



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Construct rear patio; install side yard concrete paver walkway; construct 18" retaining wall; install new landscape plantings in rear yard

*Beyond this expiration date, NC Session Law 2021-03 grants an extension to all valid development permits until 150-days after NC Executive Order 116 is rescinded.

305 Kinsey St

Address

Boylan Heights

Historic District

Historic Property

COA-0071-2021

Certificate Number

7/27/2021

Date of Issue

1/27/2022*

Expiration Date

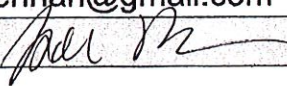
This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection 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, _____

Erin 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: Jade Brennan			
Mailing address: 305 Kinsey ST			
City: Raleigh	State: NC	Zip code: 27603	
Date: 20 April 2021	Daytime phone #: 919-491-5721		
Email address: Jade.brennan@gmail.com			
Applicant signature: 			
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions > 25% of building sq. footage</p> <p style="padding-left: 40px;">New buildings</p> <p style="padding-left: 40px;">Demolition of building or structure</p> <p style="padding-left: 40px;">All other</p> <p>Post approval re-review of conditions of approval</p>		<p style="text-align: center;">Office Use Only</p> <p>Transaction #: _____</p> <p>File #: <u>COA-0071-2021</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 305 Kinsey St			
Historic district: Boylan Heights			
Historic property/Landmark name (if applicable):			
Owner name: Jade Brenan			
Owner mailing address: 305 Kinsey ST, Raleigh NC 27603			

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>35, 38, 56, 83</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).
Section 1.3, page 22, 23	56 Construction of new Patios	See attached, description and drawing
Section 1.5, page 26	83 Construction of new walks	

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>01/27/2021</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>Geri Martin</u>	Date <u>07/27/2021</u>

COA Application for patio and walkway, 305 Kinsey St:

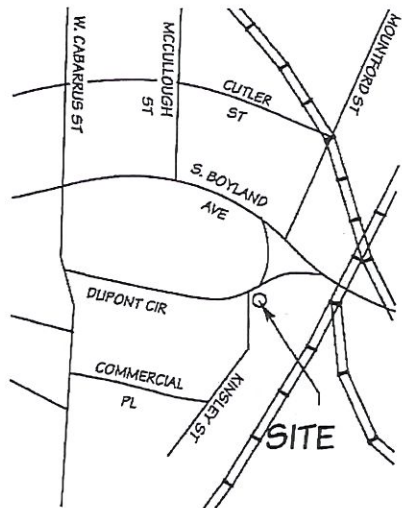
This project hopes to provide the homeowner of 305 Kinsey St. with a place to enjoy the privacy of the fenced in backyard. The majority of the planned work is for inside the fenced in backyard and will not be viable from the street. All trees will remain intact to retain the existing character and maintain the canopy for shade.

The plan envisited will create a gravel patio in the rear of the yard with a walkway from the entry of fence and a walkway from the sidewalk to the back porch.

Concrete pavers will lead from the sidewalk to the back porch and fence entry, the pavers will extend inside the fence leading to the gravel patio. Because of the grade of the property, a small (18") retaining wall will be needed on two sides of the 20'X18' patio. Three 4' steps are planned for access. Since the patio will be significantly behind the original part of the house and only visible inside the fenced in yard we are seeking to use steel for the 18" retaining walls and steel for the 4" edging around the patio.

The walkway to the backyard and the patio will be contcreate and similar in scale to that at the front of the house and placed in a way to not disturb any existing trees.

The attached site plan shows the planned location and size of the patio and walkways.



L1
S 45°08'41" W
18.08'

KINSEY STREET
(PUBLIC)

0.25 ACRES
11,031 SQ.FT.

N 30°09'53" W 50.00'

N 86°40'00" W

OHU

N 72°30'00" E
150.00'

FRONT PORCH

ORIGINAL
1-STORY
FRAME
DWELLING
W/BASEMENT

PREVIOUS
ADDITION

2 LEVEL
PORCH

2-STORY
BRICK
BUILDING

PECAN

EXISTING MAGNOLIA
TO REMAIN

GRAVEL DRIVE
ENCROACHMENT

OAK

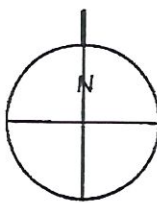
139.30'

DUPONT CIRCLE (PUBLIC)

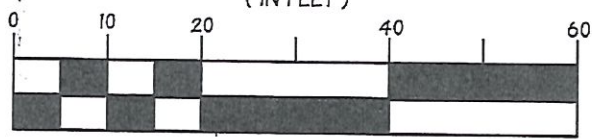
EXISTING MAGNOLIAS

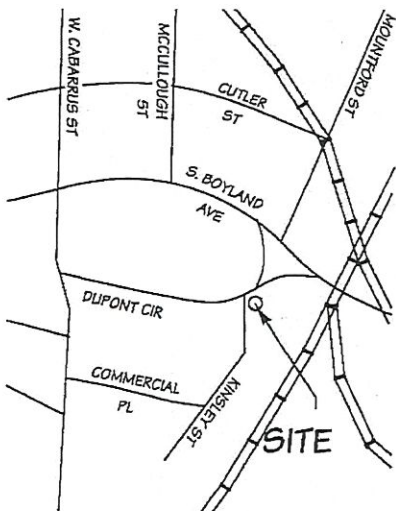
S1.1 | SITE PLAN

1" = 20'



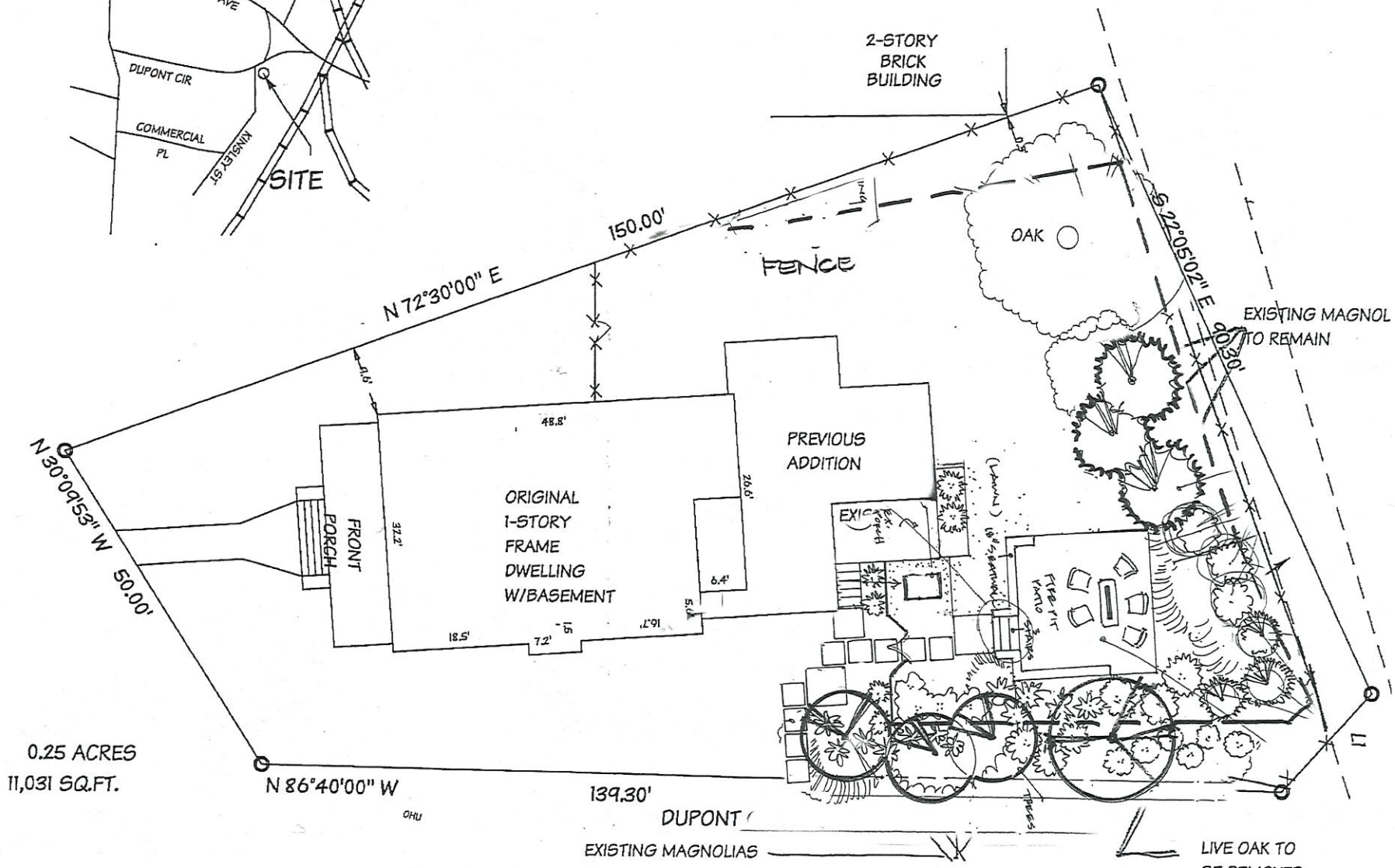
GRAPHIC SCALE
(IN FEET)





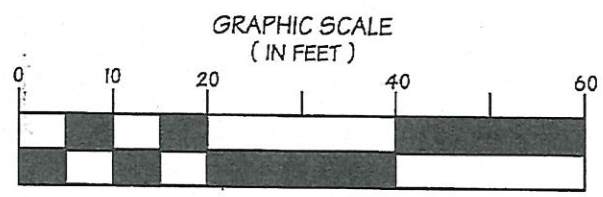
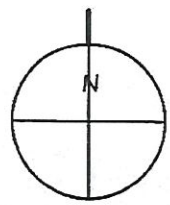
LI
S 45°08'41" W
18.08'

KINGSEY STREET
(PUBLIC)



SI.1 | SITE PLAN

1" = 20'



LIVE OAK TO
BE REMOVED
(APPROXIMATE
LOCATION)





Morton, Erin

From: Jade Brennan <jade.brennan@gmail.com>
Sent: Monday, June 7, 2021 8:16 PM
To: Morton, Erin
Cc: Kinane, Collette
Subject: Re: COA-0071-2021 (305 Kinsey St) - Minor Work

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. **EXTERNAL EMAIL ADDRESS:** jade.brennan@gmail.com

Hi Erin,

I have been trying to get more details from the landscaper that I had a quote from but as you can imagine every landscaper is super busy and my little gravel patio is small potatoes. I was trying to avoid hiring an architect for COA. So here is my non professional attempt:

- Photos of the street-facing façades of the house from the street- [please see below](#)
- Photo of all areas of proposed work, including side yard and rear yard facing the house- [please see below](#)
- Existing site plan with visual scale- [below](#)
- Existing regulated tree information (at least 8" trunk diameter at 4'-6" above the ground), including the location, size, and critical root zones ? [Not sure what you mean? All trees will remain.](#)
- Expand written description to include summary of all proposed work shown on the proposed site plan-

[Concrete pavers from sidewalk to the back porch and fence entry, and the gravel patio \(Chapel hill gravel\). 18" Steel retaining wall two sides of the 20'X18' patio. Three 4' steps for access and 4" edging on the other two sides. The patio will be inside the fenced in yard.](#)

- The written description provided states that no trees are being removed. The site plan notes a live oak to be removed? Please clarify [No trees will be removed \(that was from a previous application site plan- the removal was approved a few years ago but I did not do it because of the cost and the shade is nice\).](#)
- Ensure proposed site plan doesn't show things that are not existing or proposed – for instance, there appear to be two fence lines shown? Please provide an accurate depiction of the proposed conditions. - [Corrected drawing below \(I had tried to update a site plan previously submitted\).](#)
- More grading information is needed. To what extent is the existing rear yard topography proposed to be altered? An existing and proposed grading plan may be needed to determine whether the proposal clearly meets the [Design Guidelines](#) for staff approval (Guideline 1.3.13). [I am not sure how to answer this- the house is on a hill- the proposed patio is in the most level part of the property but because of the slope would still require some grading- as much as three steps up, 18" on two sides. There is such a slope that I can't put a folding table out to put dinner on. During much of the pandemic we tried to visit with family in the backyard, it was appreciated but the well worn areas are turning to mud and have gotten unusable.](#)
- Please provide more information regarding the proposed steel retaining wall and 4" steel patio edging, including product data, finish, and example images. Currently, this does not appear to be clearly congruous with the Design Guidelines for staff-level approval. Any additional information you can provide will help us make a determination on next steps. [I am including a photo that I showed to the landscaper and examples of it in the building next door. The building next door is a converted 1925 warehouse that is now used as artist studio space.](#)
- Will the fire pit be a built-in permanent installation or portable? If built-in, please provide specifications. If portable, it is considered furniture and does not require COA review. [It is just furniture 😊 not built in.](#)
- Several new perimeter plantings appear to be proposed. Provide a keyed planting list including the species, mature heights, and any plants intended for screening. [The plantings planned are all listed below, but are dependent on when the work can be done and the final cost of hardscaping.](#)

Spartan Juniper (15ft) - intended for screening - quantity 3 - 5, Pink muhly grass - layer in front of Spartan Junipers, Hydrangea - side of patio along fence, (background) crimson fire loropetalum; (foreground) burgundy glow ajuga - on the side of patio along fence, black and blue salvia - on the side of patio along fence, Mexican feather grass - layer in front of pink muhly bordering back portion of gravel patio,

- Provide info and an image of the gravel proposed for the patio. Staff is able to approve gravel that is grey/blue in color, small-to-medium size jagged aggregate (smooth river rock is not congruous with the character of Boylan Heights) - **The proposed patio is to be chapel hill gravel- it is reddish and matches the gravel in the Boylan Heights park- which is across the street from my house and in the district.**
- Provide image of proposed concrete pavers proposed to be installed, including dimensions and finish color. Will the pavers be set in the existing lawn or is mulch/gravel fill proposed along the path? **Gravel in between the pavers**
- Photos of the street-facing façades of the house from the street



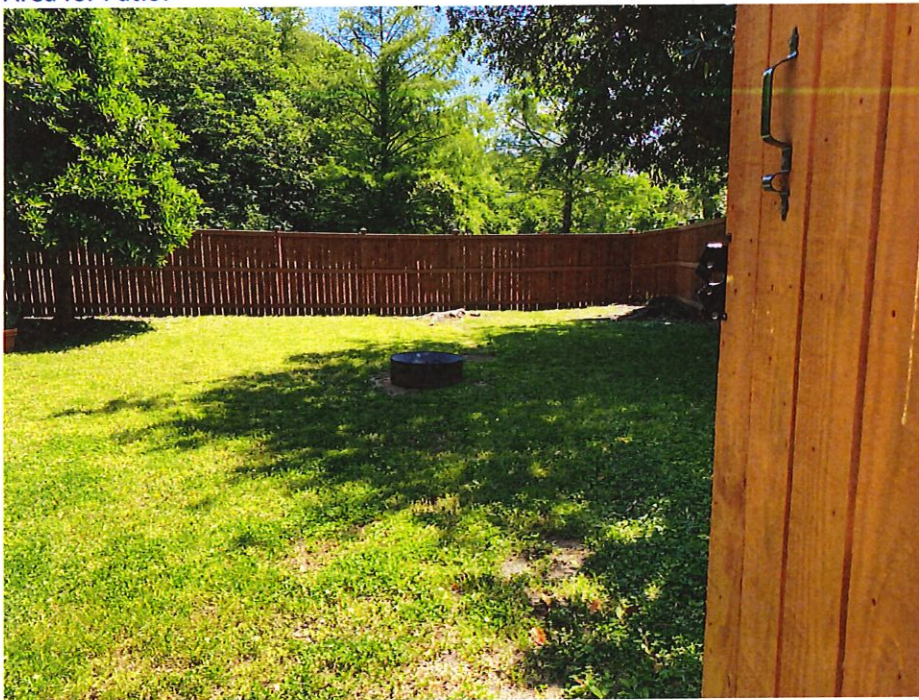


Area for pavers from sidewalk to porch and



fence

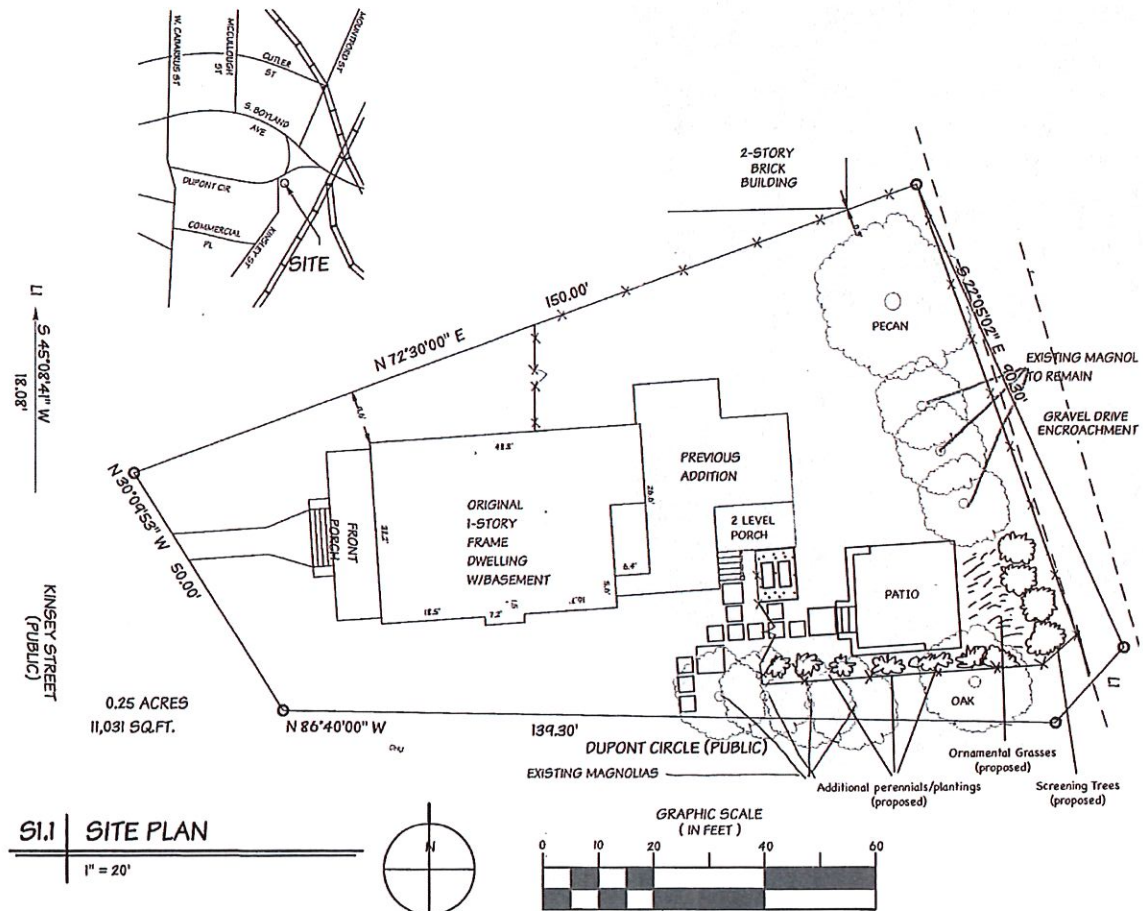
Area for Patio:







- Existing site plan with visual scale



Edging and retaining wall material is weathering steel which matches the steel used by surrounding buildings such as 303 Kinsey St. (Antfarm Studios) pictured below. Retaining walls are 18" and edging is 4".

Photos below are examples of proposed 4" ending and 18" retaining wall and examples of planned pavers:





Below is the property next door that has weathered steel (the Antfarm is a 1925 warehouse that is now an artist studio).





Photo below shows the Chapel Hill gravel at the Boylan Park:



Spartan Juniper (15ft) - intended for screening - quantity 3 - 5



Pink muhly grass - layer in front of Spartan Junipers



Mexican feather grass - layer in front of pink muhly bordering back portion of gravel patio



Hydrandea - side of patio along fence



(background) crimson fire loropetalum; (foreground) burgundy glow ajuga - on the side of patio along fence



black and blue salvia - on the side of patio along fence

Thanks so much,
Jade

On Thu, May 13, 2021 at 12:24 PM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Hi Jade,

Thank you for submitting a minor work COA. We need additional materials and information in order to consider the application complete. Please provide the following:

- Photos of the street-facing façades of the house from the street
- Photo of all areas of proposed work, including side yard and rear yard facing the house
- Existing site plan with visual scale
- Existing regulated tree information (at least 8" trunk diameter at 4'-6" above the ground), including the location, size, and critical root zones
- Expand written description to include summary of all proposed work shown on the proposed site plan
- The written description provided states that no trees are being removed. The site plan notes a live oak to be removed? Please clarify.
- Ensure proposed site plan doesn't show things that are not existing or proposed – for instance, there appear to be two fence lines shown? Please provide an accurate depiction of the proposed conditions.

- More grading information is needed. To what extent is the existing rear yard topography proposed to be altered? An existing and proposed grading plan may be needed to determine whether the proposal clearly meets the [Design Guidelines](#) for staff approval (Guideline 1.3.13).
- Please provide more information regarding the proposed steel retaining wall and 4" steel patio edging, including product data, finish, and example images. Currently, this does not appear to be clearly congruous with the Design Guidelines for staff-level approval. Any additional information you can provide will help us make a determination on next steps.
- Will the fire pit be a built-in permanent installation or portable? If built-in, please provide specifications. If portable, it is considered furniture and does not require COA review.
- Several new perimeter plantings appear to be proposed. Provide a keyed planting list including the species, mature heights, and any plants intended for screening.
- Provide info and an image of the gravel proposed for the patio. Staff is able to approve gravel that is grey/blue in color, small-to-medium size jagged aggregate (smooth river rock is not congruous with the character of Boylan Heights)
- Provide image of proposed concrete pavers proposed to be installed, including dimensions and finish color. Will the pavers be set in the existing lawn or is mulch/gravel fill proposed along the path?

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

Best,

Erin

Erin Morton

Preservation Planner II

City of Raleigh

Planning and Development

■ Raleigh Urban Design Center

919-996-2632 | raleighnc.gov

For Planning and Development COVID-19 updates, [visit our information page.](#)

Morton, Erin

From: Jade Brennan <jade.brennan@gmail.com>
Sent: Monday, July 26, 2021 7:41 PM
To: Morton, Erin
Cc: Kinane, Collette
Subject: Re: COA-0071-2021 (305 Kinsey St) - Minor Work

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Hi Erin,
So sorry for the extended delay!
Here is what the landscaper said:
"concrete be poured form, with a a smooth finish natural concrete color"

Thanks so much!!

On Wed, Jun 30, 2021 at 3:16 PM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Hi Jade,

Great, the existing site plan is exactly what we needed! Last thing - can you provide an image or just a simple description of the proposed concrete? Will it be block or poured form concrete? Is it a smooth finish and will it be colored?

Best,

Erin

From: Jade Brennan <jade.brennan@gmail.com>
Sent: Tuesday, June 29, 2021 8:42 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Cc: Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: Re: COA-0071-2021 (305 Kinsey St) - Minor Work

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