

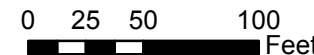


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093-16-CA

514 OAKWOOD
AVENUE

OAKWOOD HISTORIC DISTRICT (GENERAL)



Nature of Project: Grade portion of rear yard; remove two trees; relocate fence; plant new trees; remove retaining wall; construct new retaining wall; add new rear yard planting beds and plantings.

APPLICANT:
BARBARA DOLL



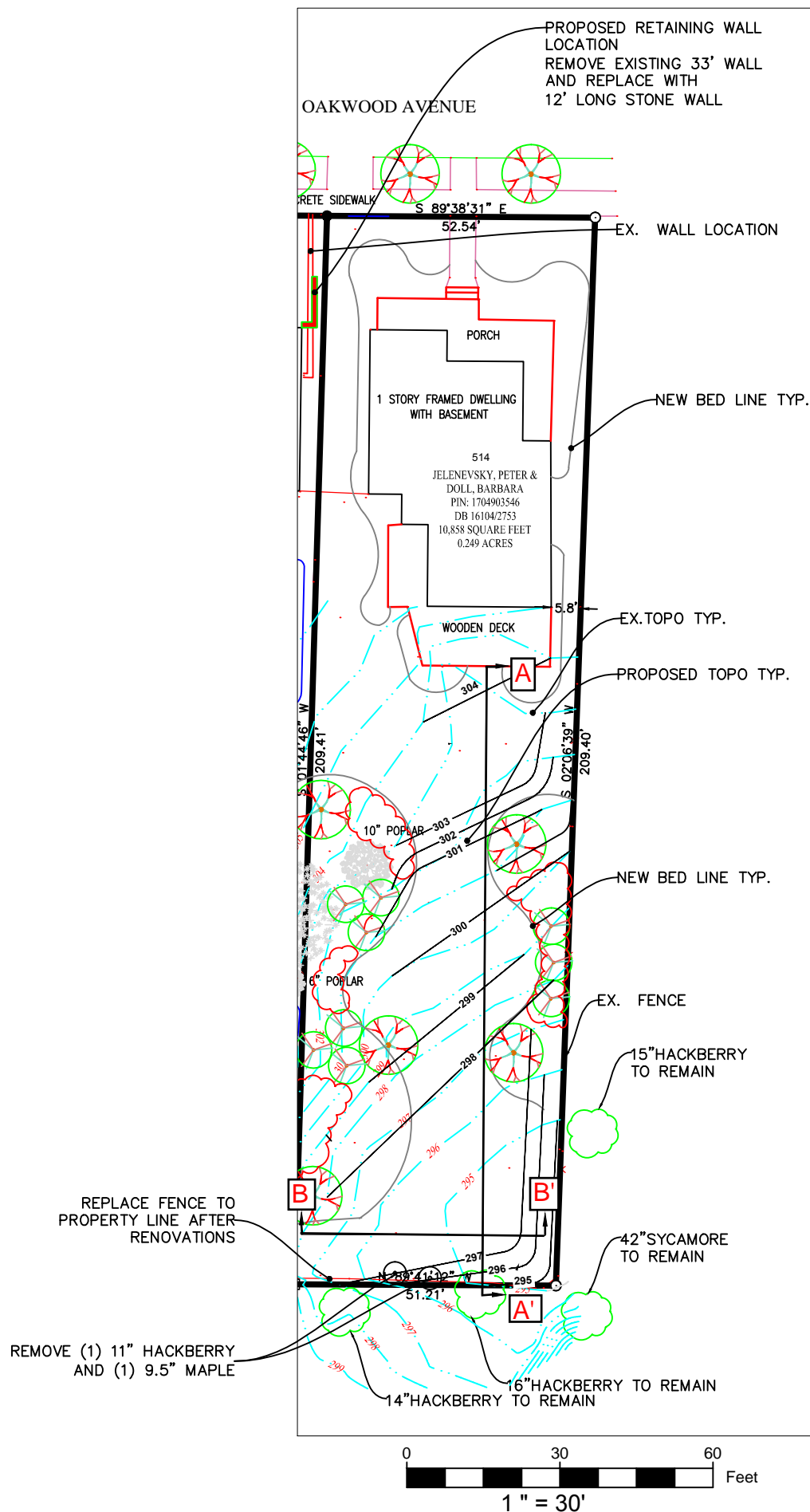
093-16-CA Application Amendment

514 Oakwood Ave Additional COA Application information.

I am writing to provide additional information and justification relative to the proposed grading plan for 514 Oakwood Ave. Specifically, I am providing:

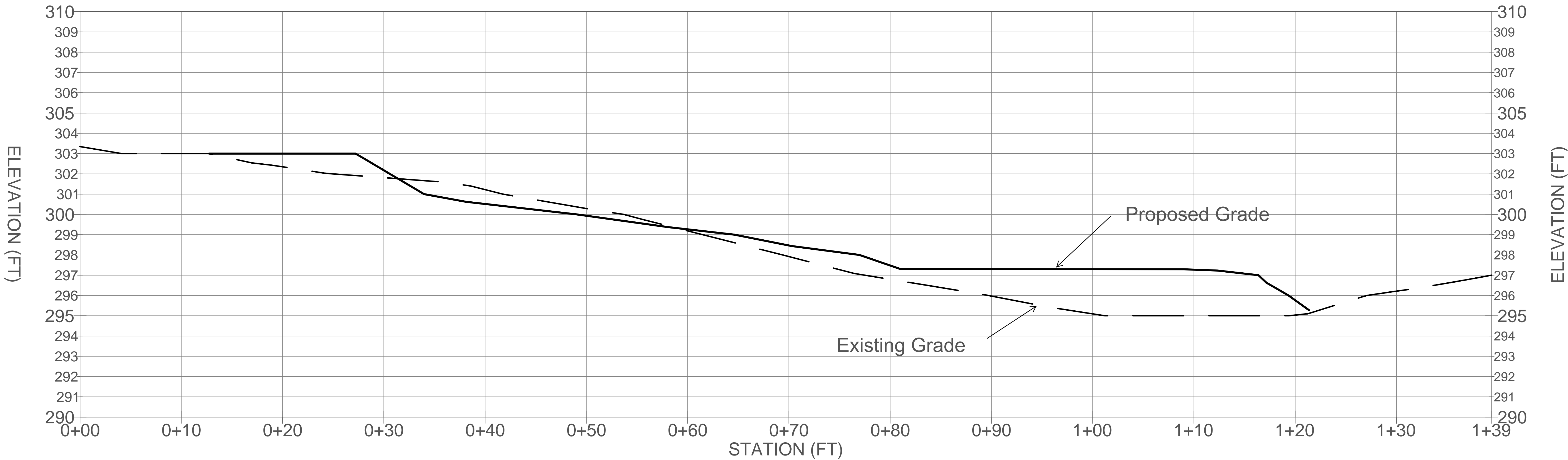
1. A revised grading plan. The new grading plan substantially reduces the amount of fill and will result in a much less significant change to the overall topography of the back yard. The new plan includes two small 2-foot terrace drops at elevation 303 and at elevation 297. These terraces will provide reasonably flat lawn areas just beyond the existing wooden deck and at the back half of the yard. The new plan eliminates the steep four foot drop that was previously shown at the back southeast corner of the lot. The new proposed corner will drop approximately two feet in elevation at a 3:1 slope. This slope will be easily stabilized with grass. Further, the proposed 3:1 slope can be mowed and thus maintained as lawn or with other herbaceous ground covers. Additional survey data was collected from the neighboring property to the south to better show how the grading will tie into the existing elevations at the edge of the property boundary. Grading will not extend beyond the property boundary.
2. Two section views to show the extent of grade change across the back yard. A north-south longitudinal section, Section A-A', and an east-west section, Section B-B', have been provided. The location of the section views are shown on the grading plan. The sections show the existing and proposed elevations. The sections clearly indicate approximately two foot of fill at the back 20 feet of the lawn area.
3. Photo documentation of existing terracing of nearby properties within the same block bounded by Oakwood, Lane, Elm and East streets (See Figures 1-7). Photos indicate extensive pre-existing terracing of the land area within this corridor, which formerly was an open creek and drainage way, which is now culverted and buried. The attached photos show terracing in the backyards of 518, 522 and 526 Oakwood Ave and at the back of 310 N. East St., which abuts 512 Oakwood Ave. In addition, a photo is provided to document extensive fill in the backyard of 517 E. Lane St. which abuts the backyard of 518 Oakwood Ave (see Figure 8).
4. Evidence of existing terracing at 514 Oakwood Ave. Pre-existing terracing did exist at 514 Oakwood Ave and is evidenced by an old stone wall that was mostly demolished during renovations in 2002 by the previous landowner. A small portion of the existing stone terrace wall remains in place and is shown in the Figure 9 photo. The photo also shows a pile of large granite stones that formerly made up the terrace wall.
5. Photo documentation of surface scour from flows washing across the backyard of 514 Oakwood Ave (See figures 10 and 11). The terracing of the yard is intended to eliminate the velocity of stormwater runoff and associated scour and erosion that results. The runoff from 508 and 512 Oakwood Ave and 310 N. East St. all flow to the backyard at 514 Oakwood resulting in large volume of water that travels at rapid velocities down the existing steeply sloped lawn.
6. Letter of support for the proposed work from Alan and Lou Jurkowski, owners of 518 Oakwood Ave and 513/515 Lane St.

514 Oakwood Avenue Revised Grading Plan - July 8, 2016

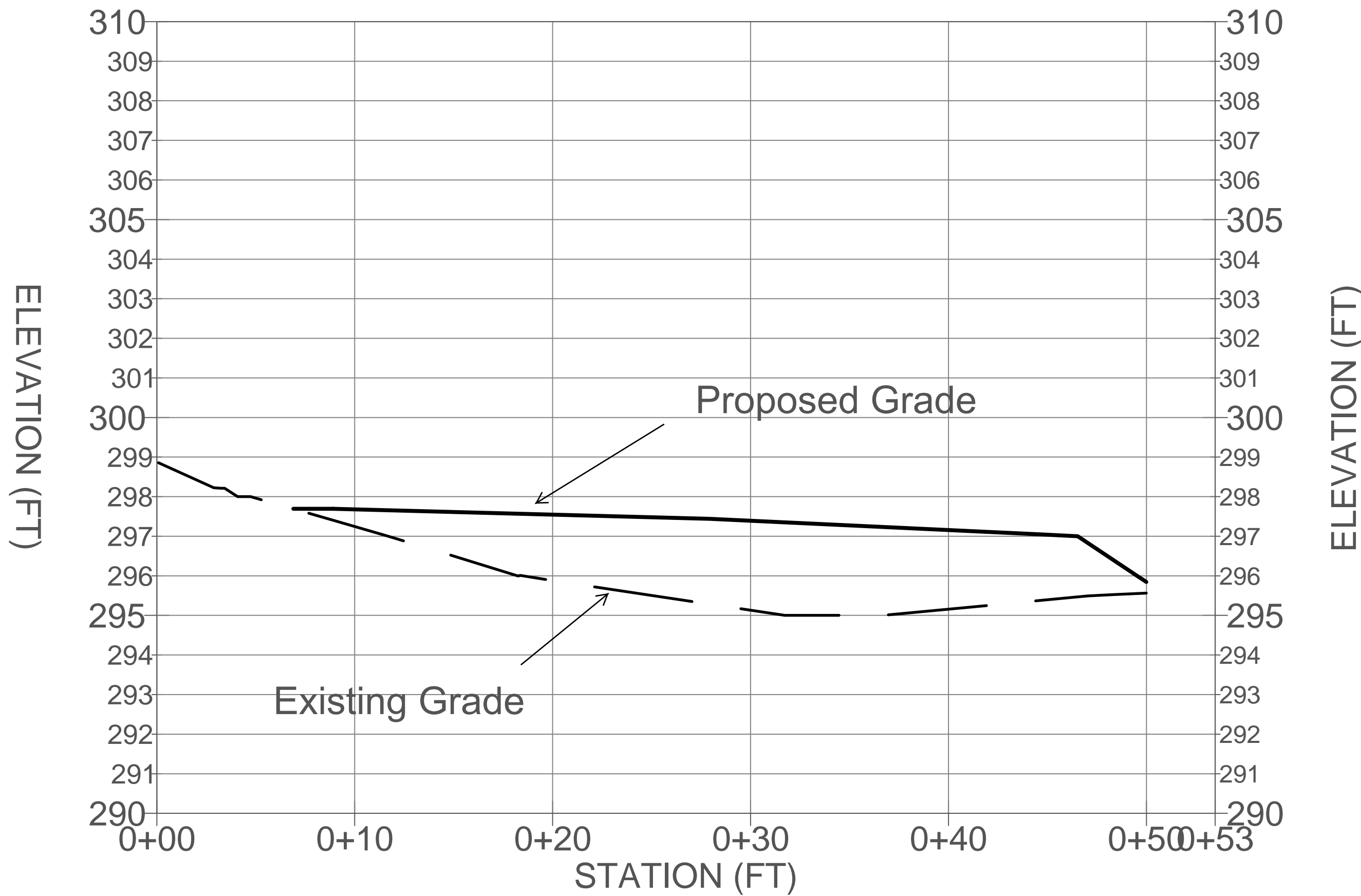


N4083/2011

GRADING SECTION A-A'



GRADING SECTION B-B'



DOLL JELENEVSKY
514 OAKWOOD AVE
RALEIGH, NC 27601
WAKE COUNTY

GRADING SECT. 1 OF 1

DESIGN AND CONSTRUCTION:

SEAL:

DRAWN : J.L. PAGE
DESIGN : B.A. DOLL
CHECK : B.A. DOLL
APPROVED :
PROJECT NAME : 514 OAKWOOD
SCALE : AS NOTED
DATE : JULY 8, 2016

PROJECT #
PHASE #



Figure 1: Upper terrace at 518 Oakwood Ave used for parking



Figure 2: Lower terrace at 518 Oakwood Ave.



Figure 3: Upper Terrace at 522 Oakwood Ave used for parking.



Figure 4: Backyard of 522 Oakwood Avenue showing two terraces. Upper terrace consisting of a block wall approximately 5 feet in height. Lower terrace is a stone wall approximately two feet in height.



Figure 5: Third terrace in the back of 522 Oakwood Ave with stairs to yard area located behind 526 Oakwood Ave.



Figure 6: Backyard at 526 Oakwood Ave with vegetated steep sloped terrace between upper patio and lower lawn area.



Figure 7: Terrace wall and associated fill located at the border of the backyard of 310 N. East St. and 512 Oakwood Ave



Figure 8: Massive (>8 feet) of fill with debris (e.g. asphalt & buried chain link fence) located at the back of 517 E. Lane St. and bordering the backyard of 518 Oakwood Ave.



Figure 9: Pile of stone from former terrace wall and small portion of remaining terrace wall located at 514 Oakwood Ave.



Figure 10: Surface scour and bare ground in backyard of 514 Oakwood Ave resulting from erosive force of stormwater runoff



Figure 11: Additional evidence of scour and bare ground due to erosion from stormwater runoff at 514 Oakwood Ave

Alan F. Jurkowski

1714 Park Drive • Raleigh, NC 27605
Phone: 919.880.2088 • alan@alaproperties.com
Web: www.alaproperties.com

July 10, 2016

City of Raleigh
Historic Development Commission
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601

Commission Members:

My wife and I own two properties adjacent to Ms. Doll: 518 Oakwood Avenue and 513/515 East Lane Street.

We are writing to provide support for the landscaping, tree removal and grading work proposed by Peter Jelenevsky and Barbara Doll at 514 Oakwood Ave. We have reviewed the grading plan and have met on site to discuss the work with Mr. Jelenevsky and Ms. Doll. The proposed grading and relocation of the fence will have a direct benefit to our rental property located at 513 E. Lane Street by eliminating a steep slope and numerous vines and volunteer shrubs that have posed a challenge to maintain by our lawn maintenance company over the years.

We are unfortunately unable to attend the July 28 public hearing, so we ask that this letter serve as our support of the proposed modifications to 514 Oakwood Avenue.

Please feel free to contact us if you have questions at 919-810-2088.

Sincerely,

Handwritten signatures of Alan and Lou Jurkowski in blue ink.

Alan and Lou Jurkowski
ALA Properties



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 # 468884

File # _____

Fee 147⁰⁰/pd 29 #118=147

Amt Paid \$118⁰⁰

Check # 3352

Rec'd Date 6-6-14

Rec'd By pd

- 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 514 Oakwood Ave, Raleigh, NC 27601

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Peter A. Jelenevsky and Barbara A. Doll

Lot size 0.24 acres

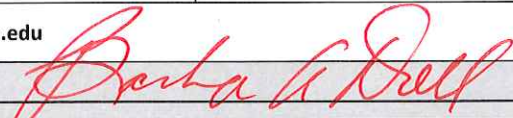
(width in feet) 50

(depth in feet) 205

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:

508 Oakwood Ave	511 Oakwood Ave
514 Oakwood Ave	515 Oakwood Ave
518 Oakwood Ave	517 ABCD Oakwood Ave (rental)
501 Oakwood Ave	311 East St
501 Lane St.	308 East St.
513/515 Lane St. (rental)	517 Lane St. and 519 Lane St.

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 Barbara Doll		
Mailing Address 512 Oakwood Ave		
City Raleigh	State NC	Zip Code 27601
Date 6/20/14	Daytime Phone 252-722-3878	
Email Address bdoll@ncsu.edu		
Signature of Applicant 		

Minor Work Approval (office use only)	
<p>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 _____. 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.</p>	
Signature _____	Date _____

<p>Project Categories (check all that apply):</p> <p><input checked="" type="checkbox"/> Exterior Alteration</p> <p><input type="checkbox"/> Addition</p> <p><input type="checkbox"/> New Construction</p> <p><input type="checkbox"/> Demolition</p> <p>Will you be applying for state or federal rehabilitation tax credits for this project?</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	<p style="text-align: center;">(Office Use Only)</p> <p>Type of Work _____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief Description of Work
Section 2/Page 13	Site Features and Plantings	1. Regrade rear portion of lot to provide flat lawn area. Install approximately 150 cubic yards of fill soil to raise the lot by four feet in the SE corner. Fill material to be spread across approximately 2000 square feet of surface area.
Section 2/Page 13	Site Features and Plantings	2. Remove two existing trees (9.5" and 11" DBH) located at the rear edge of the property line in order to install fill soil and relocate the existing fence to the edge of the property boundary.
Section 2/Page 13	Site Features and Plantings	3. Relocate 75 feet of existing fence approximately 1 foot south to the property boundary. Elevation of fence will be raised to correspond to the new proposed elevation along the property boundary.
Section 2/Page 13	Site Features and Plantings	4. Install new trees and planting beds according to attached landscape plan, including two new street trees located between sidewalk and street at front of property.
Section 2/Page 13	Site Features and Plantings	5. Demolish existing 33 feet long low (2 feet or less) retaining wall located adjacent to driveway. Install new 12 feet long stone retaining wall as indicated on landscape plan

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
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.					
Minor Work (staff review) – 1 copy			✓		
Major Work (COA Committee review) – 13 copies					
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 type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		✓		

Description of work

We are requesting to install fill material in the back 2000 square feet of the property located at 514 Oakwood Ave (see attached landscape plan) in order to provide a flat lawn area. Two existing trees (one 11 inch dbh hackberry and one 9.5 inch dbh maple) located just inside the property boundary will be removed in order to install the fill soil and regrade the lot. The back corner of the lot will be raised from elevation 294 to approximately elevation 298. An estimated 150 cubic yards of soil will be imported to the site to raise the grade. Changes in elevation will be made to ensure proper drainage of our property as well as for all surrounding properties. Final elevation will be determined based on the elevation of the backyard for 513 E. Lane St. owned by Al Jerkowski. Mr. Jerkowski has been notified of the proposed work. Further, we will notify Mr. Jerkowski prior to the start of work and provide opportunity for his review of the grading process and final elevation. Approximately 75 feet of existing fence currently located at the back of the yard will be removed and reinstalled following tree removal and grading activities. The fence will be moved approximately one foot to the south so that it will be located on the property boundary. The elevation of the fence will adjusted to match the new raised elevation of the yard. Landscape plantings will be installed in the backyard including several replacement trees (see attached landscape plan). New plantings will also include two new street trees to be installed between the sidewalk and street. An existing crepe myrtle that is in poor condition will be removed. Final plant selection will be based on owner preference and nursery availability. In addition, an existing cracked and leaning retaining wall located along the property boundary at the driveway entrance that is 33 feet long and will be demolished. The will be replaced with a reduced stone retaining wall approximately 12 feet in length.

Plant List – 514 Oakwood Avenue

<u>Symbol</u>	<u>QUANTITY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
A	1	Vanilla Strawberry Hydrangea Pruned tree form	Tavardia hydrangea
B	2	Camellia sasanqua 'Cleopatra or Cotton Candy' 'Marti'	Pink camellias
C	10	Cephalotaxus fastigiata	Upright Japanese yew
C1		River rock with water basin and flagstone walk under large oak	Let river walk work as a support for succulent ground covers
D	1	Coral Dawn Climbing Rose	Deep pink climbing rose
E	1	Ilex x Christmas Jewel(R) PP#14477	Holly glossy leaves and red berries
F	6	camellia sasanqua 'Marti'	Pink camellias
G	1	Viburnum macrocephalum pruned tree form	Snowball viburnum
H	1	Cornus kousa 'Summer Fun'	Chinese dogwood
I	1	Betula jacquemontii 'Doorenbos'	White birch
J	1	Prunus mume 'Peggy Clark'	Flowering apricot
K	1,1	Cedrus atlantica 'Glauca Pendula', Climbing rose coral dawn	Weeping blue atlas cedar/Climbing rose
L	1,1	Acer palmatum sanguinifolium, Tangerine beauty trumpet vine	Coral bark maple
M	25	Shade perennials and ground covers see list	Spring Time
M1	3	Loropetalum chinensis v. r. 'Zhuzhou Fuchsia'	Fuchsia Chinese which hazel
N	16	Azalea mix	
O	3	Betula jacquemontii 'Doorenbos'	White birch
O1	15	Woodland perennials	
P	2	Cercis canadensis 'Alley Cat', Cercis canadensis 'Burgundy Hearts'	Either variegated or burgundy leaf redbud
Q	3	Tavardia 'Vanilla strawberry'	
R	1	Betula jacquemontii 'Doorenbos'	White birch
S	1	Stewartia pseudocamellia	Sweet box
T	3,16	Viburnum macrocephalum /Azalea mix	Snowball viburnum
U	2	Cercis canadensis (Street Tree Replacement)	Red Bud



Figure 1: Existing Front View of 514 Oakwood Ave.



Figure 2: View of Front Yard looking East on Oakwood Ave. Existing Crepe Myrtle to be removed (indicated by yellow arrow) and two new street trees to be installed.



Figure 3: Existing 33-foot long wall to be demolished and replaced with new 12 feet long stone retaining wall.



Figure 4: Close up of existing cracked and damaged 33-foot long retaining wall. Existing wall to be demolished and replaced with new stone retaining wall. New wall to be only 12 feet long.



Figure 5: Proposed material and style for new 12-foot long stone retaining. Example wall located on Bloodworth St.



Figure 6: Rear view of 514 Oakwood Ave looking east.



Figure 7: Existing rear view of 514 Oakwood Ave looking north. 512 Oakwood Ave pictured to the left.



Figure 8: View of back yard looking south where fill is to be placed and fence to be relocated. Two trees along fence line to be removed indicated with yellow arrows. 513 E. Lane St. shown behind fence.



Figure 9: Close up views of two existing trees to be removed, including 11" dbh Hackberry (right) and 9.5" dbh Maple (left). Note: Maple is located on the 514 Oakwood property even though it is behind the fence. Also, the hackberry has some disease at the base as evidenced by the loss of the sister section of the tree a few years ago.

From MW app.

Barbara Doll
512 Oakwood Ave
Raleigh, NC 27601

May 6, 2016

To Whom It May Concern:

I inspected the 9.5" DBH maple behind fence and the 11" DBH hackberry in front of fence at rear of 512 Oakwood Ave.

Both trees appear to be volunteers and not planted stock. The hackberry has a cavity and has lost half of its crown from a split.

The maple took root directly under a picket fence and has a curved base that is off setting the weight disbursement of the trunk and crown.

Neither tree has any room to grow taller due to the surrounding mature, larger trees.

I feel that the trees need to be removed and removed soon before they become unstable and more of a nuisance to the property.

I hope this letter is useful and I am happy to be of further assistance if you should need it.

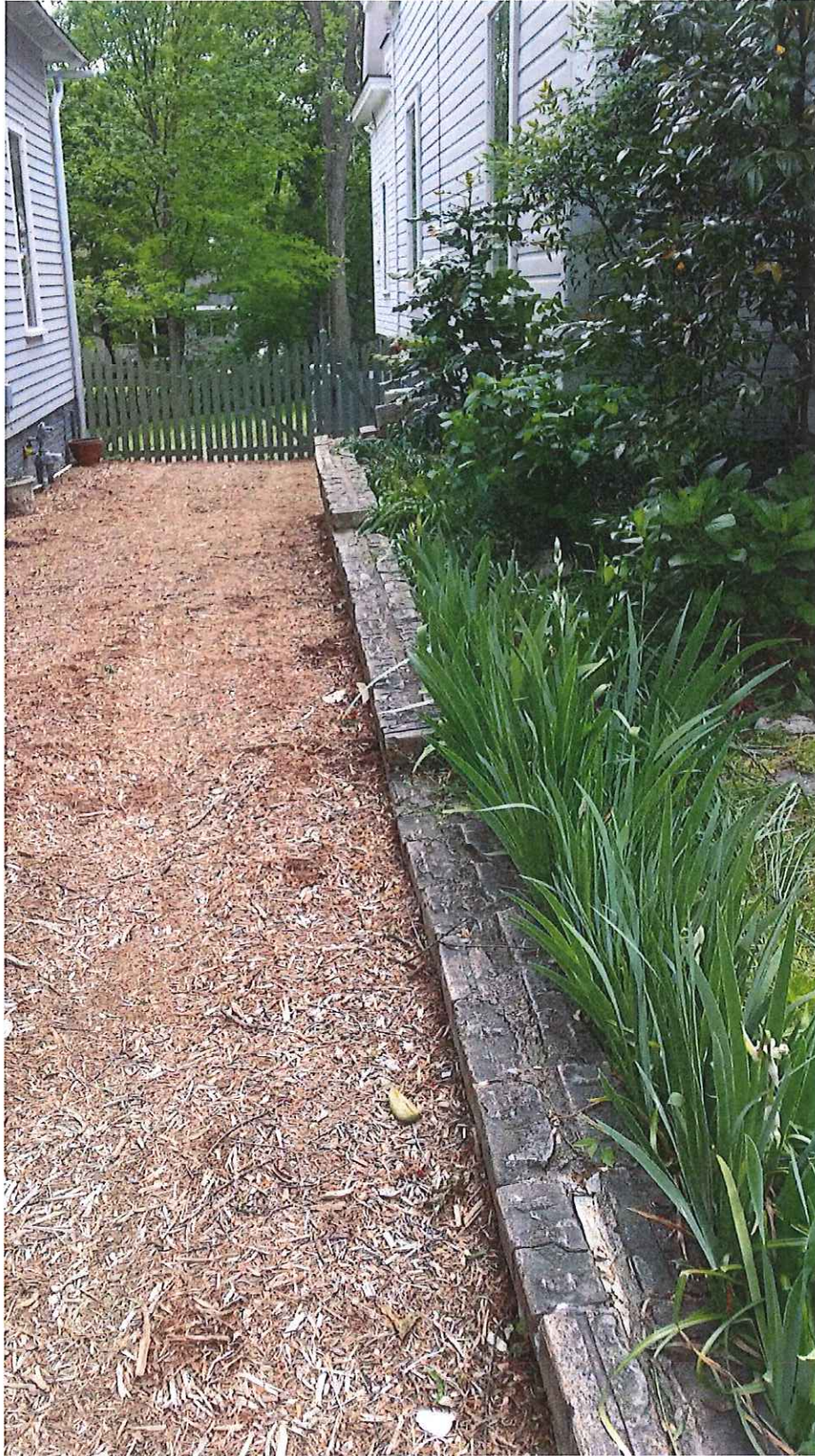
Regards,

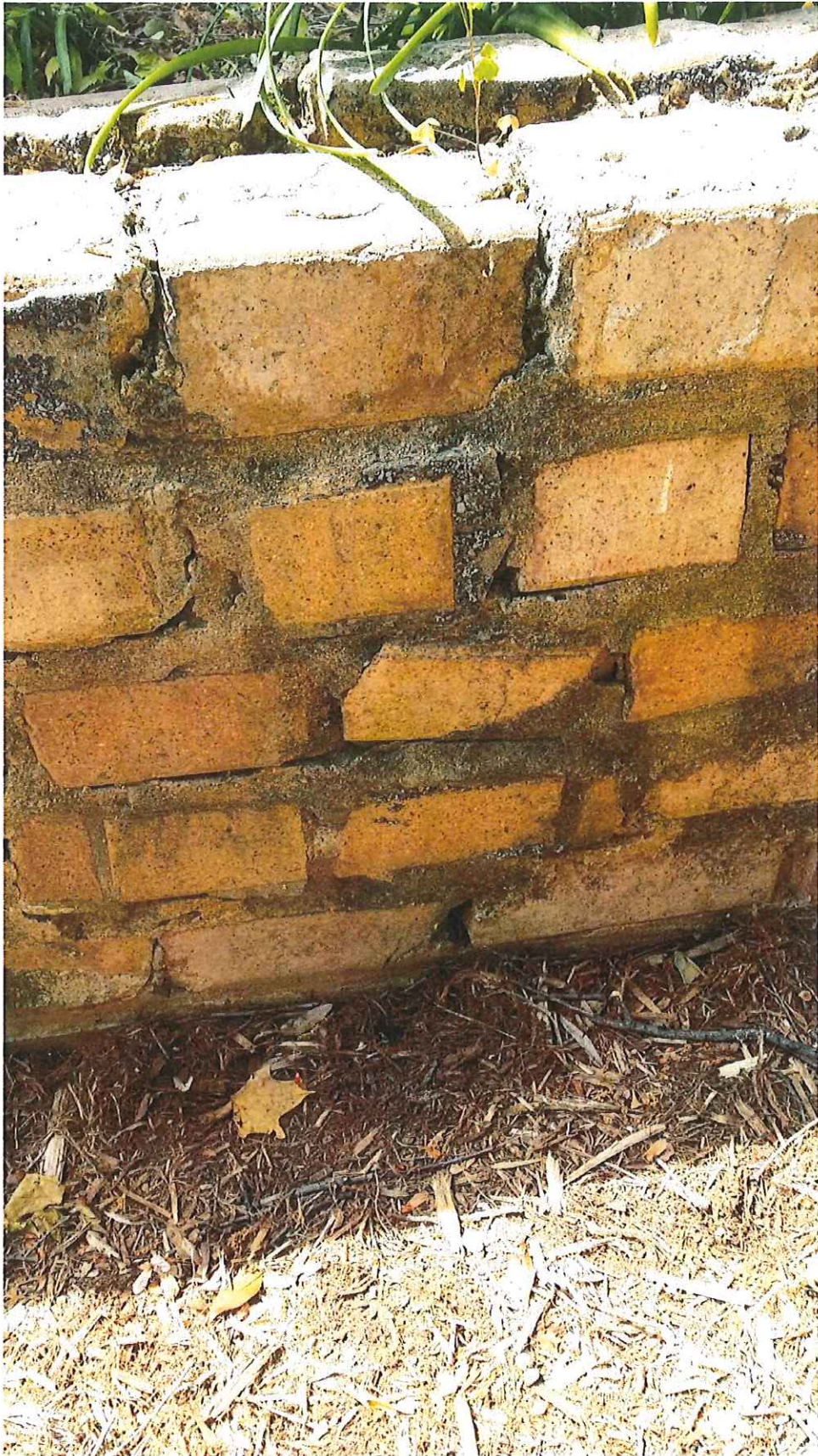
Andrew Wharton

Everett Tree Service
7044 Wildlife Trail
Raleigh, NC 27613

Certified Arborist
SO-1562 A

From MW app.









Diseased hackberry

