

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

1014 W CABARRUS STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

032-17-MW

Certificate Number

02-21-2017

Date of Issue

08-21-2017

Expiration Date

Project Description:

- After-the-fact: Installation of rear yard gravel path, fire pit and patio

*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, \_\_\_\_\_

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**



- X 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 # 501820

File # 032-17-MW

Fee \$29

Amt Paid \_\_\_\_\_

Check # \_\_\_\_\_

Rec'd Date 1/27/17

Rec'd By CM

• 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: 1014 West Cabarrus Street, Raleigh NC 27603

Historic District: Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name: David and Holly Greene

Lot size .172 Acre (width in feet) 50 feet (depth in feet) 150 feet

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: David and Holly Greene

Mailing Address: 1014 West Cabarrus Street

City: Raleigh	State: NC	Zip Code: 27603
Date: January 19, 2017	Daytime Phone: 919-337-6907 (David's Mobile)	

Email Address: David.greene@sas.com

Signature of Applicant *David M. Greene*

**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 8/21/17. 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 *Melissa Robb* Date 2/21/17

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

83

\_\_\_\_\_

\_\_\_\_\_

**Design Guidelines** Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work
2.3	Site Features and Planting	Installation of rear yard gravel path and circular fire pit
2.5	Site Features and Plantings	Installation of rear yard patio

	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><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 13 copies</b></p>	X				
1. <b>Written description.</b> 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.)	X				
2. <b>Description of materials</b> (Provide samples, if appropriate)	X				
3. <b>Photographs</b> of existing conditions are required.	X				
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	X			
5. <b>Plot plan</b> (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.	X	<input type="checkbox"/>			
6. <b>Drawings</b> showing proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> X Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the new façade(s).</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale.</li> <li><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.</li> </ul>	X	<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)		X <input type="checkbox"/>			
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> ) (\$29)	X				

## Written Description

David and Holly Greene  
1014 West Cabarrus Street  
Raleigh NC 27603

### Letter from Homeowner

This application is related to compliance of our original application 113-16-CA.

When the contractor who did the original installation of the staggered stamped cement walkway in the front of our house was onsite to remove and replace it with a standard cement walkway, he asked if we would like to use the walkway panels in the rear of our house as part of a patio. I recalled from our original hearing that the committee had shared that stamped concrete had been used in the rear of homes for walkways and patios (as long as it was not visible from the front of the home). We had invested over \$1,500 in the original walkway and it was painful to see it go in a landfill, so based on what I heard in the original committee meeting, I did have him cut and move the sections of the original front walkway and put it in the back of the yard. This adds a nice feature to the backyard and kept over 1000 pounds of concrete from going in a landfill. I'm completing this COA after the fact (mainly because I was not aware that salvaging the panels of the original walkway was an option until the contractor was onsite to do the replacement).

Similarly, in complying with the decision that we replace the pea gravel driveway with standard gravel, I had over-ordered the standard gravel. Instead of having to pay additional cost to have the material hauled away, I used it to install a small gravel pathway that leads to a round fire pit in the backyard. These are hidden from street view by our recently installed COA approved gated privacy fence.

Thank you for your consideration as you review these two items. In both cases we were taking advantage of materials that would have gone to waste as we complied with the original request.

Best regards,

David Greene

## Description of Materials

- The patio is stamped concrete. At our original COA hearing, the committee shared that while stamped concrete is not appropriate for use in the front of the home, it has been approved in the past for patios and walkways in the backyard of homes.
- The pathway and the fire pit are gravel contained by metal edging. These are standard materials used throughout Boylan Heights.

# Photographs

Before Picture



After Picture

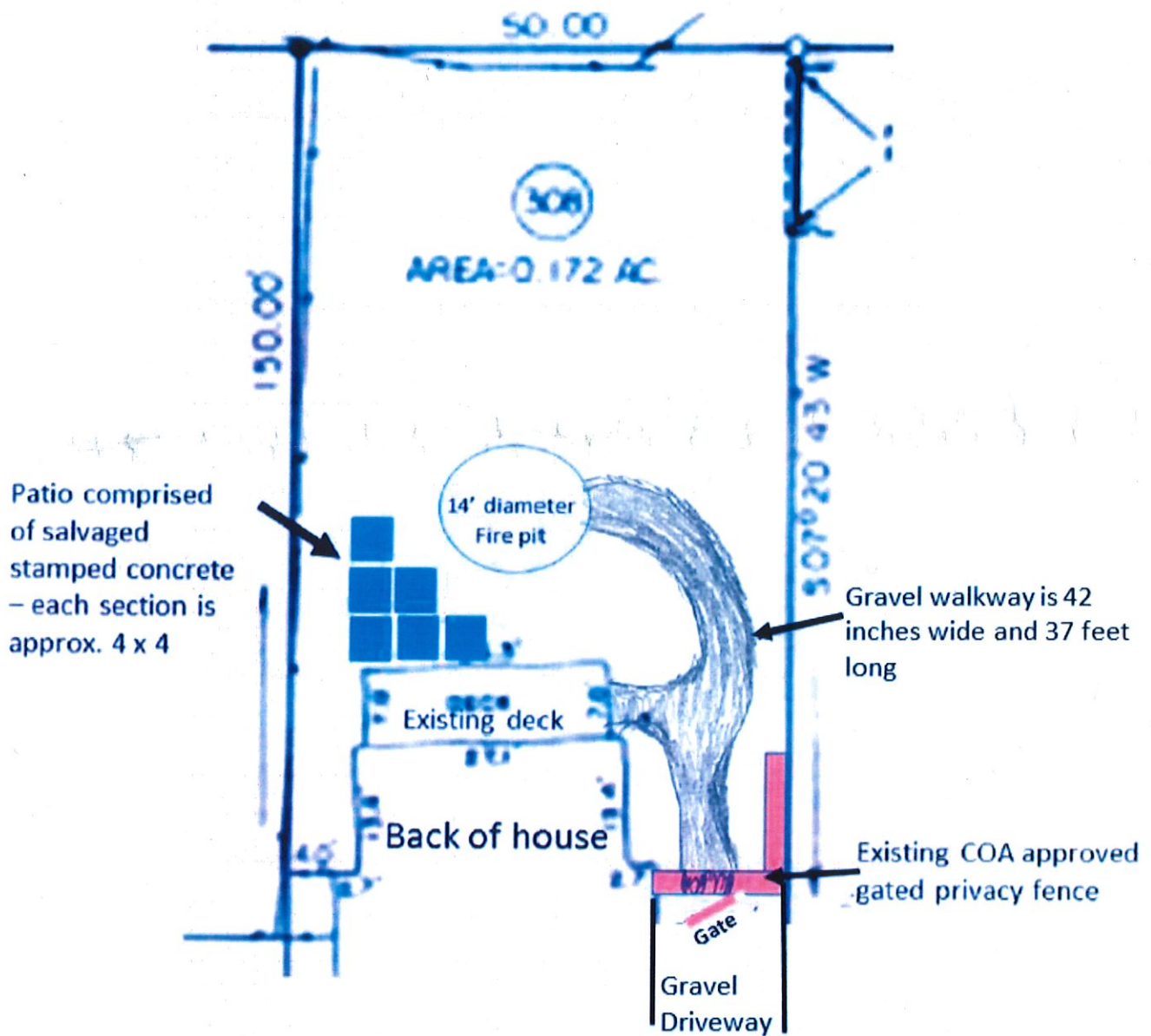




Additional After Pictures

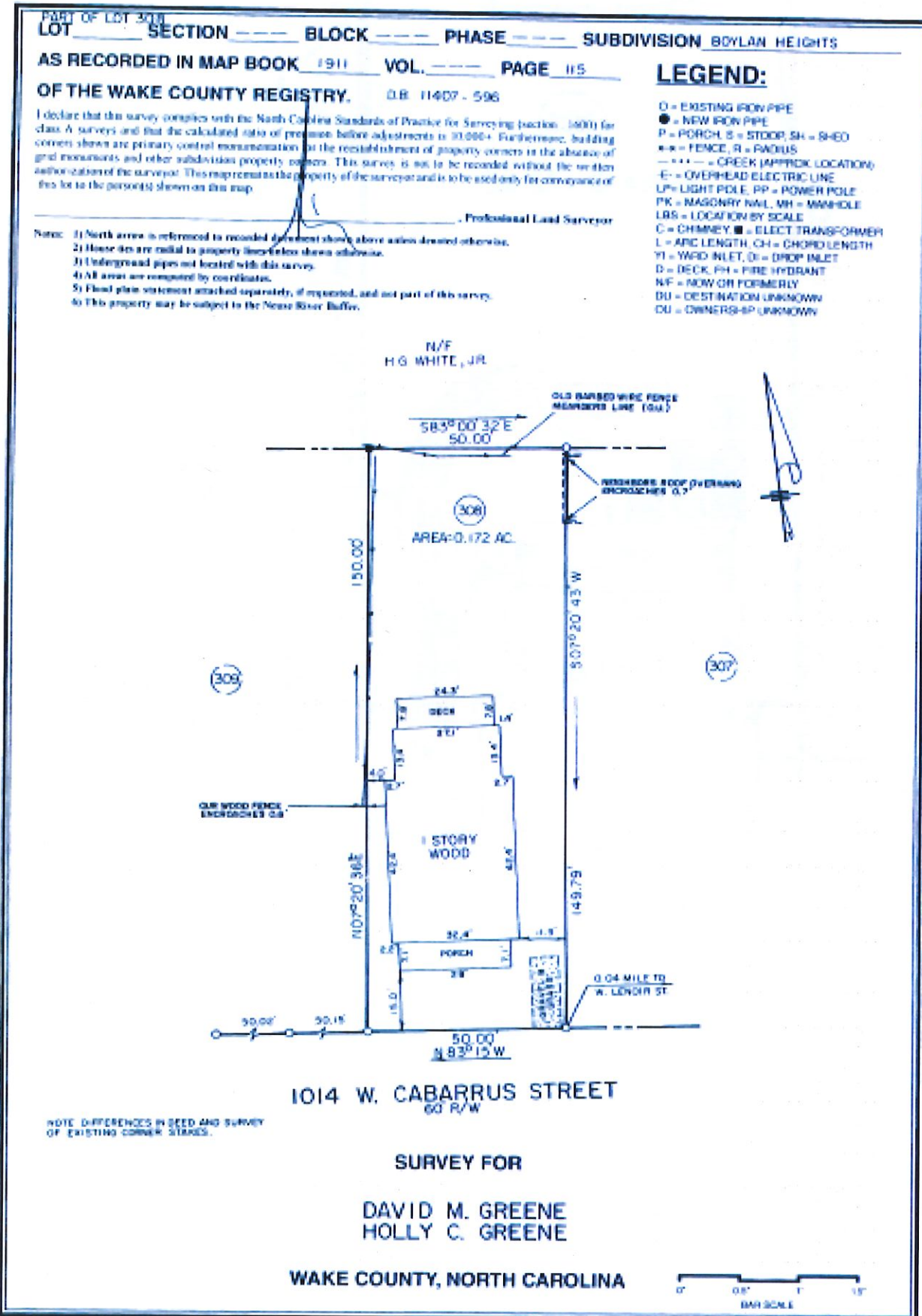


# Plot Plan / layout of patio and walkway with firepit



\*Drawing is not perfectly to scale

Plot Plan



## David Greene

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**From:** David Greene  
**Sent:** Thursday, January 19, 2017 9:28 PM  
**To:** 'Tully, Tania'  
**Cc:** 'Robb, Melissa'  
**Subject:** RE: COA Issued - 1014 W Cabarrus Street - And Violations Notice  
**Attachments:** COA Minor Work Application 1014 West Cabarrus Street 1-18-17.pdf

Hi Tania,

I did some additional research and I think I figured out my questions I had mentioned below. I'm attaching my COA Minor Works Application. I realize that you require a hard copy that includes my application fee of \$29. I did not make today's mail, so it will go out tomorrow and you should receive it by Monday (let me know if that's a problem).

Tania, once again I apologize for not seeing your December 29<sup>th</sup> email until last week, and I greatly appreciate your flexibility in accommodating my request to send this to you once I was back in town from my conference. Please feel free to call me at 919-337-6907 if you have any questions.

Best regards,  
David

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**From:** David Greene  
**Sent:** Wednesday, January 18, 2017 1:48 PM  
**To:** 'Tully, Tania' <Tania.Tully@raleighnc.gov>  
**Cc:** Robb, Melissa <Melissa.Robb@raleighnc.gov>  
**Subject:** RE: COA Issued - 1014 W Cabarrus Street - And Violations Notice

Hi Tania – I'm working on the COA this afternoon and I had a couple of questions I was hoping to discuss with you. Could you give me a quick call at 919-337-6907.

Thanks so much,  
David

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**From:** Tully, Tania [<mailto:Tania.Tully@raleighnc.gov>]  
**Sent:** Friday, January 13, 2017 2:34 PM  
**To:** David Greene <[David.Greene@sas.com](mailto:David.Greene@sas.com)>  
**Cc:** Robb, Melissa <[Melissa.Robb@raleighnc.gov](mailto:Melissa.Robb@raleighnc.gov)>  
**Subject:** RE: COA Issued - 1014 W Cabarrus Street - And Violations Notice

Yes.

Tania Georgiou Tully, Planner II  
Historic Preservation  
Urban Design Center  
919.996.2674  
919.516.2684 (fax)  
[tania.tully@raleighnc.gov](mailto:tania.tully@raleighnc.gov)

COA process information is available [here](#).

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**From:** David Greene [mailto:David.Greene@sas.com]  
**Sent:** Friday, January 13, 2017 2:01 PM  
**To:** Tully, Tania  
**Cc:** Robb, Melissa  
**Subject:** RE: COA Issued - 1014 W Cabarrus Street - And Violations Notice  
**Importance:** High

Hi Tania –

I was just trying to free up some space in my Outlook Inbox and did a sort file size and I'm just seeing your email. I was on vacation the week that you sent this and it totally slipped by me – my apologies for the delay in response! I'm in NYC for a conference through Wednesday of next week – would it be possible to send this to you next Thursday when I'm back home? If that's not an option I can complete the COA later this evening and email it to you.

Once again – my apologies for not seeing your email earlier.

Thanks,  
David

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**From:** Tully, Tania [mailto:Tania.Tully@raleighnc.gov]  
**Sent:** Thursday, December 29, 2016 3:03 PM  
**To:** David Greene <David.Greene@sas.com>  
**Cc:** Robb, Melissa <Melissa.Robb@raleighnc.gov>  
**Subject:** COA Issued - 1014 W Cabarrus Street - And Violations Notice

David –

The COA for installation of front walk and addition of gravel to driveway has been issued and is available for pick-up at the **3rd** floor reception desk of One Exchange Plaza.

Additionally, staff has observed changes made without receipt of a COA (see photos). A new Minor Work COA application is required for the following exterior changes:

- Installation of rear yard gravel path;
- Installation of rear yard patio.

The application must be received by January 13 to avoid having the matter forwarded to the Zoning Administrator for enforcement.

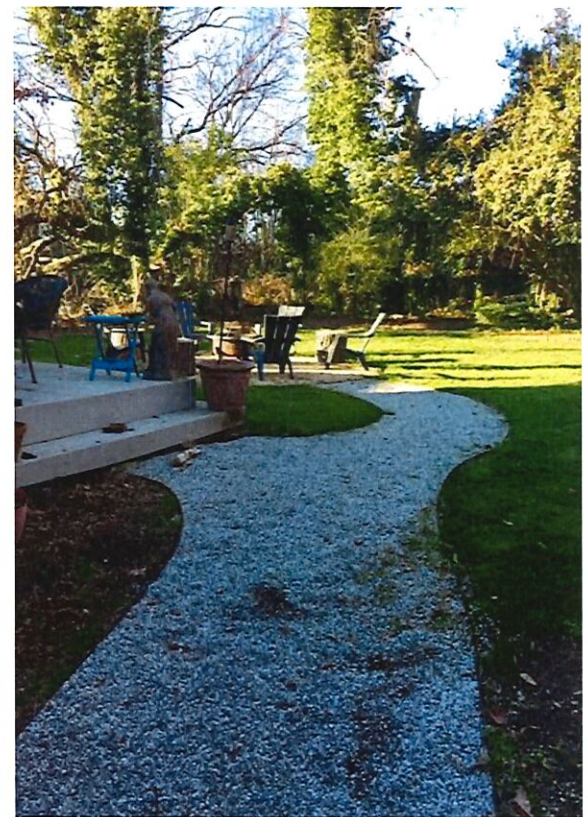
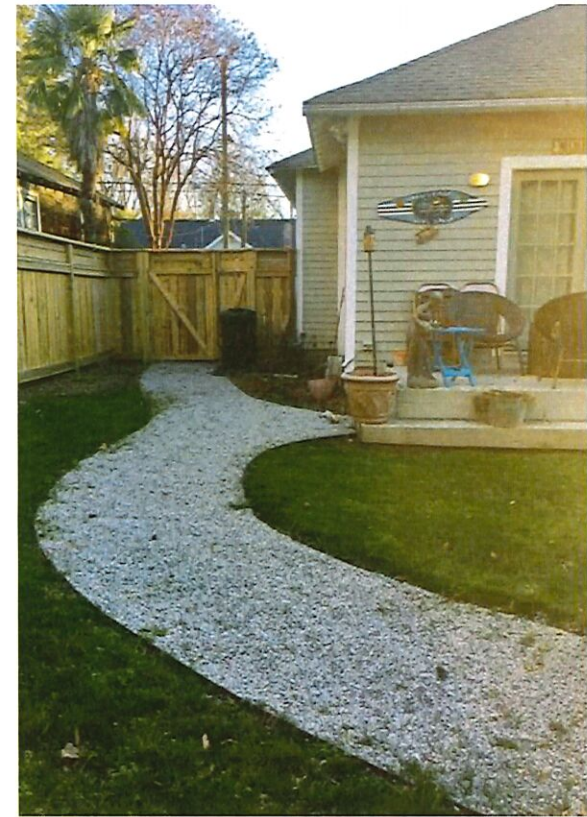
Best,  
Tania

Tania Georgiou Tully, Planner II  
Historic Preservation  
Urban Design Center  
919.996.2674  
919.516.2684 (fax)  
[tania.tully@raleighnc.gov](mailto:tania.tully@raleighnc.gov)

COA process information is available [here](#).

RECEIVED VIA EMAIL  
1/22/17

Additional After Pictures



Front of Home Pictures (As Reference)

