



APPLICANT:
LAURIE JACKSON FOR MAURER
ARCHITECTURE



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

COA-0013-2019 308 S BOYLAN AVENUE

Applicant: LAURIE JACKSON FOR MAURER ARCHITECTURE

Received: 1/16/19

Meeting Date(s):

Submission date + 90 days: 04/16/19

1) 02/28/2019 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Raleigh Historic Landmark: MONTFORT HALL

Zoning: HOD-G

Nature of Project: Replace curb cut; remove 15 trees; remove portion of fence; alter driveway; construct parking areas; install metal roof

Staff Notes:

- Unified Development Code section 10.2.15.E.1 provides that “An application for a certificate of appropriateness authorizing the demolition or destruction of a building, structure or site within any Historic Overlay District...may not be denied.... However, the authorization date of such a certificate may be delayed for a period of up to 365 days from the date of issuance.... If the Commission finds that the building, structure or site has no particular significance or value toward maintaining the character of the Historic Overlay District or Historic Landmark, it shall waive all or part of such period and authorize earlier demolition or removal.”
- COA cases mentioned are available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.1	Public Rights of Way & Alleys	Replace curb cut
1.3	Site Features and Plantings	Remove 15 trees; remove portion of fence; construct parking areas
1.4	Fences and Walls	Remove portion of fence
1.5	Walkways, Driveways, & Off-street Parking	Alter driveway; construct parking areas; replace curb cut
2.5	Roofs	Install metal roof

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

- A. Installing a curb cut; removing a portion of fence; altering the driveway; constructing a parking area; and installing a metal roof are not incongruous in concept according to

Guidelines 1.1.1, 1.1.2, 1.1.13, 1.3.1, 1.3.9, 1.4.1, 1.5.3, 1.5.4, 1.5.7, 2.5.1, 2.5.7, 2.5.8, 2.5.9;

however, the removal of healthy trees **is** incongruous according to *Guidelines* 1.3.1, 1.3.5, 1.3.7, 1.5.9, and the construction of a parking area **may be** incongruous according to *Guidelines* 1.3.7, 1.3.8, 1.5.5, 1.5.7, 1.5.10 and the following suggested facts:

- 1* The National Register of Historic Places nomination for Montfort Hall describes the relationship of the house to its site as: “The siting of Montfort Hall is still impressive, for it stands amid a one-acre plot of land on the highest elevation for some distance around. From this vantage point, once located in a semi-rural area but now surrounded by early twentieth century development, Montfort Hall overlooks the immediate neighborhood of Boylan Heights...This siting recalls Montfort Hall's proud role as one of a series of luxurious suburban mansions built shortly before the Civil War for Raleigh's wealthy families.”
- 2* The removal of 15' of chain link fencing is proposed to provide access to the alley on the southwestern corner of the property.
- 3* The existing curb cut on Mountford Street is proposed to be removed and replaced with “granite curbing, sidewalk, and planting strip to match existing.” However, in a staff site visit, the existing curbing is concrete as it is throughout Boylan Heights. Unless there is evidence of historic granite curbing, granite would be incongruous.
- 4* A new wider curb cut on Mountford Street is proposed to the east of the existing location. Specifications were not provided.
- 5* The application states that of the 50 mature trees located on the property, 35 are to be retained. Fifteen trees are stated to be removed: two street trees at the location of the new curb cut; two trees at the corner of Boylan and Mountford to thin out the trees and restore the view; 11 for the parking area construction. Replacement trees were not specified.
- 6* An ISA certified arborist's assessment is included that states two trees are considered dead, diseased, or dangerous and recommended for removal. The remaining 11 trees noted for removal are not assessed. Although the text indicates the contrary, a tree protection plan was not included nor was a plan noting the species and critical root zones of the trees.
- 7* A 19-space gravel parking area is proposed in the location of the driveway. Material specifications were not provided; grey crush and run is typical for the district. Information on screening was not provided. The application states that it will be provided in a separate COA application.

- 8* No evidence was provided to show that the proposed parking area meets the *Design Guidelines*.
- 9* A gravel parking area is also proposed at the rear of the house adjacent the alley.
- 10* The *Guidelines* on page 26 state that "If a parking lot must be located in a residential historic district or landmark site, it should be located unobtrusively and screened from street view by a substantial planting strip or a combination of plantings and fencing."
- 11* The proposed parking area is at the north side of the house and the southeast corner of the parking area is located an estimated 20 feet behind the front wall of the house. The proposed parking area is set 15 feet from the rear property line and an estimated 10 feet from the property line along Mountford Street.
- 12* The application proposes the alteration of the roof from coated terne and membrane (on the main building block) and asphalt (on the one-story addition) to standing seam copper. The roof is proposed to have 15" wide pans with 1" standing seam and no hip or ridge caps. Evidence of the condition of the existing roof was provided.
- 13* The application includes information on the removal and rebuilding of the of the four painted brick chimneys. Evidence to support the deteriorated condition of the chimneys was provided. The new chimneys will be reconstructions in-kind, without the paint. Brick and mortar samples were on the property.

Staff suggests that the Committee defer the application until a tree protection plan prepared by an arborist certified by the International Society of Arboriculture (ISA) or by a North Carolina licensed landscape architect that addresses the critical root zones and provides staging areas for construction activity and material storage **and** evidence that demonstrates that the proposed parking areas meet the *Design Guidelines* are provided.

Staff Contact: Collette Kinane, collette.kinane@raleighnc.gov

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



- ☐ Minor Work (staff review) – **1 copy**
- ☒ Major Work (COA Committee review) – **10 copies**
- ☐ Additions Greater than 25% of Building Square Footage
☐ New Buildings
☐ Demo of Contributing Historic Resource
☐ All Other
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 583133
 File # COA-0013-2019
 Fee _____
 Amount Paid \$152
 Received Date 1/16/19
 Received By McClay

Property Street Address 308 S Boylan Ave		
Historic District Boylan Heights Historic District		
Historic Property/Landmark name (if applicable) Montfort Hall		
Owner's Name MH Boylan LLC		
Lot size .99 acres	(width in feet) 217 feet	(depth in feet) 234 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 ([Label Creator](#)).

Property Address	Property Address
See attached	

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	Maurer Architecture
-----------	---------------------

Mailing Address 115.5 E. Hargett St. Ste 300

City	Raleigh
------	---------


State NC

Zip Code 27601

Date 01.16.19

Daytime Phone 919.829.4969

Email Address laurie@maurerarchitecture.com

Applicant Signature 

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 _____

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

[illegible]

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 _____. 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) _____ Date _____

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. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 10 copies					
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 checked="" type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<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 checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <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.	<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). Use the Label Creator to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

1703375717
MH BOYLAN LLC
308 S BOYLAN AVE
RALEIGH NC 27603-1908

1703373634
MARSCHALL, DAVID J
315 CUTLER ST
RALEIGH NC 27603-1919

1703373648
LEE, RICHARD EUGENE
311 CUTLER ST
RALEIGH NC 27603-1919

1703373754
SHACKLETON, SCOTT P
PO BOX 28123
RALEIGH NC 27611-8123

1703373767
FUTORANSKY, DONNA
307 CUTLER ST
RALEIGH NC 27603-1919

1703373882
ROWE, MATTHEW ROWE, TRACI
305 CUTLER ST
RALEIGH NC 27603-1919

1703373899
CAMPBELL, KEVIN S
2805 NC 97 HWY
WENDELL NC 27591-6986

1703374566
ZAYTOUN REALTY GROUP LLC
320 S BOYLAN AVE STE A
RALEIGH NC 27603-1908

1703374673
WHELAN, ANDREW EDWARD KREMER,
DARLA J
316 S BOYLAN AVER
RALEIGH NC 27603

1703374838
WILKINS, CHARLES P JR
626 W JONES ST
RALEIGH NC 27603-1575

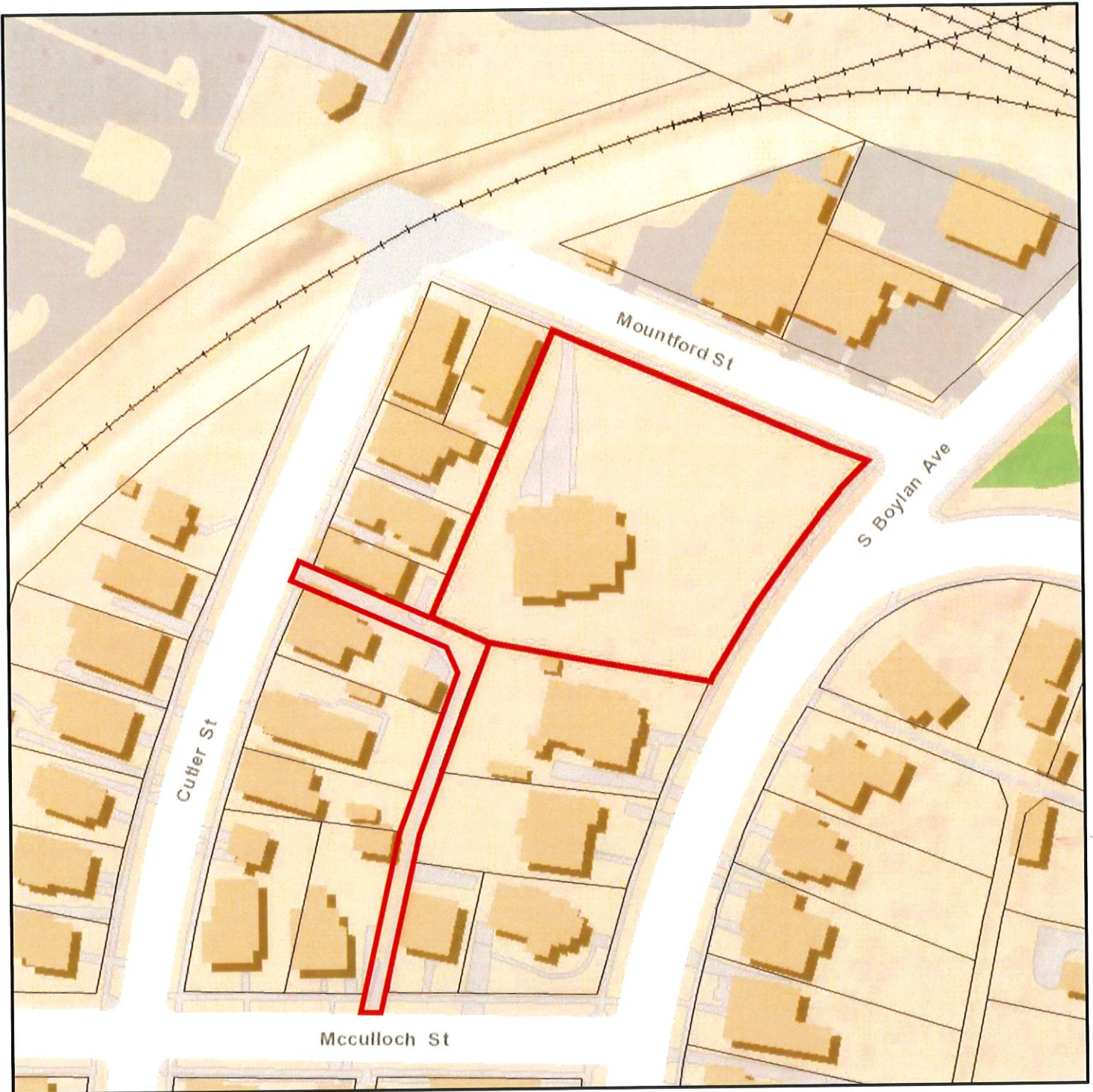
1703375997
MOUNTFORD AVENUE ASSOCIATES
706 MOUNTFORD ST
RALEIGH NC 27603-1944

1703376583
ZAYTOUN, ADAM MABE ZAYTOUN, SARAH
JENSEN
317 S BOYLAN AVE
RALEIGH NC 27603-1907

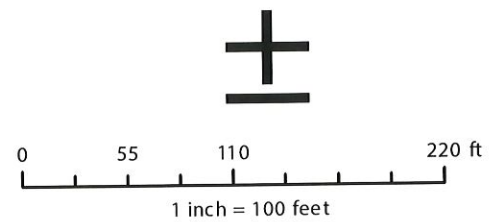
1703377518
WOOSTER, ANDREW WOOSTER, DONNA
315 S BOYLAN AVE
RALEIGH NC 27603-1907

1703377648
WARD, CAITLIN HARTWELL
521 W CABARRUS ST
RALEIGH NC 27603-1911

1703377911
WAZEE PROPERTIES LLC
C/O RILEY LEWIS GENERAL
CONTRACTORS
PO BOX 6481
RALEIGH NC 27628-6481



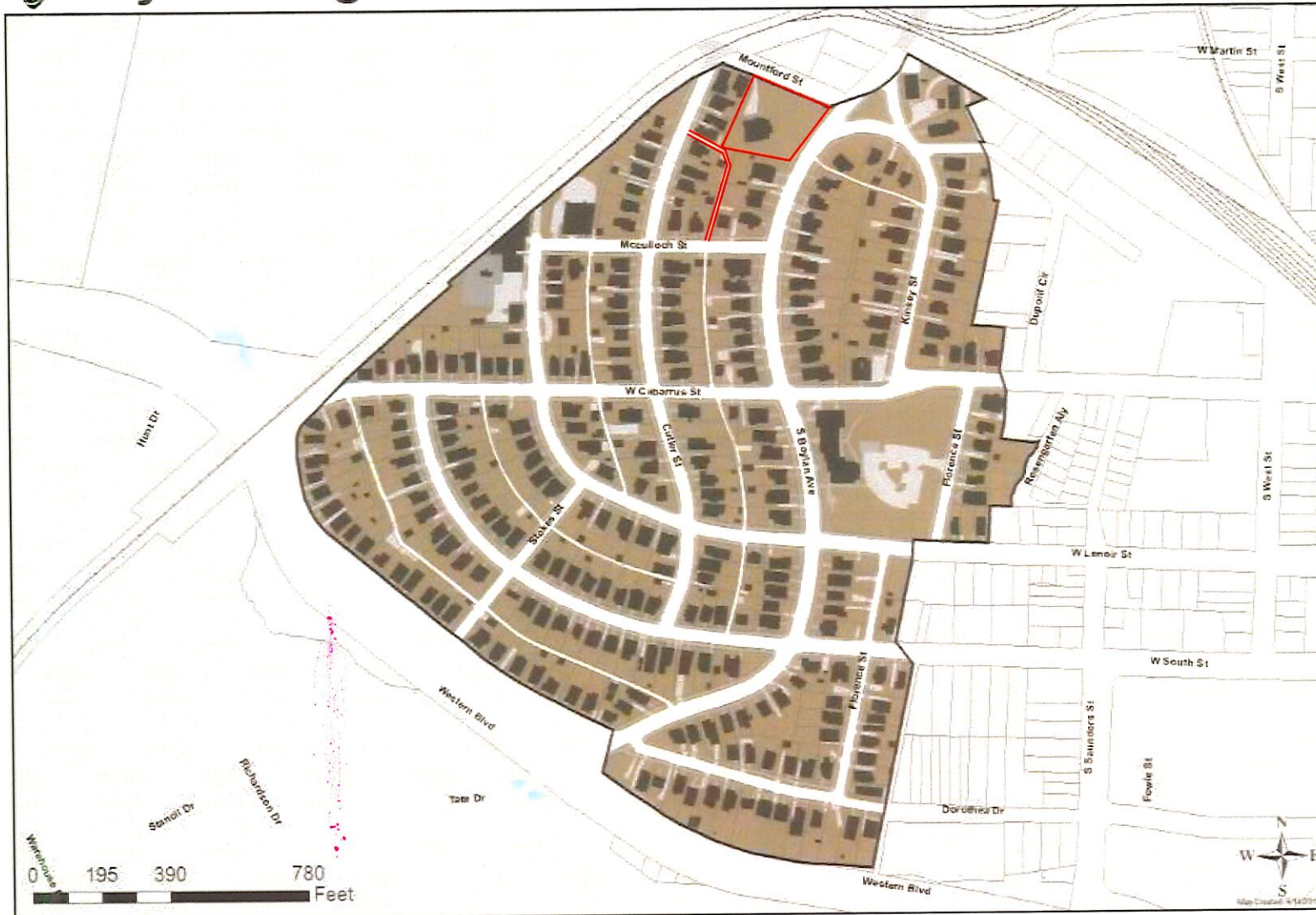
Montfort Hall



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Boylan Heights Historic District





Montfort Hall

308 S. Boylan Ave

Summary of Work- Certificate of Appropriateness Major Works application

Built in 1858, Montfort Hall is a Raleigh Historic Landmark (1968), located in the Boylan Heights HD and was individually listed on the National Register of Historic Places in 1977. The building sits on a 0.99 acre parcel and was modified in the 1950's after being purchased for use by a local church.

The building has been unoccupied for several years; the new owners plan to restore the property according to the Secretary of the Interior's Standards for Rehabilitation and will seek historic tax credits for the project. There are also covenants on the property held by Preservation NC that ensure the protection of historic, character-defining elements on the exterior and interior of the building.

This CoA submission deals primarily with site improvements and repair/replacement of some existing exterior features of the building. A future CoA submission will be made with a Master Landscape Plan and other details including a second story addition to the rear, one-story portion of the building.

1.1 Public Rights-of-Way and Alleys

1.1.1 Access to an existing alley is to be reopened, providing entry from the alley to the southwestern corner of the site.

1.1.2 An existing curb cut is to be removed and replaced with granite curbing, sidewalk and planting strip to match the existing. A new curb cut will be made to provide access to a proposed new parking area, matching existing adjacent historic materials.

1.1.5 Two replacement street trees are proposed in the Right of Way where two trees will be removed at the location of the new curb cut. The species is to be determined, in consultation with the City's Urban Forester. Replacement trees will be proposed in a separate CoA with a Master Landscape Plan.

1.3 Site Features and Plantings

1.3.1 There are 50 mature trees on the site with a DBH of 8" or greater. 35 of these trees are to be retained. In the location designated for a new parking area, 11 trees are proposed for removal. At the northeast corner of the property and the intersection of Boylan Ave and Mountford St., two trees are proposed for removal in order to thin out and restore the significant view in this location.

Replacement trees of similar mature canopy size are to be planted on the site primarily along the southern and western property lines that abut the residential lots there. The species and specific locations of the replacement trees are to be determined in consultation with the City's Urban Forester, and will be submitted in a separate CoA application as part of a Master Landscape Plan for the site.



1.3.5 Two diseased and damaged trees are proposed for removal, a 28" Pecan tree on the southern property line and a 16" Holly tree northeast of the building. See letter from ISA certified arborist regarding removal of these trees.

1.3.7 A tree protection plan is included that shows the critical root zone for individual trees to be retained and the location of tree protection fencing. There are 3 trees along the west property line that are to be retained in the area of a new gravel parking lot. Due to the location of the existing parking area, the soil has been compacted within the critical root zone of these trees for many years. In the material choice of gravel and locating the new parking area approximately 15' from the western property line, the intent of the property owners is to retain these trees and protect them during construction activities.

1.4 Fences & Walls

There is an existing metal fence along the perimeter of the site on a portion of the southern property line, the east property line, the north property line and a portion of the west property line. The remainder of fencing along the west and south property lines is chain link. At this time, a portion of the chain link fence approximately 15' wide is proposed for removal. Any additional changes to the existing fences will be submitted in a separate CoA application. The fencing is being removed to provide access to the alley to the south of the site.

1.5 Walkways, Driveways and Offstreet Parking

1.5.5 An existing gravel drive and parking area off Mountford St. are proposed for removal. A new, larger gravel parking area is proposed in the same general location, accommodating 18 regular parking spaces and one handicap accessible parking space. The new parking area is located 15' from western property line due to the presence of mature trees which are to be retained. The lot is also located as unobtrusively as possible on the site behind the main or east elevation of the building. The lot is limited in size based on the constraints of the site and is to be screened from the properties to the west and the ROW to the north with a combination of landscaping and fencing. Additional landscaping and fencing are to be proposed in a separate CoA. A small gravel area for owner/operator parking is also proposed off of the existing alley.

2.2 Masonry

2.2.7 Four existing chimneys on the main portion of the building are to be rebuilt from the surface of the roof up, matching the original in design, detail, dimension, color and material. Lee #101 red smooth common bricks and Argos mortar in Limestone color will be used, which are closest match to original materials. This work has been approved by the NC State Historic Preservation Office and is outlined in the Montfort Hall Existing Documentation dated 11.26.18, attached.



2.5 Roof

2.5.5 The existing roof consists of a coated terne and membrane on the main portion of the building, and asphalt roofing on the rear, one-story portion of the building. The existing roof on the main portion of the building is to be removed and replaced as part of the chimney rebuild. A new copper standing seam roof with 15" wide panels and 1" high ribs with no hip or ridge caps is proposed. The built in gutter system will be repaired and retained, with new Flat lock copper built-in gutters with soldered seams and 4" round copper downspouts. This work has been approved by the NC State Historic Preservation Office and is outlined in the Montfort Hall Existing Documentation dated 11.26.18, attached.

MONTFORT HALL
308 S BOYLAN AVE
RALEIGH NC

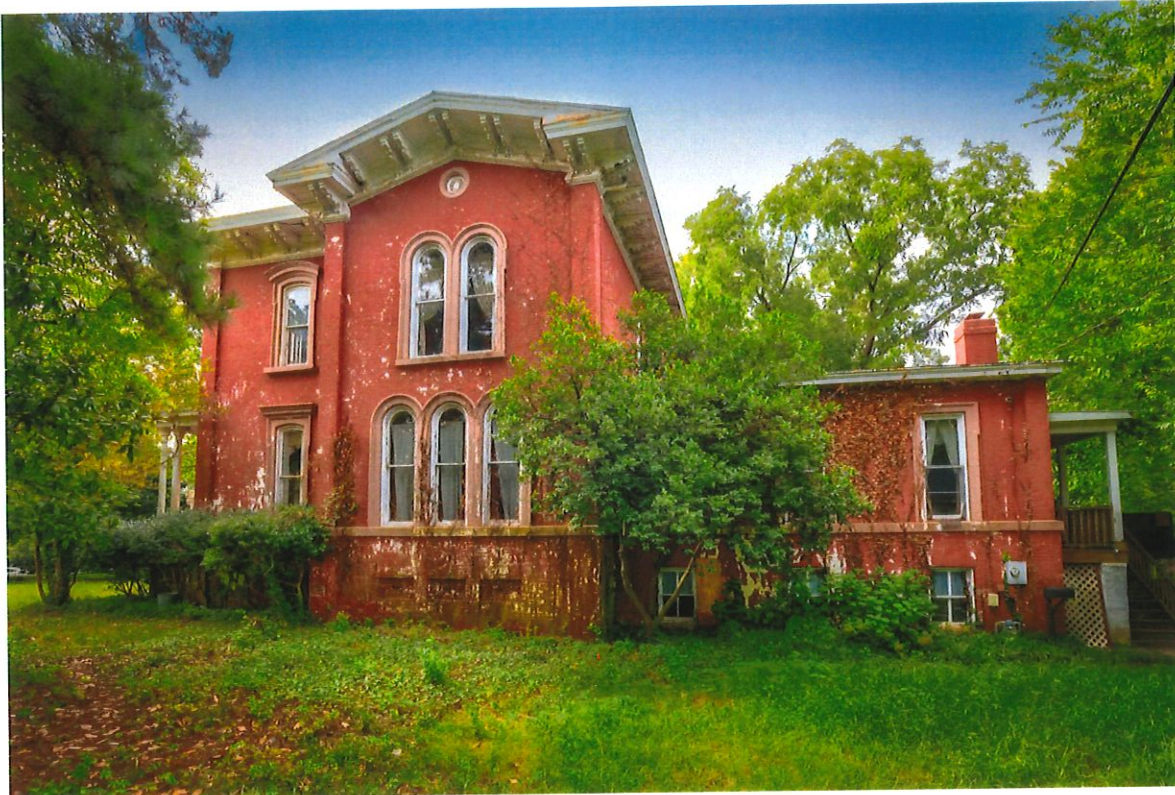


01- Existing east or main elevation



02 - Existing northeast corner of building

MONTFORT HALL
308 S BOYLAN AVE
RALEIGH NC



03- Existing north elevation



04 - Existing rear porch on west elevation

MONTFORT HALL
308 S BOYLAN AVE
RALEIGH NC



05- Existing west elevation



06 - Existing south elevation

MONTFORT HALL
308 S BOYLAN AVE
RALEIGH NC



07- Existing curb cut and two street trees proposed for removal/replacment



08 - Existing gravel parking area showing area of trees to be removed

MONTFORT HALL
308 S BOYLAN AVE
RALEIGH NC



09- Existing parking area showing where trees are proposed for removal



10 - Damaged/diseased 28" Pecan tree to be removed, looking west

MONTFORT HALL
308 S BOYLAN AVE
RALEIGH NC



11- Damaged/diseased 28" Pecan tree to be removed, looking east



12 - Crown of damaged/diseased 28" Pecan tree to be removed, looking east

MONTFORT HALL
308 S BOYLAN AVE
RALEIGH NC



13- Damaged/diseased Holly tree proposed for removal



14 - Large stem canker on damaged/diseased Holly tree to be removed, looking north

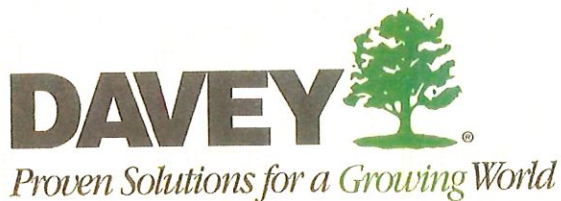
MONTFORT HALL
308 S BOYLAN AVE
RALEIGH NC



15- Large stem canker on damaged/diseased Holly tree to be removed, looking east



16 - 13" and 8" Cypress trees proposed for removal in significant view corridor



The Davey Tree Expert Company
10313 Chapel Hill Road
Morrisville NC 27560
Phone: 919-460-8733
Fax: 919-460-0241

January 14, 2019

Maurer Architecture
115.5 E Hargett St Suite 300
Raleigh 27601

**RE: Montford Hall
308 S. Boylan Ave
Raleigh NC 27603**

Dear Laurie Jackson,

This letter is to follow up on our site visit today at 308 S. Boylan Ave to inspect the trees.

There are two trees that should be removed because of safety concerns:

The 28-inch DBH Pecan tree with Poor Form, near the left rear corner of the home is leaning and growing over the structure. This tree is more likely to fail due to the heavy leaning - Should be Removed to prevent damage to the home in the event of a storm.

The 18-inch DBH Foster Holly in the front lawn, right of the home – Should be Removed due to the very large stem canker on the main stem, approximately 6 ft from the ground.
The canker disease has weakened the tree and made it very likely to fail.

Please feel free to contact me with any questions or concerns about the property in the future.

Kindest regards,

Keith Wright
ISA Certified Arborist #MW-4127A
District Manager
Davey Tree



Montfort Hall Restoration

11.26.18

Existing Roof & Chimney Conditions

The existing roof at Montfort Hall consists of the following; the main or upper cross gabled roof and cupola roof is terne that is believed to be original. The terne was later repeatedly coated with fiberglass and tar in what appears to be an attempt at repair. The existing surface of the upper roof is blistered and cracking. The terne roof has also been patched in multiple locations with a variety of materials including a self-adhering waterproofing membrane, primarily around the cupola chimneys and the roof valleys. Water damage from the active roof leaks continues to compromise the interior of the building, including decorative plaster work. The back or western slope of the upper roof is a membrane roof, presumably laid over the original terne coated with fiberglass and tar. The lower roof on the western ell of the building is asphalt, as are the porch roofs on the west and east elevations. There are built in gutters on the upper roof that are no longer operational and water is standing at the perimeter of the upper roof in multiple locations. Due to the long term presence of water, there is significant structural damage to the wood members or lookouts supporting the deep overhangs around the roof perimeter. There is also structural damage to primary roof members within the interior of the building due to the water infiltration over a long period. See roof plan and photo documentation for reference.



Per the NR nomination, the Boylan Heights Baptist Church bought the building in 1954 and began an extensive renovation which included the coating of all exterior masonry in a white cement based paint. The building and chimneys were later repainted in a dark red acrylic paint. There are four chimneys on the upper roof and two on the lower roof. Two of the chimneys (3 & 4) on the upper roof have been either partially or completely rebuilt. Chimney 4 has been rebuilt from the roof up to match the detailing and dimensions of the original chimneys. The masonry has been painted in red acrylic paint. This chimney is not historic.

Chimney 3 has had the cap rebuilt which is painted in the red acrylic paint; the lower portion of the chimney is coated in the white cement based paint and a layer of acrylic paint. There is significant moisture trapped inside the masonry chimney, resulting in the growth of moss, etc. The layer of red acrylic paint is blistering and peeling, and the under layer of white paint is cracking and coming off in large chunks, taking the face of the brick with it.

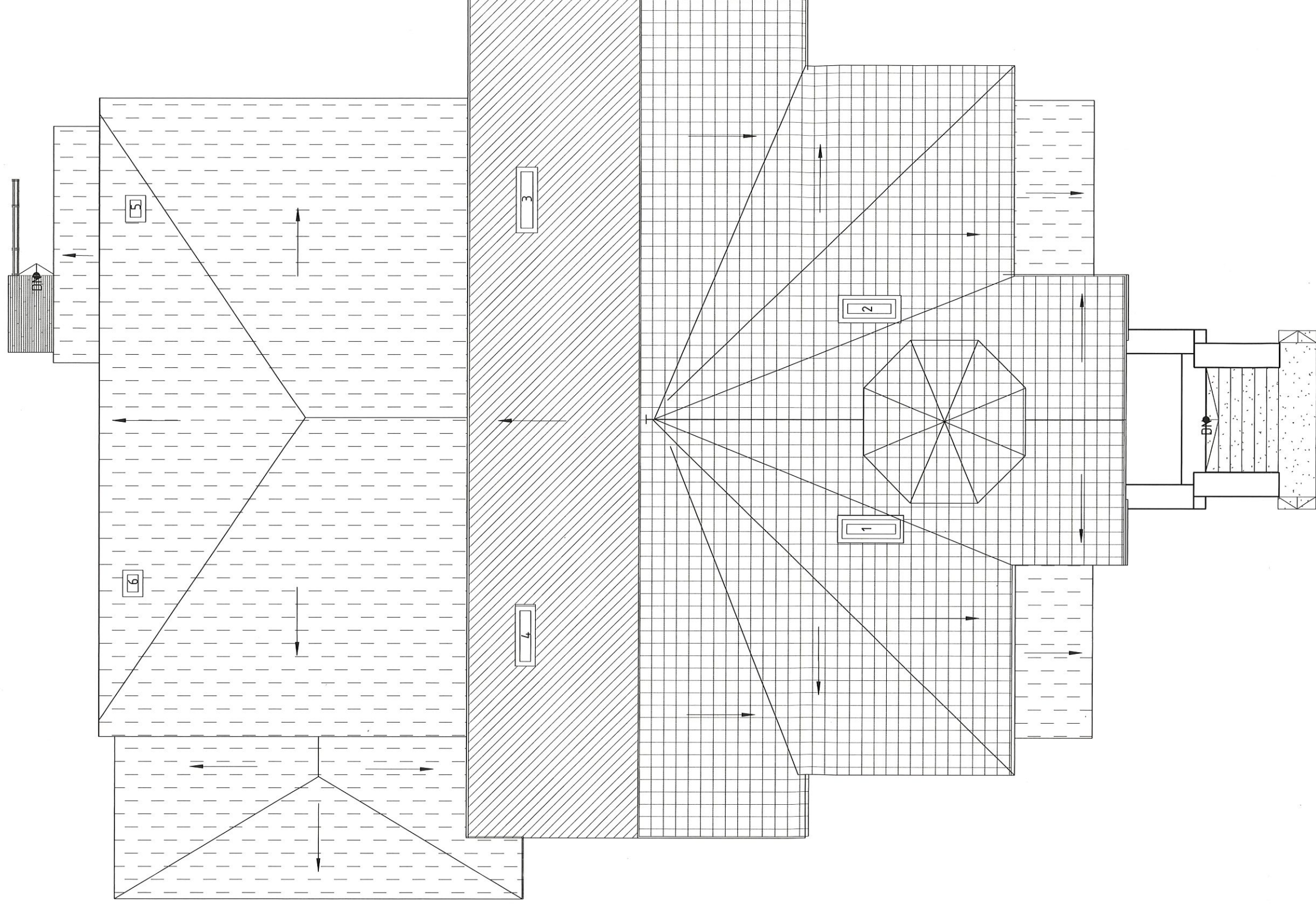
Chimneys 2&3 are believed to be original, and are both topped by a sandstone cap. The chimneys have been painted with the white cement based paint that has trapped moisture in the mortar and bricks, evidenced in the spalling of the brick face. The outer layers of paint making up the surface are blistered, most likely from the trapped moisture evaporating through the surface of the brick over time. The paint has been removed with a hand scraper on the western face of chimney 2 as a test area, with the original intent of repointing and repairing the masonry chimneys. Within the test area, it is clear that the masonry has been significantly compromised.



The brick face is in advanced state of deterioration, making the original chimneys poor candidates for repointing and repair. Within the building on the second floor, evidence of moisture intrusion from the masonry chimney can be seen above the fireplace and mantel.

Proposed Work

The architect and general contractor recommend removing existing chimneys 1 - 4 and rebuilding from the surface of the roof up, along with replacing the original terne roof with a new metal roof. The new chimneys will match the original chimneys in detail and dimension. Rebuilding the chimneys from the roof up while the roof is being replaced has many advantages over the life of the building. The new masonry chimneys can be properly waterproofed and through wall flashing installed at the base above the roof, ensuring that any moisture in the exposed portion of the chimney will be expelled before being allowed to enter the building envelope. Damaged structural members will be repaired and the new roof will ensure that the building is protected and weather-tight. The roof is approximately forty feet above grade. The only portion of the roof that is visible from the ground is the cupola roof. While two of the four chimneys on the upper roof are believed to be original and can be partially seen from the ground, the chimneys themselves do not significantly contribute to the character of the historic building. Rebuilding the chimneys to match the original and replacing the 160 year old roof will ensure the long term preservation of the structure as a whole.



ROOFING LEGEND

- EXISTING ASPHALT ROOF TO BE REMOVED
- EXISTING TERNE ROOF TO BE REMOVED
- EXISTING MEMBRANE ROOFING TO BE REMOVED



Montfort Hall
Existing Roof Plan

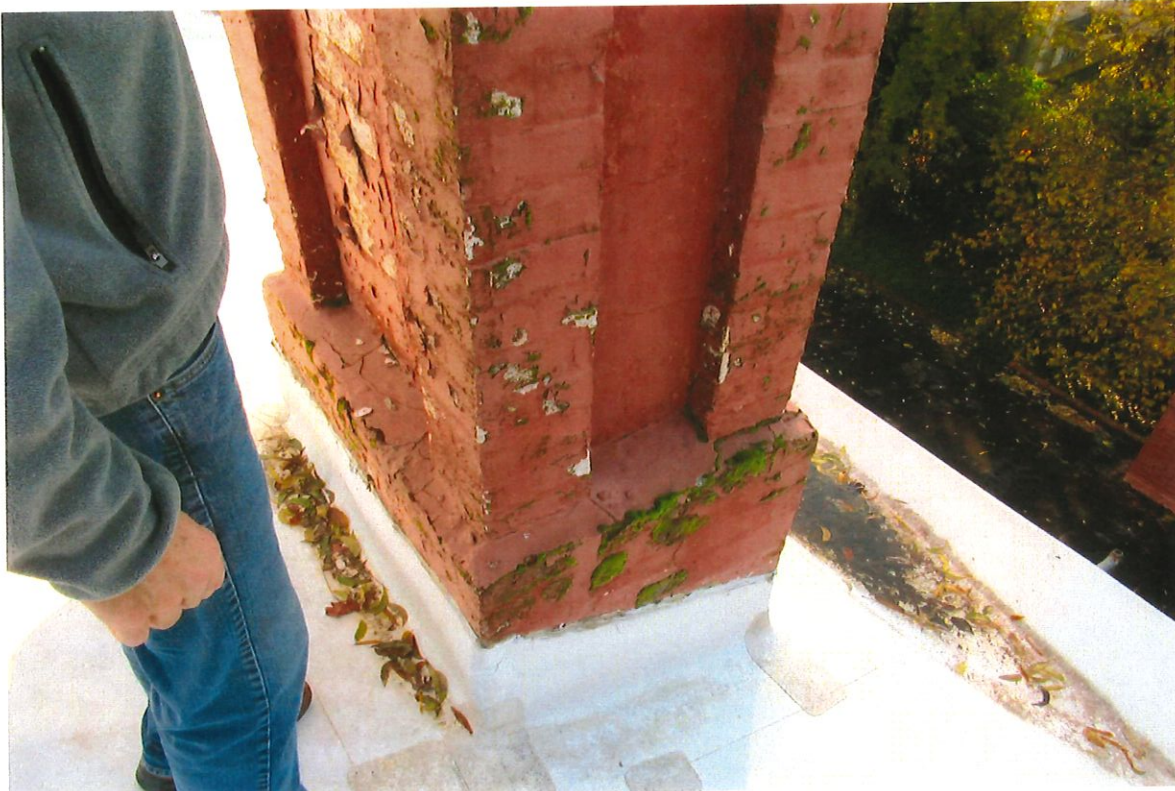
11/26/18



01- Existing, rebuilt chimney 4 - not historic



02 - Chimney 3 with rebuilt cap



03- Base of chimney 3, north side



04 - Base of chimney 3, north side



05 - Chimney 2, west side



06 - Chimney 2, test area on west side



07 - Chimney 2, south side



08 - Chimney 2, south side



09 - Chimney 1, west side



10 - Chimney 1, south side



11 - Chimney 1, south side



12 - Chimney 1, east side



13 - Chimney 1, east side



14 - Existing roof covered in fiberglass and tar



15 - Existing roof looking east

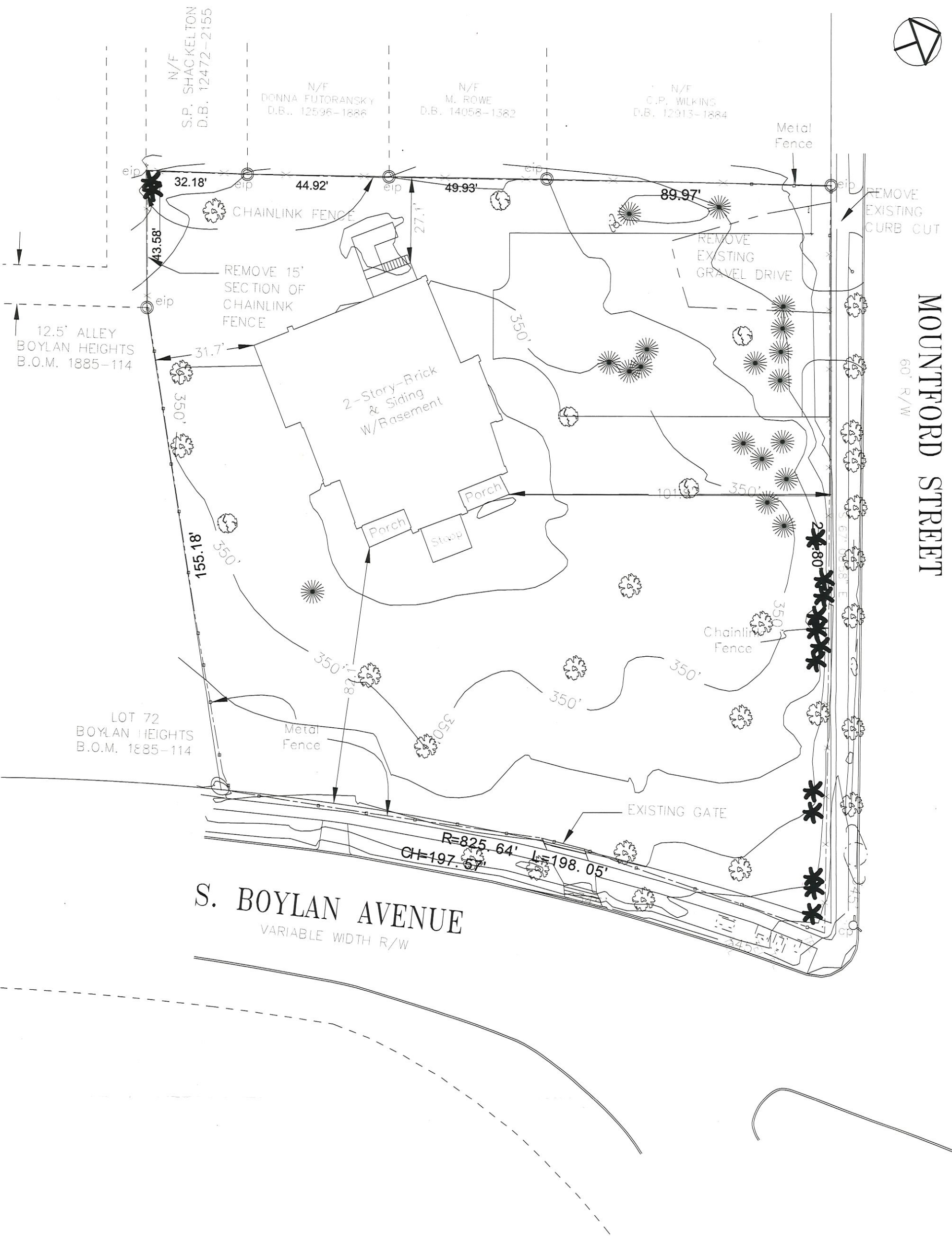


16 - Second floor bedroom below chimney 2 - note water damage above mantle



MOUNTFORD STREET

60' R/W



MONTFORT HALL
308 S. BOYLAN AVE
EXISTING SITE PLAN