



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

600 LEONIDAS COURT

Address

OAKWOOD

Historic District

Historic Property

042-15-MW

Certificate Number

4/15/2015

Date of Issue

10/15/2015

Expiration Date

Project Description:

- Replace front brick walk/steps with water-washed concrete;
- install new gravel parking area;
- plant new tree;
- increase size of rear patio;
- remove two planting beds;
- install lighting

OK to PERMIT

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

Pending the resolution of appeals, commencement of work is at your own risk.



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 # 427944

File # 042-15-MW

Fee \$29

Amt Paid \$29

Check # 1553

Rec'd Date 4-6-15 mail in

Rec'd By ptt

amended 4/13/15

• 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 - 600 Leonidas Ct

Historic District – Oakwood Historic District

Historic Property/Landmark name (if applicable)

Owner's Name - Thomas Ragsdale

Lot size - 0.141 Acres

(width in feet) - 122

(depth in feet) - 50

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
604 Leonidas Ct	520 Elm St
601 Leonidas Ct	522 Elm St
605 Leonidas Ct	526 Elm St
609 Leonidas Ct	601 Latham Way
525 Watauga St	605 Latham Way

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 – Thomas Ragsdale

Mailing Address – 600 Leonidas Ct

City - Raleigh State - NC Zip Code - 27604

Date – 4/1/15 Daytime Phone - 919-757-8379

Email Address – tragsdale@gmail.com

Signature of Applicant *Thomas Ragsdale*

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 10/15/15. 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 *[Signature]* Date 4/15/15

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 38, 41, 74, 48, 33, 55

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

Section/Page	Topic	Brief Description of Work
2.3/12	Site Features and Plantings	Remove a portion of the small front garden and construct a short driveway/parking spot. Remove overgrown garden bed and replace with new patio in back. Plant new trees and bushes
2.5/16	Walkways, Driveways and Offstreet Parking	Construct short driveway/parking pad in front of house.
2.5/17	Walkways, Driveways and Offstreet Parking	Construct new entry walk and steps in similar size and configuration as existing, deteriorating brick steps, <u>to more closely match the neighbors entry steps.</u>
2.7/20	Lighting	Install discreet footlights in backyard to illuminate plantings. Replace existing floodlights with motion activated lights to reduce energy consumption, and light pollution while maintaining security
		<i>Amended</i>

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 checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

Written description – 600 Leonidas Ct.

- 1) I am proposing to construct a short driveway / parking spot in the front of the house. (See site plan for dimensions, and photograph 1).
 - a. There is an existing curb cut but the original owners decided against building a driveway.
 - b. This construction will require the removal of part of an existing flower bed (see photograph 1)
 - c. The new driveway will be washed crushed granite #57 gravel to match the neighbor's driveway at 601 Leonidas Court (see photograph 8). It will be 15'-6" deep and 11' wide.
 - d. It will be bordered by mortared brick edging selected to match the home's foundation and existing front brick steps/walkway (see photograph 3)
- 2) I am proposing to remove the deteriorating dry laid brick paver entry walk and steps leading to the front door and replace with **new water washed concrete steps in the same size and configuration** (see site plan and photograph 2)
 - a. **The steps will be built using water washed formed concrete in the same size and configuration of the existing brick steps.**
- 3) I am proposing to remove an existing overgrown garden bed in the back yard and replace with a new concrete paver patio to match my existing patio (see photographs 6 and 7)
 - a. The concrete pavers will be 8'-4" long x 3'-0" wide with 6" of washed crushed granite #57 gravel in-fill. The same gravel used for the driveway will be utilized to relate the front and back of the house. Dark gray dye will be used in the concrete to match the older existing concrete more closely.
 - b. I propose to plant a new Japanese maple tree in a mulch bed at the end of the new patio to culminate the axis of the patio and maintain some of the privacy screening lost by the removal of the overgrown bed.
 - c. I propose to create a new bed of rosemary bushes at the back of the house to conceal the gas regulator. (See site plan and photograph 5)
 - d. **I propose to remove an undesirable volunteer 'weed' tree with a DBH of 6"** and plant (3) white flowering dogwoods along the neighbors fence line. (see site plan and photograph 4)
- 4) I am proposing additions to the exterior lighting.
 - a. **Add (4) four discreet recessed footlights around the back yard to subtly illuminate select plantings. See red light symbols on updated site plan and attached fixture cut sheet for clarity. These fixtures were selected to align with those shown in the bottom left image of the lighting portion of the Design Guidelines for Historic Districts (Section 2.7, page 20).**

← not regulated

removal of trees < 8" DBH do not require COA.

Photograph:

1.)



2.)



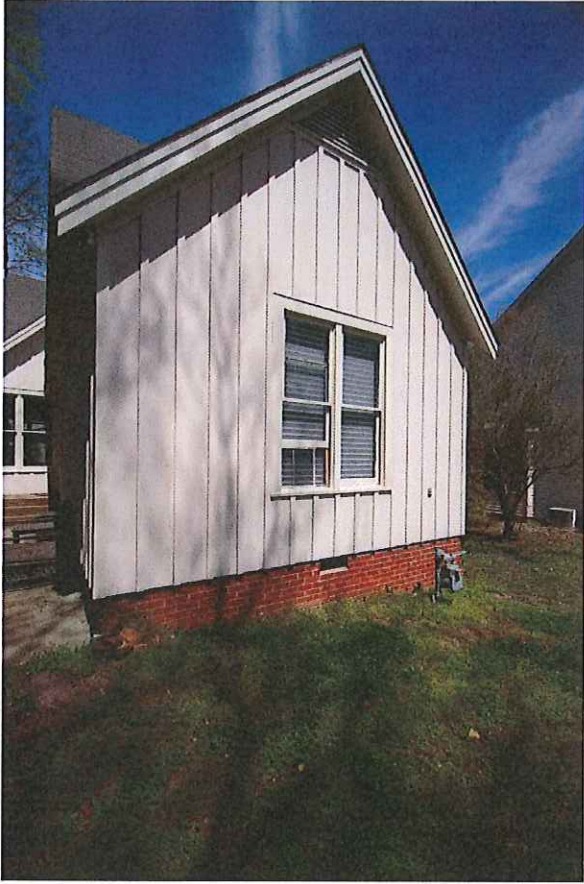
3.)



4.)



5.)



6.)

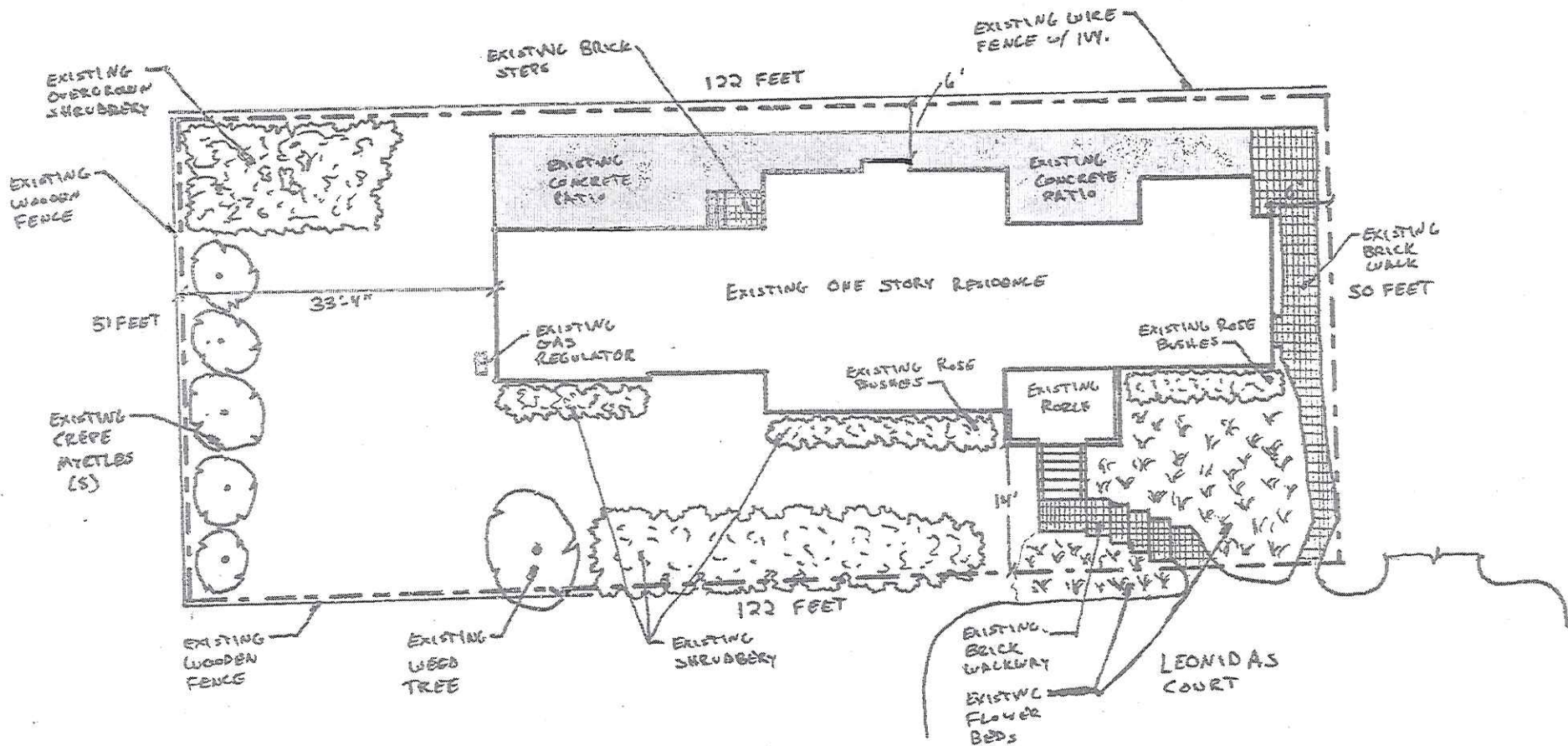


7.)

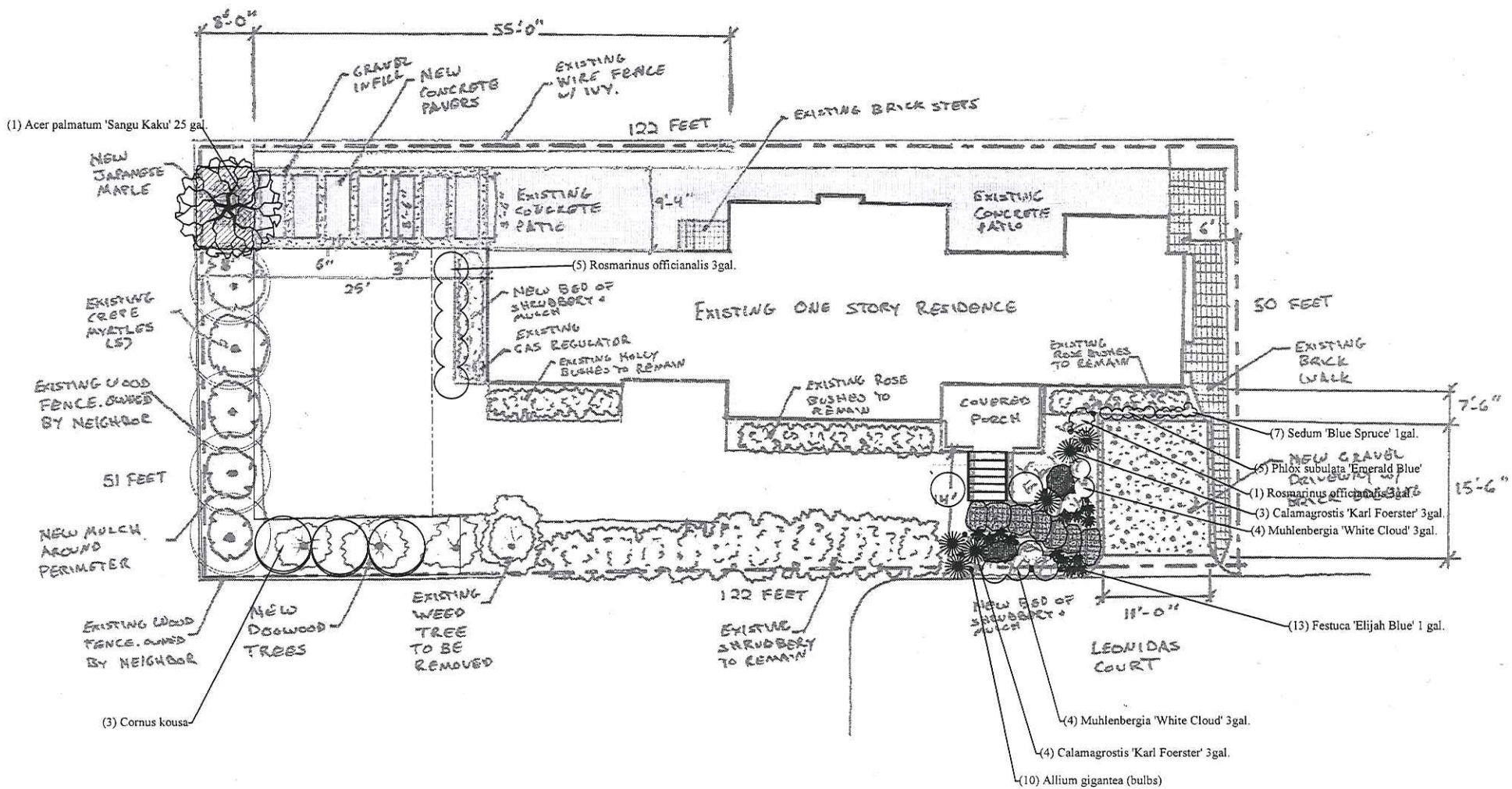


8.)

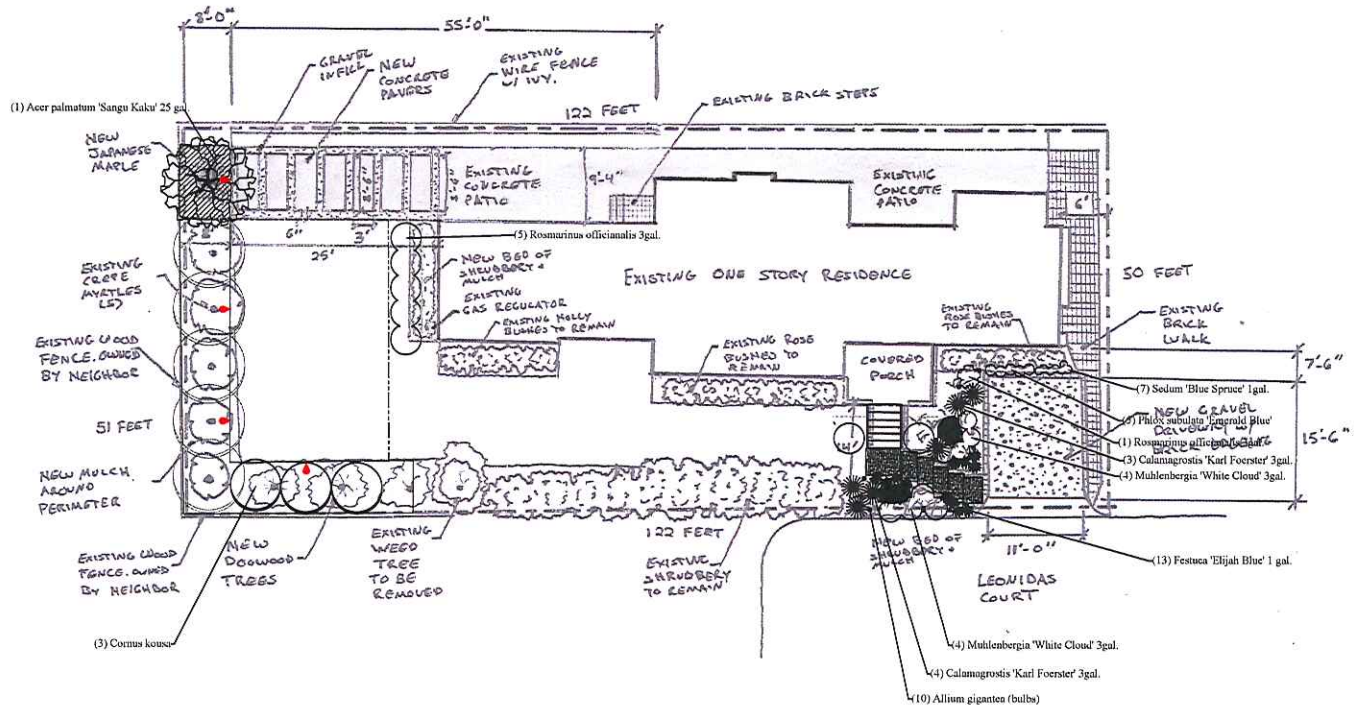




EXISTING SITE PLAN



PROPOSED SITE PLAN



• Red dots = lights

I, David W. Barner, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the boundaries not surveyed are clearly indicated and any encroachments are shown.

BOOK: M-228-67

DATE: 5/28/13

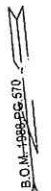
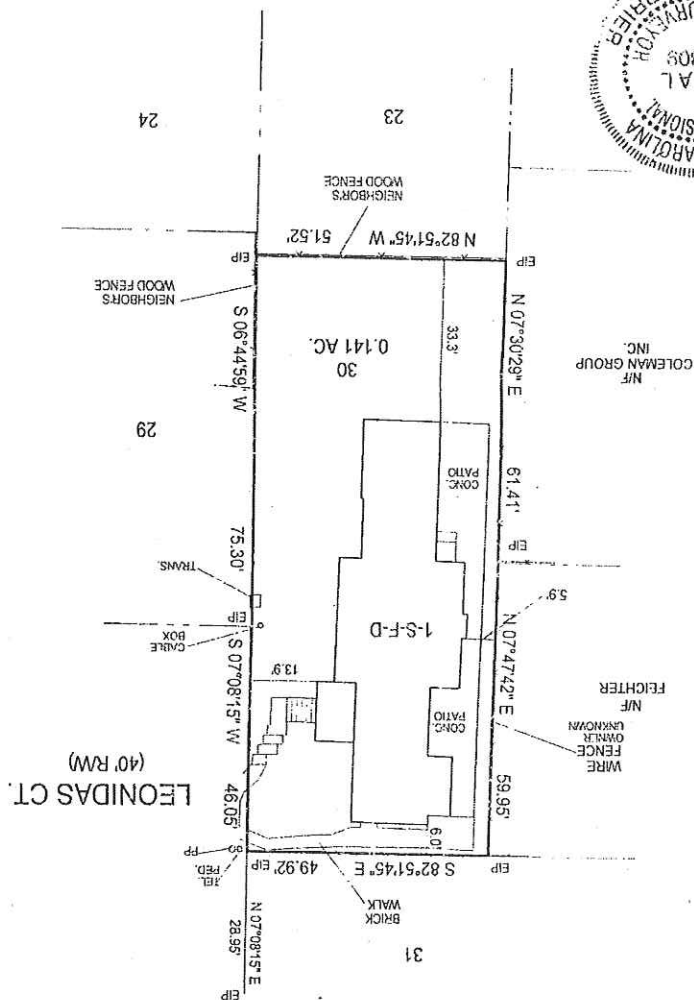
SCALE: 1"=30'

600 LEONIDAS CT. RALEIGH, N.C.

THOMAS A. RAGSDALE

PROPERTY OF

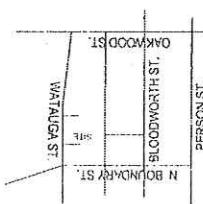
RECORDED IN B.O.M. 1988, PG. 570, WAKE CO.
 LOT 30, OAKWOOD GREEN, DAVID W. BARNER



GRAPHIC SCALE
 1"=30'



VICINITY MAP (N.T.S.)



FLOOD CERTIFICATION

A () THE PROPERTY IS NOT LOCATED IN A COMMUNITY PARTICIPATING IN THE NATIONAL FLOOD INSURANCE PROGRAM AS OF THIS DATE.

B (X) THE PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD HAZARD AREA PER F.I.R.M. MAP NO. 3720170400J, EFFECTIVE DATE MAY 2, 2006.

C () A PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD FRINGE AREA AS SHOWN BELOW.

- LEGEND**
- Lines Surveyed
 - - - Lines not surveyed
 - E.I.P. Existing Iron Pipe
 - I.P.S. Iron Pipe Set
 - P.P. Power Pole
 - M.H. Manhole



**PROFESSIONAL
OUTDOOR LIGHTING**

Type: _____

Model: _____

Project: _____

SPECIFICATION SHEET

MODEL 5271-LED Landscape Series • In-Ground & Well Lights

FIXTURE SPECIFICATIONS:

HOUSING:

Injection-molded, glass-reinforced Ryton® R-4 composite for strength and high UV stability – warranted for ten years against corrosion.

LENS COVER:

Injection-molded, glass-reinforced Ryton® R-4 composite fitted to housing with a silicone O-ring gasket – providing a superior weather-tight seal.

FINISH:

Polyester powder-coat finish available in Black, Verde, Architectural Brick, Light Bronze, Dark Bronze, Granite, Pewter, Terracotta, Rust, Hunter Green, Mocha, Weathered Bronze, Weathered Iron, and White.

LENS:

Clear, tempered, shock and heat-resistant, soda-lime glass lens- crowned (convex) to promote water runoff. Optical effect lenses are available; see accessories column on fixture ordering information chart.

LAMP TYPE:

High Output LED with Vista exclusive smart-driver, powered to operate for 50,000 hours.

OPTICS:

Integral high-efficiency optics available in spot through flood beam spreads.

ELECTRICAL:

Input voltage range 10.5–15V AC, regulated to achieve uniform illumination throughout the cable run of fixtures. Integral surge & reverse polarity protection.

MOUNTING:

In-grade. Conduit mount fixtures have two 3/4" NPT inlets on bottom. Optional concrete mounting kit available; please see accessories column on fixture ordering information chart.

FASTENERS/INSERTS:

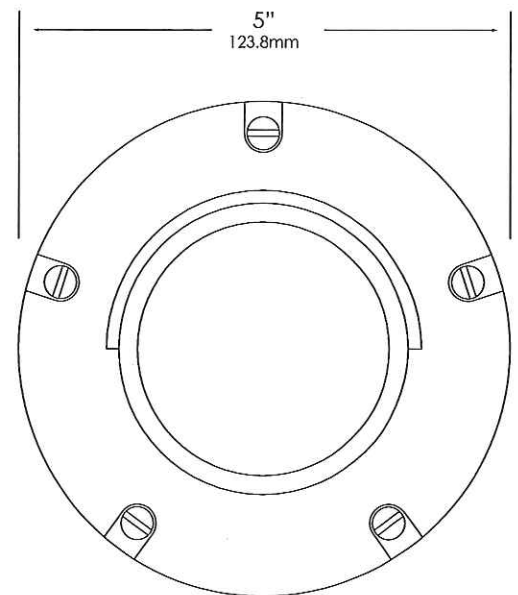
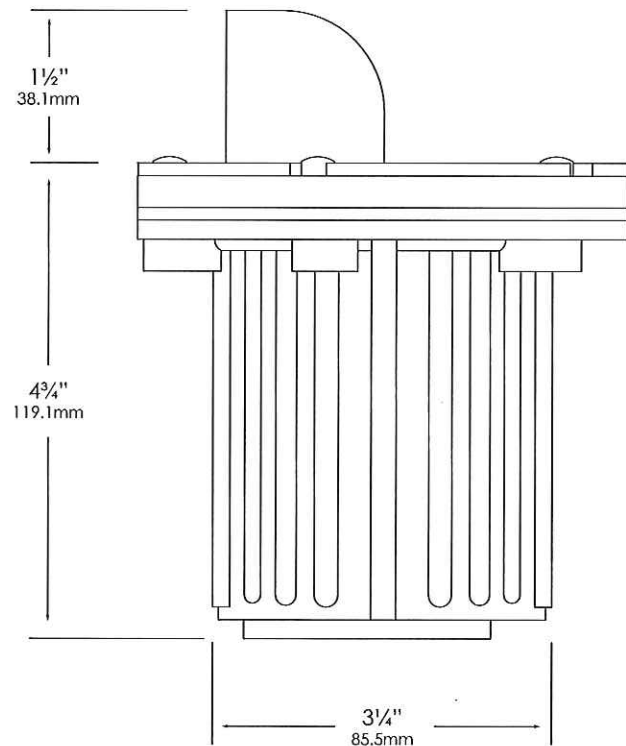
All fasteners are stainless steel with brass inserts.

WIRING:

Prewired with a three-foot pigtail of 18-2 direct-burial cable and underground connectors for a secure connection to supply cable.

All Vista luminaires are **MADE IN U.S.A.**

DIMENSIONS:



Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.



SPECIFICATION SHEET

MODEL 5271-LED Landscape Series • In-Ground & Well Lights

FIXTURE ORDERING INFORMATION

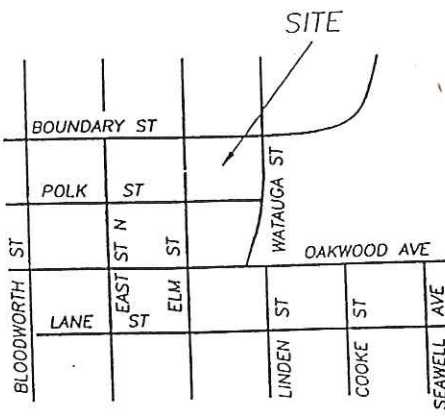
TO ORDER FIXTURE: Select appropriate choice from each column as in the following example.

EXAMPLE: GW-5271-B-W-LF3SP-SL

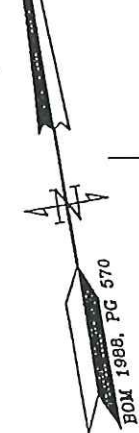
MOUNTING	MODEL	FINISH	COLOR TEMP	LAMP	ACCESSORIES
GW - In-grade CM - In-grade conduit mount	5271	B- Black G- Verde BR- Architectural Brick Z- Architectural Bronze LZ - Light Bronze DZ - Dark Bronze GT- Granite P- Pewter TC- Terracotta R- Rust HG- Hunter Green M- Mocha WB- Weathered Bronze WI- Weathered Iron W- White	W - Warm C - Cool	LF3SP - 3 emitter, 5W, Spot LF3MF - 3 emitter, 5W, Med. Flood LF3WF - 3 emitter, 5W, Wide Flood LF6SP - 6 emitter, 10W, Spot LF6MF - 6 emitter, 10W, Med. Flood LF6WF - 6 emitter, 10W, Wide Flood LED - Group F Emitter Qty - 3 or 6 Temperature - Warm (W) or Cool (C) Operating voltage range - 10.5 to 15V. <i>(Please see lamp order code column on lamp guide, Vista product catalog.)</i>	CBL - Crowned Cool Blue lens CFR - Crowned Frosted lens SL - Flat Spread lens DBL - Flat Dark Blue lens GL - Flat Dark Green lens RL - Flat Red lens YL - Flat Amber lens HL - Honeycomb louver

Fixtures shipped with standard lamp, unless otherwise specified.

Vista Professional Outdoor Lighting reserves the right to modify the design and/or construction of the fixture shown without further notification.



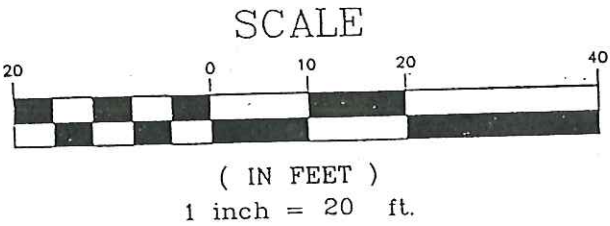
VICINITY MAP
(N.T.S.)



LEGEND

- EXISTING IRON PIPE
- NEW IRON PIPE
- CONCRETE MONUMENT

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN 2000'
OF A N.C.G.S. MONUMENT.

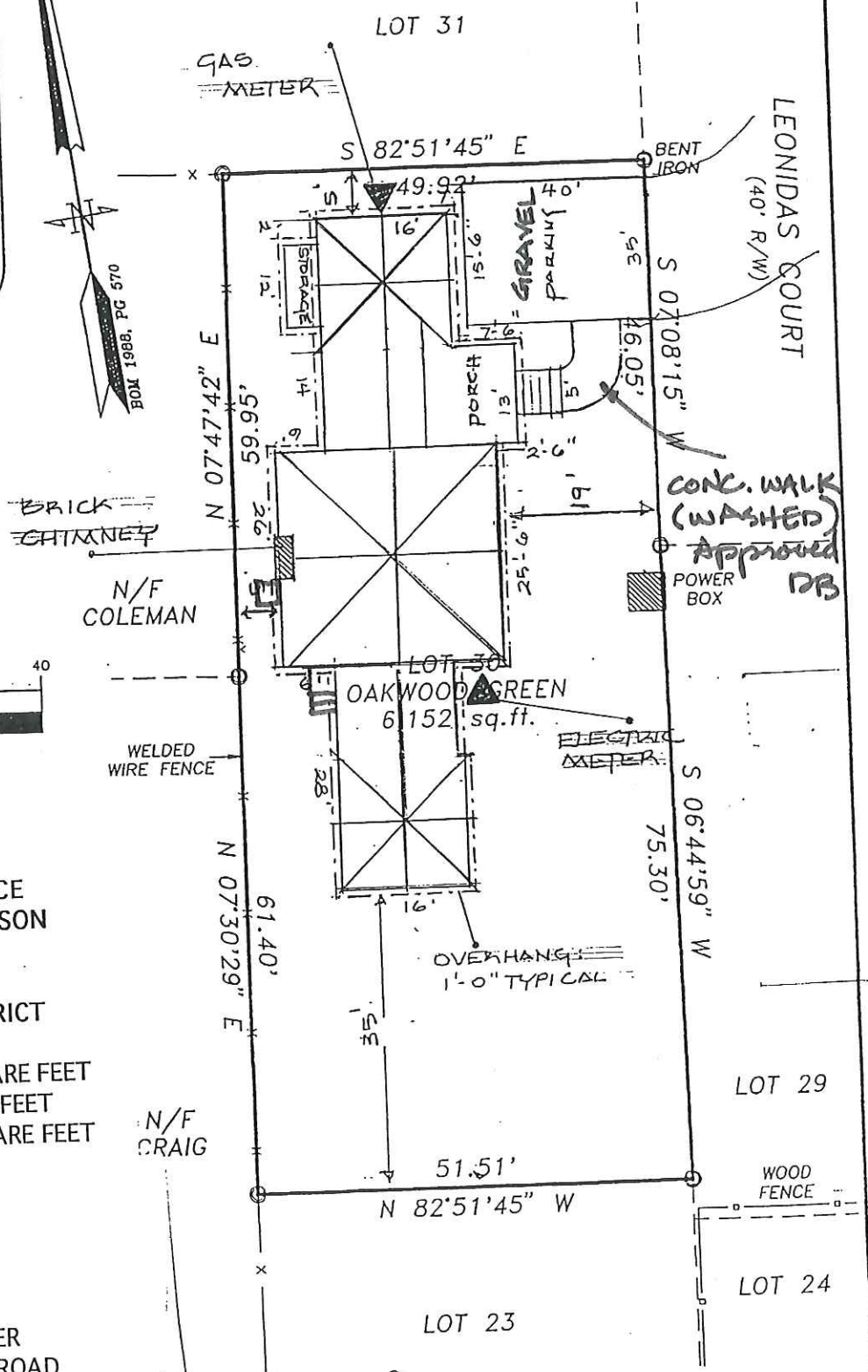


SINGLE FAMILY RESIDENCE
MR. & MRS. NORMAN D. OLSON

600 LEONIDAS COURT
OAKWOOD HISTORIC DISTRICT

HEATED LIVING SPACE: 1548 SQUARE FEET
ENTRANCE PORCH: 98 SQUARE FEET
REAR EXTERIOR STORAGE: 60 SQUARE FEET

THE TOTAL CONCEPT
B.A. FARRELL/DESIGNER
SUITE 100, 401 OBERLIN ROAD
RALEIGH, NORTH CAROLINA 27609
919-828-7763



094-94-CA
Approved as noted
Dan Becker
1/19/95

Tully, Tania

From: Thomas Ragsdale <tragsdale@gmail.com>
Sent: Monday, April 13, 2015 5:11 PM
To: Band, Daniel
Cc: Tully, Tania
Subject: Re: Minor Work COA - 600 Leonidas Court
Attachments: Written description_150413.pdf; 600 Leonidas Takeoffs Plan_150413.pdf; 5271-LED-spec.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Tania,

Thanks for taking the time today to talk through my application. Please find attached, my updates, in red, to the written description, site plan, and light fixture cut sheet. These edits should encompass everything that we discussed earlier. Please let me know if there are any more adjustments I need to make. Thanks again for your help.

Best,
Thomas

On Mon, Apr 13, 2015 at 11:18 AM, Band, Daniel <Daniel.Band@raleighnc.gov> wrote:

Thomas: Thanks for turning in an application for a Minor Work COA for 600 Leonidas Court. I've reviewed the application and have the following comments:

- Please include pictures and spec sheets (when available) for the mortared brick edging, footlights, and floodlights.
- Please delineate the placement of footlights and floodlights on a plot plan.
- What is the size (DBH) and species of the "weed" tree proposed for removal?
- Use of *stone steps do not clearly meet the guidelines and is not approvable by staff. The steps shown as an example in the application do not have an approved COA on file.*
- The illumination of specimen trees does not clearly meet the Guidelines and is not approvable by staff.

For the two items above not approvable by staff you have a few options:

1. Amend the current application to eliminate/modify the request to clearly meet the guidelines.
 - a. Eliminate the uplighting and
 - b. Change the material of the steps to remain brick or be water washed concrete.

Tully, Tania

From: Band, Daniel
Sent: Monday, April 13, 2015 11:19 AM
To: tragsdale@gmail.com
Cc: Tully, Tania
Subject: Minor Work COA - 600 Leonidas Court

Thomas: Thanks for turning in an application for a Minor Work COA for 600 Leonidas Court. I've reviewed the application and have the following comments:

- Please include pictures and spec sheets (when available) for the mortared brick edging, footlights, and floodlights.
- Please delineate the placement of footlights and floodlights on a plot plan.
- ✓ What is the size (DBH) and species of the "weed" tree proposed for removal? — *4/13/15 Per phone conv, less than 8dbh*
- Use of stone steps do not clearly meet the guidelines and is not approvable by staff. The steps shown as an example in the application do not have an approved COA on file.
- The illumination of specimen trees does not clearly meet the Guidelines and is not approvable by staff. *re-review 2.7 & OK 161*

For the two items above not approvable by staff you have a few options:

1. Amend the current application to eliminate/modify the request to clearly meet the guidelines.
 - a. Eliminate the uplighting and
 - b. Change the material of the steps to remain brick or be water washed concrete.
2. Amend the current application to eliminate the two work items and submit them separately as a new Major Work application..
 - a. This would allow for continued processing of the remainder of the application once the above information is received.
 - b. The new Major Work COA would require the \$144 application fee plus other submittal requirements (found [here](#))
3. Convert the entire current application to a Major Work. This would require the following additional items:
 - a. \$115 to supplement the \$29 application fee already submitted.
 - b. Stamped envelopes addressed to property owners within 100 feet (not counting the street). Use [this app](#) to get the correct names and addresses.

The next Major Work application deadline is April 15 for the May 4 meeting.

Please let me know how you wish to proceed.

Thanks,

Daniel

Daniel Band, Planner I
Long Range Planning Division
Raleigh Planning Department
919-996-2180 - OEP, 2nd Floor