

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

916 W SOUTH STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

112-14-MW

Certificate Number

8/8/2014

Date of Issue

2/8/2015

Expiration Date

Project Description:

- Remove and replace diseased box elder tree in rear yard;
- install new concrete paver patio in rear yard;
- replace concrete walkway in-kind

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 # 399613

File # 112-14-MW

Fee \$28.00

Amt Paid \$28.00

Check # 1434

Rec'd Date 6/13/14

Rec'd By Blair Chambers

• If completing by 916 please use BLACK INK. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 917 W South St

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name Wilkins Investment Group

Lot size 0.12 (width in feet) (depth in feet)

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 **Wilkins Investment Group**

Mailing Address **919 W South St**

City **Raleigh** State **NC** Zip Code **27603**

Date **6/9/2014** Daytime Phone **919-906-4040**

Email Address **cpwilkins@gmail.com**

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 2/8/14. 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 6/8/14

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 76,55

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

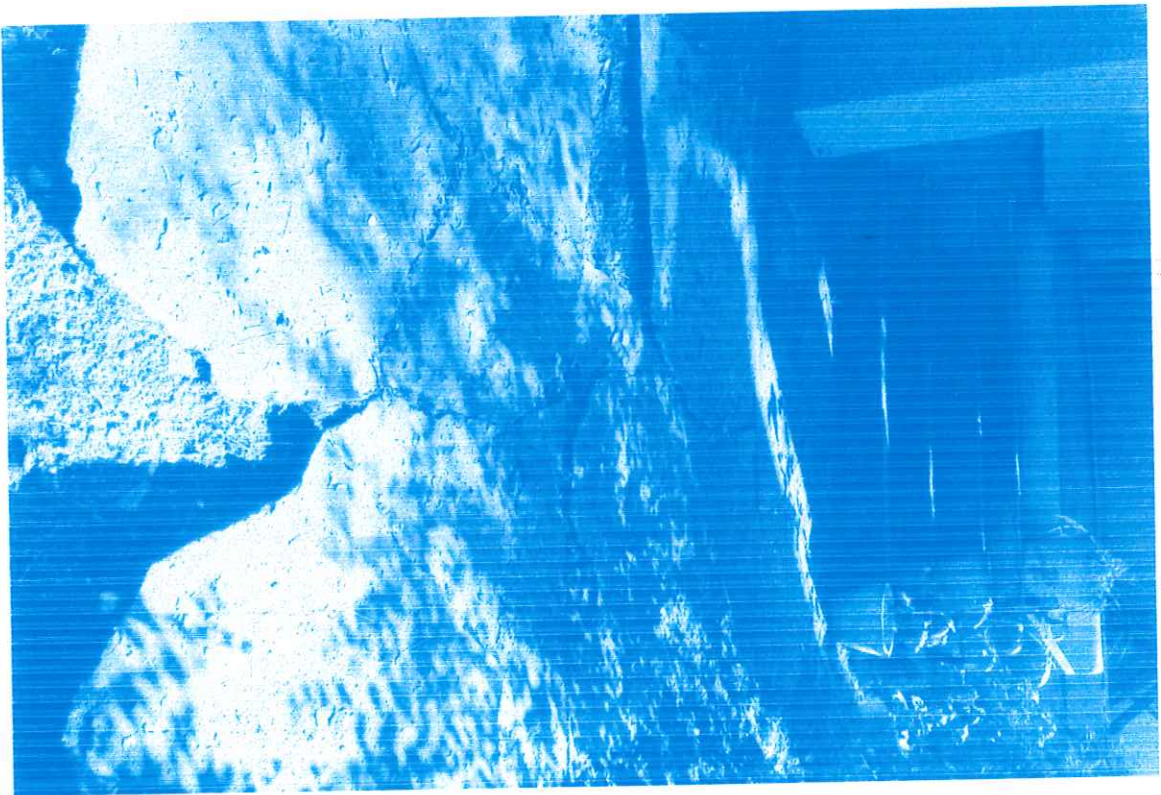
Section/Page	Topic	Brief Description of Work
2.3/p12	Diseased Tree Removal/Tree Replacement	Removal of 25' diseased box elder tree in backyard at NE corner of lot <i>Replant</i>
2.3/p12	Construction of New Patio	Build new 10 x 10 patio in backyard at SE corner of yard.
	<i>Demolish Front Walkway</i>	<i>Remove broken concrete front walkway</i>

	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. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			✓
5. <u>Plot plan</u> (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 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 <u>Development Fee Schedule</u>)	<input type="checkbox"/>		✓		

DISEASED BOX ELDER

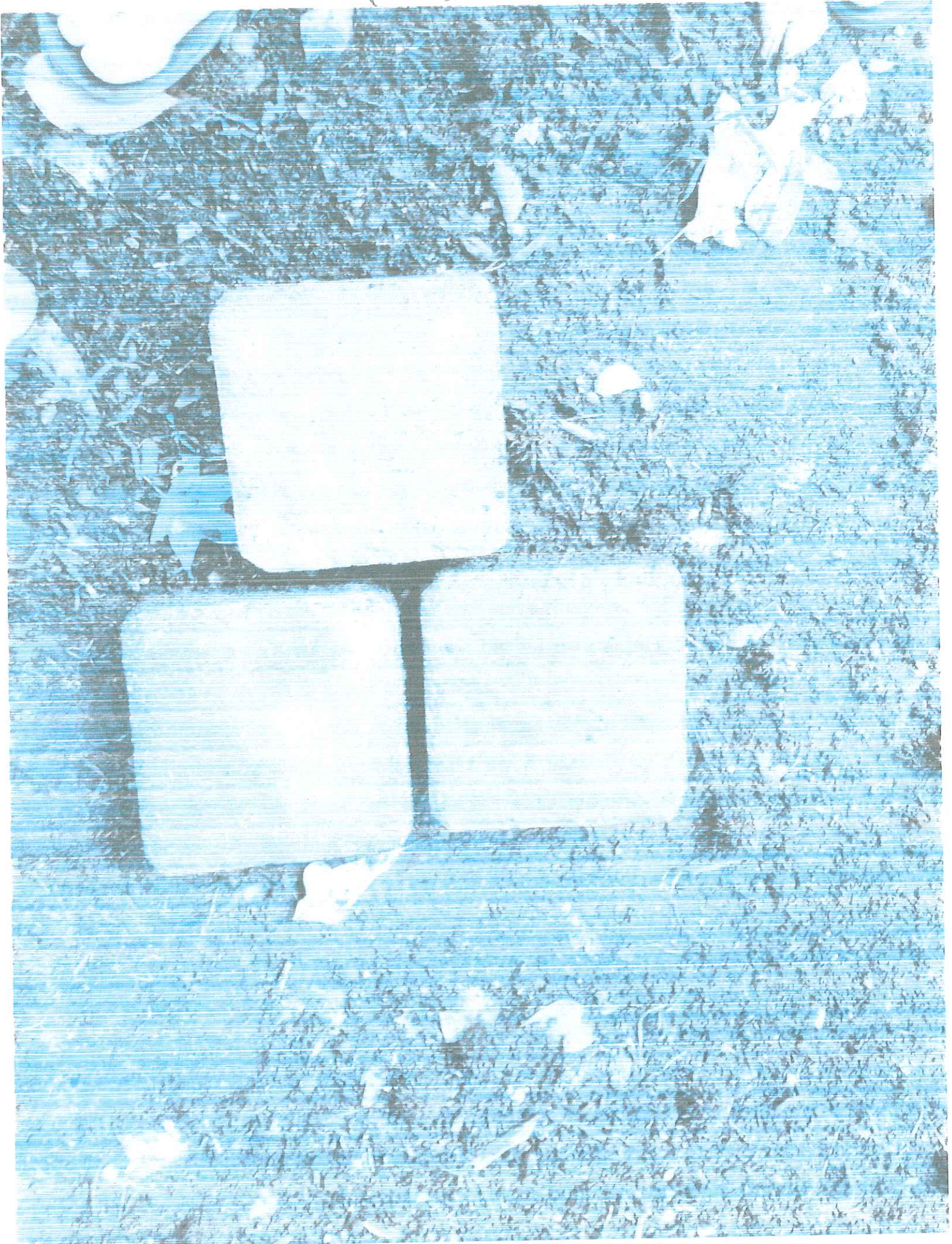


PINE TREE LEFT OF WALKWAY



Blowen Walkway

PAVERS



ALLEYWAY

REMOVE
REPLACE

SHED

EXISTING BEDS

REPLANT GRASS

← STOKES A.I.C

EXISTING FENCE

EXISTING BEDS

NEW PATIO

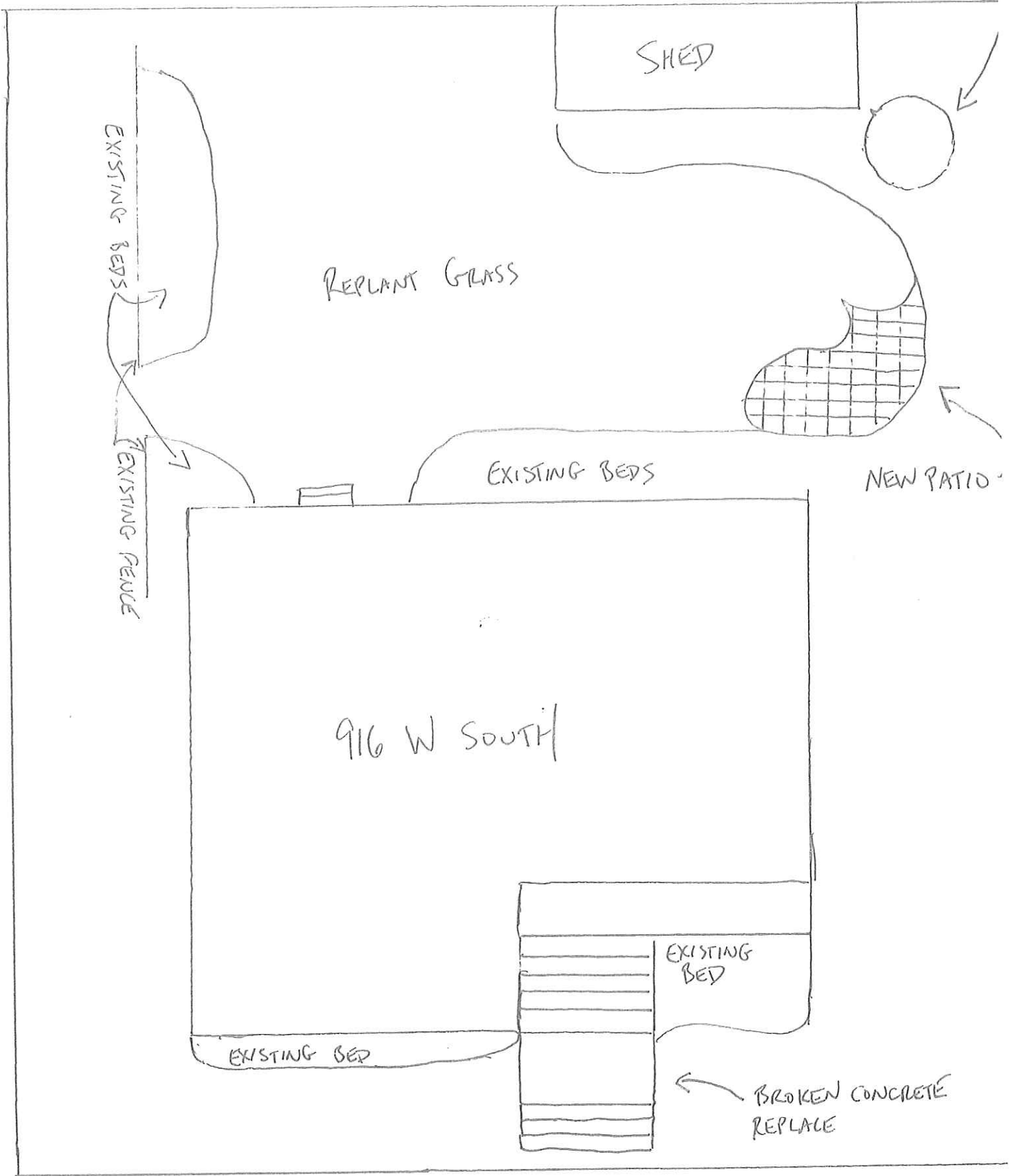
916 W SOUTH

EXISTING
BED

EXISTING BED

← BROKEN CONCRETE
REPLACE

W SOUTH ST



917 W South St Development Plan for RHDC

1. Tree Work
 - a. Remove dead limbs on pine tree in front yard.
 - b. Remove diseased box elder from northwest corner of backyard.
 - i. Replace with same or similar tree.
2. Backyard Patio
 - a. Install 10x10 paver patio in southwest corner of backyard
 - b. Pavers are 6.25"x6.25"x2.25"
 - c. Plot plan submitted with application
3. Front Walkway
 - a. Remove broken concrete front walkway. Concrete is broken due to large root system of nearby pine tree
 - b. Replace with material recommended by RHDC

Concrete per 6/17/14 email.



Pavers



Diseased Tree 3



Backyard Facing Southeast



Diseased Tree 2



Broken Front Walkway



Walkway and Tree

6/27/14

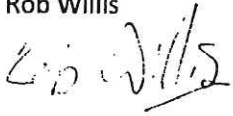
RHDC,

My name is Rob Willis and I am the owner of Willis Treescape. Chad Wilkins asked me to evaluate a tree located at 916 W South St. Upon review of the tree in question it is of my opinion that the tree is dying, cannot be saved and should be taken down. The top of the tree has no new growth and most of the remaining leaves are on a few secondary branches. Also, there is evidence of disease on the trunk where fungus has begun to destroy the bark and migrate up the tree trunk.

If you have any questions feel free to contact me.

Regards,

Rob Willis



ISA Certified Arborist
Per 8/8/14 search on
treesaregood.com. TGT

Tully, Tania

From: Tully, Tania
Sent: Tuesday, June 17, 2014 11:51 AM
To: Charles Wilkins (cpwilkins@gmail.com)
Cc: Ekstrom, Vivian (Vivian.Ekstrom@raleighnc.gov)
Subject: COA Application for 916 W South St

Chad –

Thank you for submitting your Certificate of Appropriateness (COA) application for 916 W South Street. To help us complete our review, please provide the following items and/or clarification:

- An email with the original photos (the blue print-outs are a bit hard to read)
- Certified arborist report as to the condition of the tree that is being removed
- Information on the location of the replacement tree

The concrete walkway that will be removed may be replaced with concrete.

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](#).

Tully, Tania

From: Chad Wilkins <cpwilkins@gmail.com>
Sent: Tuesday, June 17, 2014 11:14 PM
To: Tully, Tania
Cc: Ekstrom, Vivian
Subject: Re: COA Application for 916 W South St
Attachments: Backyard Facing Southeast.JPG; Broken Front Walkway.JPG; Diseased Tree 2.JPG; Diseased Tree 3.JPG; Pavers.JPG; Walkway and Tree.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Tania,

My printer ran out of ink so that is why the printouts turned out blue. I have attached the original photos to this email.

The tree was suffering from Verticillium Wilt as shown on the bark. Half the tree is dead and the other half is struggling. I will get info from my arborist this week to include in the file for this COA.

The location of the replacement tree will be in the same spot as the diseased tree.

In terms of the front walkway, are there other options besides concrete? I would prefer to put back concrete but the roots of the giant pine tree bordering the walkway will merely break it up again in a couple of years.

Thanks
Chad Wilkins

On Tue, Jun 17, 2014 at 11:51 AM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Chad –

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Tania

Tania Georgiou Tully, Preservation Planner

Long Range Planning Division

Raleigh Department of City Planning

[919.996.2674](tel:919.996.2674)

[919.516.2684](tel:919.516.2684) (fax)

tania.tully@raleighnc.gov

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

“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.”

Tully, Tania

From: Tully, Tania
Sent: Wednesday, June 18, 2014 1:52 PM
To: 'Chad Wilkins'
Cc: Ekstrom, Vivian
Subject: RE: COA Application for 916 W South St

Hi Chad –

Thanks for the pictures. I'll await the letter from the arborist.

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: Chad Wilkins [<mailto:cpwilkins@gmail.com>]
Sent: Tuesday, June 17, 2014 11:14 PM
To: Tully, Tania
Cc: Ekstrom, Vivian
Subject: Re: COA Application for 916 W South St

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Thanks
Chad Wilkins

On Tue, Jun 17, 2014 at 11:51 AM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Tully, Tania

From: Tully, Tania
Sent: Wednesday, June 18, 2014 1:56 PM
To: 'Chad Wilkins'
Cc: Ekstrom, Vivian
Subject: RE: COA Application for 916 W South St

Chad –

Just realized that I didn't answer your question about the concrete. In Boylan Heights for a front walkway concrete is all that has been approved. Anything else would be a major work application heard by the committee and I'm not sure it would meet the Guidelines. I could probably approve smaller sections right at the tree so as to allow for natural flexibility at joints. Would that work?

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: Chad Wilkins [<mailto:cpwilkins@gmail.com>]
Sent: Tuesday, June 17, 2014 11:14 PM
To: Tully, Tania
Cc: Ekstrom, Vivian
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Thanks
Chad Wilkins

Tully, Tania

From: Chad Wilkins <cpwilkins@gmail.com>
Sent: Saturday, August 02, 2014 10:10 AM
To: Tully, Tania
Subject: Re: COA Application for 916 W South St
Attachments: RHDC Tree Removal Request.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Tania,

I have attached a letter from my tree professional regarding the health of the tree. Sorry for the delay in getting this back to you.

Chad Wilkins

On Tue, Jun 17, 2014 at 11:51 AM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Chad –

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