



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

3200 HILLSBOROUGH STREET

Address

- Renew COA 086-15-CA.

Historic District

WILMONT APARTMENTS

OK to PERMIT

Historic Property

010-16-MW

Certificate Number

1/20/2016

Date of Issue

1/20/2017

Expiration Date

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-RENEWAL OF COA**
- 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 # 458768

File # CO-16-MW

Fee N/A-City Department

Amt Paid —

Check # —

Rec'd Date 1/16/16

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 : 3200 Hillsborough Street Raleigh, NC 27607

Historic District: None

Historic Property/Landmark name (if applicable): Wilmont Apartments

Owner's Name: Wilmont Apartments, LLC / Zachary Taylor

Lot size: 0.89 acre

(width in feet): 204.5 (average)

(depth in feet): 196.5 (average)

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: City of Raleigh Public Works Department / Richard Dickie, PE

Mailing Address: P.O. Box 590 (Physical Address: 222 West Hargett Street, 4th Floor)

City: Raleigh	State: NC	Zip Code: 27602-0590
Date: January 11, 2016	Daytime Phone: 919-996-4059 (direct) / 919-996-3030 (main)	

Email Address: Richard.dickie@raleighnc.gov

Signature of Applicant Richard J. Dickie

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 4/20/17. 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 [Signature] Date 1/20/16

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 91

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

Section/Page	Topic	Brief Description of Work
2.1.2 / 9	Repair of existing sidewalks	Existing private concrete sidewalks and steps will be repaired and the new concrete will be treated to give the appearance of older concrete.
2.1.9 / 9	New plantings in the R/W	New plantings will be established in the roundabout area per the landscape plan.
2.1.10 / 9	Utility poles	Utility poles (except main transmission poles) will be eliminated by moving into underground conduits.
2.5.3 & 2.5.5 / 17	New and replacement sidewalks	New sidewalks with a minimum width of 8' will be installed along the length of the Phase 2 project. The sidewalks will be both brick pavers and concrete.
2.7.1 / 21	Lighting	Street lighting will be consistent for the urban corridor nature of Hillsborough Street, using standard Duke-Energy cobra heads with LED lights and metallic poles.

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"/>				
3. Photographs of existing conditions are required.	<input 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>			

* City Department

Hillsborough Street Phase 2 Revitalization
Impact on Wilmont Apartments at Shepherd Street-Rosemary Street Roundabout
Application for Renewal of Certificate of Appropriateness
January 11, 2016

HILLSBOROUGH STREET PHASE 2 REVITALIZATION PROJECT

Renewal Summary

This application is for a renewal of the approval of a Certificate of Appropriateness that was issued for this project by the Raleigh Historic Development Commission on July 6, 2015 (certificate number 086-15-CA). That approval was issued with two conditions:

1. *That the section of walkway extending from the new brick sidewalk to the historic steps be water-washed concrete.*
2. *That should the historic steps be damaged during construction, that they be replaced matching the design and dimension of the existing steps, with the specification and details to be provide to and approve by staff prior to installation.*

Additionally, we have added direction in the plan and specifications to relocate the existing historical marker outside of the public utilities easement to avoid damage during the installation of the underground conduits. If the construction poses no danger to the existing monument, it could remain at its present location.

The City Real Estate Division has reached a settlement with the owner/manager of Wilmont Apartments, LLC, Zachary Taylor, for the purchase of the right-of-way and easements needed for the project, as well as for the damage to the property. The deed is recorded in the Wake County Register of Deeds in Deed Book 16248/Page 1648.

Executive Summary

The construction of a roundabout at the Shepherd Street-Rosemary Street intersection will require the City to acquire approximately 798 SF (0.018 acre) of the Wilmont Apartments property for right-of-way (R/W). Installation of underground conduits to run electric distribution lines will require a permanent utility easement (PUE) of about 908 SF (0.0208 acre) outside and adjacent to the new right-of-way. A temporary construction easement (TCE) of about 934 SF (0.021 acre) beyond the new right-of-way and public utility easement will be needed for access and working room to construct the new roadway and utility facilities.

Six crape myrtles along the existing public sidewalk in the right-of-way will be removed to make room for a wider sidewalk (8 feet minimum width). Two shrubs (a cherry laurel and a spirea) and a bifurcated dogwood (approximately 11" and 14" DBH) inside the property will also be removed, as these sit on the portion of the property that will be part of the proposed roadway. There is the potential need to replace the two sets of steps on the two eastern concrete walkways to the apartments due to the installation of the underground electric conduits.

The owners of the apartments will be compensated for the property acquired for right-of-way, the property used for easements, and for the lost onsite landscaping. The value of the property involved will be established by an independent appraiser engaged by the City of Raleigh Real Estate Division.

Background and Overview

Hillsborough Street is a North Carolina Department of Transportation road, meaning that NCDOT owns, maintains and controls the right-of-way and the transportation facilities within it. Through an agreement between the City of Raleigh and NCDOT, the City will be allowed flexibility in the designs of areas outside the curbs. Inside the curbs, NCDOT standard design principles are followed.

The Phase 2 project will continue a theme for Hillsborough Street that began as Phase 1, which started at Oberlin Road and ending at Gardner Street. Planning for this redevelopment began conceptually in 1999, with final plan development occurring over 2006 and 2007. The Phase 1 construction was completed in August 2010.

The Phase 2 project extends from Gardner Street to just past the Shepherd Street-Rosemary Street intersection with Hillsborough Street. Three roundabouts will be installed at intersections to eliminate traffic signals. The construction of a roundabout at the Shepherd Street-Rosemary Street intersection will require the City to acquire approximately 798 SF of the Wilmont Apartments property for right-of-way (R/W). Installation of underground conduits to run electric distribution lines will require a permanent utility easement (PUE) of about 908 SF outside and adjacent to the new right-of-way. A temporary construction easement (TCE) will be needed for access to construct the new roadway and utility facilities.

The Phase 2 project changes Hillsborough Street from a three- and four-lane section to a two lane section with a raised 4 foot wide median with pedestrian crossing refuge areas and bicycle lanes in both directions. Sidewalks will be expanded to a minimum width of 8 feet, changing from concrete to brick pavers. Other amenities along the street will include benches, decorative bicycle racks, bins for recycling, and waste bins that have internal solar-powered compacters. The Public Art and Design Board (PADB) has contracted artist David Dahlquist to produce six pieces of art that will be located in pairs at each of the three roundabouts in the project. Please review the attached report titled "Purpose, History and Engineering Data" for more in depth background, technical information and justifications for the project.

Impact on Wilmont Apartments

The project will have no effect on the structure of the Wilmont Apartments. The only impact to the historic property is to the site. As stated above, the permanent site impact to the Wilmont Apartments is limited to the acquisition of a portion of the property in the southeast corner of the site, along the frontages of Hillsborough Street and Shepherd Street. From the current property corner, the right-of-way acquisition runs 76.20 feet west along Hillsborough Street and 26.72 feet north along Shepherd Street. The total area amounts to 798 SF (0.018 acre). This reduces the Wilmont Apartments site from 0.89 acre to 0.872 acre.

The secondary site impact is the permanent public utility easement for the installation of the underground electrical conduits. This easement begins 144.46 feet west of the current property corner on Hillsborough Street and ends at a point on Shepherd Street that is 34.46 feet north of the corner. The conduits in this easement are part of the new electrical distribution system that will enable the overhead electrical distribution lines (along with overhead telecommunication line) to be removed from the overhead utility poles. This, in turn, will allow the removal of all of the utility poles along the south side of the street, and it is expected that several of the tall transmission poles along the north side of the

street may be eliminated along the corridor (pending a study by Duke-Energy). Putting these lines underground will eliminate the visual clutter caused by the current network of overhead utility lines.

The utility easement will occupy 908 SF (0.021 acre), but the ownership this property will remain with the Wilmont Apartments site. Following construction, the area disturbed will be restored to its original condition. This includes the potential need to replace the two sets of steps on the two eastern concrete walkways to the apartments. It may be possible for the construction to occur without damaging the existing steps, but the prudent plan is to assume that they will need to be replaced, as repair would result in an uneven result. The attached plans show a detail for the steps. Of course, this work would be coordinated with the owners of the apartments to ensure that the function and appearance are satisfactory. Techniques to give the new concrete the color and texture of the existing concrete walk will be used, including possible surface coloring/staining and washing of the finished surface to give it a weathered look.

The final portion of the site that will be impacted by the project construction is delineated inside a temporary construction easement. This is simply a zone outside the actual facilities being constructed to allow for the necessary room to do this work. As with the public utility easement, any area disturbed will be restored to its original condition.

The owners of the apartments will be compensated for the property acquired as right-of-way and the property used for easements. The value of the property involved will be established by an independent appraiser engaged by the City of Raleigh Real Estate Division. The appraisal values will be based on industry standards.

Significance of Impact on Wilmont Apartments

In the October 2010 application to designate the Wilmont Apartments a historic property, as well as the final ordinance adopted in December 2010, the predominant factors in the decision to accept the building and site as historic were the structure's architecture and historical significance, along with the history of the people who were responsible for its construction. Regarding the site itself, the primary discussion of its contribution focuses on the siting of the apartment building to align with the rear property line instead of the front property line. From the application under "Boundary and Site Description": "The building is set back from Hillsborough Street and at a slight angle to the street, aligning instead with the rear (north) lot line." Further on, it states "The most significant site element is the placement of the building, set back from the street and a slight angle, making the building visually more prominent as approached from the east (downtown). Site elements appear to be original to the structure, though trees and shrubs have been added since the buildings [sic] construction."

The proposed roundabout on the property's southeast corner will not affect the building's orientation to Hillsborough Street, nor will the line of travel along Hillsborough Street change. The sweep around the north side of the roundabout will maintain the view of the apartments.

There will be a change in the landscaping in the vicinity of the southeast corner. Six crape myrtles along the public sidewalk in the right-of-way will be removed to make room for a wider sidewalk. Two shrubs (a cherry laurel and a spirea) and a bifurcated dogwood (approximately 11" and 14" DBH) inside the property will also be removed, as these sit on the portion of the property that will be part of the proposed roadway. The dogwood leans significantly towards the corner and has powdery mildew. The property owner will be compensated for the loss of the onsite landscaping. Additionally, the loss of these existing plantings will be softened by the new landscaping that will be established around the new intersection, including in the center of the roundabout. The removal of the onsite corner and public

frontage trees will work to create an open view of the apartment building as it is approached from the east, reinforcing the primary site element noted in the application.

The application requesting the historic designation of the apartments made the observation that at the time the Wilmont Apartments were constructed, land west of Dixie Trail had been slow to develop. The author speculated that with its construction nearly ten years before development along this part of Hillsborough Street became common, the apartments "...were no doubt constructed to encourage growth west of NCSU...". In that regard, the current Phase 2 project is running a parallel course with the original Wilmont Apartments. The Phase 2 construction is intended to spur new growth and redevelopment through the revitalization of Hillsborough Street. The Wilmont Apartments is not located in a designated historic district. Rather, it is an isolated historic property located along an urban corridor. The Phase 2 project will help to transform the general neighborhood of the apartments from one of rundown properties with narrow sidewalks and a busy street to a robust environment with a dynamic street life.