



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove front porch screening; reconstruct original front porch configuration; rebuild front retaining wall; remove 1 tree damaging historic resources; plant replacement tree

1028 Dorothea Dr

Address

Boylan Heights

Historic District

Historic Property

COA-0153-2022

Certificate Number

1/18/2023

Date of Issue

7/18/2023

Expiration Date

This card must be kept posted 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, _____

Erin Morton

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Type or print the following:

Applicant name: Judy Murray

Mailing address: 1025 W. South St

City: Raleigh

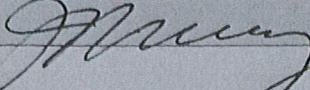
State: NC

Zip code: 27603

Date: 12/5/2022

Daytime phone #: 9192444466

Email address: bajajudy1995@gmail.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-0153-2022

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 1028 Dorothea Drive

Historic district: Boylan Heights

Historic property/Landmark name (if applicable):

Owner name: Judy Murray

Owner mailing address: 1025 W. South St Raleigh, NC 27603

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

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? <input checked="" type="radio"/> Yes <input type="radio"/> No Did you consult with staff prior to filing the application? <input checked="" type="radio"/> Yes <input type="radio"/> No	Office Use Only Type of work: <u>35, 57, 78</u>
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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 (attach additional sheets as needed).
2.8/57	Porches	Return porch to original condition
4.2/82	Demo	Remove tree affecting foundation
1.4/24	Fences/Walls	Replace Retaining Wall

<p align="center">Minor Work Approval (office use only)</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 <u>07/18/2023</u>.</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) <u><i>Elin Martin</i></u> Date <u>01/18/2023</u></p>
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Minor Work Application

1028 Dorothea Dr.

Boylan Heights

Porch – Return Porch to original condition. Will be the same construction and materials used in the house next door at 1026 Dorothea Drive original porch. Tumbled brick ½ column extends 42” above the deck with cast concrete cap. 8x8 wood tapered column to roof line. Brick column painted to match grey foundation color and green siding color on cap. Concrete stairs up to porch entrance from sidewalk. The balustrade will be wood to match 1026 porch.

Tree Removal affecting foundation with replacement tree proposed.

Front porch foundation is affected by large sweet gum. Replacement tree will be an oak tree placed between 1026 and 1028 Dorothea Drive in the side front yard. Marked with a green “N” on site plan

~~2 trees that have grown from neglect in the back of 1028 that are affecting the foundation of the 1026 Dorothea Dr. foundation. The 2 trees are so close that both must be removed. Arborist suggested to replace tree with a trident maple in the corner of the back yard. Marked with a green “N” on site plan~~

Retaining Wall Replace failing cinder block retaining wall with gray color stacked landscape 4” x 11.75” block and a solid cap.

01/18/23: Applicant withdrew the removal of 2 trees toward rear of house between 1026 & 1028 Dorothea Dr from application request.



Judy Murray
1026 Dorothea Dr.
Raleigh, NC 27603

To whom it may concern,

On November 11, 2022 Judy Murray called Trees Of Carolina, LLC to come out and perform a Visual tree assessment on 3 sweet gum trees at 1026 and 1028 Dorothea Dr., Raleigh, NC. The owners concern is the overall health of the tree's and impact to the root system of the tree for installing a new fence along with any possible problems to the foundation of the homes.

We performed a limited visual inspection of the tree's. The first sweetgum tree is at 1026 Dorothea dr. It is approximately 21 inches in diameter and the second sweetgum tree is 12 inches in diameter. Both trees are in good health. we have identified that the tree's critical root zone is within the area for the new fence. The location for the first post of the fence is over 6 feet away from the trees anchorage roots. These roots are critical to the tree for keeping the trees anchored in the ground and from being wind thrown. After assessing the trees and job site, the fence post will have little to no impact on the Trees health. One major concern is the trees are 2 1/2 feet from the foundation of the house and we believe in the near future this will cause foundation problems. I would recommend removing these trees.

The third tree that I did a visual inspection on is a 34 inch diameter sweet gum tree located at 1028 Dorothea Dr. The tree is growing 12 inches from the corner of the foundation of the house. The tree has already caused considerable damage to the foundation by lifting and tilting the column. The tree will continue to do more structural problems to the home. We would recommend removing this tree also.

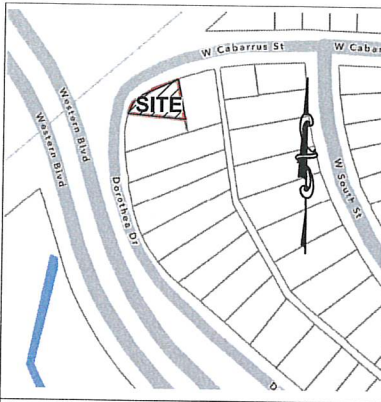
After assessing the health and structure of the tree's. Trees of Carolina has determined that The first two sweet gum trees will not be impacted from the fence. These two trees will definitely impact the homeowners foundation and should be removed. The larger sweetgum tree has definitely cause structural problems to the foundation of the home and should be removed.

Sincerely, November 11, 2022

Derek McConnachie
Certified Arborist
License #SO-2835 exp. 12/31/25
Trees of Carolina, LLC

Member of the Tree Care Industry Association
Member # 51644

Member of the International Society of Arborists
Member #22875



VICINITY MAP - N.T.S.

LEGEND

N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
IPS	IRON PIPE SET
MAGS	MAGNETIC NAIL SET
---	PROPERTY BOUNDARY LINE
---	RIGHT OF WAY LINE
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE
---	OHP OVERHEAD POWER LINE
XXX	DENOTES PROPERTY ADDRESS

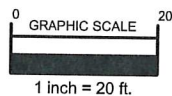
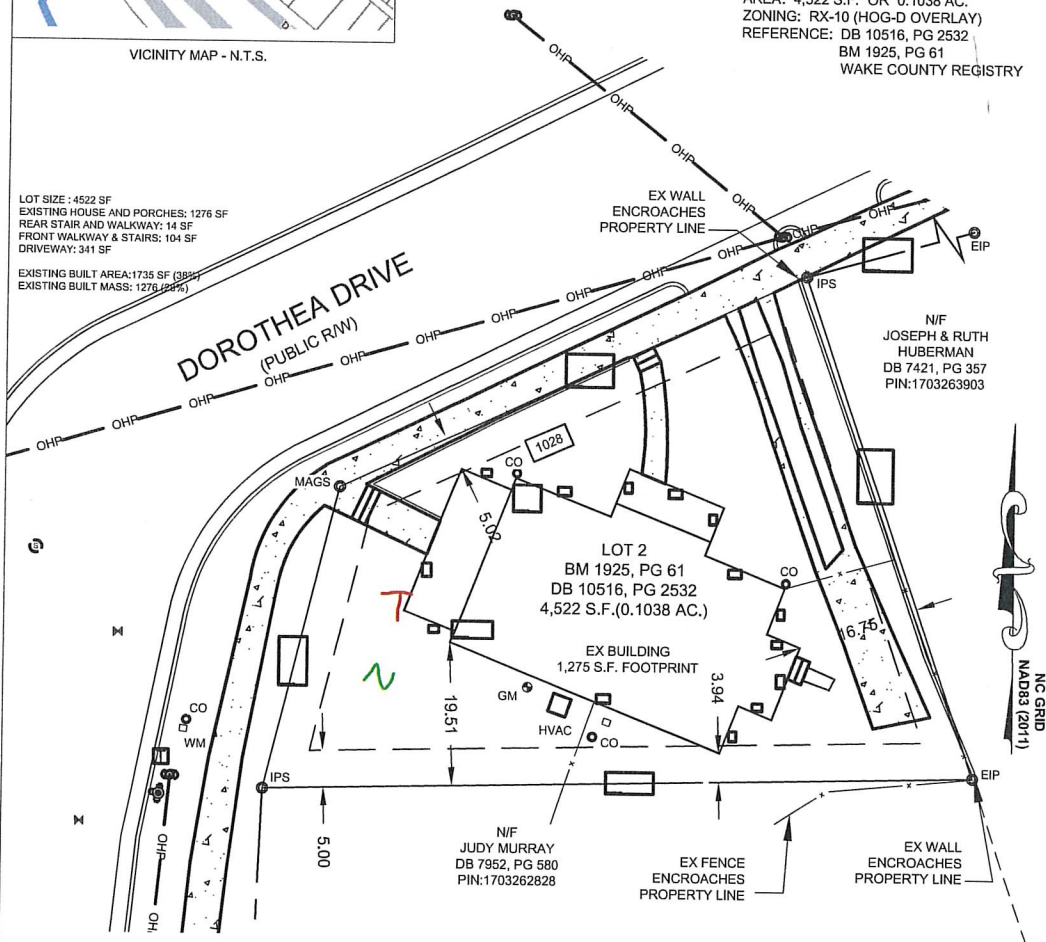
EXISTING IMPERVIOUS CALCULATION

BUILDING FOOTPRINT	1,275 S.F.
SIDEWALK & DRIVEWAYS	447 S.F.
HVAC UNIT	7 S.F.
WALLS	49 S.F.
TOTAL	1,778 S.F.
TOTAL EXISTING IMPERVIOUS	1,778 S.F. (39.3%)

SITE DATA

OWNER: JUDITH MURRAY
PIN: 1703262932
AREA: 4,522 S.F. OR 0.1038 AC.
ZONING: RX-10 (HOG-D OVERLAY)
REFERENCE: DB 10516, PG 2532
BM 1925, PG 61
WAKE COUNTY REGISTRY

LOT SIZE: 4522 SF
EXISTING HOUSE AND PORCHES: 1276 SF
REAR STAIR AND WALKWAY: 14 SF
FRONT WALKWAY & STAIRS: 104 SF
DRIVEWAY: 341 SF
EXISTING BUILT AREA: 1735 SF (38%)
EXISTING BUILT MASS: 1276 (S.F.)



ASBUILT LOT 2

THIS PROPERTY ☐ (IS), ☒ (IS NOT) LOCATED WITHIN A FEMA FLOOD HAZARD AREA. PROPERTY IS LOCATED IN ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP PANEL 3720170300K, EFFECTIVE JULY 19, 2022.

I certify this plat was drawn from an actual field survey per record description. This plat is not for recordation, sales, or conveyances. This plat is not according to G.S. 47-30.

SURVEY FOR

JUDITH MURRAY
1028 DOROTHEA DRIVE

RALEIGH WAKE COUNTY NORTH CAROLINA

Scale
1" = 20'
Date
9-13-2022

JOHN A. EDWARDS & COMPANY
NC License F-0289
333 Wade Ave., Raleigh, NC 27605
Phone (919) 828-4428

NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN US SURVEY FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NC GRID NORTH NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCING THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. HORIZONTAL DATUM IS NAD83(2011) & VERTICAL DATUM IS NAVD88.









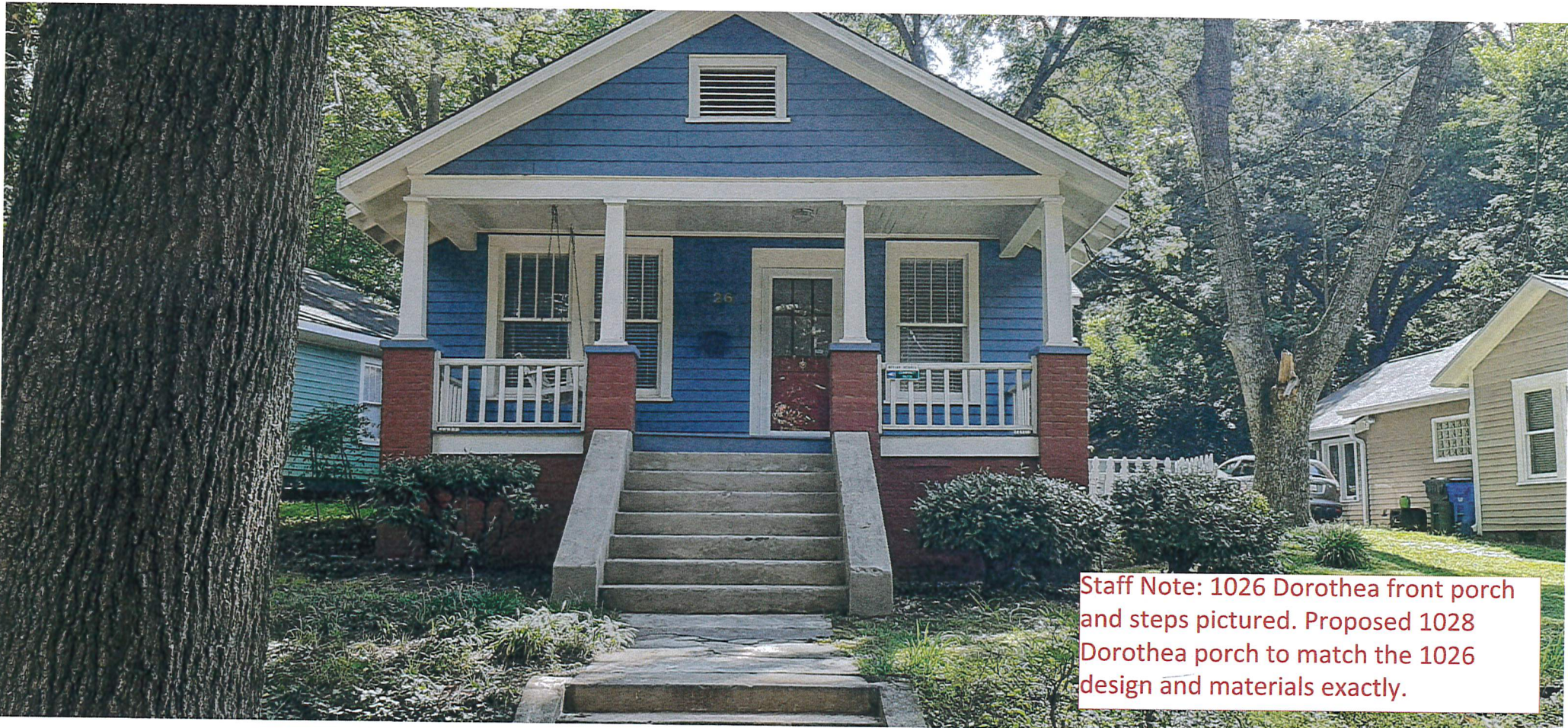












Staff Note: 1026 Dorothea front porch and steps pictured. Proposed 1028 Dorothea porch to match the 1026 design and materials exactly.











Morton, Erin

From: Judy Murray <bajajudy1995@gmail.com>
Sent: Wednesday, December 7, 2022 7:58 PM
To: Morton, Erin
Subject: Re: 1028 Dorothea Dr - upcoming COAs
Attachments: Retaing Wall.jpg; Retaing Wall 2.jpg; 1026 Steps and front porch.jpg; retaining wall 3.jpg

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

I am planning on the wall that matches the existing wall height, length and width to tie into the existing sidewalks.
Not changing the design.
Very sorry. I know you are so busy.
Judy

THIS ITEM



12-in x 4-in x 8-in Gray
Concrete Retaining
Wall Block







