Nature of Project:
Install stone patio and outdoor free-standing masonry fireplace; remove and replace garden and front sidewalk plantings

APPLICANT:
JULIE AND DONALD BLANDFORD, JR

218 N EAST STREET
OAKWOOD HISTORIC DISTRICT (HOD-G)

COA-0089-2019

City of Raleigh

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INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT
Raleigh Historic Landmark: HECK-POOL-PARKER HOUSE
Zoning: General HOD
Nature of Project: Install stone patio, outdoor free-standing masonry fireplace and stone walkway; remove and replace garden and front sidewalk plantings

Staff Notes:
• COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Install stone patio, outdoor free-standing masonry fireplace and stone walkway; remove and replace garden and front sidewalk plantings</td>
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</tbody>
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STAFF REPORT

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

A. Installing a stone patio, an outdoor free-standing masonry fireplace, and a stone walkway, and removing and replacing a garden and front sidewalk plantings are not incongruous in concept according to Guidelines sections 1.3.1, 1.3.2, 1.3.3, 1.3.4, 1.3.7, 1.3.8, 1.3.9, and the following suggested facts:

1* From the National Register of Historic Places nomination for the Heck Houses: “The Heck Houses, 218 North East Street and 503 and 511 East Jones Street are a Second Empire-style trio located on spacious contiguous city lots in northeast Raleigh. The houses are not identical, but are close variations on one charmingly eclectic formula. Each is a one-and-one-half story L-shaped frame structure set on a common bond brick foundation with a wrap-around porch, a full-height mansard roof and a two-and-half-story corner mansard tower.
Each house has a rear free-standing kitchen, now joined to the main block and partially obscured by frame additions.” The house was built between 1872 and 1875, according to the nomination.

2* Built area to open space analysis: According to the applicant, the lot is 34,700 SF. The existing built area, including the house, porches, barn, stairs, walkways, patio and driveway, totals 8,131 SF. The existing built area to open space is 23%. After the proposed project the built area will be 8,974 SF, an increase of 843 SF. The proportion of built area to open space will be approximately 26%.

3* A tree protection plan prepared by an arborist certified by the International Society of Arboriculture (ISA) was provided.

4* The proposed patio is designed to extend south from an existing brick landing and stair from an existing side door, and will be in the last half of the south side yard. Blue stone is proposed as the patio material.

5* A brick fireplace is proposed on the south side of the patio. The hearth and mantel are proposed to be blue stone. A detailed drawing of the outdoor fireplace was provided. It is proposed to be 13’ - 6” tall and 6’ - 6” wide with a mantel at 5’ - 7”.

6* The fireplace is proposed to be placed opposite an accessory building on the neighboring property at 503 E Jones St.

7* The ground level of the side yard is elevated roughly 12’ above the front sidewalk on East St. The application states the “patio and outdoor fireplace would not be readily visible from the sidewalk due to the height of the grade” and heavy vegetation would also screen it from the street.

8* A ca. 1943 photo was provided showing a low brick fireplace with wing walls on the south side of the house.

9* Photographs were provided of outdoor fireplaces in Oakwood that have been approved at 503 E Jones St (153-17-CA – labeled in photos on the application as 225 Elm St), 601 N Bloodworth St (054-05-CA), 605 N Bloodworth St (192-13-CA), and 225 Elm St (018-13-CA).

10* The proposed walkway of blue stone pavers will connect the new patio with an existing rear walkway and stairs to the gravel driveway. Blue stone is used on the existing round patio and stepping stones.
Photographs were provided of blue stone stepping pavers at 610 N Bloodworth St (088-15-CA).

Changes proposed for the landscape components include removal of shrubs and smaller plants in three areas; the proposed patio area, the southwest corner of the site above the stone retaining wall, and the space between the front sidewalk and stone retaining wall. New plantings are proposed in the same areas.

Staff suggests that the committee approve the application.

Staff Contact: Melissa Robb, melissa.robb@raleighnc.gov
Applicant name: Julie + Donald Blandford Jr
Mailing address: 218 N East St
City: Raleigh  State: NC  Zip code: 27601
Date: 8/9/2019  Daytime phone #: 919-518-5937
Email address: blandfordj@mac.com
Applicant signature: [Signature]

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

Property street address: 218 N East St
Historic district: Oakwood
Historic property/Landmark name (if applicable): Heck-Pool House
Owner name: Julie + Donald Blandford Jr
Owner mailing address: 218 N East 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.

<table>
<thead>
<tr>
<th>Property Owner Name &amp; Address</th>
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<tbody>
<tr>
<td>406 E Lane St</td>
<td>525 E JONES ST</td>
</tr>
<tr>
<td>514 E Lane St</td>
<td>227 ELM ST</td>
</tr>
<tr>
<td>512 E Lane St</td>
<td>217 N EAST ST</td>
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<tr>
<td>519 E Jones St</td>
<td>521 E JONES ST</td>
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<tr>
<td>221 N East St</td>
<td>511 E JONES ST</td>
</tr>
<tr>
<td>216 N BLOODWORTH ST</td>
<td>215 N EAST ST</td>
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</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Will you be applying for rehabilitation tax credits for this project?</th>
<th>Office Use Only</th>
</tr>
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<tbody>
<tr>
<td>Yes</td>
<td>No</td>
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<th>Did you consult with staff prior to filing the application?</th>
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<td>Yes</td>
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### Design Guidelines: please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief description of work (attach additional sheets as needed).</th>
</tr>
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<tbody>
<tr>
<td>1.3/22-23</td>
<td>Site Features + Plantings</td>
<td>Retain and preserve the historic site features and plantings on the property. Plantings will be relocated.</td>
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<td></td>
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<td>New site features will be created with materials that are already onsite.</td>
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<td>Photo shows an outdoor fireplace existed on the property in a similar location</td>
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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 ________________
1704900208
MILLER, BRUCE GRANTIER
405 E LANE ST
RALEIGH NC 27601-1120

1704902283
STEVENS, AGNES C
512 E LANE ST
RALEIGH NC 27601-1144

1704890127
BOOKER, MATTHEW BOOKER, ARANZAZU
LASCURAIN
218 N BLOODWORTH ST
RALEIGH NC 27601-1106

1704903234
YARBOROUGH, MARY ANN
514 E LANE ST
RALEIGH NC 27601-1144

1703994903
MCKENZIE, JAMES A MCKENZIE, KAREN D
519 E JONES ST
RALEIGH NC 27601-1137

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

1704809132
HODGE, DAVID J HODGE, JENNIFER NORDEN
216 N BLOODWORTH ST
RALEIGH NC 27601-1106

1703995032
GAUGERT, DANIEL M HARPER, TERRY M
525 E JONES ST
RALEIGH NC 27601-1137

1703899685
NIGHTINGALE, DAVID WILLIAM
NIGHTINGALE, ELLEN
407 E JONES ST
RALEIGH NC 27601-1117

1704809232
JONES, BARBARA JONES, RANDALL
3701 OLD LASSITER MILL RD
RALEIGH NC 27509-7062

1704905211
LED, MICHELE KRAHILL, LAURA
227 ELM ST
RALEIGH NC 27601-1133

1704900227
LEWIS, C BLAKE
217 N EAST ST
RALEIGH NC 27601-1113

1704903283
CHO, MICHAEL CHO, KRISTEN LEIGH
JOHNS
1152 BELFAIR WAY
CHAPEL HILL NC 27517-9404

1703994984
MCALLISTER, JAMES GRAY III
MCALLISTER, SUSAN
521 E JONES ST
RALEIGH NC 27601-1137

1703992994
HATEM, GREGORY P HATEM, SAMANTHA T
511 E JONES ST
RALEIGH NC 27601-1137

1704900032
MELO, JIM MELO, MEGHAN COLEEN
215 N EAST ST
RALEIGH NC 27601-1113

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

1703990945
PARROTT, JACOB R III DAVIS, ANDREW PARKER
409 E JONES ST
RALEIGH NC 27601-1117

1704905005
THE NORTHERN TRUST COMPANY
TRUSTEE THE HIGHLINE TR...
221 ELM ST
RALEIGH NC 27601-1133

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

1704904244
LATSKO, GRACE MICHELLE LEGGETT
LATSKO, ALEXANDER J...
518 E LANE ST
RALEIGH NC 27601-1144

1704901032
KLAHRE, GEORGE EDWARD JR KLAHRE, AYN-MONIQUE TETRE...
219 N EAST ST
RALEIGH NC 27601-1113

1703991994
RIEDLINGER, JENNIFER ANNE
RIEDLINGER, ROBERT ALLAN
503 E JONES ST
RALEIGH NC 27601-1137

17049010298
WILLET, ROBERT T BROWN WILLET, GRACE MARLETTE
224 N EAST ST
RALEIGH NC 27601-1114

1704901292
PHILLIPS, KENNETH L PHILLIPS, BRIDGET GALLAGHER
220 N EAST ST
RALEIGH NC 27601-1114

1704809037
WHEATLEY, JOHN H WHEATLEY, BONNIE R
214 N BLOODWORTH ST
RALEIGH NC 27601-1106

1704905115
NUNNERY, JOSEPH R BLACK, DARCIA M
225 ELM ST
RALEIGH NC 27601-1133

1704905228
O’CONNOR, DANIEL P TRUSTEE DANIEL P O’CONNOR LINIV...
229 ELM ST
RALEIGH NC 27601-1133

1704903104
BLANDFORD, DONALD JR ROGERS, JULIE M
218 N EAST ST
RALEIGH NC 27601-1114

1704902245
BLANDFORD, DONALD JR ROGERS, JULIE M
218 N EAST ST
RALEIGH NC 27601-1114
The owners would like to add a brick stand-alone outdoor fireplace. The fireplace will be built out of bricks that will match the brick pavers found throughout the existing site. The hearth will be raised and will be capped with a slab of blue stone. Blue stone will also be used for the mantel cap as well as the patio material. Blue stone is seen onsite in the round patio near where the new patio will be installed.

There is a photo included in the application that was taken in 1943 showing that there was once a brick fireplace with low walls on the same area of the site that is being proposed now.

The patio will be installed where an existing side door is located with steps down to a small brick landing surrounded by grass. The owners feel that the patio will activate this space and create a functional outdoor living area. The fireplace will be at the end of the patio and will be visible from the family room at the side/rear of the house. The fireplace is located so that it is in a similar placement to the side neighbor’s rear accessory building so as to not obstruct views or detract from the side neighbor’s yard.

There are several outdoor fireplaces that have been built in Oakwood. One is owned by the side yard neighbor, 225 Elm St (018-13-CA). Other addresses with approved fireplaces in Oakwood are 323 Pace St (081-14-CA), 412 Oakwood (191-14-CA), 605 N Bloodworth (192-13-CA), and 516 Euclid (004-14-CA).

24x24 Blue Stone pavers have been shown as a stepping stone path leading to the rear yard where a brick landing exists.

Landscaping will be updated and existing plants may move so that the patio can be incorporated. The landscape designer will be submitting a plan with this application.
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.
Wood burning outdoor fireplace, mason requires a 13'-6" height for the fireplace to draw properly.

Outdoor fireplace to be built out of brick that matches existing brick onsite.

1/12" blue stone slab, to match existing slabs to be used as cap for hearth + metal.
218 East St - New Front Elevation Sketch for Scale

Scale - 3/32" = 1'-0"
Photo of front of the house and side yard. Patio and outdoor fireplace would not be readily visible from the sidewalk due to the height of the grade.
Photo of the side of the house the patio and fireplace would be located adjacent to.

You can see where the existing blue stone round patio is in relation to the house.
Photo of the existing blue stone round patio with stepping stones of the same blue stone.

From the round blue stone patio you can see the outdoor fireplace at 225 Elm St.
Photo of where the new patio and fireplace would be located. The patio would engage the existing side door, brick steps and bricklanding and extend towards the heavier vegetation along the property line. From this view it is difficult to see anything at the street level due to heavy vegetation and grade height.

The proposed blue stone stepping stones will lead from the new patio to the brick landing that is seen in this photo.
Photo of the brick landing that the new blue stone stepping pavers will lead to. The brick landing leads to the rear porch and brick steps down to the gravel parking area.

View from the rear of the house to the rest of the expansive back yard.
Photo of the brick landing that the new blue stone stepping pavers will lead to. The brick landing leads to the rear porch and brick steps down to the gravel parking area.

View of side of the house where natural stone is used as steps.
Photo taken in the snow in 1943 of the side of the house with a brick fireplace installed and some low brick walls. The new fireplace would be pushed a bit further back on to the lot, but same side of the house as shown
Photos of material used in the existing site
Example of blue stone stepping stone pavers recently approved

610N Bloodworth St
The exterior fireplace at 601 N Bloodworth is similar to the proposed 218 East St fireplace due to the property's site and fireplace locations. The location of both fireplaces are set to the side but are not easily visible from the street due to their location being more in the middle of the property and the height of the grade from the street.
Exterior fireplace at 605 N Bloodworth St can be seen from the Side St (Pace St). The fireplace is all brick similar to the one proposed at 218 N East St
There are 3 outdoor fireplaces located close by to each other. Two are included in this application, the third was not visible from the street.
Exterior fireplace recently approved at 225 Elm St in the side/rear yard. This property backs up to the 218 N East St property. Similar in the siting and size of the proposed fireplace. Both fireplaces are brick as well.
Plants to be removed in the area of new patio/fireplace area and along front wall:

Lantana – large perennial
Variegated Pittosporum
Sky pencil boxwood
Abelia
Acuba
Knock out roses
Vinca major vines along front wall to be removed
- Over grown shrubs above wall by street to be removed down to ground

Plants suggested for adding screening and landscape enhancements:

Patio Plantings:

(8) 'Chindo' Viburnum
(6) 'Maki' Podocarpus
(1) Edgeworthia
(6F) Ground cover – pachysandra
(3) American Boxwood
(10) Encore Azaleas
(3) 'Vintage Jade' Dystillium
(6) 'Turkey Heaven' Oak leaf Hydrangea
(5-7) Drift shrub roses

**(##) – flats of 18 pieces

Front Wall Planting adjustments:

(20-30F) Dwarf Mondo grass – to fill in area between wall and sidewalk
(7) Dwarf Yaupon Hollies – to add low structure to beds and allow a better view of house

- Newly planted beds to be mulched with hardwood mulch upon completion of installation of plant materials and patio project completed.
- Grass areas to be top dressed with organic compost and topsoil mix and overseeded with fescue grass seed.
Blandford - N. East St.
Apical Lawns NC#1168
BLANDFORD - N. EAST ST.

APICAL LAWNS NUC#1160
Images of front yard noted in the landscape designer notes that will be cleaned up