Certificate of Appropriateness Placard
for Raleigh Historic Resources

916 W SOUTH STREET
Address

BOYLAN HEIGHTS
Historic District

112-14-MW
Certificate Number

8/8/2014
Date of Issue

2/8/2015
Expiration Date

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.

Pending the resolution of appeals, commencement of work is at your own risk.

Project Description:

- Remove and replace diseased box elder tree in rear yard;
- install new concrete paver patio in rear yard;
- replace concrete walkway in-kind

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

- **Property Street Address**: 917 W South St
- **Historic District**: Boylan Heights
- **Historic Property/Landmark name (if applicable)**: 
- **Owner's Name**: Wilkins Investment Group
- **Lot size**: 0.12 (width in feet) (depth in feet)

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:

<table>
<thead>
<tr>
<th>Property Address</th>
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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.
Applicant: Wilkins Investment Group  
Mailing Address: 919 W South St  
City: Raleigh  
State: NC  
Zip Code: 27603  
Date: 6/9/2014  
Daytime Phone: 919-906-4040  
Email Address: cpwilkins@gmail.com  
Signature of Applicant: [Signature]

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 21/14. 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: 6/14

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

Type of Work: 75% [Office Use Only]

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work</th>
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<tbody>
<tr>
<td>2.3/p12</td>
<td>Diseased Tree Removal/Tree Replacement</td>
<td>Removal of 25' diseased box elder tree in backyard at NE corner of lot</td>
</tr>
<tr>
<td>2.3/p12</td>
<td>Construction of New Patio</td>
<td>Build new 10 x 10 patio in backyard at SE corner of yard.</td>
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<td></td>
<td>Demolish Front walkway</td>
<td>Remove broken concrete front walkway</td>
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<tr>
<td>TO BE COMPLETED BY APPLICANT</td>
<td>YES</td>
<td>N/A</td>
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<td>----------------------------</td>
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<td>Attach 8-1/2&quot; x 11&quot; 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.</td>
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<tr>
<td><strong>Minor Work (staff review)</strong> - 1 copy</td>
<td></td>
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<tr>
<td><strong>Major Work (COA Committee review)</strong> - 13 copies</td>
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<td>1. Written description. Describe clearly and in detail the nature of your project. Include exact dimensions or materials to be used (e.g. width of siding, window trim, etc.)</td>
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<td>2. Description of materials (Provide samples, if appropriate)</td>
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<td>3. Photographs of existing conditions are required.</td>
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<td>4. <strong>Paint Schedule</strong> (if applicable)</td>
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<td>5. <strong>Plot plan</strong> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, driveways, 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.</td>
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<td>6. <strong>Drawings showing proposed work</strong></td>
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<tr>
<td>- Plan drawings</td>
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<td>- Elevation drawings showing the new façade(s).</td>
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<td>- Dimensions shown on drawings and/or graphic scale.</td>
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<tr>
<td>- 8-1/2&quot; x 11&quot; reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2&quot; x 11&quot; snap shots of individual drawings on the big sheet.</td>
<td></td>
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<tr>
<td>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)</td>
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<td>8. <strong>Fee</strong> [See Development Fee Schedule]</td>
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</table>
DISEASED

BOX

ELDER
PINE TREE LEFT OF WALKWAY

BLICKEN WALKWAY
917 W South St Development Plan for RHDC

1. Tree Work
   a. Remove dead limbs on pine tree in front yard.
   b. Remove diseased box elder from northwest corner of backyard.
      i. Replace with same or similar tree.

2. Backyard Patio
   a. Install 10x10 paver patio in southwest corner of backyard
   b. Pavers are 6.25”x6.25”x2.25”
   c. Plot plan submitted with application

3. Front Walkway
   a. Remove broken concrete front walkway. Concrete is broken due to large root system of nearby pine tree
   b. Replace with material recommended by RHDC

[Concrete per 6/17/14 email]
RHDC,

My name is Rob Willis and I am the owner of Willis Treescape. Chad Wilkins asked me to evaluate a tree located at 916 W South St. Upon review of the tree in question it is of my opinion that the tree is dying, cannot be saved and should be taken down. The top of the tree has no new growth and most of the remaining leaves are on a few secondary branches. Also, there is evidence of disease on the trunk where fungus has begun to destroy the bark and migrate up the tree trunk.

If you have any questions feel free to contact me.

Regards,

Rob Willis

[Signature]

ISA Certified Arborist
Per 8/8/14 search on Treesaregood.com. /G/T
Chad —

Thank you for submitting your Certificate of Appropriateness (COA) application for 916 W South Street. To help us complete our review, please provide the following items and/or clarification:

- An email with the original photos (the blue print-outs are a bit hard to read)
- Certified arborist report as to the condition of the tree that is being removed
- Information on the location of the replacement tree

The concrete walkway that will be removed may be replaced with concrete.

Best,
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available here.
Hey Tania,

My printer ran out of ink so that is why the printouts turned out blue. I have attached the original photos to this email.

The tree was suffering from Verticillium Wilt as shown on the bark. Half the tree is dead and the other half is struggling. I will get info from my arborist this week to include in the file for this COA.

The location of the replacement tree will be in the same spot as the diseased tree.

In terms of the front walkway, are there other options besides concrete? I would prefer to put back concrete but the roots of the giant pine tree bordering the walkway will merely break it up again in a couple of years.

Thanks
Chad Wilkins

On Tue, Jun 17, 2014 at 11:51 AM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Chad –

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tania.tully@raleighnc.gov

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“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.”
Hi Chad –

Thanks for the pictures. I’ll await the letter from the arborist.

Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available here.

From: Chad Wilkins [mailto:cpwilkins@gmail.com]
Sent: Tuesday, June 17, 2014 11:14 PM
To: Tully, Tania
Cc: Ekstrom, Vivian
Subject: Re: COA Application for 916 W South St

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Thanks
Chad Wilkins
Chad —

Just realized that I didn’t answer your question about the concrete. In Boylan Heights for a front walkway concrete is all that has been approved. Anything else would be a major work application heard by the committee and I’m not sure it would meet the Guidelines. I could probably approve smaller sections right at the tree so as to allow for natural flexibility at joints. Would that work?

Best,
Tania

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Chad Wilkins
Hey Tania,

I have attached a letter from my tree professional regarding the health of the tree. Sorry for the delay in getting this back to you.

Chad Wilkins

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