

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

919 W SOUTH STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

138-13-MW

Certificate Number

9/17/2013

Date of Issue

3/17/2014

Expiration Date

Project Description:

- Construct retaining wall in rear yard;
- install rear patio;
- install walkway;
- add planting beds in rear yard

This card must be kept pasted 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,

Raleigh Historic Development Commission



Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 eFax 919-996-1831

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- Minor Work (staff review) – 1 copy
- Major Work (COA Committee review) – 13 copies
- Most Major Work Applications
- Additions Greater than 25% of Building Square Footage
- New Buildings
- Demo of Contributing Historic Resource
- Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 374181

File # 138-13-MW

Fee \$28.00

Amt Paid \$28.00

Check # 1338

Rec'd Date 9-4-13

Rec'd By Kim Pruitt

• If completing by hand, please use BLACK INK. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 919 W South St

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name Wilkins Investment Group

Lot size 0.14 acres

(width in feet) 50

(depth in feet) 98

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

| Property Address | Property Address |
|------------------|------------------|
| | |
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| | |
| | |
| | |

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

Applicant **Charles Wilkins**

Mailing Address **626 W Jones St #3**

City **Raleigh** State **NC** Zip Code **27603**

Date **9/4/2013** Daytime Phone **919-906-4040**

Email Address **chad.wilkins@mindspring.com**

Signature of Applicant 

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 3/17/13. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature  Date 9.17.13

Project Categories (check all that apply):

- Exterior Alteration
- Addition
- New Construction
- Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

- Yes
- No

(Office Use Only)

Type of Work _____

46,55,82,35

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

| Section/Page | Topic | Brief Description of Work |
|--------------|----------------|---|
| 2.4/14-15 | Retaining Wall | Add 30' x 22' block retaining wall in SE corner of property. Wall capped with 12x24x2 bluestone and wall face covered with creeping fig plants. |
| 2.3/12-13 | Plantings | Adding multiple base plants in front and backyards. Refer in site plan 1 and 2 for species and location. |
| 2.5/16-17 | Walkways | Adding 60' 24x24 and 12x24 bluestone walkway on eastside of property. Refer to site plan 3 for pattern details. |
| 2.3/12-13 | Patio | 15x15 square foot patio will be added in the SW corner of the lot. Pavers will be reclaimed concrete breezeblocks and filled with either pea gravel or grass. |
| | | |
| | | |

| | TO BE COMPLETED BY APPLICANT | | TO BE COMPLETED BY CITY STAFF | | |
|---|------------------------------|--------------------------|-------------------------------|----|-----|
| | YES | N/A | YES | NO | N/A |
| <p>Attach 8-1/2 " x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p> | | | | | |
| 1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.) | <input type="checkbox"/> | | ✓ | | |
| 2. Description of materials (Provide samples, if appropriate) | <input type="checkbox"/> | | | | |
| 3. Photographs of existing conditions are required. | <input type="checkbox"/> | | ✓ | | |
| 4. Paint Schedule (if applicable) | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| 5. Plot plan (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work. | <input type="checkbox"/> | <input type="checkbox"/> | ✓ | | |
| 6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet. | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| 7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work) | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| 8. Fee (See Development Fee Schedule) | <input type="checkbox"/> | | ✓ | | |

Retaining Wall

Add a 30"x22' concrete block wall to the SE corner of the lot to reduce erosion into the alleyway. The block wall will be capped with 12"x24"x2" bluestone and the face of the block wall will be planted with creeping fig evergreen vines. Location of the wall can be found on plot plan 1.

Plantings

Backyard

Beds will be added on both the east and west sides of the lot and will include a variety of evergreen and perennial base plants. The location and type of plant can be found on site plan 1. The center of the rear lot will be planted with zoysia grass sod to establish a summer grass lawn.

Walkway

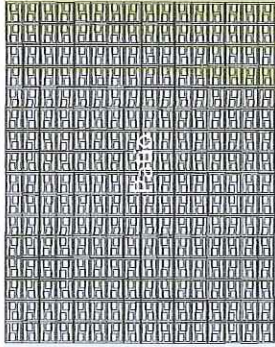
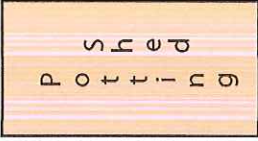
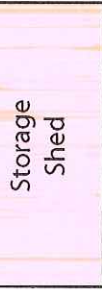
A 30' long bluestone walkway is proposed along the eastside of the lot leading from the front to backyards. The stones will be 24"x24" and 12"x24" in a staggered pattern detailed in plot plan 3. Grass will be interspersed within the walkway to soften the hardscaping and reduce runoff.

Patio

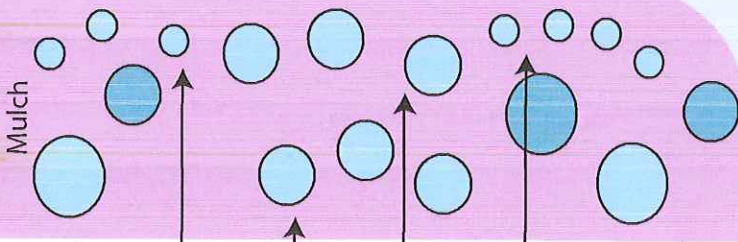
The 15'x15' patio is to be made up of 225 reclaimed breezeblocks measuring 12"x12" x4" and be located in the SW corner of the lot. These pavers are permeable to reduce erosion issues and will be filled with either gravel or grass to create a level surface.

Alleyway Southside

11'



22' Retaining Wall



Camelia Sasanqua (1)

Harbor Dwarf Nandina (3)

Encore Azaleas (3)

Daruma Loropetalum (3)

Radicans Gardenia (4)

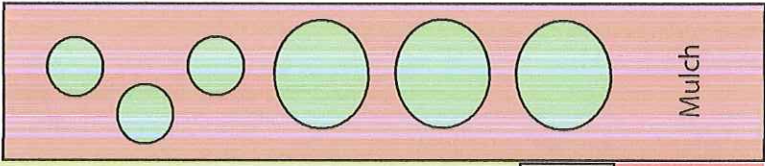
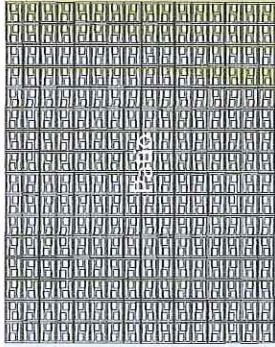
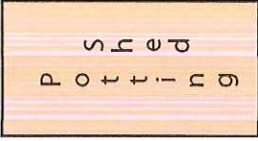
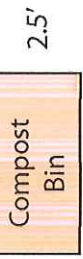
Camelia Japonica (1)

Mulch

40'

Pathway from side yard

11'



Fragrant Tea Olives (3)

Green Giant Arborvitae (3)

Mulch

15'

Lawn (Zoysia Grass)

Upper Porch

Concrete

Concrete

Steps

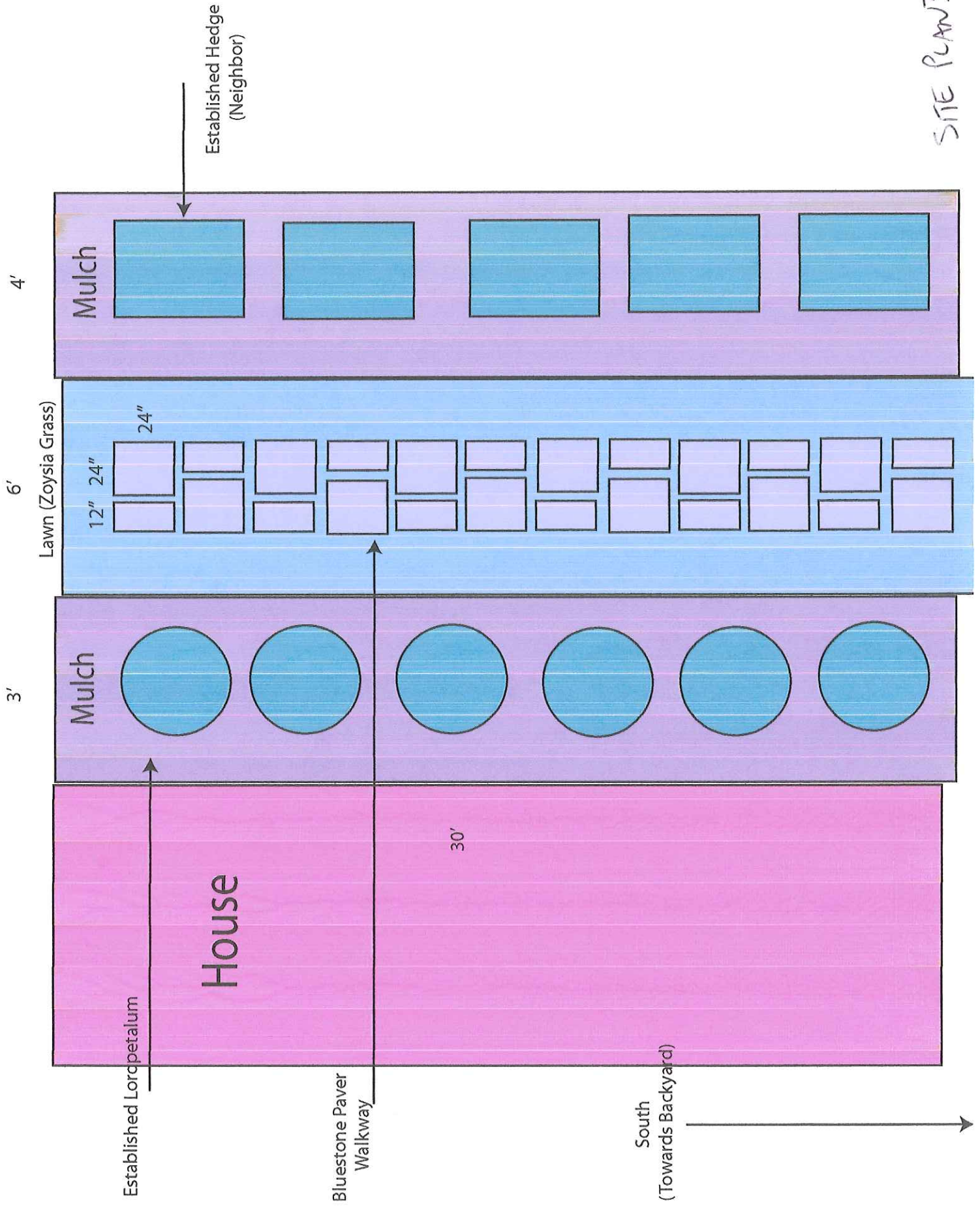
House

33'

12'

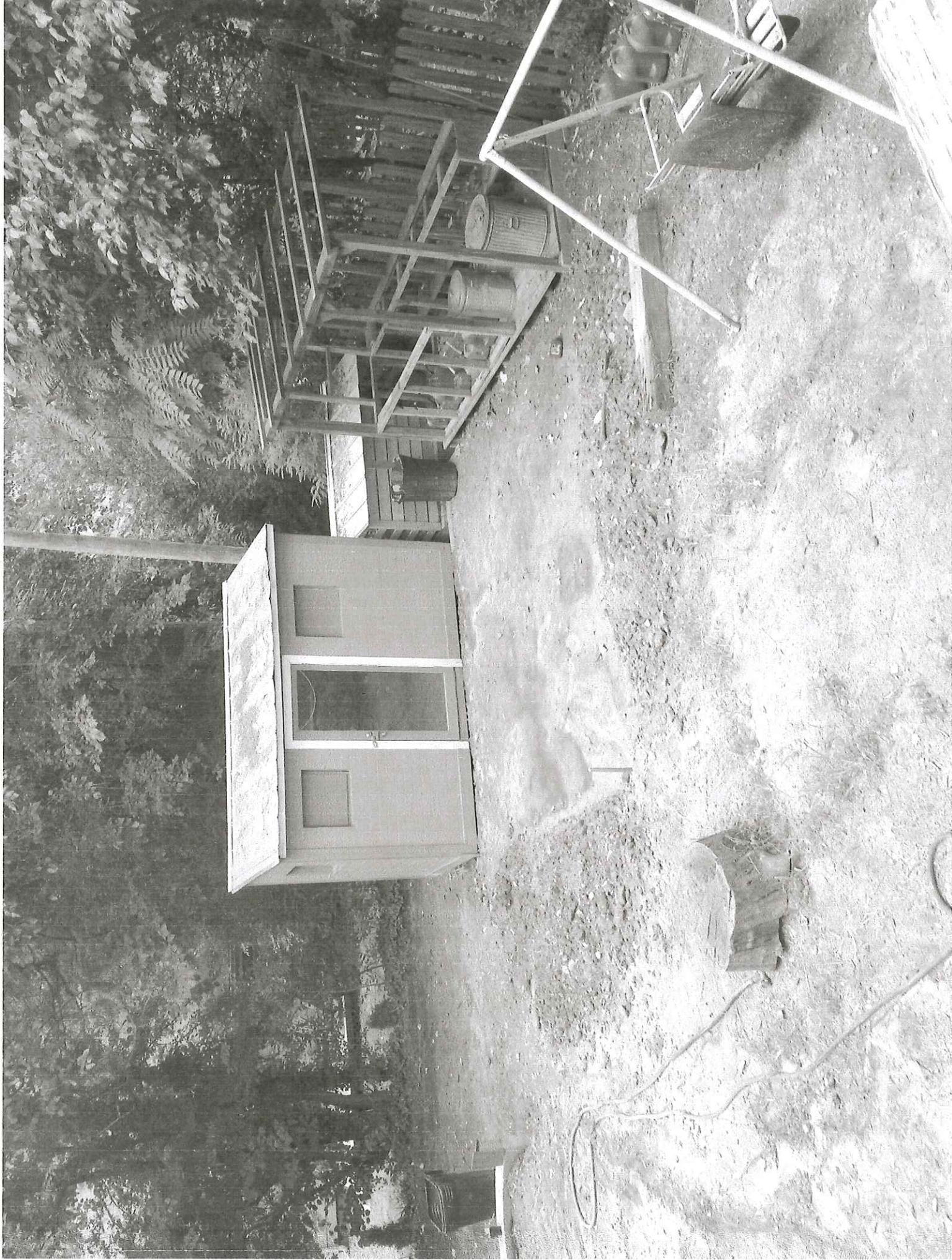
8'

SITE PLAN 1

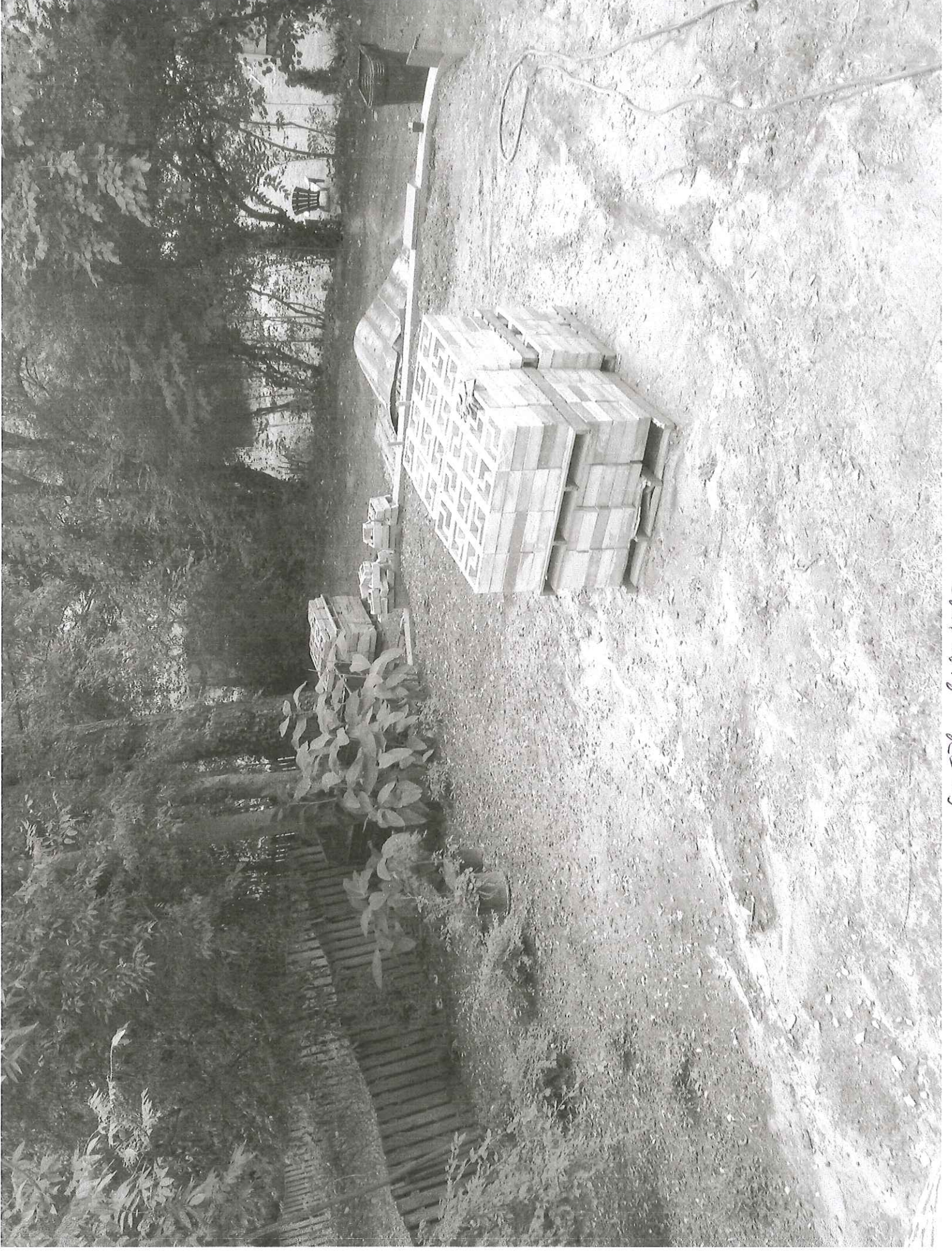




EASTSIDE WALKWAY



WESTSIDE BACKYARD SHEDS AND PATIO



CENTER BACKYARD



EASTSIDE BACKYARD PLANT BED