

RHDC
 RALEIGH HISTORIC
 DEVELOPMENT COMMISSION

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

548 E JONES STREET

Address

OAKWOOD

Historic District

Historic Property

104-15-MW

Certificate Number

7/21/2015

Date of Issue

1/21/2016

Expiration Date

Project Description:

- Construct rear deck;
- replace rear window with door

OK to PERMIT

This card must be kept pasted 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, _____
 Raleigh Historic Development Commission

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



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 # 436200

File # 104-15-MW

Fee \$29.00

Amt Paid \$29.00

Check # 60418

Rec'd Date 6/16/15

Rec'd By [Signature]

App Complete 7/17/15

• 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 **548 E. Jones St**

Historic District: **Oakwood**

Historic Property/Landmark name (if applicable)

Owner's Name **Christopher Scott DeKeyzer**

Lot size **.16ac.**

(width in feet): **35" front, 34' Back**

(depth in feet) **208'**

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
Kimberly & Robert Wagner 538 E Jones St	Wendy Krause 543 E Jones St
Karen Still 542 E Jones St	Juliette Labonte 545 E Jones St
Lucy & Ludelle Jones 546 E Jones St	George & Sheila Duncan 547 E Jones St
Alfred Perry 550 E Jones St	
Alfred Perry 552 E Jones 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: JBK Construction, LLC

Mailing Address: 725-B Pershing Rd

City: Raleigh State: NC Zip Code: 27608

Date: 6/16/15 Daytime Phone: 919-977-1108

Email Address: kerr@jbcconstruction.net

Signature of Applicant 

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 7/21/15. 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.

Signature  Date 7/21/15

Project Categories (check all that apply):

Exterior Alteration

Addition

New Construction

Demolition

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

Yes

No

(Office Use Only)

Type of Work 24, 84, 30

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

Section/Page	Topic	Brief Description of Work
3.7.7/39	Window/Door	Install New Windows and Doors to Match Existing
4.1.3/53	Decks	New Deck to be Added off Addition

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>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.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</p>					
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 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 type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing proposed work <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the new façade(s). <input checked="" 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 type="checkbox"/>				

To: COA Committee:

Re: 548 E. Jones St.

We are proposing to add a deck on the back of the property located at 548 E. Jones St in the Historic Oakwood Neighborhood. The deck will be attached to the house and will measure 12' x 19' 10" along the back, and 7' 1" x 24' 4" along the left side of house. The steps will be located in the rear center section of the deck and terminate in the back yard.

The deck will be built will pressure treated lumber, 6" x 6" posts for support, and 5/4" x 6" pressure treated deck boards. There will be 1" x 4" treated lattice surrounding the underside of the deck with an access door for storage.


We also wish to remove the 2/6 x 4/6 window at the rear of the house and install a double wood 3' French door that will match the one currently on the front of the home.

Thank you for your consideration in this matter.

Sincerely,

John B. Kerr

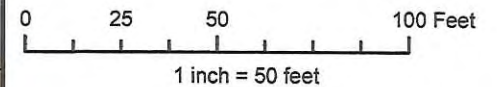
President



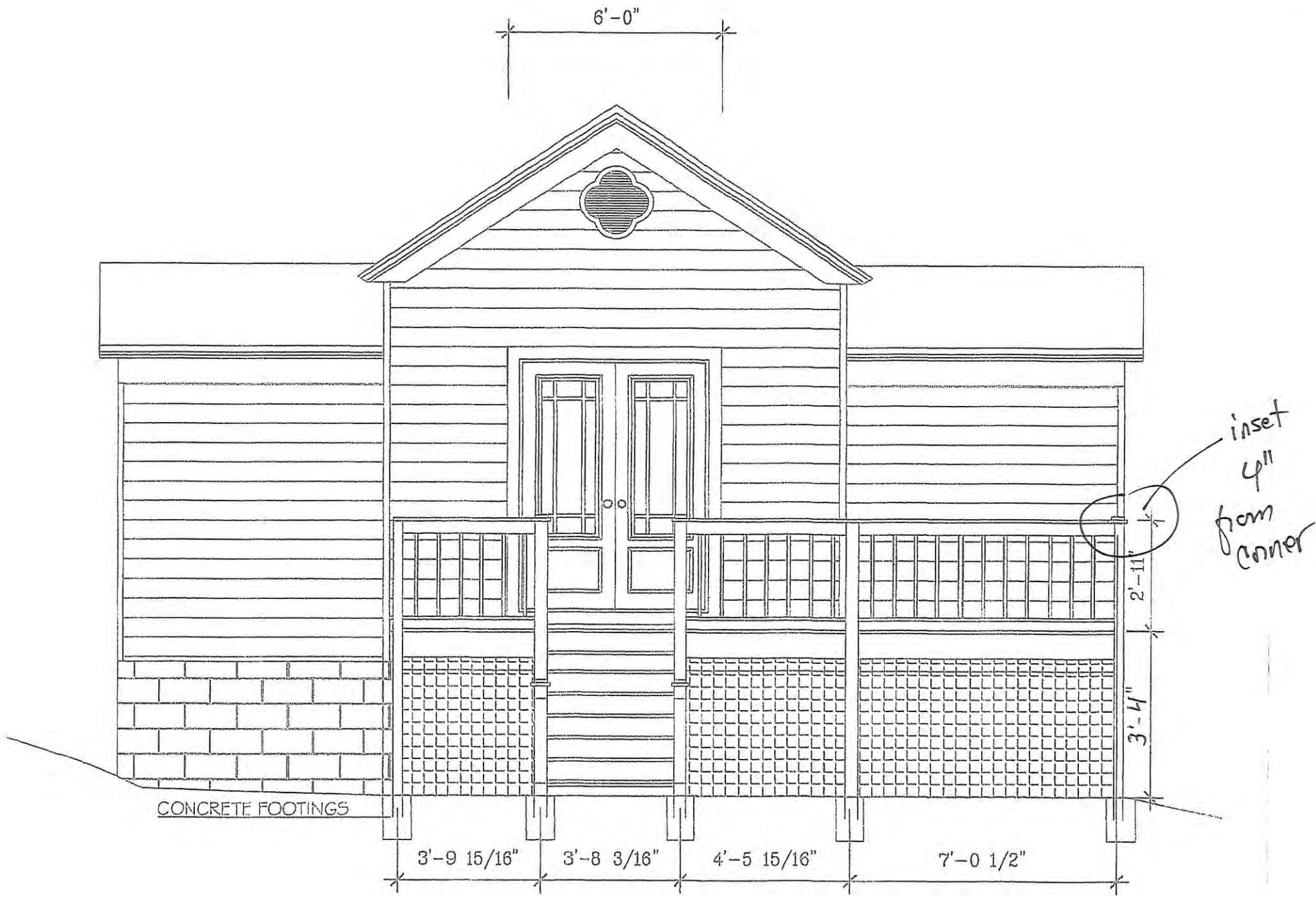
548 E. Jones

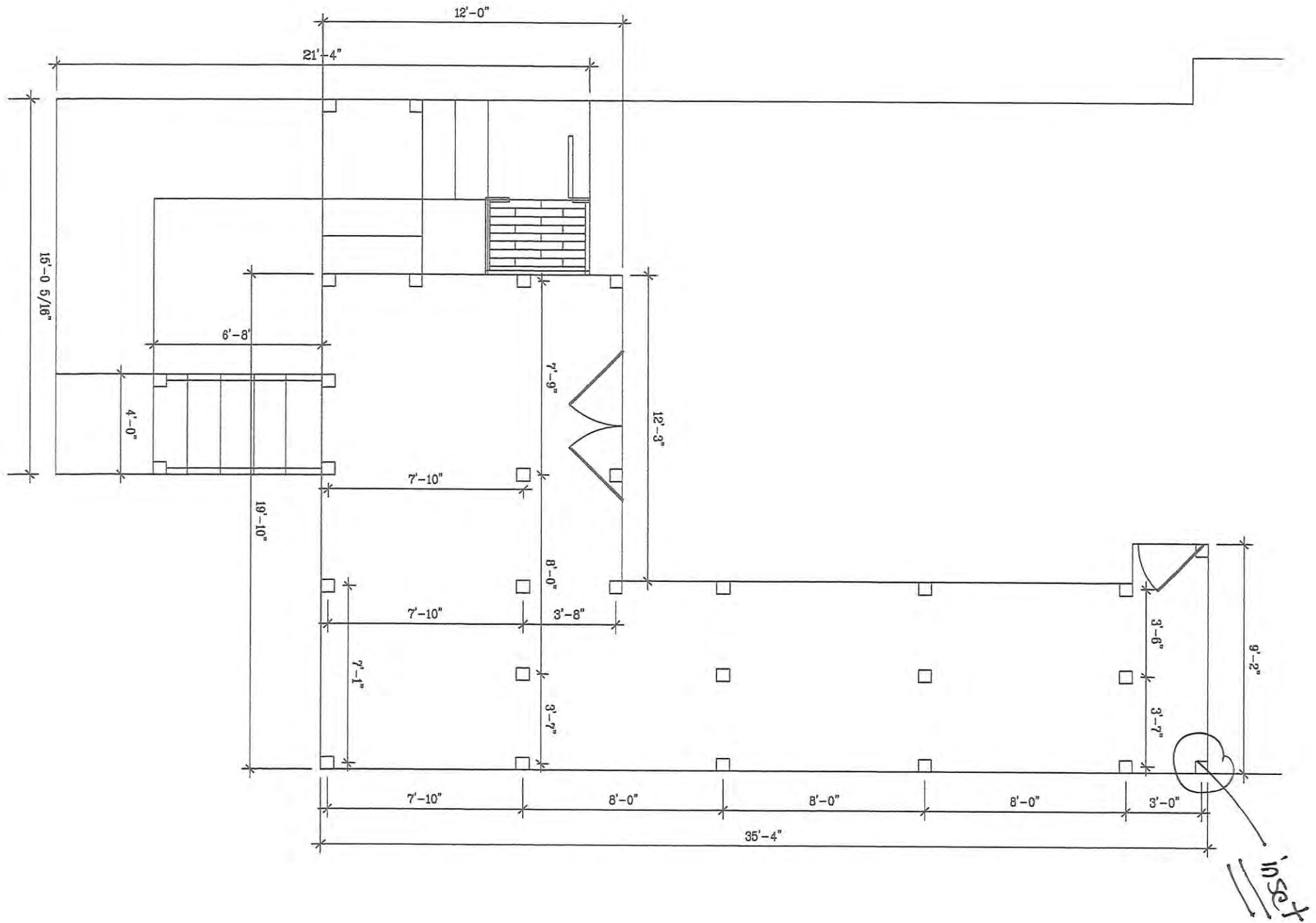


PIN: 1703998628
Real Estate ID: 0078336
Map Name: 1703 28
Owner: DEKEYZER, CHRISTOPHER S
Mailing Address 1: 548 E JONES ST
Mailing Address 2: RALEIGH NC 27601-1138
Deed Book: 016030
Deed Page: 01826
Deed Date: 05/28/2015
Deeded Acreage: 0.16
Assessed Building Value: \$76,137
Assessed Land Value: \$143,370
Total Assessed Value: \$219,507
Billing Class: Individual
Property Description: 548 EAST JONES STREET
Heated Area: 1252
Site Address: 548 E JONES ST
City: RALEIGH
Township: Raleigh
Year Built: 1906
Total Sale Price: \$300,000
Sale Date: 05/28/2015
Type and Use: SINGLFAM
Design Style: Conventional
Land Class: RES 10 AC
Old Parcel Number: G001-G0002-0017

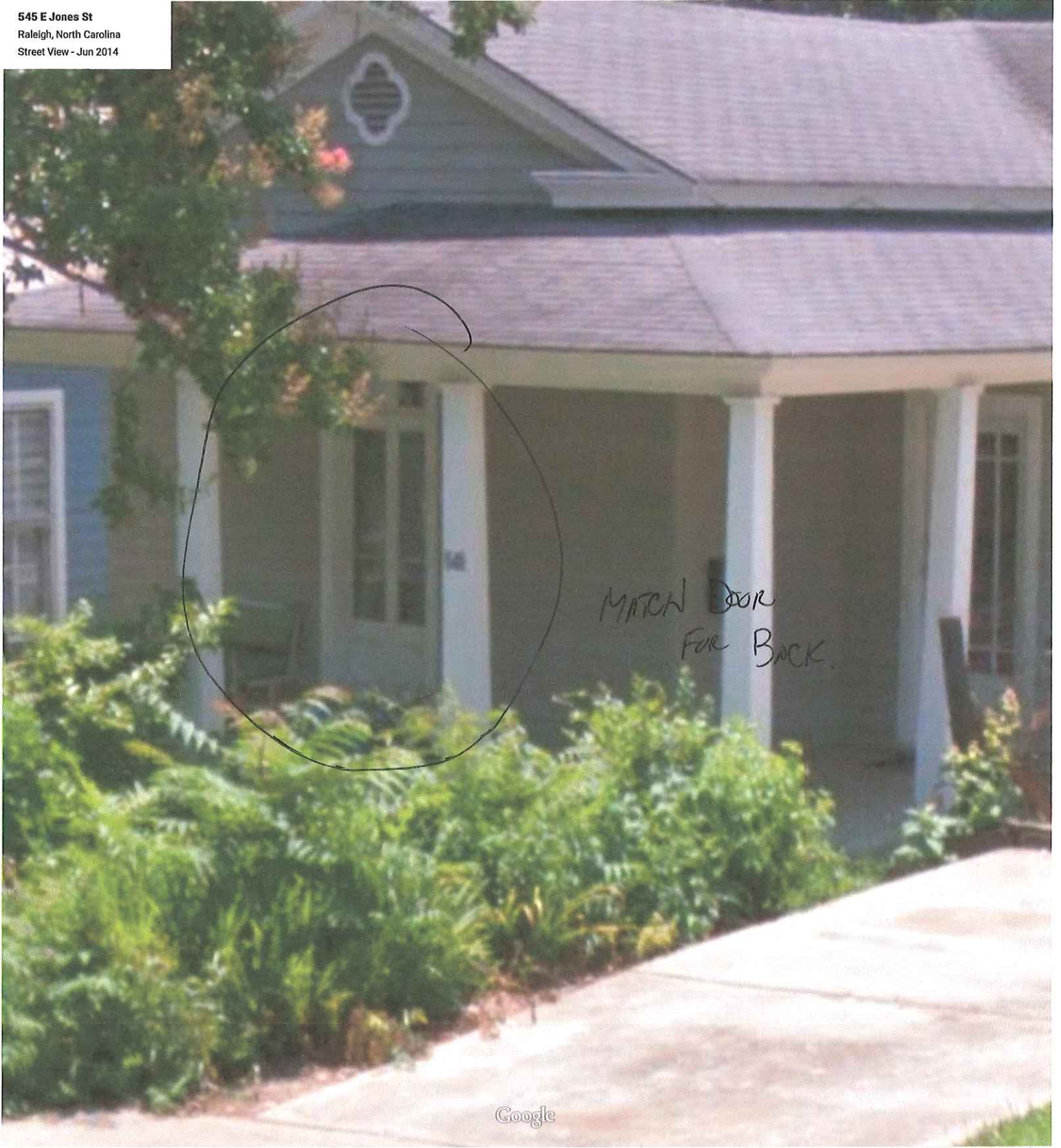


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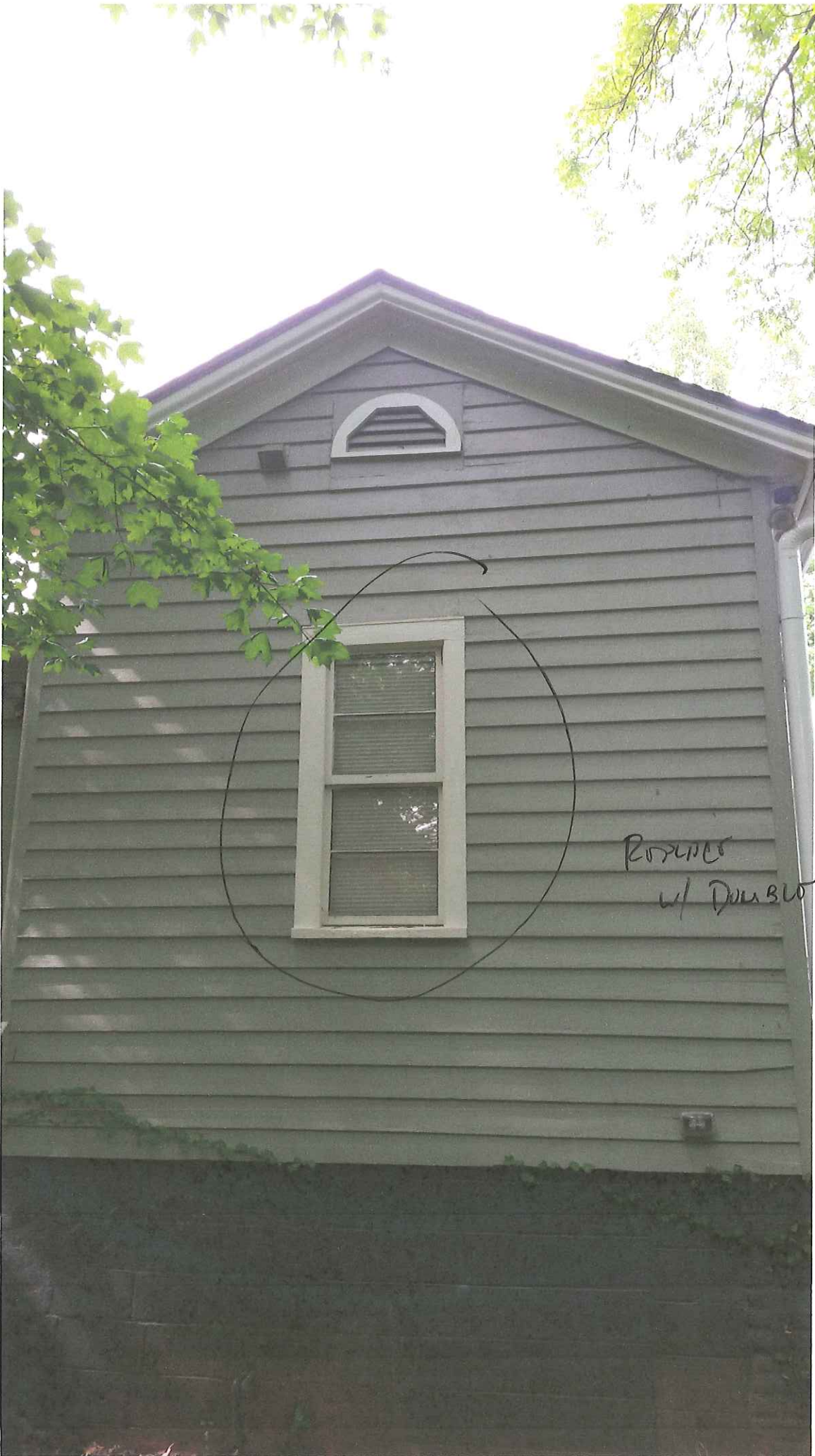


545 E Jones St
Raleigh, North Carolina
Street View - Jun 2014



Google

Image capture: Jun 2014 © 2015 Google



ROOFING
w/ DOWN SLOPE

French
Door



Band, Daniel

From: John Kerr <kerr@jbkconstruction.net>
Sent: Thursday, June 25, 2015 8:42 AM
To: Band, Daniel
Subject: Re: Minor Work COA - 548 E Jones St
Attachments: cover1.jpg; French Doors.jpg; Hardrail example.jpg; Left side elevation.jpg; Rear View from house.jpg; Tree on property.jpg; JBK 548 E Jones St Proposed Deck Plot Plan1.pdf

Dear Mr. Band,

Attached are all the pictures you requested. The new french doors off the back of house are going to be a replication on the existing front doors. They will be wood with the same trim, transom lights, and window grills.

The deck will be attached to the house with a treated 2" x 10" fastened to the block foundation with through bolts.

I attached a photo of a deck we built in Boylan Heights. We are going to duplicate the handrail design on the this house.

We are not doing anything to the gable louver vent. My architect did not have that one in her auto-cad.

The address on the picture I attached previously was a typo. The address is 548 E. Jones St.

The picture of the "back door" is actually the left side door. The new deck will start at this door and continue around to the back.

I have also attached a revised plot plan. We are going to cut the corner of the deck to stay away from the tree on the property and we are going to move the A/C unit around to the back of the house.

If you need anything further from me, please let me know.

Thank you,
John Kerr

JBK Construction, LLC

725-B Pershing Rd.
Raleigh, NC 27608
(919) 977-1108

From: "Band, Daniel" <Daniel.Band@raleighnc.gov>
Date: Thu, 18 Jun 2015 18:32:19 +0000
To: John Kerr <kerr@jbkconstruction.net>
Cc: "Tully, Tania" <Tania.Tully@raleighnc.gov>
Subject: Minor Work COA - 548 E Jones St

Hello: Thanks for turning in an application for a Minor Work COA for 548 E Jones Street. I've reviewed the application and have comments and clarifications to address. You may email in supplemental materials.

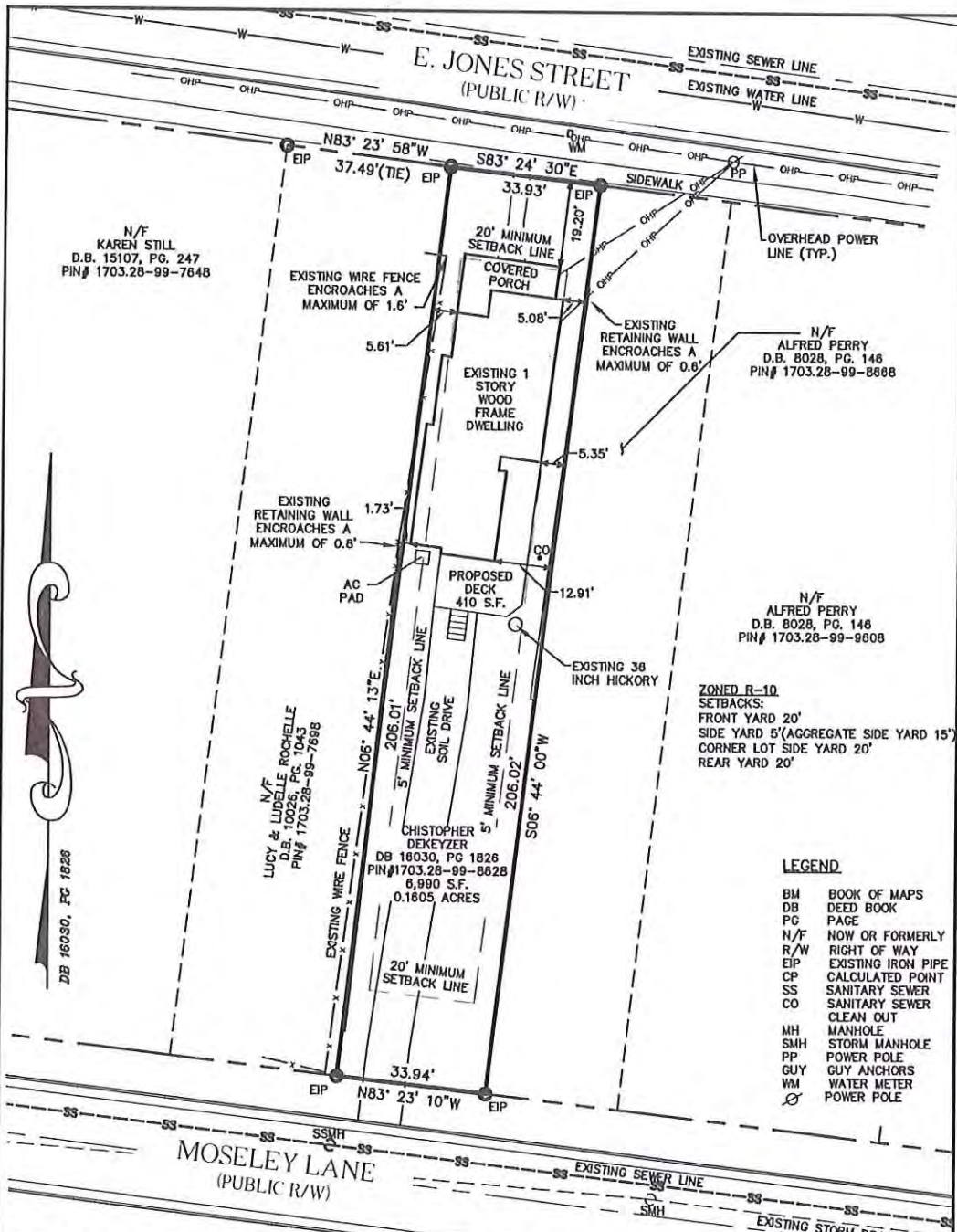
- Please send in a color photo which shows an unimpeded view of the front of the property. In addition, please send in a clearer/closer picture of the front French doors which you are planning to emulate. Unless the new doors will be a replication, please provide manufacturer specifications for the new doors.
 - Additionally, please include the following photos: full shots of the rear/side elevations where deck is to be installed; photos of the rear yard as viewed from the house;
- On the plot plan, clearly delineate what is the house and what is the proposed deck and show how the deck attaches to house;
- In terms of drawings: please include a section drawing of railing and deck edge and side elevations;
 - The gable vent shown on the drawing does not match what is in the photo. Are you proposing a change?
- Please show locations of trees on this property and adjacent whose roots are on this property;
- The picture you've included showing the front French doors is captioned as 545 E Jones St. Is that picture of your house or the neighbors?
- Finally, you included a picture of the back door... are you proposing any changes to this area?

Because this is a Minor Work, the envelopes are not necessary and will be returned.

Thank you,
Daniel

Daniel Band, Planner I
Long Range Planning Division
Raleigh Planning Department
919-996-2180 - OEP, 2nd Floor

"E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official."



ZONED R-10
SETBACKS:
 FRONT YARD 20'
 SIDE YARD 5'(AGGREGATE SIDE YARD 15')
 CORNER LOT SIDE YARD 20'
 REAR YARD 20'

- LEGEND**
- BM BOOK OF MAPS
 - DB DEED BOOK
 - PG PAGE
 - N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - EIP EXISTING IRON PIPE
 - CP CALCULATED POINT
 - SS SANITARY SEWER
 - CO SANITARY SEWER CLEAN OUT
 - MH MANHOLE
 - SMH STORM MANHOLE
 - PP POWER POLE
 - GUY GUY ANCHORS
 - WM WATER METER
 - ⊗ POWER POLE

548 EAST JONES STREET RECORDED IN DEED
 BOOK 16030, PAGE 1826
 WAKE COUNTY REGISTRY

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

PERMIT PLAN

THIS PROPERTY (IS), (IS NOT) LOCATED
 WITHIN A FEMA FLOOD HAZARD AREA

PLAN INFORMATION BLOCK		
Footprint: 1,306 SF	Total Square Feet:	
Crawl:	Slab:	Basement:
Mean Height:	Stories:	
Facade:		
Existing Impervious Surface Area: 1,619 SF		

I certify this plat was drawn from an actual field survey per record deed and that the buildings shown on this lot and that no encroachments exist except as noted. This plat is not for recordation, sales, or conveyances. This plat is not according to G.S. 42-39.76

John A. Edwards, Jr.
 SURVEYOR

PROPERTY OF
CHRISTHOPHER DEKEYZER
 548 EAST JONES STREET
 RALEIGH NORTH CAROLINA

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

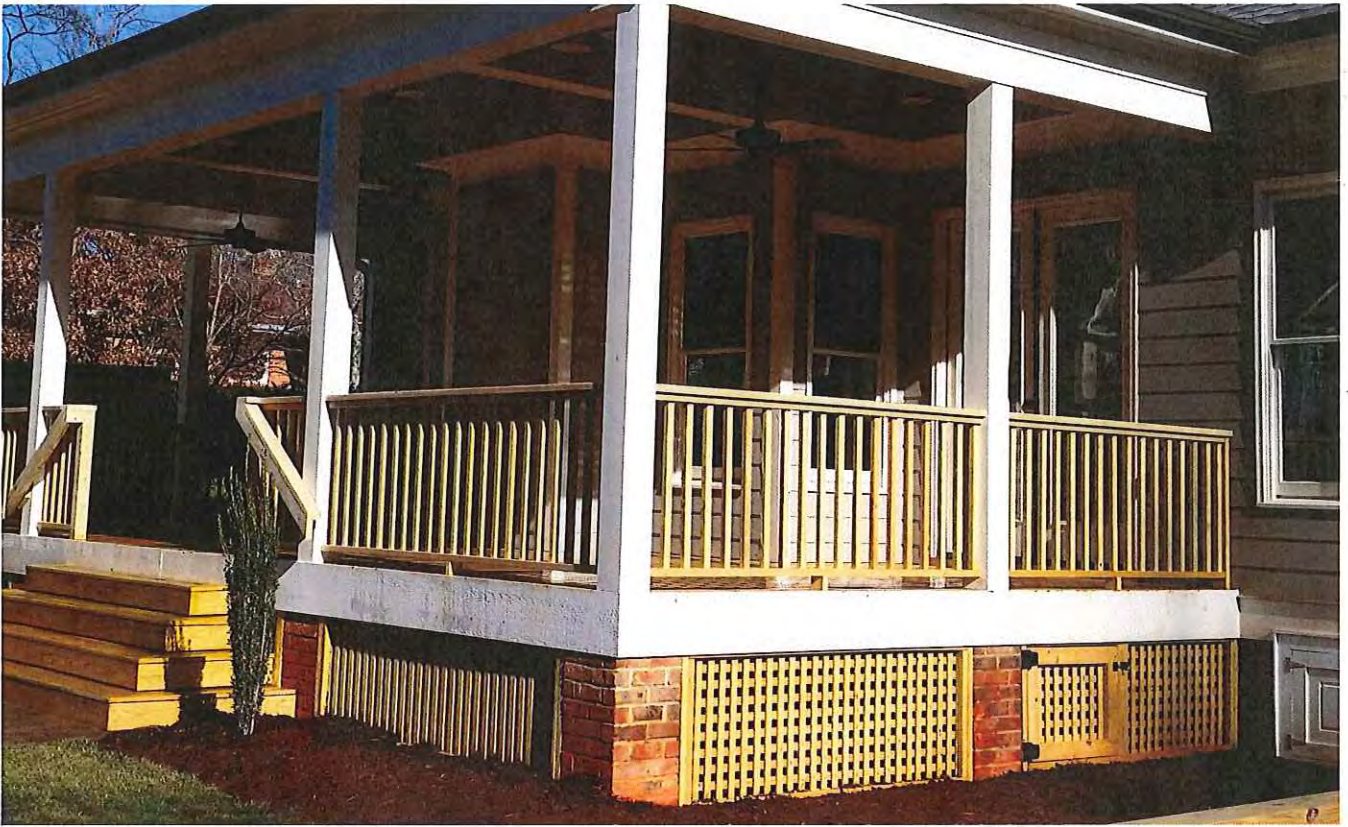
Scale 1" = 30'
 Date 06-18-2015



cover1



Tree on property



Hardrail example



Left side elevation



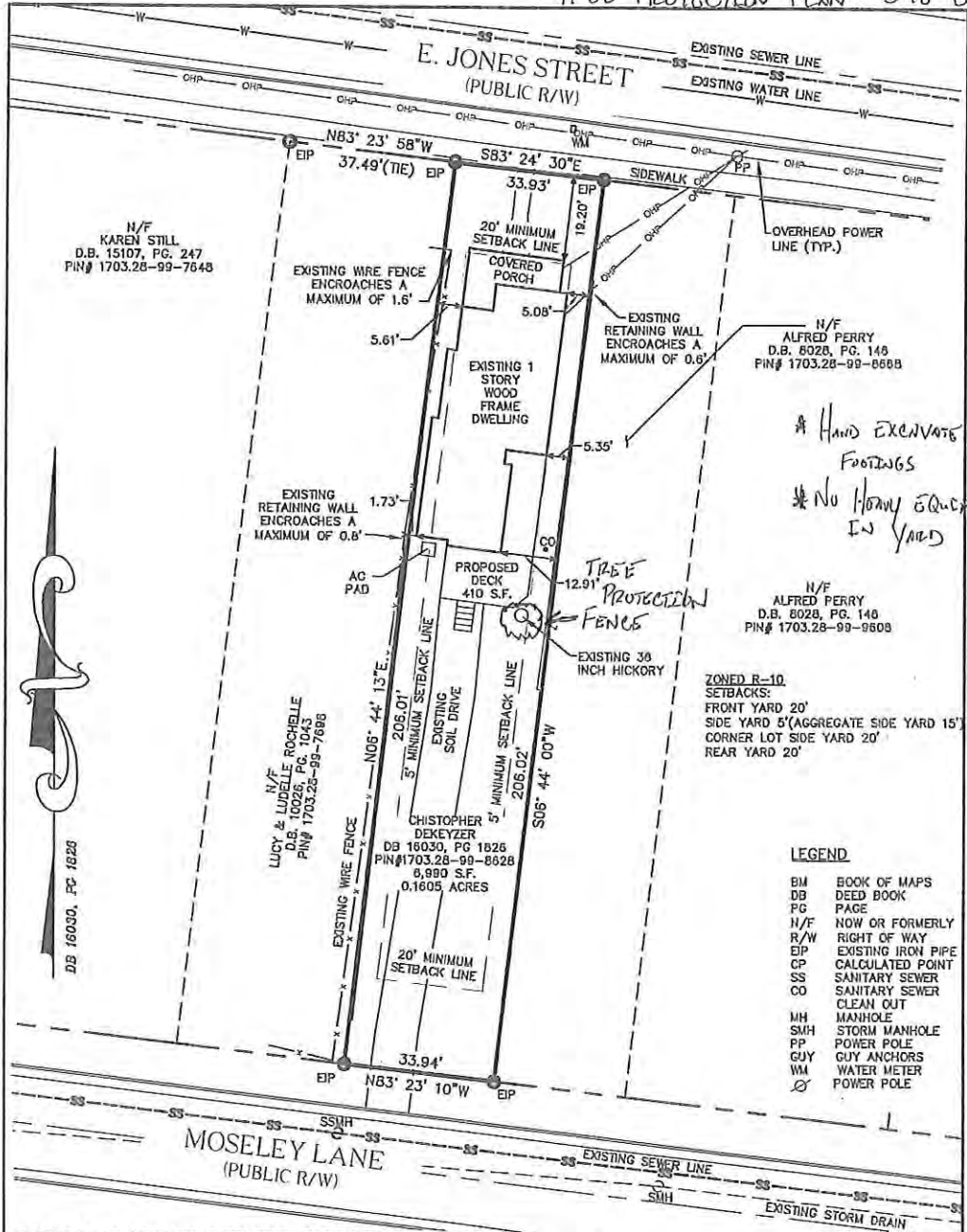
French Doors



Rear View from house

7/6/15

TREE PROTECTION PLAN 548 E JONES



A HAND EXCAVATE FOOTINGS
 NO HEAVY EQUIPMENT IN YARD

ZONED R-10
 SETBACKS:
 FRONT YARD 20'
 SIDE YARD 5' (AGGREGATE SIDE YARD 15')
 CORNER LOT SIDE YARD 20'
 REAR YARD 20'

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
EIP	EXISTING IRON PIPE
CP	CALCULATED POINT
SS	SANITARY SEWER
CO	SANITARY SEWER CLEAN OUT
MH	MANHOLE
SMH	STORM MANHOLE
PP	POWER POLE
GUY	GUY ANCHORS
WM	WATER METER
⊙	POWER POLE

548 EAST JONES STREET RECORDED IN DEED
 BOOK 16030, PAGE 1826
 WAKE COUNTY REGISTRY

GRAPHIC SCALE



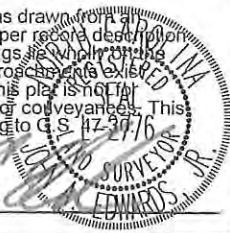
PERMIT PLAN

THIS PROPERTY (IS), (IS NOT) LOCATED
 WITHIN A FEMA FLOOD HAZARD AREA

PLAN INFORMATION BLOCK

Footprint: 1,306 SF		Total Square Feet:	
Crawl:	Slab:	Basement:	
Mean Height:		Stories:	
Facade:			
Existing Impervious Surface Area: 1,619 SF			

I certify this plat was drawn from an actual field survey per record description and that the buildings shown on this lot and that no encroachments exist except as noted. This plat is not for recordation, sales, or conveyances. This plat is not according to G.S. 47-39.76



PROPERTY OF
CHRISTOPHER DEKEYZER
 548 EAST JONES STREET
 RALEIGH NORTH CAROLINA

Scale 1" = 30'
 Date 06-18-2015
JOHN A. EDWARDS & COMPANY
 NC License F-0289
 333 Wade Ave., Raleigh, NC 27605
 Phone (919) 828-4428

Handwritten signature and date: 7/6/15



Construction and Tree Protection

Protecting trees during construction can yield big rewards. Planning and prevention are the keys to success. Achieve the best results by taking action to prevent tree damage during site development and construction.



Figure 1. Tree protection zone. A protected zone preserves roots and soil and keeps branches clear of contact with construction equipment and materials.

Before Construction

1. Take stock of trees on the site.

Hire a professional arborist or urban forester to inventory existing trees. An inventory records the variety, location,

This publication describes some tree protection strategies that builders and developers can use before, during, and after construction to conserve healthy trees. Community actions to encourage tree protection and reduce the risk of injuring or losing valuable trees are highlighted.

Conserving the right trees can reap rewards for developers, homeowners, and communities. Healthy trees enhance property values and community development by providing shade, wildlife habitat, and beauty. Sickly, stressed trees reduce property values, discourage potential buyers and detract from a community. Post-construction maintenance and removal of trees is difficult and expensive. Replacing trees after construction can also be costly and time consuming.

size, and health of each tree. A proper tree inventory creates the foundation for a successful tree protection plan. A professional can identify valuable trees and those that need attention or removal.

Identify any stressed trees that need removal. Stressed, unhealthy trees have wilting leaves, dying limbs, thinning crowns or other signs of declining health. Always remove insect-, disease-, or storm-damaged trees prior to construction. This is fast, efficient, and saves resources.

2. Draw a base map. Include all the important site features such as existing vegetation, property lines, utility connections, slopes, and required setback distances before drawing in the proposed building(s):

- Map grading and drainage.
- Identify priority trees for protection. Mark their locations on the base map and sketch in approximate tree protec-

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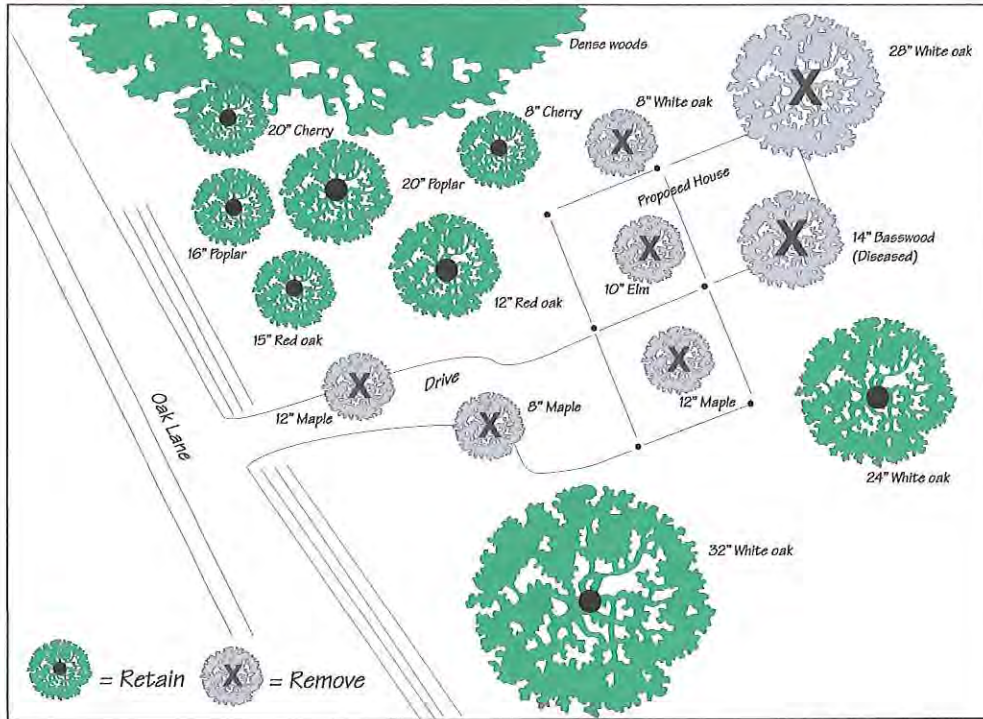


Figure 2. Simple tree protection plan. A plan identifies the size and species of existing trees, designates trees that must be protected, and marks trees to be removed. It also indicates planned structures, vehicle access, and excavation areas.

tion zones where temporary fences should be located around priority trees.

- Locate the building footprints: the areas where structures and their amenities will affect the landscape. Draw in the driveways, parking areas, and decks.
- Mark trees that need to be removed or pruned to make room for future structures and construction equipment.

3. Prepare a tree protection plan. A tree protection plan designates the valuable trees that must be protected during the construction process. Assemble a team to write a tree protection plan before ground is broken. The team should include the site managers as well as professionals who can provide tree protection advice (Table 1). Do not leave anyone out who should be involved. By working together, the team can identify potential conflicts between construction needs and tree protection, and identify compromise solutions.

Planning takes time, but it pays off during and after

Table 1. A Successful Tree Protection Team

Arborist
Architect
Builder or developer
Construction supervisor
Engineer
Homeowner
Landscape architect
Planner

construction. Using the base map, the team can plan for tree protection, foresee problems, and solve them. Early planning helps to keep construction on schedule, reduce costs, and avoid conflicts:

- Locate construction activities after considering the priority trees and the development requirements.
- Look for potential conflicts, and explore alternate solutions.
- Consider grading and stormwater drainage. Remember that cutting or filling around roots will weaken and eventually kill valuable trees. Weigh alternatives such as retaining walls to protect priority trees.
- Designate **tree protection zones (TPZs)**. The protection plan should specify the location of temporary tree protection fences to protect trees and their root zones during construction. TPZ fences identify “exclusion zones” where construction and equipment use is prohibited.
- Identify techniques that will protect valuable trees. (See some of the TIPS mentioned later in this publication.) A tree professional can develop a schedule of tree maintenance activities, including watering, mulching, and fertilization. Stay committed to this plan throughout the project.

4. Erect TPZ fences. Restrict access to TPZs, with tall, bright, protective fencing. Most fencing is inexpensive and durable enough to last throughout most construction projects. Temporary tree protection fencing should be erected before clearing, deliveries and other construction activities begin on the site. Effective TPZs maintain a radius of at least 1.25 feet of protected area for each inch of trunk diameter (Table 2).

Table 2. Mature Tree Protection Zone Guidelines

Trunk Diameter	Mature Tree Protection Zone Radius		
	Good Protection	Better Protection	Best Protection
8 inches	10 feet	12 feet	20 feet
12 inches	15 feet	18 feet	30 feet
16 inches	20 feet	24 feet	40 feet
20 inches	25 feet	30 feet	50 feet

During Construction

1. Prohibit or restrict access to TPZs. All on-site workers should be aware of the TPZs and the restrictions on activities within the zones. Use these TPZ guidelines for the best effect:

- Post “keep out” signs on all sides of fencing. Do not store construction equipment or materials in TPZs.
- Prohibit construction activities near the most valuable trees, and restrict activities around others.
- Assess crew and contractor penalties, if necessary, to keep the TPZs intact.

2. Monitor trees. Vigilance is required to protect trees on construction sites. Use a tree professional or train your staff to monitor tree health during and after construction on a regular, frequent basis. Watch for signs of tree stress, such as dieback, leaf loss, or general decline in tree health or appearance.

3. Monitor TPZ fences. Assign a crewmember the weekly responsibility of checking the integrity of TPZ fences. Repair and replace TPZ fencing as needed.

4. Optimize tree health. Assign a trained crewmember or hire a professional to complete regular tree maintenance tasks, including watering, fertilization, and mulching to protect tree roots. Consult a tree professional for advice on these practices if needed. Survival of protected trees will increase if these practices continue during construction. Healthy trees require undisturbed healthy soils. Do not cause injuries to trees and roots. Do not change the soil, grade, drainage, or aeration without protecting priority trees.

After Construction

1. Continue to care for the site until the new owner takes possession. Take these steps after all materials and equipment have been removed from the site:

- Remove tree protection zone fences.
- Prune any damaged trees.
- Continue maintenance care. Pay special attention to any stressed, diseased, or insect-infested trees. Reduce tree stress caused by unintended construction damage by optimizing plant care with water, mulch, and fertilizer where appropriate. Consult your tree expert if needed.

- Thank and reward construction crews and contractors for their tree protection efforts.
- Share lessons learned about tree protection and maintenance with staff members for their use in the future.
- Inform the property owner about the measures employed during construction, why those measures were taken, and how the effort can be continued.

2. Advertise responsible construction practices.

Effective tree protection can be used to build a construction professional’s reputation and encourage future business. A brochure or other handout that explains tree protection efforts to the new owner and the public advertises responsible construction practices and encourages efforts to protect and promote healthy trees.

Community Action

1. Tree injury prevention strategies (TIPS). TIPS are guidelines to help communities and construction professionals protect trees (Table 3). TIPS maximize the value of a site by minimizing tree injury from construction. Effective tree protection starts with “Tree Protector” practices. Protection advances to a higher level of conservation with “Gold Medal” practices, which represent research-based strategies that foster tree health during construction.

A Successful Tree Protection Plan

Draw a base map. Include all the important site features such as existing vegetation, property lines, utility connections, slopes, and required setback distances before drawing in the proposed building(s).

Identify priority trees. Identify priority trees and mark their locations on the base map. Sketch in approximate tree protection zones (TPZ) where temporary fences should be located around priority trees. Locate the building footprints: the areas where the building and its amenities will be located. Draw in the driveways, parking areas, and decks.

Optimize construction location. Locate construction activities after considering the priority trees and the development requirements. Look for potential conflicts and explore alternate solutions.

Map grading and drainage. Map potential grade changes, and consider storm water drainage. Remember that cutting or filling around roots can easily kill valuable trees. Weigh alternatives such as retaining walls to protect priority trees.

Plan tree protection measures. Identify techniques that will protect valuable trees. Try some of the TIPS mentioned later in this publication. With your arborist, develop a schedule of tree maintenance activities: watering, application of mulch, and fertilization. Keep committed to this plan throughout your project.

Table 3. Tree Injury Prevention Strategies (TIPS)

Who	Tree Protector	Gold Medal
Planners	<ul style="list-style-type: none"> • Educate your staff about tree protection. • Orient buildings and driveways to minimize grading and site preparation. • Provide for soil and water management. • Minimize impervious surfaces. • Locate all utilities at the front of the development. 	<ul style="list-style-type: none"> • Cluster buildings and protect groups of trees. • Utilize natural drainage systems in your plans. • Promote the use of permeable pavement and concrete. • Locate utilities below ground.
Builders	<ul style="list-style-type: none"> • Restrict construction activities to least critical areas. • Budget for tree protection and maintenance from the start. • Chip nonpriority trees for onsite mulch. • Avoid cuts or fills within the drip lines of priority trees. • Never trench within 3 times the diameter of a tree, preferably never within 5 times the diameter. 	<ul style="list-style-type: none"> • Use engineered soils that provide structural support and allow root growth beneath pavement. • Tunnel as an alternative to trenching. • Protect the soil with a layer of geotextile material (permeable fabrics that protect the soil) covered by 4 - 6 inches of wood chips along the path of construction traffic. • Phase work units to minimize site disturbance.
Communities	<ul style="list-style-type: none"> • Conduct educational programs about tree protection. • Research policies from successful tree protection communities. • Provide incentives to developers for tree protection. • Prohibit the removal of trees prior to permitting. • Assign mitigation fees or actions for priority tree removal on construction sites. • Require a site visit by a tree care professional before construction. 	<ul style="list-style-type: none"> • Conduct a detailed natural resource inventory of your jurisdiction. • Make their natural resource inventory publicly available. • Develop green infrastructure including a “no-net-loss” tree conservation plan based on avoidance, minimization of disturbance, site restoration, and offsite replacement of trees. • Require a tree protection plan for developments of a certain size.

2. Incentives. Research shows that builders, designers, and arborists have a relatively high level of knowledge about tree protection strategies. Most tree protection techniques, however, are used on less than half of all construction projects. To address this gap, policy makers and community leaders can consider using incentives to promote tree protection (Table 4).

3. Recognition. Communities can encourage tree protection during construction by recognizing builders and developers who conserve trees as environmental stewards. Recognition programs for those who consistently use tree protection measures can promote the importance of tree conservation throughout the community:

- Distribute a smart growth or “limited impact” newsletter that features builders and developers who implement tree protection and conservation activities.
- Use municipal Web sites to recognize builders who implement tree protection techniques.
- Create a community tree program that promotes tree conservation and informs the public about the value of trees in the community.
- Develop an urban tree protection tour that features developments and construction sites where tree protection techniques have been used properly and effectively.

Better public awareness and recognition of tree conservation efforts will ultimately lead to better business practices and increased tree protection.

Tree Protection Pays

Tree protection pays through improved curb appeal, enhanced reputation, and profit. Site development that preserves trees requires careful planning and communication among all members of the construction team.

References

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Figure 3. Tree protection zone guidelines.
 An effective zone encircles a radius of at least 1.25 feet of protected area for every inch of trunk diameter. A tree with a trunk diameter of 12 inches requires a protected radius of at least 15 feet and ideally 30 feet.

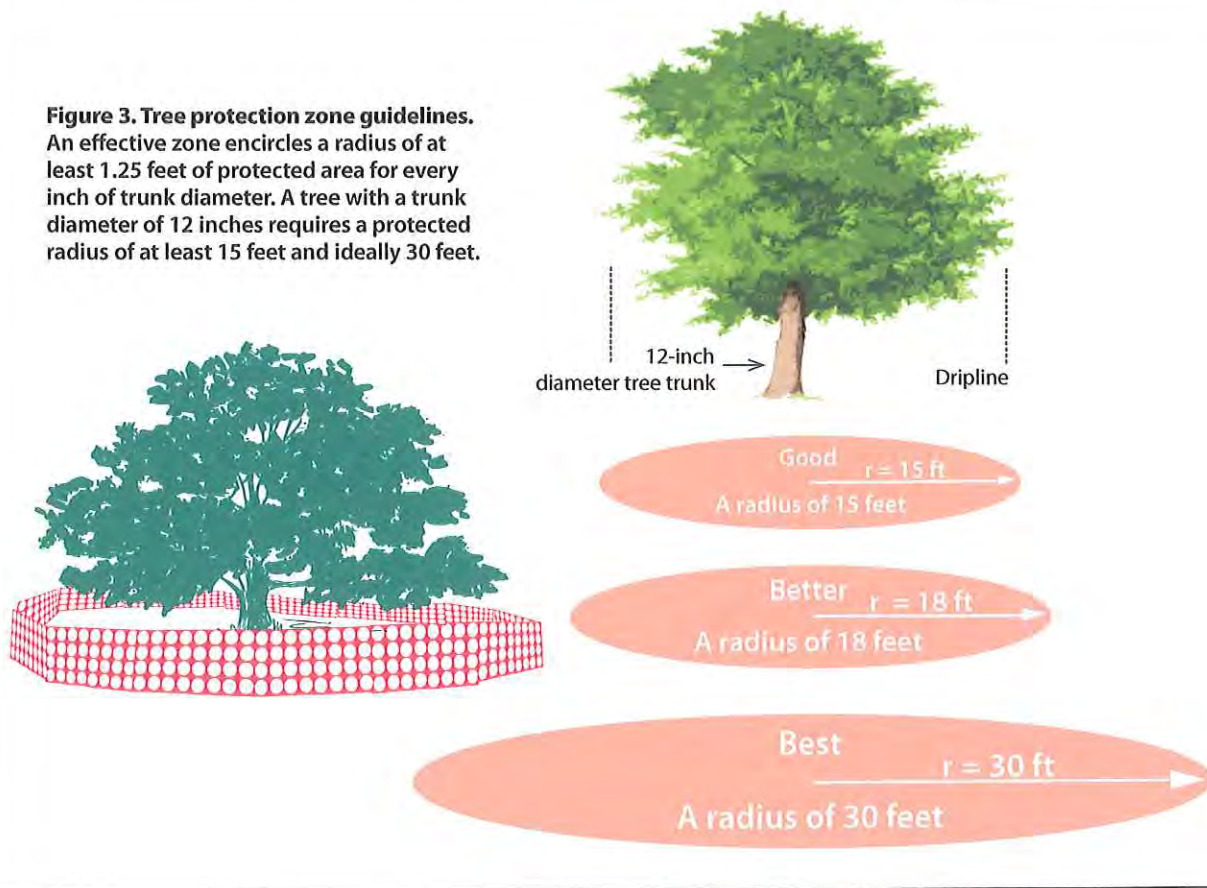


Table 4. Incentives and Recognition to Promote Model Tree Protection

Action	Incentive
Conduct a tree inventory. Create a protection plan.	Accelerate the review process for developments that include tree inventories and protection plans. Develop tree conservation credits and rewards.
Use TPZ fencing.	Provide free or loaner tree protection signs to developers who erect TPZ fences before groundbreaking begins.
Store soil outside the TPZ.	Recognize developers who protect tree root zones in a town newsletter or other recognized venue.
Avoid grade changes within or near the TPZ.	Recognize developers who minimize or mitigate grade change around trees.
Enforce the TPZ restrictions.	Recognize developers who protect the integrity of their TPZs.
Use geotextiles, wood chips, or both to construct temporary roads and protect tree root zones.	Provide free municipal wood chips to developers who want to construct temporary roads or mulch around TPZs
Provide off-site parking for site personnel and visitors.	Provide municipal parking permits or waive parking tickets near construction sites.
Minimize compaction by paved surfaces.	Recognize developer as having a "Gold Medal" track record for conserving soils.
Cluster utility trenches and avoid trenching in tree root zones.	Provide reduced setbacks and loosen other restrictions for cooperating developers.
Minimize foundation footprints by using pillars, canterlieving, and other structural techniques.	Recognize developers as having "Gold Medal" track records with regard to protecting the root zone.

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NORTH CAROLINA COOPERATIVE EXTENSION SERVICE

Tully, Tania

From: Tully, Tania
Sent: Wednesday, July 01, 2015 5:21 PM
To: 'John Kerr'
Cc: Band, Daniel
Subject: RE: Minor Work COA - 548 E Jones St

John –

Thanks for submitting the additional information. Because of the proximity of the tree, a tree protection plan prepared by an arborist is needed to supplement the application.

Best,
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

From: Band, Daniel
Sent: Thursday, June 25, 2015 9:14 AM
To: Tully, Tania
Subject: FW: Minor Work COA - 548 E Jones St

From: John Kerr [<mailto:kerr@jbcconstruction.net>]
Sent: Thursday, June 25, 2015 8:42 AM
To: Band, Daniel
Subject: Re: Minor Work COA - 548 E Jones St

Dear Mr. Band,

Attached are all the pictures you requested. The new french doors off the back of house are going to be a replication on the existing front doors. They will be wood with the same trim, transom lights, and window grills.

The deck will be attached to the house with a treated 2" x 10" fastened to the block foundation with through bolts.

I attached a photo of a deck we built in Boylan Heights. We are going to duplicate the handrail design on the this house.

We are not doing anything to the gable louver vent. My architect did not have that one in her auto-cad.

The address on the picture I attached previously was a typo. The address is 548 E. Jones St.

Tully, Tania

From: Tully, Tania
Sent: Friday, July 10, 2015 12:36 PM
To: 'John Kerr'
Cc: Band, Daniel
Subject: RE: 548 E. Jones

John –

Thanks for dropping off the tree protection plan. I need the following additional information:

- Name of arborist that prepared the report and certification number.
- Dimensions of tree protection fencing;
- Indication of any need for mulch.

Additionally, to meet the Guidelines, the deck needs to be inset from the corner of the house. I suggest that it be just to the east of the corner board. Please confirm.

Best,
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

From: John Kerr [<mailto:kerr@jbcconstruction.net>]
Sent: Wednesday, July 01, 2015 1:00 PM
To: Tully, Tania
Subject: 548 E. Jones

Hey Tania,

I hope you are doing well. I wanted to check with you about the minor work app that I submitted to you for 548 E. Jones St. Do you need anything from me at this time?

Thank you,
John Kerr

JBK Construction, LLC

725-B Pershing Rd.
Raleigh, NC 27608
(919) 977-1108

7/17/15

Tully, Tania

From: John Kerr <kerr@jbcconstruction.net>
Sent: Friday, July 17, 2015 10:19 AM
To: Tully, Tania
Subject: Re: 548 E. Jones
Attachments: TREE PROTECTION PLAN - 548 E. Jones St..pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Tania,

Sorry I am just getting back to you with this. It has been a crazy couple of weeks. Here is the arborist's info. I didn't have this the other day when I brought you the previous plan. There is already mulch located around that tree. Will will install more if the need arises.

We will inset the deck to the east side of the corner board. This is how I originally saw doing that anyway. That will allow the handrail posts will line up the the corner board.

Please let me know if you need anything else.

Thank you,
John Kerr

JBK Construction, LLC

725-B Pershing Rd.
Raleigh, NC 27608
(919) 977-1108

From: "Tully, Tania" <Tania.Tully@raleighnc.gov>
Date: Fri, 10 Jul 2015 16:36:26 +0000
To: John Kerr <kerr@jbcconstruction.net>
Cc: "Band, Daniel" <Daniel.Band@raleighnc.gov>
Subject: RE: 548 E. Jones

John –

Thanks for dropping off the tree protection plan. I need the following additional information:

- Name of arborist that prepared the report and certification number.
- Dimensions of tree protection fencing;
- Indication of any need for mulch.

Additionally, to meet the Guidelines, the deck needs to be inset from the corner of the house. I suggest that it be just to the east of the corner board. Please confirm.

Best,
Tania

7/17/15



Fully Insured Professional Arborists

Tree Protection Plan

DATE: JULY 17, 2015

1325 Kirkland Rd. Suite 109
 Raleigh, NC 27603
 Phone: 919.761.3206
 E-mail: ccftreeservice@gmail.com

A
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D
R
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S
S

548 E. Jones St
 Raleigh, NC
 27601

*WWW.CCFTREESERVICES.
COM*

CERTIFIED ARBORIST	JOB SITE CITY	EFFECTIVE DATE:
Tod Miller ISA Certified Arborist (OH-5142A) CCF TREE SERVICE, LLC	Raleigh	Prior to construction

	DESCRIPTION
TREE INVENTORY	<p>The following list outlines the location and variety of all trees included in this tree protection plan.</p> <p>(1) 36" diameter Hickory tree, located back left corner of the house.</p>

7/17/15

<p>BASE MAP & TREE PROTECTION ZONES (TPZs)</p>	
<p>TPZs Continued</p>	<p>Tree Protection Zones should be installed prior to the beginning of construction. These zones are defined as areas that are not to be disturbed during construction. No dirt, rock, lumber, or any other form of construction materials or waste should enter these zones during the construction period.</p> <p>TPZs should be installed with plastic or metal wire temporary fencing. If metal wire is used it must be faced with a silt barrier. Tree Protection Zones must be labeled with a designation sign. Signs should be placed at a minimum of (2)/zone or every 30' of fence line. These signs should be placed in locations that provide adequate visibility for each zone.</p> <p style="text-align: center;">(1) ZONE:</p> <p>Install (1) zone for Mature Hickory tree located in rear of home. The fence should follow the wall and completely surround the tree. Install with a 15' radius where possible.</p>
<p>DURING CONSTRUCTION</p>	<p>It is the responsibility of the contractor and other personnel to monitor all TPZs during the entire construction evolution. Fences should be checked at the beginning and end of each working day to ensure the integrity of each zone is maintained. Access to all TPZs should be restricted. Effort should be made to avoid any unnecessary compaction of the ground surrounding each TPZ. All pier footings being installed close to the Hickory in rear of home should be hand dug to avoid any unnecessary damage to the root system. If root system invasion occurs, all construction effecting the tree should be halted and a Certified Arborist consulted to determine if additional root pruning should be conducted to ensure the sustained health of the tree.</p>
<p style="text-align: center;">Final Notes:</p> <p style="text-align: center;">If the TPZs become damaged or altered in anyway, an Arborist should be called to evaluate the trees and ensure zones are properly kept before continuing construction.</p>	



“HIRE AN ARBORIST! THE LIMBS YOU SAVE COULD BE YOUR OWN!”