



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

821 RUNNYMEDE RD.

Address

Historic District

MATSUMOTO HOUSE

Historic Property

171-13-MW

Certificate Number

10/29/2013

Date of Issue

4/29/2014

Expiration Date

Project Description:

- Install low stone wall with pebble fill around perimeter of foundation.

This card must be kept pasted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the Inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature, _____

Raleigh Historic Development Commission



Planning & Development

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

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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

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

For Office Use Only

Transaction # 379521
 File # 171513-MW
 Fee \$28⁰⁰
 Amt Paid \$28⁰⁰
 Check # ?
 Rec'd Date 10-29-13
 Rec'd By [Signature]

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

Property Street Address 821 Runnymede Road, Raleigh 27607

Historic District

Historic Property/Landmark name (if applicable) Matsumoto House

Owner's Name Huston Paschal

Lot size (width in feet) 140 ft frontage (depth in feet) 279.2 ft deep on E side
156.84 ft wide at rear 272 ft deep on W side

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address

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 Huston Paschal

Mailing Address 821 Runnymede Road

City Raleigh State NC Zip Code 27607

Date 25 October 2013 Daytime Phone 919.787.4619

Email Address hpaschal821@att.net

Signature of Applicant Huston Paschal

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 4/29/14. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature [Handwritten Signature]

Date 10/29/13

Project Categories (check all that apply):

- Exterior Alteration
- Addition
- New Construction
- Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

- Yes
- No

(Office Use Only)

Type of Work _____

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Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
2.3, p 12	Site Features and Plantings	Refresh waterproofing, improve water handling, and improve look of bare area around perimeter of house
		Samples provided to Staff
		Staff site visit 10-25-13

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2 " x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>					
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.	<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 proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet. 	<input type="checkbox"/>	<input checked="" 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				

1. Project description

Keeping moisture out of the house requires eternal vigilance. With the weather becoming more extreme and the continuing over-building upstream from Runnymede, the battle intensifies. With all that in mind, a way to reinforce the waterproofing around the perimeter of the house has been devised. Inspired by the pebble beach the house's designer, George Matsumoto, placed along the south side of the house, the idea of a bed of stone surrounding the house seems efficacious and appropriate. As well, it will improve the look of the house, since with the overhang on the north and west sides, nothing will grow, leaving the unsightly original waterproofing (which is fading and peeling away from the foundation wall) exposed.

The initial work will involve digging down several feet along the foundation wall, examining the condition of the existing waterproofing, and reinforcing that waterproofing with new, more impervious materials. The wall of the bed of stone has been designed so that it will blend in with its environment, both with the foundation wall of the house and with the ground. The stone will be layered horizontally, to echo the visually important horizontal fascia of the cantilever above. The stone bed's width reflects the depth of the cantilever and its steps down the grade align with the cantilevered beams, reinforcing the rhythm of the house's lines. The bed will be dry-stacked, making it seem lighter, but will be mortared on the inside for strengthening. The color of the stone is very nearly an exact match for the block foundation wall – the stone is not to in any way draw attention to itself or distract from the house. The bed formed by this wall will be topped with river stone, much like the pebbles Matsumoto used at the rear of the house. Underneath the river stone, there will be a moisture barrier to further prevent surface water from penetrating the foundation. The double goal is to maintain the aesthetic integrity of the house and to help preserve it.

2. Description of materials

Waterproofing material, stone for wall, river stone to fill bed

Photographs

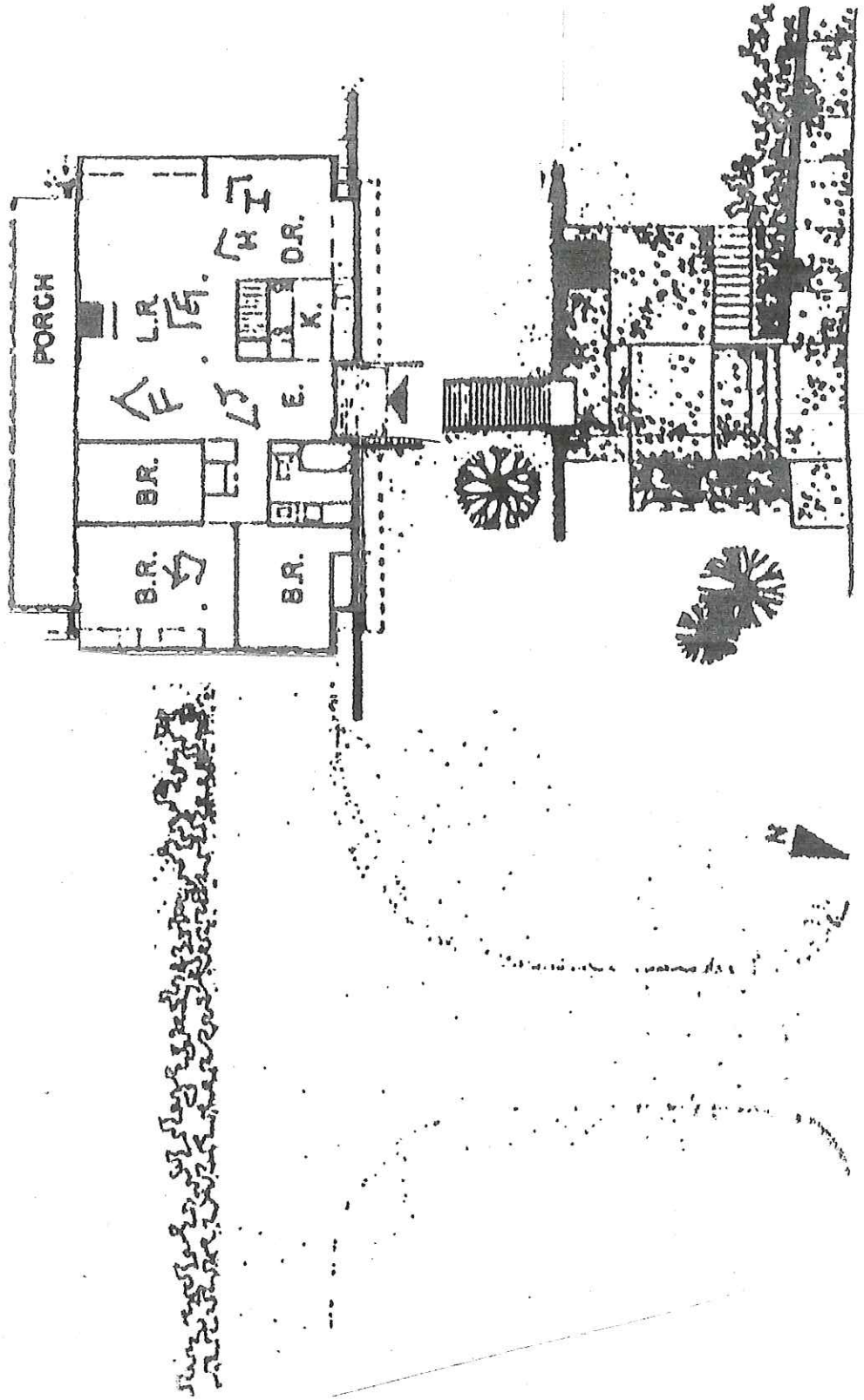
1. Original pebble beach, south side of house
2. Front/north side of house, with sample section of wall set up
3. Detail of sample section
4. West end of house, showing original waterproofing











Runnyede