



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

417 N BLOUNT STREET

Address

BLOUNT STREET

Historic District

HIGGS-COBLE-HELMS HOUSE

Historic Property

150-17-MW

Certificate Number

09-25-2017

Date of Issue

03-25-2018

Expiration Date

Project Description:

- Remove ash tree and replace with white oak

*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.*



# Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

**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



<input checked="" type="checkbox"/> <b>Minor Work (staff review) – 1 copy</b>  <input type="checkbox"/> <b>Major Work (COA Committee review) – 10 copies</b> <input type="checkbox"/> <b>Additions Greater than 25% of Building Square Footage</b> <input type="checkbox"/> <b>New Buildings</b> <input type="checkbox"/> <b>Demo of Contributing Historic Resource</b> <input type="checkbox"/> <b>All Other</b>  <input type="checkbox"/> <b>Post Approval Re-review of Conditions of Approval</b>	<p style="text-align: center;"><b>For Office Use Only</b></p> Transaction # <u>527649</u> File # <u>150-17-MW</u> Fee _____ Amount Paid <u>\$2900</u> Received Date <u>8/30/17</u> Received By <u>Lam Best</u>
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**Property Street Address:** 417 N Blount St.

**Historic District:** North Blount Street

**Historic Property/Landmark name (if applicable):** Higgs-Coble-Helms House

**Owner's Name:** EBW – Raleigh, LLC

**Lot size** 0.35 acre

(width in feet) 74'

(depth in feet) 207.6'

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 (Label Creator).

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: Brandy Thompson

Mailing Address: 311-200 W Martin St

City: Raleigh

State: NC

Zip Code: 27601

Date: 08/08/2017

Daytime Phone: 919-821-2775

Email Address: bthompson@clearscapes.com

Applicant Signature

*Brandy Thomps*

Will you be applying for rehabilitation tax credits for this project?  Yes  No

Did you consult with staff prior to filing the application?  Yes  No

Office Use Only

Type of Work \_\_\_\_\_

*76*

**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
2.3	Site Features and Plantings	<p>Remove large Ash tree in poor condition as recommended by arborist.                      Prune Southern Magnolia Tree according to arborist's recommendations.                      Plant new 3" white oak in similar location.</p>



**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 3/25/18. 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 Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) Melissa Robb Date 9/25/17

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" 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.  <b>Minor Work (staff review) – 1 copy</b>  <b>Major Work (COA Committee review) – 10 copies</b>					
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input type="checkbox"/>				
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			
5. <b>Plot plan</b> (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. <b>Drawings</b> showing existing and proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the façade(s)</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required)</li> <li><input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.</li> </ul>	<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). Use the <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>				
8. <b>Fee</b> (See Development Fee Schedule)	<input checked="" type="checkbox"/>				



# THE F. A. BARTLETT TREE EXPERT COMPANY

5 8 0 8 T r i a n g l e D r i v e , R a l e i g h , N C 2 7 6 1 7

August 7, 2017

EBW – Raleigh, LLC  
Attn: Blount Williams  
410 S. Salisbury St, Suite 200  
Raleigh, NC 27601

Re: 417 N. Blount St Tree Inspection

On Monday August 7, 2017, I visually inspected a large Ash tree and Southern Magnolia at the left side foundation of the property. This visual inspection was conducted from the ground level to identify potential hazards or risks to the home or people that may be passing by.

The following observations were made inspecting the Ash tree:

- At the base of the tree there is one large buttress root with missing bark and decay.
- The trunk of the tree splits into to two main leaders and there appears to be included bark between them with a decay pocket.
- The trunk also has several open cavities from old pruning wounds.
- The main scaffold limbs have several open cavities from previous limb failures and old pruning wounds.
- The main leader growing toward the home has on old wound where 3 large lateral limbs are growing from that point of attachment where there is decay and are growing over the home.



SCIENTIFIC TREE CARE SINCE 1907

1 - 8 7 7 B A R T L E T T • F A X : ( 9 1 9 ) 7 8 8 - 9 1 4 7 • [www.bartlett.com](http://www.bartlett.com)



## THE F. A. BARTLETT TREE EXPERT COMPANY

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5 8 0 8 T r i a n g l e D r i v e , R a l e i g h , N C 2 7 6 1 7

The following observations were made while inspecting the Southern Magnolia:

- The buttress roots are visible and appear to be healthy.
- The main trunk is straight and in good condition.
- The canopy is very close to the home and touching the home in some areas.
- Dead limbs were noted in the canopy.

Based on these observations I recommend that the Ash tree be removed due to several cavities throughout the trunk and main scaffold limbs where the tree parts are vulnerable to wind, snow and ice causing damage to the home and or people passing by.


I recommend that the Southern Magnolia be pruned to provide clearance to the home so that the limbs are not rubbing against the home and roof causing damage to the home. The dead limbs should be pruned and removed to reduce risk of limb failure and damage to the home or injury to people passing by.

Feel free to contact me if you have any further questions. My cell phone number is 919-291-9246.

Respectfully Submitted,

Kevin Riegner  
ISA Certified SO-5586A  
5808 Triangle Dr  
Raleigh, NC 27617





Prune Southern  
Magnolia tree

Remove Ash tree

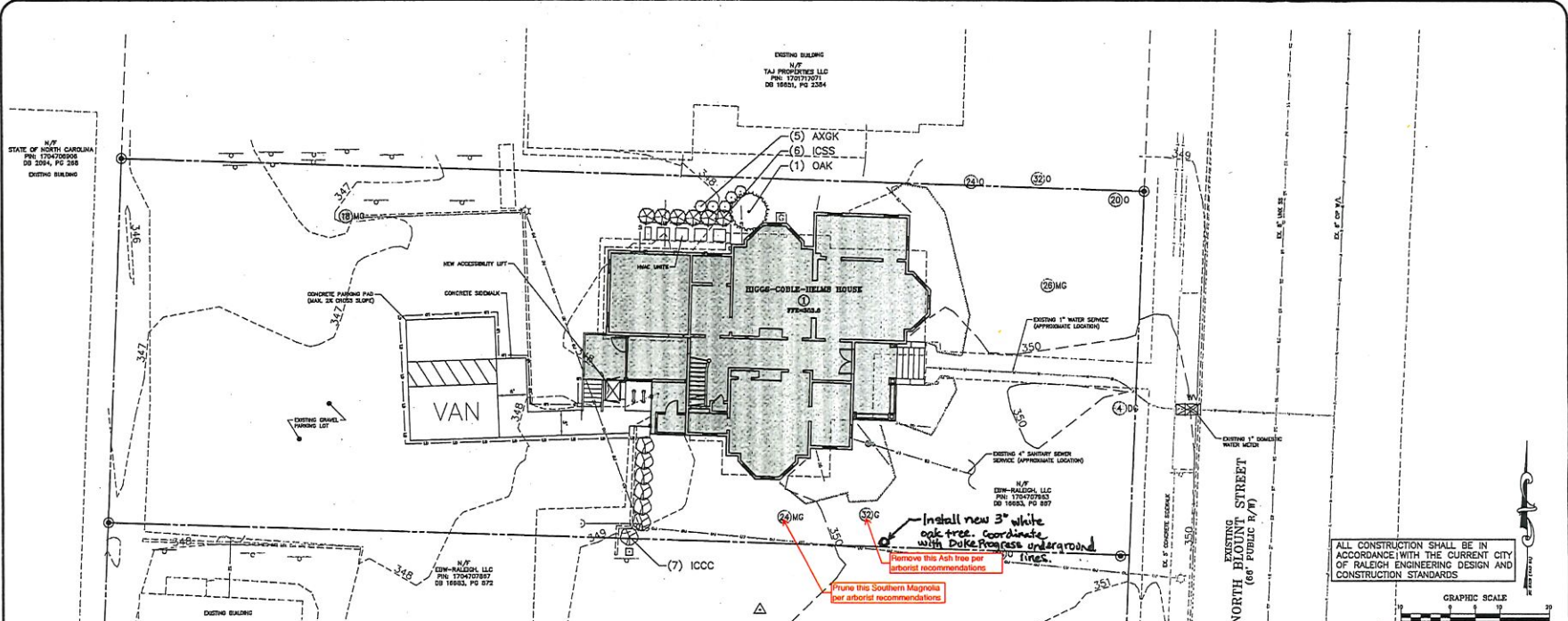




Prune Southern  
Magnolia tree

Remove Ash tree





**GENERAL LANDSCAPING NOTES**

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR THE SITE INSPECTION BEFORE LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE NOTES, SPECIFICATIONS, DRAWINGS OR SITE CONDITIONS PRIOR TO INSTALLATION.
4. CONTRACTOR SHALL CONDUCT SOIL TEST IN ALL PLANTING AREAS TO DETERMINE SOIL ACCORDING TO REQUIREMENTS. CONTRACTOR SHALL ADVISE PERMITS BASED UPON SOIL TEST RESULTS. NO ADDITION TO OR PLACEMENT OF SOIL IS TO BE DONE PRIOR TO THE SOIL TEST. TESTING SHALL BE PERFORMED BY A SUITABLE LABORATORY. NO PLANTING SHALL BEGIN UNTIL PROPER ADJUSTMENTS HAVE BEEN MADE. SOIL PH SHOULD BE BETWEEN 6.5 AND 7.5. CONTAINS A MINIMUM OF 4% AND A MAXIMUM 20% ORGANIC MATTER.
5. PLANT MATERIALS ARE TO BE GUARANTEED FOR A PERIOD OF 12 MONTHS. PLANT MATERIALS WHICH REMAIN UNHEALTHY WILL BE REPLACED BY THE LANDSCAPE CONTRACTOR BEFORE THE COMPLETION OF THE GUARANTEE PERIOD OR IMMEDIATELY IF SO DIRECTED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
6. CONTRACTOR TO EXERCISE PROTECTIVE STABILIZATION OF SLOPES AS REQUIRED.

**MATERIALS**

1. LANDSCAPE MATERIAL SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM DAMAGE, INSECTS AND DISEASES. MATERIALS SHALL BE LOCAL OR SHIPPED BY QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. ALL PLANT MATERIAL IS TO BE CAREFULLY HANDLED BY THE ROOT BALL, NOT THE TRUNK, BRANCHES AND/OR LEAVES OF THE PLANT. MISHANDLED PLANT MATERIAL MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL IS TO BE WELL ROOTED, NOT ROOT BOUND, SUCH THAT THE ROOT BALL REMAINS INTACT THROUGHOUT THE PLANTING PROCESS. REJECT ALL CRACKED ROOT BALLS.
4. ALL TREE PLANTINGS SHALL BE MULCHED WITH 3 INCHES OF SHROUDED BARK OR 4 INCHES OF FINE STRAW IN 3 FOOT RADIUS OR TO OVERLAP. MULCH SHALL BE FREE OF TRASH AND MAINTAINED WEED FREE. MULCH SHALL NOT COVER THE ROOT FLARE.
5. TOPSOIL SOURCE AND/OR EXISTING SURFACE SOIL TO PRODUCE TOPSOIL ON IMPORT / SUPPLEMENT WITH TOPSOIL FROM OFF-SITE SOURCES IF SPECIFICATIONS (QUANTITIES OR QUALITY) CANNOT BE MET WITH EXISTING SOIL.
6. TOPSOIL SHALL BE FREE OF ROOTS OR HALF INCH OR LARGER IN ANY DIMENSION, STONES 2 INCH OR LARGER IN ANY DIMENSION, WEEDS, STICKS, ROOTS, RUBBER AND OTHER UNDESIRABLE MATERIALS. PROVIDE AN ALLOWANCE FOR IMPORTED TOPSOIL FOR ESTIMATING PURPOSES. TO INCLUDE AN ALLOWANCE FOR IMPORTED TOPSOIL ACROSS ALL TURN AND PLANTING BED AREAS FOR ALLOWANCE ESTABLISHMENT.

**INSTALLATION**

1. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES AND ROOT SYSTEMS FROM SUN SCALD, DRYING, SWEEPING, WHIPPING, AND OTHER HANDLING AND TYPICAL DAMAGE. DO NOT BEND OR BEND TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF EXTERIOR PLANTS DURING DELIVERY. DO NOT OVER EXTERIOR PLANTS DURING HANDLING.
2. HANDLE PLANTING STOCK BY ROOT BALL. USE EXTREME CAUTION WHEN HANDLING TREES. USE A CLEAN CRANE OR STRAP CRANE ATTACHED TO THE ROOT BALL TO UNLOAD AND MOVE TREES. DO NOT MOVE TREES OR SHRUBS BY BRANCHES OR PUTTING TREES ON THE GROUND. DO NOT CAUSE DAMAGE TO TRUNKS OR BRANCHES.
3. BELIEVE THAT THE TREE OR SHRUB HAS BEEN PROPERLY PLANTED AND HAS BEEN COMPLETELY AND INSTALL IMMEDIATELY IMMEDIATELY AFTER UNLOADING (NO MORE THAN ONE HOUR AFTER UNLOADING) WITH THE TREE OR SHRUB. THE RIGHT OF LOW CROWN PROPERLY STAKED TREES ARE STANDING UPRIGHT AND SPACED. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, CITY EXTENDING HANDS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
4. PLANT BALLS SHALL BE STAKED AND LOCATED APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. TREES REQUIRE STAKING SHALL BE STAKED AND GUYED WIRED ON TWO SIDES. SEE DETAIL-13 SHEET.
6. ALL GRASS AND TREE FITS SHALL BE AMENDED WITH COMPOST. COMPOST SHALL BE APPLICABLE TO THE GEOGRAPHIC AREA OF INSTALLATION PER THE MANUFACTURER'S SPECIFICATIONS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 2% POSITIVE DRAINAGE IN ALL PLANTING AREAS.

**EXCAVATION AND UTILITIES**

12. EXCAVATE EDGES OF ALL PLANTING BEDS TO 2" DEPTH TO FORM A NEAT AND CRISP DEFINITION.
13. CONTRACTOR SHALL REMOVE DEBRIS AND FINE GRADE ALL AREAS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT.
14. REMOVE GUY WIRE AND STAKES AT END OF GUARANTEE PERIOD.
15. LOOSEN SUBGRADE / SURFACE SOIL TO A MINIMUM DEPTH OF 8 INCHES. APPLY SOIL AMENDMENTS AND FERTILIZERS AS REQUIRED BY THE SOIL TEST RESULTS TO ACHIEVE A HEALTHY GROWING MEDIA AND MIX THOROUGHLY INTO TOP 4 INCHES OF SOIL. SPREAD PLANTING SOIL MIX TO A DEPTH OF 8 INCHES. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
16. FRESH GRASSES AFTER PLANTING SHALL BE WATERED. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
17. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2" INCH OF FINISH ELEVATION. FILL AND BANG, REMOVE RIDGES, AND FILL DEFICIENCIES TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.
18. TREE AND SHRUB PRUNING: PRUNE THIN AND SHAWK TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICE. PRUNE TREES TO RETAIN REQUIRED HEIGHT AND SPREAD. DO NOT CUT TREE LEAVES. REMOVE ONLY INJURED OR DEAD BRANCHES FROM FLOWERING TREES. PRUNE SHRUBS TO RETAIN NATURAL CHARACTER.

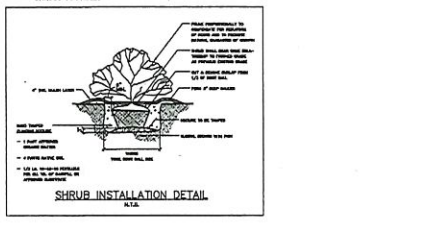
**UTILITIES**

1. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING. UTILITIES SHOWN ON PLAN ARE APPROXIMATE. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
2. PROPOSED TREES TO BE PLANTED A MINIMUM 8' FROM ANY EXISTING LIGHT POLE AS MEASURED FROM TRUNK OF THE TREE TO THE POLE.

**LANDSCAPE CALCULATIONS**

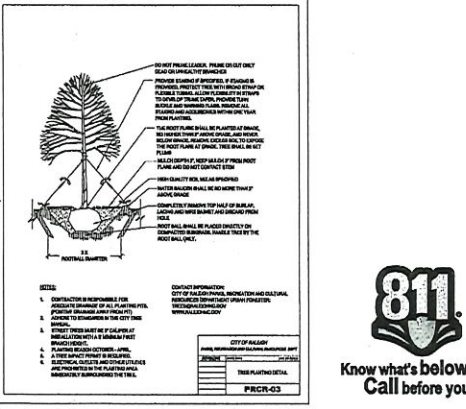
**10' AVERAGE C-3 STREET PROTECTIVE YARD**

NORTH BOUND STREET	33 LF	OF (20 OF K TO L)
SOUTH BOUND STREET	33 LF	OF (20 OF K TO L)
SQUARE FOOTAGE REQUIRED:	200 SF	
SOURCES PROVIDED:	6 (50/100 LF)	
SOURCES REQUIRED:	7	

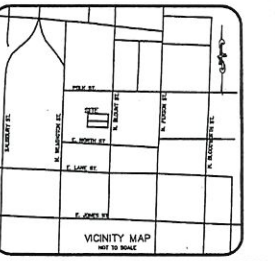
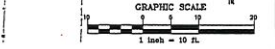


**PLANT SCHEDULE**

INDEX	CODE	QTY	COMMON NAME	POTENTIAL NAME	CAL	HGT	REMARKS
	OAK	1	Oakland Red Holly	Ilex x 'nageloni'	-	6'-8"	
	AXGK	5	Creasy Abelia	Abelia x grandiflora 'Kiddensdora'	12"	12"	
	ICCC	7	Caracas Holly	Ilex cornuta 'Caracas'	18"		
	ICSS	6	Sheela Japanese Holly	Ilex cornuta 'Sheela'	30"-36"		



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS



**ATTENTION CONTRACTORS**

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 252-2400, and the Public Utilities Department at (919) 252-5540, at least 30 business days prior to beginning any of their construction. Failure to notify both City Departments in advance of beginning construction will result in the issuance of monetary fines, and require recalculation of any water or sewer facilities not impacted as a result of this notification failure. Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the table, or any other violation of City of Raleigh Standards will result in a Fine and Possible Suspension from future work in the City of Raleigh.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-6949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.



THE JOHN B. MCADAMS COMPANY, INC.  
CORPORATE OFFICE  
200 W. MARTIN STREET  
RALEIGH, NORTH CAROLINA 27601  
(919) 252-5000 FAX (919) 252-5001

**MCADAMS**

ARTIST'S IMPRESSION

CLEARANCES  
311-200 W. MARTIN STREET  
RALEIGH, NORTH CAROLINA 27601

LANDSCAPE PLAN

PERMIT DRAWINGS  
417 N. BLOUNT STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO. CLR-17000  
PLANS NO. CLR7000-123  
DATE: 07/17/17  
SCALE: 1"=10'  
DATE: 06-17-17  
SHEET NO. LS-1

FINAL DRAWING - RELEASED FOR CONSTRUCTION