

# City of Raleigh



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## COA-0165-2019

111 E NORTH ST  
BLOUNT STREET (North  
Blount PD)

0 35 70 140  
Feet



Nature of Project:  
Master landscape plan; install arbor;  
install fence; install planting beds;  
install walkways; install site lighting

APPLICANT:  
DON MUNFORD  
3312 LANDOR RD

N Wilmington St

Polk St

E North St

E Lane St

N Blount St

## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0165-2019 111 E NORTH STREET

Applicant: DON MUNFORD

Received: 12/05/2019

Meeting Date(s):

Submission date + 90 days: 03/04/2020

1) 1/23/2020 2) 3)

### INTRODUCTION TO THE APPLICATION

Raleigh Historic Landmark: ANDREWS-DUNCAN HOUSE

Historic District: BLOUNT STREET HISTORIC DISTRICT

Zoning: General HOD

Nature of Project: Master landscape plan; install arbor; install fence; install new planting beds; install screening plants; install walkways; install site lighting

Staff Notes:

- The “Special Character of Blount Street Historic District” description contains: “...well maintained and generous landscapes...granite street curbing throughout the neighborhood...[an] open spatial quality and character...side and rear yards are not segmented by privacy fences to the extent of the other residential districts, which also contributes to the feeling of spatial openness. Even though the Executive Mansion grounds are encircled by a high fence, the design of the fence with its simple wrought iron panels is transparent enough that it provides the necessary security without markedly detracting from the sense of open space in the district.”
- This parcel is located within the Landmark boundary of the Andrews-Duncan
- House but has been subdivided since Landmark designation. The parcel is now associated with the Howell House, a historic house located to the southwest of the Andrews-Duncan House.
- 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	Master landscape plan; install arbor; install fence; install new planting beds; install screening plants
1.4	Fences and Walls	Install fence; install screening plants
1.5	Walkways, Driveways, & Off-Street Parking	Install walkways
1.7	Lighting	Install site lighting

### STAFF REPORT

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

- A. Installing a master landscape plan, including: installing new planting beds; an arbor; walkways; and site lighting is not incongruous in concept according to *Guidelines* sections 1.3.9, 1.3.13, 1.4.11, 1.5.5, 1.5.6, 1.5.10, 1.5.11, 1.7.4, 1.7.5, 1.7.6, 1.7.11; however, the density and height of the plantings along the northern edge may be incongruous according to *Guidelines* sections 1.3.2, 1.3.4, 1.4.11 and the following suggested facts:
- 1\* The “Henry Clay Oak” that previously stood on the parcel was removed in 1991 due to disease and weather damage.
  - 2\* The parcel is currently a vacant grassy lot with approximately three paved parking spaces located on the western edge. Although the parcel is associated with the Howell House via ownership, it remains visually and historically connected to the adjacent Andrews-Duncan House.
  - 3\* The proposed landscape plan includes an oval lawn on the interior of the parcel surrounded by a bed of trees, shrubs, perennials, and annuals. Photographs and mature dimensions of each proposed plant were provided.
  - 4\* The landscape design adjacent to the public sidewalk is proposed to be planted with a mix of large and low shrubs and trees that range in height, per included example photographs. Shrubs in front yards in the historic district are traditionally lower in height to maintain an open yard appearance. Guideline 1.4.11 suggests that the shrubs should be kept at a maximum 42” height to be congruous with traditional neighborhood character.
  - 5\* It is unclear from the application where the proposed plantings sit in relationship to the Andrews-Duncan House.
  - 6\* An elevation showing the density of the proposed plantings immediately adjacent to the street was included; however, no illustrations for other parts of the plan were provided.
  - 7\* The height and density of the proposed plantings are functionally servicing as privacy fencing. The commission has only found privacy fencing to be congruous in the historic districts when on rear and side yards (not corner side yards) and at a maximum of 6’ tall
  - 8\* The application includes a statement of design intent that provides a historic context for some of the proposed design elements.
  - 9\* The lawn and paths are proposed to be edged in brick. The brick is proposed to match the existing brick at the Howell House.

- 10\* A wooden arbor is proposed on the north side of the lawn. The proposed arbor is 6' wide, 3' deep, and 7' tall. Arbors are traditional garden features.
- 11\* Two pea gravel paths are proposed to be installed. One leading from the parking area to the lawn on the western side of the parcel, and the other beginning at the sidewalk intersection at the southeast corner and leading northwest to the lawn. Gravel color was not specified.
- 12\* The application includes a proposed lighting plan. Low voltage lighting is proposed along the pathways and around the lawn area. The arbor is also proposed to be internally lit. A photograph of the proposed lighting style was included.
- 13\* Photographs of the Merrimon-Wynne House (500 N Blount Street) and William Peace University Campus (15 E Peace Street), other designed landscapes in the Blount Street district, were provided. The Merrimon-Wynne landscape was approved through COAs 107-13-CA, 147-13-CA, 133-15-CA, and 046-16-MW. One landscaping plan was filed for William Peace University, CAD-91-044, for the parking area at the corner of E Peace and Blount Streets.
- B. The installation of a fence is not incongruous according to *Guidelines* 1.3.9, 1.4.8, 1.4.10, 1.4.11, and the following suggested facts:
- 1\* *Location:* The applicant proposes installing a fence along the east, north, and south property lines of the Howell House side yard.
- 2\* *Material:* The proposed fence is black wrought iron or aluminum with brick column posts; metal and brick are traditional fencing materials.
- 3\* *Height:* The application states that proposed fence height is 42".
- 4\* *Configuration:* The proposed fence location is characteristic of the district.
- 5\* *Design:* The proposed fence is a Quad finial style picket with 16" wide brick column posts. The design is traditional and simple. Traditionally, fences were constructed with neighbor friendly design, with structural members facing inward; the fence design has the same appearance on each side. Photographs of the proposed fence and gate design were provided.
- 6\* Two gates are shown on the plan: one gate at the entrance from the parking area and one gate at the east entrance. The gate is proposed to match the design of the fence with a decorative arch.




7\* Photographs of the existing fence at William Peace University (15 E Peace Street) was provided as a similarly designed example. The fence was extended along Blount Street through COA CAD-91-044.

Staff suggests that the application be approved with the following conditions:

1. That the shrubs along the sidewalk be kept pruned to a maximum height of 42 inches.
2. That the height of the plantings on the north be lowered and or plantings reduced so as to maintain the visual relationship with the historic Andrews-Duncan House.
3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
  - a. Gravel color.

Staff Contact: Collette Kinane, [collette.kinane@raleighnc.gov](mailto:collette.kinane@raleighnc.gov)

Type or print the following:			
Applicant name: Don Munford			
Mailing address: 3312 Landor Rd.			
City: Raleigh	State: NC	Zip code: 27609	
Date: December 5, 2019		Daytime phone #: 919-272-8001	
Email address: dmunford@smithlaw.com			
Applicant 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		<div style="text-align: center;"><b>Office Use Only</b></div> Transaction #: _____ File #: <u>COA-0165-2019</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____	
Property street address: 111 E North St.			
Historic district: Blount Street			
Historic property/Landmark name (if applicable): N/A			
Owner name: Pell House LLC			
Owner mailing address: 3312 Landor Rd., Raleigh, NC 27609			

**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
EBW-Raleigh, LLC/410 S Salisbury St Ste. 200 27601	State of NC/310 N Blount St/116 W Jones St 27603
NC Assoc. of Realtors, Inc/4511 Weybridge Ln. Greensboro 27407	State of NC/306 N Wilmington St/116 W Jones St 27603
State of NC/109 E North St/116 W Jones St 27603	
State of NC/407 N Blount St/116 W Jones St 27603	
State of NC/408 N Blount St/116 W Jones St 27603	
State of NC/400 N Blount St/116 W Jones St 27603	

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: _____ _____
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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/pg 22-23	Site Features & Planting	The applicant plans to landscape the side yard of the property which is currently a vacant lot.
1.4/pg 24-25	<b>Fencing</b>	The applicant would like to install a 42" high black metal fence with brick columns.
1.7/pg 30-31	<b>Lighting</b>	The applicant would like to install a low voltage landscape lighting system.

<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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111 E North Street  
Certificate of Appropriateness Application  
November 5, 2019

**Written Description of Project:**

The applicant would like to create a garden in the side yard area of the property at 111 E North St. ("The Henry Clay Oak House") which is currently a vacant lot. In addition to enhancing the curb appeal of the newly renovated Henry Clay Oak House, the proposed garden will be used for small gatherings and events.

The goal of the landscape design is to provide enough enclosure from the two busy streets and enough screening of the dilapidated house directly behind the space to create an appealing garden that people will want to use while at the same time conforming to the RHDC guidelines and being respectful of the special character of the Blount Street Historic District.

For inspiration and guidance, the applicant studied the Merrimon-Wynne House garden, the William Peace University campus and the NC Governor's Mansion garden. The proposed garden will be similar in style and feel to these three gardens. For example, the proposed garden will have a residential feel but still be formal and stately. Also, an open spacial quality will be maintained with low and visually transparent fencing. An open spacial quality also will be achieved by interspersing tall screening plants with lower plants and by using trees with high canopies which allow views into the garden. Finally, the landscape design attempts to create a sense of place by using a number of native plants such as magnolias, Carolina silverbells, and a white oak seedling from the original Henry Clay Oak tree that was on the property. The landscape design also includes non-native plants that were grown in the Southeast in the late 19th and early 20th centuries such as boxwoods, camellias and crape myrtles.

Please see the attached Landscape Master Plan and Plant & Material List for further details.

Henry Clay Oak House  
Statement of Design Intent  
December 23, 2019

The goal of the landscape design for the Henry Clay Oak House garden is to create a functional garden for the 21st century while using historically appropriate plants and materials which will make the garden blend in with the surrounding Blount Street Historic District. The Blount Street Historic District was a fashionable, premier residential area in the late 19th and early 20th century when Raleigh was a small town. Today the area includes busy streets and fast moving traffic, as well as ugly parking lots and dilapidated buildings. Both the historic character of the neighborhood and modern day realities were taken into consideration when designing the garden.

For inspiration and guidance, the applicant studied the Merrimon-Wynne House garden, the William Peace University campus and the NC Governor's Mansion garden. The proposed garden will be similar in style and feel to these three gardens.

An open spatial quality is apparent in all three of these gardens. For example, all of these gardens have fences, walls and screening plants but still maintain an open spatial quality. One way this is done is through the use of large lawn areas. Lawns are often used in garden design to create open spaces. With the invention of the "mowing machine" in the mid-1800s, lawns became very popular during this time period and are historically appropriate. The proposed garden will have over 1,800 square feet of lawn and the lawn will be the biggest element of the garden.

Another way an open spatial quality will be maintained is through the use of low and visually transparent fencing. By fencing in the property, users of the proposed garden will feel safe from the two busy streets but the garden will still feel welcoming. Many properties were fenced during this time period and by far the most popular material was cast iron. Historically appropriate 3.5' high black metal picket fencing and brick columns will be used in the proposed garden. Because the fencing will be low and transparent passersby will be able to see both over the top of the fence and through the pickets.

An open spatial quality also will be achieved through the use of various plantings. Clipped hedges were often used to define spaces in gardens of this time period. The proposed garden will use clipped hedges of boxwood and holly. These hedges will be solid but low enough to be seen over. Because of modern realities, some large screening material will need to be used. However, an open spacial quality will be achieved by interspersing tall screening plants with lower plants and by using trees with high canopies which allow views into the proposed garden.

Another way the proposed garden will maintain the style and feel of the Historic Blount Street District is by using historically appropriate plant material. Since there was no air conditioning in this time period, large trees were often planted to provide shade from the sun. The proposed garden will have a 'Green Giant' arborvitae on the East side to

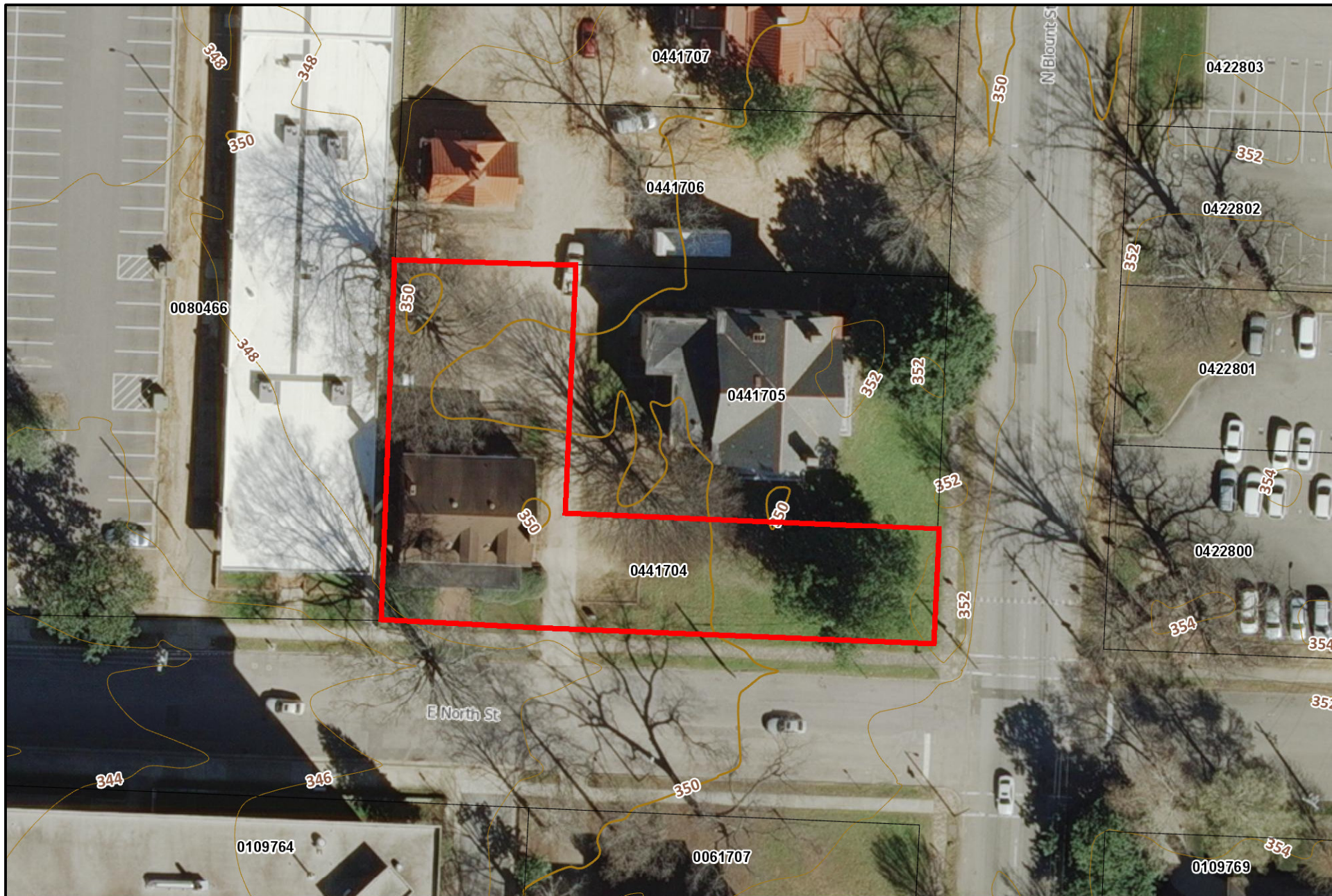
Henry Clay Oak House  
Statement of Design Intent  
December 23, 2019

provide shade from the summer sun in the first half of the day and a white oak tree on the West side to provide shade from afternoon sun.

The landscape design also attempts to create a sense of place by using a number of native plants such as magnolias, Carolina silverbells, and a white oak seedling from the original Henry Clay Oak tree that was on the property. The design also includes non-native plants that were grown in the Southeast in the late 19th and early 20th centuries such as boxwoods, camellias, roses and crape myrtles.

By using appropriate hardscape and plant material in a style consistent with gardens of the late 19th and early 20th century, the proposed garden will have the feel of a formal, stately residential garden of the period while being functional in the 21st century.





**111 E North St./Henry Clay Oak House**

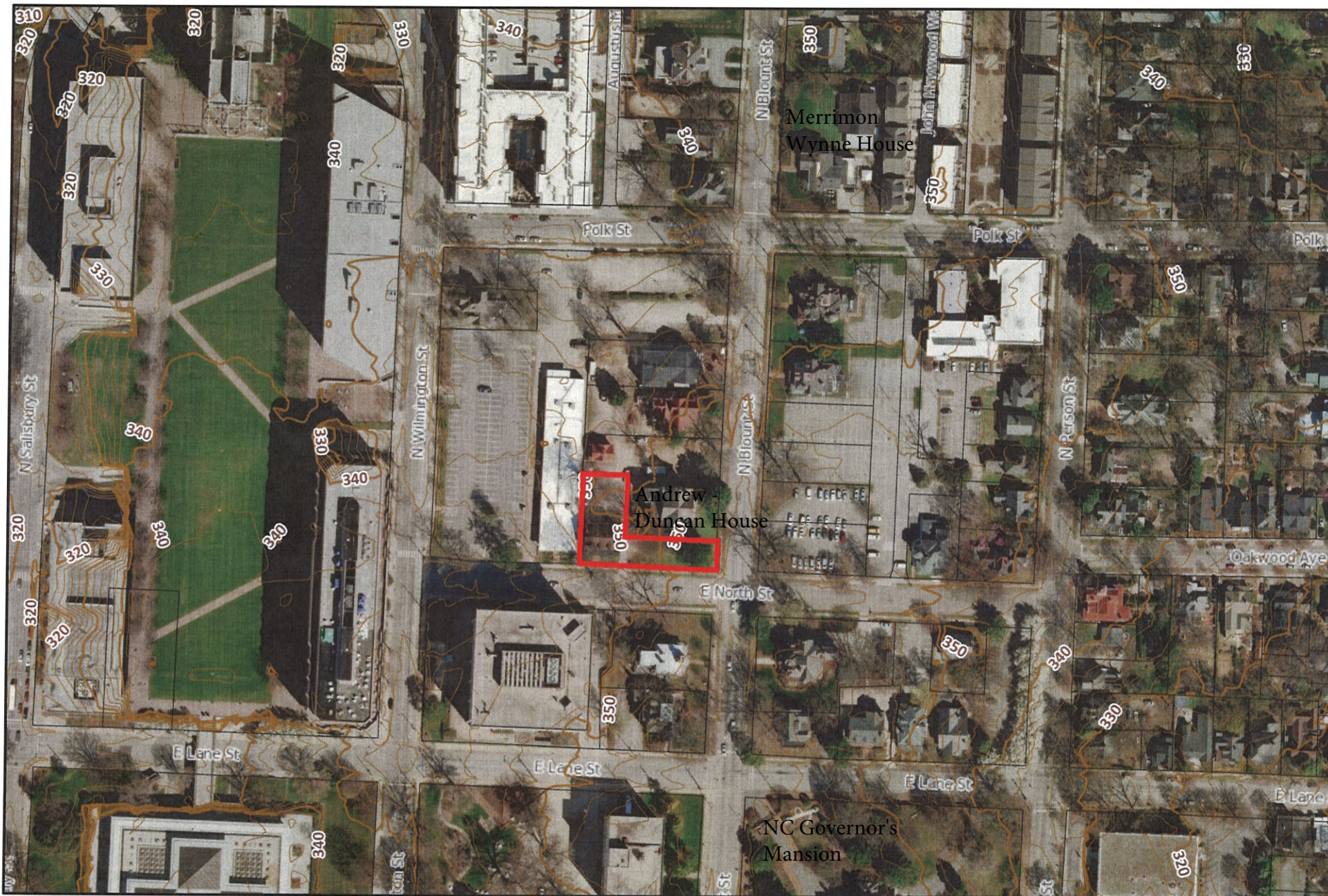


0 25 50 100 ft  
1 inch = 50 feet

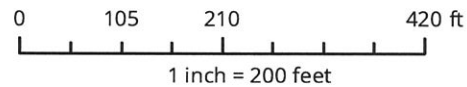
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111 E North St./Henry Clay Oak House



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






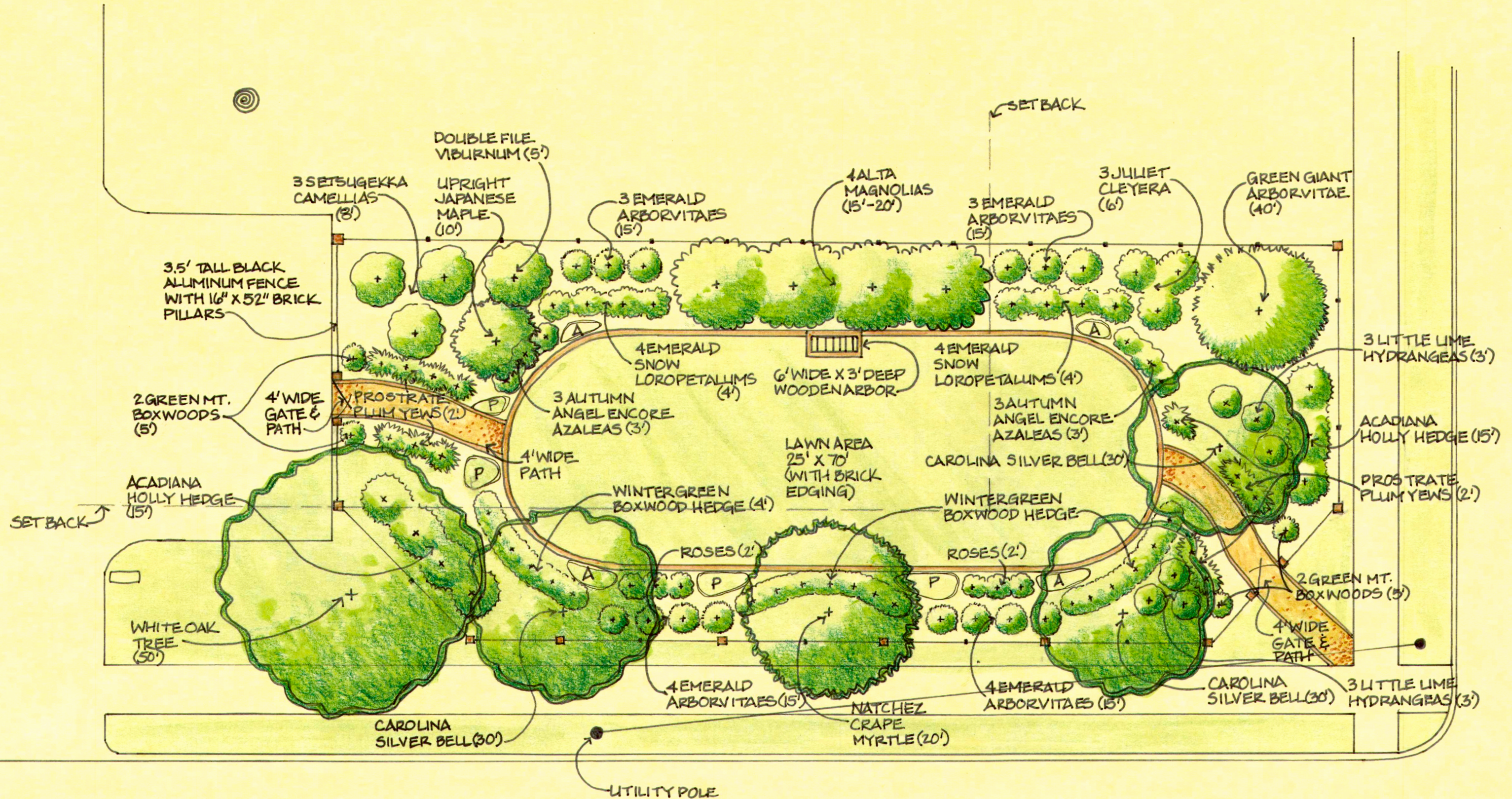
LANDSCAPE MASTER PLAN-REVISED  
LAURA WILLER LANDSCAPE DESIGNS, LLC  
DECEMBER 23, 2019

SCALE: 1" = 10' 0"



A horizontal line with vertical tick marks at the left end, the midpoint, and the right end. The labels 0', 5', and 10' are placed above the tick marks.

•/⊙=EXISTING SHRUB/TREE  
+=NEW SHRUB/TREE  
P=PERENNIALS  
A=ANNUALS







HENRY CLAY OAK HOUSE  
111 E NORTH STREET  
RALEIGH, NC 27601

SECTION/ELEVATION A  
LAURA WILLER LANDSCAPE DESIGNS, LLC  
DECEMBER 19, 2019  
SCALE: 1" = 10' 0"





Henry Clay Oak House  
Plant & Material List  
December 23, 2019



Alta magnolia (*Magnolia grandiflora* 'Alta') 15-20' High x 8' Wide



Green Giant arborvitae (*Thuja standish x plicata* 'Green Giant') 40' High x 15' Wide

Henry Clay Oak House  
Plant & Material List  
December 23, 2019



White Oak (*Quercus alba*) 50' High x 50' Wide



Natchez crape myrtle (*Lagerstromia* 'Natchez') 20' High x 20' Wide



Henry Clay Oak House  
Plant & Material List  
December 23, 2019



Carolina Silver Bell (*Halesia carolina*) 30' High x 30' Wide



Emerald arborvitae (*Thuja occidentalis* 'Smaragd') 15' High x 6' Wide

Henry Clay Oak House  
Plant & Material List  
December 23, 2019



Oakland holly (*Ilex* x 'Oakland') 15' High x 15' Wide—note will be maintained as a 6' hedge



Wintergreen boxwood (*Buxus microphylla* var. *japonica* 'Wintergreen') 4' High x 4' Wide



Henry Clay Oak House  
Plant & Material List  
December 23, 2019



Emerald Snow loropetalum (*Loropetalum chinense* 'Shang-white') 4'  
High x 4' Wide



Setsugekka camellia—Tree Form (*Camellia sasanqua* 'Setsugekka')  
8' High x 8' Wide

Henry Clay Oak House  
Plant & Material List  
December 23, 2019



Green Mountain boxwood (*Buxus* x 'Green Mountain') 5' High x 3' Wide



Upright Japanese maple (*Acer palmatum* 'Seiryu') 10' High x 8' Wide

Henry Clay Oak House  
Plant & Material List  
December 23, 2019



Autumn Angel Encore azalea (*Rhododendron* 'Robleg') 3' High x 3' Wide



Juliet Cleyera (*Ternstroemia gymnanthera* 'Juliet') 6' High x 6' Wide



Henry Clay Oak House  
Plant & Material List  
December 23, 2019



Little Lime Hydrangea (*Hydrangea paniculata* 'Jane') 3' High x 3' Wide



Doublefile viburnum (*Viburnum plicatum f. tomentosum* 'Shasta') 5' High x 9'  
Wide

Henry Clay Oak House  
Plant & Material List  
December 23, 2019



Prostrate plum yew (*Cephalotaxus harringtonia* 'Prostrata') 2' High x 4'  
Wide



White flower carpet rose (*Rosa* x 'Noaschnee') 2' High x 3' Wide

Henry Clay Oak House  
Plant & Material List  
December 23, 2019



All Things Cedar Garden Pagoda Arbor (approx. 6' Wide x 3' Deep x 7' High) \$487



The inspiration for our fence is the 3.5' high wrought iron fencing with 16" wide brick columns at William Peace University.



Henry Clay Oak House  
Plant & Material List  
December 23, 2019



3.5' High Black Aluminum Fence with Quad Finials



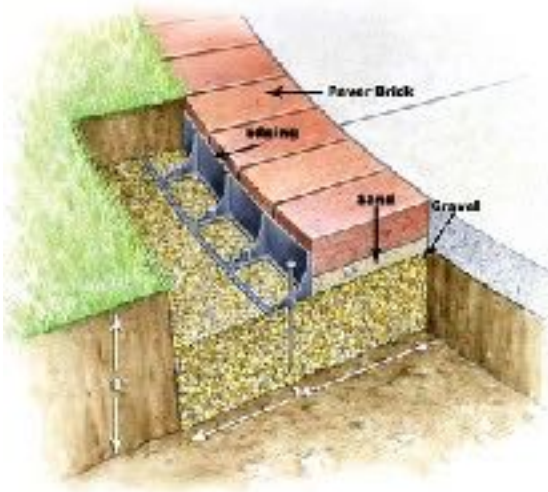
4' Wide Curved Gate

Henry Clay Oak House  
Plant & Material List  
December 23, 2019



Low voltage bronze path light.

Figure A: Brick Edging Details



Lawn area and paths will be edged in 4" x 8" clay pavers matched to the brick used in the front yard of the Henry Clay Oak House.



Henry Clay Oak House  
Plant & Material List  
December 23, 2019



The 2 paths into the garden will be pea gravel edged in 4" x 8" clay pavers matched to the brick used in the front yard of the Henry Clay Oak House.

Henry Clay Oak House  
Additional Photographs  
December 23, 2019



Photograph of property from the intersection facing the property.



Photograph of Property from North St. sidewalk.

Henry Clay Oak House  
Additional Photographs  
December 23, 2019



Waist high solid hedge along front of Merrimon-Wynne House.



Waist high solid hedge and 3 Emerald arborvitae at Merrimon-Wynne House.



Henry Clay Oak House  
Additional Photographs  
December 23, 2019



Holly and Magnolia screen along front of garden area at Merrimon-Wynne House (as seen from garden area).



Side street screening at the Merrimon-Wynne House—7 magnolias.

Henry Clay Oak House  
Additional Photographs  
December 23, 2019



Side yard screening plants (4 large hollies, a magnolia and several large azaleas) at Merrimon-Wynne House as seen from neighbor's front yard.



Rear yard screening plants (7 large hollies and a second layer of cleyera) at the Merrimon-Wynne House.

Henry Clay Oak House  
Additional Photographs  
December 23, 2019



Fencing at William Peace University

HENRY CLAY OAK HOUSE  
111 E NORTH STREET  
RALEIGH, NC 27601

LIGHTING PLAN  
LAURA WILLER LANDSCAPE DESIGNS, LLC  
DECEMBER 23, 2019

SCALE: 1" = 10' 0"

N ↑

⊕ = LOW VOLTAGE PATH LIGHT  
-x-x- = FENCING

