

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

817 HILLSBOROUGH STREET

Address

Historic District

BOYLAN APARTMENTS

Historic Property

109-15-MW

Certificate Number

7/24/2015

Date of Issue

1/24/2016

Expiration Date

Project Description:

- Alter landscape items;
- remove pet waste stations;
- remove non-historic concrete edging;
- relocate street signs;
- remove ground signs;
- remove non-historic pergola;
- relocate bike racks;
- prune trees;
- remove flagpole;
- remove chain border;
- remove benches, trash receptacles and concrete pads;
- remove gas grill;
- alter plants in existing beds, etc

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.

OK to PERMIT

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 # 439862
 File # 109-15-MW
 Fee \$29.00
 Amt Paid \$29.00
 Check # 24098
 Rec'd Date 7-17-15
 Rec'd By [Signature]

• 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 817 Hillsborough St., Raleigh, NC 27603

Historic District ~~General Historic Overlay District (HOD-G)~~ N/A Landmark

Historic Property/Landmark name (if applicable) Boylan Apartments

Owner's Name BH2 Historic Boylan, LLC

Lot size +/-1.14 AC. (width in feet) 156' (depth in feet) 321'

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 Paul R. Meder

Mailing Address 510 Glenwood Ave., Suite 201

City Raleigh State North Carolina Zip Code 27603

Date July 17, 2015 Daytime Phone 919-835-1500, X 253

Email Address paulm@jdavisarchitects.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 1/24/16. 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 7/24/15

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 _____

46, 64

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

Section/Page	Topic	Brief Description of Work
2.3 / 13	Site Features and Plantings	Removal of ex. plants, edging, pergola & site furnishings

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 type="checkbox"/>	X			
3. Photographs of existing conditions are required.	<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"> <input checked="" type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input checked="" 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 checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

Tully, Tania

From: Paul Meder <paulm@jdavisarchitects.com>
Sent: Tuesday, July 21, 2015 1:09 PM
To: Band, Daniel
Cc: Tully, Tania
Subject: RE: Minor Work COA - 817 Hillsborough St
Attachments: Description-2.pdf; LA1.1.pdf; Photographs-2.pdf; LA1.1-Letter Size.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Daniel,

We have revised the plan, description and photographs to address your comments. The corresponding files are attached for your review. Let me know if you need hard copies for your files.

Thank you,
Paul

PAUL R. MEDER, PLA, ASLA | Project Manager, Landscape Architect
t: (919) 835-1500 | f: (919) 835-1510 | m: (919) 215-2492
www.jdavisarchitects.com

From: Band, Daniel [<mailto:Daniel.Band@raleighnc.gov>]
Sent: Monday, July 20, 2015 3:30 PM
To: Paul Meder
Cc: Tully, Tania
Subject: Minor Work COA - 817 Hillsborough St

Paul: Thank you for submitting a Minor Work COA application for 817 Hillsborough Street. I've reviewed the application and have a few comments. Additional materials may be sent by email.

- **On the site plan**, please indicate where the relocated "No Parking" signs are proposed to be placed.
- In terms of the third item under "Courtyard/Snow Avenue Side" please indicate the number of benches and trash receptacles that are to be removed. Also, please provide a picture of those elements.
- Additionally, for the fourth item under "Courtyard/Snow Avenue Side" please provide a picture of that area. You reference Photo 4 but that is for the "Front Yard/Hillsborough Side". Same comment for the sixth item under "Courtyard/Snow Avenue Side".
- Provide a picture of the bicycle rack to be relocated and indicate **on the site plan** where in the adjacency of the pergola it will be relocated to.
- For the tenth item under "Courtyard/Snow Avenue Side" please indicate how many pet waste stations are to be removed. Please provide a reference photo.

Thank you,

Daniel

Daniel Band, Planner I
Long Range Planning Division

Boylan Apartments

Written Description of Proposed Work

RHDC – Certificate of Appropriateness
Minor Work Application

July 17, 2015

Revised: July 21, 2015

Front Yard / Hillsborough Street Side

1. Remove existing ground identification sign. (Photo 2)
2. Remove three (3) existing benches & two (2) existing trash receptacles. Remove two (2) ex. concrete support pads. (Photo 3)
3. Remove the ex. segmental block retaining wall (SRW) edging as per the Demolition & Renovation Plan. Lower soil level at planting bed edges to 2" below adjoining pavement & 3" below adjoining lawn areas, re-grade beds to improve drainage and prepare for new planting. (Photo 4)
4. Remove the ex. posts & chain surrounding the bed at the northwest corner of the property (Hillsborough St. at Snow Ave.) (Photo 5)
5. Relocate two (2) ex. "No Parking" signs to behind the curb. This location matches other signs in the vicinity. (Photos 4 & 5)
6. Selectively prune two (2) ex. deciduous trees to promote good health and form. Work to be done by an ISA (International Society of Arboriculture) certified arborist. (Photo 6)
7. Grind ex. stumps to a minimum of 12" below grade.
8. Remove all ex. shrubs, except the hollies along the building foundation. Amend, till and re-grade all bed areas in preparation for re-planting.

Courtyard / Snow Avenue Side

1. Remove existing ground identification sign. (Photo 7)
2. Remove ex. flagpole. (Photo 7)
3. Remove six (6) existing benches & three (3) ex. trash receptacles. Remove their ex. concrete support pads. (Photos 8 & 10)
4. Remove the ex. segmental block retaining wall (SRW) edging as per the Demolition & Renovation Plan. Lower soil level at planting bed edges to 2" below adjoining pavement & 3" below adjoining lawn areas, re-grade beds to improve drainage and prepare for new planting. (Photos 9 & 10)

5. Remove all ex. Dwarf Nandina domestica (Dwarf Heavenly Bamboo) shrubs. Retain the ex. hollies along the building foundations. Amend, till and re-grade all bed areas in preparation for re-planting.
6. Remove ex. shrubs under the eight (8) oak trees, in the tree (3) sidewalk islands and in the bed peninsula at the southwest corner of the north building. Lower soil level at planting bed edges to 2" below adjoining pavement & 3" below adjoining lawn areas. Re-grade beds, without damaging tree roots, to improve drainage and prepare for new planting. (Photos 9, 10 & 11)
7. Limb up eight (8) ex. oak trees to provide 10' to 12' vertical clearance. (Photos 7 & 12)
8. Remove ex. bicycle rack & concrete pad that are in front of the east building. Relocate the bicycle rack to the former pergola concrete pad. (Photos 12, 13 & 14)
9. Remove existing pergola & gas grills. Ex. concrete pad & hose bibb to remain. (Photos 14 & 15)
10. Remove two (2) pet waste stations and store on site. (Photos 10, 12 & 16)

Photo 1



Photo 2

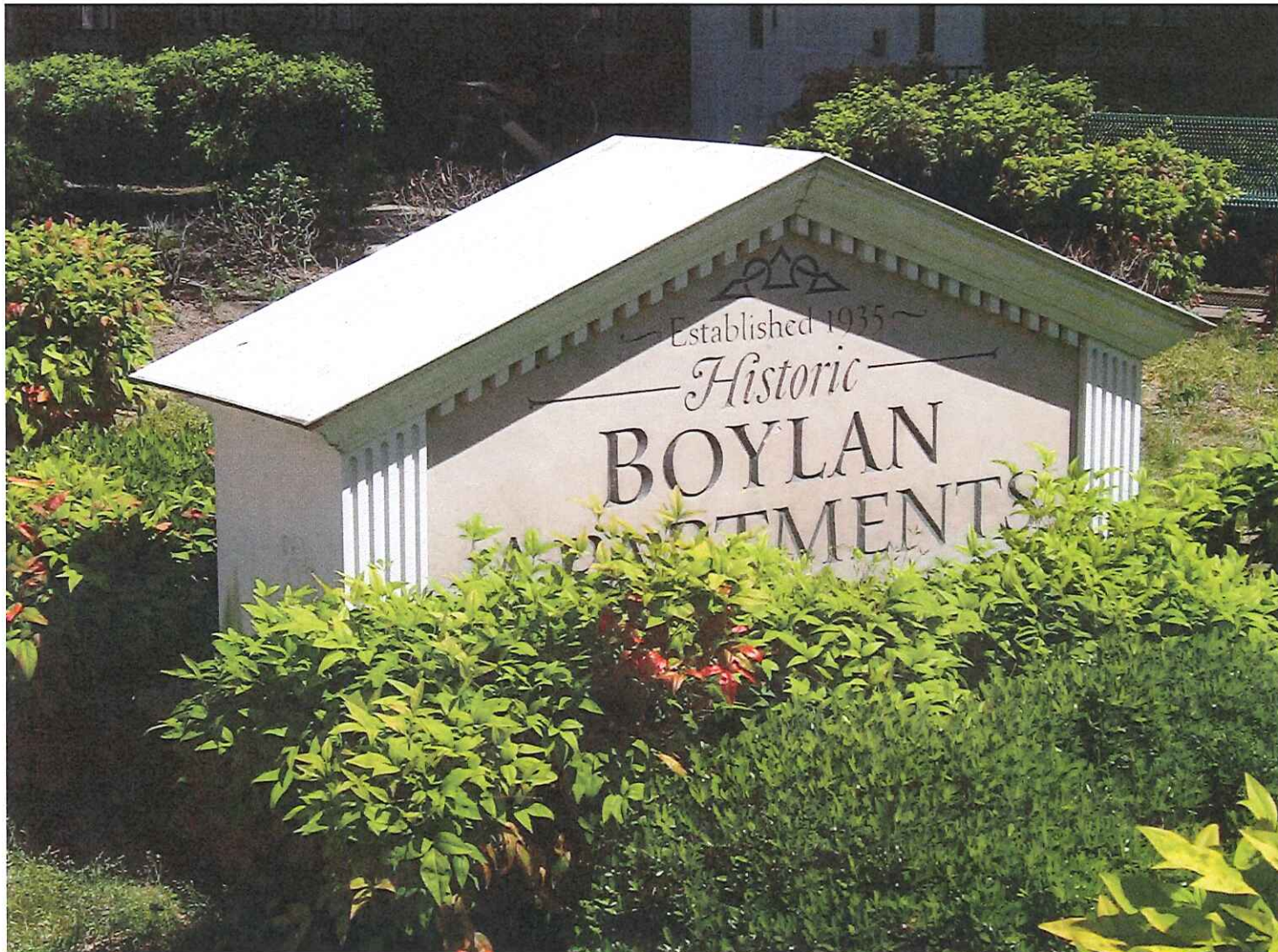


Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo15



Photo 16

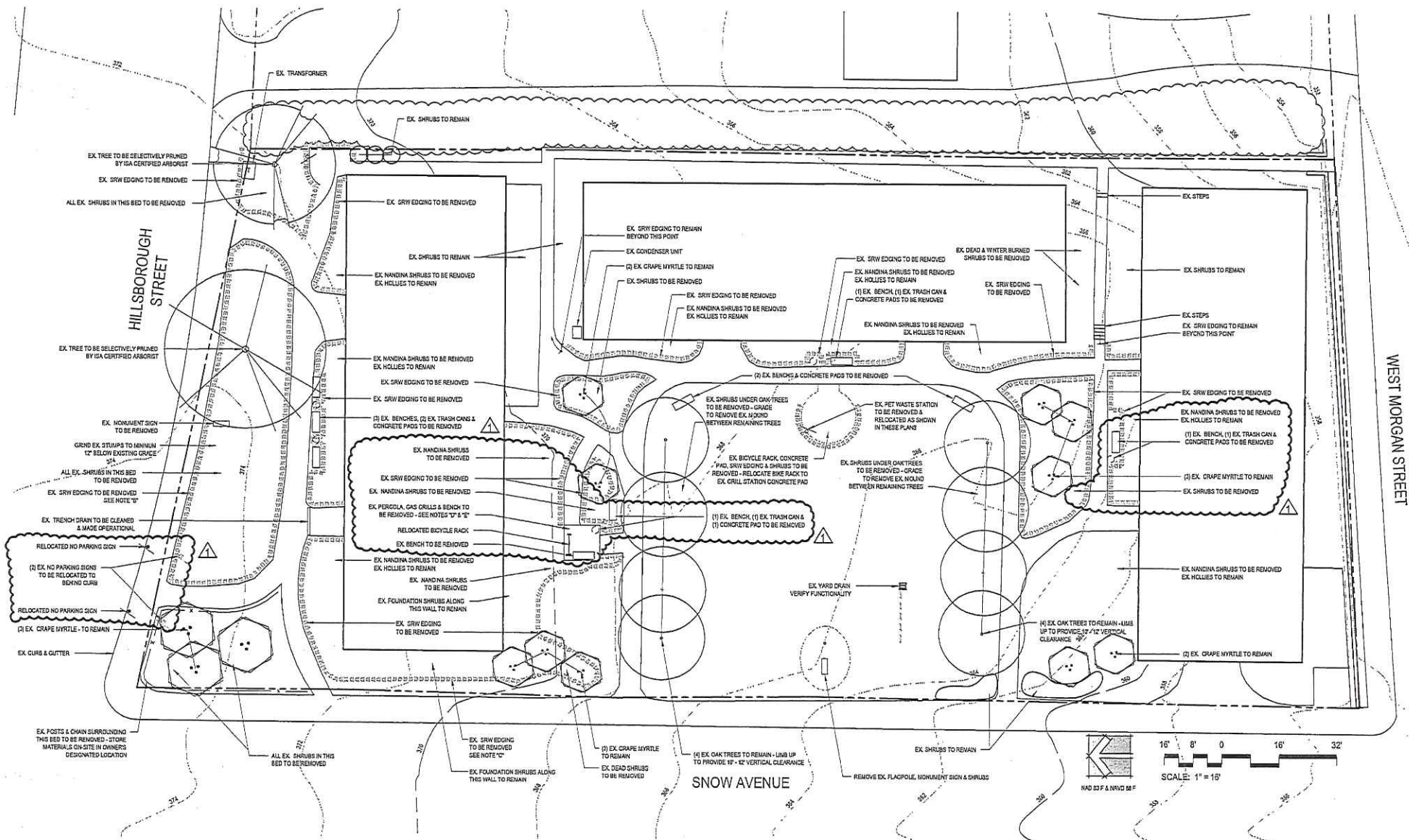


GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. ALL REQUIRED PERMITS AND APPROVALS, IF ANY, 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 EXISTING UTILITIES, STORM DRAINAGE FEATURES, CONDUIT, ETC. SHALL BE FIELD LOCATED, MARKED & VERIFIED AND CONTRACTOR SHALL REPORT ANY ISSUES TO THE LANDSCAPE ARCHITECT PRIOR BEGINNING ANY WORK.
5. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT DAMAGE TO ANY EXISTING UTILITIES OR STRUCTURES, ESPECIALLY SIDEWALKS. DAMAGE TO ANY EXISTING UTILITIES OR STRUCTURES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
6. UNLESS OTHERWISE SPECIFIED, COLOR AND FINISH SELECTIONS FOR ALL PROPOSED PRODUCTS TO BE SELECTED BY LANDSCAPE ARCHITECT FROM MANUFACTURER STANDARD RANGES OR APPROVED EQUALS.
7. CONCRETE PAVERS TO BE INSTALLED IN RUNNING BOND PATTERN PARALLEL TO DESIGNATED PAVEMENT EDGE, UNLESS DIRECTED OTHERWISE IN THESE PLANS AND SPECIFICATIONS.
8. CONTRACTOR SHALL COMPLY WITH CITY OF RALEIGH REGULATIONS GOVERNING WORK IN THE PUBLIC RIGHT-OF-WAY.
9. KNOW WHAT'S BELOW! CALL 811 BEFORE YOU DIG!

DEMOLITION & RENOVATION NOTES

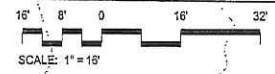
- A. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE PLANS & SPECIFICATIONS AND SHALL COMPLY WITH ALL APPLICABLE GOVERNMENTAL CODES AND REQUIREMENTS.
- B. FOLLOWING REMOVAL OF SEGMENTAL RETAINING WALL (SRW) EDGING, EXCAVATE SOIL ADJACENT TO SIDEWALKS TO A DEPTH OF 3" BELOW THE SIDEWALK SURFACE AND RE-GRADE FOR PLANTING & MULCH INSTALLATION.
- C. AFTER REMOVING SEGMENTAL RETAINING WALL (SRW) EDGING, IMPROVE GRADE TRANSITION BETWEEN LANDSCAPE BEDS AND EXISTING TURF AREAS. PROVIDE 3" DEEP "V" TRENCH SPADE EDGING TO CONTAIN MULCH IN THE BEDS.
- D. PRIOR TO BEGINNING ANY WORK, CONTACT PSNC REGARDING DISCONNECTION AND REMOVAL OF GAS SERVICE TO EXISTING GRILLS. COORDINATE WITH PSNC ON EXTENSION OF GAS SERVICE TO THE PROPOSED GAS GRILL LOCATION.
- E. EX. CONCRETE PAD, WALKWAYS AND HOSE BIBB AT THE EXISTING GRILL STATION TO REMAIN. ENSURE THAT NO DAMAGE OCCURS TO THESE ELEMENTS DURING DEMOLITION WORK.
- F. REMOVE ALL DEAD SHRUBS.
- G. CONTRACTOR SHALL VERIFY THE FUNCTIONALITY OF THE EXISTING YARD DRAIN IN THE COURTYARD LAWN PRIOR TO BEGINNING ANY DEMOLITION WORK.
- H. CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH AN ASSESSMENT OF THE EXISTING IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO: FUNCTIONALITY OF THE SYSTEM OVERALL AND BY ZONES, COST TO MAKE THE SYSTEM / ZONES FUNCTIONAL AND RECOMMENDATIONS FOR IMPROVEMENTS.
- I. CONTRACTOR SHALL COMPLETELY REMOVE ALL ITEMS & MATERIALS DESIGNATED TO BE REMOVED, INCLUDING ALL SUB-GRADE / SUPPORT MATERIALS.
- J. ALL ITEMS & MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED ON THIS PLAN SHEET.
- K. ALL ITEMS, MATERIALS AND STRUCTURES THAT ARE DESIGNATED TO REMAIN OR ARE NOT ANNOTATED ON THE PLANS SHALL BE PROTECTED FROM DAMAGE THROUGHOUT THE LENGTH OF THE PROJECT. CONTRACTOR SHALL REPAIR OR REPLACE DAMAGED ITEMS, MATERIALS AND STRUCTURES AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR IS CAUTIONED TO BE EXTREMELY VIGILANT REGARDING SIDEWALK DAMAGES.
- L. CONTRACTOR SHALL LIMIT OPERATIONS TO THE SUBJECT PROPERTY.
- M. ITEMS NOTED FOR REMOVAL AND STORAGE ON SITE SHALL BE STORED ON SITE AT THE OWNER'S DIRECTION.



HILLSBOROUGH STREET

WEST MORGAN STREET

SNOW AVENUE



EX. TRANSFORMER

EX. SHRUBS TO REMAIN

EX. TREE TO BE SELECTIVELY PRUNED BY ISA CERTIFIED ARBORIST

EX. SRW EDGING TO BE REMOVED

ALL EX. SHRUBS IN THIS BED TO BE REMOVED

EX. SRW EDGING TO BE REMOVED

EX. SHRUBS TO REMAIN

EX. NANDINA SHRUBS TO BE REMOVED EX. HOLLIES TO REMAIN

EX. SRW EDGING TO REMAIN BEYOND THIS POINT

EX. CONDENSER UNIT

(2) EX. GRAPE MYRTLE TO REMAIN

EX. SHRUBS TO BE REMOVED

EX. SRW EDGING TO BE REMOVED

EX. NANDINA SHRUBS TO BE REMOVED EX. HOLLIES TO REMAIN

EX. SRW EDGING TO BE REMOVED

EX. DEAD & WITHER BURNED SHRUBS TO BE REMOVED

EX. SHRUBS TO REMAIN

EX. SRW EDGING TO REMAIN BEYOND THIS POINT

EX. STEPS

EX. SRW EDGING TO BE REMOVED

EX. NANDINA SHRUBS TO BE REMOVED EX. HOLLIES TO REMAIN

(1) EX. BENCH, (1) EX. TRASH CAN & CONCRETE PADS TO BE REMOVED

EX. SRW EDGING TO BE REMOVED

EX. NANDINA SHRUBS TO BE REMOVED EX. HOLLIES TO REMAIN

(2) EX. BENCHES & CONCRETE PADS TO BE REMOVED

EX. SHRUBS UNDER OAK TREES TO BE REMOVED - GRADE TO REMOVE EX. MOUND BETWEEN REMAINING TREES

EX. PET WASTE STATION TO BE REMOVED & RELOCATED AS SHOWN IN THESE PLANS

EX. SHRUBS UNDER OAK TREES TO BE REMOVED - GRADE TO REMOVE EX. MOUND BETWEEN REMAINING TREES

EX. BICYCLE RACK, CONCRETE PAD, SRW EDGING & SHRUBS TO BE REMOVED - RELOCATE BIKE RACK TO EX. GRILL STATION CONCRETE PAD

(1) EX. BENCH, (1) EX. TRASH CAN & (1) CONCRETE PAD TO BE REMOVED

EX. SRW EDGING TO BE REMOVED

EX. NANDINA SHRUBS TO BE REMOVED EX. HOLLIES TO REMAIN

EX. PERGOLA, GAS GRILLS & BENCH TO BE REMOVED - SEE NOTES "D" & "E"

RELOCATED BICYCLE RACK

EX. BENCH TO BE REMOVED

EX. SHRUBS TO BE REMOVED

EX. NANDINA SHRUBS TO BE REMOVED EX. HOLLIES TO REMAIN

EX. NANDINA SHRUBS TO BE REMOVED

EX. FOUNDATION SHRUBS ALONG THIS WALL TO REMAIN

EX. SRW EDGING TO BE REMOVED

EX. SRW EDGING TO BE REMOVED

(2) EX. GRAPE MYRTLE TO REMAIN

EX. DEAD SHRUBS TO BE REMOVED

(4) EX. OAK TREES TO REMAIN - LIMB UP TO PROVIDE 10' - 12' VERTICAL CLEARANCE

EX. SHRUBS TO REMAIN

EX. YARD DRAIN VERIFY FUNCTIONALITY

EX. SHRUBS TO REMAIN

EX. SRW EDGING TO BE REMOVED

EX. NANDINA SHRUBS TO BE REMOVED EX. HOLLIES TO REMAIN

(1) EX. BENCH, (1) EX. TRASH CAN & CONCRETE PADS TO BE REMOVED

(2) EX. GRAPE MYRTLE TO REMAIN

EX. SHRUBS TO BE REMOVED

EX. NANDINA SHRUBS TO BE REMOVED EX. HOLLIES TO REMAIN

(2) EX. GRAPE MYRTLE TO REMAIN

EX. CURB & CUTTER

EX. POSTS & CHAIN SURROUNDING THIS BED TO BE REMOVED - STORE MATERIALS ON SITE IN OWNERS DESIGNATED LOCATION

ALL EX. SHRUBS IN THIS BED TO BE REMOVED

EX. SRW EDGING TO BE REMOVED SEE NOTE "C"

EX. FOUNDATION SHRUBS ALONG THIS WALL TO REMAIN

REMOVE EX. FLAGPOLE, MONUMENT SIGN & SHRUBS

RELOCATED NO PARKING SIGN

(2) EX. NO PARKING SIGNS TO BE RELOCATED TO BEHIND CURB

RELOCATED NO PARKING SIGN

(2) EX. GRAPE MYRTLE - TO REMAIN

EX. TRENCH DRAIN TO BE CLEANED & MADE OPERATIONAL

ALL EX. SHRUBS IN THIS BED TO BE REMOVED SEE NOTE "B"

EX. SRW EDGING TO BE REMOVED

EX. MONUMENT SIGN TO BE REMOVED

GRIND EX. STUMPS TO MINIMUM 2" BELOW EXISTING GRADE