

BOYLAN HEIGHTS NEWSLETTER

April, 2009

Franklin and Robyn Haignere, interim editors



Downtown Raleigh Home Tour

Saturday, May 16, 2009

11:00 AM - 5:00 PM (Rain or Shine)

Tickets: \$10 in advance / \$14 at the door

Get closer to one of North Carolina's most vibrant, eclectic downtowns. An area of inspiring contradictions - classic, turn-of-the-century architecture alongside crisp, state-of-the-art modernism. Whatever you're looking for, downtown Raleigh has a space you'll want to call home.

The self-guided tour will take you to contemporary condominiums, stylish lofts, as well as traditional and restored historic homes including two homes in Boylan Heights. But most important, the Tour is an opportunity to explore urban living.

As usual, there are a number of fun-filled activities taking place on May 16th. We'd like to encourage you to make a day of it and take advantage of all the happenings in downtown Raleigh. Dine at one of the downtown restaurants participating in Restaurant Week, take in the scene at Artsposure, or attend a fashion show as part of the Plaza Condominiums Fashion Week & Strut '09. For more information on the Downtown Raleigh Home Tour, visit www.RaleighDowntownLiving.com.

Off the Deep End Ensemble Presents "Main Street Stories"

With guest artist Glenna Batson

Saturday, May 2, 2009, 7:30 pm

Meymandi Theatre at the Murphey School
224 Polk Street, Raleigh, NC



In challenging times, what are the things that sustain us? What questions about our futures are asked? What turns out to be most valuable in our lives? Off the Deep End Ensemble will explore these themes through original dance, music, story and song.

Audience input is a vital part of every ODE concert. Your ideas come to life on stage in a unique, unscripted performance created in the moment - a different kind of improv!

The Meymandi Theatre at the Murphey School is a unique, newly-renovated performance space in the historic Murphy School auditorium close to downtown Raleigh.

Admission is \$10 at the door; \$8 seniors and children. To make reservations, call 919-821-3723 or email interplaync@nc.rr.com.

Chad's Auto Repair

Glenn Plott

I have been asked by friends and neighbors where I get my cars repaired. OK!, since 1992, I have taken all my autos to Chad's Auto Repair, 1032 South Saunders Street. This is a

family owned and operated neighborhood business that has been at their location since 1991. Chad does major and minor repairs. Over the years, I have found Chad and Brenda easy to work with, giving honest answers to questions and always a reasonable quote on price and guaranteed work. Chad can be reached at 919-832-1312, Monday through Friday 7am to 4 pm.

Notes from the Raleigh Historic District Commission

Curtis Kasefang, Chairman RHDC

Your RHDC has been quite busy since we last reported to you. Our Community awareness Committee has been busy with our Community Conversations Lecture series which we are getting ready to start up again in May for preservation month, developing an improved RHDC.org website with vastly expanded information which we are getting ready to roll out, revving up to relaunch our In the Districts newsletter in late fall and helping with community meeting about new designations. Our research committee has been busy evaluating and processing requests for listings, reviewing Raleigh's architectural assets and proposing new Local and National register listings. The COA committee has continued a heavy schedule of reviewing major work certificate of appropriateness applications and working to refine the Guidelines upon which applications are weighed.

Our staff has been busy with the day to day business of the commission as well as projects at the Latta house, the Comprehensive Plan Update, adding layers to the city's mapping system showing the historic districts and a record number of staff approved COA applications.

As the commission's chair I wanted to make you aware of a disturbing trend we are seeing in COA applications. Lately there has been a jump in after the fact applications. These are applications for work that has already been completed. They are very problematic because in fairness to those who play by the rules and apply before starting the work, after the fact applications must be reviewed as if the work had not been done. No consideration may be given to the cost of correcting non-conforming work. This has resulted in a number of denials that have had the effect of requiring work to be redone at the owner's expense. It has also resulted in a number of appeals, which have all been denied to date. These after the fact applications are stressful to the applicant, add disproportionately to the work load on RHDC staff, and make for contentious hearings which are no fun for anyone involved.

The vast majority of applications are approved quite expeditiously by staff and those that cannot be approved by staff are heard by the COA committee - all in all over 98% of applications are approved. An example of how much work can be done with staff approval is the major renovation taking place to the building at 517 Polk Street - which is all either staff approval or in-kind repair which doesn't require a COA at all.

We need to ask you as our constituents to please work with us and your neighbors to avoid after the fact applications. If you are undertaking a project and are unsure of what is required please call the commission at 516-2674 and Tania will help you through the process. If you observe work being done without a COA please either remind your neighbor or call the commission. It is much better to stop something early than to incur the cost of fixing it later.

BOYLAN HEIGHTS ASSOCIATION

Please Help Fix Breakfast at the Cabarrus St. Woman's Shelter

We Need Volunteers Every 3rd Sunday of the Month

- April - Jade Brennan
- May - **Volunteers Needed**
- June - **Volunteers Needed**

Contact Judy Murray 244-4466 or judy@bajaburrito.net

Boylan Heights Association Meeting Agenda

Tuesday, April 27, 2009

7:00PM at Project Enlightenment, Room 311

Jeff Mason

- Announcements and Additions to Agenda; Approval of Agenda
- Approval of Minutes
- Raleigh Police Representative Report, if available
- Larry Wann will provide a prison construction update
- Richard Johnson will give a Rosengarten properties update
- Discussion of BHA position on concrete pad on Dorothea Drive
- Review and approval of Finance Report
- Committee Reports
- Old Business
- New Business
- Adjourn

Boylan Heights Meeting

March 24, 2009 Association Minutes

Jimmy Creech, Secretary

Attendees: Franklin Haignere, Robyn Haignere, Jeff Mason, Ernestine Merchant, Leslie Kellenberger, Lyman Collins, Evelyn M. Fahy, John Montgomery, Susan Parry, and Jimmy Creech. Guests: Sgt. Sellow, RPD and Larry Wann, NC DOC.

Jeff Mason, President, called the meeting to order

I. Agenda - The agenda was approved with the additions of a report on the 2009 Raleigh Downtown Home Tour and a report on 715 & 408 S. Boylan Avenue.

II. Minutes - the minutes of the February 24th Boylan Heights Association meeting were approved as recorded.

III. Financial Report - Treasurer Leslie Kellenberger reported no income to date in 2009. Following expenses for Newsletter: January = \$112.00; February = \$56.00; total = \$168.00 Current bank balance: \$9,908.99. Lyman Collins moved approval; Evelyn Fahy seconded. Finance Report approved.

IV. NCSU Annual Service Day - Jeff Mason reported that projects in Boylan Heights have been accepted for the NCSU Annual Service Day on March 28 from 10 am to 2 pm. Fifteen students will be coming to do the projects chosen by the BHA. Following review of the proposed projects, the following were approved: paint entrance signs; remove graffiti on Boylan Bridge and paint over graffiti under the train trestle at intersection of Dorothea and Cabarrus Street; and, time permitting, clean-up right-away areas along sidewalks in the neighborhood. The Dunbars have offered to provide needed supplies for removing and painting over the graffiti. Four volunteers from the neighborhood are needed to supervise the work. Volunteers are asked to contact Jimmy following the meeting.

V. Central Prison Construction-Larry Wann, Project Manager for the NC Department of Corrections, reported that the construction project at Central Prison is now ahead of schedule. Forty-four contracts have been awarded for the construction and 400 new workers are on site. Deep

foundation work is 75% to 80% complete. They are ready to start raising the structures. Grading is complete. The DOC has secured a parking area and material storage area across Western Boulevard on Hunt Drive next to the existing soccer field. Once the construction is complete, this area will be converted into another soccer field. The substation location will be on the Western Boulevard side of the prison (near the intersection of Cabarrus Street and Dorothea Drive). However, the plan now is for it to be enclosed with power lines running underground from it to the prison facilities. There will be landscaping around it.

Mr. Wann reported that a barrier, designed by the City Planning Department, has been installed at the west end of Montford Avenue where the bridge going to Central Prison used to be. John Montgomery expressed concern about the appearance of the barrier, stating it is not compatible with Historic Districts Commission standards. Efforts will be made to talk with the City about changing the barrier.

Susan Parry presented a Boylan Heights Neighborhood Plan that suggests modifications in the DOC's plan for the new landscaping at Central Prison. John Montgomery moved acceptance of the plan; Lyman Collins seconded the motion. Motion passed. Susan gave a copy of the plan to Mr. Wann.

Lyman Collins moved that copies of the plan be sent to all appropriate governmental people, including the governor, the secretary of the DOC, NC Representative Deborah Ross, NC Senator Josh Stein, Mayor Charles Meeker, Raleigh City Councilors Thomas Crowder and Russ Stephenson, and City Planning Director Mitchell Silver. Susan Parry seconded the motion. The motion passed.

Mr. Wann observed that the Boylan Heights Neighborhood Plan would increase the cost of the Central Prison project and changing the original plan would not be easy. Nonetheless, he will study the plan and see what can be done.

VI. Raleigh Police Department Report - Sgt. Sellow represented the RPD, a last minute fill-in for Officer Charles Taylor who could not attend. He did not have a current crime report for the Boylan Heights neighborhood. He noted that as the weather gets warmer, there will be increased foot traffic in the neighborhood. Items that could be carried away should be put away to prevent theft. He reported that a successor to Captain Reynolds, head of the Downtown District, should be appointed by the end of April.

Franklin Haignere reported to Sgt. Sellow that the corner of Florence and South Streets has become a hang-out, with trash regularly scattered around the area. Sgt. Sellow said he would report this and the area will be put under surveillance by the RPD.

VII. 2009 Downtown Raleigh Home Tour - Jimmy Creech reported that three Boylan Heights homes will be in on the Tour on May 16th: 305 Kinsey Street (Jade Brennan); 403 Kinsey Street (Caron Register & Paul Meyer); and, 415 South Boylan Avenue (Bob Korchersberger & Janet Watrous).

VIII. 715 South Boylan Avenue and 408 South Boylan Avenue - Jimmy Creech reported that he learned from the City that the house at 715 S Boylan has been vacated with the owners obligated to renovate it. If it is not renovated within six months to meet City standards, the property will be condemned. It is to be boarded up with No Trespassing signs posted on the property. The disabled vehicles are to be removed.

The four-apartment house at 408 S Boylan Avenue was damaged by fire in November of 2008 and has been left vacant and unrepaired since. The City says the owner (Schradler Properties) intends to restore it to a single-family dwelling and sell it by October 2009.

IX. A motion was made and approved to adjourn.

The next meeting of the Boylan Heights Association will be on April 28, 2009.