



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

518 N BLOODWORTH STREET

Address

OAKWOOD

Historic District

Historic Property

058-17-MW

Certificate Number

03-30-2017

Date of Issue

09-30-2017

Expiration Date

**Project Description:**

- Alter rear yard walkway;
- add garden around existing rear patio;
- add stone path/stream in rear yard;
- relocate chicken coop

*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.*

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



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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



<input checked="" type="checkbox"/> <b>Minor Work (staff review) – 1 copy</b>  <input type="checkbox"/> <b>Major Work (COA Committee review) – 10 copies</b> <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other  <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;"><b>For Office Use Only</b></p> Transaction # <u>505988</u> File # <u>058-17-MW</u> Fee <u>\$29</u> Amount Paid <u>\$29</u> Received Date <u>3/7/17</u> Received By <u>C. McCalister</u> <u>3/13/17 Complete</u>
---	--

Property Street Address 518 North Bloodworth Street

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Frank McKay

Lot size 6156 SF      (width in feet) 54'      (depth in feet) 114'

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 ([Label Creator](#)).

Property Address	Property Address



### 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 9/30/17. 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 Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) [Signature] Date 3/30/17

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" 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.  <a href="#">Minor Work</a> (staff review) – 1 copy  <a href="#">Major Work</a> (COA Committee review) – 10 copies	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
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.)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>	
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		
4. <a href="#">Paint Schedule</a> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
5. <a href="#">Plot plan</a> (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"/>	<input checked="" type="checkbox"/>		
6. <b>Drawings</b> showing existing and proposed work <input checked="" type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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). Use the <a href="#">Label Creator</a> to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		

# **Proposed Landscape Improvements**

**For**

**518 North Bloodworth Street**

**Oakwood Historic District**

**(Minor Work COA)**



**Gardener by Nature LLC  
March 6, 2017  
Design by John L. Thomas**

## WALKWAY ISSUE

A recently added room creates an issue where an existing brick walkway ends awkwardly against a new wall, rather than connecting to the back patio as originally intended.

We propose to reconfigure and slightly extend the length of the walk to conform to the changed footprint of the residence. *New work will match existing brick.*



## STORM WATER ISSUE

Storm water flowing from the roof of the home as well as from the adjacent home to the south often over washes the back and side yards, creating erosion problems and moisture issues along the south foundation.

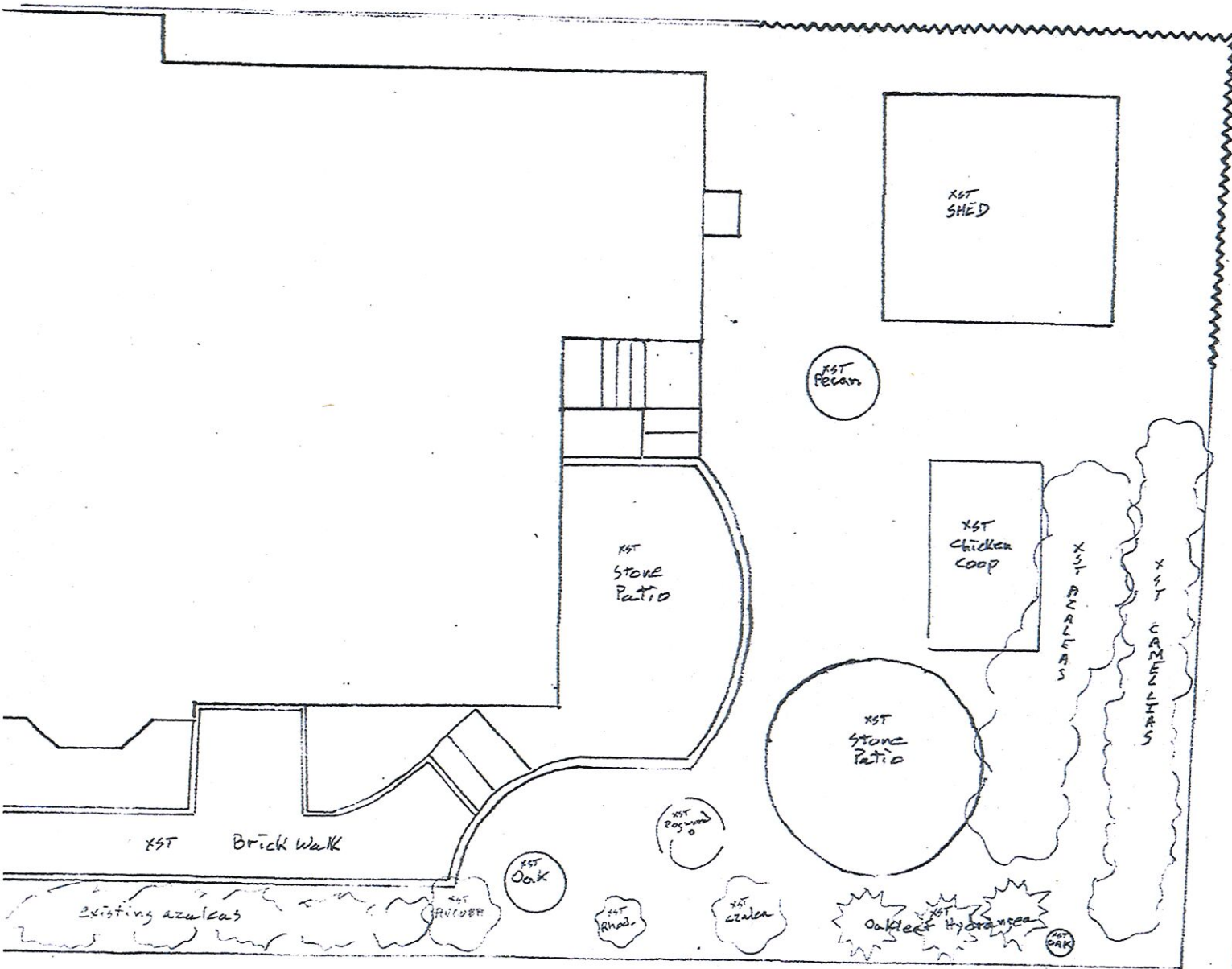
We propose (working with the adjacent property owner) to capture the roof water that is flowing over the property from both buildings and to convey that water through buried drains to a new Rain Garden to be located around the southeast part of the circular patio.

The rain garden is a 6" deep depression designed to infiltrate storm water on the site, thereby reducing pressure on the municipal storm drain system. It is designed to capture and absorb the first 1" of a rain event.

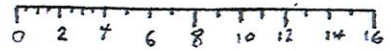
Building the rain garden will require removal of a small group of existing azaleas and the relocation of a chicken coop to a new place on the south wall of the shed. The completed rain garden will be replanted with native ornamental shrubbery that is adapted to the changed hydrology.

The outfall for rain events exceeding 1" is through a new "dry stone stream" surface drain, made with rounded river stones 6"-12" in size, with an ultimate outfall at the northeast corner of the property.

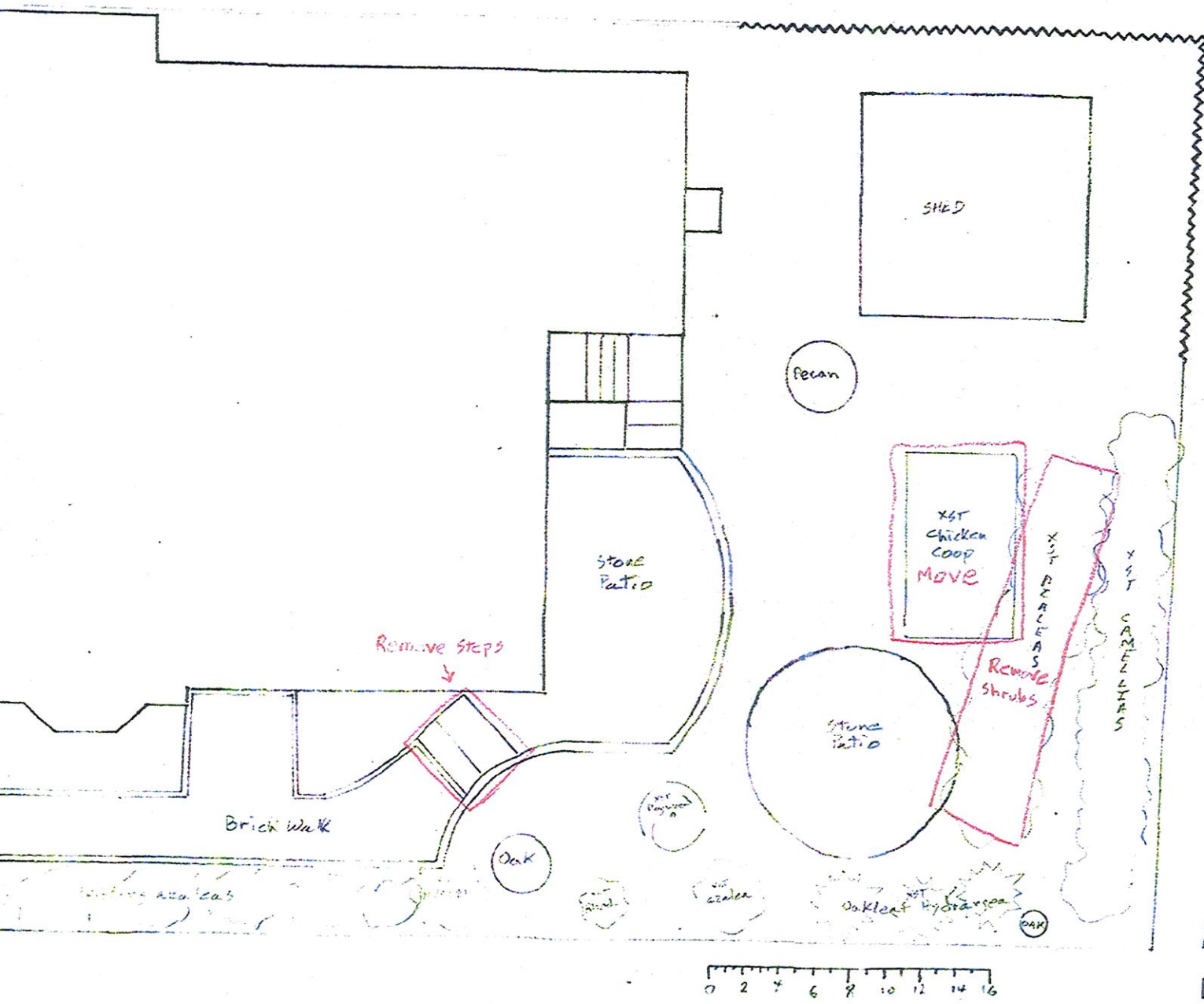




GARDENER BY NATURE LLC  
 518 N. Bloodworth  
 McKay Residence Raleigh  
 Side and rear yard  
 Existing Conditions 3/2017  
 Designer John L. Thomas







GARDENER BY NATURE LLC  
 518 N. Bloodworth  
 McKay Residence Raleigh  
 Side and rear yard  
 Proposed Demolition 3/2017  
 Designer John L. Thomas



## Anagnost, John

---

**From:** John L. Thomas <john@gardenerbynature.com>  
**Sent:** Thursday, March 09, 2017 3:52 PM  
**To:** Anagnost, John  
**Subject:** Re: Application for Minor Work COA at 518 N Bloodworth St  
**Attachments:** dry stream to rain garden.JPG; Stone dry stream.JPG; McKay Brick.jpg

Thanks John, we appreciate what you do.

Attached (bottom of thread) is a close-up of the existing brick, and photos of two different dry stone stream drains we have built. For the work on Bloodworth St I would use the stone in the gray range rather than the tan colors. The stone size ranges, mostly 3-7", with some slightly larger accent stones and some pea gravel mixed in, as seen in the photo labelled 'stone dry stream'.

Do let me know if I can provide any further information to help.

Best,  
John

**Gardener by Nature LLC**  
**5508 Swiftbrook Circle**  
**Raleigh, NC 27606**  
**919-828-2015**  
[www.gardenerbynature.com](http://www.gardenerbynature.com)

---

**From:** "Anagnost, John" <John.Anagnost@raleighnc.gov>  
**To:** "john@gardenerbynature.com" <john@gardenerbynature.com>  
**Sent:** Wednesday, March 8, 2017 1:23 PM  
**Subject:** Application for Minor Work COA at 518 N Bloodworth St

John: Thank you for submitting a Minor Work application for 518 N Bloodworth St. I've reviewed the application and I have a few comments. Additional materials may be sent in by email.

- Please provide an image of the type of river stone you intend to use for the "dry stone stream"
- Please provide a close-up image of the existing brick walkway

Thanks,

John

"E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official."





## Anagnost, John

---

**From:** John L. Thomas <john@gardenerbynature.com>  
**Sent:** Monday, March 13, 2017 9:51 AM  
**To:** Anagnost, John  
**Subject:** Re: addendum - Application for Minor Work COA at 518 N Bloodworth St

Hi John,

Here's one more photo of a stone stream drain to add to our application. We built this one at 610 N Bloodworth St. under a Major Work COA in 2015, so there is precedence for this sort of feature in Oakwood. For the job at 518 we would use the same color of stone as this, but instead of shingled flat rocks we would use rounded smooth river rocks as shown in the other 2 examples.

Thanks  
John

**Gardener by Nature LLC**  
**5508 Swiftbrook Circle**  
**Raleigh, NC 27606**  
**919-828-2015**  
[www.gardenerbynature.com](http://www.gardenerbynature.com)

---

**From:** "Anagnost, John" <John.Anagnost@raleighnc.gov>  
**To:** John L. Thomas <john@gardenerbynature.com>  
**Sent:** Thursday, March 9, 2017 4:56 PM  
**Subject:** RE: addendum - Application for Minor Work COA at 518 N Bloodworth St

John,

Thank you for providing the photos. Your case is under active review. The review period ends March 23.

Regards,  
John Anagnost

---

*John Anagnost*  
*Comprehensive Planning Division*  
*Raleigh Department of City Planning*  
*(919) 996-2638*  
*1 Exchange Plaza, Floor #2*

---

**From:** John L. Thomas [mailto:john@gardenerbynature.com]  
**Sent:** Thursday, March 09, 2017 4:02 PM  
**To:** Anagnost, John  
**Subject:** addendum - Application for Minor Work COA at 518 N Bloodworth St

-Also do note that none of the proposed work is visible from the street or sidewalk. The stone drain is entirely in the rear yard, and the brick walk alterations are in the side yard behind a board fence.



Example for color, not shape.