

RHDC
 RALEIGH HISTORIC
 DEVELOPMENT COMMISSION

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

620 W CABARRUS STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

034-14-MW

Certificate Number

4/3/2014

Date of Issue

10/3/2014

Expiration Date

Project Description:

- In rear yard:
- install 10'x26' concrete patio,
- construct low wood deck,
- install 36" tall fence,
- construct 36" tall wall,
- remove railings from rear porch,
- construct 24" tall seat wall,
- install gravel, new plantings;
- plant river birch tree;
- plant Japanese black pine

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 # 391804

File # 034-14-MW

Fee \$28.00

Amt Paid \$28.00

Check # 2435

Rec'd Date 3/26/14

Rec'd By Blair Chambers

• 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 620 West Cabarrus St. Raleigh NC 27603

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name Matthew Staton and Jennifer Simmons

Lot size

(width in feet) approx. 50

(depth in feet) approx. 125

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

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 Matthew Staton

Mailing Address 620 West Cabarrus St

City Raleigh	State NC	Zip Code 27603
Date 3/16/2014	Daytime Phone 919-889-7041	

Email Address matthew.staton@gmail.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 10/3/14. 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** 4/3/14

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 56, 35, 74, 24
57, 38, 46

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

Section/Page	Topic	Brief Description of Work
2.4/14	Fences and Walls	Small enclosure with 36' fence in SE corner of project area. Will provide space for storage of Trash cans and lawn equipment. 2' seat wall around patio.
4.1/52	Decks	Resurface and extend existing 36" high stoop to become small deck
2.3/12	Site Features and Plantings	New Plantings - Oak leaf hydrangeas, River Birches, Japanese Black Pine, grasses and ferns

<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>					
<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.)</p>	<input checked="" type="checkbox"/>		✓		
<p>2. Description of materials (Provide samples, if appropriate)</p>	<input checked="" type="checkbox"/>		✓		
<p>3. Photographs of existing conditions are required.</p>	<input checked="" type="checkbox"/>		✓		
<p>4. Paint Schedule (if applicable)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
<p>6. Drawings showing proposed work</p> <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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
<p>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)</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		✓
<p>8. Fee [See Development Fee Schedule]</p>	<input checked="" type="checkbox"/>		✓		

Description of Work

This project will create a new garden and entertaining space in the currently undeveloped east side yard. The project area falls solely within the current back and side yards. The back and side yards are currently bounded by a treated pine picket fence that will remain unaltered.

- Low deck*
- 1) The existing 36" tall rear stoop will be resurfaced with 5/4 pine and extended an additional 8' 3" north, 2' further east, and will then wrap the east side of the house underneath the kitchen windows. Railings will be removed from existing stoop.
 - 2) Beneath the deck, a 36" tall ~~retaining~~ ^{retaining} wall *IGT*
 - 3) A 10' x 26' - 6.25" concrete patio with hand trowel finish will be installed in the side yard.
 - 4) A 2' tall seat wall, 8' long on the north side and 13' long on the east side, will be installed in the northeast corner of the patio. Seat wall will be a block wall with skim coat.
 - 5) A 36" tall fence will be installed in the southwest corner of the project area near the house. This fence will define and provide storage area for trash and recycling bin, yard tools etc.
 - 6) Surface in and around the storage fence will be rocked with crushed #78 stone.
 - ~~7) 3' 3" boulders will be installed along the slope to between the deck and concrete patio.~~
 - ~~8) Stopping stones will be installed at the base of the slope to link the concrete patio to the lawn.~~ *never mind. Keep this in. Not on slope. IGT*
 - 9) A drain will be added to resolve current drainage issues in the project area.
 - 10) Lawn will continue to exist to the north of the project area and will be overseeded at conclusion of project.
 - 11) Mulch will be installed as needed throughout the planting area.
 - 12) Plantings
 - a) Oakleaf hydrangeas will be planted to the east of the concrete patio and through the area south of the patio to the south fence.
 - ~~b) River birches will be planted on the slope to the north and east of the deck and in north east corner of backyard.~~ *OK for one in W.Cane*
 - c) ~~Meadow grasses (juncus inflexus "blue arrows", carex vulpinoidea, carex pensylvanica, carex stricta) will be planted on slope around the deck and patio, and to the south of the patio. Area to the east of the existing gate opening will be full meadow plantings, while to the north and west off the gate, which is rocked, will have meadow grasses sprinkled throughout.~~ *IGT*
 - d) Ferns (*Athyrium augustum* forma *rubellum*) will be worked-in among the rocks and trees.

e) A Japanese black pine will be planted on center to the north of the concrete patio.

13) NOTE this application does ^{NOT} cover

- a) sloped earth, extending from retaining wall beneath deck.
- b) Two sets of 4' x 1' - 6" wide concrete steps will be installed on this slope leading west, to the lawn and leading east to the concrete patio.



Fig 1. South Elevation



Fig 2. South elevation including view into east side yard.



Fig 3. East side yard from gate, facing North. East Elevation.



Fig 4. East elevation



Fig 5. Side yard and north and east elevations.



Fig 6. Back yard facing west



Fig 7. Backyard facing north



Fig 8. Backyard facing southeast. North elevation.



Fig 9. Materials Example



Fig 10. Existing Site Plan

CLIENT 1 MATTHEW SEATON
 620 WEST CABARRUS ST
 RALEIGH, NC 27603
 919-889-7041

ARCHITECT 1

CONTRACTOR 1

NO.	DESCRIPTION	DATE
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STATON RESIDENCE
 GARDEN
 RENOVATION

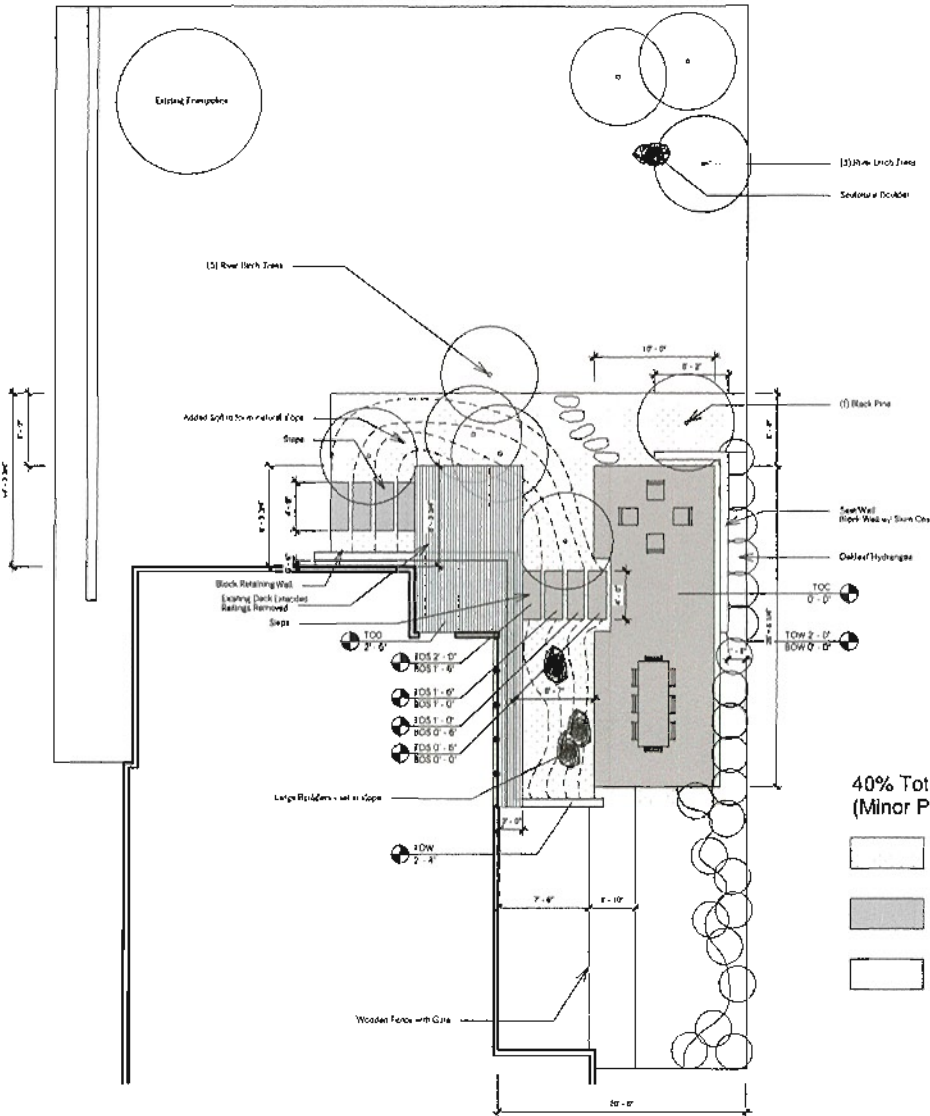
Project number 13-029
 Date 03/11/2014
 Drawn by cmasch
 Checked by cmasch

SITE PLAN

L-1.0

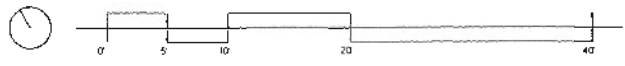
Scale 1 = 10' 0"

Print this "Standard" to scale drawings.



40% Total Site Disturbance
 (Minor Project)

- Shade Meadow Plantings 12' O.C. (Ferns & Grasses mix)
- New Concrete
- Crystal Quartz



Tully, Tania

From: Tully, Tania
Sent: Thursday, March 27, 2014 1:03 PM
To: 'Matthew Staton'
Subject: Minor Work COA

Hi Matthew –

I am reviewing the Minor Work application and have a few more questions (sorry!) and clarifications.

- What is the design of the fence screening the storage area?
- I've changed the working on the retaining wall to just wall, since there is nothing being retained at this point.
- I've removed items 8 & 12.b) because they reference items on the slope, they are included in the application going before the committee.

Thanks!
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674 new phone number
919.516.2684 (fax)
tania.tully@raleighnc.gov

Per 4/3/14 Phone Conv.
fence will be tight stats w/ square
top as shown in sample materials photo.
TGT

Tully, Tania

From: Matthew Staton <matthew.staton@gmail.com>
Sent: Thursday, April 03, 2014 10:26 AM
To: Tully, Tania
Subject: Re: Minor Work COA

To confirm in writing:
It will be tight(no space) vertical slats with a flat top.
Matthew

Sent with my thumbs

On Apr 3, 2014, at 10:15 AM, "Tully, Tania" <Tania.Tully@raleighnc.gov> wrote:

Did you decide?

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674 new phone number
919.516.2684 (fax)
tania.tully@raleighnc.gov

From: Matthew Staton [<mailto:matthew.staton@gmail.com>]
Sent: Thursday, March 27, 2014 1:38 PM
To: Tully, Tania
Subject: Re: Minor Work COA

I'll get you something on the fence shortly. I can't remember if we were going with a tight vertical slat (as it appears in our materials sample pic) or ones with spaces.

Sorry about missing those references to the wall.

Sent with my thumbs

On Mar 27, 2014, at 1:02 PM, "Tully, Tania" <Tania.Tully@raleighnc.gov> wrote:

Hi Matthew –

I am reviewing the Minor Work application and have a few more questions (sorry!) and clarifications.

- What is the design of the fence screening the storage area?
- I've changed the working on the retaining wall to just wall, since there is nothing being retained at this point.
- I've removed items 8 & 12.b) because they reference items on the slope, they are included in the application going before the committee.

Thanks!
Tania

Tania Georgiou Tully, Preservation Planner
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