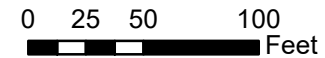




This document is a graphic representation only,  
created from the best available sources.  
The City of Raleigh assumes no responsibility for any errors,  
or misuse of this document.

COA-0077-2019

518 ELM STREET  
OAKWOOD HISTORIC  
DISTRICT (HOD-G)



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

APPLICANT:  
STEVEN VALENZIANO  
FOR AEDAN WORKSHOP

## 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):

Submission date + 90 days: 10/8/2019

1) 9/26/2019 2) 3)

### 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

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	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
1.4	Fences and Walls	Remove and replace fence and gate with both 4' and 8' fence
1.5	Walkways, Driveways, and Off-Street Parking	Resurface and edge existing driveway and walkway; install walkway
3.1	Decks	Modify deck

### 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

Preservation of Historic Oakwood Researched and written from 2004 to 2015, the house was constructed in 1922 and is a Craftsman frame bungalow.

2\* 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.

3\*

4\* 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.

5\* 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.

6\* 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.



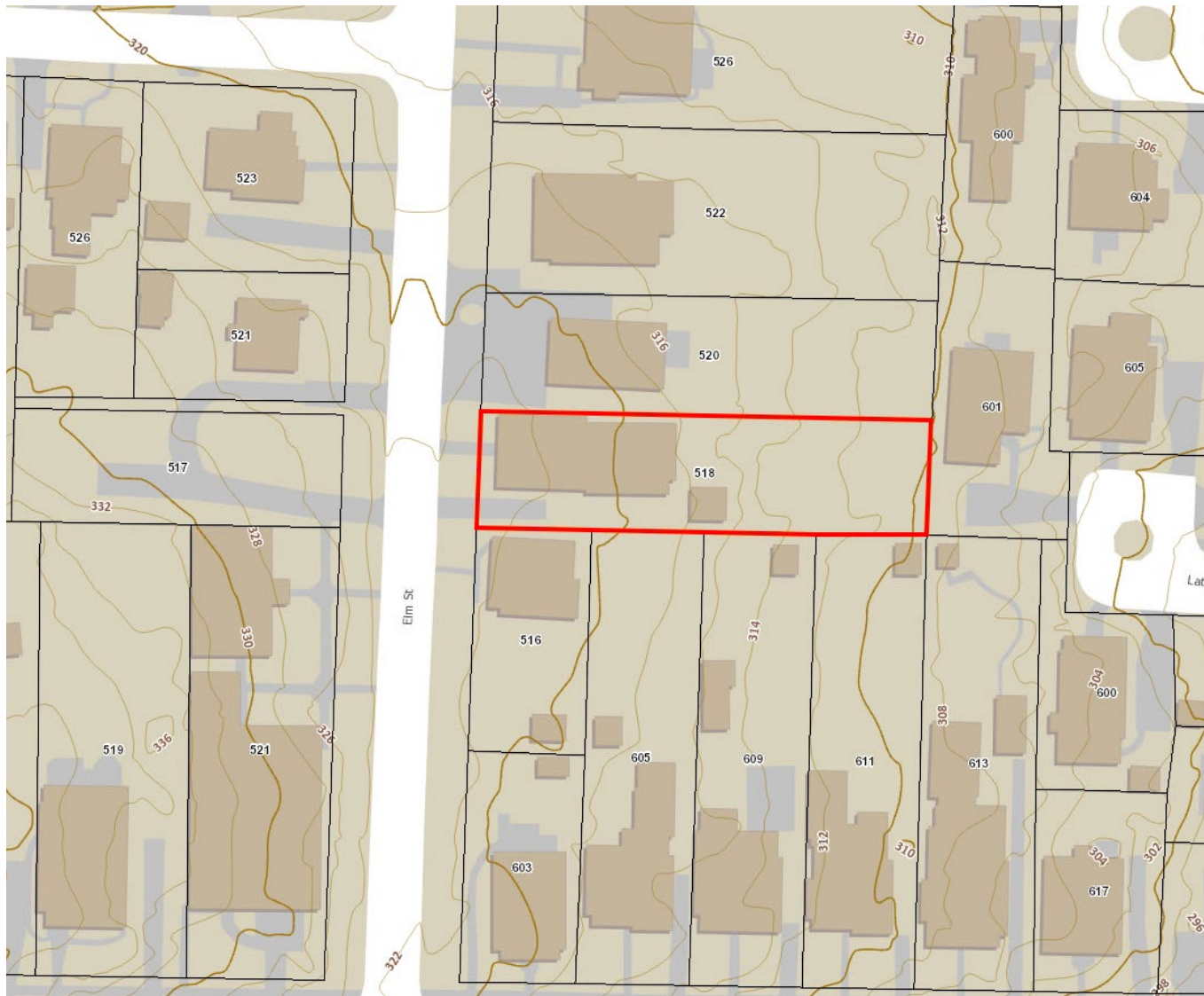
18\* The existing site plan (drawing L1.11) includes a note about the relocation of a telecom box to the house or a post. No specific details were provided on the location.

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.rob主@raleighnc.gov](mailto:melissa.rob主@raleighnc.gov)

Staff Evidence: Topography  
COA-0077-2019, 518 Elm Street



Type or print the following:

Applicant name: Steven Valenziano

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: \_\_\_\_\_

Amount paid: \$154

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.**

Property Owner Name & Address	Property Owner Name & Address
EMMANUEL PENTECOSTAL HOLINESS CHURCH INC, 521 POLK ST, RALEIGH NC 27604-1959	LILLEY, LAURENCE EASON III THOMPSON, LYRIC SERENA ANGEL, 609 POLK ST, RALEIGH NC 27604-1961
SWYSTUN, PHILLIP DAVIDSON, KRISTINA, 523 ELM ST, RALEIGH NC 27604-1933	IDDINGS, SUSAN S , 611 POLK ST, RALEIGH NC 27604-1961
IVERSON, MARY KIRBY IVERSON, TERRY ROBERT, 1907 OLD RED MOUNTAIN RD, ROUGEMONT NC 27572-9488	VLKOJAN, EMILY C REECE, KYLE M, 613 POLK ST, RALEIGH NC 27604-1961
CRANE, JOHN PHILIP CRANE, PHYLLIS C, 605 POLK ST, RALEIGH NC 27604-1961	BOCKOVER, AARON BOCKOVER, HANNAH KESTNER, 600 LATHAM WAY, RALEIGH NC 27604-1900
EAST LANE STREET LLC, 1714 PARK DR, RALEIGH NC 27605-1611	BODENHEIMER, TED E JR , 601 LATHAM WAY, RALEIGH NC 27604-1900
COLEMAN GROUP INC THE, 115 S SAINT MARYS ST, RALEIGH NC 27603-1699	THE COTHREN TRUST, PAULA G COTHREN TRUSTEE, 605 LATHAM WAY



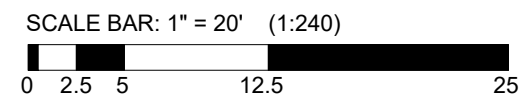
I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Office Use Only Type of work: <u>34, 82, 36, 55, 24, 74</u>
Did you consult with staff prior to filing the application? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.4	Fences and Walls	Rebuild wood fence. See L1.10 and M-2
2.5	Walkways, Driveways, and Offstreet Parking	Resurface and edge driveway and path. See L1.10 (A3, A1, B2) and M-1
2.7	Lighting	Add overhead string lighting. See L1.10 (B8)

<p align="center"><b>Minor Work Approval (office use only)</b></p> <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 _____.</p> <p>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.</p> <p>Signature (City of Raleigh) _____ Date _____</p>
---

***518 ELM ST COA SUBMISSION  
2019-08-22***



**AEDAN**  
**WORKSHOP**

# Bronstein Residence

Kate Bronstein  
518 Elm Street  
Raleigh NC 27604

Drawn by:  
James Clark

Reviewed by:  
Wes Aycock  
Date:

August 22, 2019

Scale: as noted

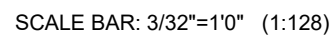
---

Sheet Size: 11x17

### PLOT PLAN DETAIL (EXISTING)

## \_1.11

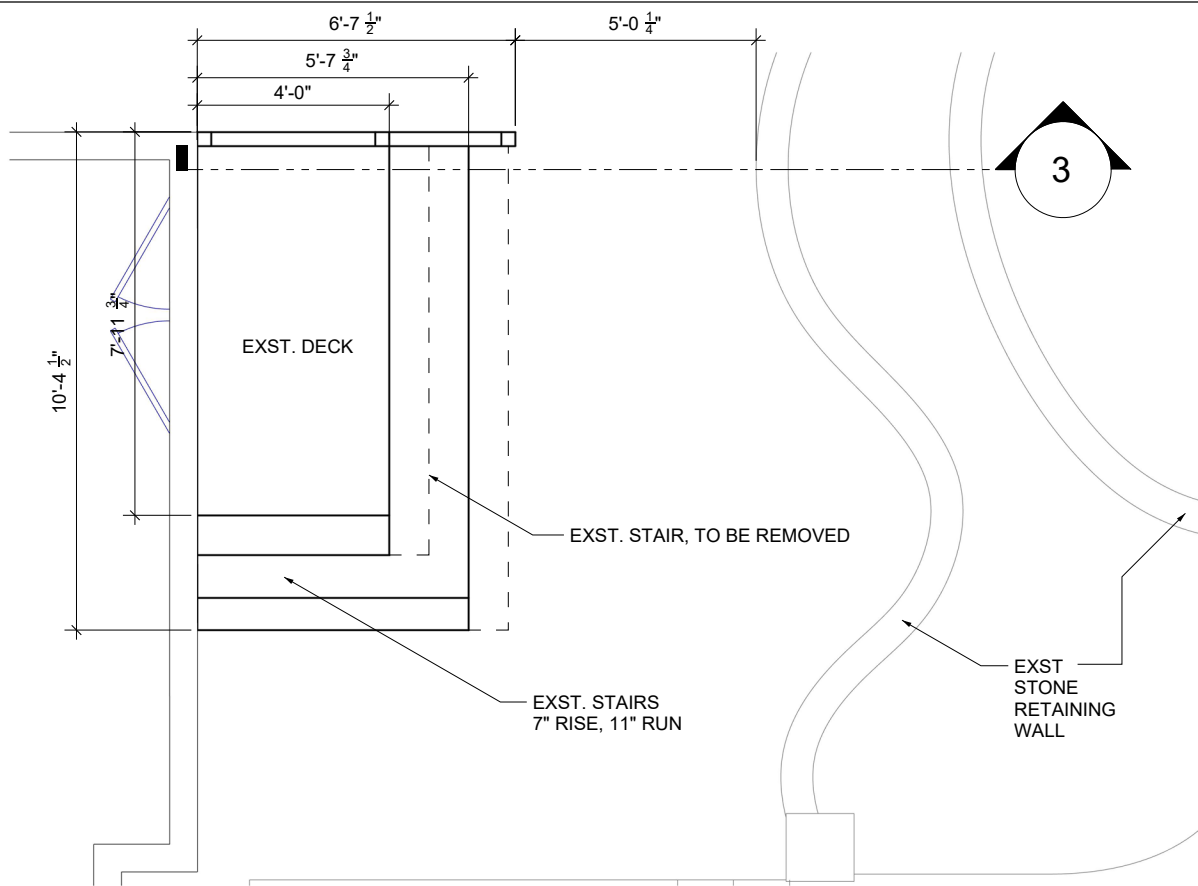
3





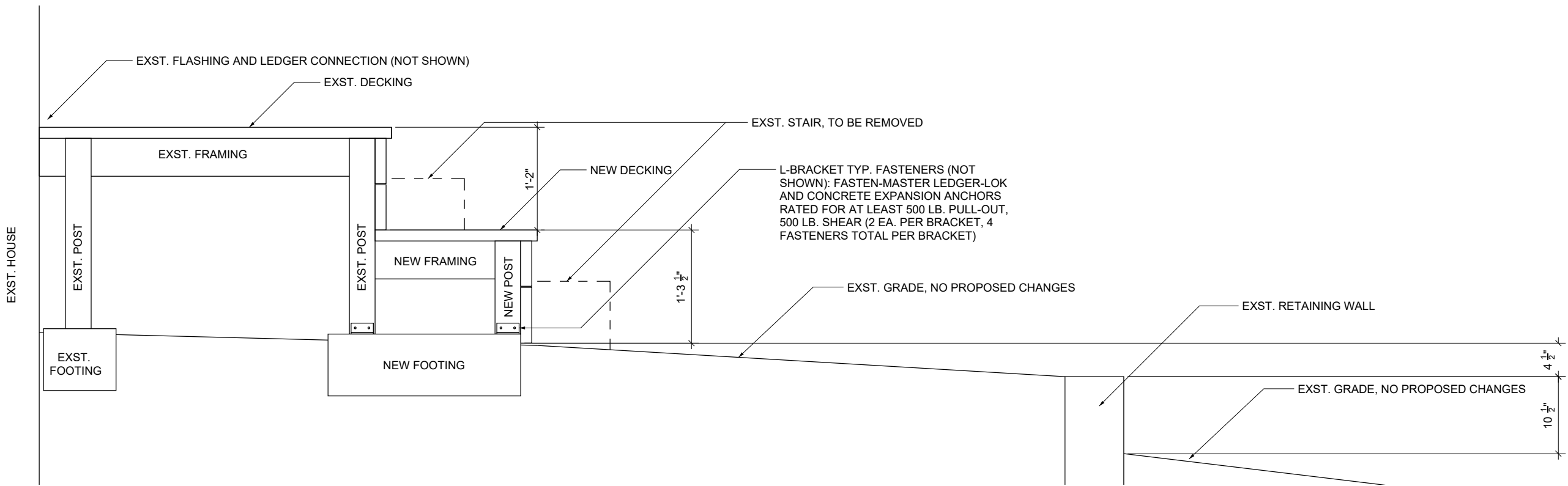
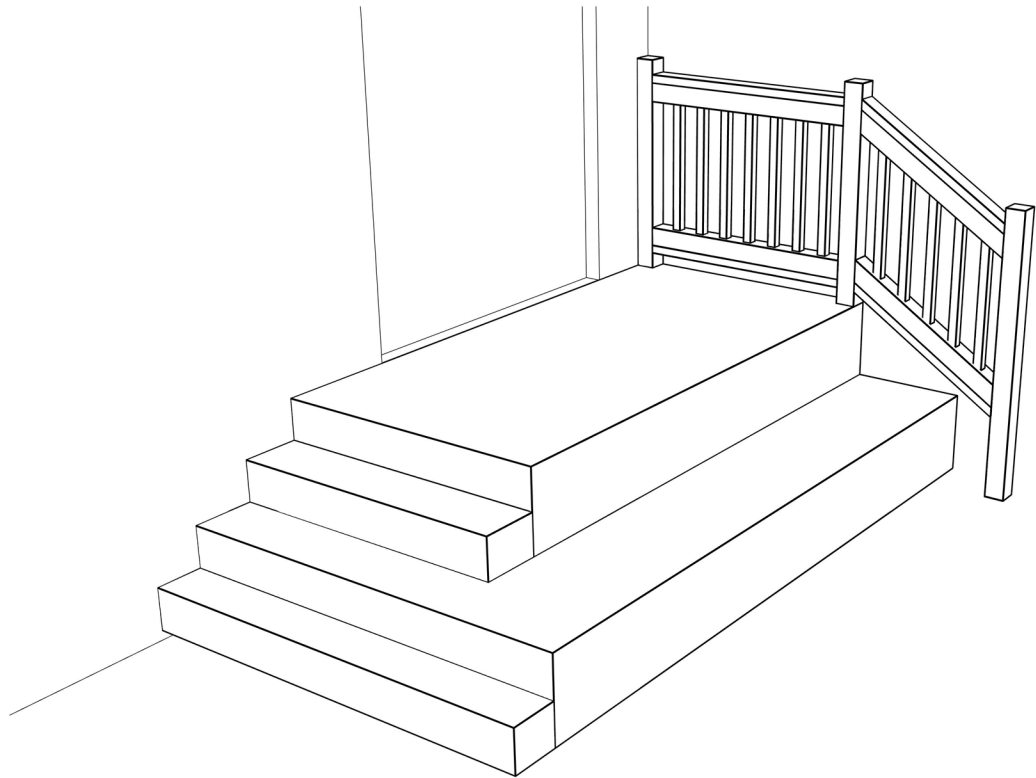


City Draw/Project Files/Bronstein, Kate/Spring 2019/All Drawing Files/Design Development/Bronstein, D.D.3dm Output:8/22/2019 5:29



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

2 **PERSPECTIVE**  
NTS



3 **SECTION**  
3/4" = 1'0"

4137 South Alison Avenue  
Durham, North Carolina 27713  
919.819.2989 | 919.523.1842  
www.AEDAN.com

**AEDAN**  
WORKSHOP

**Bronstein Residence**

Kate Bronstein  
518 Elm Street  
Raleigh NC 27604

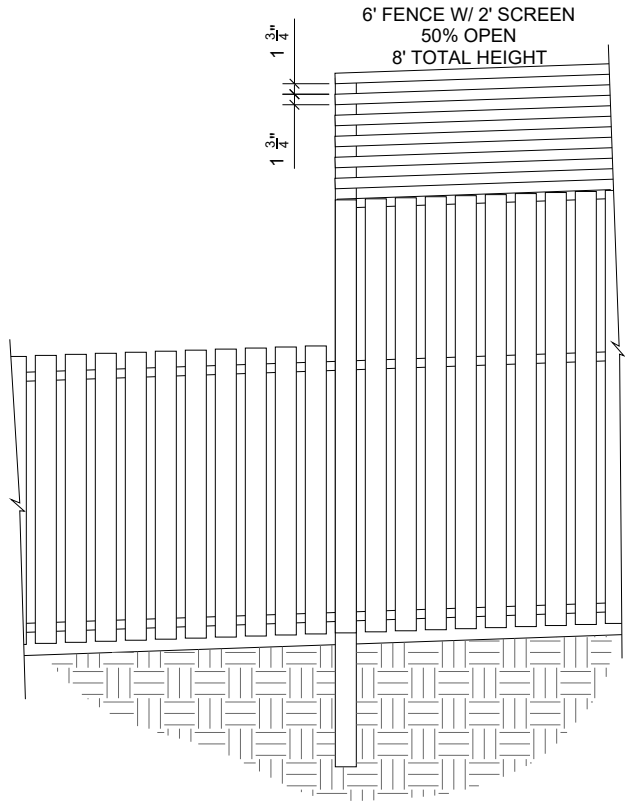
Drawn by:  
James Clark  
Reviewed by:  
Wes Aycock  
Date:  
August 22, 2019

Scale: as noted  
Sheet Size: 11x17

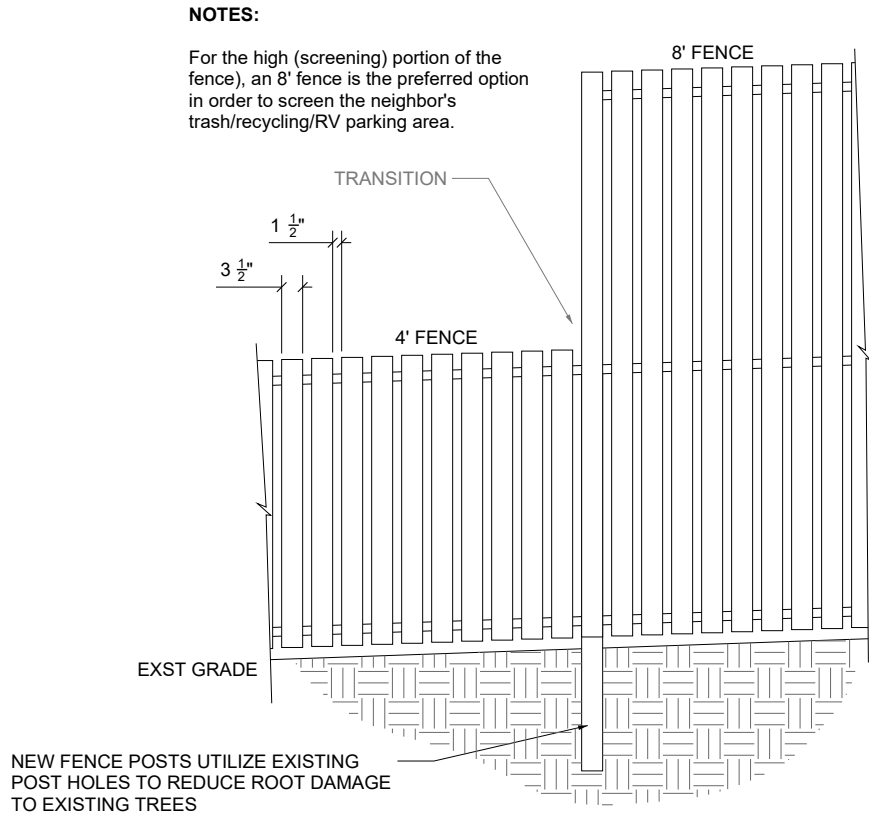
DECK  
MODIFICATIONS

L1.30

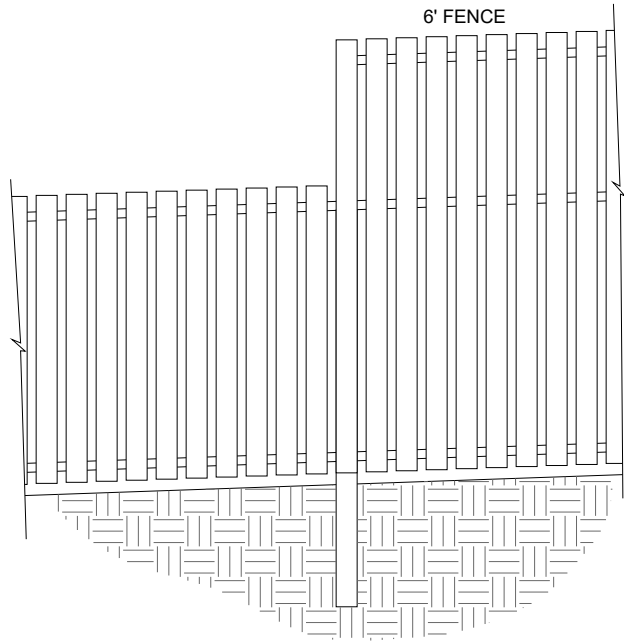
**2** **ELEVATION - ALTERNATE A**  
3/8" = 1'0"



**1** **ELEVATION - PREFERRED OPTION**  
3/8" = 1'0"



**3** **ELEVATION - ALTERNATE B**  
3/8" = 1'0"



FENCE DETAILS

Drawn by:  
James Clark  
Reviewed by:  
Wes Aycock  
Date:  
August 22, 2019

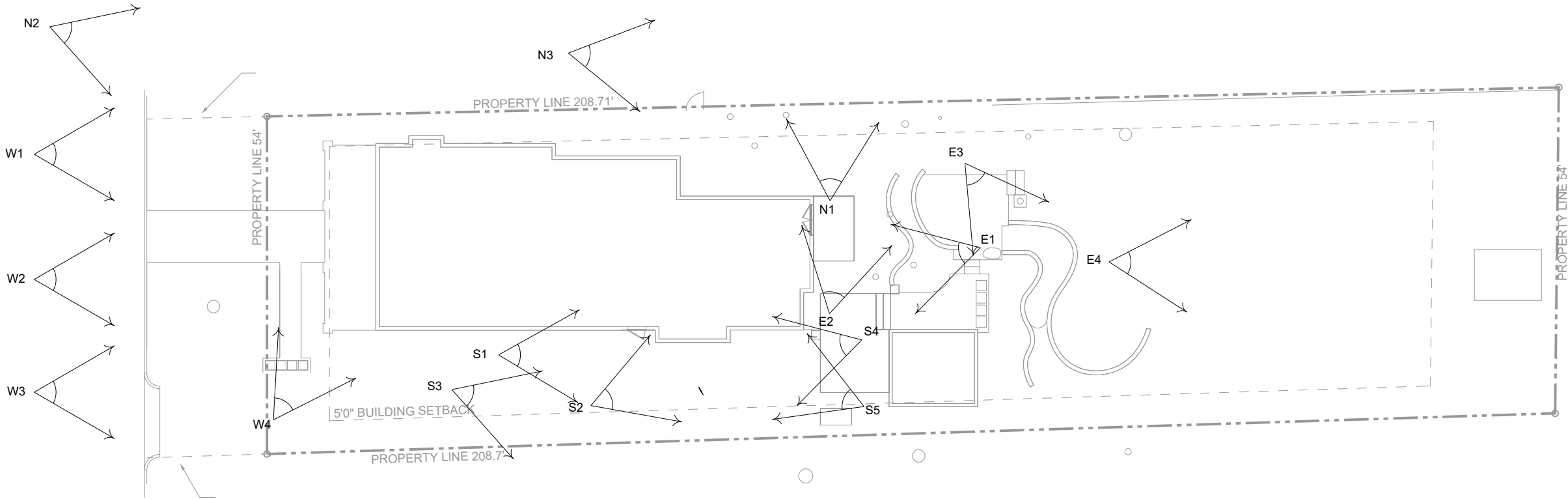
Scale: as noted  
Sheet Size: 11x17

**Bronstein Residence**  
Kate Bronstein  
518 Elm Street  
Raleigh NC 27604

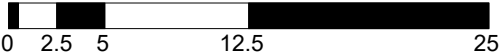
**AEDAN**  
WORKSHOP

4137 South Alison Avenue  
Durham, North Carolina 27713  
919.819.2989 | 919.523.1842  
www.AEDAN.com

C:\My Drive\Project Files\Bronstein, Kate\Spring 2019\All Drawing Files\5 Design Development\Bronstein, DO\3dm Output\8/22/2019 5:29



SCALE BAR: 1" = 20' (1:240)





*Photos of Existing Conditions*







S1



S2



S3



S4



S5





E1



E2



E3



E4





N1



N2



N3





# BARTLETT TREE EXPERTS

5808 Triangle Drive, Raleigh, NC 27617 Telephone 919-782-7803 Fax 919-788-9147

08/02/19

To whom it may concern:

I have reviewed the proposed landscape plan for 518 Elm St. and would like to approve and comment on the steps being taken to mitigate damage to the root zones of the mature trees in the landscape.

The trees to be protected are as follows:

- Maple at the front center: DBH 27" – Immediate CRZ 8' from the base – Secondary CRZ 37' from the base
- Pine at right side on neighbor's property: approximate DBH 27" – Immediate CRZ 8' from the base – Secondary CRZ 37' from the base
- Hackberry at right side: approximate DBH 24" – Immediate CRZ 8' from the base – Secondary CRZ 24' from the base
- Magnolia at back left: DBH 16" – Immediate CRZ 4' – Secondary CRZ 22'
- Cherry Laurel at back left side: DBH 10" – Immediate CRZ 3' – Secondary CRZ 14'
- Hackberry at back left side: DBH 22" – Immediate CRZ 8' – Secondary CRZ 28'
- Cryptomeria at back left side: DBH 13" – Immediate CRZ 3' – Secondary CRZ 18'
- Cryptomeria at back left side: DBH 10" – Immediate CRZ 3' – Secondary CRZ 14'
- Arizona Cypress at back left corner: DBH 10" – Immediate CRZ 3' – Secondary CRZ 14'
- Pecan at the far back center: DBH 31" – Immediate CRZ 8' – Secondary CRZ 43.5'
- Sugar Maple at the back right on neighbor's property: approximate DBH 12" – Immediate CRZ 3' – Secondary CRZ 18'

Existing Improvements:

-A1 – Gravel Path is a permeable surface and will provide minimal impact to the root systems of the neighboring trees.

-A3 – Driveway resurfacing is within the Secondary CRZ of the Maple. Existing roots will undergo minimal disturbance as the foot print remains the same. Care will be taken to reduce compaction in the remaining root zone during the demo and resurfacing.

-B1 and B7 – Fences being rebuilt in the same location. Posts will be replaced in the same areas to minimize disturbance to root zones. Any roots encountered will be hand pruned.

-B6 – Deck to be modified within the same foot print. Minimal impact to the Cryptomeria, Cherry Laurel, and Hackberry at the left side.

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 steppers 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 4ft steel "t-posts" and 3ft 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 Kibbe  
ISA Certified Arborist #SO-7534A  
Arborist Representative – Raleigh, NC

THE F.A. BARTLETT TREE EXPERT COMPANY

SCIENTIFIC TREE CARE SINCE 1907

CORPORATE OFFICE: P.O. BOX 3067, STAMFORD, CONNECTICUT 06905-0067 (203)323-1131; FAX (203) 323-1129

www.bartlett.com



LOT --- SECTION --- BLOCK --- PHASE --- SUBDIVISION ---  
AS RECORDED IN MAP BOOK --- VOL. --- PAGE ---  
OF THE WAKE COUNTY REGISTRY. D.B. 13275-638

I declare that this survey complies with the North Carolina Standards of Practice for Surveying (section 1600) for class A surveys and that the calculated ratio of precision before adjustments is 10,000+. Furthermore, building corners shown are primary control monumentation for the reestablishment of property corners in the absence of grid monuments and other subdivision property corners. This survey is not to be recorded without the written authorization of the surveyor. This map remains the property of the surveyor and is to be used only for conveyance of this lot to the person(s) shown on this map.

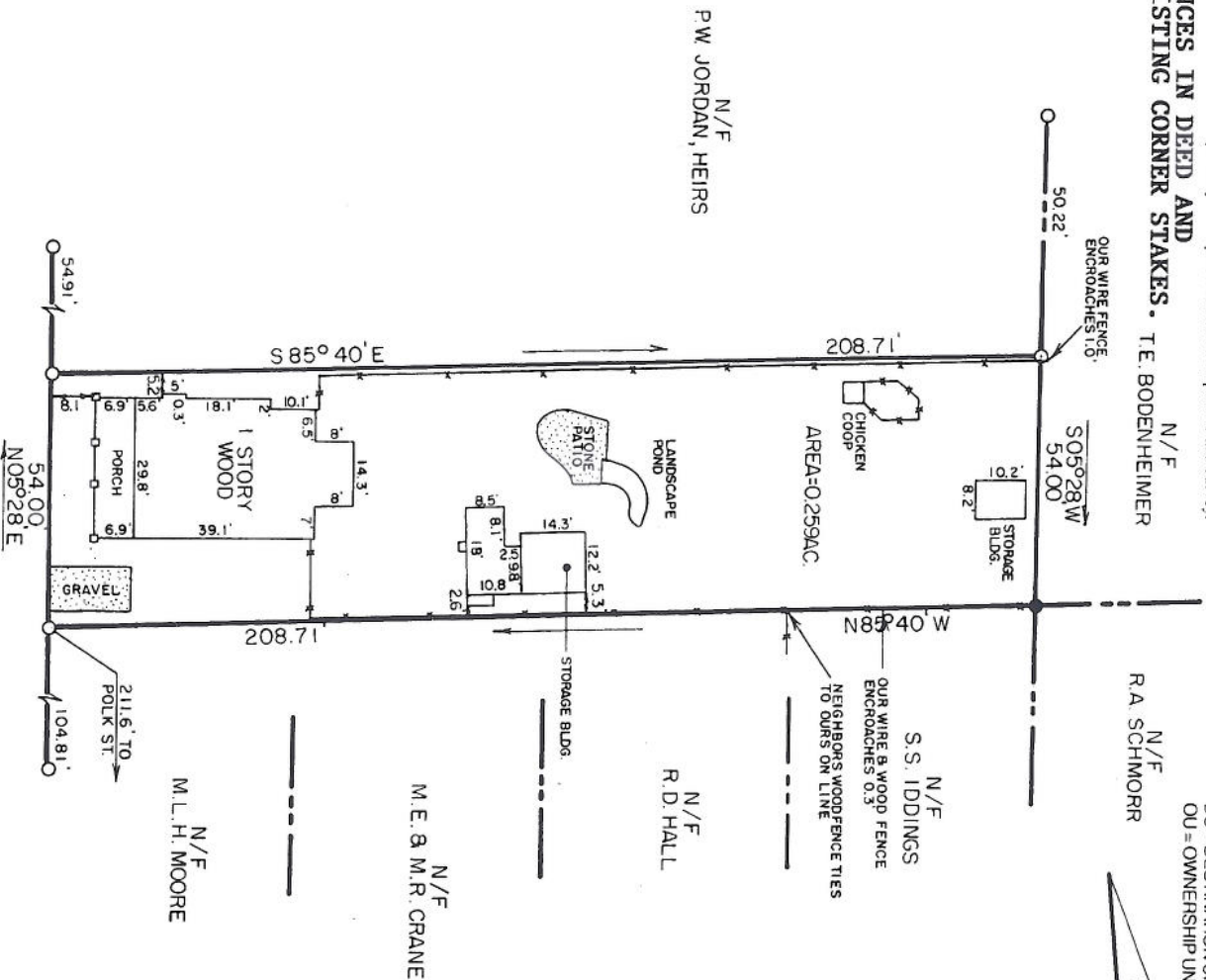
Professional Land Surveyor

- Notes: 1) North arrow is referenced to recorded document shown above unless denoted otherwise.  
2) House ties are radial to property lines unless shown otherwise.  
3) Underground pipes not located with this survey.  
4) All areas are computed by coordinates.  
5) Flood plain statement attached separately, if requested, and not a part of this survey.

**NOTE DIFFERENCES IN DEED AND SURVEY OF EXISTING CORNER STAKES.**

T.E. BODENHEIMER

N/F  
R.A. SCHMOOR



**LEGEND:**

- O = EXISTING IRON PIPE
- = NEW IRON PIPE
- P = PORCH, S = STOOP, SH = SHED
- \* = FENCE, R = RADIUS
- = CREEK (APPROX. LOCATION)
- E- = OVERHEAD ELECTRIC LINE
- LP = LIGHT POLE, PP = POWER POLE
- PK = MASONRY NAIL, MH = MANHOLE
- LBS = LOCATION BY SCALE
- C = CHIMNEY, ■ = ELECT. TRANSFORMER
- L = ARC LENGTH, CH = CHORD LENGTH
- VI = YARD INLET, DI = DROP INLET
- D = DECK, FH = FIRE HYDRANT
- N/F = NOW OR FORMERLY
- DU = DESTINATION UNKNOWN
- DU = OWNERSHIP UNKNOWN

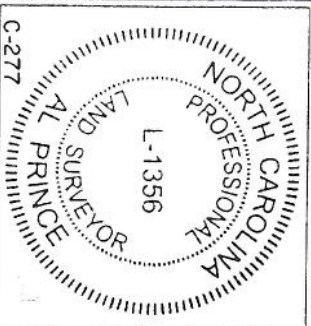
518 ELM STREET  
66' R/W  
SURVEY FOR  
KRISTOPHER T. NORDSTROM  
KATHERINE E. BRONSTEIN  
WAKE COUNTY, NORTH CAROLINA



DATE: 04 APRIL 2012

TOWNSHIP: RALEIGH

SCALE: 1" = 40'



**AL PRINCE & ASSOCIATES, P.A.**

ENGINEERS-SURVEYORS-PLANNERS

P.O. BOX 44  
975 WALNUT ST., SUITE 233  
CARY, NORTH CAROLINA, 27511  
PH. 467-3545 FAX 467-8607

