

# City of Raleigh



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## 119-16-CA

### 639 DOROTHEA DRIVE

BOYLAN HEIGHTS  
HISTORIC DISTRICT  
(GENERAL)

0 25 50 100 Feet



Nature of Project: Remove trees;  
plant trees; grade side yard;  
expand driveway; plant shrubs  
[After-the-Fact].

APPLICANT:  
ANDREW SPALTENSTEIN



# 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



Minor Work (staff review) – 1 copy

Major Work (COA Committee review) – 13 copies

Additions Greater than 25% of Building Square Footage  
 New Buildings  
 Demo of Contributing Historic Resource  
 All Other

Post Approval Re-review of Conditions of Approval

**For Office Use Only**

Transaction # 479317

File # 119-16-CA

Fee 147

Amount Paid 147

Received Date 7/11/16

Received By ACH

Property Street Address 639 Dorothea / 805 Florence

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name Andrew Spaltenstein

Lot size 0.3 ac (width in feet) ~80 ft (depth in feet) ~161 ft

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>see attached pages</i>	

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 *Andrew Spaltenstein*  
 Mailing Address *4105 Brewster Dr*  
 City *Raleigh* State *NC* Zip Code *27606*  
 Date *7/10/16* Daytime Phone *919 413 4802*  
 Email Address *aspalten@gmail.com*  
 Applicant Signature *[Signature]*

Will you be applying for state or federal rehabilitation tax credits for this project?

Yes  No

Office Use Only

Type of Work

*34, 74, 75, 38*

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 (attach additional sheets as needed)
	<i>1. Tree removal</i>	<i>see attached</i> <i>1. Proposal (2 pages)</i> <i>2. Diagrams 1-4 (4 pages)</i> <i>3. B.W. canopy pictures (1 page)</i> <i>4. Comparable properties in B.N. (1 page)</i> <i>5. Pictures of past and current status</i>
	<i>2. Re-grading</i>	
	<i>3. Re-gravelling</i>	

**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 \_\_\_\_\_. 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) \_\_\_\_\_ Date \_\_\_\_\_

	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 <span style="margin-left: 20px;">\$147</span>			✓		
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"/>		✓		
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required.	<input checked="" type="checkbox"/>		✓		
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
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.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. <b>Drawings</b> showing proposed work <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" or 11" x 17" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" or 11" x 17" snap shots of individual drawings on the big sheet.	<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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. <b>Fee (See Development Fee Schedule)</b>	<input checked="" type="checkbox"/>		✓		

maps.raleighnc.gov/PlanMailList

\$147

1703357738  
SPALTENSTEIN, ANDREW  
4105 BREWSTER DR  
RALEIGH NC 27606-1711

1703356906  
HACHBY, ABDESSAMED  
704 DOROTHEA DR  
RALEIGH NC 27603-2104

1703357887  
BRINKER, ZACHARY R BRINKER, CALLIE M  
717 FLORENCE ST  
RALEIGH NC 27603-2107

1703358765  
MOORE, MARGUERITE M  
627 DOROTHEA DR  
RALEIGH NC 27603-2166

1703355777  
SUPERVILLE, STEPHEN L SUPERVILLE,  
AMANDA P  
3029 CANOPY WOODS DR  
APEX NC 27539-8794

1703356964  
THOMPSON, TRUETT R THOMPSON,  
SUSAN H  
702 DOROTHEA DR  
RALEIGH NC 27603-2104

1703357992  
GREEN, MOYLE HARTWELL JR GREEN,  
MARIE L  
315 KINSEY ST  
RALEIGH NC 27603-1931

1703358983  
GREEN, M H JR GREEN, MARIE L  
315 KINSEY ST  
RALEIGH NC 27603-1931

1703356726  
GUS MCWILLIAM LLC  
316 TALL OAKS DR  
DURHAM NC 27713-9004

1703357787  
SARRIA, LUIS JESUS SARRIA, JACKELINE  
HERNANDEZ  
7326 GREAT LAUREL DR  
RALEIGH NC 27616-3320

1703358636  
OLSON, TODD A BURKE, LAURA T  
639 EFFIE WAY  
RALEIGH NC 27603-2170

1703451589  
NORTH CAROLINA STATE OF  
STATE PROPERTY OFFICE  
116 W JONES ST  
RALEIGH NC 27603-1300

## Brief Description of Work

### 1. Tree removal: refer to Diagram 1 for “existing situation”

At time of purchase of property, tree #1 was dropping major limbs and causing extensive damage to the roof. An arborist (retained by my then-contractor) diagnosed pine bark beetle infestation. Tree #1 (pine tree) was removed in 2014. In its place, tree #4 was planted (a North Carolina Redbud Tree specimen obtained from NCSU horticulture faculty) in 2014 and is already well established.

Over the past 2 years, trees #2 and #3 (both pine trees) started dropping very large branches and created a safety problem for the occupants at 639 Dorothea as well as 805 Florence. In addition, as can be seen from an older Google Street view picture, trees #2 and #3 were the main cause of the sloping grade of the dirt/gravel driveway toward the house. More detail on this aspect will be provided below (under re-grading). Trees #2 and #3 were removed in June 2016

#### Proposal:

I would like to request retroactive approval to remove the three pine trees indicated. I propose the planting of 2-3 replacement trees (tree #4 already planted in 2014) further down the old Florence strip toward Western Blvd. I have recently explored Boylan Hights neighborhood and noticed that pine trees are very uncommon, in general. Because this is an older area, deciduous hardwoods appear to be the dominant tree species. I therefore propose the planting of 2 oak trees as indicated on diagram 1 (tree(s) #5). I have attached a sample set of canopy shots around the neighborhood to show the all-deciduous tree canopy typical of Boylan Heights

### 2. Re-grading and re-gravelling driveway

At time of purchase in 2014, access to 805 Florence was accomplished through a minimally improved (gravel/dirt) section of the city-owned, but closed, section of Florence Street (see diagram 1). This closed section was later transferred by the City (half each) to my property, and the adjacent property in 2015.

As depicted on diagram 2, there is a storm drain located at the entrance of this road section. In heavy weather, stormwater regularly exceeds the capacity of the drain and large volumes of water spill onto my property. Because of the grading of the old Florence road bed, largely due to pine trees #2 and #3, there is/was a slope, directing these massive spillovers directly toward the side entrances of the two building units. The water then pools around the home entrances, making access treacherous and ultimately, likely also threatening the integrity of the building structure itself. Therefore, the objective of the proposed regrading work is/was to level out the slope of the driveway, so that spillover storm water can flow directly along the old Florence roadbed down to the master storm drain near Western Blvd (see diagram #3). I propose to level and re-gravel the strip of (half of the) former Florence roadbed to create a gravel driveway as indicated in diagram #4. I recognize that the proposed dimensions of the driveway are large, but I believe that this is an unusual situation where the driveway essentially constitutes one lane of a previous roadbed and therefore fits well into the overall grid of the neighborhood. In addition, the driveway-to-lawn ratio of the property is unusually favorable (compared to most of the neighborhood) because the lot size is very large, relative to the footprint of the structure.

For construction material, I propose to retain gravel (crush and run), the material used previously in that location (although not very visible because it was not well maintained). I believe that it fits better into the neighborhood than other materials such as asphalt or concrete. In addition, gravel is more

porous and will provide better drainage of storm water.

Materials and dimensions:

1. A 64 foot run of railroad timbers running 24 inches away from the center line of former Florence Street. A 20ft run of railroad timbers at the end of the driveway, and a 8ft section of railroad timber angling back toward the 805 Florence entrance. This is intended to retain the gravel in place, especially during stormwater conditions, but also to let any spillover from the Dorothea storm drain pass through to the end of the lot.
2. Along the center line (toward the neighboring property), I propose the planting of an evergreen hedge (max height when fully grown to be 36-48 inches). This will shield the driveway, cover the railroad timbers, and provide additional green planting.
3. Also along the center line at the very entrance of the driveway, I propose the placement of a concrete planter (2ft x 4-5ft). This is needed because that part of the driveway is "improved" (asphalt) and does not allow for planting of a hedge. This would be a removable item, in case the City needs access for repairs to the storm drain, etc.
4. The front yard space between the two entrance paths (see diagram #4) is proposed to be converted to grass, in order to re-claim some additional green space. Previously, gravel was the only option there because the frequent pooling of stormwater had turned the area into a mud pit.

Overall Dimension Description and comparators in Boylan Heights:

The proposed driveway area will start at 10ft wide and expand to about 20ft where it touches the two existing concrete walking (house entrance) paths. The total length is ca 68ft.

As indicated, the conversion from (half a) road to a driveway makes this situation very unusual. However, below, I am listing a number of examples within Boylan Heights where driveways are unusually wide and/or long, so that the proposed project is not outside of precedence for the neighborhood.

711 Boylan: > 2 cars wide, > 50ft deep, gravel driveway

709 W South: wide and deep gravel/grass driveway

420 Cutler: single-car wide expanding in the back. Long driveway, grass/concrete

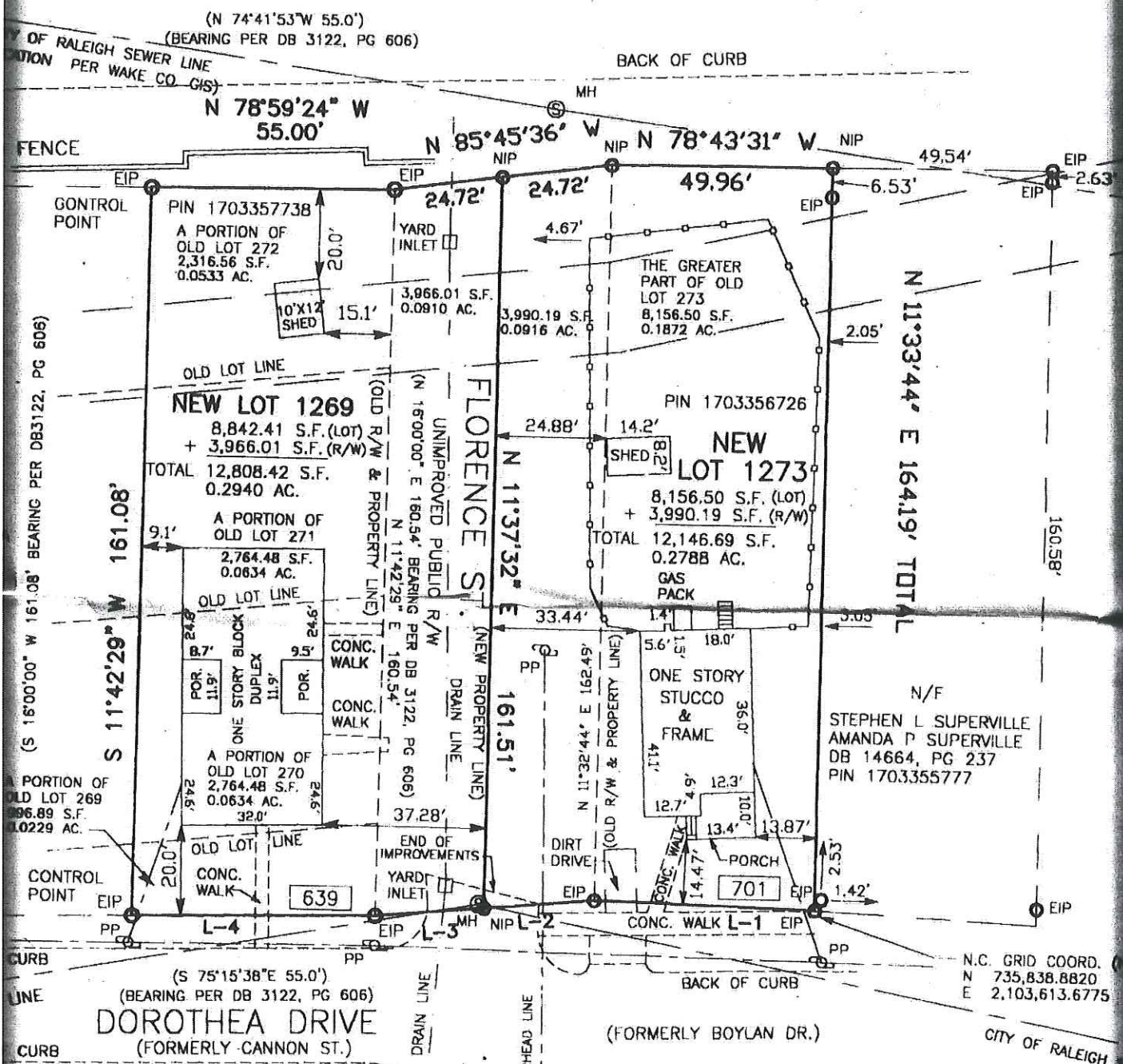
721 Dorothea: > 2 car-wide, ca 25ft long concrete driveway

623 W. South: double-wide gravel driveway, recent construction

704 McCullough/324 Boylan: > 2 car-wide medium long concrete/gravel driveway

316 Boylan: single-wide gravel driveway that opens into double-plus after ca 30ft (analogous to the Proposed Project)

512 Boylan: long gravel driveway that expands wide after it clears the structure



LINE TABLE

L-1	S 76°46'29"	E 49.93'
L-2	S 83°27'40"	E 24.84'
L-3	S 83°27'40"	E 24.84'
L-4	S 79°33'09"	E 55.00'

REFER  
 BOYLAN  
 B.M. 1  
 WESTER  
 RIGHT  
 WEST C  
 BLOUNT  
 B.M. 13  
 D.B. 15  
 D.B. 12  
 FLOREN  
 RESOL  
 CLOSIN



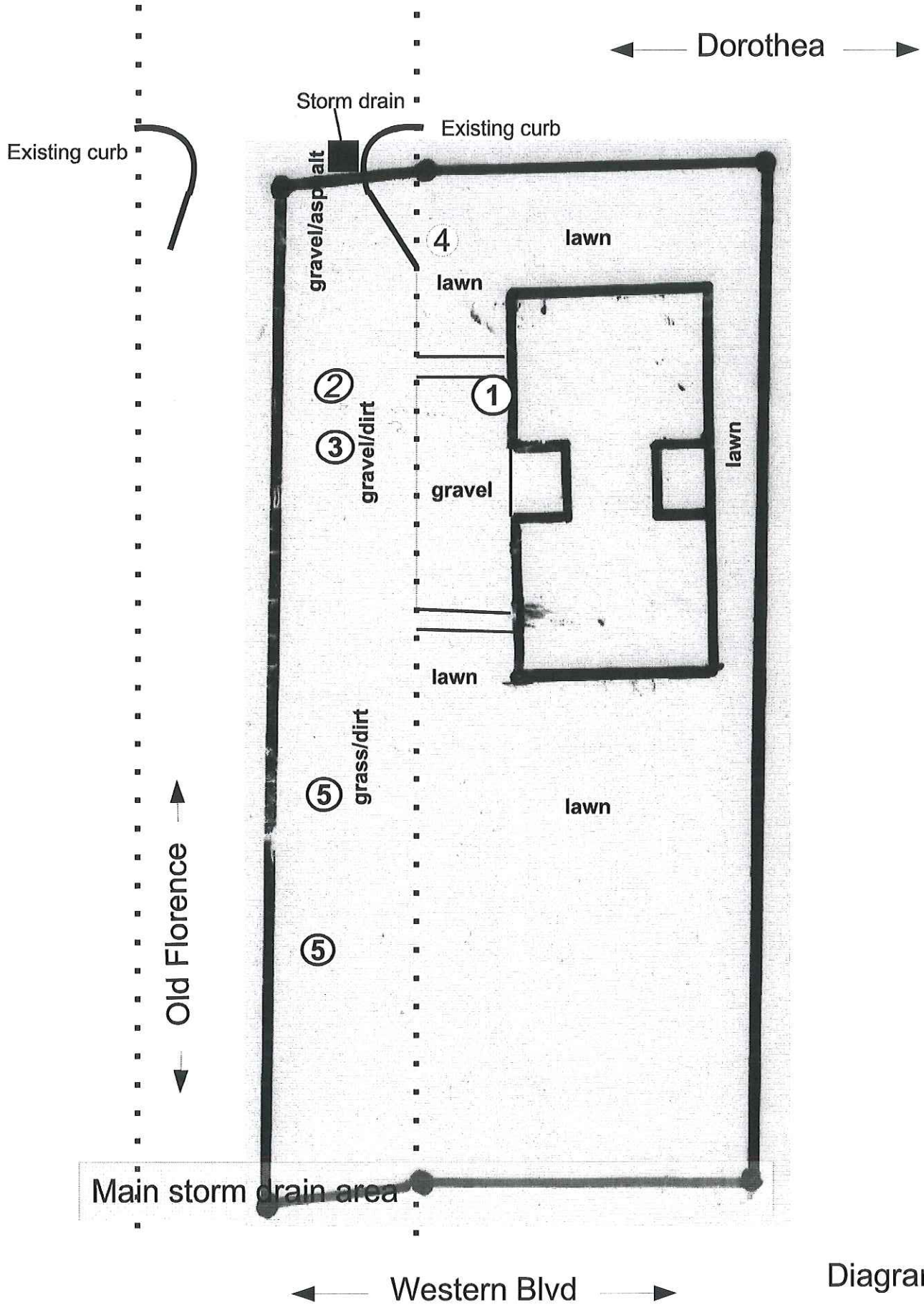


Diagram 1

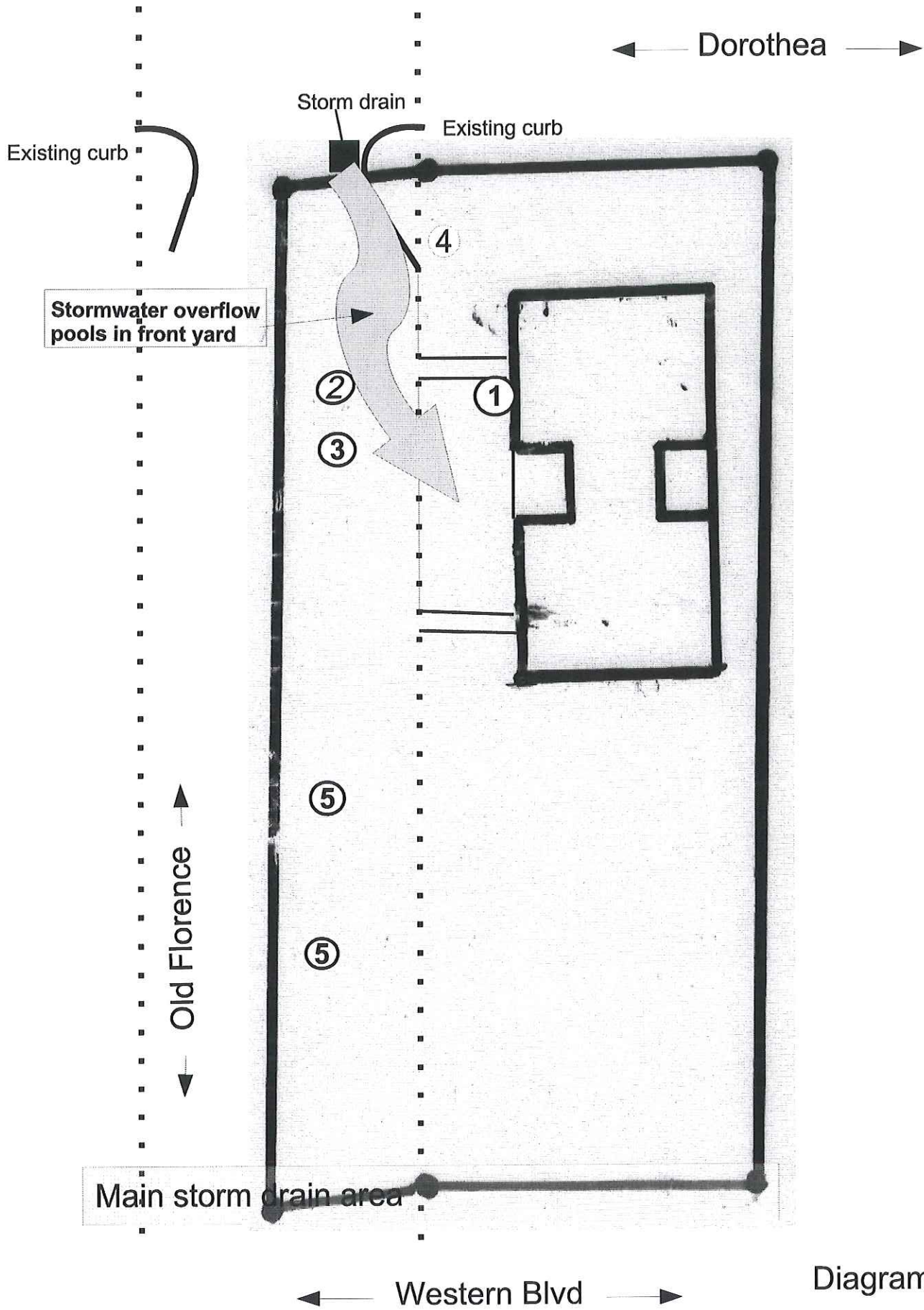


Diagram 2

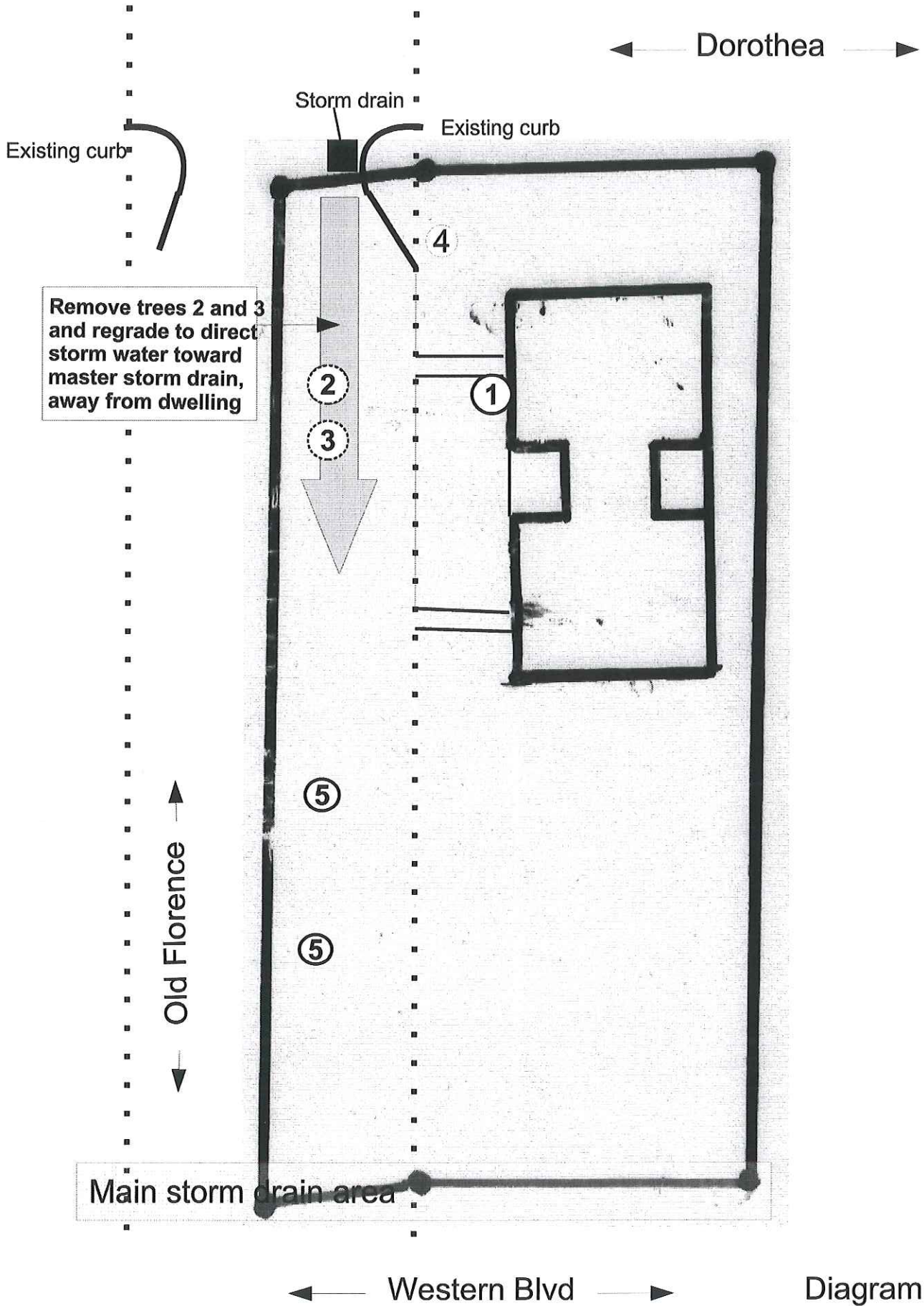


Diagram 3

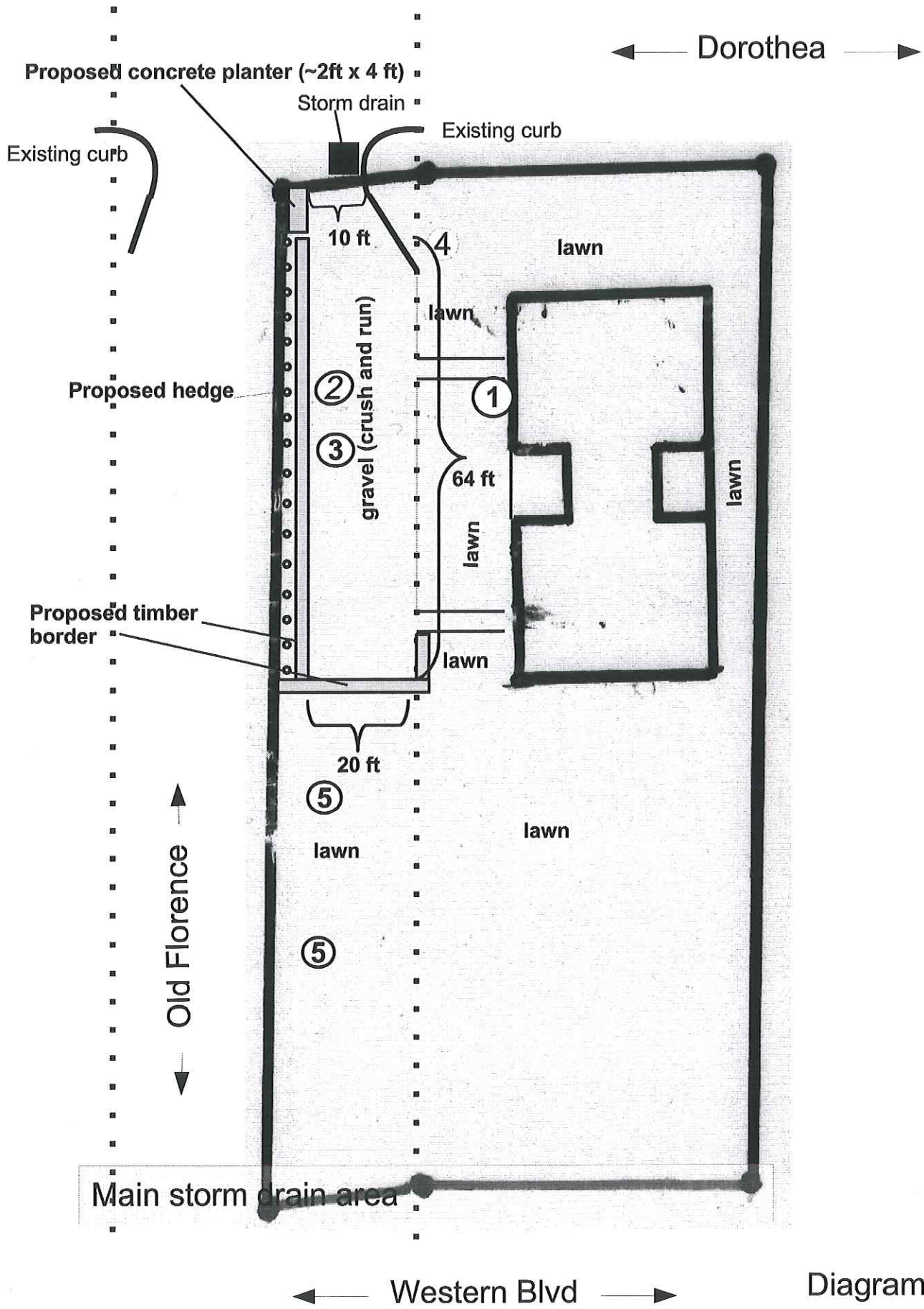


Diagram 4

# BOYLAN HEIGHTS TREE CANOPY (examples)



W. South at Florence



Cutler at Cabarrus



Boylan and McCullough S



Boylan and McCullough N



Dorothea from Boylan



711 Boylan



709 W South



420 Cutler



721 Dorothea



623 W South



704 McCullough /  
324 Boylan



316 Boylan



512 Boylan

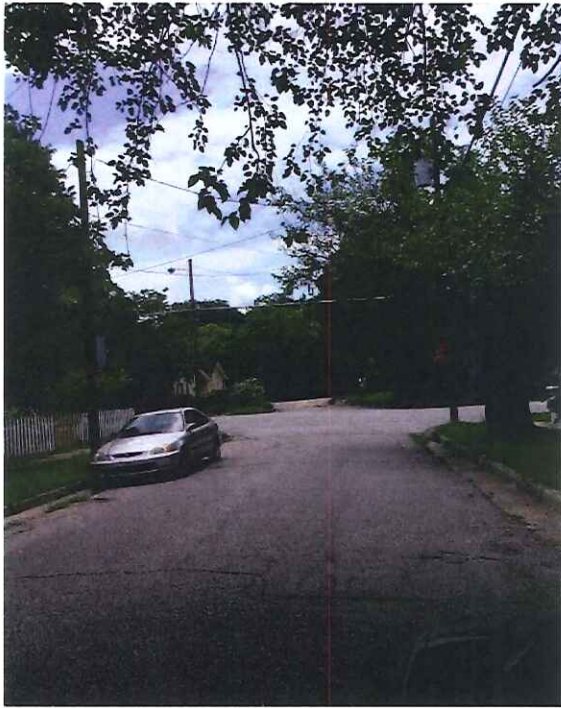
June 2013



June 2015

Image taken on Jun 2015 © 2015 Google

# Project Overview. Current Status (after tree removal and re-grading)



View from Florence





Current Status (after tree removal and re-grading). P2

