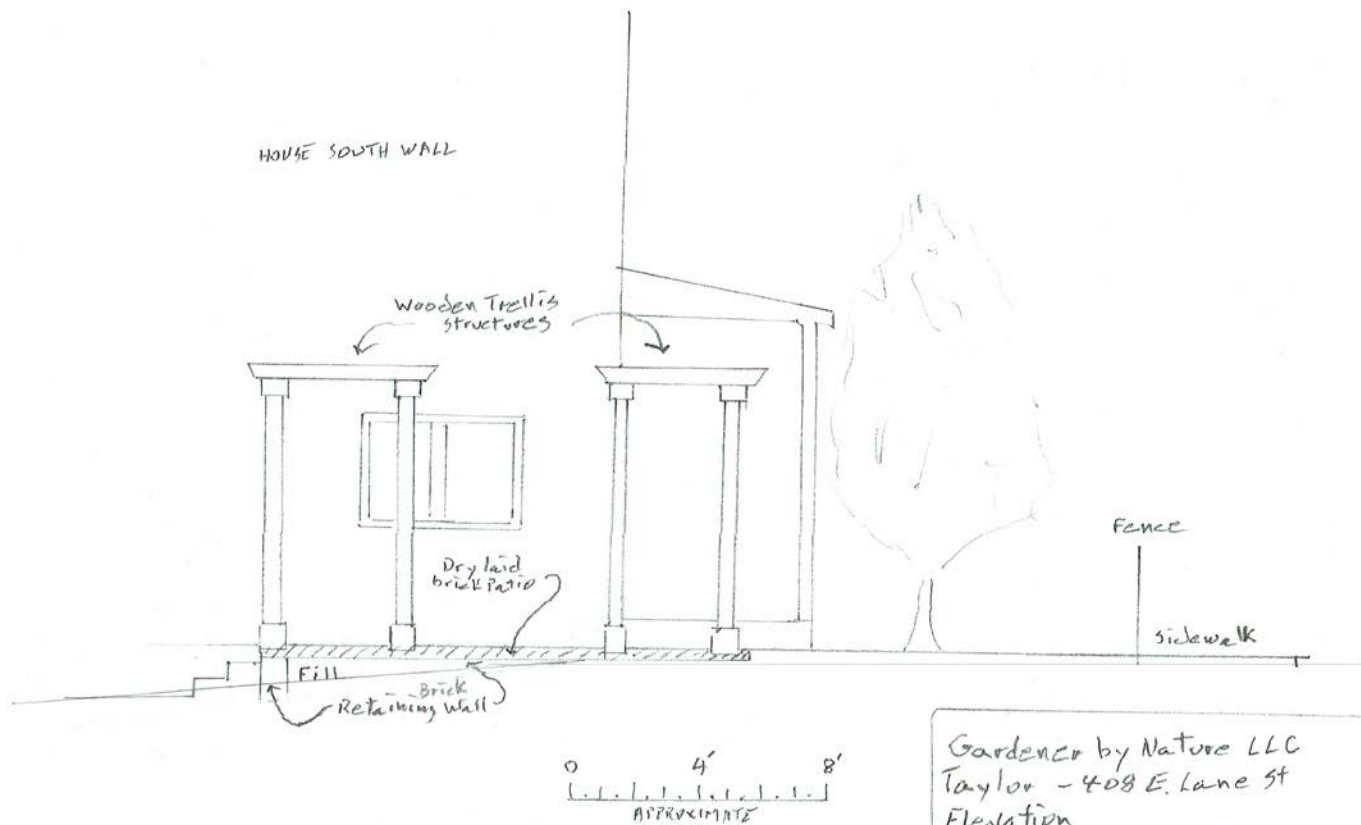


The patio will include two wooden trellis structures to provide shade from the fully sunny South exposure. Flowering vines are to be grown on these structures.

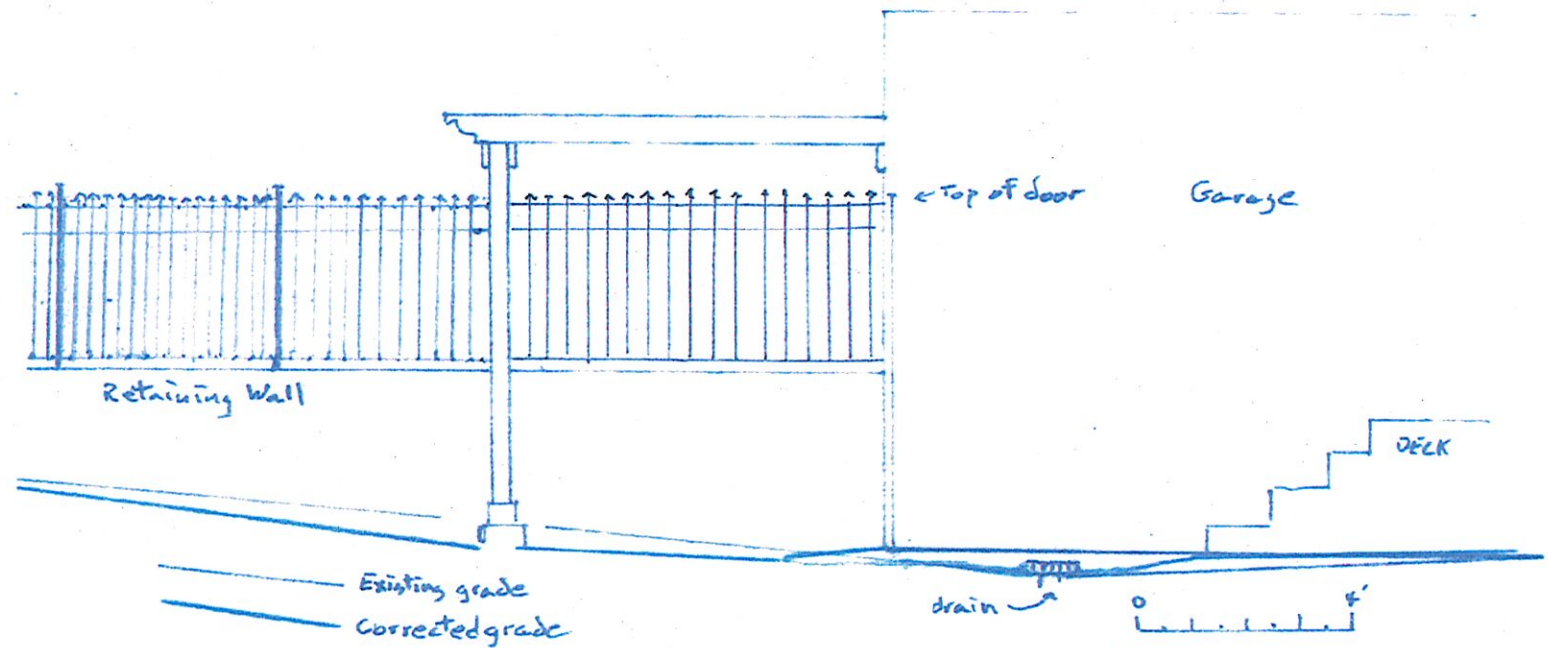


We propose a wooden pergola to be attached to the garage wall over the door. The pergola is to be 14' wide and will extend 9' beyond the garage wall. The pergola and the patio trellises will share the same styling. The structures are to be stained glossy black to match the shutters and fencing on the property.



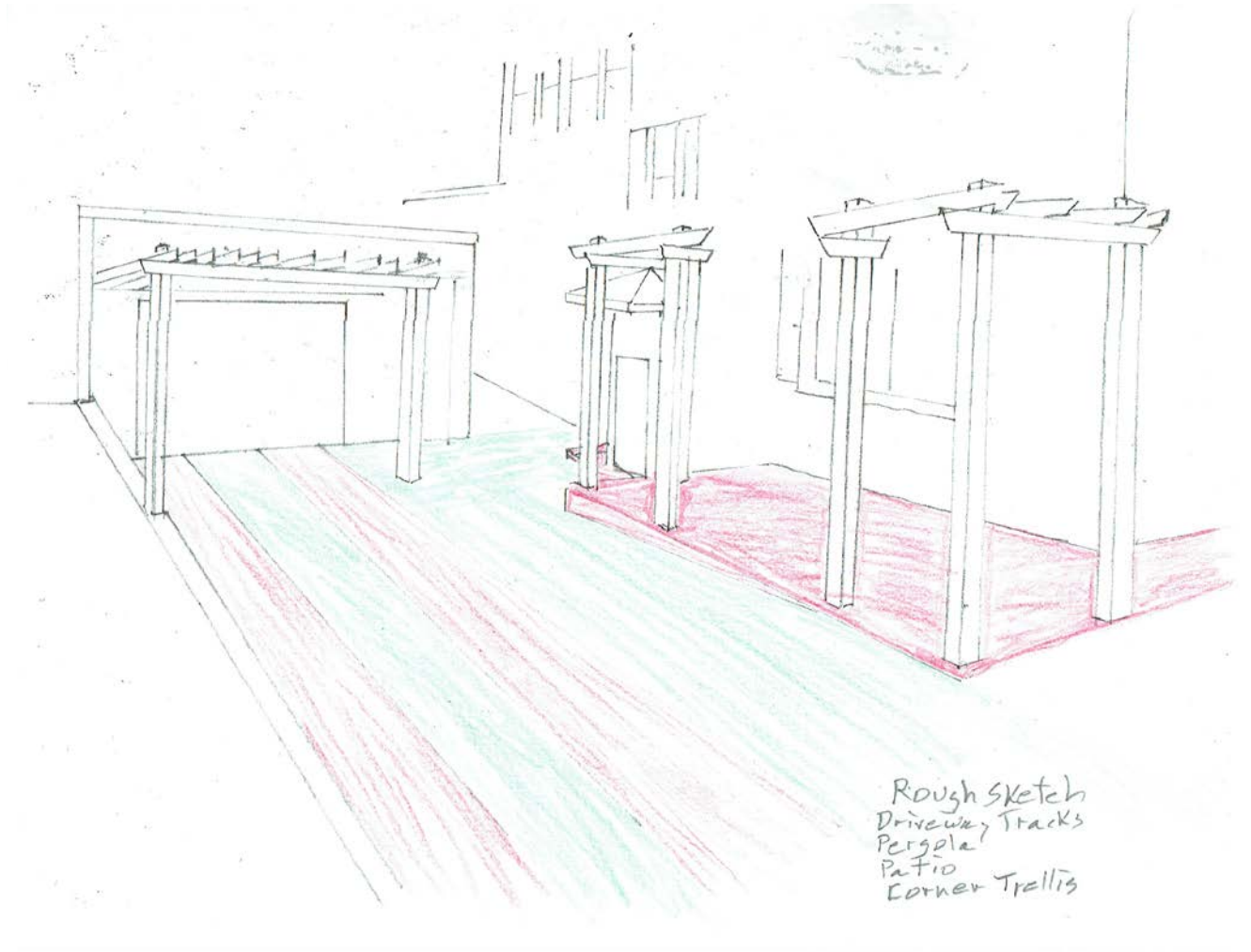


Gardener by Nature LLC  
 Taylor - 408 E. Lane St  
 Elevation  
 New Patio and Trellis  
 Looking North



Gardener by Nature LLC  
 Taylor - 409 E. Lane  
 Pergola and driveway gradient  
 Looking South - Section  
 9/12/17 Julie Thomas

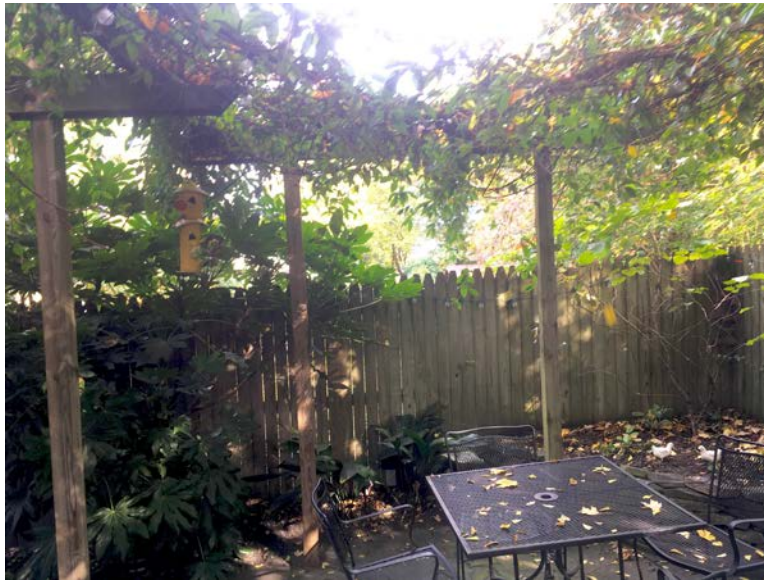




Rough sketch  
Driveway Tracks  
Pergola  
Patio  
Corner Trellis



## PRECEDENT FOR SIMILAR STRUCTURES IN THE DISTRICTS



The proposed patio trellis is comparable to this at 512 N. East Street.



The proposed pergola is comparable to this one at 709 McCulloch St.

The fence section along the driveway to the house corner is to be removed. A new metal driveway gate will join the existing metal fence along the Bloodworth Street sidewalk, and a new metal fence 36 " high will extend from the South gatepost along the retaining wall to the garage. New fencing and gate will match styling and finish of existing fence.

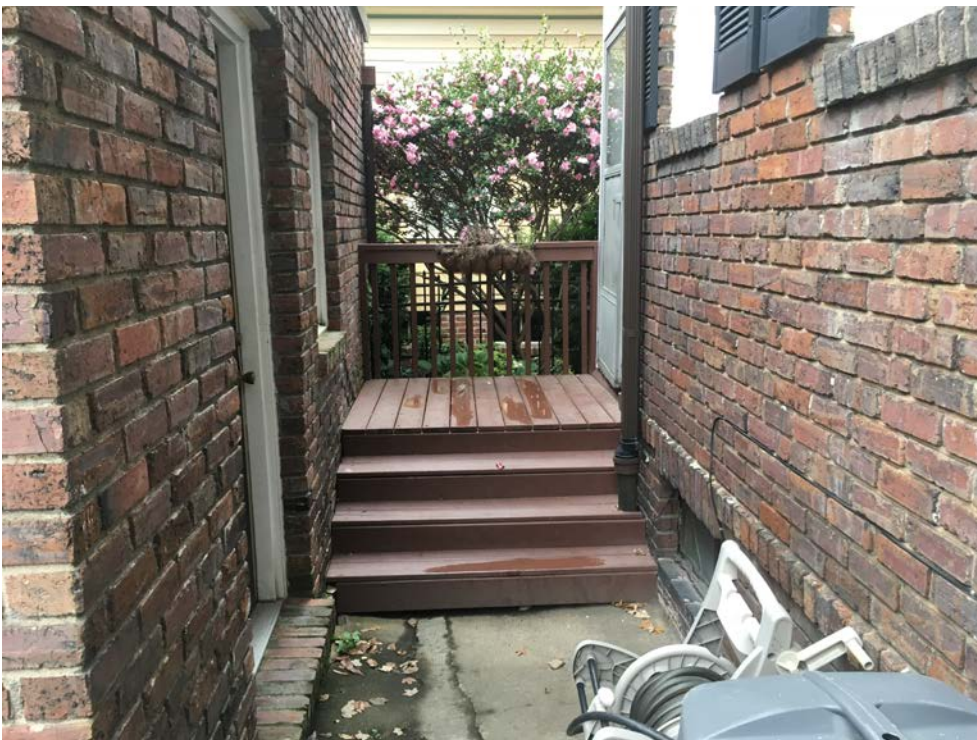


The existing fence is 50" high at the South gatepost.





The existing small 63" x 57" deck joining the enclosed back porch to the garage is to be enlarged by 18.3 SF, adding 42" to the west side and giving a new finished size of 63" x 99". This extends the deck to within a few inches from the west property boundary fence seen in this photo with the garage wall.



The existing short secondary walks at the front entrance are to be rebuilt in a slightly different position, and extended to the front corners of the house. The bricks salvaged from the back walk will be used for the extended walks proposed for the front yard.



New plantings of low growing flowering perennials are proposed for the narrow area between the wing walks and the fence.



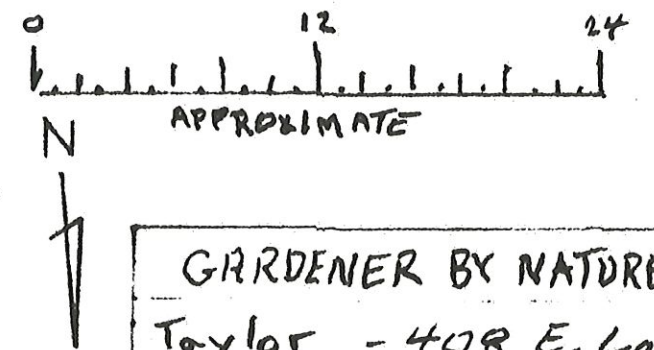
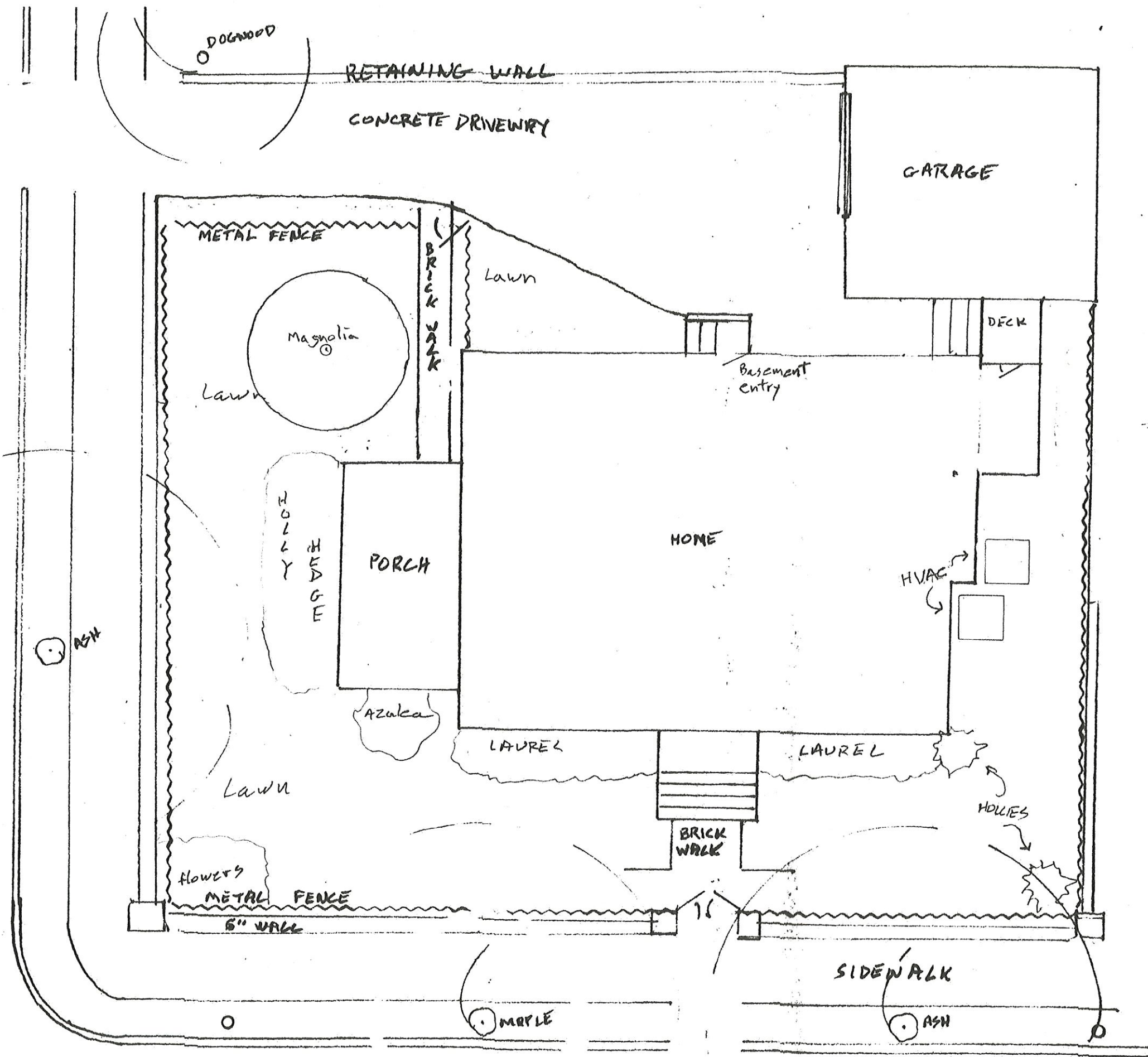


The 6' wide holly hedge at the porch is to be replaced with turf and a narrow planting bed at the foundation.. Foundation plantings here and along the front wall are replaced with a more diverse planting of small shrubs and perennials.

A long narrow rain garden is proposed along the West boundary fence. The area is to be planted with low groundcover material, with a step stone walkway extending to the HVAC units.

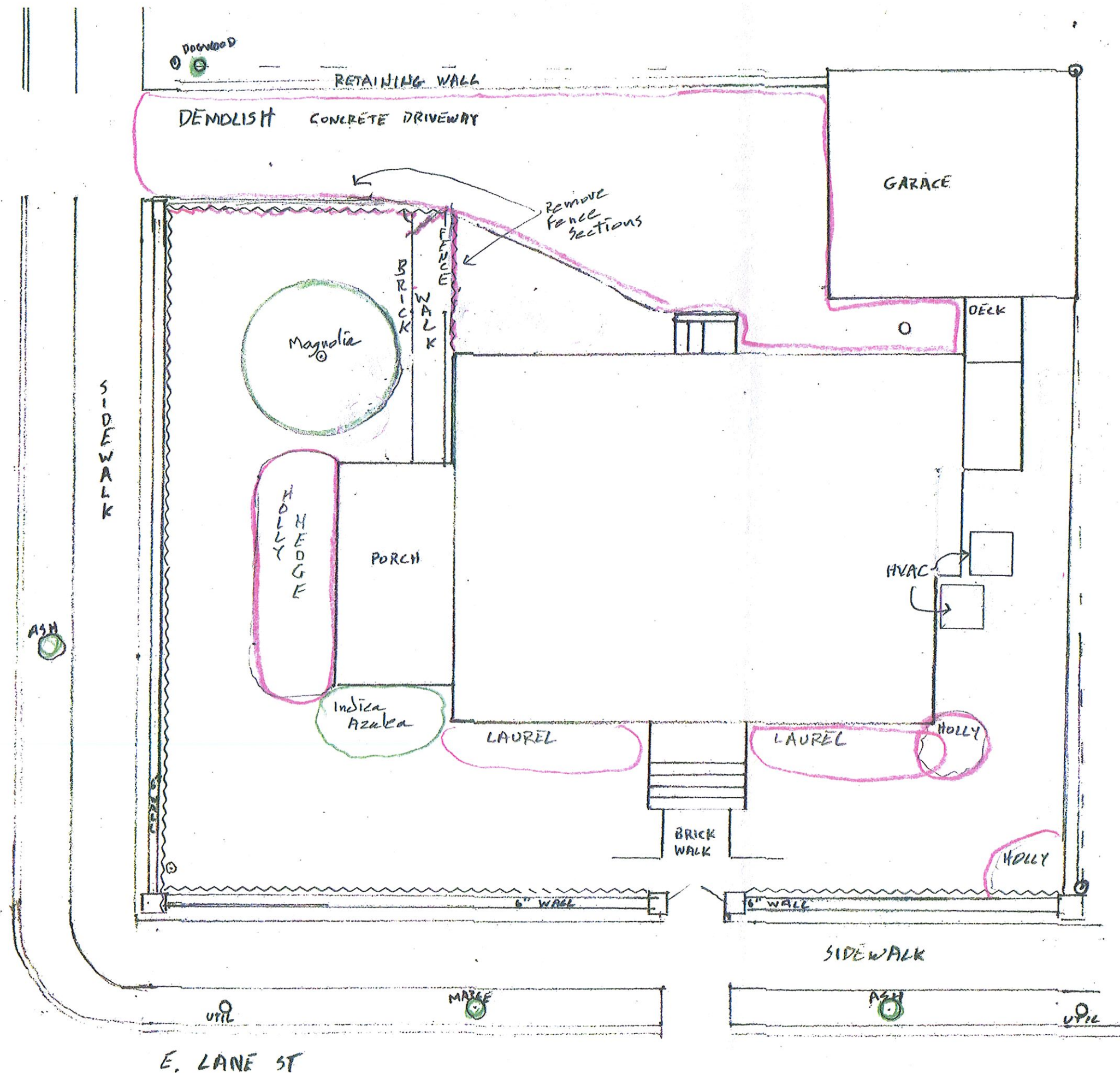






GARDENER BY NATURE LLC  
Taylor - 408 E. Lane St  
Existing Hardscape and Plantings  
12/2017 John L Thomas

N. EAST STREET



0 12 24



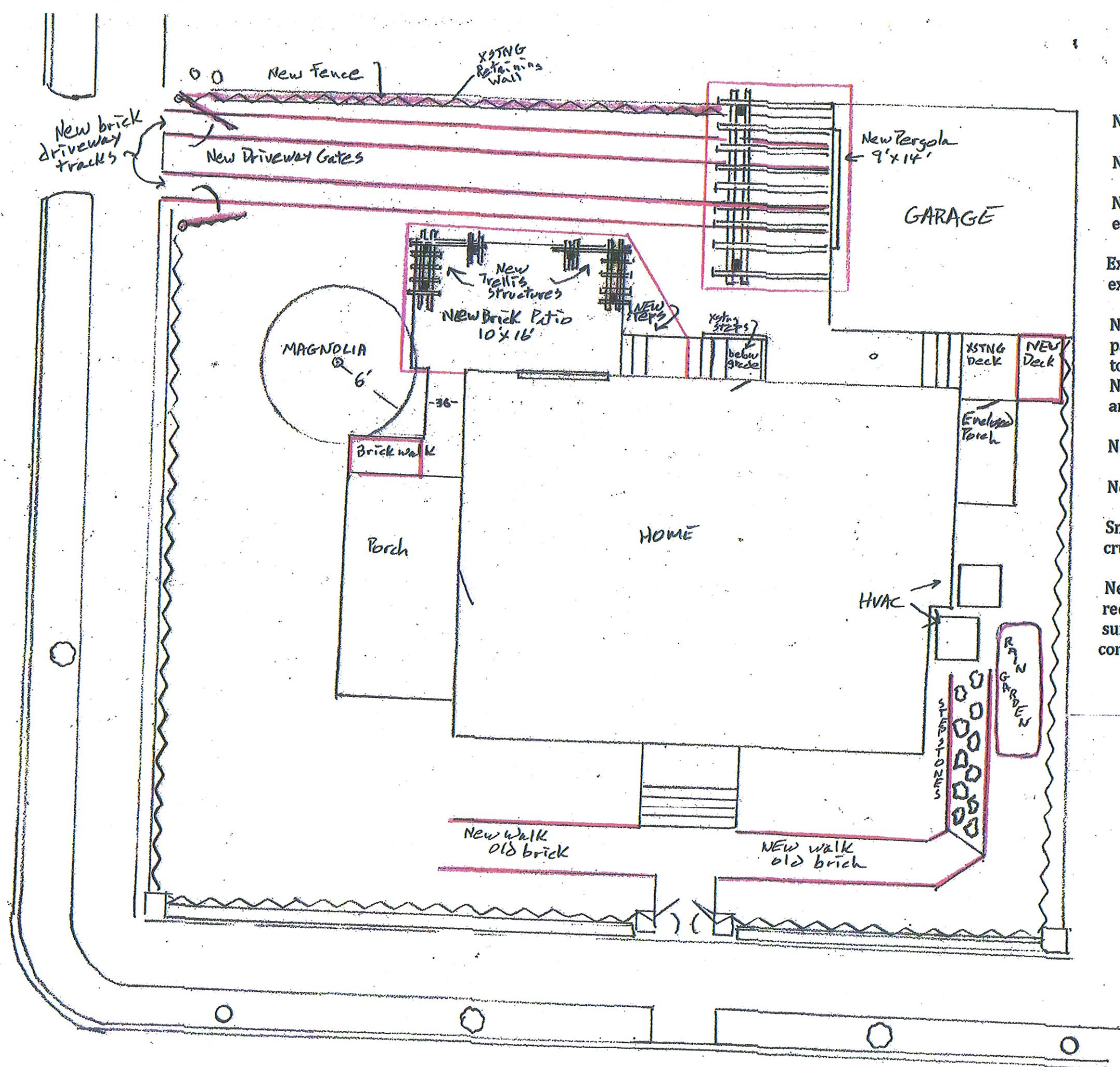
APPROXIMATE

Remove  
Preserve

GARDENER BY NATURE LLC  
Taylor - 408 E. LANE ST.  
Demolition/Removal

John L. Thomas





New brick driveway tracks from sidewalk to garage door.

New driveway gate and new fence section along South

New fence on South boundary to be 36" high and to match existing fence in style.

Existing deck between garage and enclosed porch to be extended 42" to the West.

New brick patio and walk at Southeast corner. New steps joining patio to existing basement entrance. Bricks in existing walkway to be lifted and used for new brick walks on the front side. No excavation to take place in root zone. Bricks in the root zone are to be set in existing base to avoid root damage.

New corner trellis structures on new patio to provide shade.

New wooden pergola attached to garage wall.

Small area between house and garage to be covered with crushed bluestone gravel.

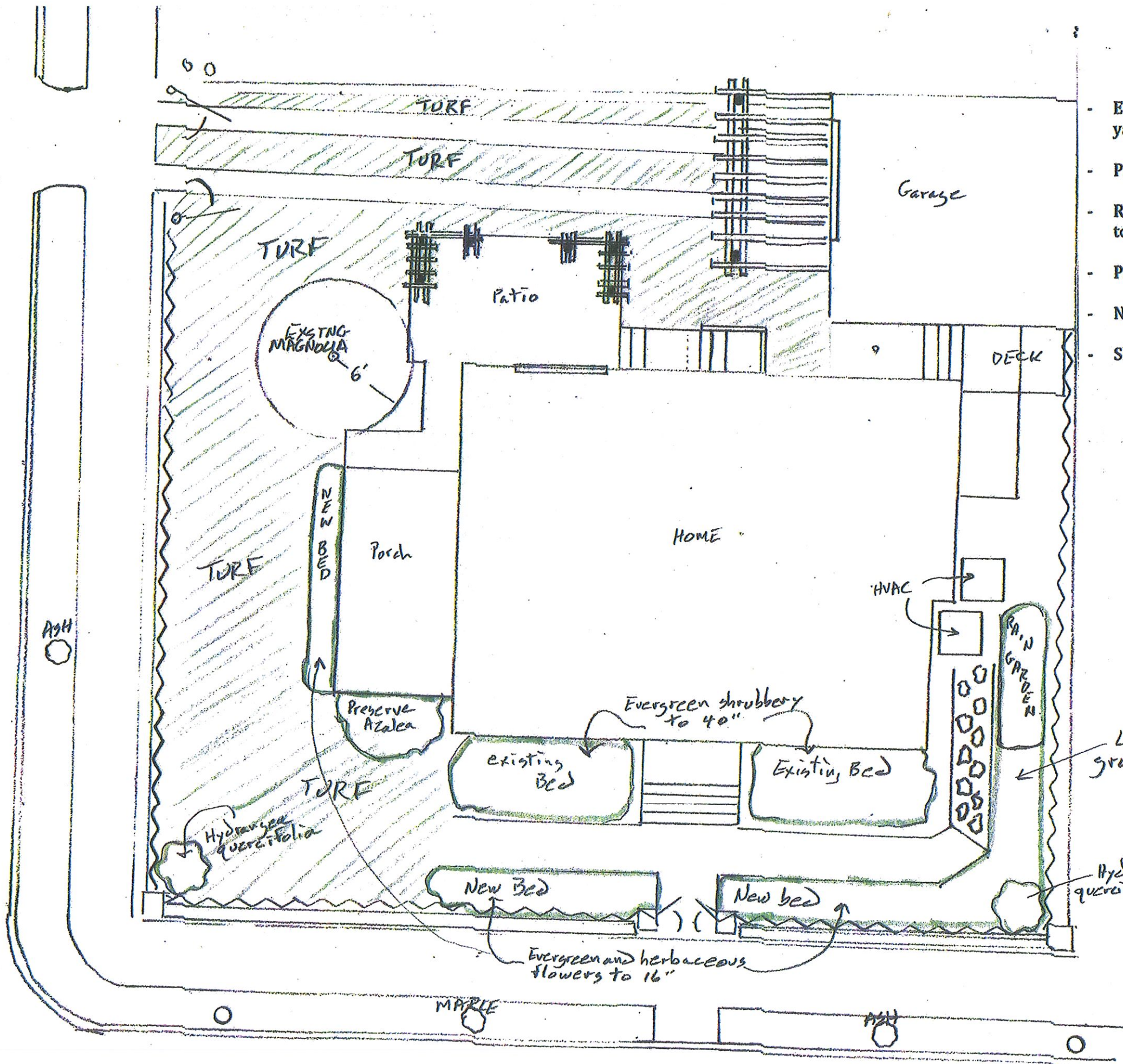
New brick secondary walks in front are made with bricks recycled from existing walk at Southeast corner. Walk surface switches to irregular bluestone at Northwest corner.

0 12 24  
1" = 12'

N

Gardener by Nature LLC  
Abi and Brett Taylor  
408 E. Lane Street  
Proposed Hardscape





- Extend turf over areas previously covered with concrete (South yard) or with holly hedge (east yard).
- Preserve existing magnolia and indica azalea.
- Replant front foundation beds with mixed evergreen shrubbery 24" to 40" high.
- Plant new beds at front fence with groundcovers and flowers to 16".
- New shrubbery in front corners.
- Shady rain garden plants in West side yard.

Gardener by Nature LLC  
 Taylor - 408 E. Lane St  
 Proposed Planting  
 12/13/17 John L Thomas