



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Alter landscaping <25% of front yard including: Remove foundation plantings; expand front planting beds with brick edging; install flagstone paver walkway

523 Elm St

Address

Oakwood

Historic District

Historic Property

COA-0029-2023

Certificate Number

3/3/2023

Date of Issue

9/3/2023

Expiration Date

This card must be kept posted 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, _____

Ein Morton

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Type or print the following:			
Applicant name: Kristina Davidson & Phillip Swystun			
Mailing address: 523 Elm St			
City: Raleigh	State: NC		Zip code: 27604
Date: 02/26/2023		Daytime phone #: 931-260-2798	
Email address: kristinadavi@gmail.com			
Applicant signature: <i>Kristina Davidson</i>			
Minor work (staff review) – one copy Major work (COA committee review) – ten copies Additions > 25% of building sq. footage New buildings Demolition of building or structure All other Post approval re-review of conditions of approval		Office Use Only Transaction #: _____ File #: <u>COA-0029-2023</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____	
Property street address: 523 Elm St			
Historic district: Oakwood			
Historic property/Landmark name (if applicable): Jasper Capps			
Owner name: Swystun & Davidson			
Owner mailing address: 523 Elm St.			

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>46</u>
Did you consult with staff prior to filing the application? Yes <input type="radio"/> No <input checked="" type="radio"/>	_____

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.3	Landscape	Remove inappropriately sized foundation plants that block window (camellias). Retain one at corner of home. Expand front yard perennial garden bed (<25%). Edge with brick. Lay flagstone pavers for walk path between foundation plantings and perennial bed.

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 <u>09/03/2023</u> .	
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) <u>Elin Morth</u>	Date <u>03/03/2023</u>



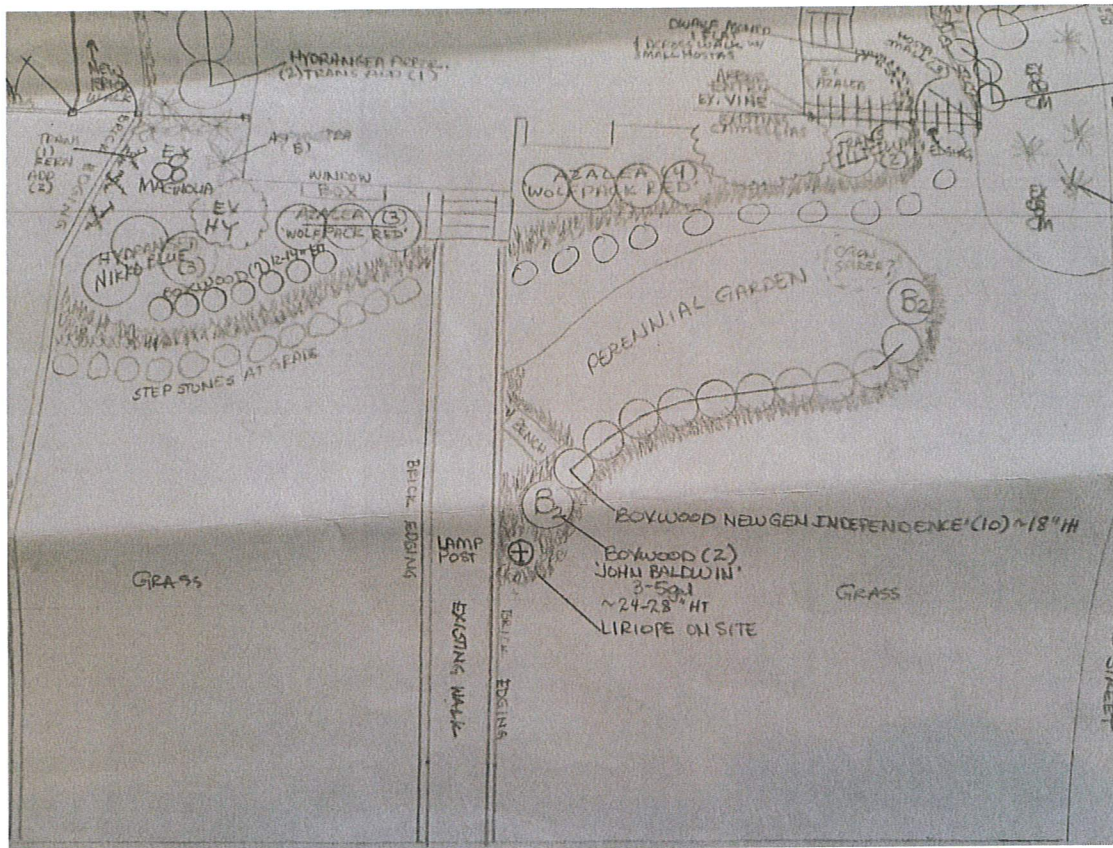


523 Elm -Minor COA for altered landscape <25%



Retain camellia on screened porch corner and allow to grow to more natural height. Remove other 2 camellias - inappropriately sized foundation plant - growth will naturally exceed 12 feet.

Add perennial garden bed to attract pollinators and reduce lawn size. Rather than bordering in liriope as shown in plan (see photos), we will eventually edge in brick to match foundation and chimney brick.



Addition of pollinator-attracting perennial garden bed and flagstone (step stones - no mortar) between foundation planting and perennial bed.

Morton, Erin

From: Kristina Davidson <kristinadavi@gmail.com>
Sent: Thursday, March 2, 2023 8:13 PM
To: Morton, Erin
Cc: Kinane, Collette
Subject: Re: COA-0029-2023 (523 Elm St) - Minor Work
Attachments: PXL_20230302_223845827.jpg; PXL_20230302_223913582.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

Please see responses below in red.

On Wed, Mar 1, 2023 at 9:31 AM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Kristina and Phillip,

Thank you for submitting a minor work COA for landscaping changes at 523 Elm Street. We need some additional information to consider the application complete. Please email the following items to us when you are ready.

- Overall photo of front yard from the street. **Attached two photos.**
- Existing site plan to match existing – need to be clear where and by how much expansions are occurring. **Please see existing photos - there is a small trial bed that we used for vegetables last summer, approximately 12x10. The "expansion" refers to expanding this area as drawn in the landscape plan labeled "perennial bed." This landscape site plan was created by a landscape designer but we have decided not to use the majority of the ideas, see below.**
- Need overall proposed landscaping site plan – some work appears to be cut off and it is unclear what work is intended to be installed. **This drawing was included only to give you an idea of the perennial bed size and location of stepping stone path which is accurate. The rest of the plan is not proposed at this time nor do we anticipate requesting it in the future. Please ignore the other features.**
- What is the mature height of each new plant proposed? Will any new plants grow over 42" in height? **New plants will not exceed 36" at maturity and will be maintained between 30-36".**
- Specifications (including design, material, dimensions, attachment/installation and color) for: stepping stones, light post, window box, garden bench, brick walk, brick edging, & any other new constructed site features I may have missed. **Stepping stones - irregular shape averaging 14x18, approximately 20 stones used. Please see [Tennessee Tan Irregular](#) for color/design. Lamppost, window box, garden bench are existing. Brick walk is not being requested at this time. Brick edging around landscape bed is proposed, example below from [This Old House](#) with traditional red clay paver as border to match chimney and house foundation.**



○

Please let us know if you have any questions. Thank you!

Best,

Erin

Erin Morton, MSHP

Senior Planner

City of Raleigh

Planning and Development

Historic Preservation Unit

One Exchange Plaza | Suite 300

Raleigh, NC 27601

(p) 919-996-2632



Search Products



[PRODUCTS](#)

[GALLERY](#)

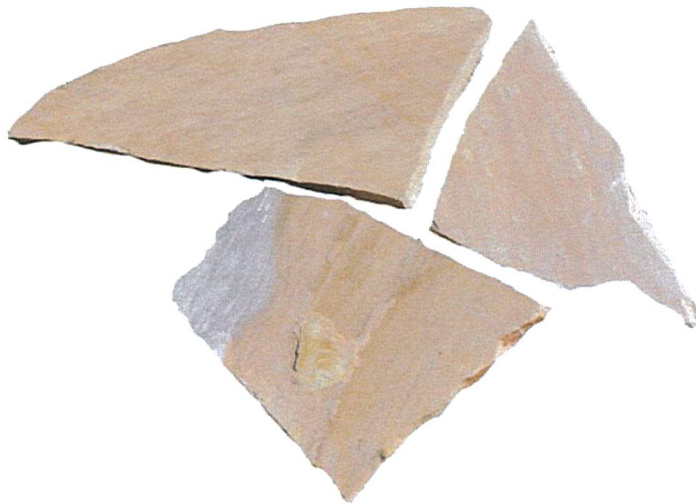
[CONTACT](#)

[ABOUT US](#)

[SPECIALS](#)

[LOCATIONS](#)

[TRANSLATE](#)



Tennessee Tan Irregular Flagstone

Color: Buff, Tans & Beige tones

Details: This stone is mostly buff and lighter tans overall. It is available in regular and heavy thicknesses. Used for flooring stepping stones.

Sizes: (+/-) 1 to 3 sqft face pcs; Regular thickness is approx. 1" to 1-1/2" +/- , and Heavy thickness is approx. 1-3/4" to 2-1/2" thick (+/-)