



# City of Raleigh



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## COA-0089-2019

### 218 N EAST STREET

### OAKWOOD HISTORIC DISTRICT (HOD-G)

0 50 100 200  
Feet



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

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0089-2019 218 N EAST STREET

Applicant: JULIE AND DONALD BLANDFORD, JR

Received: 8/13/2019

Meeting Date(s):

Submission date + 90 days: 11/11/2019

1) 9/26/2019 2) 3)

### 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

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Install stone patio, outdoor free-standing masonry fireplace and stone walkway; remove and replace garden and front sidewalk plantings

### 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.

11\* Photographs were provided of blue stone stepping pavers at 610 N Bloodworth St (088-15-CA).

12\* 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.robbs@raleighnc.gov](mailto:melissa.robbs@raleighnc.gov)



Type or print the following:

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:

*Julie Blandford*

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 #: COA-0089-2019

Fee: \_\_\_\_\_

Amount paid: \$154

Received date: 8/13/19

Received by: \_\_\_\_\_

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.**

Property Owner Name & Address	Property Owner Name & Address
406 E Lane St	525 E JONES ST
514 E Lane St	227 ELM ST
512 E Lane St	217 N EAST ST
519 E Jones St	521 E JONES ST
221 N East St	511 E JONES ST
216 N BLOODWORTH ST	215 N EAST ST



**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      No  Did you consult with staff prior to filing the application? Yes      No	Office Use Only  Type of work: _____ <b>56,100,38</b>
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Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
1.3/22-23	Site Features + Plantings	Retain and preserve the historic site features and plantings on the property. Plantings will be relocated.
		New site features will be created with materials that are already onsite.
		Photo shows an outdoor fireplace existed on the property in a similar location

<p align="center"><b>Minor Work Approval (office use only)</b></p> <p>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 _____.</p> <p>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.</p> <p>Signature (City of Raleigh) _____ Date _____</p>
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1704900208  
MILLER, BRUCE GRANTIER  
406 E LANE ST  
RALEIGH NC 27601-1120

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

1704809127  
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

1703995932  
GAUGERT, DANIEL M HARPER, TERRY M  
525 E JONES ST  
RALEIGH NC 27601-1137

1703899985  
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 27609-7062

1704905211  
LEDO, MICHELE KRABILL, LAURA  
227 ELM ST  
RALEIGH NC 27601-1133

1704900027  
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 COLLEEN  
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

1704900132  
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

1704901298  
WILLETT, ROBERT T BROWN WILLETT,  
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

1704905226  
O'CONNOR, DANIEL P TRUSTEE DANIEL P  
O'CONNOR LIVIN...  
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

1704905100  
RUSSELL, JENNIFER RUSSELL, DANIEL  
223 ELM ST  
RALEIGH NC 27601-1133

### **Proposed Outdoor fireplace and patio for 218 N. East St. Heck-Pool-Parker House c.1875**

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.





## 218 N East St - Imaps



0 50 100 200 ft  
1 inch = 100 feet

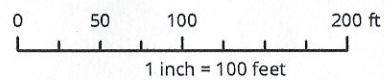
### **Disclaimer**

*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.*





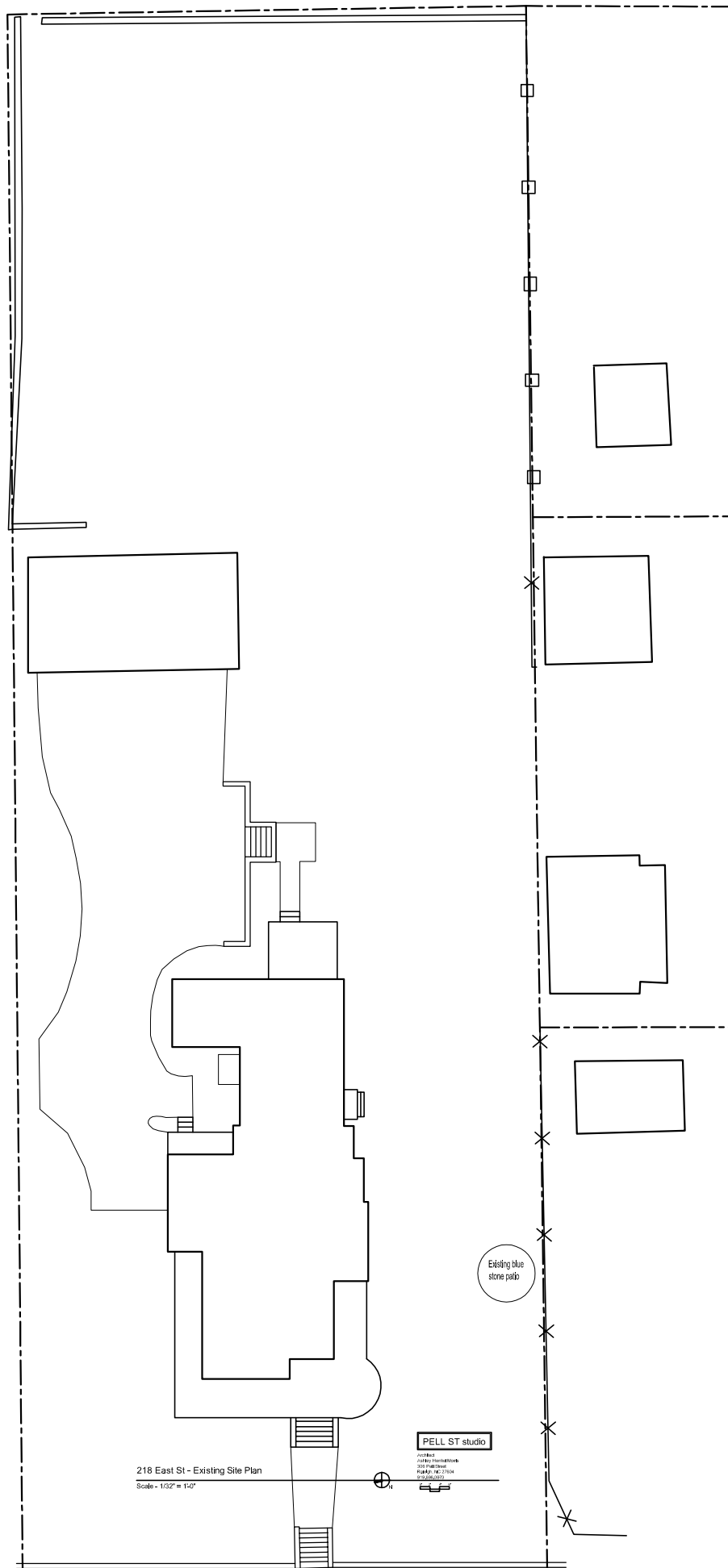
218 N East St - Aerial



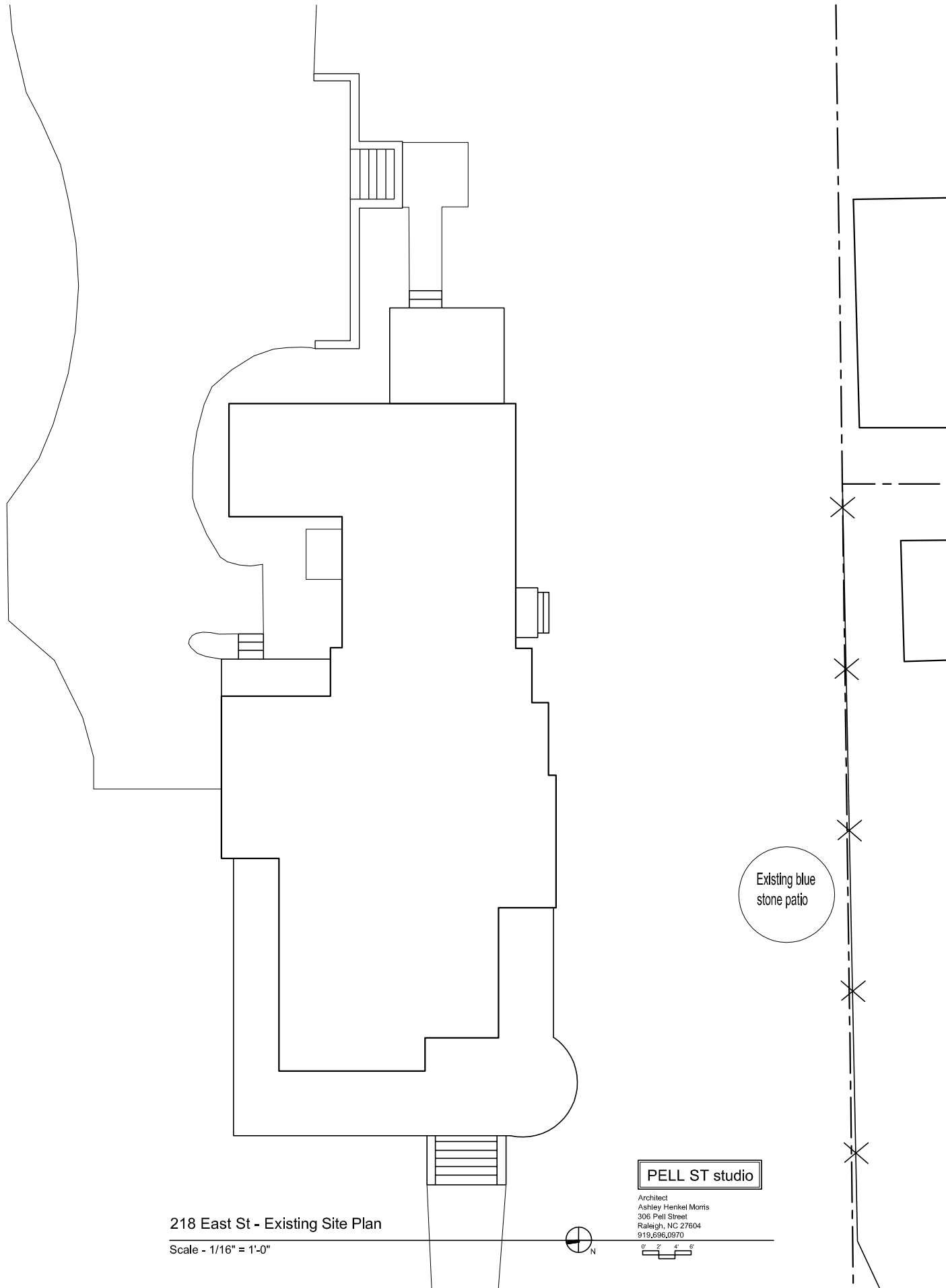
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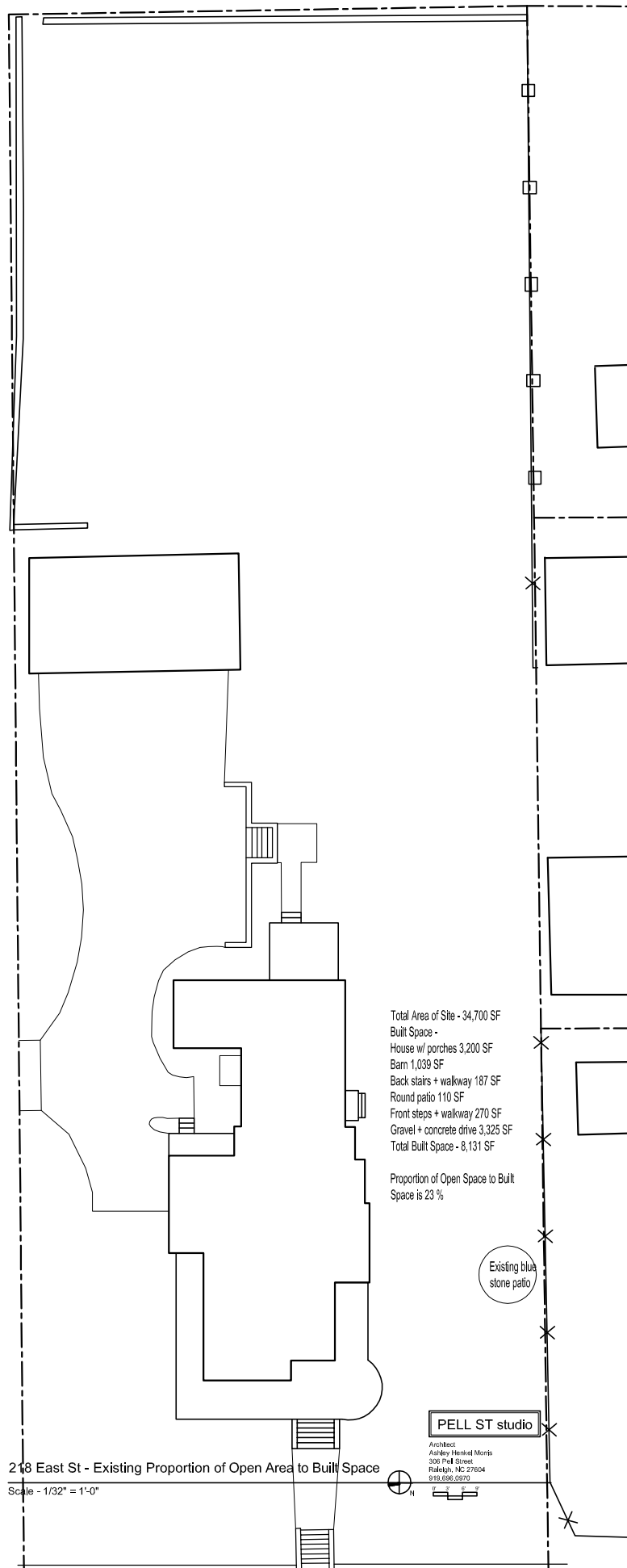
218 East St - Existing Site Plan

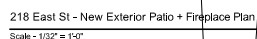
Scale - 1/16" = 1'-0"

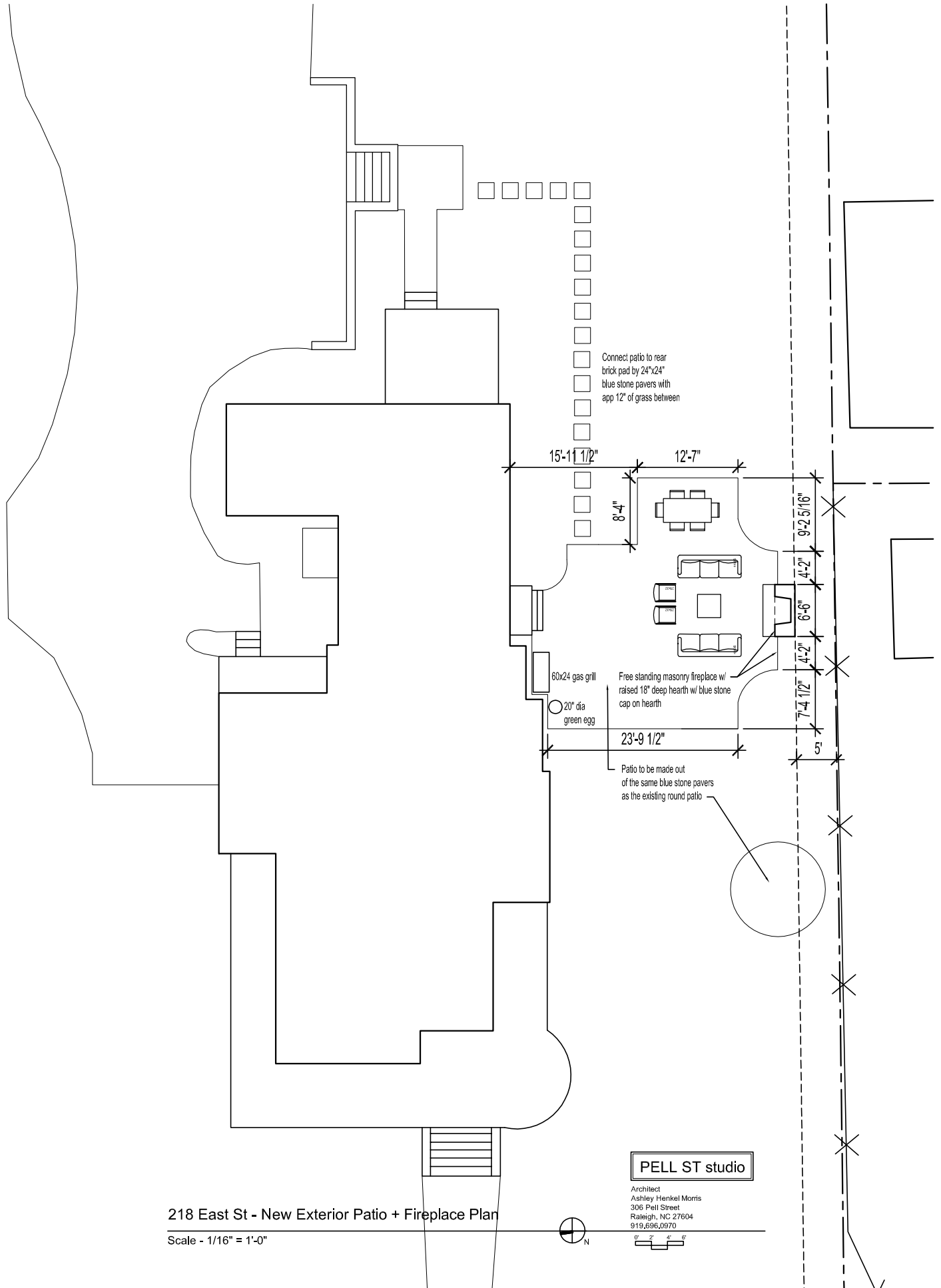
PELL ST studio

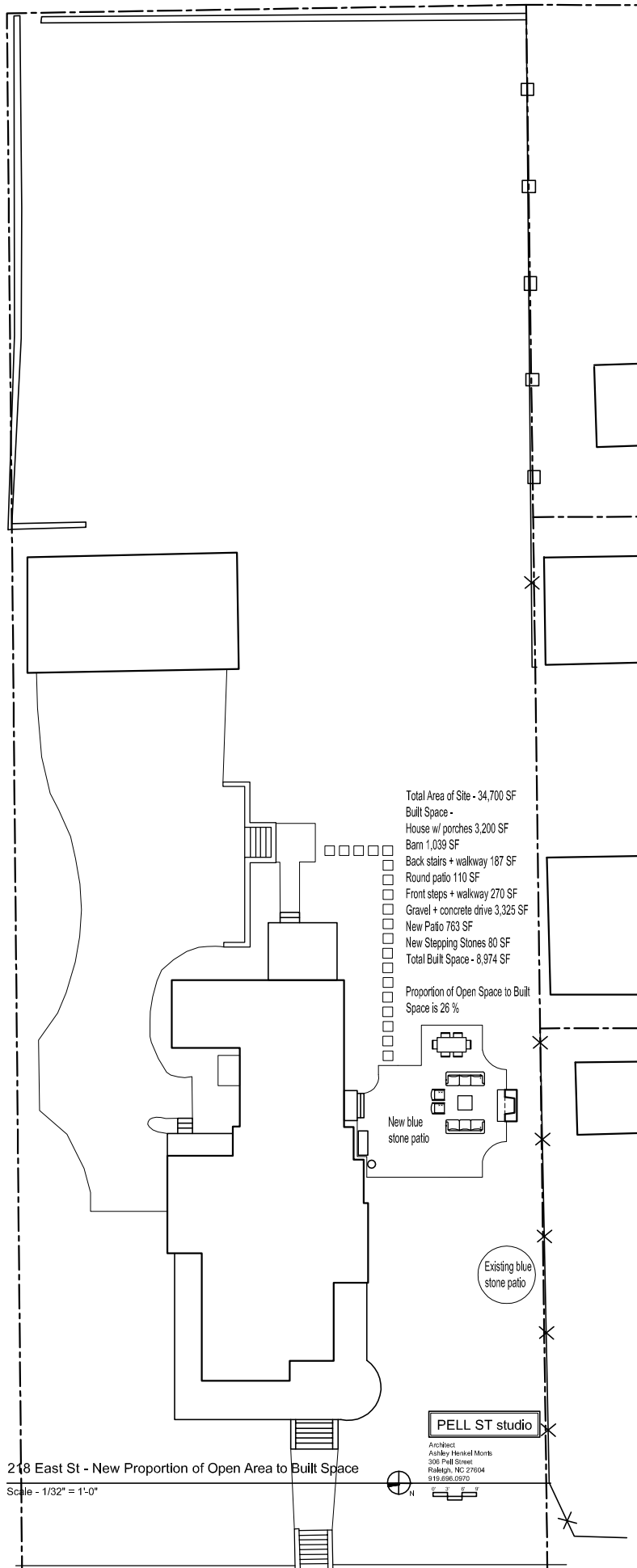
Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970











Lay Down Space for  
Materials + Dumpster in  
Existing gravel driveway

Tree Protection Fence

2'-6" radius  
for CRZ

2" Mulberry  
invasive species

4" Mulberry  
invasive species

7'-6" radius for CRZ

Eastern Red  
Cedar DBH 6"

16'-3" radius for CRZ

Eastern Red  
Cedar DBH 13"

Water Oak DBH 30"

TPZ Plan created by  
Basil Camu ISA Certified  
Arborist - SD-7383A

Notes -

1. All tree protection fencing to be orange snow fencing at a minimum. All fencing to be installed prior to construction and continuously maintained.
2. All work done within the CRZ of trees must be done by hand. No roots over 2" shall be cut.
3. Fencing shall be post in hole, hand dug, posts shifted to avoid any roots over 1" discovered.
4. Spread 6" of fresh arborist wood chips within the tree protection zone surrounding the trees shown. Provide these same trees with supplemental water during the summer/fall of construction and the year after to maintain moist (not over saturated soil).

Tree Protection Fence  
1'1'-0"

37'-6" radius for CRZ

29'-0"

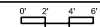
Tree Protection Fence  
15'-6"

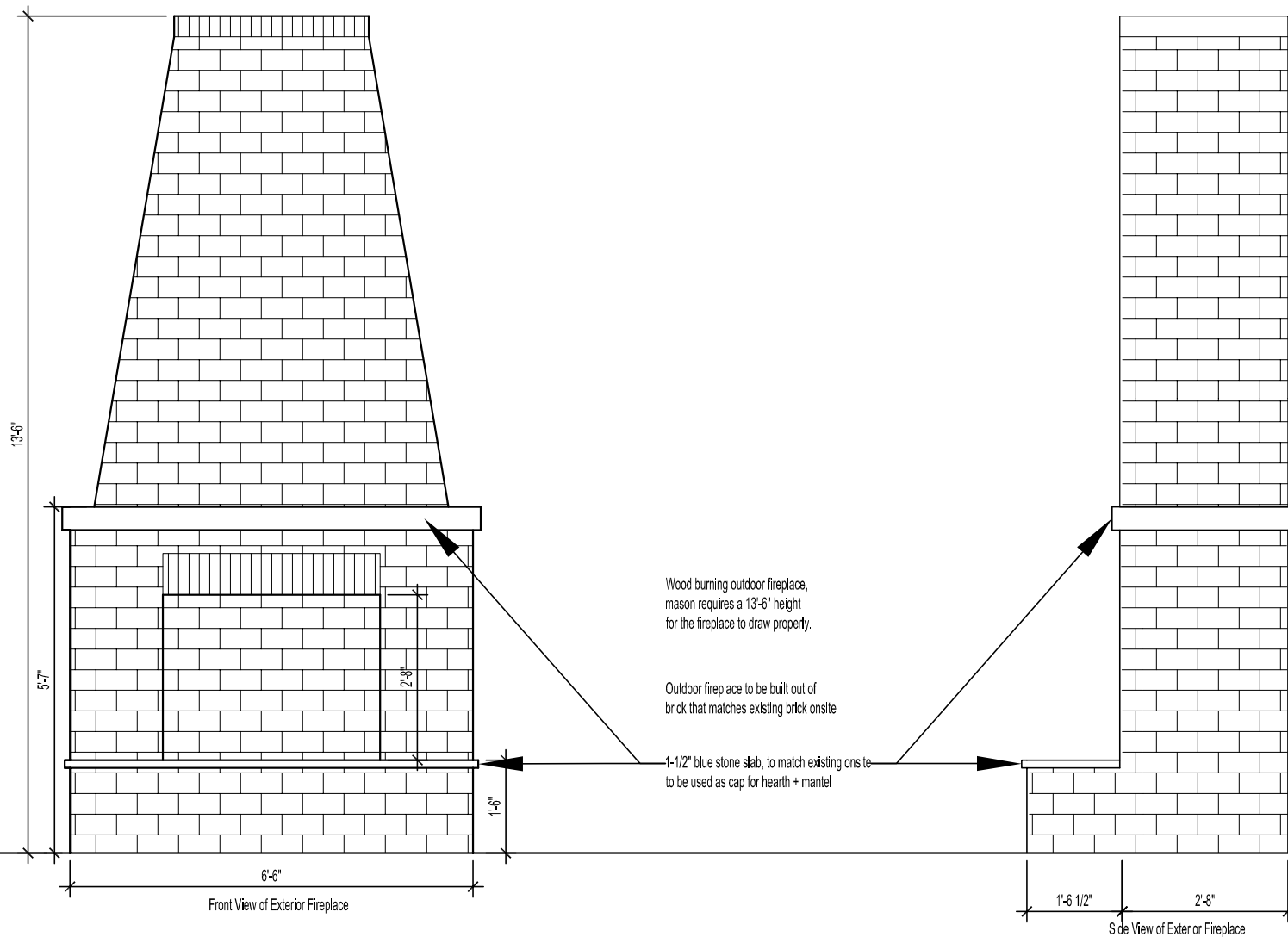
PELL ST studio

Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970

## 218 East St - New Exterior Patio + Fireplace Plan TPZ Plan

Scale - 1/16" = 1'-0"



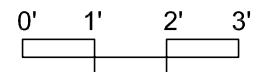


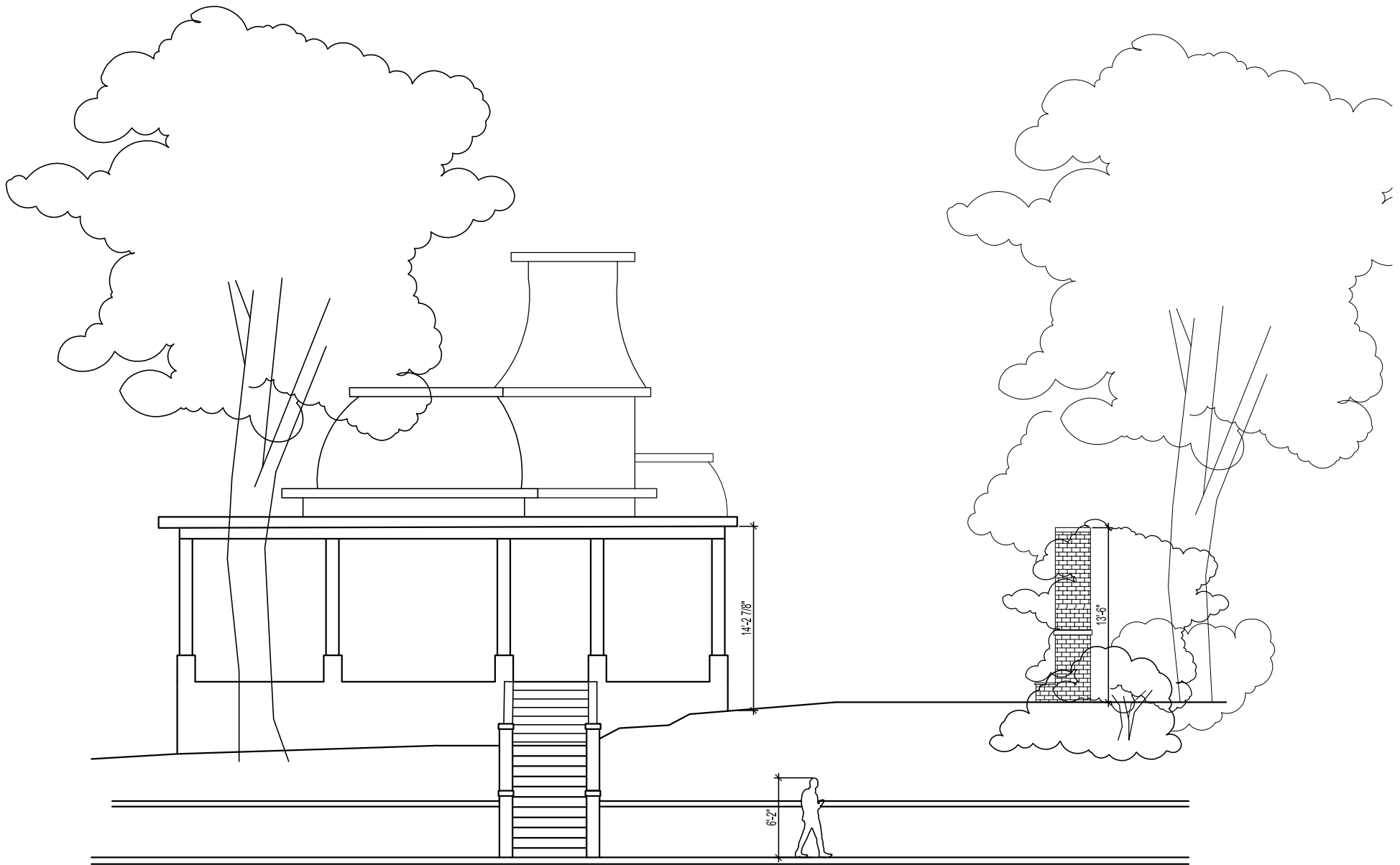
## 218 East St - New Exterior Fireplace Elevations

Scale - 3/8" = 1'-0"

PELL ST studio

Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970





# 218 East St - New Front Elevation Sketch for Scale

Scale - 3/32" = 1'-0"



PELL ST studio

Architect  
Ashley Henkel Morris  
306 Pell Street  
Raleigh, NC 27604  
919.696.0970

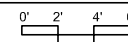






Photo of front of the house and side yard. Patio and outdoor fireplace would not be readily visible from the sidewalk due to the height of the grade





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 brick landing 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

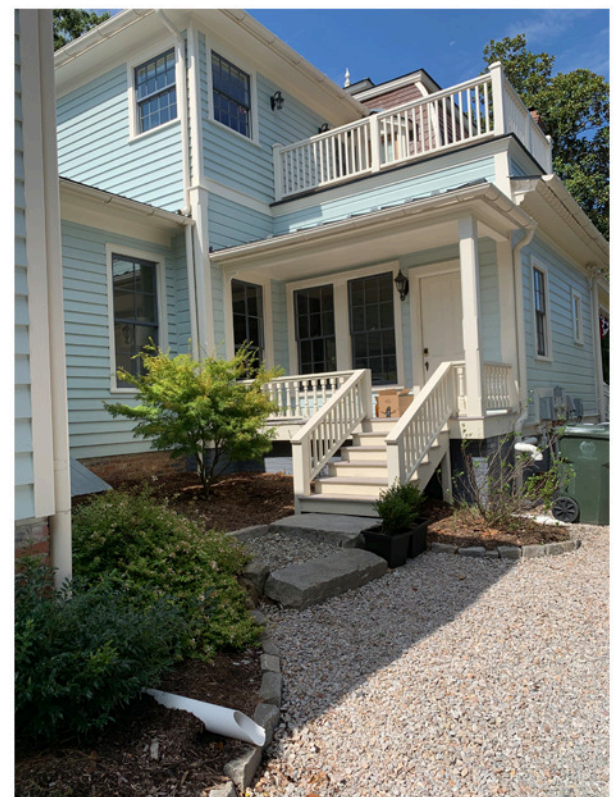


View from the rear of the house to the rest of the expansive back yard





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



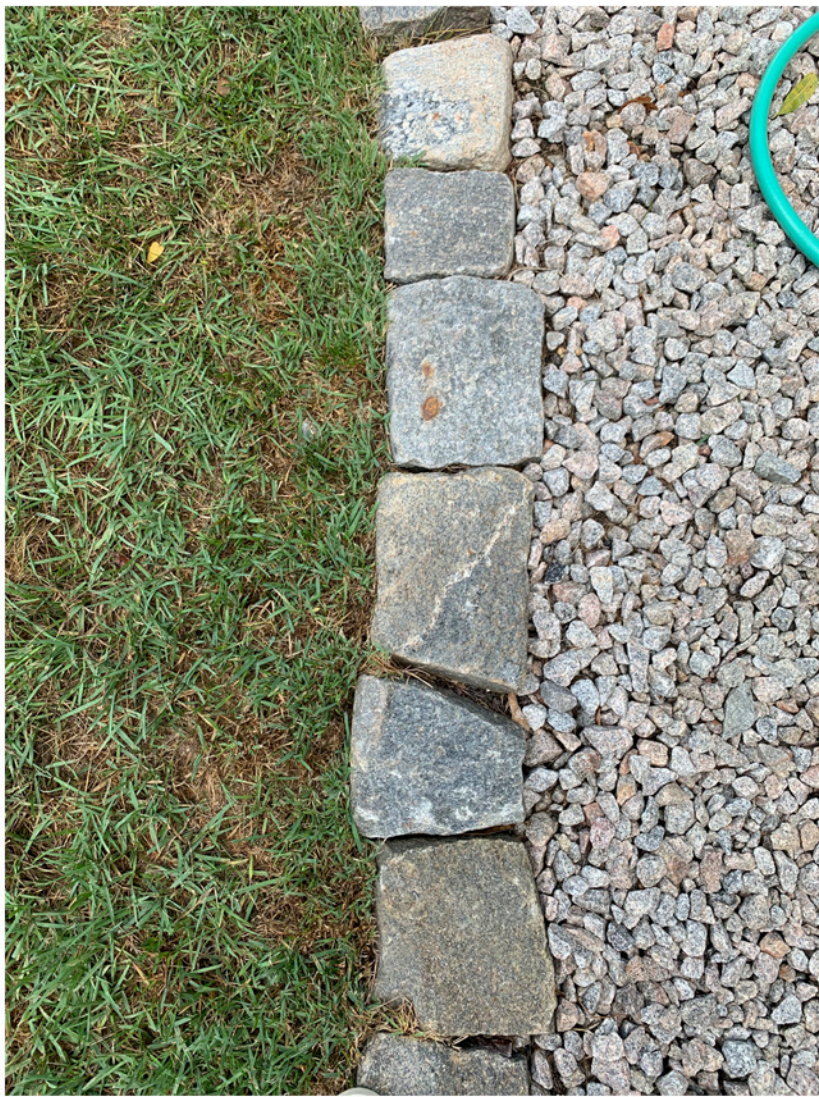
View of side of the house where natural stone is used as steps





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

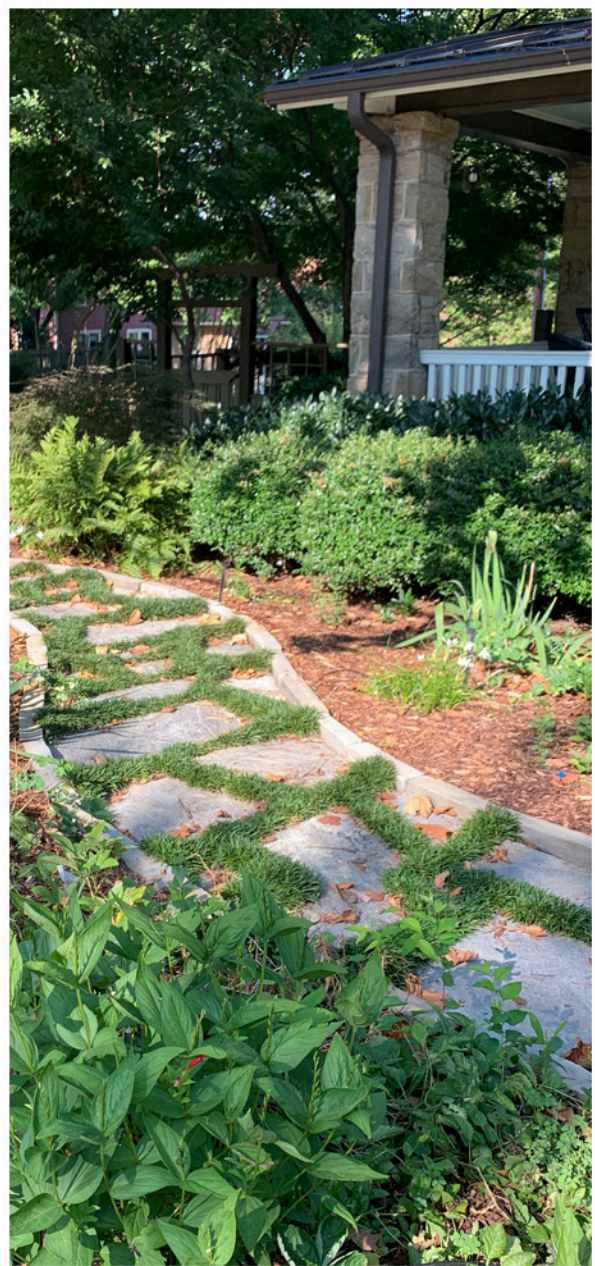




Photos of material used in the existing site



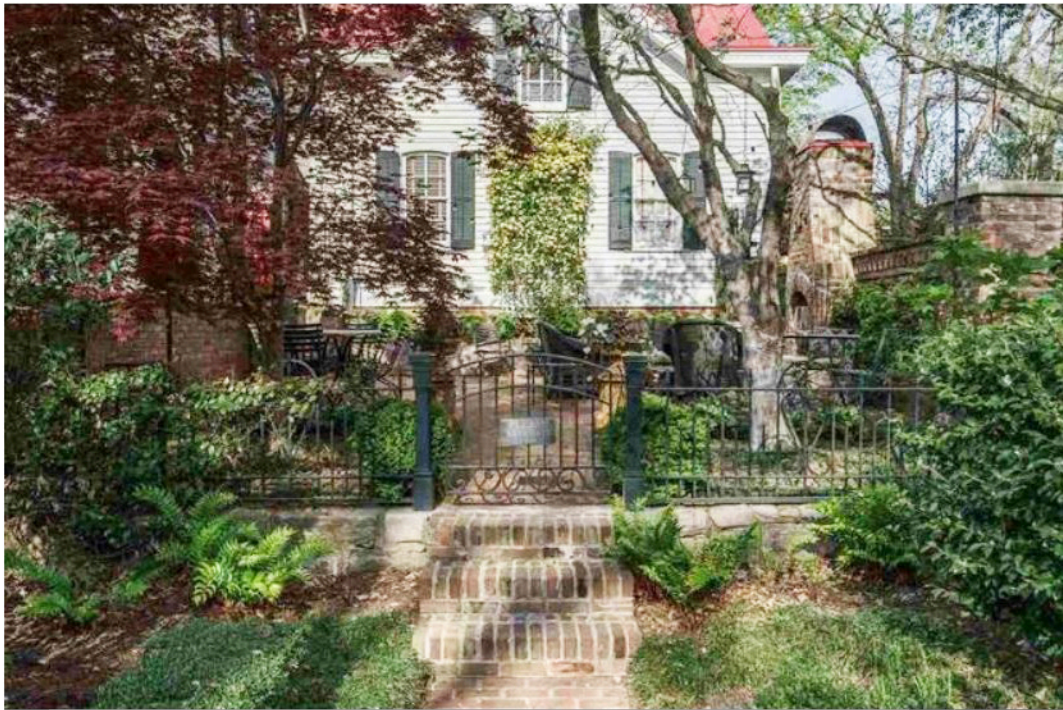




Example of blue stone stepping stone pavers recently approved 610N Bloodworth St

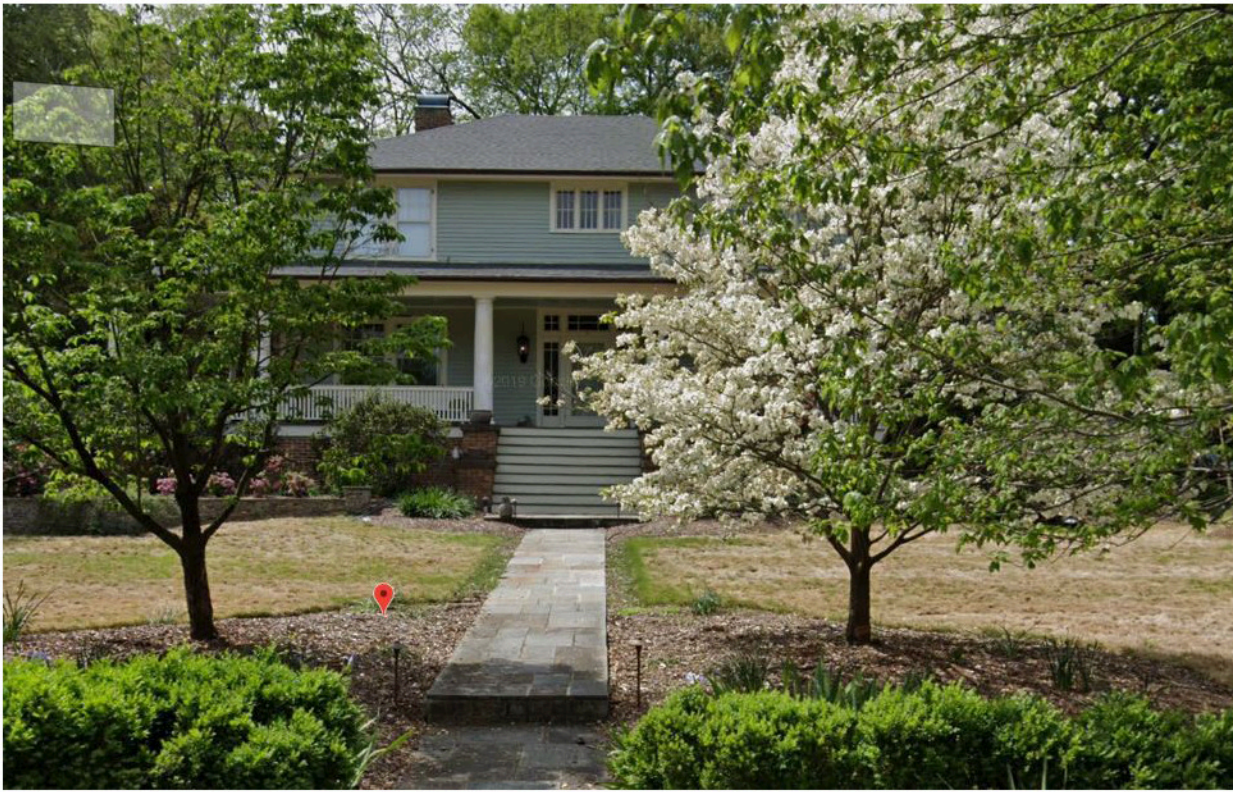






The exterior fireplace at 601 N Bloodworth is similar to the proposed 218 East St fireplace due to the property's site and fireplace locations. The location of both fireplaces are set to the side but are not easily visible from the street due to their location being more in the middle of the property 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



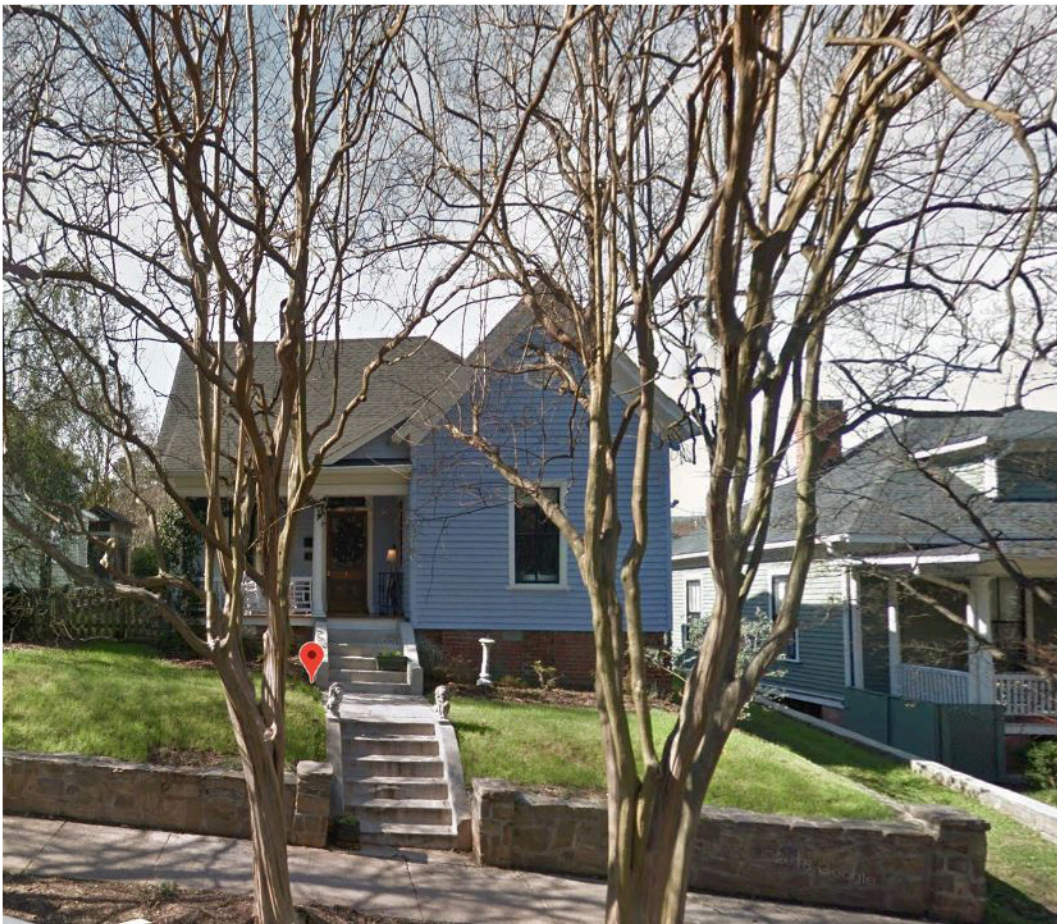


Close up of 605 N  
Bloodworth exterior  
fireplace

- 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



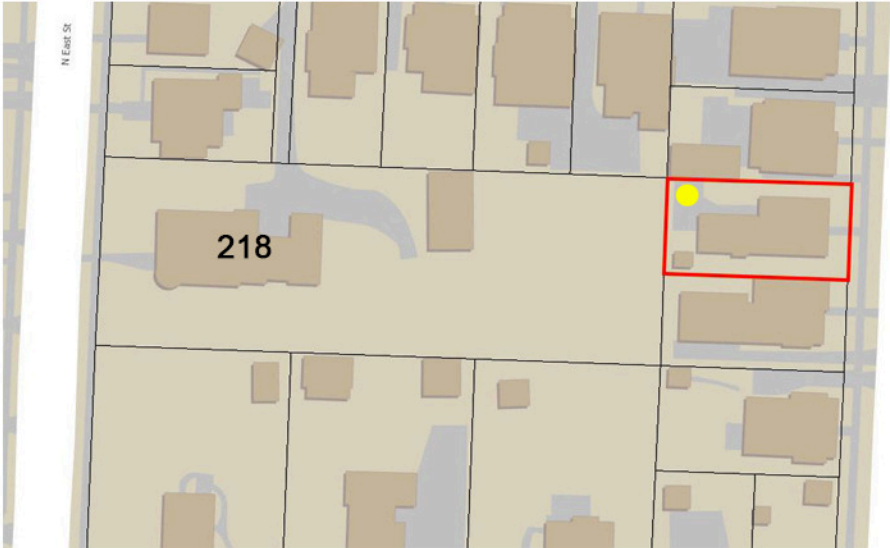




Exterior fireplace recently approved at 225 Elm St in the side/rear yard. This property backs up to the 218 N East St property. Similar in the siting and size of the proposed fireplace. Both fireplaces are brick as well







Blandford - N. East St.

Apical Lawns NCLC# 1168

Plants to be removed in the are of new patio /fire place 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

\*\*(#F) –flats of 18 pieces

Front Wall Planting adjustments:

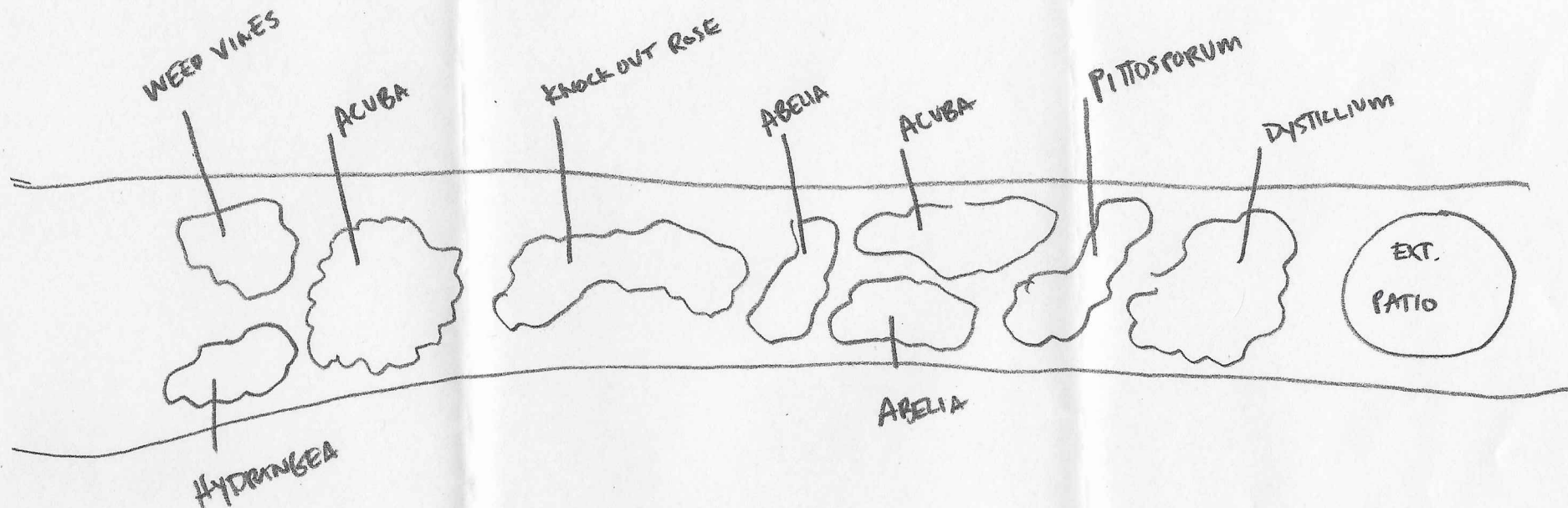
(20-30F) Dwarf Mondo grass – to fill in area between wall and sidewalk

(7) Dwarf Yaupon Hollies – to add low structure to beds and allow a better view of house

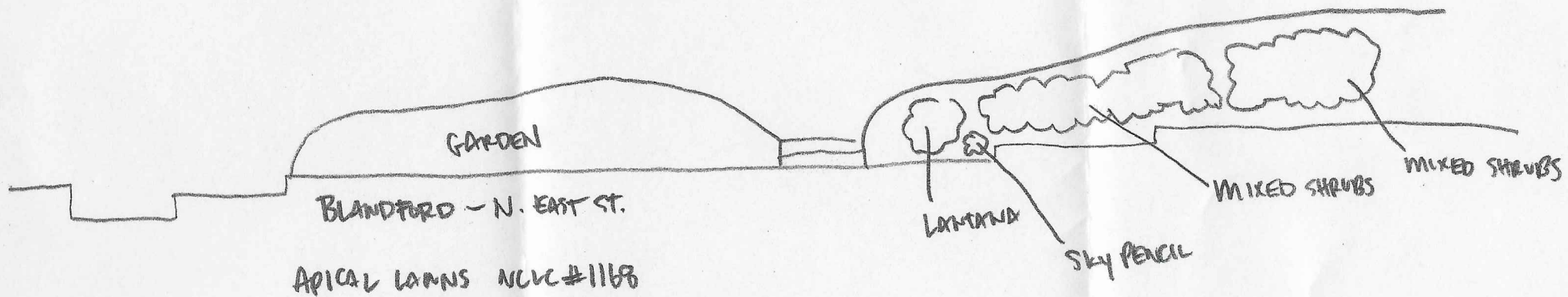
- Newly planted beds to be mulched with hardwood mulch upon completion of installation of plant materials and patio project completed.

- Grass areas to be top dressed with organic compost and topsoil mix and over seeded with fescue grass seed.

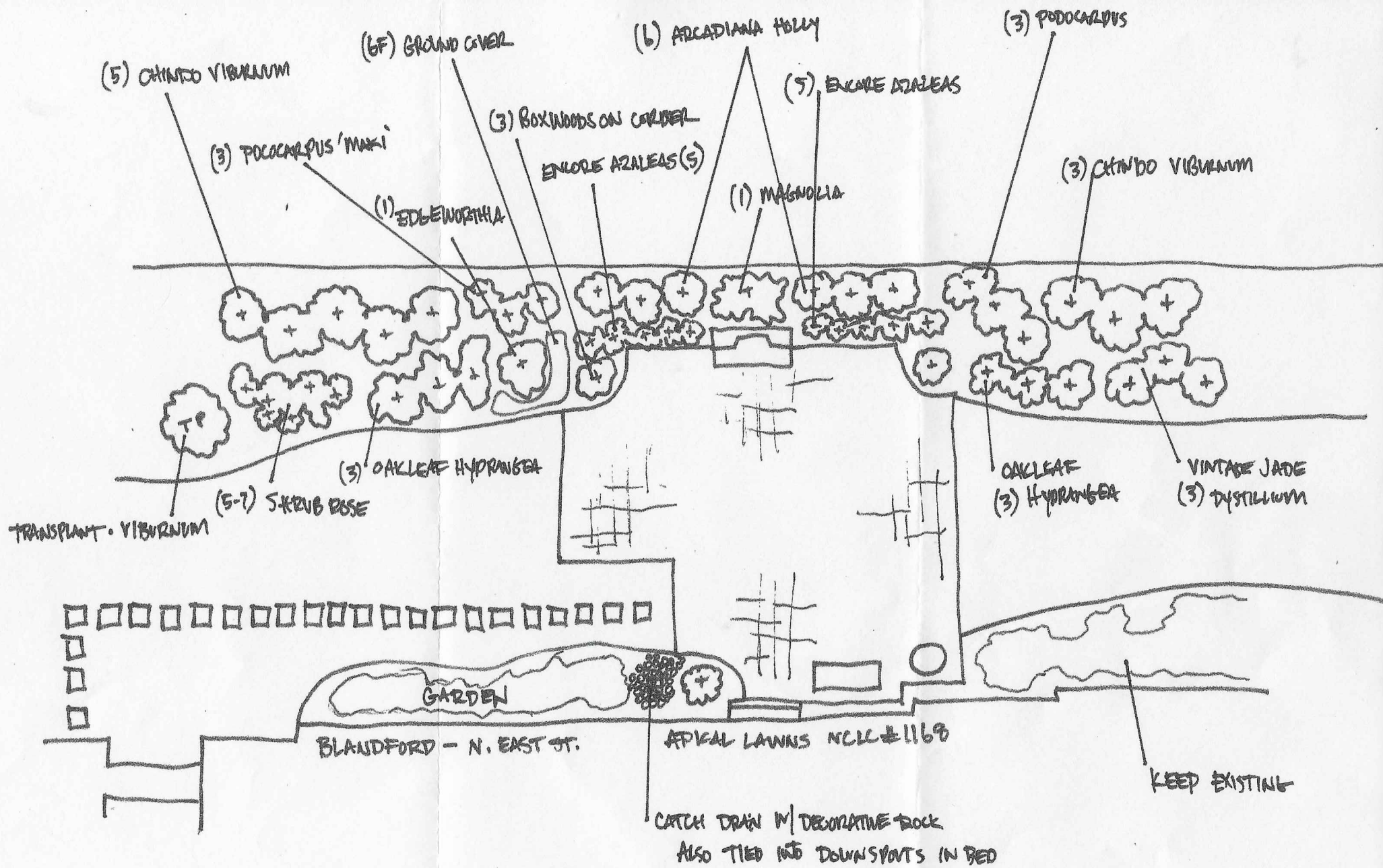


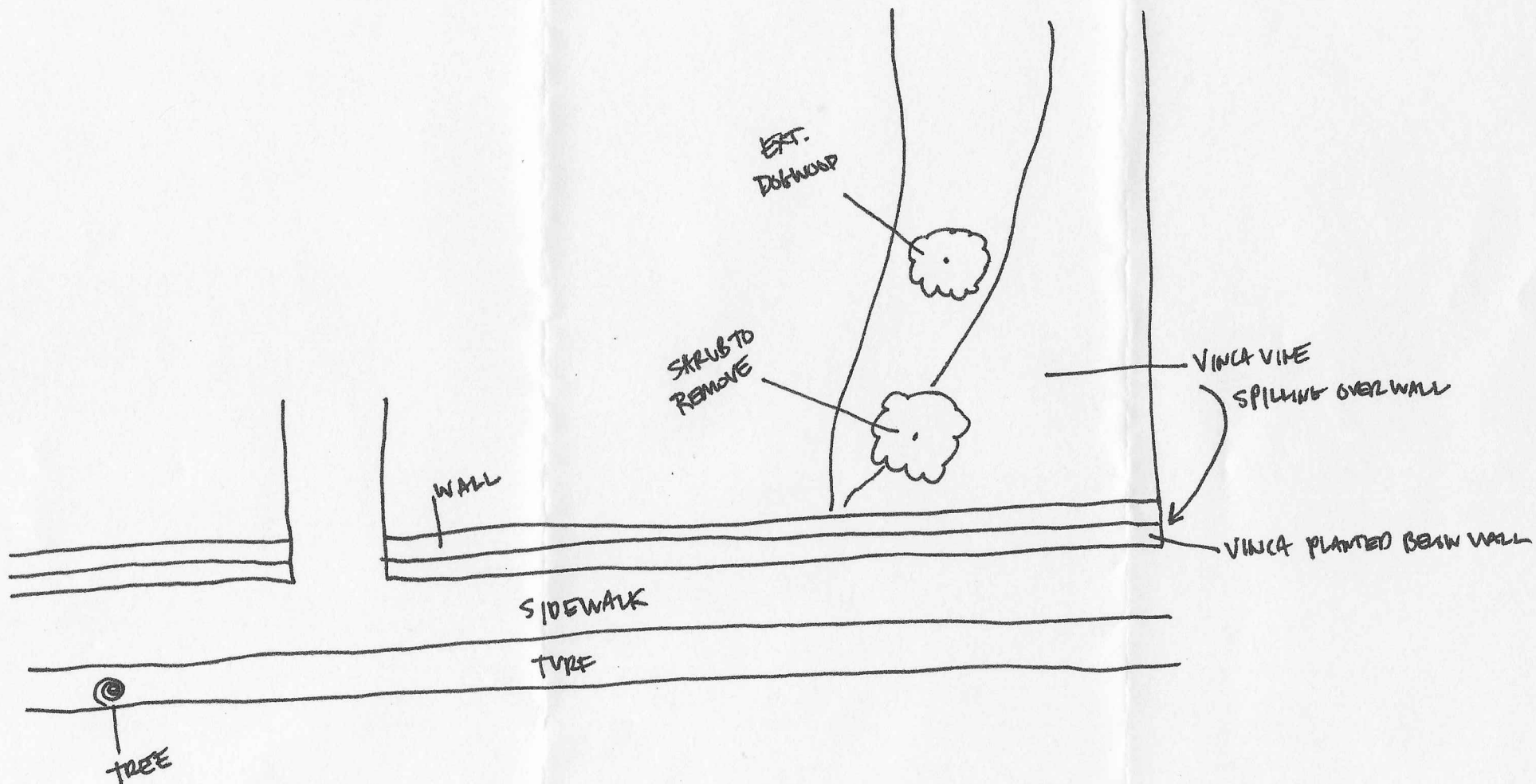


TURF



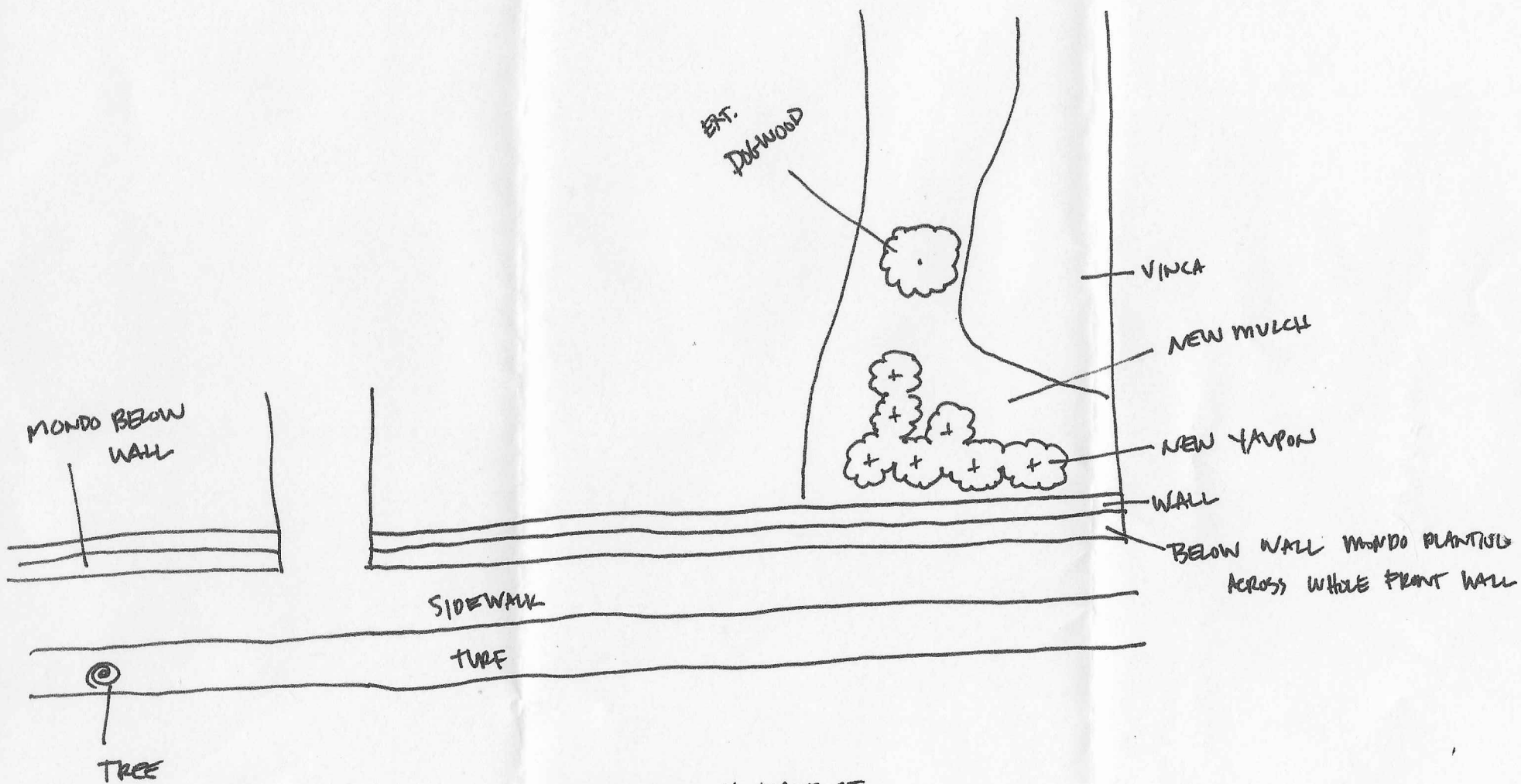






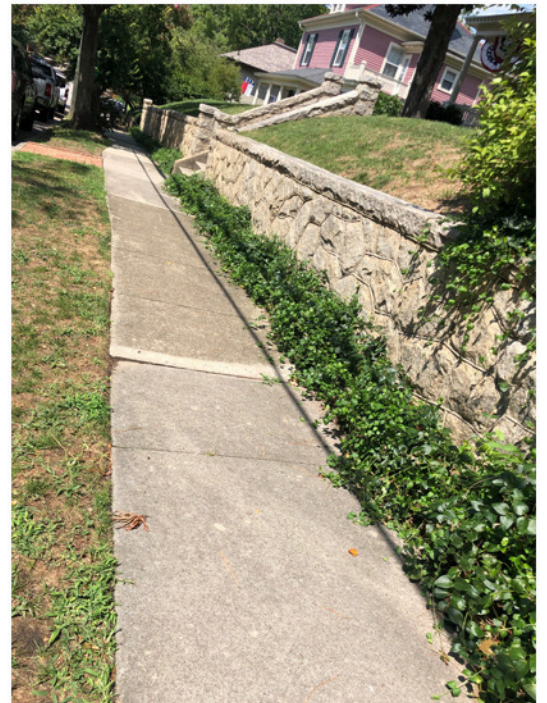
BLANDFORD - N. EAST ST.

APICAL LAWNS NCLC #1168



BLANDFORD - N. EAST ST.  
APICAL LAWNS NCLC#1160





Images of front yard noted in the landscape designer notes that will be cleaned up