



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

602 E LANE STREET

Address

OAKWOOD

Historic District

Historic Property

064-18-MW

Certificate Number

06-19-2018

Date of Issue

12-19-2018

Expiration Date

## Project Description:

- Replace and extend fence
- Construct patio, stone walkway, retaining walls/seating/steps, and water feature
- Install plantings
- Plant 2 new trees (2 trees to be removed approved on COA 021-17-CA)

*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.*

# Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

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



<input type="checkbox"/> Minor Work (staff review) – 1 copy <input checked="" type="checkbox"/> Major Work (COA Committee review) – 10 copies <ul style="list-style-type: none"> <li><input type="checkbox"/> Additions Greater than 25% of Building Square Footage</li> <li><input type="checkbox"/> New Buildings</li> <li><input type="checkbox"/> Demo of Contributing Historic Resource</li> <li><input type="checkbox"/> All Other</li> </ul> <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;"><b>For Office Use Only</b></p> Transaction # <u>551170</u> File # <u>064-18-DA MW</u> Fee <u>14700</u> Amount Paid <u>14700</u> Received Date <u>04/12/18</u> Received By <u>Pam Best</u>
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Property Street Address 602 E. Lane Street, Raleigh, NC 27601 6/11/18 CHANGED TO MINOR WORK  
WITH CHANGES TO DESIGN  
& MATERIALS BY APPLICANT

Historic District Oakwood

Historic Property/Landmark name (if applicable) \_\_\_\_\_

Owner's Name Leon & Laura Malahias MR 6/19/18

Lot size	(width in feet)	(depth in feet)
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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 (Label Creator).

Property Address	Property Address
see attached	

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 **Laura & Leon Malahias**

Mailing Address **602 E. Lane Street**

City <b>Raleigh</b>	State <b>NC</b>	Zip Code <b>27601</b>
Date <b>09 Apr 2018</b>	Daytime Phone <b>919-889-8389</b>	

Email Address **laurajost@gmail.com**

Applicant Signature *Laura Malahias*

<p>Will you be applying for rehabilitation tax credits for this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Did you consult with staff prior to filing the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p style="text-align: center;"><b>Office Use Only</b></p> <p>Type of Work _____</p> <p style="text-align: center; color: red; font-size: 1.2em;"><u>35, 56, 83, 38, 74</u></p> <p>_____</p>
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**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
1.3	Landscaping	<ul style="list-style-type: none"> <li>- replace current fence and extend fenced area to include side yard</li> <li>- add small patio off of back-porch</li> <li>- replace current plantings in back yard</li> <li>- add small bike shed</li> </ul>
1.4	Fence	
1.6	Accessory structure	
		<p>REMOVED PER APPLICANT MR 6/19/18</p>

**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 12/19/18. 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) \_\_\_\_\_

*Melissa Robb*

Date \_\_\_\_\_

*6/19/18*

	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" or 11" x 17" 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><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 10 copies</b></p>					
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. <b>Paint Schedule</b> (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. <b>Plot plan</b> (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. <b>Drawings</b> showing existing and proposed work <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Plan drawings</li> <li><input checked="" type="checkbox"/> Elevation drawings showing the façade(s)</li> <li><input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required)</li> <li><input checked="" type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.</li> </ul>	<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). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. <b>Fee</b> ( <u>See Development Fee Schedule</u> )	<input checked="" type="checkbox"/>				

**Proposed Scope of Work**

We would like to create a more functional and visually appealing backyard by:

HEIGHT ? FENCE DESIGN MODIFIED TO MATCH EXISTING w/ NEW 42" TALL SECTION

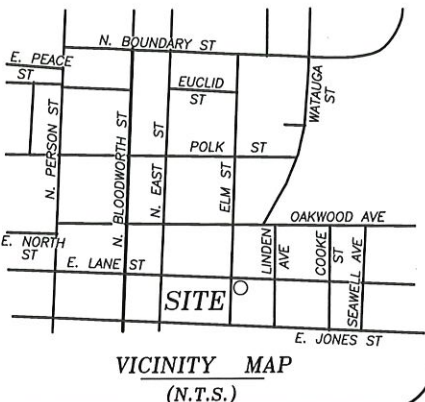
1. ~~Replacing the current fence (56" high) and extending the fence line to encompass the Elm Street side yard. We are proposing an alternating width picket fence (see attached photo) with an open, lattice-style top. The total height of the proposed fence would be 60" with a 12" lattice. The material would be yellow pine, stained gray using a solid wood stain.
  - a. The entrance gate would be shifted down closer to Lane street (see attached landscaping plan)~~
2. Create a small patio off the back porch (see attached landscaping plan)
3. Replace existing plantings to create a more informal aesthetic (see attached landscaping plan)
4. Add a small bike shed (see attached landscaping plan and photo) 4'x10' and 8' tall
5. Replace the hackberry and cherry flanking driveway (see COA 021-17-CA) with a ginkgo and Japanese maple tree, respectively (see attached landscape plan).

REMOVED PER APPLICANT MR 6/19/18

**Proposed style of New Fence and Lattice**



← FENCE STYLE CHANGED TO MATCH EXISTING



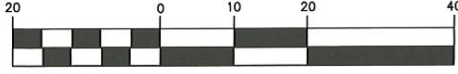
**FLOOD CERTIFICATION**

THIS WILL CERTIFY THAT THE SUBJECT PROPERTY ( ) IS or ( X ) IS NOT located in a SPECIAL FLOOD HAZARD AREA as determined by the Department of Housing and Urban Development, or as shown on the FLOOD INSURANCE RATE MAP.

370243 1704 J  
COMMUNITY # PANEL SUFFIX  
*ALFRED D. NEWSOM*  
PROFESSIONAL LAND SURVEYOR

N/F ALFRED D. NEWSOM  
SUZANA SILVA NEWSOM  
D.B. 8679, PG 1649

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS



( IN FEET )  
1 inch = 20 ft.

L1 ← N 07°00'00" E  
105.00'

**IMPERVIOUS AREA**  
E-HOUSE 1,110 SQ.FT.  
E-PORCH 325 SQ.FT.  
E-DR/WLK/GA 965 SQ.FT.  
P-PORCH 55 SQ.FT.  
P-ADDITION 100 SQ.FT.  
TOTAL 2,555 SQ.FT.  
50.7% IMPERVIOUS

PARCEL 6261  
TAX MAP 1704.20  
BLOCK 90  
5,040 SQ.FT.  
0.12 ACRES

**LEGEND**

- EXISTING IRON PIPE
- NEW IRON PIPE
- NAIL FOUND
- × COMPUTED CORNER
- POWER BOX
- TELE
- CATV
- ☆ LIGHT POLE E=EXISTING
- ☆ UTILITY POLE P=PROPOSED
- ☆ FIRE HYDRANT

D.B. 16441, PG 1957

N/F ASA ORIN BISHOP III  
HEATHER VOCKERY BISHOP  
D.B. 15436, PG 1395

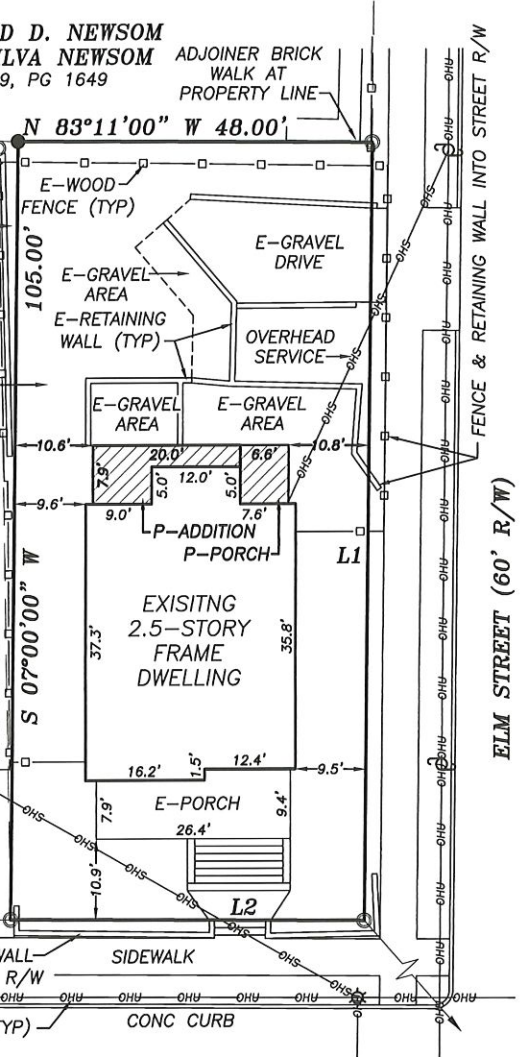
NOTE:  
THIS PROPERTY DOES NOT LIE WITHIN 2000' OF A N.C.G.S. MONUMENT.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

UTILITIES SHOWN ARE FOR REPRESENTATION ONLY AND NOT TO BE USED FOR PROPERTY LINE LOCATION

ALL CREEKS, EASEMENTS, BUFFERS, FLOOD LIMITS & SETBACKS TAKEN FROM TAX MAP 1704.20, BLOCK 90.

L2 ← S 83°11'00" E  
48.00'



E. LANE STREET (66' R/W)

N 34°44'09" W 44.57'  
TIE TO THE CENTERLINE INTERSECTION OF ELM STREET & E. LANE STREET

I, Jeffrey H. Davis, PLS, certify this map was drawn under my supervision from an actual survey made under my supervision; and that the error of closure as calculated by latitudes and departures is 1/10,000+; that the boundaries not surveyed are shown as broken lines plotted from information found in Book - ; Page - ; that this map was prepared in accordance with G.S. 47-30 amended.

Witness my original signature, registration number and seal this 31ST day of OCTOBER 2016.

PRELIMINARY PLAT, NOT FOR RECORDATION, CONVEYANCES, OR SALES  
THIS PLAN MUST BE APPROVED BY ALL STATE AND LOCAL REVIEWING AUTHORITIES FOR CONCURRENCE WITH SITE ZONING AND CODE OF ORDINANCES

Signed *ALFRED D. NEWSOM*



SITE PLAN CREATED 02-28-2017

PLAN INFORMATION BLOCK		
Footprint:	Total Square Feet:	
Crawl:	Slab:	Basement:
Mean Height:	Stories:	
Facade:		
Impervious Surface Area:		

**SITE PLAN**

C.N. = 24556  
R.O.M. D.B. 16441  
PAGE 1957  
CO. REG.

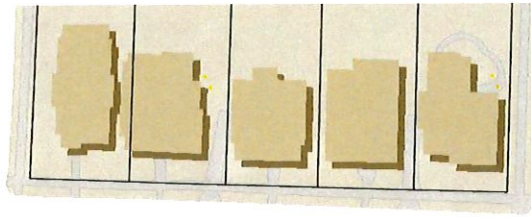
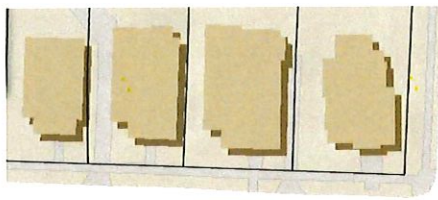
LEON MALAHIAS  
LAURA MALAHIAS  
PARCEL 6261  
TAX MAP 1704.20, BLOCK 90  
602 E. LANE STREET  
RALEIGH NORTH CAROLINA  
DATE: 10-31-2016 DWG. NO. A-20884  
SCALE: 1" = 20'



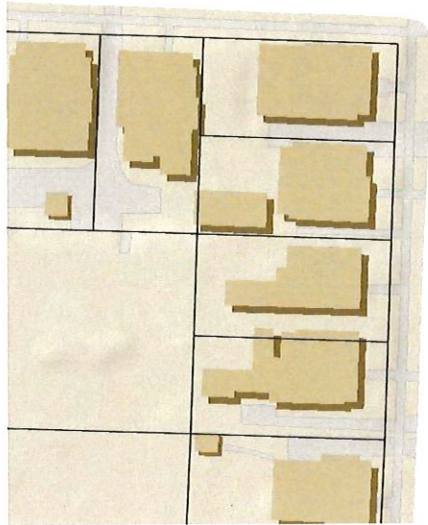
**TURNING POINT SURVEYING PLLC**  
4113 JOHN S. RABOTEAU WYND  
RALEIGH, NORTH CAROLINA 27612  
FAX (800)948-0213 PH (919)781-0234  
License No: P-0121

Malhias COA Application – 602 E. Lane Street

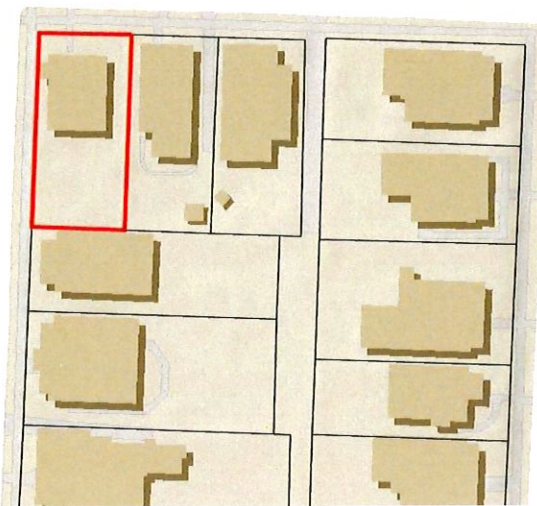
Street map for 602 E. Lane St



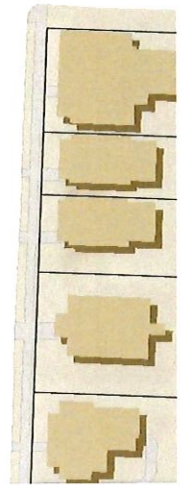
ane St



Elm St



Linden Ave



**Photos of the existing front, side and backyard**

















## Robb, Melissa

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**From:** Laura Malahias <laurajost@gmail.com>  
**Sent:** Monday, June 11, 2018 12:37 PM  
**To:** Robb, Melissa  
**Cc:** Tully, Tania; Kinane, Collette; leon malahias  
**Subject:** Re: COA Meeting - Thursday, May 24, 2018 - 064-18-CA (602 E Lane) - Initial Staff Comments  
**Attachments:** Malahias updated patio drawings.pdf

Hi Melissa,

Please see attached supporting documentation for questions 2 and 3 below. Please let us know if there is anything else you need.

Thanks,  
Laura

On Thu, May 3, 2018 at 11:31 AM, Robb, Melissa <[Melissa.Robb@raleighnc.gov](mailto:Melissa.Robb@raleighnc.gov)> wrote:

Laura,

Thanks for the updated drawing and the tree protection plan. There are a few notes that should be shared with the contractor to protect the large walnut since you'll be digging nearby for the retaining wall:

- Hand excavate footings;
- Cut all roots larger than 1" cleanly with proper tools such as an axe, saw or loppers;
- Water entire area under tree during periods of drought for one year following construction (1" water/week);
- Install 4" mulch in protected area, placing plywood sheets over mulch in areas where construction traffic occurs;
- Do not store heavy materials in protected area

We look forward to getting more information as you have it.

Melissa

**From:** Laura Malahias [mailto:[laurajost@gmail.com](mailto:laurajost@gmail.com)]  
**Sent:** Wednesday, May 02, 2018 9:48 AM  
**To:** Robb, Melissa <[Melissa.Robb@raleighnc.gov](mailto:Melissa.Robb@raleighnc.gov)>  
**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>; leon malahias <[leon.malahias@gmail.com](mailto:leon.malahias@gmail.com)>  
**Subject:** Re: COA Meeting - Thursday, May 24, 2018 - 064-18-CA (602 E Lane) - Initial Staff Comments

Thanks for your response Melissa. I'm attaching the landscaping plan with annotations for the trees we plan to remove as well as replacement trees. The red circles are the new trees and the starred trees are the ones being removed.

One quick question with regard to the request for a tree protection plan. We had a plan generated for our recent construction work. Is the existing plan sufficient? It is attached. As a reminder, the only work that is near the walnut tree is to replace the original timber retaining wall with a brick wall.

We are still working on the scaled elevation drawings and will get those to you asap.

Thank you,

Laura

On Thu, Apr 26, 2018 at 3:22 PM, Robb, Melissa <[Melissa.Robb@raleighnc.gov](mailto:Melissa.Robb@raleighnc.gov)> wrote:

Laura,

Thank you for your update. I've got responses below in red.

Melissa

**From:** Laura Malahias [mailto:[laurajost@gmail.com](mailto:laurajost@gmail.com)]

**Sent:** Wednesday, April 25, 2018 1:02 PM

**To:** Robb, Melissa <[Melissa.Robb@raleighnc.gov](mailto:Melissa.Robb@raleighnc.gov)>

**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>; leon malahias <[leon.malahias@gmail.com](mailto:leon.malahias@gmail.com)>

**Subject:** Re: COA Meeting - Thursday, May 24, 2018 - 064-18-CA ([602 E Lane](#)) - Initial Staff Comments

Hi Melissa,

Thanks again for taking time to talk with me yesterday regarding our major work application. After reviewing the options with my husband we have decided to modify our application to do the following:

- Replace our current fence with a fence of the design previously submitted (without the lattice top) at a height of 48" inches (matching our existing fence height). **OK**



- Extend the fence line to encompass our side yard as outlined in our original application. The fence height in this section will be 42" to match the design proposed for the back yard fence. **OK**
- Remove the two trees on either side of our parking pad as requested in our first major application (our remaining condition was to provide replacement trees which we did in this most recent application) **I cannot tell from your site plan which are the existing trees and which are new.**
- Complete the hardscaping work proposed in our original application (patio, stairs, retaining wall) **Please provide the additional details requested in 2, 3 and 4 from my April 23 email below.**
- Of note, we will not proceed with the bike shed at this time and will do that under a separate application at a later date **OK**

It is our understanding that the above work can be completed with a minor work application as it encompasses less than 50% of our side and back yard and the fence is existing and/or is in line with the 42" requirement. **Do we need to submit a separate application or can our major application somehow be converted to a minor work application?** **We will change this to a minor work application as soon as we can review the additional materials requested.**

We will prepare a response to your list of additional information needed as applicable to our revised plan (not doing bike shed at this time). For future reference, can you please provide clarification on this request:

1. Please provide a site plan of your property that is zoomed out slightly from the landscaping site plan to show the relationship of your house and the neighbor's house at 226 Elm St. It will be important that none of your new, taller landscape elements (such as the bike shed and the taller fence) are closer to Elm St than the front of their house sits to Elm St.

**Does 'front of the house' refer to the line of the front porch or the house facade? It's the front wall of the neighbor's house. I've created a sample of the plan view I requested (attached). Since you are on a corner lot, the relationship of your house/landscaping/accessory buildings/fence is important to both your neighbors at [606 E Lane St](#) and at 226 Elm St. The blue line that's in the attached document shows approximately where the front wall of the 226 Elm St house sits in relationship to the your house and yard. Generally, anything taller than a 42" fence needs to be east of that line. (Of course this does not apply to the replacement of your existing fence with a fence of the same height in the same location.) So when you decide to construct your bike shed it must be east of that line.**

Thank you again for your assistance with this.

Best,

Laura

On Mon, Apr 23, 2018 at 5:17 PM, Robb, Melissa <[Melissa.Robb@raleighnc.gov](mailto:Melissa.Robb@raleighnc.gov)> wrote:

Laura,

Thank you for submitting a Major Work Certificate of Appropriateness (COA) application. Your application has been placed on the May 24, 2018, agenda of the COA Committee of the Raleigh Historic Development Commission. The meeting will be held at 4:00 p.m. in the City Council chamber.

Based on what was submitted, the agenda will describe the request as follows. Please let staff know if this is inaccurate.

Construct bike shed; replace and extend fence; construct patio; install plantings

In preparation for completing the staff report, staff has made an initial review of your application regarding clarity and completeness and has the following questions, comments, and suggestions:

1. You provided excellent current photos of the site, but most of them were not labeled. Please label all photos clearly. The photos in the application for 917 W South St (COA 003-18-CA) are well labeled. You can find that January 2018 application on the [City's website](#).
2. Please provide more information about the retaining walls, patio, stepping stones and rear steps. What are the materials? Please provide more specific information and color photos of the materials. Also, please provide scaled elevation and section drawings of the retaining walls and stairs with dimensions noted. This will show them both from a front view and from a side view, just like cutting through a layer cake and showing all the materials and where the ground level will be on both sides of the walls. Also, unless you are using brick, please provide evidence of the materials used on other COA-approved projects in Oakwood.
3. Please provide more information about the pondless waterfall. What are the materials? What is the design? Provide elevation and section drawings showing dimensions (see notes about the walls and stairs above), and photos if you have one you are replicating.
4. Please provide a tree protection plan for the existing trees in the back yard. Since there will be a fair amount of ground disturbance during the landscaping project, your arborist can recommend the best methods to preserve the trees. Your tree protection plan should show the critical root zone and the diameter of the trees (dbh). The tree protection plan should be from an arborist certified by the [International Society of Arboriculture](#) or a licensed landscape architect.
5. Please provide more detailed drawings of the proposed bike shed, including the dimensions and elevation views from the front and side. Please label all materials on the drawings (such as siding, trim, foundation and roofing), as well as material specification sheets for any doors and windows.
6. Please provide a site plan of your property that is zoomed out slightly from the landscaping site plan to show the relationship of your house and the neighbor's house at 226 Elm St. It will be important that none of your new, taller landscape elements (such as the bike shed and the taller fence) are closer to Elm St than the front of their house sits to Elm St.
7. Please provide a drawing showing the fence you would like to install, with dimensions indicated. You show elements from two different fences in two different photos, but not how these elements will look together. Note that the fence you showed in Oakwood with a similar open lattice top was approved because the entire landscape design and fence tied into the Asian influences on the house, a unique situation in the district. If you would like to include the photo please provide it labeled with the address.
- 8.

Staff has also made an initial review for adherence to the [Design Guidelines](#) and offers the following guidance and examples of the type of evidence included in successful applications.

1. You should understand that the COA Committee is unlikely to approve the fence design/height you propose, as it is in direct conflict with Design Guideline 1.4.11: "It is not appropriate to introduce visually opaque screening plantings, walls, or fences taller than 42" or that are more than 65% solid into the front yard area (and/or street side yard area of a corner lot) unless historic evidence exists." Staff will likely recommend denial of the fence due to this conflict with the guidelines. The subject of taller fences on corner lots has been a subject of contention in the historic district, which is why the guideline now specifies the height limitation and transparency. You can look at the [COA application](#) from last June/July for case 089-17-CA at 523 Elm St where this topic was thoroughly reviewed. I've attached the certified record/minutes so you will see the discussion from the COA Committee members and the conditions they imposed for that case.
2. Since you have a fence now that encloses a portion of the yard, the options are to either keep the fence you have, install a new one of the same height in the same footprint, or install a fence of 42" in height to cover the expanded area.

**Any amendments or additional documents must be received via email by 10:00 am Monday, April 30, 2018, to guarantee inclusion in the staff report. For clarity you might consider providing a single sheet that summarizes the additional details requested, or you can update the scope of project page.**

A few additional notes regarding the process:

- The agenda, information letter, and staff report will be sent via email May 11, 2018.
- A sign will be posted on the property by May 11. The applicant is required to return the posted sign to Planning either at the public meeting or within 3 business days following the public meeting.
- City policy requires that any presentations must be emailed to staff prior to meetings in Council Chambers and may not be loaded from non-employee flash drives. The deadline for providing staff with a presentation is 10:00 am, Tuesday, May 22. Most COA applications do not need a formal presentation.
- If any documents are brought to the meeting at least 10 sets should be provided.

Please let me know if you have any questions.

Best,

Melissa

**Melissa Robb**

Preservation Planner

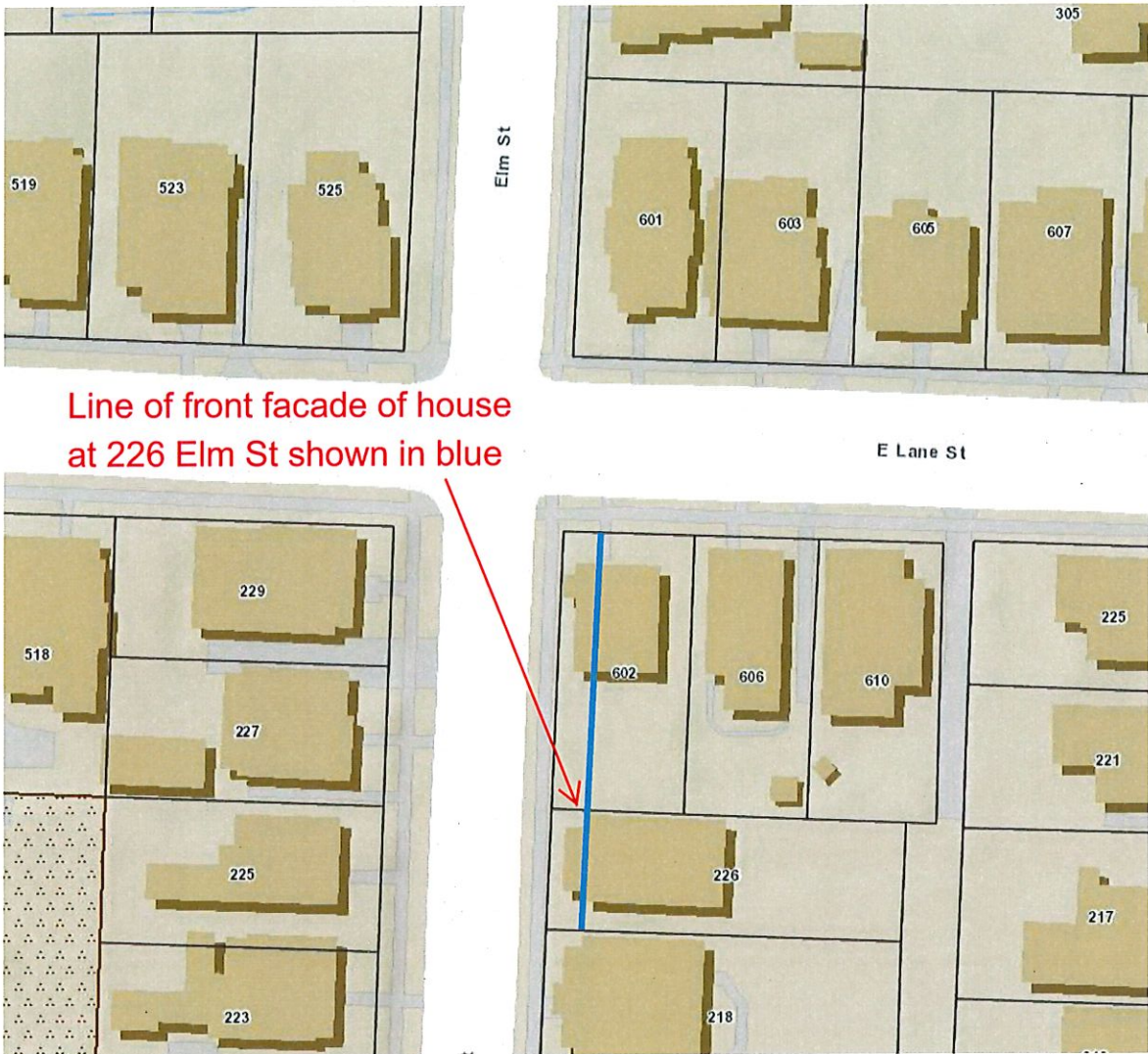
■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2632 | [raleighnc.gov](http://raleighnc.gov)

4/26/18 SAMPLE PROVIDED TO APPLICANT

602 E Lane St neighborhood context



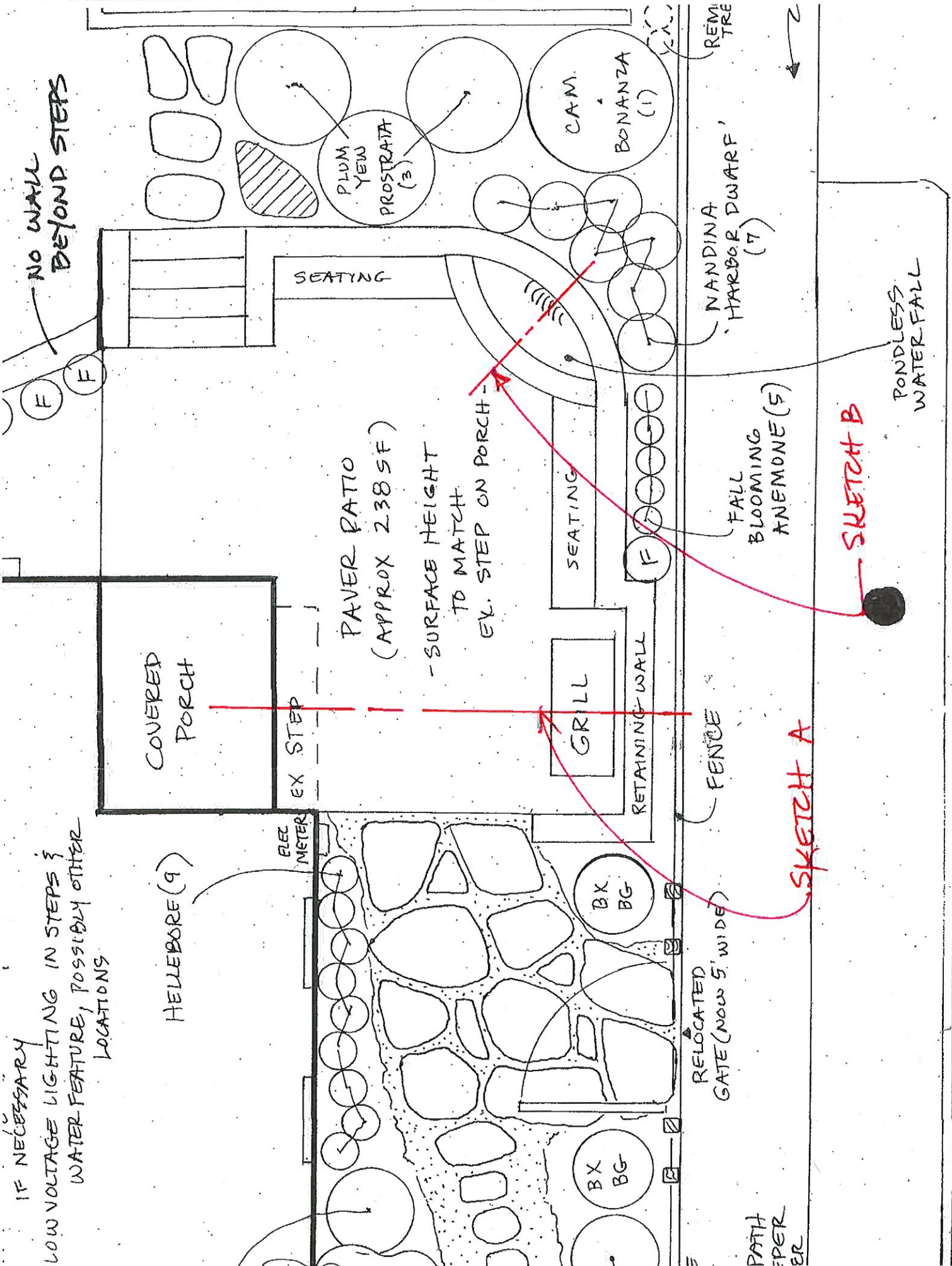
Line of front facade of house  
at 226 Elm St shown in blue

Note: The small porch addition shown on the west side of the house at 602 E Lane St is no longer there. It was removed during a rehabilitation project in 2017.

IF NECESSARY  
LOW VOLTAGE LIGHTING IN STEPS &  
WATER FEATURE, POSSIBLY OTHER  
LOCATIONS

NO WALL  
BEYOND STEPS

HELLEBORE (9)



SEATING

PAVER RATIO  
(APPROX 2.38 SF)

- SURFACE HEIGHT  
TO MATCH  
EX. STEP ON PORCH -

GRILL

SEATING

RETAINING WALL

FENCE

RELOCATED  
GATE (NOW 5' WIDE)

PATH  
PER

FALL  
BLOOMING  
ANEMONE (5)

'NANDINA  
'HARBOR DWARF''  
(7)

CAM.  
BONANZA  
(1)

PLUM  
YEW  
PROSTRATA  
(3)

SKETCH B

SKETCH A

PONDLESS  
WATER FALL

REMI  
TRE



BRICK RETAINING WALL  
& STEPS

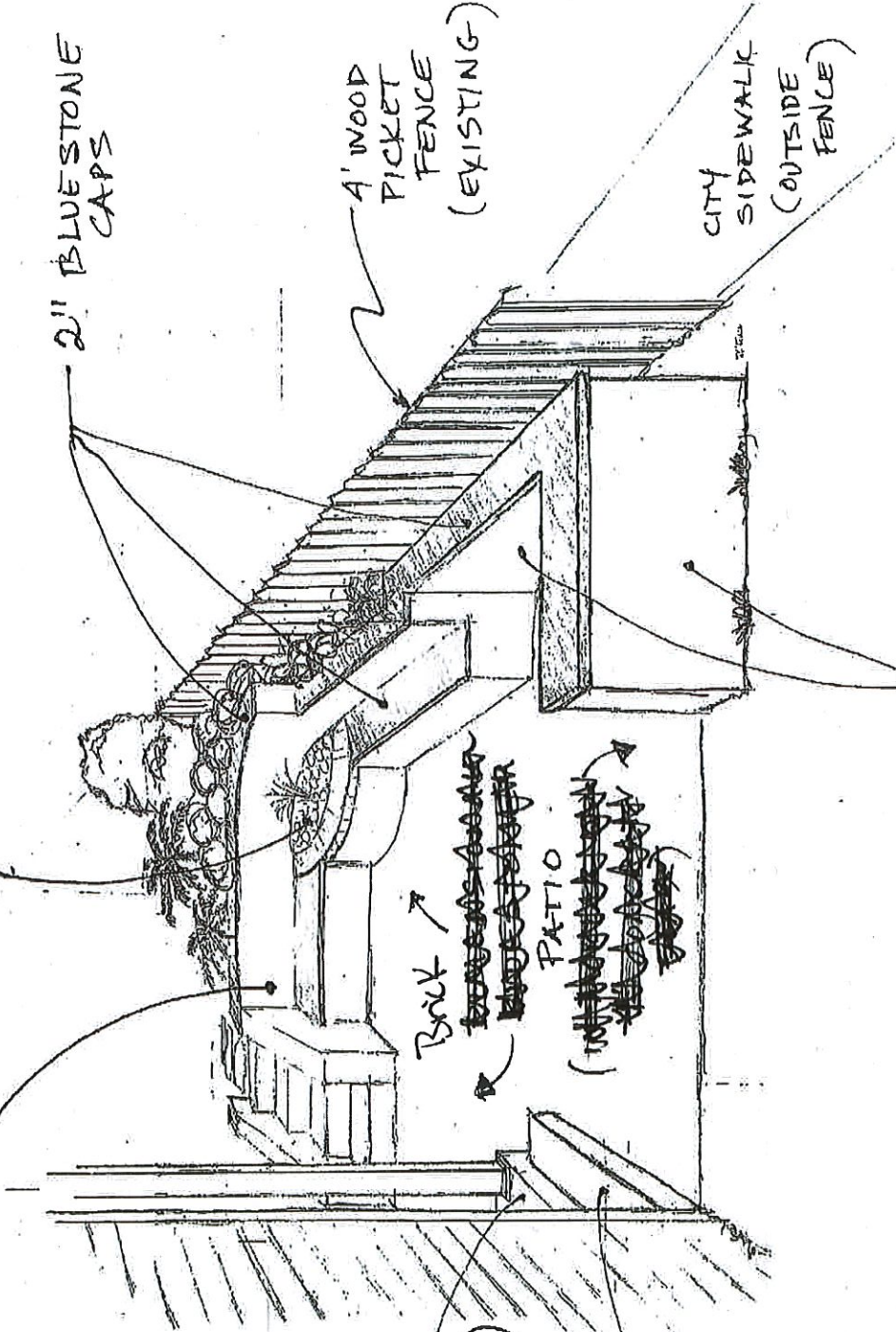
FONDLESS WATER FEATURE

2" BLUESTONE CAPS

4' WOOD PICKET FENCE (EXISTING)

CITY SIDEWALK (OUTSIDE FENCE)

FREESTANDING DOUBLE FACED BRICK WALL



Back →

PATIO

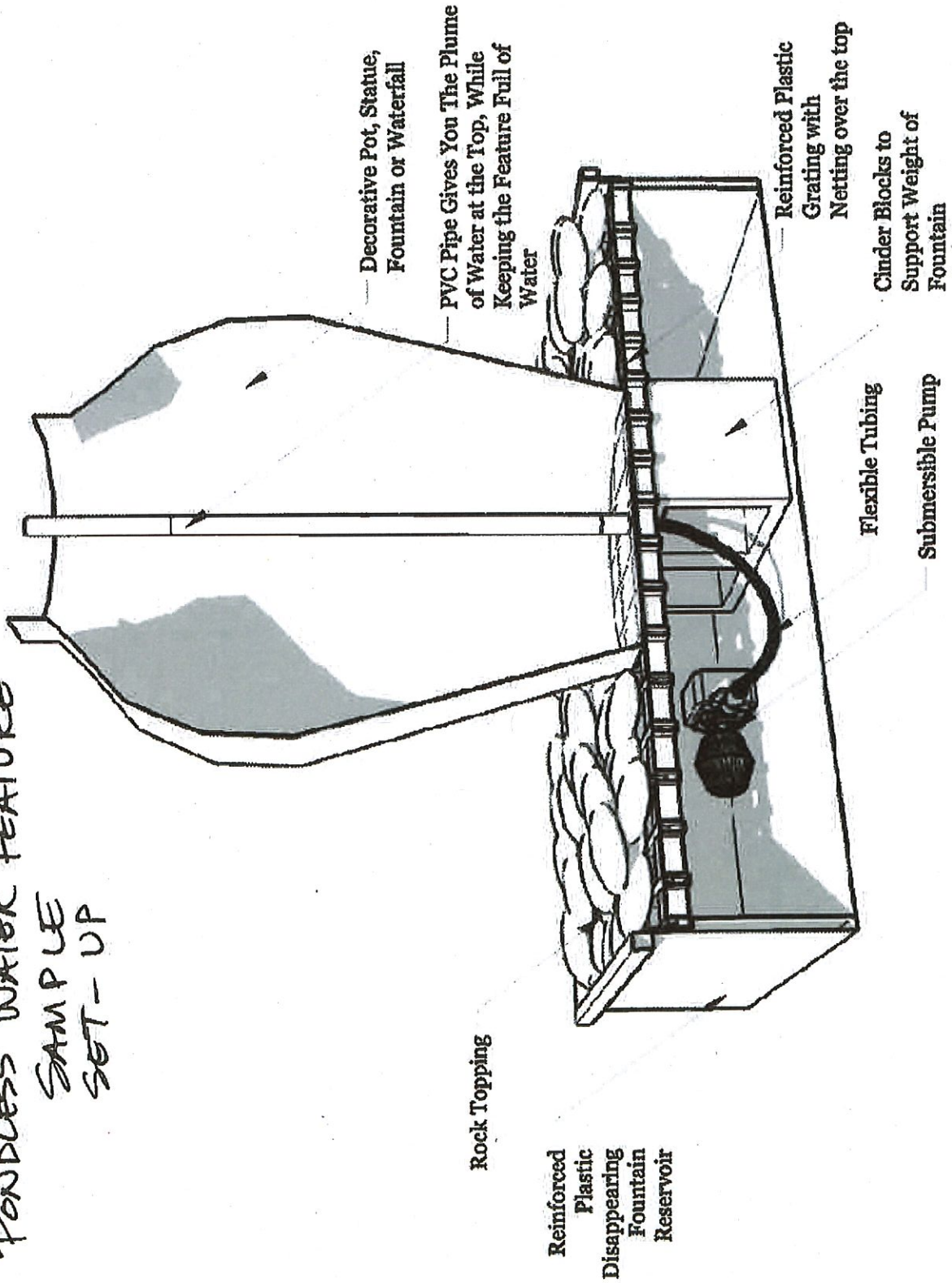
EXISTING COVERED PORCH (BRICK & BLUESTONE)

EXISTING BRICK STEP

NOTE:

BRICK & BLUESTONE TO MATCH THE SAME AS USED ON COVERED PORCH.

PONDLESS WATER FEATURE  
SAMPLE  
SET-UP



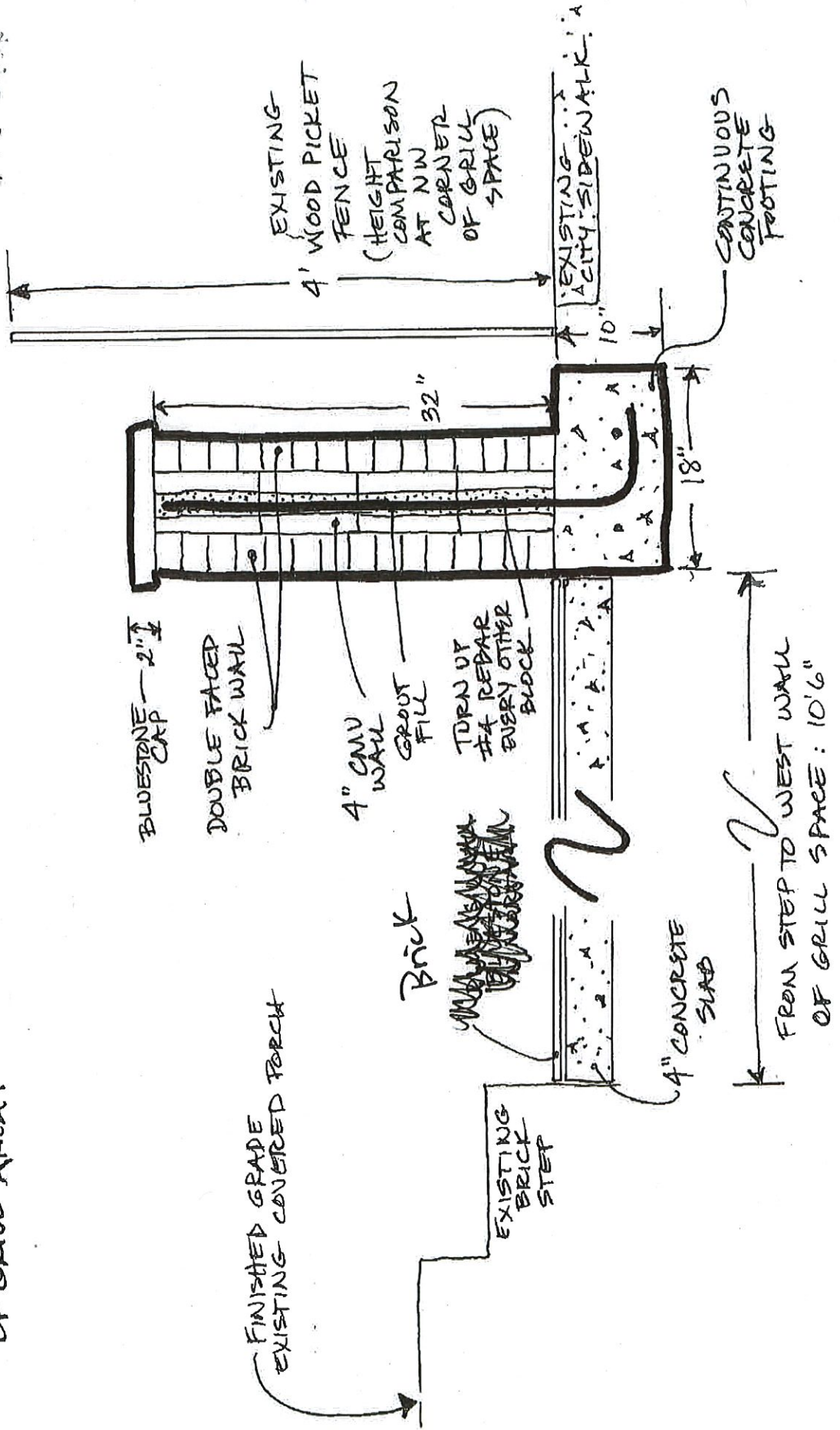




SAMPLE OF PONDLESS  
WATER FEATURE

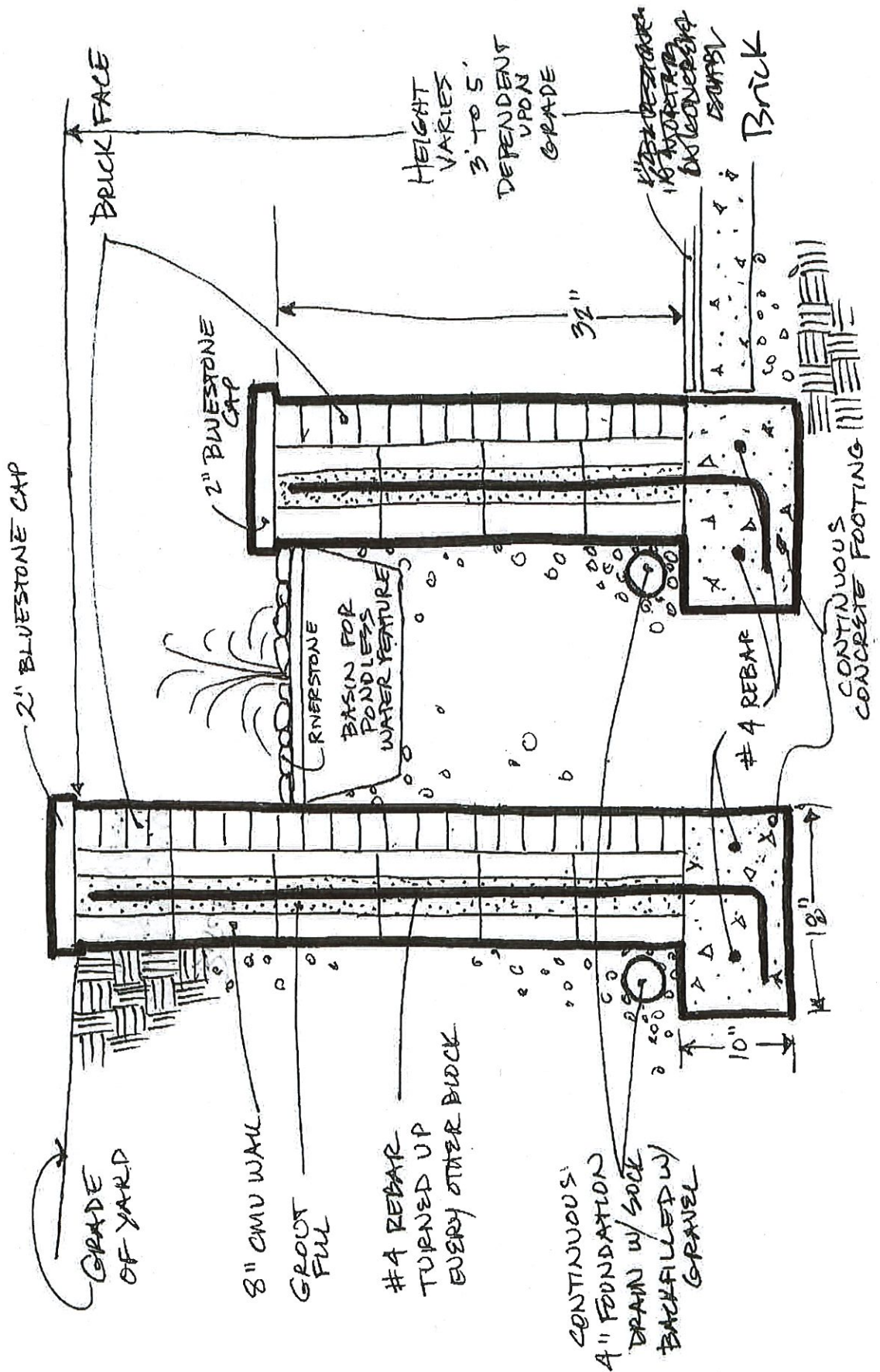
# Sketch A

FREESTANDING WALL USED FOR NORTH & WEST SIDE OF GRILL AREA.



# SKETCH B

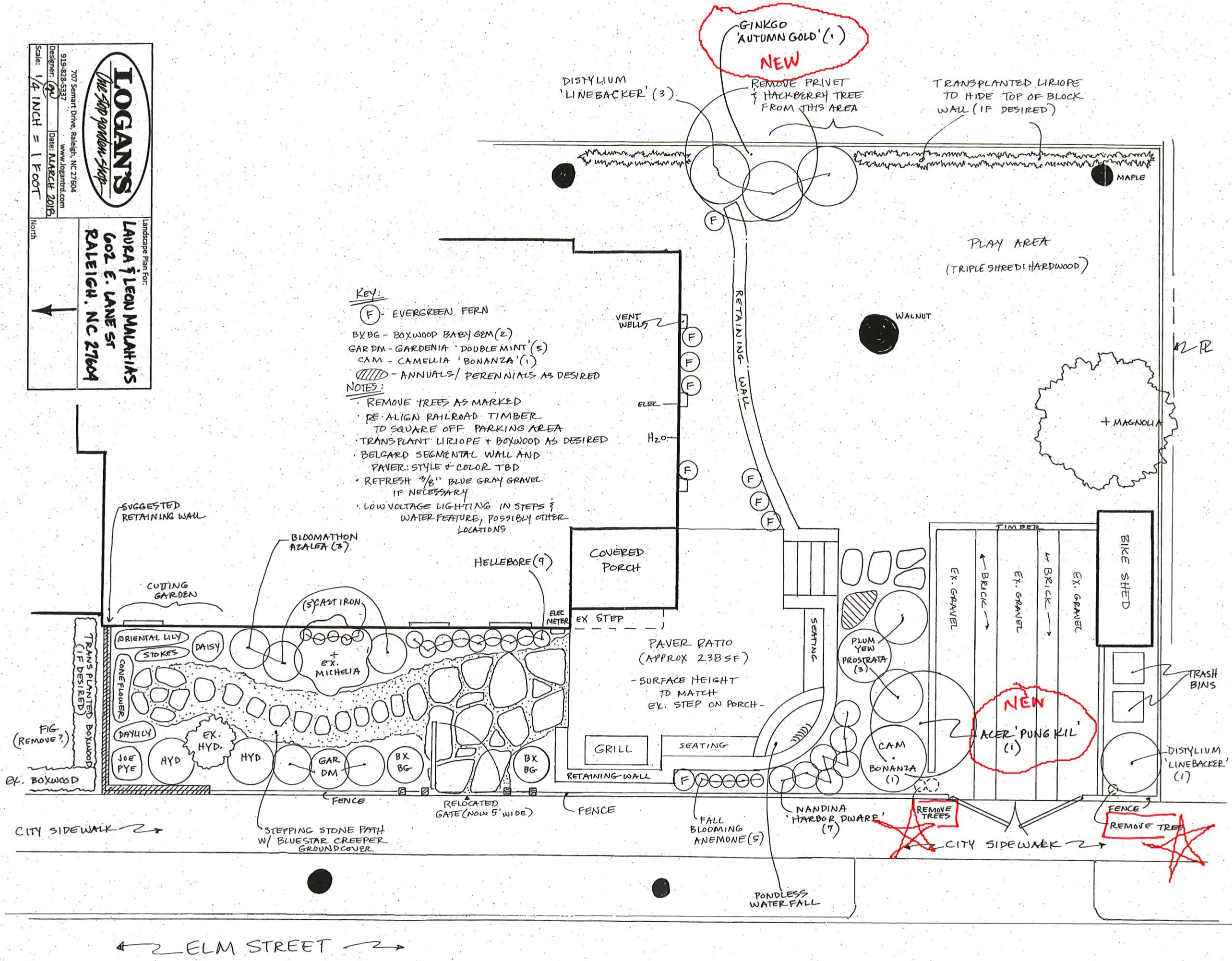
RETAINING WALLS WITH  
PONDLESS WATER FEATURE



**LOGAN'S**  
*The Sharp Garden Shop*  
 707 Semart Drive, Raleigh, NC 27604  
 919-828-5537 www.logans.com  
 Designer: (9) Date: MARCH 2016  
 Scale: 1/4 INCH = 1 FOOT  
 North ↑

Landscape Plan For:  
**LAURA & LEON MAHAHAKS**  
 602 E. LANE ST  
 RALEIGH, NC 27604

- KEY:**
- (F) - EVERGREEN FERN
  - BXBG - BOXWOOD BABY GEM (2)
  - GARDM - GARDENIA 'DOUBLE MINT' (5)
  - CAM - CAMELLIA 'BONANZA' (1)
  - (//) - ANNUALS/PERENNIALS AS DESIRED
- NOTES:**
- REMOVE TREES AS MARKED
  - RE-ALIGN RAILROAD TIMBER TO SQUARE OFF PARKING AREA
  - TRANSPLANT LIRIOPE + BOXWOOD AS DESIRED
  - BELCARD SEGMENTAL WALL AND PAVEMENT: STYLE + COLOR TBD
  - REFRESH 3/8" BLUE GRAY GRAVEL IF NECESSARY
  - LOW VOLTAGE LIGHTING IN STEPS + WATER FEATURE, POSSIBLY OTHER LOCATIONS



← ELM STREET →



## Tree Protection & Care Plan

*Malahias Residence  
602 E Lane Street*

**Prepared For:**

Leon & Laura Malahias  
602 E Lane St  
Raleigh, NC 27601

**Prepared By:**

Leaf & Limb  
511 Nowell Road  
Raleigh, NC 27607

**Consulting Arborist:**

**Joseph A Joyner**  
Certified Arborist SO-6755A

March 2016

## Table of Contents

<b>1. Tree Care Plan Overview</b> .....	<b>3</b>
<b>2. Tree Care Plan</b> .....	<b>4</b>
2.1 Pre-Construction Phase .....	4
2.2 Construction Phase .....	4
2.3 Post-Construction Phase .....	4
<b>3. Definition of Treatment Terms</b> .....	<b>5</b>
3.1 Crown Clean .....	5
3.2 Structural Prune .....	5
3.3 Construction Clearance Prune .....	5
3.4 Critical Root Zone Soil Improvement.....	5
3.5 Monitor.....	5
3.6 Phytophthora Treatment.....	5
3.7 Plant Growth Regulator .....	6
3.8 Root Prune .....	6
3.9 Water .....	6
3.10 Wood Borer Control.....	6
3.11 Tree Protection Fencing.....	
<b>4. Figure One: Critical Root Zone Improvement Area</b> .....	<b>7</b>
<b>Disclaimer</b> .....	<b>8</b>

## **1. Tree Care Plan Overview**

Leon & Laura Malahias engaged Leaf & Limb to prepare a Tree Care & Protection Plan for the mature 32” Black Walnut located behind their home. During the planned additions, there will be construction work done in the tree’s critical root zone. This construction will stress the tree, making it more susceptible to disease, decline and death. We designed this tree care plan to reduce stress on the tree and help it recover from construction impacts, with the goal of maintaining the beauty of the Malahias’ Black Walnut for years to come.

Like any historical preservation project, this historic oak needs proper treatment before, during and after construction. Prior to construction, care includes improving the quality of the tree’s root zone, inoculating the tree against common opportunistic pests, and using treatments to encourage the tree to put energy into defense. During construction, tree care involves both planned actions, such as continued pest treatments and watering, and reactive actions, such as construction logistical support and treatment of emerging issues. Post construction, the tree will need at least one year of pest treatments and watering, with long term care integrated into the maintenance plan for the facility.

All care should be done under the direct supervision of an ISA Certified Arborist. Details of the plan are described below.

## **2. Tree Care Plan**

We've listed care plans for each phase of construction below. If any treatment cannot be completed during its defined phase, it should be done as soon as possible and when biologically appropriate. Treatment terms are defined in "Section 3. Treatment Terms." All treatments should be done under the direct supervision of an ISA certified arborist.

### **2.1 Pre-Construction Phase**

Provide the following tree treatments prior to construction:

1. *Crown Clean*
2. *Structural Prune*
3. *Wood Borer Control*
4. *Critical Root Zone Soil Improvement*
5. *Plant Growth Regulator*
6. *Phytophthora Treatment*
7. *Water*
8. *Construct the Tree Protection Zone fencing*

### **2.2 Construction Phase**

Provide the following tree treatments during construction:

1. *Wood Borer Control*
2. *Phytophthora Treatment*
3. *Water*
4. *Monitor*
5. *Root prune*
6. *Construction Clearance Prune*

### **2.3 Post-Construction Phase**

Provide the following tree treatments for at least one year post construction:

1. *Wood Borer Control*
2. *Phytophthora Treatment*
3. *Water*
4. *Monitor*



### **3. Definition of Treatment Terms**

#### **3.1 Crown Clean**

Prune in accordance with ANSI A300 standards with the goal of removing all dead, dying and diseased branches.

#### **3.2 Structural Prune**

Prune in accordance with ANSI A300 standards with the goal of creating a healthy structure for a fully mature willow oak. This should be done primarily by repairing previous improper pruning cuts, repairing storm damaged branches, cleaning up branch tares and removing excessive water sprouts. At no point should structural pruning, combined with construction clearance pruning, remove more than 15% of live wood per growing season.

#### **3.3 Construction Clearance Prune**

Prune in accordance with ANSI A300 standards with the goal of creating clearance, as necessary and on a case by case basis, to allow for construction logistics to proceed without damaging tree branches. Construction clearance pruning should be done in such a way as to minimize the removal of live wood. At no point should construction pruning, combined with any other pruning, remove more than 15% of live wood per growing season.

#### **3.4 Critical Root Zone Soil Improvement**

In the area specified in Figure One, perform the following procedure. Use a compressed air tool to mix cow manure compost, low total nitrogen granulated fertilizer and soil amendments into the soil to a depth of ten inches. Do not add more than ten percent compost per volume of soil aerated. Within twenty-four hours of soil aeration, deeply water the area and cover with two inches of triple shredded hardwood mulch or four inches of course wood chips.

#### **3.5 Monitor**

As frequently as necessary, but at least once per season, inspect the roots, trunk and branches of the tree from all sides, looking for emerging issues. If issues are identified, provide descriptions of problems and proposed solutions to the owner.

#### **3.6 Phytophthora Treatment**

Treat according to label for phytophthora utilizing soil inoculation treatments of *trichoderma* and phosphite.

### **3.7 Plant Growth Regulator**

Treat tree with Paclobutrazol according to label and with consideration of species specific reactions. Trees which have experienced root loss should have their treatment adjusted down to prevent excessive dosing.

### **3.8 Root Prune**

Root pruning should take place before site clearing, grade lowering or trenching within the critical root zone. Root pruning should be done along the edge of this disturbance, on the side closest to the tree trunk. Prior to root pruning, spray paint on the ground the edge of the anticipated construction disturbance described above and verify it with the site superintendent.

Use a compressed air tool to expose tree roots four inches behind the line and to a depth of ten inches. Cleanly sever all roots between 1” and 1.5” in diameter. If roots over 1.5” in diameter are exposed, do not cut the roots and instead contact owner. Do not cut roots over 1.5” in diameter.

Cover the exposed roots with high quality soil or wet burlap within twenty-four hours. Do not allow roots to dry out or desiccate. Mark the location of root pruning with flagging and fencing.

### **3.9 Water**

Cover the critical root zone with six inches of course wood chips. Provide adequate water in the critical root zone during the growing season to ensure the soil moisture in the top eight inches of soil remains above the permanent wilt point. Soil should remain moist, but should not be watered so frequently as to create long term saturated conditions.

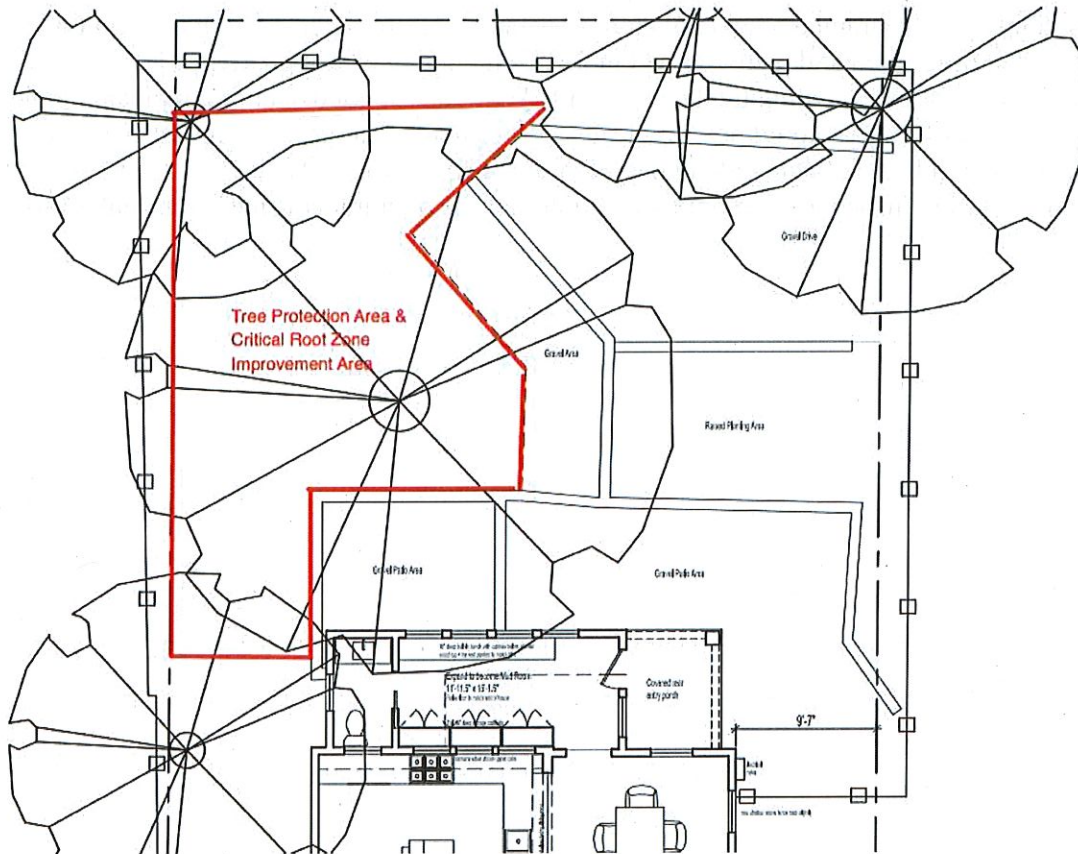
### **3.10 Wood Borer Control**

Treat trees for wood boring insects according to label. Preference should be given to treatments which are performed using soil inoculations or bark sprays.

### **3.11 Tree Protection Fencing**

Construct tree protection fencing around the Walnut to establish a tree protection zone. Utilize tall (minimum 3 feet high), bright orange, protective fencing. 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. In this case, the tree protection fencing will be constructed along the red lines on the below site plan.

#### 4. Figure One: Critical Root Zone Improvement Area



## **Disclaimer**

As trees and other plant life are living (changing organisms affected by factors beyond our control) no guarantee on tree, plant or general landscape safety, health or condition is expressed or implied and is disclaimed in this contract unless that guarantee is specifically stated in writing by the company. Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree or guarantee that a tree will be healthy or safe under all circumstances. Trees can be managed but not controlled. Site inspections do not include internal or structural considerations unless so noted.