



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Install three storefront windows

817 Hillsborough St

Address

Historic District

Boylan Apartments

Historic Property

COA-0041-2023

Certificate Number

4/25/2023

Date of Issue

10/25/2023

Expiration Date

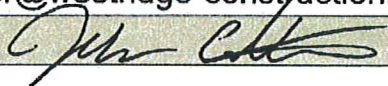
This card must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection 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.

Signature, _____

Ein Norton

Raleigh Historic Development Commission

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

Type or print the following:		
Applicant name: Jack Cottrill		
Mailing address: 500 Devereux St.		
City: Raleigh	State: NC	Zip code: 27605
Date: 3/25/23	Daytime phone #: 919-695-6386	
Email address: smoser@westridge-construction.com		
Applicant signature: 		
Minor work (staff review) – one copy Major work (COA committee review) – ten copies Additions > 25% of building sq. footage New buildings Demolition of building or structure All other Post approval re-review of conditions of approval	Office Use Only Transaction #: _____ File #: COA-0041-2023 Fee: _____ Amount paid: _____ Received date: _____ Received by: _____	
Property street address: 817 HILLSBOROUGH ST RALEIGH NC 27603		
Historic district: not in a historic district		
Historic property/Landmark name (if applicable):		
Owner name: HISTORIC BOYLAN ACQUISITION LLC BOYLAN RT LLC		
Owner mailing address: 500 DEVEREUX ST RALEIGH NC 27605		

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Office Use Only Type of work: <u>85</u>
Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.2/41	Masonry	Create 3 masonry openings for windows. Size of 3 feet by 3 feet
2.7/50-52	Windows/Doors	New storefront windows

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 <u>10/25/2023</u> .	
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) <u>Erin Martin</u>	Date <u>04/25/2023</u>

HISTORIC BOYLAN APARTMENTS
817 Hillsborough Street Raleigh, NC 27603

RHDC Office and Shipping Address:

One Exchange Plaza, Suite 300

Raleigh, NC 27601

March 25, 2023

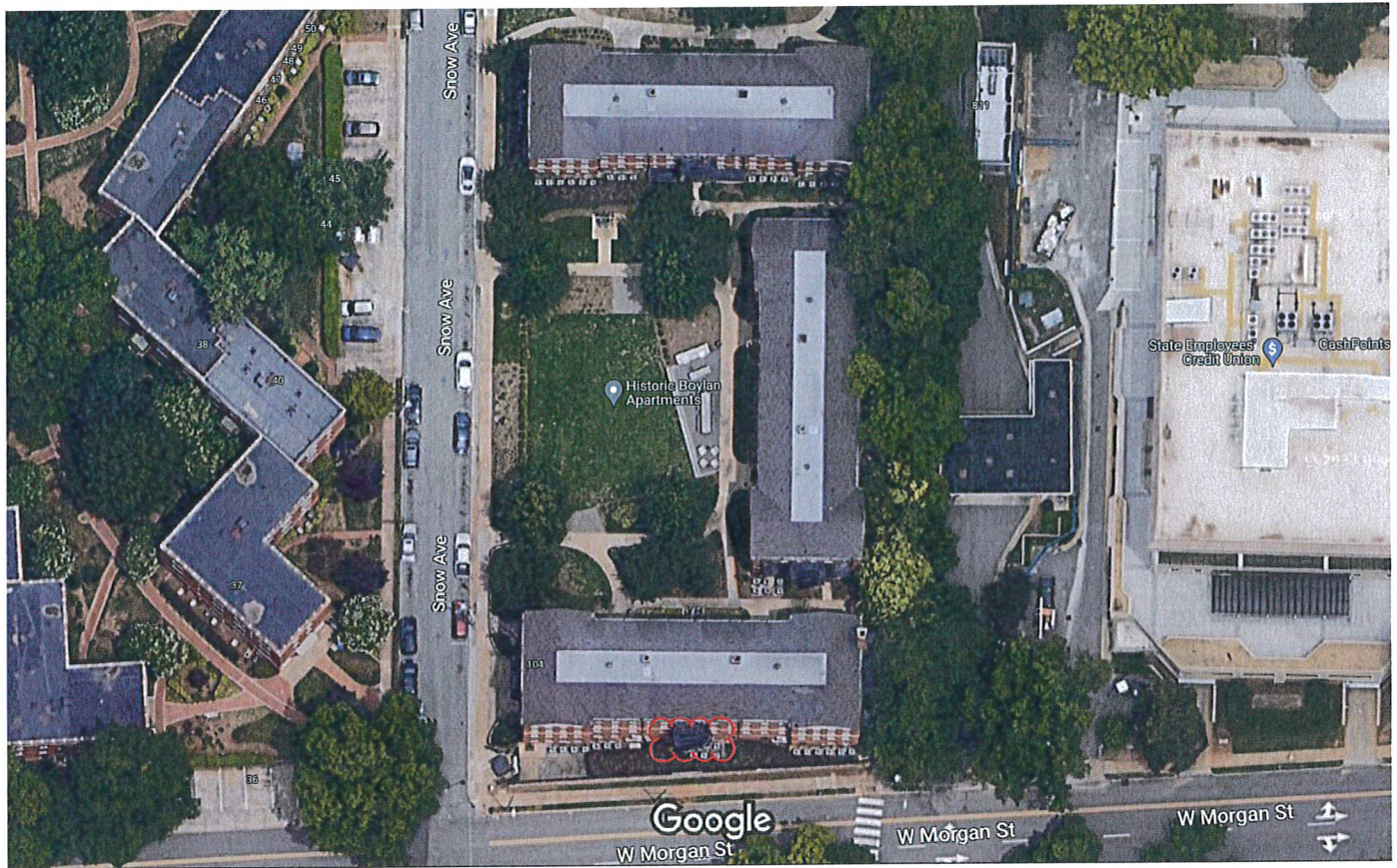
WRITTEN DESCRIPTION OF WORK

The owners are proposing to add three storefront windows to allow light into the space. If approved, these windows will be located on a secondary elevation facing Morgan Street. The proposed windows will be three feet wide by three feet high. The frame will be a ~~bronze~~ metal frame and the glass a clear glass opening. The masonry will be cut to create these openings. The guidelines will be followed to protect the masonry and the building. **04/10/2023: Applicant amended application to black finish**

Referencing the NPS Guidelines as well:

Designing and installing additional windows on rear or other-non character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.

Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2023 Google 20 ft

Staff Note: Red clouded area is general location of proposed new window installations on the landmark property.





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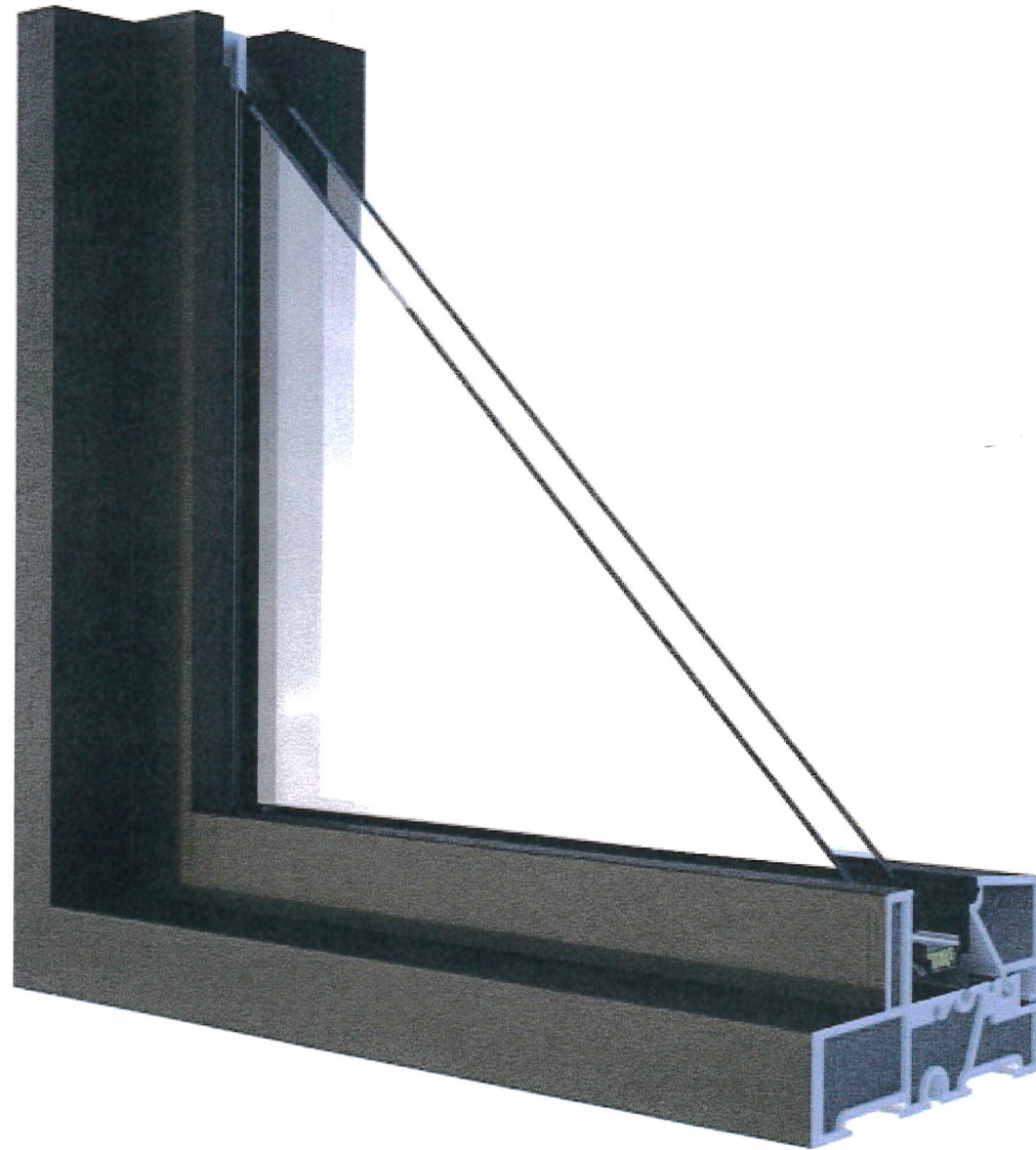
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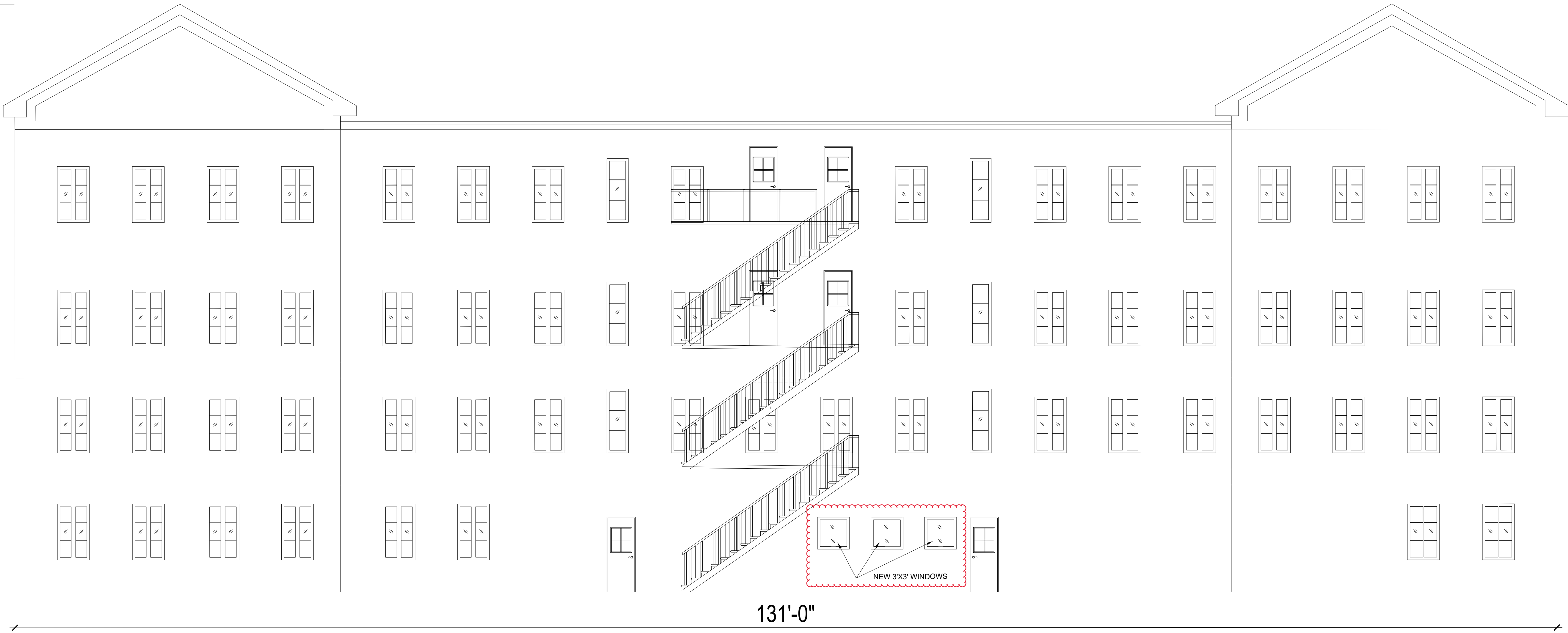






EX. T/ROOF
EL: 45'-0"

EX. GRADE
EL: 0'-0"



project name and address

consultant
info

stamp

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		

Project No.

Date: 04.07.2023

Designed by:

Drawn by:

TITLE
ELEVATION

SHEET

A 1.0