



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

600 N BOUNDARY STREET

Address

OAKWOOD

Historic District

Historic Property

016-16-MW

Certificate Number

1/27/2016

Date of Issue

1/27/2017

Expiration Date

Project Description:

- Renew COA 113-15-MW;
- prune tree

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

For Office Use Only

Transaction # 459632

File # 016-16-MW

Fee 2900

Amt Paid 2900

Check # Credit Card

Rec'd Date 01/19/2016

Rec'd By _____

• 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 600 North Boundary Street

Historic District OAKWOOD

Historic Property/Landmark name (if applicable)

Owner's Name PAYVAND KHOSRAVI KAMRANI

Lot size 0.14 (width in feet) 60' (depth in feet) 104'

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 PAYVAND Khosravi KAMRANI

Mailing Address 600 N. Boundary St.

City Raleigh State NC Zip Code 27604

Date 1-19-2016 Daytime Phone 919-619-8369

Email Address P.Khosravi@NCSU.Edu

Signature of Applicant Payvand

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 1/27/17. 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 1/27/16

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 91-80

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

Section/Page	Topic	Brief Description of Work
3.5/35	Roof	Extend expiration date on Approved COA #113-15-MW
	Tree	Approve tree trimming plan per ANSI A300 standard

	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. <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 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 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 type="checkbox"/>			
8. Fee (<u>See Development Fee Schedule</u>)	<input type="checkbox"/>				



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

600 N BOUNDARY STREET

Address

OAKWOOD

Historic District

Historic Property

113-15-MW

Certificate Number

7/24/2015

Date of Issue

1/24/2016

Expiration Date

Project Description:

- Alter eaves of non-historic garage.

OK to PERMIT

This card must be kept posted 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.

Ashley Morris
Pell St Studio
306 Pell St.
Raleigh, NC
27604

June 25, 2015

Dear Ashley,

Thank you for contacting me about a Tree Protection Plan for 600 N. Boundary St. in Raleigh NC.

First and foremost the farther away you can stay from the base of the tree the better; particularly when it comes to grading and digging for footings.

Prior to work contractor shall put wood chips around base of tree no more than 4" thick (do not mound chips on base of tree). Spread chips to the edge of existing driveway and to the drip line on opposite side of crown. This is to reduce soil compaction. Install a standard orange protection fence around tree. The fence should run the length of the driveway to the garage on the one side and 20' from the center of the trunk on the other side. It will need to go all around the tree. At a minimum it should be half the distance between the trunk and the drip line of the crown on the yard side. Keep area watered.

Use care when excavating existing pavement. Break pavement with Jack Hammer portions of concrete within the same width of crown. Once concrete is broken a skid steer may be used to haul material away but do not rip roots underneath pavement.

If trenching is scheduled, an arborist will need to perform/supervise pruning on any severed roots. If backfill is slated for project, material should consist of a soil mixture that is clean of debris and mixed with organic material (composted leaf, bark and wood processed to the point of decay).

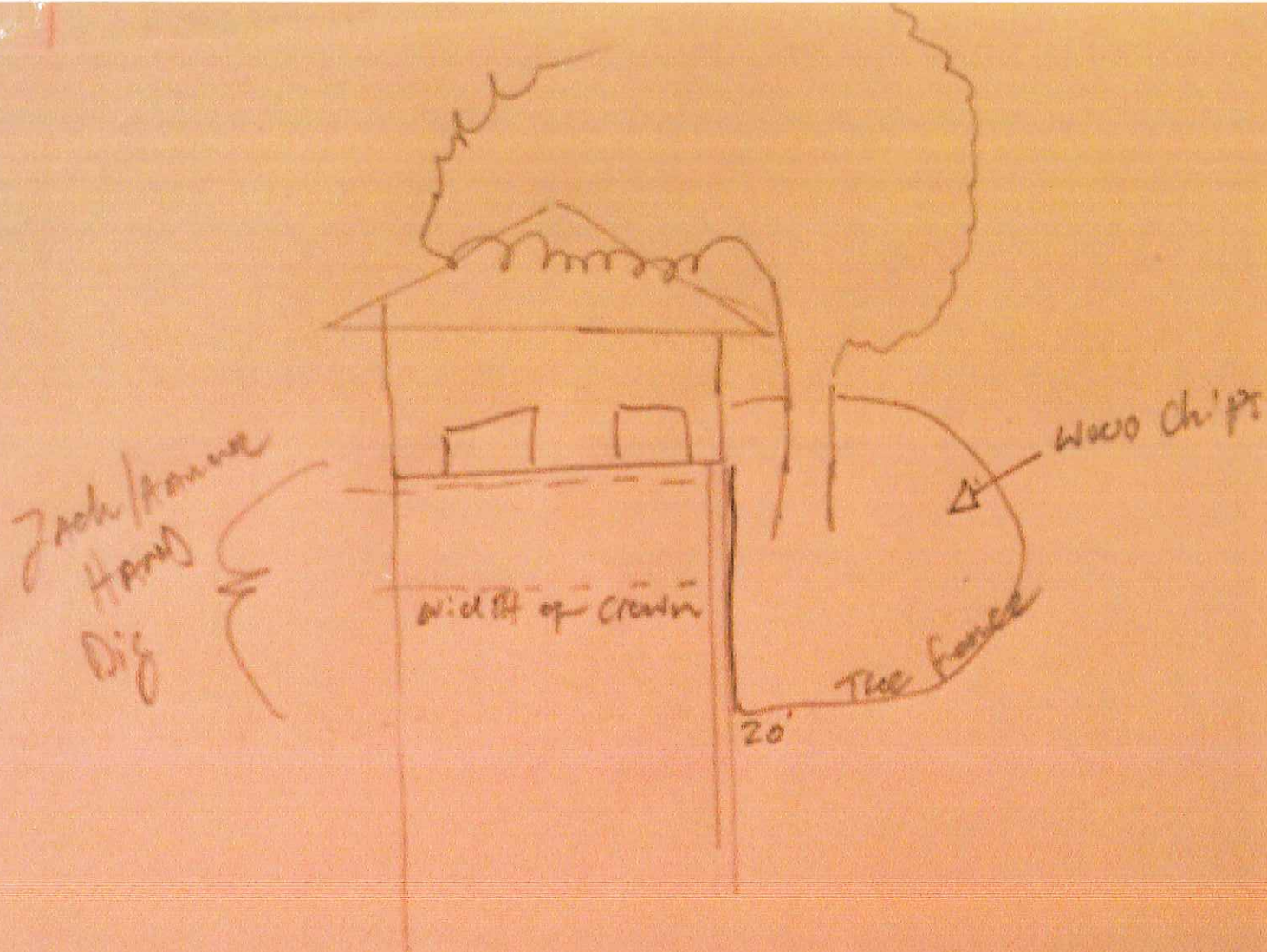
I recommend injecting a slow release fertilizer with mycorrhizae fungus into the root zone prior to construction

Have arborist and builder meet on site to determine what needs to be pruned prior to construction. All pruning shall be done in accordance with ANSI A300 standards.

After construction I would repeat the slow release fertilizer and perhaps incorporate a growth regulator as well to build more root mass.

I appreciate you contacting Everett Tree Service and hope that we can be of help again.

All the best,



600 N. Boundary.

Protection Plan

Band, Daniel

From: Cameron Kamrani <CPVKamrani@cs.com>
Sent: Monday, January 25, 2016 8:37 PM
To: Band, Daniel
Cc: Tully, Tania; Robinson, Simone; 'Payvand Khosravi-Kamrani'; 'Ashley Morris'
Subject: RE: Minor Work Application - 600 N Boundary St
Attachments: 600N-Boundary--tree-protection-plan.pdf; photo.JPG

Hello Daniel,

Attached is the site plan that was provide to us and the RHDC by Ashley Morris, our architect for the major COA. This site plan, was amended by Mr. Wharton, Certified Arborist #SO-1562 of Everett Tree Service, as a condition of approval for the major COA. His sketch photo attached. Let us know if you have any further questions.

Thanks for your attention.

Kamran

From: Band, Daniel [<mailto:Daniel.Band@raleighnc.gov>]
Sent: Monday, January 25, 2016 5:21 PM
To: Cameron Kamrani
Cc: Tully, Tania; Robinson, Simone; 'Payvand Khosravi-Kamrani'
Subject: RE: Minor Work Application - 600 N Boundary St

Thank you Kamran, that information is helpful. One request, can you please re-send the site plan you included? The copy you sent is very blurry and the text cannot be read.

Thank you,

Daniel

From: Cameron Kamrani [<mailto:CPVKamrani@cs.com>]
Sent: Sunday, January 24, 2016 11:32 PM
To: Band, Daniel
Cc: Tully, Tania; Robinson, Simone; 'Payvand Khosravi-Kamrani'
Subject: FW: Minor Work Application - 600 N Boundary St

Hello Daniel,

My name is Kamran Khosravi Kamrani and I am sending you the information on behalf of my daughter, Payvand. The attached information are the pictures, drawings and explanation of work that you requested. We have worked with Tania before and there are many further information available in our COA files.

I appreciate your help in concluding this process so that we can start our major COA work. Our COA was approved in August and since then it took us some time to get the tree protection plan approved and also find a builder to start the Garage renovation work.

The tree trimming work would allow us create head space for the Garage renovation.

Thanks for your cooperation.

Kamran Kamrani, PE, LEED AP

919.619.3896

From: Payvand Khosravi-Kamrani [<mailto:pkhosra@ncsu.edu>]
Sent: Friday, January 22, 2016 12:59 PM
To: Kamran Kamrai; mom
Subject: Fwd: Minor Work Application - 600 N Boundary St

Sent from my iPhone

Begin forwarded message:

From: "Band, Daniel" <Daniel.Band@raleighnc.gov>
Date: January 21, 2016 at 4:28:55 PM EST
To: "pkhosra@ncsu.edu" <pkhosra@ncsu.edu>
Cc: "Tully, Tania" <Tania.Tully@raleighnc.gov>, "Robinson, Simone" <Simone.Robinson@raleighnc.gov>
Subject: Minor Work Application - 600 N Boundary St

Payvand: Thank you for submitting a Minor Work application for 600 North Boundary Street. I've reviewed the application and I have a few comments. Additional materials may be sent in by email.

- Please provide a photo showing the front yard and the house and a photo showing the tree(s) that are to be pruned
- Please mark where the trees are on a property survey. You can print out an 8x10 of your property from Imaps (<http://maps.raleighnc.gov/iMAPS/>) and mark on that if you'd like. The rendering that you originally included doesn't show a clear picture of the house, property, and neighboring properties.
- Please describe in your own words what you plan to do. Include the diameter of the tree(s) (at 4.5 ft from ground-level) and species if known. In addition please describe the pruning method you plan to use (what tools will be used, etc.) – is it the same as in the letter? The letter mentions “excavating existing pavement” among other things, which will require further materials.

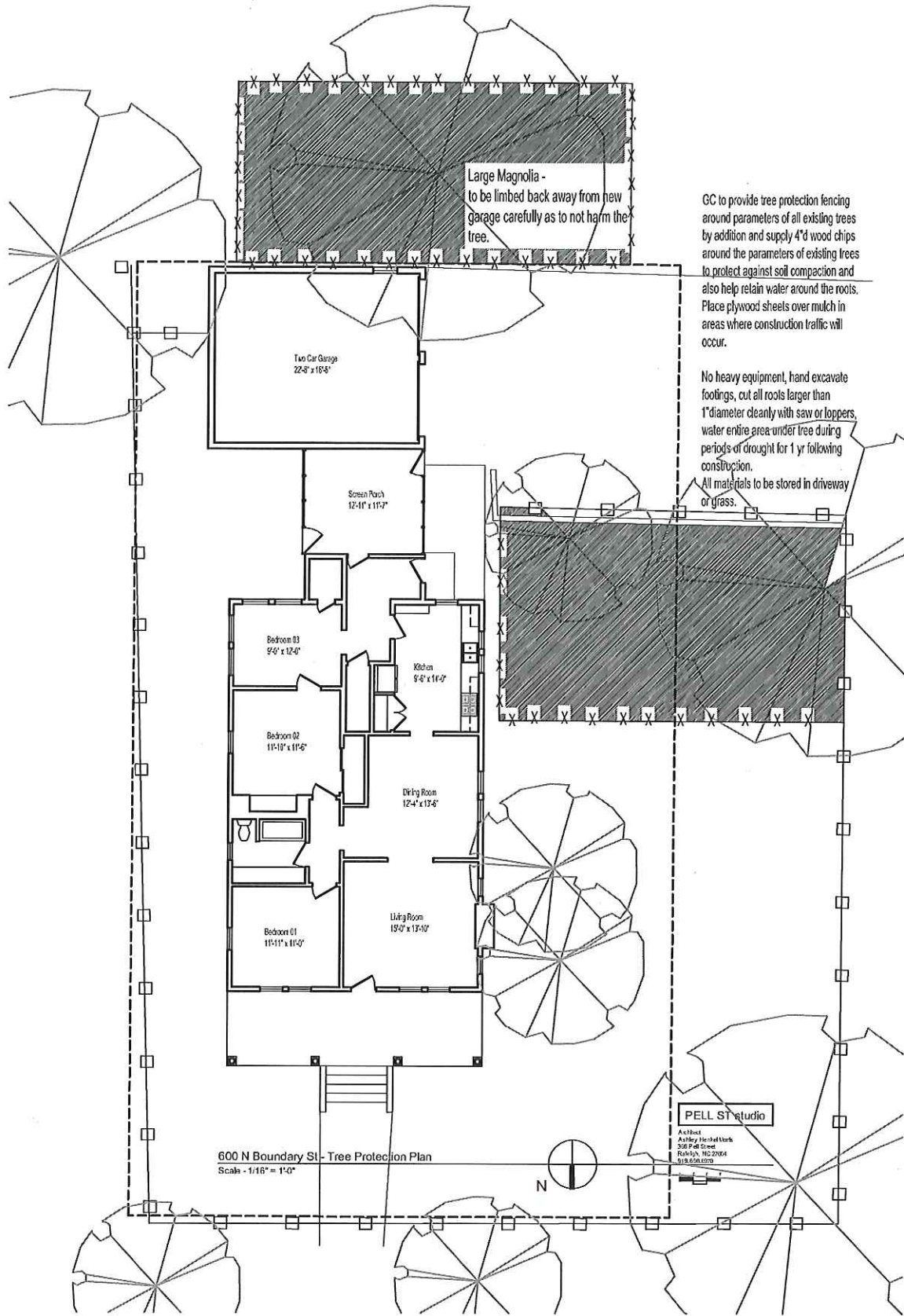
Thanks,

Daniel

Daniel Band, Planner I
Long Range Planning Division
Raleigh Planning Department
919-996-2180 - OEP, 2nd Floor

“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.”

“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.”



Large Magnolia -
to be limbed back away from new
garage carefully as to not harm the
tree.

GC to provide tree protection fencing
around parameters of all existing trees
by addition and supply 4\"/>

No heavy equipment, hand excavate
footings, cut all roots larger than
1\"/>

600 N Boundary St - Tree Protection Plan
Scale - 1/16" = 1'-0"

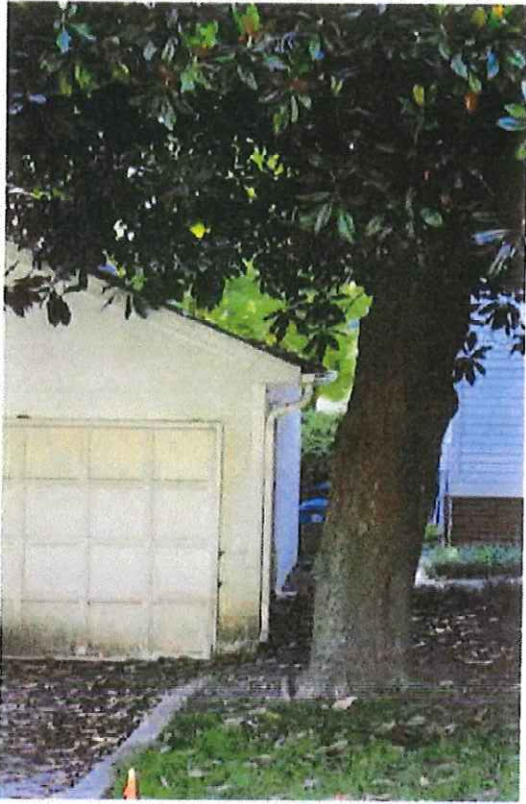
PELL ST studio

Architect
Ashley Mitchell Work
308 Park Street
Raleigh, NC 27604
919.846.0000



Existing garage

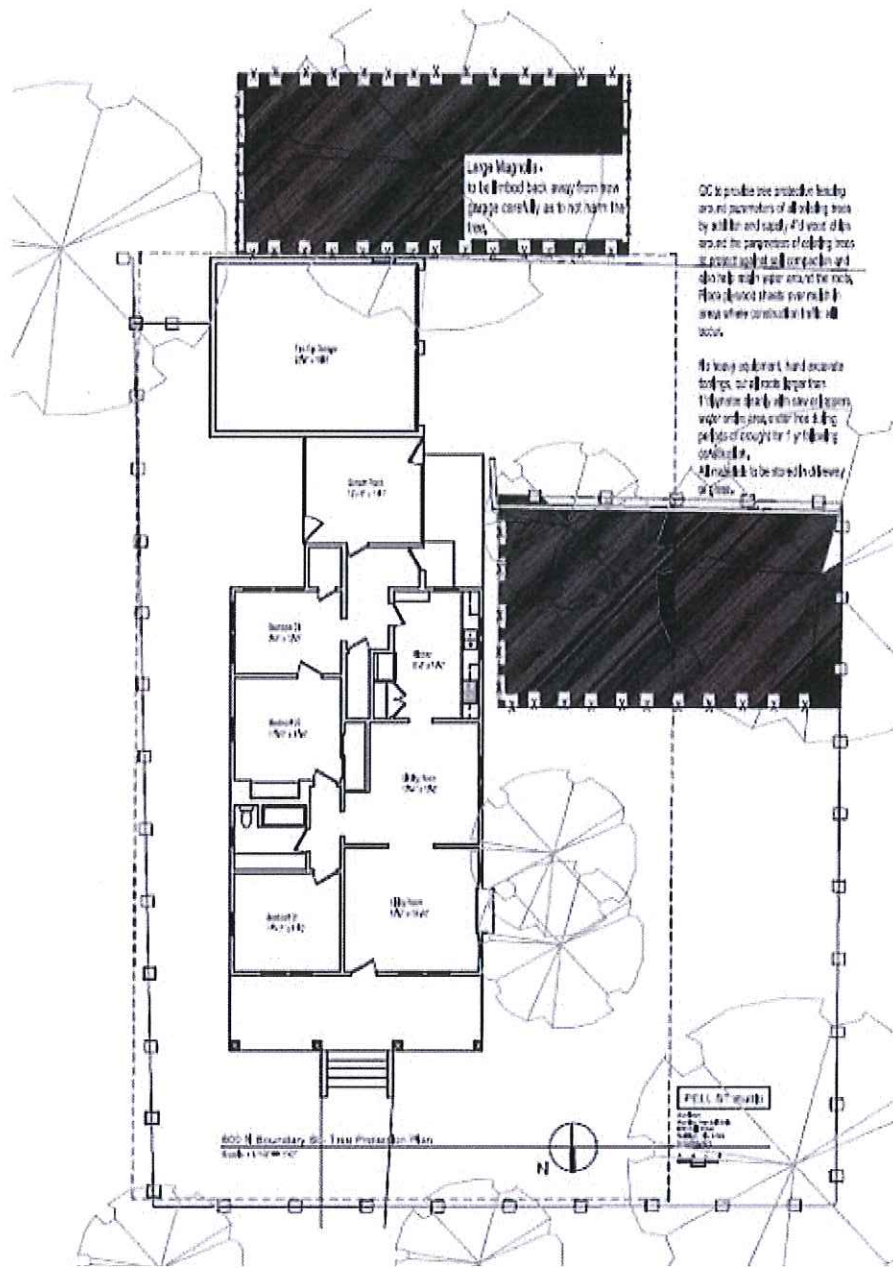




Tree diameter is approx. 3'.00







Large Mag. will be moved back away from new garage carefully as to not harm the trees.

GC to provide tree protection leading around perimeter of all existing trees by utilizing and supply 40' wide of this around the perimeter of existing trees as shown on plan at all locations and also to be used when around the trees. Place around them over walk to areas where construction work will occur.

No heavy equipment, hard excavate footing, no all kinds of equipment. If you are doing all kinds of open water and areas, you have to dig paths of enough for 1/2' of existing conditions. All materials to be stored in a covered area.

600' Boundary 50' True Projection 1/8" = 1'-0"

FILL, 50' (white)

- Concrete
- Steel Deck
- Steel Joist
- Roofing

Pruning Method:

Per Mr. Andrew Wharton, Certified Arborist SO-1562 of Everett Tree Service, all pruning shall be done in accordance with ANSI A300 standards. We plan to use Mr. Wharton to perform the pruning work. We consulted with Everett Tree Services for the tree protection plan for our Garage renovation (COA already approved) and also we plan to use them for the pruning services. The excavation of the pavement is related to the tree protection plan and the Garage renovation work. The pavement is shown in the pictures. The tree protection plan has already been approved as part of the Garage renovation COA.

The following is their plan and scope of work for pruning.

Estimate #7516



Billing Address
FAYE KAMRANI
600 NORTH BOUNDARY ST
RALEIGH NC 27604

FKAMRANI@FMREALTY.COM
919-619-3609

Service Address
FAYE KAMRANI
600 NORTH BOUNDARY ST
RALEIGH NC 27604

FKAMRANI@FMREALTY.COM
919-619-3609

Send Payment To
Everett Tree Service, Inc.
7044 Wildlife Trail
Raleigh NC 27613

(919) 271-6108

Date	06/15/15
Total	\$750.00
Payments	\$0.00
Balance	\$750.00

Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total	
AWCONSULT	TREE PROTECTION PLAN ETTER SENT TO ARCHITECT LAST WEEK.	\$150.00		1.0	\$150.00	
AWPRUNE	LIFT MAGNOLIA AND MAKE PROPER CUTS AFTER NEW GARAGE HAS BEEN FRAMES AND CONSTRUCTION CREW HAS CUT AWAT WHAT TEHY NEEDED FOR CLEARANCE. CUT GIRDLING ROOTS TOO. 3 MEN. BUCKET.	\$300.00		2.0	\$600.00	
					Subtotal	\$750.00
					Tax	\$0.00
					Total	\$750.00