



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Construct patio, stepping stones, and steps; install pathway lighting; install landscaping

305 Kinsey St

Address

Boylan Heights

Historic District

Historic Property

COA-0109-2024

Certificate Number

9/23/2024

Date of Issue

3/23/2025

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, _____

Elin Morton Pugh

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: 09/09/24

Daytime phone #: 617-513-7079

Email address: jade.brennan@gmail.com

Applicant signature:

Jade Brennan

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-0109-2024

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 305 Kinsey St. Raleigh, NC 27603

Historic district: Boylan Heights

Historic property/Landmark name (if applicable):

Owner name: Jade Brennan

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 No	Office Use Only
Did you consult with staff prior to filing the application? Yes No	Type of work: <u>46, 48, 56, 67</u>

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).
1.3	Landscaping	Construct patio, stepping stones, and steps; install landscaping
1.7	Site Lighting	Install pathway lighting

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>03/23/2025</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><i>Erin Martin Pugh</i></u>	Date <u>09/23/2024</u>

BRENNAN RESIDENCE

Written Description

The project proposed at 305 Kinsey Street is a landscape improvements project that aims to build on existing site features to enhance the functionality and aesthetic appeal of the overall property.

Backyard Scope

Along the north side and backyard of the house we are proposing cast in place concrete steps and pavers that would match the finished quality of the steps, pavers, and walls already on site. The pavers will be infilled with grass. In addition, the north side yard is heavily sloped and difficult to navigate from the side door of the house which is the primary backyard access point for the homeowner. The proposed steps and pavers will create a defined walking path down to the large patio and help slow erosion on site. In the north side yard, we are also proposing two small landings, one at the side door and one at the gate along with additional steps to navigate the grade change across the space. The landings are needed to safely enter and exit the yard and house. These landings will be constructed using Chapel Hill Grit (aka decomposed granite) to match the existing patio on site.

We are proposing additional low voltage landscape path lighting to illuminate the steps for safe navigation at night. The fixtures chosen will match those existing on site and will be controlled by the existing low voltage transformer and timer.

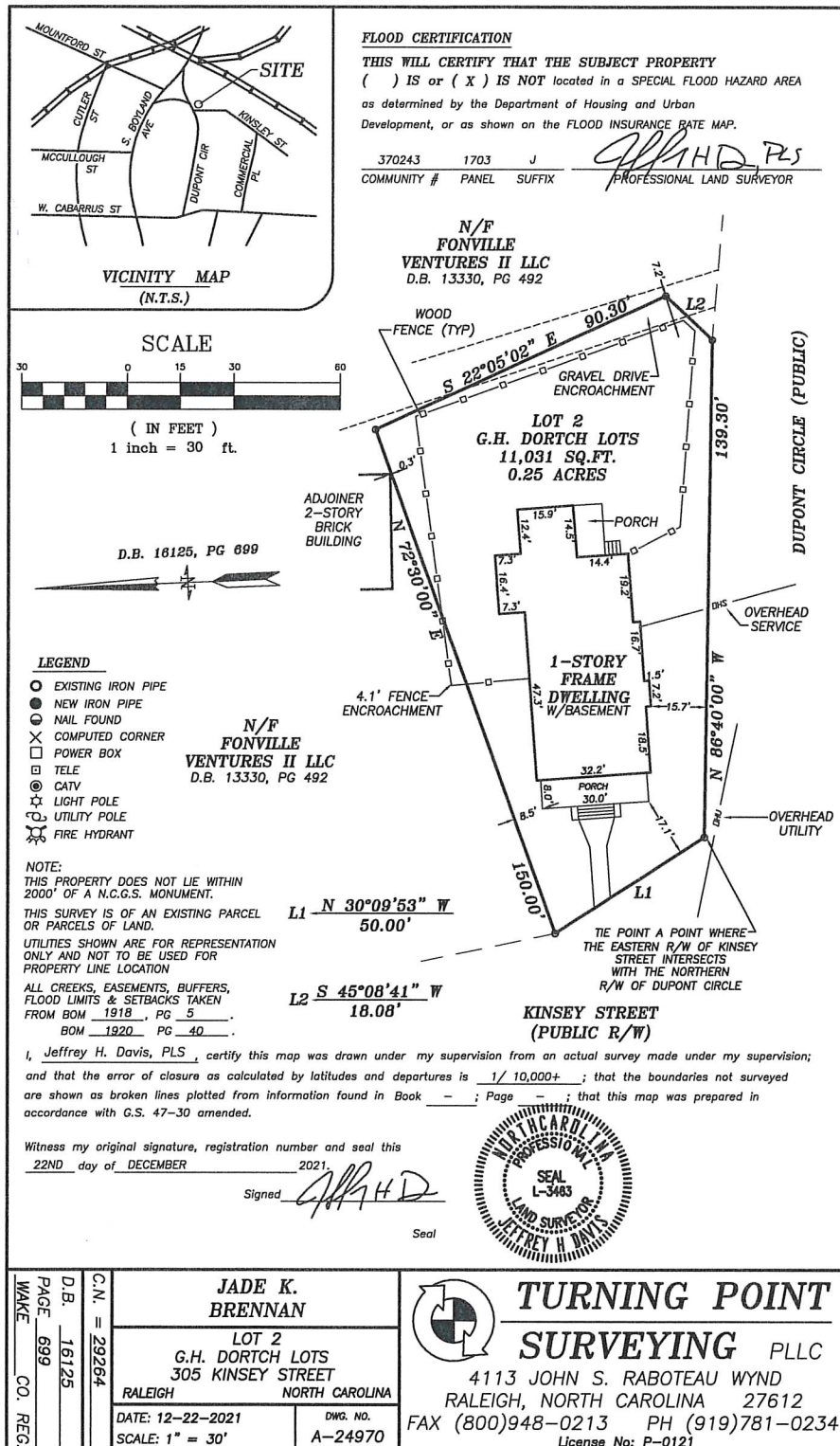
Planting improvements will be made in the north side yard to add ornamental interest to the side yard and provide an alternative ground plane treatment to the struggling grass. Plants have been selected to work with existing light and soil conditions.

Front Yard Scope

The front and south side yards will also receive planting improvements to provide seasonal interest across the landscape. Plants have been selected to work with the existing light and soil conditions.

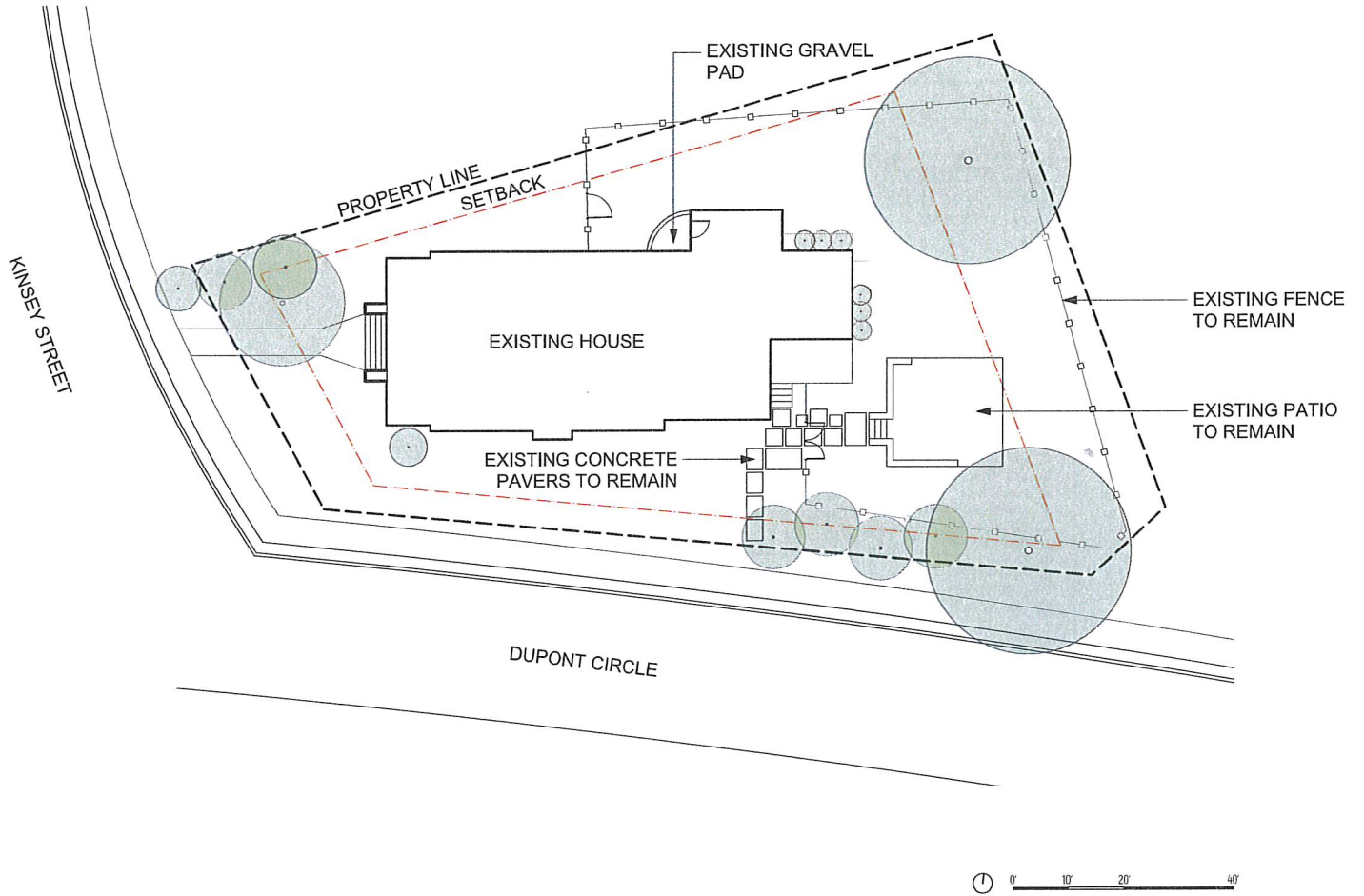
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Existing Site Plan



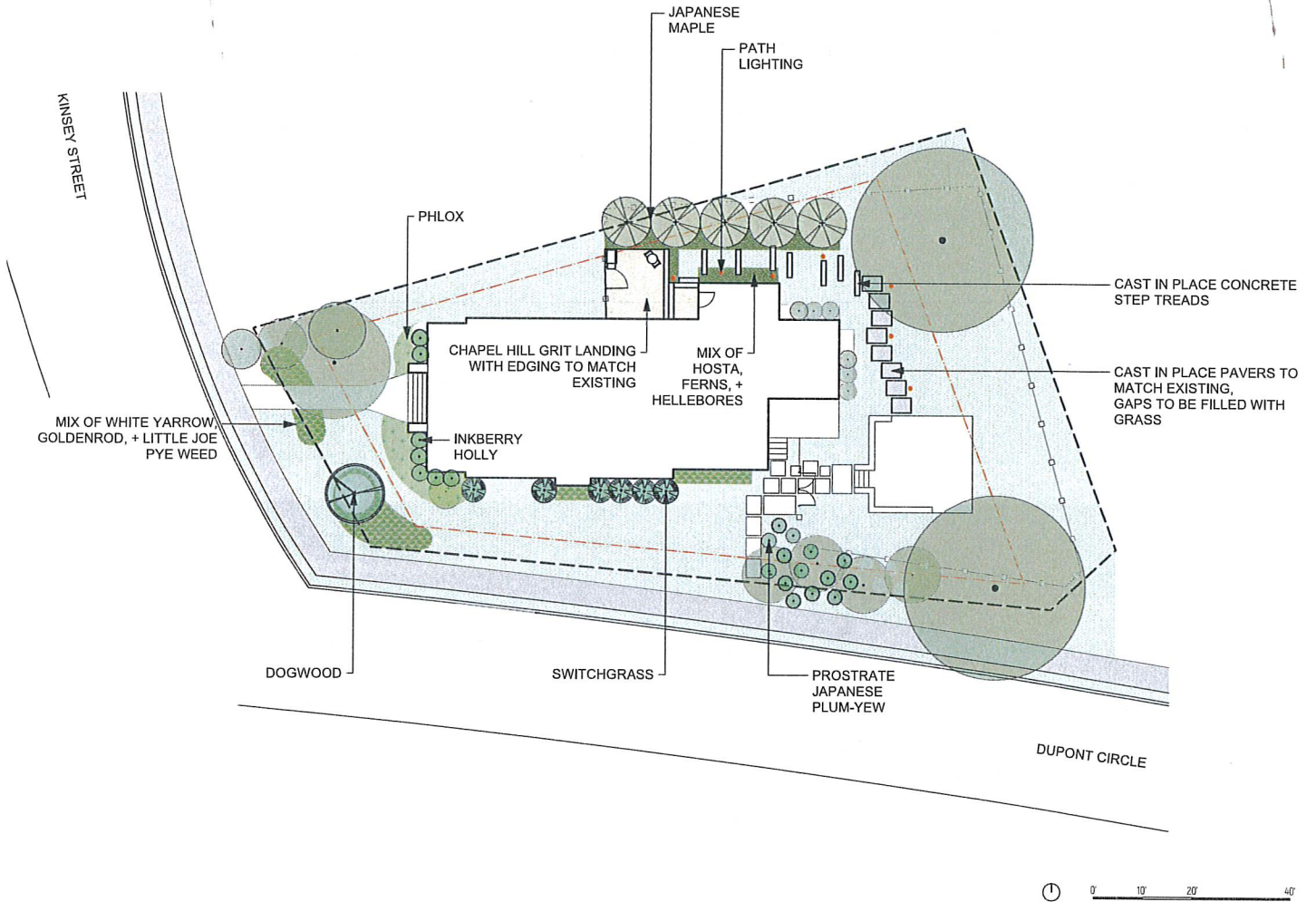
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Existing Site Plan



BRENNAN RESIDENCE

Proposed Site Plan



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Material Palette



Photos of Existing Broom Finish Concrete Pavers

Proposed pavers to match existing.



Photo of Existing Chapel Hill Grit Patio

Proposed Chapel Hill Grit patio to match existing.

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Material Palette



Photo of Existing Path Lighting
Proposed path lighting to match existing.

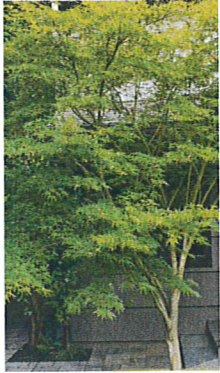


Photo of Existing Broom Finish Concrete Steps
Proposed steps to match existing.

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Planting Selection

Understory Trees



Japanese Maple
Acer palmatum
Mature Size: ~ 20'x20'



Dogwood
Cornus Florida
'Super Princess'
Mature Size: ~ 20'x20'

Shrubs



Japanese Plum-Yew
Cephalotaxus harringtonia
'Prostrata'
Size: ~ 2'x3'



Winterberry Holly
Ilex verticillata 'Red Sprite'
Size: ~ 3'x3'

Perennials



Balwin White Yarrow
Achillea millefolium
Size: ~ 2'x1'



Tall Goldenrod
Solidago 'Fireworks'
Size: ~ 4'x3'



Little Joe Pye Weed
Eupatorium dubium
Size: ~ 3'x2'



Hosta
Hosta 'Halcyon'
Size: ~ 1.5'x3'



Lenten Rose
Helleborus orientalis
Size: ~ 2'x2'



Emerald Blue Phlox
Phlox subulata 'Emerald Blue'
Size: ~ 1.5'x6"

Grasses



Northwind Switchgrass
Panicum virgatum
'Northwind'
Size: ~ 5'x3'

Ferns



Tassel Fern
Polystichum polyblepharum
Size: ~ 2'x2'

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Existing Site Photos



Front of House
From Dupont Circle



Right Side of House
Facing Dupont Circle

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Existing Site Photos



Right Side of House
Facing Dupont Circle



Paver Path
Facing Dupont Circle

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Existing Site Photos



Backyard Gate
Into Existing Patio Space



Existing Patio
Next to Dupont Circle

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Existing Site Photos



Bayard Gate
View from Left Side of House



Bayard Gate
From Backyard View

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Existing Site Photos



Path Towards Backyard



Existing Plants
Back Left Corner

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Existing Site Photos



Existing Plants
Back Corner



Existing Plants
Center of Backyard