

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



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services
Customer Service Center
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RALEIGH HISTORIC DEVELOPMENT COMMISSION

CHK # 2767

- Minor Work (staff review) – 1 copy
- Major Work (COA Committee review) – 10 copies
 - Additions Greater than 25% of Building Square Footage
 - New Buildings
 - Demo of Contributing Historic Resource
 - All Other
- Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 496768
 File # 190-16-CA
 Fee \$147⁰⁰
 Amount Paid ~~\$147⁰⁰~~ \$147⁰⁰
 Received Date 12/05/2016
 Received By Pamela Best

Property Street Address 519 Florence St

Historic District BOYLAW

Historic Property/Landmark name (if applicable)

Owner's Name TRISH MEEKS

Lot size .19 (width in feet) 69' (depth in feet) 157'

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
<u>515 Florence St</u>	
<u>513 Florence St</u>	
<u>632 Lenior St</u>	
<u>634 Lenior St</u>	
<u>501. S. BOYLAW</u>	

25 env

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 _____. 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) _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
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. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 10 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 type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<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 existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input 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.	<input type="checkbox"/>	<input checked="" 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. Fee (See <u>Development Fee Schedule</u>)	<input checked="" type="checkbox"/>				

1. Description of work:

My property, 519 Florence St, is located on a lot that has a substantial grade change, and is adjacent to a small creek; there is a very sharp decline in the grade at the southern property line. The amount of foundation exposed on the north side is 1'8" and on the southern side of my house the foundation is 6'3" out of the ground. In addition to this foundation variation, there was a stone retaining wall along the front southern edge of the property. The stone was barely visible due to heavy ivy growth. In May 2016, a 12' portion of the wall collapsed.

The nature of this project is the replacement of this old retaining wall. A stone mason examined the stone wall in hopes that it could be repaired; however, he determined that the remaining portion wall had too much lean and was not properly built with any sort of footings or other necessary support. Additionally, due to the proximity of the creek, creating a simple slope was not possible; a retaining wall was necessary to protect the integrity of my foundation.

The project wall is 46' long with a 6' 90 degree turn, and runs along the southern edge of my property line. Due to the strong slope of the property towards the creek, it is important to note that *the top of this 6' wall is actually at ground level*. See Picture #

2. Materials:

The materials used to build the replacement wall are grey 8" keystone curved concrete faced block. Appropriate drainage and engineered grid assured the integrity of the structure. This same material was used in the Project Enlightenment parking lot, as seen in picture # 1 and Lenior Street Park as seen in picture # 2. *Both of these walls are within the 100' radius of my property.*

The disturbed area was seeded and straw applied.

I am open to suggestions with regard to planting any sort of non-invasive vines along the wall.

3. Photographs:

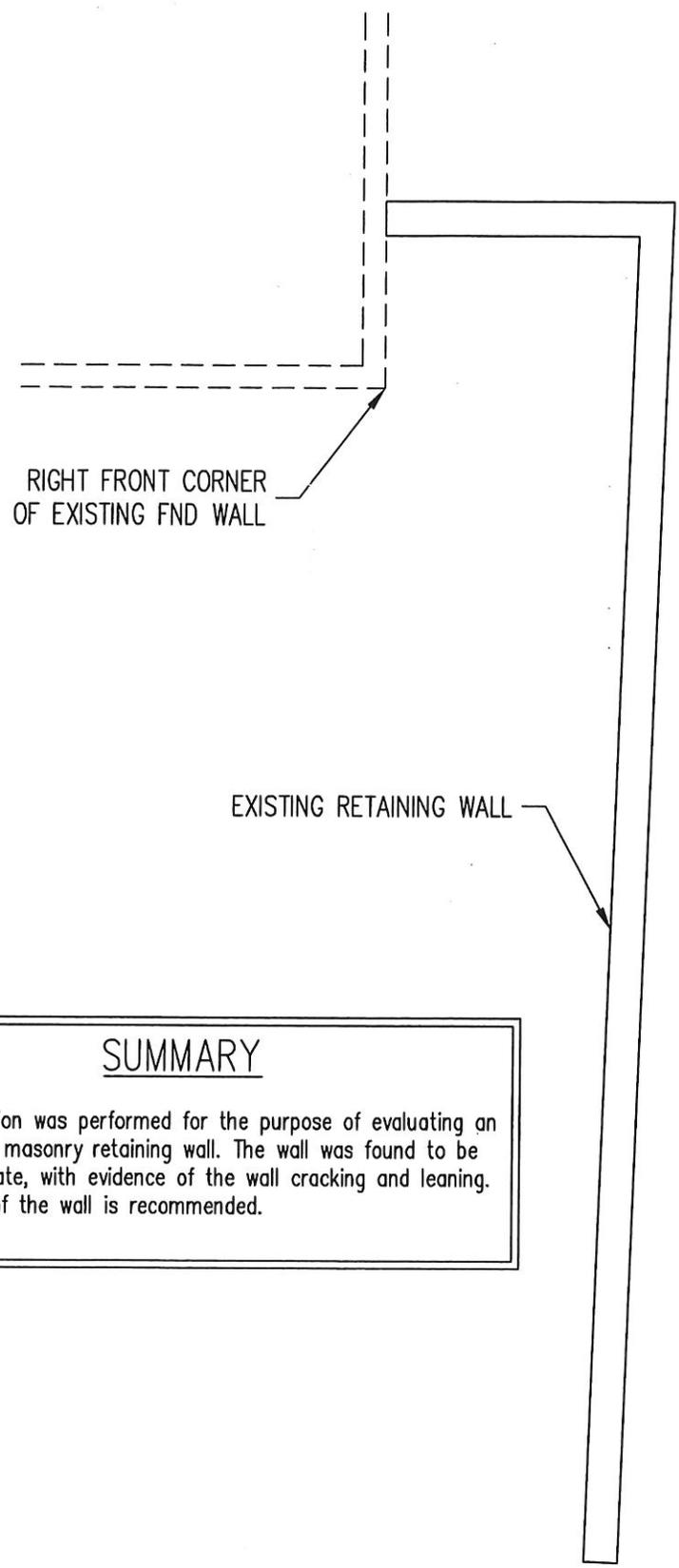
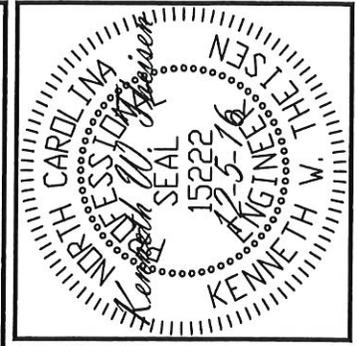
#3 Picture of collapsed wall, indicates proximity of creek

#4 Picture of up close collapse and proximity of house foundation

5 View of collapsed wall from neighbors yard

6 finished wall

#7 top view of finished wall



RIGHT FRONT CORNER
OF EXISTING FND WALL

EXISTING RETAINING WALL

SUMMARY

A site inspection was performed for the purpose of evaluating an existing stone masonry retaining wall. The wall was found to be in a failing state, with evidence of the wall cracking and leaning. Replacement of the wall is recommended.

PLAN
RETAINING WALL
3/16" = 1'-0"

Engineering
Lech
STRUCTURAL ENGINEERS
License No. C-3870
183 Wind Chime Court, Suite 100
Raleigh, North Carolina 27615
ASSOCIATES, P.A.(919) 844-1661 Fax (919) 844-1665

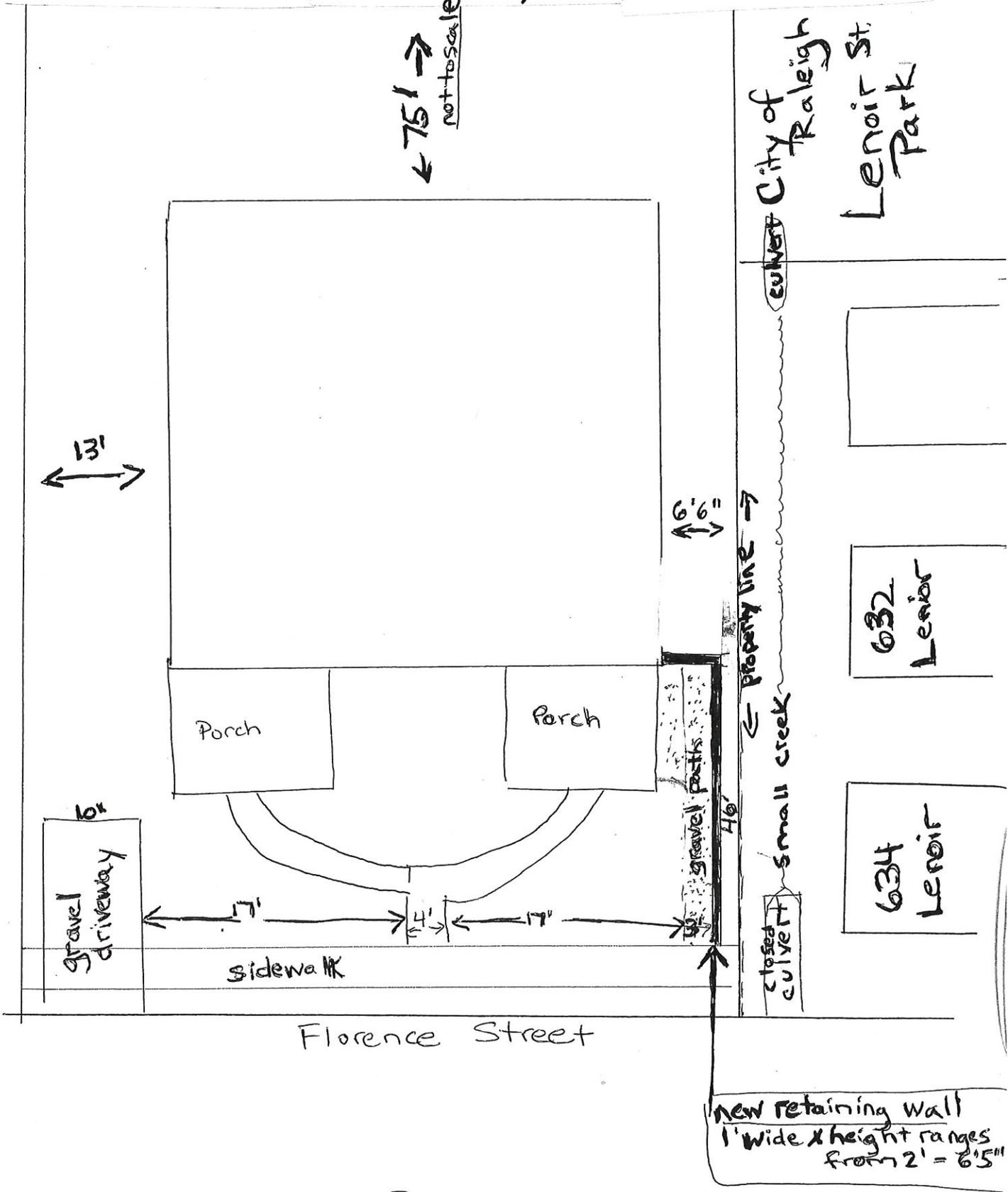
JAY'S LAWN AND LANDSCAPE CO.	
SCOPE	RETAINING WALL DESIGN
LOC	519 FLORENCE STREET
ENG	KWT
REV:	
DATE	12-5-16

PROJECT NO.
16-65-468

SHEET NO.
S1

1 of 1

Proposed Rosegarten Greenway Extension
 creek
 ↑ ← Back Property Line → ↑



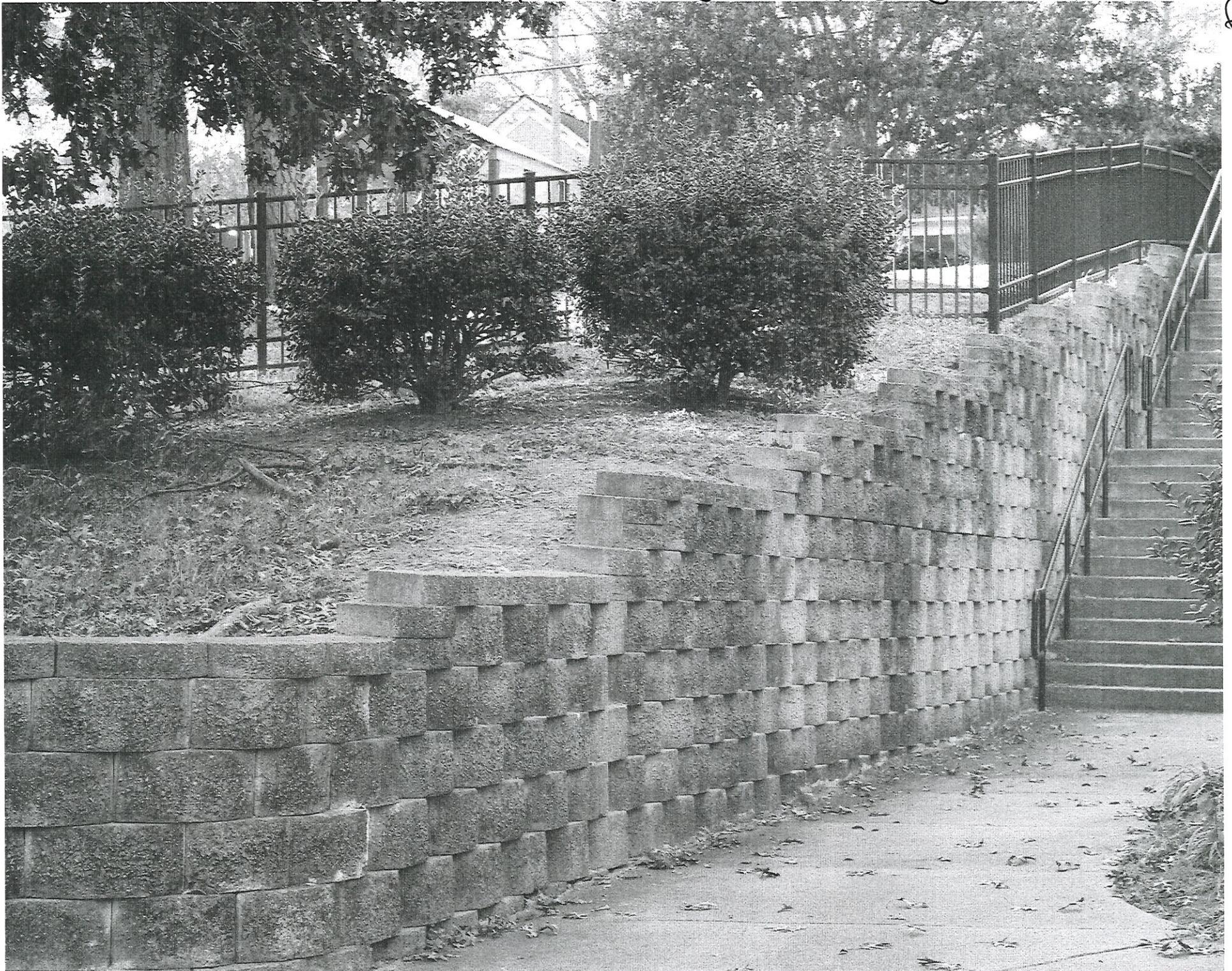
#5 Plot Plan



NOT TO SCALE

W A U At Project Enrichment

①



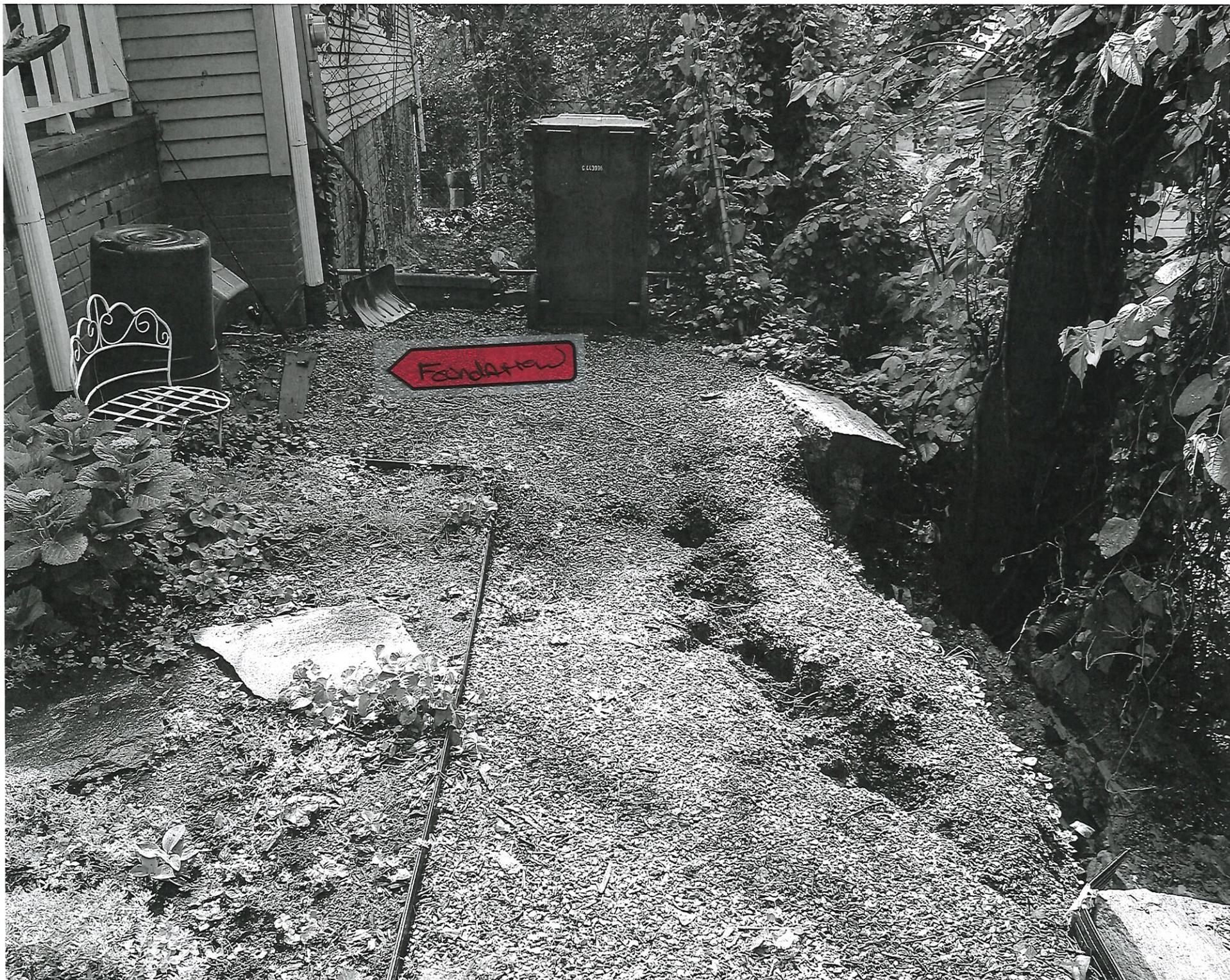


② Venice Park



3

creek



7



①
A

9





2