

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

511 N BLOUNT STREET

Address

BLOUNT STREET

Historic District

Historic Property

064-15-MW

Certificate Number

5/13/2015

Date of Issue

11/13/2015

Expiration Date

Project Description:

- Changes to previously approved COA 192-14-CA to include:
- installation of plants and shrubs in new beds;
- change color of fence.

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

6 #355831
 For Office Use Only

Transaction # 430928

File # OG4-15-MW

Fee \$29.00

Amt Paid \$29.00

Check # N/A CREDIT CARD

Rec'd Date 5/1/2015

Rec'd By SHANNAN CAMPBELL

• 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: 511 N. Blount Street, Raleigh, NC 27604

Historic District: Blount Street

Historic Property/Landmark name (if applicable): N/A

Owner's Name: BLOUNT STREET COMMONS MASTER PROPERTY ASSN INC

Lot size: 0.22 Acre (width in feet): 49'/65' (depth in feet): 181'

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: Greystar Development & Construction, LP

Mailing Address: 750 Bering Dr. Suite 400

City: Houston State: Texas Zip Code: 77057

Date: 4/28/2015 Daytime Phone: 846-576-5748

Email Address: bwilson@greystar.com

Signature of Applicant *B. Wilson*

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 11/13/15. 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 *[Handwritten Signature]* Date 5/13/15

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 89

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

Section/Page	Topic	Brief Description of Work
2.3 / 13	Revised landscaping	Application 192-14-CA which was presented at the Jan. 5, 2015 meeting of the Certificate of Appropriateness Committee of the RHDC and was approved as submitted with conditions. Included in the approved application was the removal of existing undesirable shrubs, possessing limited horticultural value. See existing site condition photos. Revised landscaping not exceeding 25% in the front yard or 50% at the side and rear yard is proposed in the attached Landscaping Sheets LA3.5 and LA3.11. The mature height of the plantings noted in the sheets does not exceed 3' in height.
2.4 / 15	Color of new decorative aluminum fence.	Application 192-14-CA which was presented at the Jan. 5, 2015 meeting of the Certificate of Appropriateness Committee of the RHDC and was approved as submitted with conditions. Condition 2 noted that the metal fence be black. Submitted for review and approval as an alternate color is a textured dark bronze finish sample.
		<u>sample provided</u>

	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 type="checkbox"/>	<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 checked="" type="checkbox"/>			
6. Drawings showing proposed work <ul style="list-style-type: none"> ✓ Plan drawings ✓ Elevation drawings showing the new façade(s). ✓ Dimensions shown on drawings and/or graphic scale. ✓ 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 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				



510 Glenwood Avenue, Suite 201 | Raleigh, NC 27603 | tel 919-835-1500 | fax 919-835-1510

April 28, 2015

RE: COA Application Written Description: 192-14-CA – Revisions

This written description is a component of the Certificate of Appropriateness for the above-referenced project located at 511 N. Blount Street in the Blount Street Historic District.

Revised Landscaping:

Application 192-14-CA which was presented at the Jan. 5, 2015 meeting of the Certificate of Appropriateness Committee of the RHDC and was approved as submitted with conditions. Included in the approved application was the removal of existing undesirable shrubs, possessing limited horticultural value. See existing site condition photos. This Minor Work COA request is a change to COA 192-14-CA, reducing the amount of proposed landscaping to not exceed 25% in the front yard or 50% at the side and rear yard. This is reflected in the attached Landscaping Sheets LA3.5 and LA3.11. The mature height of the plantings noted in the sheets does not exceed 3' in height.

Revised Fence Color:

Application 192-14-CA which was presented at the Jan. 5, 2015 meeting of the Certificate of Appropriateness Committee of the RHDC was approved as submitted with conditions. Condition 2 noted that the metal fence be black. This Minor Work COA request is a change to COA 192-14-CA, Submitted for review and approval as an alternate color is a textured dark bronze finish sample.

510 Glenwood Avenue, Suite 201 | Raleigh, NC 27603 | tel 919-835-1500 | fax 919-835-1510

May 1, 2105

COA - Dog Park - Elan City Center Existing Conditions



Enlarged photo of Shrubs

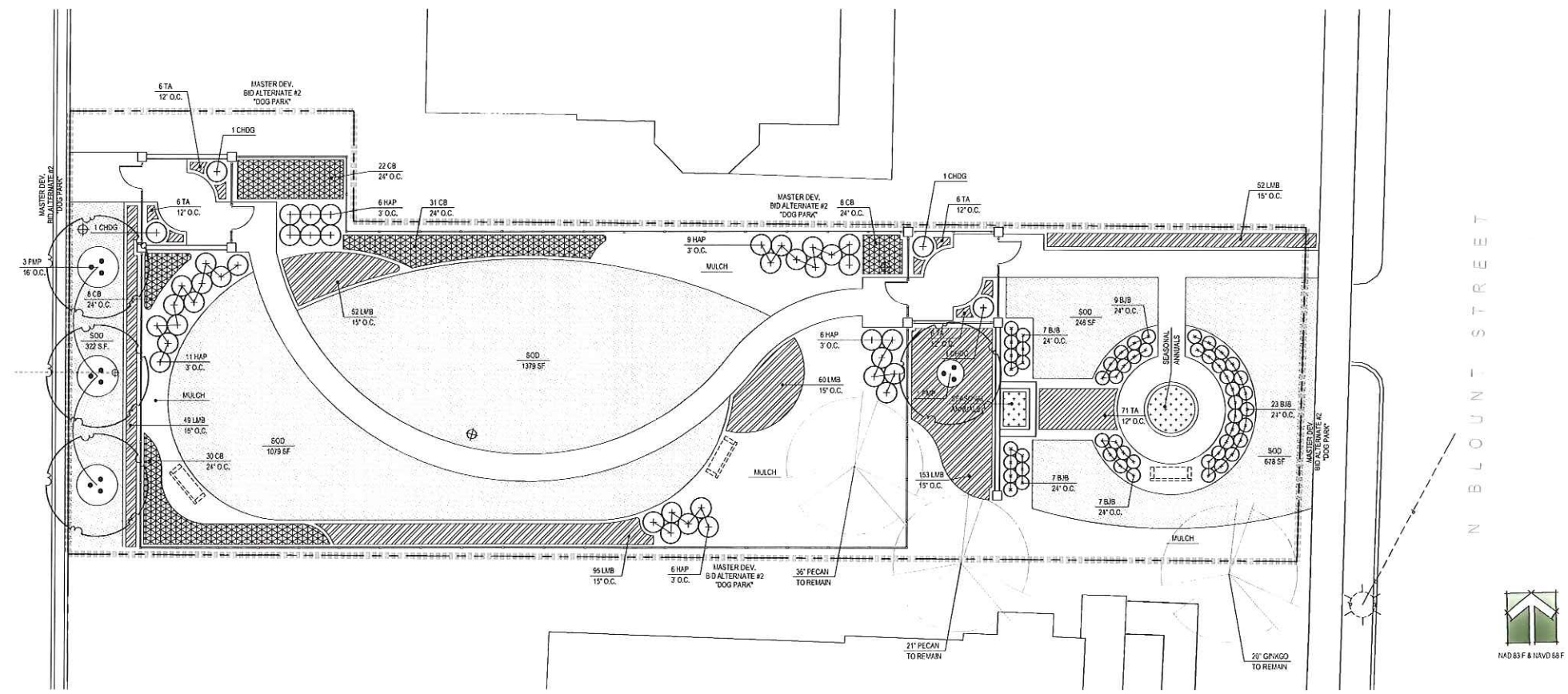


View West



View East

AUGUSTUS MERIMON WAY



N BLOUNT STREET



MASTER DEVELOPER BID ALTERNATE #2 - DOG PARK LANDSCAPE PLAN
SCALE: 1" = 10'

1

SEE LA3.12 FOR LANDSCAPE DETAILS.

- LANDSCAPE NOTES**
- 1 ALL PLANTS AND PLANTING BEDS SHALL BE LOCATED BY SCALED DIMENSIONS FROM BUILDINGS, CURBS, PAVEMENTS, ETC. SPECIFIC ATTENTION SHALL BE GIVEN TO ENSURE THAT PLANTS INDIVIDUALLY SHOWN ON THE PLAN ARE ACCURATELY LOCATED. LOCATION OF ALL PLANTS SHALL BE REVIEWED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE 48 HOURS NOTICE FOR REVIEW.
 - 2 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OR PLANTING AND SHALL BE RESPONSIBLE FOR THEIR REPAIR OR PAY FOR ALL DAMAGES MADE TO UNDERGROUND UTILITIES.
 - 3 THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES.
 - 4 THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY PROPOSED PLANT SUBSTITUTIONS BY THE LANDSCAPE CONTRACTOR. NO SUBSTITUTIONS SHALL BE MADE UNDER ANY CIRCUMSTANCES WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
 - 5 ALL SITE LANDSCAPE AREAS INCLUDING THE AREA AROUND THE PROPOSED DETENTION POND THAT ARE NOT IDENTIFIED TO EITHER BE SOODED OR PLANTED & MULCHED SHALL BE SEEDED IN ACCORDANCE WITH THE SPECIFICATIONS.
 - 6 A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND ALLOWED TO DRY BEFORE PLANTING.
 - 7 ALL PLANTING BEDS, SAUCERS, AND AREAS DESIGNATED TO BE MULCHED SHALL BE MULCHED WITH A MINIMUM OF 3-INCHES OF DOUBLE-SHREDDED DYED DESIGNER HARDWOOD COLOR WALKMUT.
 - 8 PLANTING BEDS AND SAUCERS SHALL BE EDGED TO PROVIDE A 2" TO 3" DEEP "V" CUT ALONG ITS BORDER WITH SOODED OR SEEDED AREAS IN ACCORDANCE WITH THE DETAIL PROVIDED ON THE PLANS.
 - 9 ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
 - 10 QUINNS SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
 - 11 AT INSTALLATION AND CONTINUOUSLY DURING THE MAINTENANCE CONTRACT, ALL PROPOSED SHRUBS THAT ARE SQUARE IN SHAPE AND ARRANGED IN ROWS SHOULD BE PRUNED INTO BOXED AND CLIPPED HEDGEROWS.
 - 12 PLANTS SPECIFIED FOR MASS PLANTINGS TO BE SPACED APART AS SPECIFIED AND PLACED IN TRIANGULATED PATTERNS UNLESS OTHERWISE SHOWN.
 - 13 ESTABLISH AND MAINTAIN TOP OF GRADE BELOW ADJACENT CURBS, WALKWAYS AND OTHER HARDSCAPE AREAS TO ALLOW FOR INSTALLATION OF MULCH LAYER.
 - 14 GRADE ALL LANDSCAPE AREAS TO PROVIDE POSITIVE DRAINAGE.

PLANT LIST - SHEETS LA3.9 THRU LA3.11

QTY	SYM	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS
T R E E S								
15	AB	Acer buergerianum	Trident Maple	2 1/2"	12-14'		B&B	Multitrunk
1	COG	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki Cypress		6'	3'	20 Gallon	
2	IYO	Ilex x 'Oakleaf'	Oakleaf Red Holly		6'		20 Gallon	
9	JSS	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper		6'		16 Gallon	
0	MSR	Magnolia stellata 'Royal Star'	Royal Star Magnolia		6'		16 Gallon	
8	NSW	Nyssa sylvatica 'Widow'	Widow Black Gum	3"	14'		B&B	
12	PMP	Prunus mume 'Peggy Clarke'	Flowering Apricot	2 1/2"	10-12'		B&B	
S H R U B S								
0	BMW	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood		18"-24"	18"	3 Gallon	
199	BJB	Buxus sinica var. insularis 'Justin Brouwers'	Justin Brouwers Boxwood		18"-24"	18"	3 Gallon	
21	CHDG	Cephalotaxus harringtonia 'Duke Gardens'	Duke Gardens Yew		18"-24"	18"	3 Gallon	
9	GJK	Gardenia jasminoides 'Klein's Hardy'	Klein's Hardy Gardenia		24"-30"	24"	7 Gallon	
73	GJR	Gardenia jasminoides 'Radicans'	Dwarf Gardenia		18"-24"	18"	3 Gallon	
38	HAP	Hypericum androsaemum 'Aubury Purple'	St. John's Wort		18"-24"	18"	3 Gallon	
0	ICBN	Ilex cornuta 'Dwarf Burford'	Dwarf Burford Holly		24"-30"	24"	7 Gallon	
86	PLO	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Cherry Laurel		18"-24"	18"	3 Gallon	
15	RUM	Raphiolepis umbellata 'Minor'	Dwarf Umbellata Indian Hawthorn		24"-30"	24"	7 Gallon	
M A S S I N G P L A N T S								
64	AXB	Amsornia x 'Blue Ice'	Blue Star				1 Quart	
17	BBC	Buddleia x 'Blue Chip'	Blue Chip Butterfly Bush				3 Gallon	
222	CB	Calamagrostis brachytricha	Korean Feather Reed Grass				1 Gallon	
130	CPS	Coreopsis pubescens 'Sunshine Supernova'	Dwarf Star Tickseed				1 Quart	
65	DEB	Dryopteris erythrosora 'Autumn Brilliance'	Autumn Brilliance Fern				1 Quart	
425	FGEB	Festuca glauca 'Elijah Blue'	Blue Sheep's Fescue				1 Gallon	
0	MSL	Miscanthus sinensis 'Little Kitten'	Dwarf Maiden Grass				1 Gallon	
204	SNC	Salvia nemorosa 'Caradonna'	Caradonna Salvia				1 Quart	
0	STA	Sedum telephium 'Autumn Joy'	Autumn Joy Sedum				1 Quart	
G R O U N D C O V E R S A N D V I N E S								
64	AJ	Ardisia japonica	Japanese Ardisia				1 Quart	
1380	EFC	Euronymus fortunei var. coloratus	Red Wintercreeper				1 Quart	
0	GS	Gelsemium sempervirens/rankii	Carolina/Swamp Jessamine Combo				3 Gallon	
372	IMB	Liriodendron muscari 'Big Blue'	Big Blue Liriodendron				1 Quart	
95	TA	Trachelospermum asiaticum	Green Asiatic Jasmine				1 Quart	



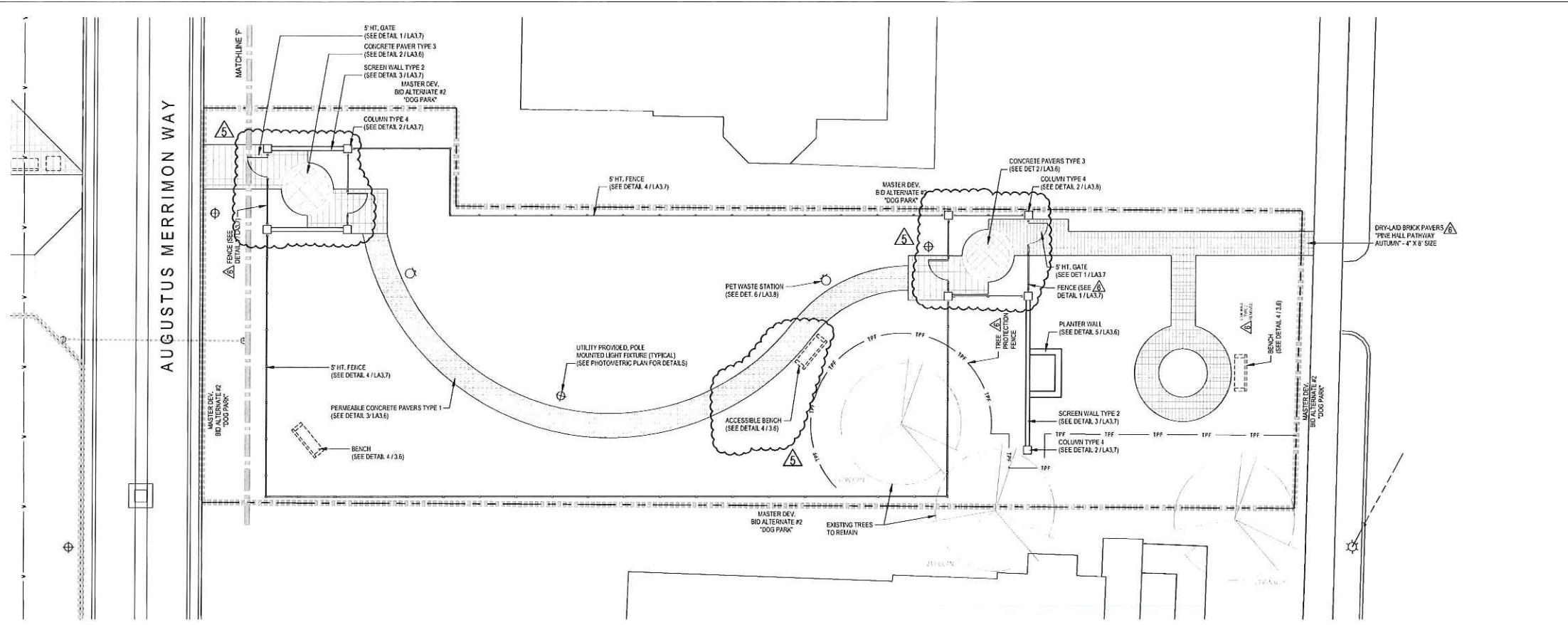
GREYSTAR

Elan City Center
510 N. Wilmington St.
Raleigh, North Carolina 27604



PROJECT:	12061	DATE:	09.17.12
ISSUE:	DD SET		11.27.12
	50% CD SET		01.14.13
	80% CD SET		02.08.13
	CD PROGRESS SET		02.22.13
	100% CD SET		03.28.13
REVISIONS:	SITE EXPRESS REVIEW		06.25.13
	SITE EXPRESS REVIEW		08.26.13
	N. COMMON AREA		02.19.2014
	PER RHDC REVIEW		01.30.15
	PER RHDC REVIEW		04.23.15
DRAWN BY:	MALCHK		
CHECKED BY:	MAL		
CONTENT:			

LA3.11

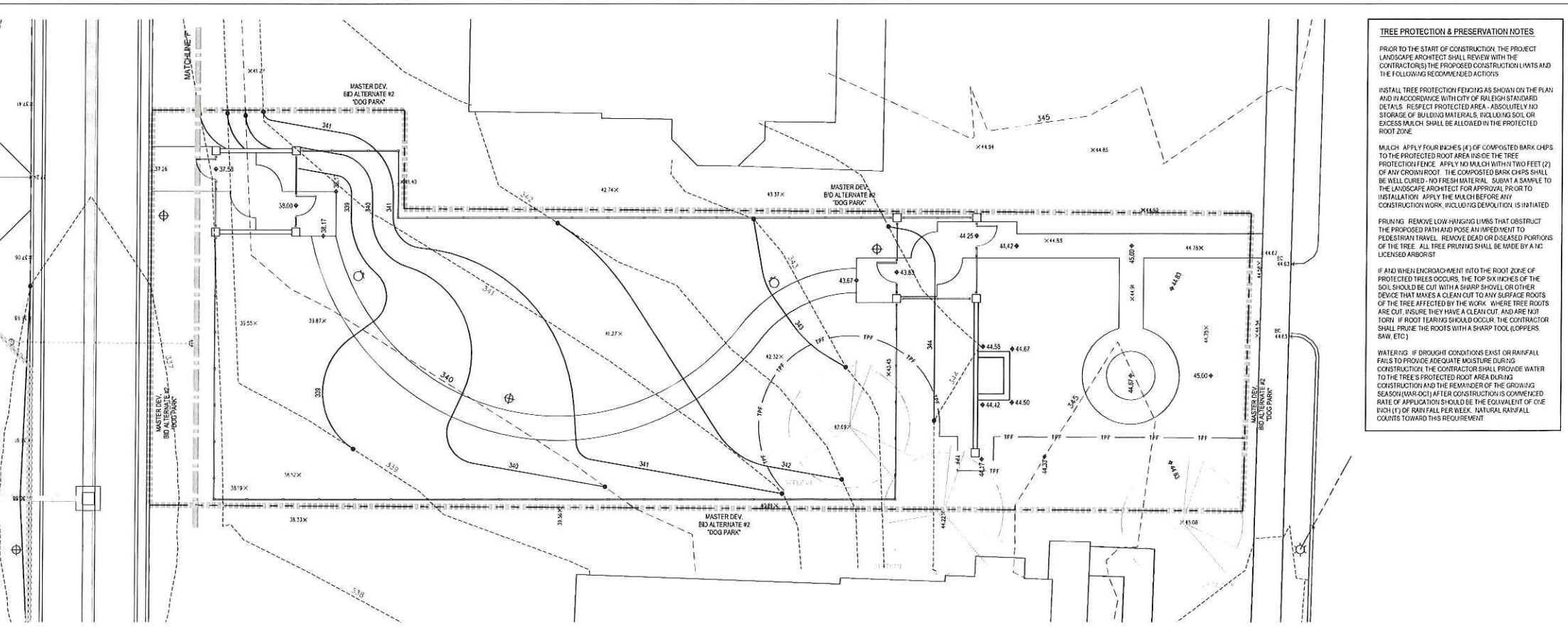


- GENERAL NOTES**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 2. ALL REQUIRED PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
 3. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT.
 4. ALL UNDERGROUND UTILITIES, STORM DRAINAGE FEATURES, CONDUIT, ETC. SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY BASE COURSE MATERIAL FOR PAVEMENTS.
 5. CONTRACTOR SHALL INSTALL EXPANSION AND CONTROL JOINTS IN PROPOSED CONCRETE PAVEMENTS IN ACCORDANCE WITH THE DETAILS AND IN THE LOCATIONS SHOWN ON THE PLANS.
 6. ALL PAVEMENT CONTROL JOINTS ARE TO BE TOOLED.
 7. UNLESS OTHERWISE SPECIFIED, COLOR AND FINISH SELECTIONS FOR ALL PROPOSED PRODUCTS TO BE SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER'S STANDARD RANGES.

- ACCESSIBILITY NOTES**
1. PROVIDE ACCESSIBLE CURB RAMP WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
 2. ENSURE THAT PROPOSED EXTERIOR GRADE AT DOORS IS NO GREATER THAN 1/2" INCH BELOW INTERIOR FINISHED FLOOR ELEVATION.
 3. PROVIDE A MINIMUM OF 2% OF CROSS SLOPE AND A MAXIMUM OF 5% IN THE DIRECTION OF TRAVEL ON ALL ACCESSIBLE ROUTES UNLESS OTHERWISE SHOWN.
 4. GROUND SURFACES ALONG ACCESSIBLE ROUTES TO BE STABLE, FIRM AND SLIP RESISTANT WITH DIRECT CHANGES IN LEVEL OF 1/4" MAXIMUM AND BEVELED CHANGES IN LEVEL OF 1/2" MAXIMUM WITH A BEVELED SLOPE NO GREATER THAN 1:2.
 5. ACCESSIBLE ROUTES EXCEEDING 5% IN GRADE IN THE DIRECTION OF TRAVEL ARE NOTED ON THE PLANS AS "RAMPS". PROVIDE HANDRAILS IN ACCORDANCE WITH AS SHOWN ON THE PLANS AND IN ACCORDANCE WITH FPHA STANDARDS.

SEE SPECIFICATIONS SCHEDULE - SHEET LA3.3

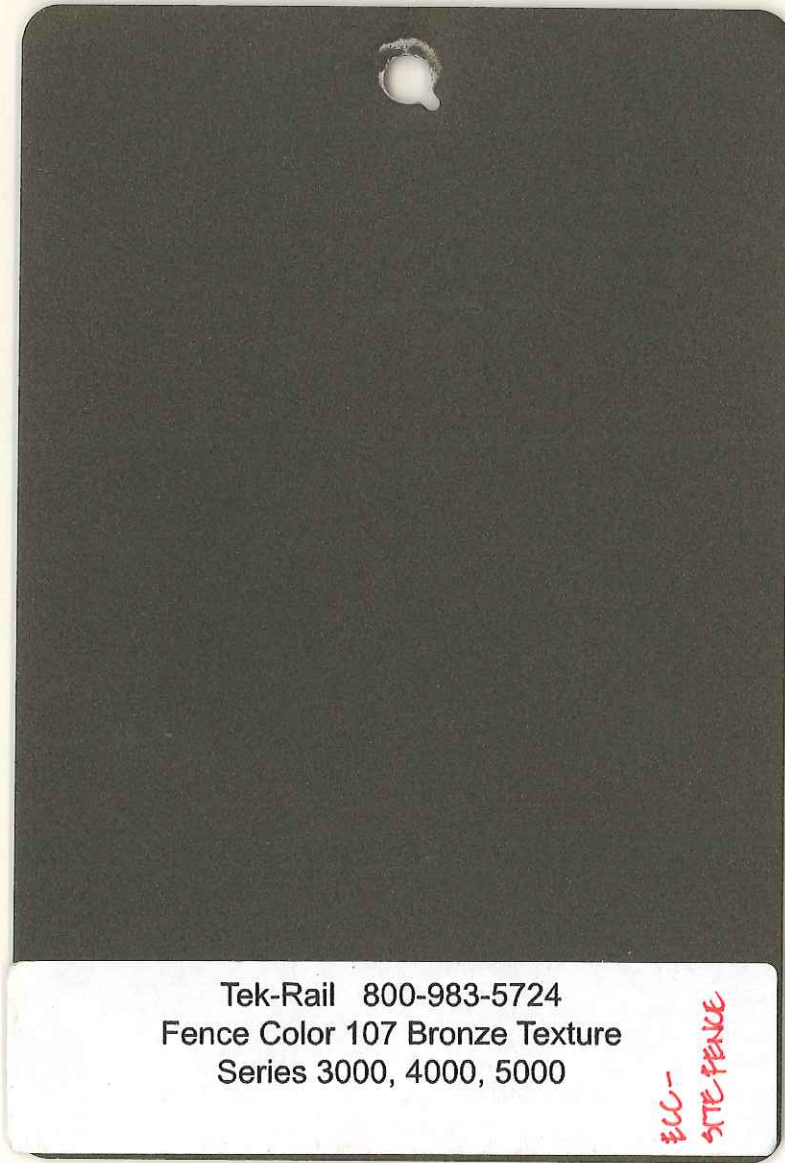
MASTER DEVELOPER BID ALTERNATE #2 - "DOG PARK" HARDSCAPE PLAN 1
SCALE: 1" = 10'



510 Glenwood Avenue, Suite 201 | Raleigh, NC 27603 | tel 919-835-1500 | fax 919-835-1510

May 1, 2105

COA - Dog Park - Elan City Center Metal Fence Color



Tek-Rail 800-983-5724
Fence Color 107 Bronze Texture
Series 3000, 4000, 5000

ECC-
SITE FENCE