



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

519 OAKWOOD AVENUE

Address

OAKWOOD

Historic District

Historic Property

100-17-MW

Certificate Number

06-12-2017

Date of Issue

12-12-2017

Expiration Date

Project Description:

- Replace existing 2' brick retaining wall at front of property

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, _____

Melissa Robb

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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

- 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 # 399860
 File # 100-17-MW
 Fee \$28
 Amt Paid \$28
 Check # 1931
 Rec'd Date 6/12/14
 Rec'd By RADAJ

COMPLETE & AMENDED 6/9/17

• 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 **519 OAKWOOD AVE.**

Historic District **OAKWOOD**

Historic Property/Landmark name (if applicable)

Owner's Name **JENNY E. SALDI/ BRUCE S. (SANDY) TEAL**

Lot size **.17**

(width in feet) **58**

(depth in feet) **128**

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address

I 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 **JENNY SALDI/ SANDY TEAL**

Mailing Address **519 OAKWOOD AVE.**

City **RALEIGH** State **NC** Zip Code **27601**

Date **03/13/2014** Daytime Phone **919-369-5329**

Email Address **steal52@bellsouth.net**

Signature of Applicant *Jenny Saldi*

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 12/12/17. 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 *Melissa Robb* Date 6/12/17

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)

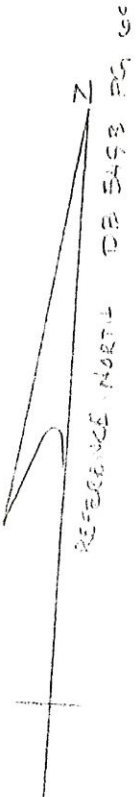
Type of Work 35

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

Section/Page	Topic	Brief Description of Work
2.4	Fences and walls	Install 42 inch aluminum metal fence
2.4	Fences and walls	Repair existing 2 foot retaining wall
		AMENDED - SEE EMAIL MARCH 13, 2017
		CUSHWA BRICK
		#103 GEORGIAN MODULAR
		w/ ARGOS PORCELAIN MORTAR

REMOVED FROM PROJECT SCOPE 3/13/17

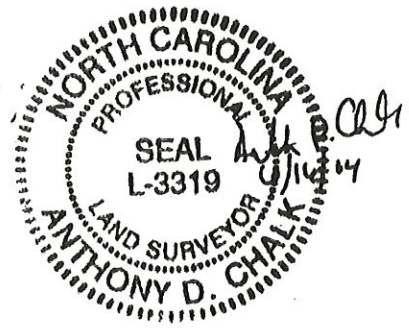
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 13 copies					
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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" 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 type="checkbox"/>	<input type="checkbox"/>			✓
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>		✓		



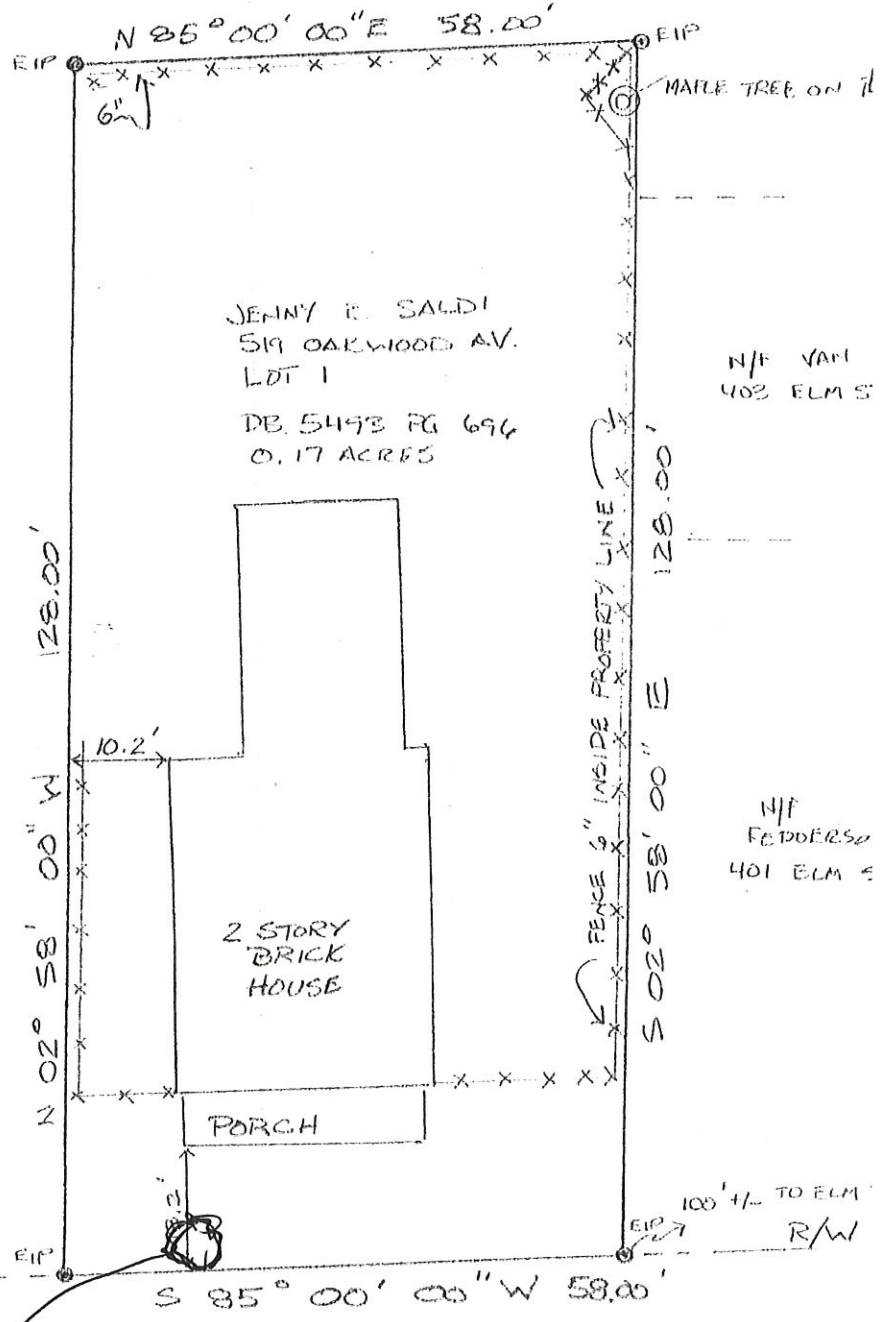
WAKE CO., NC.
 I CERTIFY THAT THIS MAP WAS DRAWN
 UNDER MY SUPERVISION FROM SOURCES REFERENCED.
 THE RATIO OF PRECISION IS 1/10000+

Anthony D. Chalk
 ANTHONY D. CHALK
 PLS# 3319

JUNE 16, 2014



N/F BERRY
 517 OAKWOOD AV.



JENNY E. SALDI
 519 OAKWOOD AV.
 LOT 1
 DE. 5493 PG 696
 0.17 ACRES

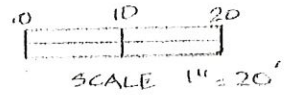
N/F VAN
 403 ELM S

N/F
 FEDDERSEN
 401 ELM S

2 STORY
 BRICK
 HOUSE

PORCH

30" DIAMETER
 SUGAR MAPLE OAKWOOD AV.



- NOTES
1. NOT FOR RECORDING
 2. MAP NOT CERTIFIED BY LOCAL GOVT. AGENCY FOR COMPLIANCE ISSUES.
 3. SUBJECT TO ANY FACTS REVEALED BY FULL TITLE SEARCH.

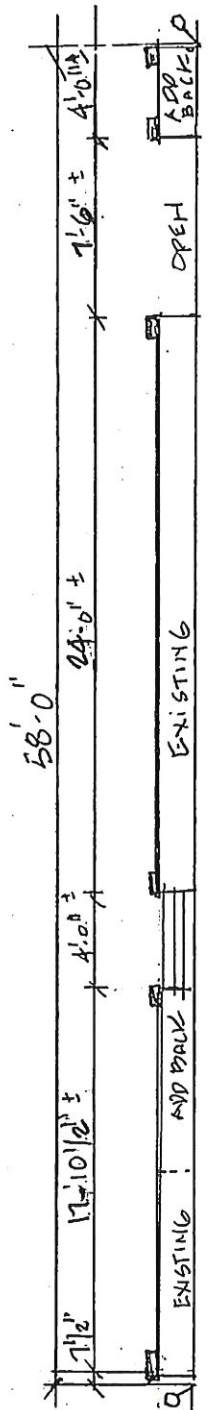
ANTHONY CHALK PLS # 3319
 700 OLD SCARBOROUGH LN.

WALL REPAIR

519 OAKWOOD

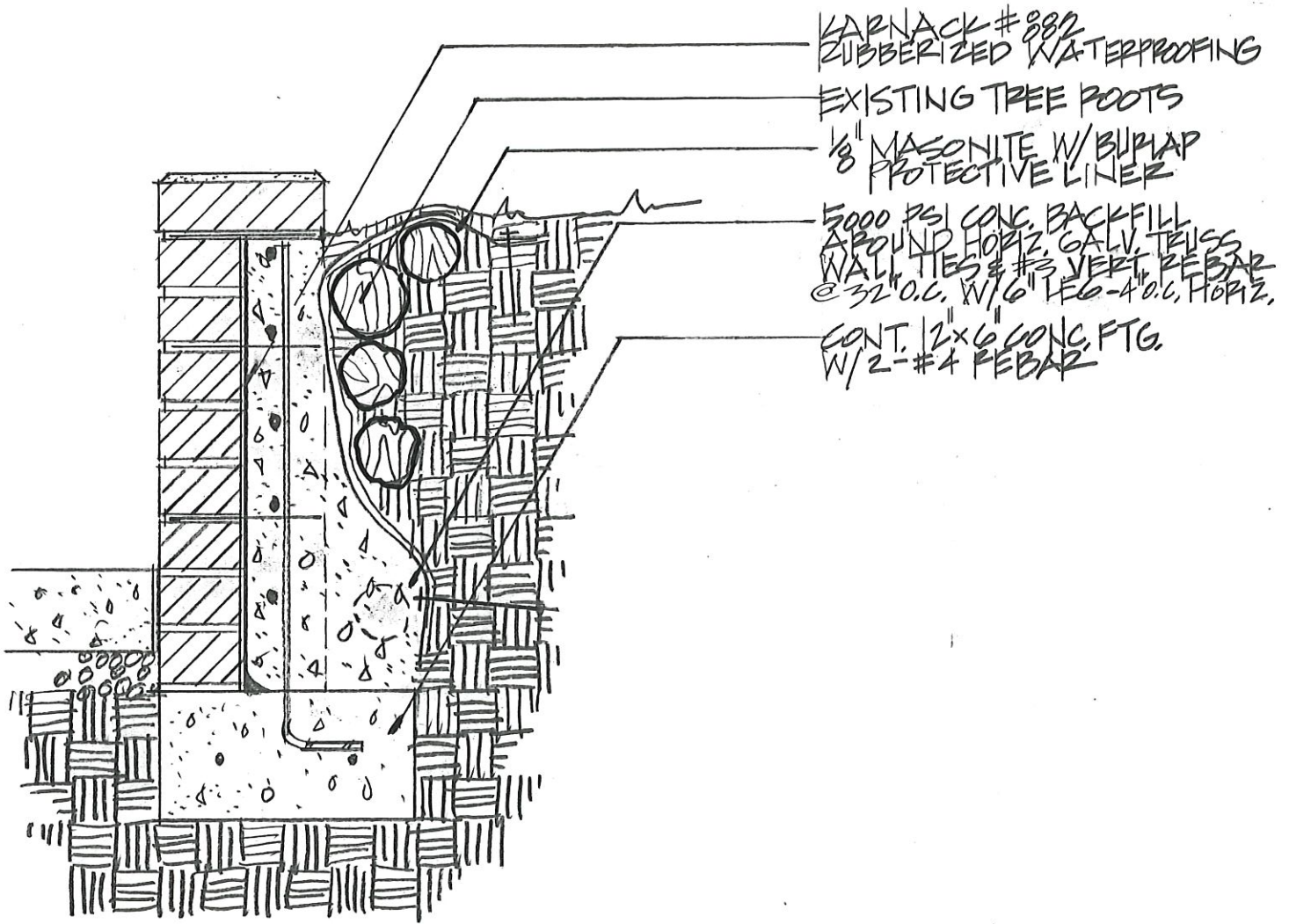
National Brand 42-182 100 SHEETS





———— OAKHOOD AVE ————

1/8" = 1'-0"
 5/8" OAKHOOD AVE



TREE ROOT PROTECTION DETAIL

W/B 5.7.17



May 30th 2017

Site assessment and evaluation

Location of tree: 519 Oakwood Ave.
Raleigh, NC 27601

Overview: There is a red brick retaining wall located in the front of the property. This wall spans the entire length of the property and is bordered by a standard 4' concrete sidewalk on the south side. There are brick steps approximately 16 ft. from the west end of the wall. These steps lead into the property and are a part of the retaining wall. There is a 30 inch diameter *Acer saccharum* (sugar maple) located on the north side of the wall approximately 10' from the west end of the wall. Over the course of the trees life it has grown against the adjacent retaining wall. As a result, the trees roots have damaged the wall and knocked portions of it over. At the present there is a 10' section of the wall missing. There is a healthy area of liriopie where the wall once stood. During an onsite evaluation it was determined that the property owner desires to replace the retaining wall and steps. The existing bricks between the wooden steps and brick steps are also to be removed and replaced with pavers. An illustration was provided that showed the proposed wall. After discussing the demolition and new construction process with the homeowner in detail I am certain that the following methods will ensure the survival of the tree.

Demolition Process: (1) The steps and the portion of the retaining wall left of the steps shall be removed by hand with basic tools and without the assistance of heavy machinery. Care should be taken in this process to avoid contacting any roots with picks, shovels, hammers or any other tool being used. This includes any parts of the foundation that are to be removed. No roots are to be removed from this area without permission of the monitoring arborist.

(2) An air excavation tool such as an air spade with a high power compressor shall be used to assist in the removal of the liriopie. This will allow the roots to be seen and will assist in separating the liriopie from the existing fibrous roots of the tree. No roots are to be removed from this area without permission of the monitoring arborist.

(3) The area where the brick pavers are to be replaced must also be excavated with an air tool to the depth of the proposed sub grade. No picks, shovels or hand tools are to be used in this area until the location of the roots are identified. Roots that exceed ½ inch in diameter are not to be removed from this area without permission of the monitoring arborist.

(4) The portion of wall to the right of the steps shall be removed with heavy equipment. Care should be taken to avoid root damage. Roots that exceed ½ inch in diameter are not to be removed from this area without permission of the monitoring arborist.

A thorough watering should take place following any air excavation. Roots should be sprayed frequently during the air excavation process to help them retain moisture as well.

Construction Process: After all of the roots have been located and the liriopie has been removed the installation of the new wall will take place. The structural / anchoring roots of the Maple tree prohibit the installation of a standard 8" thick wall from one end to the other. Special engineering has been designed to account for the variance in wall thickness due to the impeding roots. The following shall apply to the construction phase to ensure the health and structural integrity of the tree.

- (1) Geotextile fabric shall be laid against exposed roots to prevent mortar and concrete from contacting them. This fabric can remain in place vertically but all excess fabric that covers the root area in a horizontal fashion shall be removed after the construction process.
- (2) Due to the location of the roots, the wall will need to be installed one brick wide along the area of the tree. The engineer has determined that a single brick is not adequate and the void between the brick and roots will need to be filled with cement to add structural support. A form will be installed

along the back side of the new wall this form will be a backer board type material and should not contact the roots directly. It will be separated by the above reference geotextile fabric. Anchors for this form should not be set into the soil within the critical rootzone of the tree. (10' radius from center of tree)

- (3) Installation of new pavers between the wooden and brick steps shall not exceed its current footprint and tamping of soil should be kept to a minimum to avoid destroying pore space.
- (4) Care should be taken throughout the entire construction process to avoid causing root damage.

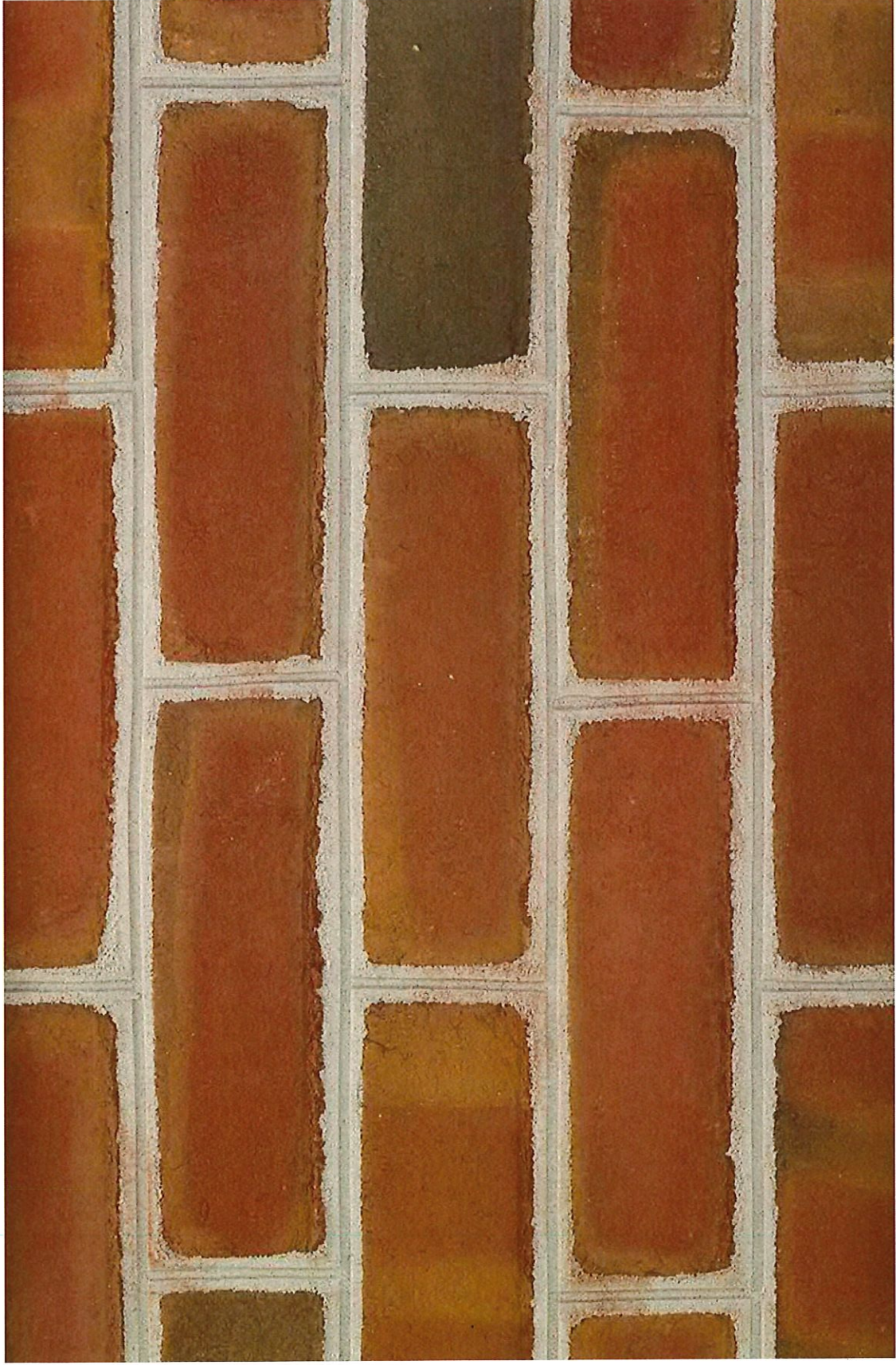
Summary: If all requirements are met the tree should maintain its current state for the foreseeable future. A follow up inspection is advised to assess the tree post construction

Timothy Robbins

Board certified master arborist so-6215BU



Arbormax Tree Service --- 4236 Rockside Hills Drive –
Raleigh, NC 27603 --- [\(919\)412-6790](tel:9194126790)



Cushwa Brick #103 Georgian Modular

ARGOS PORCELAIN

Existing brick at 519 Oakwood (note surface pitting from previous sandblasting) ADWSE



EXISTING BRICK WALL REPAIR





EXISTING BRICK WALL (REPAIR)









