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APPLICANT: STEVEN VALENZIANO
FOR AEDAN WORKSHOP

Nature of Project:
Resurface and edge existing driveway and walkway; remove and replace fence and gate; install 8’ privacy screen, walkway, patio, steps; modify existing deck; plant tree, shrubs

City of Raleigh
518 ELM STREET
OAKWOOD HISTORIC DISTRICT (HOD-G)
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0077-2019 518 ELM STREET
Applicant: STEVEN VALENZIANO FOR AEDAN WORKSHOP
Received: 7/10/2019 Meeting Date(s): 1) 9/26/2019 2) 3)
Submission date + 90 days: 10/8/2019

INTRODUCTION TO THE APPLICATION

Historic District: OAKWOOD HISTORIC DISTRICT
Zoning: General HOD
Nature of Project: Resurface and edge existing driveway and walkway; remove and replace fence and gate with both 4’ and 8’ fence; install walkway, patios, steps; modify deck

Staff Notes:
• COAs mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<table>
<thead>
<tr>
<th>Sections</th>
<th>Topic</th>
<th>Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.3</td>
<td>Site Features and Plantings</td>
<td>Resurface and edge existing driveway and walkway; remove and replace fence and gate with both 4’ and 8’ fence; install walkway, patios, steps; modify deck</td>
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<tr>
<td>1.4</td>
<td>Fences and Walls</td>
<td>Remove and replace fence and gate with both 4’ and 8’ fence</td>
</tr>
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<td>1.5</td>
<td>Walkways, Driveways, and Off-Street Parking</td>
<td>Resurface and edge existing driveway and walkway; install walkway</td>
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<td>3.1</td>
<td>Decks</td>
<td>Modify deck</td>
</tr>
</tbody>
</table>

STAFF REPORT

Based on the information contained in the application and staff’s evaluation:

A. Resurfacing and edging an existing driveway and walkway; removing and replacing a fence with a 4’ fence and gate; installing a walkway, patio, and steps; and modifying an existing deck are not incongruous in concept according to Guidelines sections 1.3.1, 1.3.2, 1.3.4, 1.3.7, 1.3.8, 1.3.9, 1.4.6, 1.5.1, 1.5.3, 1.5.9, 3.1.1, 3.1.2; however, removing and replacing a fence and gate with 8’ fencing may be incongruous according to Guidelines sections 1.4.8, and the following suggested facts:

1* According to the “Inventory of Structures in The Oakwood National Register Historic Districts” Raleigh, North Carolina By Matthew Brown, Historian, Society for the

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1* According to the “Inventory of Structures in The Oakwood National Register Historic Districts” Raleigh, North Carolina By Matthew Brown, Historian, Society for the
Preservation of Historic Oakwood researched and written from 2004 to 2015, the house was constructed in 1922 and is a Craftsman frame bungalow.

The subject property is within the original boundaries of Oakwood Historic District listed in the National Register in 1974. That nomination form does not define the contributing status of the properties. A draft update of the nomination is under review by the RHDC Research Committee. According to the draft update, the house is considered contributing to the historic character of Oakwood.

A tree protection plan prepared by an arborist certified by the International Society of Arboriculture (ISA) was provided. Analysis of the document shows several issues:

   a. it does not show the location on a site plan of recommended tree protection measures described in the letter as fencing, trunk wrapping, mulch or plywood;
   b. a staging area for construction materials has not been shown on a site plan, but has been described as being “in open areas approved by owner”;
   c. the critical root zone (CRZ) calculations are incorrect, with the majority of them being larger than the defined size according to the Design Guidelines, and with the 24” Hackberry being undersized (it is shown as being 24’ when it should be 30’);
   d. and the letter also includes an “immediate CRZ” for each tree which is irrelevant to the COA application.

According to iMAPS there is a change in grade from the front right-of-way to the rear of the project area of up to 6’. See staff evidence. It is unclear if the grade change will impact the installation of hardscape materials and possible interference with the critical root zones by excavating to create level patio and walkway surfaces.

The proposal includes resurfacing the driveway and the walkway leading from the end of the driveway to the gate with the same gray gravel that is currently on the driveway. Both surfaces are proposed to be edged with “strip rubble edging”. It is unclear what this material is.
7* A stone stepper walkway is currently in place from the gate to the existing brick patio. A fieldstone pathway is proposed to replace it, matching the existing fieldstone in use on a rear patio.

8* A new patio of either brick or blue stone is proposed at the end of the new fieldstone walkway. It is proposed to be edged with galvanized steel.

9* A grouping of blue stone steppers is proposed to connect the new brick or blue stone patio to the existing brick patio.

10* A new blue stone patio edged with brick appears to overlay a portion of the existing brick patio.

11* A stone stepper walkway currently connects the deck to a brick patio. The applicant proposes replacing it with blue stone steppers.

12* The property is currently enclosed by 4’ fencing on the sides and back, with a gate on the south side leading to the front of the property and a gate on the north side leading to the neighboring property at 520 Elm St. A portion of the north property line includes a tall section of screening material.

13* The proposal requests new fencing for portions of the north and south property lines and wrapping to the sides of the house. An 8’ fence is proposed on the north side of the property running approximately 52’ back from the starting point, after which 4’ fencing is proposed. A 4’ fence is proposed for the south property line. It is unclear if the fence between the house and the north property line is also proposed to be 8’ in height.

14* Fences over 6’ are atypical in Oakwood. In recent years none have been found to be congruous with the historic character of Oakwood and approved through the COA process.

15* Detailed elevation drawings were provided for the fencing, including two alternatives. No drawings were provided for the gate or a section view of the fence. Fence finish details were also not provided.

16* There was no indication of how the fence would be installed. In Oakwood, fences were typically installed in a neighbor-friendly design with the posts on the interior and all the vertical slats on the outside.

17* The application includes a modification to the existing deck, removing the east steps to create seat steps. Detailed drawings were provided.
The existing site plan (drawing L1.11) includes a note about the relocation of a telecom box to the house or a post. No specific details were provided on the location.

Staff suggests that the Committee approve the application with the following conditions:

1. That the fencing not exceed 6’ in height.
2. That the fencing be installed using neighbor friendly design: Either the traditional way in which fences were constructed – with structural members facing inward – or fences that have a design treatment where both sides of the fence present an identical appearance.
3. That the tree protection plan be implemented and remain in place for the duration of construction.
4. That prior to the issuance of the blue placard the following be provided to and approved by staff:
   a. An updated tree protection plan showing the location on a site plan of recommended tree protection measures described in the letter as fencing, trunk wrapping, mulch and plywood, as well as a staging area for construction materials and a corrected CRZ for the 24” Hackberry;
   b. An updated site plan showing the heights of all fencing;
   c. Final fence and gate elevation and section drawings;
5. That detailed drawings and/or specifications for the following be provided to and approved by staff prior to installation or construction:
   a. Photographs of the strip rubble edging;
   b. Telecom box;
   c. Fence paint or stain color swatches from paint manufacturer.

Staff Contact: Melissa Robb, melissa.robb@raleighnc.gov
Staff Evidence: Topography
COA-0077-2019, 518 Elm Street
Applicant name: Steven Vaenziano
Mailing address: 4137 S Alston Ave
City: Durham State: NC Zip code: 27713
Date: 7/10/2019 Daytime phone #: 919-210-4080
Email address: steven@aedan.com

Applicant signature: 

Minor work (staff review) – one copy
Major work (COA committee review) – ten copies
Additions > 25% of building sq. footage
New buildings
Demolition of building or structure
All other
Post approval re-review of conditions of approval

Office Use Only
Transaction #: 
File #: COA-0077-2019
Fee: $154
Amount paid: 
Received date: 7/10/19
Received by: FINAL COMPLETE APP
RECD 9/6/19

Property street address: 518 Elm St
Historic district: Oakwood
Historic property/Landmark name (if applicable):
Owner name: Kate Bronstein, Raleigh NC 27604
Owner mailing address: 815 Elm St, Raleigh NC 27604

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.
I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project?  
Yes  
No

Did you consult with staff prior to filing the application?  
Yes  
No

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief description of work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.4</td>
<td>Fences and Walls</td>
<td>Rebuild wood fence. See L1.10 and M-2</td>
</tr>
<tr>
<td>2.5</td>
<td>Walkways, Driveways, and Offstreet Parking</td>
<td>Resurface and edge driveway and path. See L1.10 (A3, A1, B2) and M-1</td>
</tr>
<tr>
<td>2.7</td>
<td>Lighting</td>
<td>Add overhead string lighting. See L1.10 (B8)</td>
</tr>
</tbody>
</table>

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 __________

Office Use Only

Type of work:  
34, 32, 36, 55, 24, 74
518 ELM ST COA SUBMISSION
2019-08-22
GENERAL NOTES

Exst. = existing
Prop. = proposed
A2 - Exst. drive apron
A3 - Exst. Driveway to be resurfaced, edged, and connected with path.  Same surface and edging as path.
B1 - Exst. fence to be demolished and re-built.  4'0" tall oak 2-sided picket fence, variable widths and spacing, see detail.
B2 - Prop. Flagstone pathway
B3 - Prop. patio.  Surface: brick or pattern-laid bluestone TBD.  Edging: galvanized steel
B4 - Prop. Bluestone steppers.  18" width, variable length, >=2" thickness
B5 - Prop. patio.  Surface: pattern-laid bluestone.  Edging: exst. brick and galvanized steel
B6 - Exst. deck to be modified.  Steps on East side will be replaced with seat steps.
B7 - Exst. fence to be modified.  To be re-built as 8'0" fence except a portion which will remain 4'0"
B8 - Overhead string lights attached to 2x2 oak posts
BE1 - Exst. brick patio, to be powerwashed
BE2 - Exst. brick and granite fireplace
BE3 - Exst. brick column and light fixture

Planting

P1 - Prop. Deciduous Tree, species TBD
P2 - Prop. Area planting and shrubs, species and placement TBD

CRITICAL ROOT ZONES SHOWN WITH DASH-DOT LINETYPE

SCALE BAR: 3/16"=1'0" (1:64)

SCALE BAR: 1" = 20' (1:240)
GENERAL NOTES
See L1.10 for existing trees.

Convert ext. W.P. outlet to W.P. G.F.I.C.
Remove ext. satellite dish
Relocate ext. telecom box to house, or post if cables are not long enough

FIELDSTONE PATIO EXST.

BRICK PATIO W/ BLUESTONE ACCENTS EXST.

EXIST STORAGE BUILDING

EXIST BRICK PATIO

EXIST STONE PATH

EXIST DRIVE APRON

EXIST 4' FENCE

EXIST BRICK AND GRANITE FIREPLACE

EXIST STONE PATH, typ.

EXIST BRICK COLUMN AND LIGHT FIXTURE

EXIST FIELDSTONE STAIR

EXIST BRICK EDGING

EXIST FENCE AND GATE

EXIST DRIVE, strip rubble edging

EXIST, bluestone steppers and pathway

EXIST, edging

EXIST fence and gate

PROPERTY LINE 208.71'

PROPERTY LINE 208.7'

PROPERTY LINE OR

PROPERTY LINE OR

PROPERTY LINE OR

PROPERTY LINE OR

PROPERTY LINE OR

OAKWOOD MAY ALLOW FOR A LARGER PATIO B/C 5' PATIO SETBACK IS NOT HISTORIC. SHOW EXISTING CONDITIONS THRU PHOTOS AND THEY WILL APPROVE.

FIELDSTONE

PATIO EXST.

SCAPE BAR: 3/32"=1'0"   (1:128)

BRICK PATIO W/ BLUESTONE ACCENTS EXST.

EXIST FIELDSTONE STAIR

EXIST BRICK EDGING

EXIST FENCE AND GATE

EXIST DRIVE, strip rubble edging

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PROPERTY LINE 208.7'
Convert ext. W.P. outlet to W.P. G.F.I.C.
Remove ext. satellite dish
Relocate ext. telecom box to house, or post if
cables are not long enough
Bronstein Residence

DECK MODIFICATIONS

Bronstein 2019 COA Submission

1. DETAIL PLAN
   1/4" = 1'-0"

   EXST. DECK
   EXST. STAIRS, TO BE REMOVED
   EXST. STONE RETAINING WALL
   EXST. FLASHING AND LEDGER CONNECTION (NOT SHOWN)
   EXST. DECKING
   EXST. POST EXST. GRADE, NO PROPOSED CHANGES
   EXST. FRAMING EXST. HOUSE
   EXST. STAIR, TO BE REMOVED

2. PERSPECTIVE
   NTS

   L-BRACKET TYP. FASTENERS (NOT SHOWN): FASTEN-MASTER LEDGER-LOK AND CONCRETE EXPANSION ANCHORS RATED FOR AT LEAST 500 LB. PULL-OUT, 500 LB. SHEAR 2 EA. PER BRACKET, 4 FASTENERS TOTAL PER BRACKET

3. SECTION
   3/4" = 1'-0"

   NEW DECKING
   NEW FOOTING
   NEW FRAMING
   NEW POST
   EXST. POST EXST. GRADE, NO PROPOSED CHANGES
   EXST. POST EXST. GRADE, NO PROPOSED CHANGES
   EXST. HOUSE
   EXST. FRAMING
   EXST. DECK
   EXST. STAIR, TO BE REMOVED

Scale: 1/4"=1'-0" (1:48)

EVERYTHING EXCEPT THE SCALE IS PART OF THE BLOCK.

OAKWOOD MAY ALLOW FOR A LARGER PATIO
B/C 5' PATIO SETBACK IS NOT HISTORIC. SHOW EXISTING CONDITIONS THRU PHOTOS AND THEY WILL APPROVE.

NEW DECKING
EXST. FLASHING AND LEDGER CONNECTION (NOT SHOWN)
L-BRACKET TYP. FASTENERS (NOT SHOWN): FASTEN-MASTER LEDGER-LOK AND CONCRETE EXPANSION ANCHORS RATED FOR AT LEAST 500 LB. PULL-OUT, 500 LB. SHEAR 2 EA. PER BRACKET, 4 FASTENERS TOTAL PER BRACKET

DETAIL PLAN
1/4" = 1'-0"

PERSPECTIVE
NTS

SECTION
3/4" = 1'-0"

Bronstein 2019 COA Submission
New fence posts utilize existing post holes to reduce root damage to existing trees.
Exst. = existing  
Prop. = proposed  
A2 - Exst. drive apron  
A3 - Exst. Driveway to be resurfaced, edged, and connected with path.  Same surface and edging as path.  
B1 - Exst. fence to be demolished and re-built.  4’0” tall oak 2-sided picket fence, variable widths and spacing, see detail.  
B2 - Prop. Flagstone pathway  
B3 - Prop. patio.  Surface: brick or pattern-laid bluestone TBD.  Edging: galvanized steel  
B4 - Prop. Bluestone steppers.  18” width, variable length, >=2” thickness  
B5 - Prop. patio.  Surface: pattern-laid bluestone.  Edging: exst. brick and galvanized steel  
B6 - Exst. deck to be modified.  Steps on East side will be replaced with seat steps.  
B7 - Exst. fence to be modified.  To be re-built as 8’0” fence except a portion which will remain 4’0”  
B8 - Overhead string lights attached to 2x2 oak posts  
BE1 - Exst. brick patio, to be powerwashed  
BE2 - Exst. brick and granite fireplace  
BE3 - Exst. brick column and light fixture  

Planting  
P1 - Prop. Deciduous Tree, species TBD  
P2 - Prop. Area planting and shrubs, species and placement TBD
Photos of Existing Conditions

W1

W2

W3

W4
Proposed Improvements:

-B2 and B3 - Flagstone pathway and brick/flagstone patio will be within the Secondary CRZ of the large Pine and Hackberry along the right of property. Both trees are on the neighbor’s property. The portion of the CRZ of each tree being disturbed is less than 1/3. This gives each tree 2/3 of viable, undisturbed root system. These trees would benefit from proper soil care, following construction.

-B4 - The bluestone steppers are nearing the outer edge of the CRZ for the neighboring Pine and Hackberry. The depth of these stoppers is minimal, with permeable surface in between. These will have a very minimal impact on the CRZ of these trees.

-B5 - Bluestone patio to be laid with an existing edging. This will fall within the Secondary CRZ of the large Pine and Hackberry along the right of property. Both trees are on the neighbor’s property. The portion of the CRZ of each tree being disturbed is less than 1/3. This gives each tree 2/3 of viable, undisturbed root system. These trees would benefit from proper soil care, following construction.

To enhance the tree protection during construction, trees and their roots shall be protected by tree protection fence, wraps, and mulch as follows:

- Tree protection fence shall be constructed with 4 ft steel “i-posts” and 3 ft orange safety fencing
- Trees in close proximity to construction will be wrapped with boards to protect trunks
- Trees in close proximity to construction will have shredded mulch installed within the tree protection area
- Sheets of ½ inch plywood may be used over mulch areas where there is construction traffic by necessity

The contractor(s) shall ensure no heavy equipment, no traffic, no storage of materials, or supplies, no port-a-potty(s) are used in mulched or tree fence protected areas. Materials are to be staged in open areas approved by owner.

No buttress roots are to be damaged, scarred, cut, or punctured.

I approve of the landscape drawings as to how accurately they reflect the DBH and CRZ of each tree outlined above. Please reach out with any questions.

Thank you,

Jared Knabe
ISA Certified Arborist #50-7534A
Arborist Representative – Raleigh, NC

THE F.A. BARTLETT TREE EXPERT COMPANY
SCIENTIFIC TREE CARE SINCE 1907
CORPORATE OFFICE: P.O. BOX 3967, STAMFORD, CONNECTICUT 06906-3967 (203)323-1131; FAX (203) 323-1129
www.bartlett.com