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005-18-CA

807 W SOUTH STREET
BOYLAN HEIGHTS HISTORIC
DISTRICT (HOD-G)

Nature of Project:
Remove rear deck;
construct rear addition;
construct rear porch and
patio

APPLICANT:
JP REUER



0 25 50 100 Feet

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

005-18-CA 807 W SOUTH STREET

Applicant: JP REUER

Received: 12/8/2017

Submission date + 90 days: 3/8/2018

Meeting Date(s):

1) 1/25/2018 2) **2/22/2018** 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: **Remove rear deck; construct rear addition; construct rear porch and patio**

Amendments: **Additional documentation was received with changes to the design and materials.**

DRAC: An application was reviewed by the Design Review Advisory Committee at its November 28, 2017, meeting. Members in attendance were Dan Becker, Mary Ruffin Hanbury and David Maurer; also present were JP Reuer, the applicant, and staff members Tania Tully and Melissa Robb.

Staff Notes:

- COAs mentioned are available for review.
- **Changes to this report reflecting the amended application for the February 22 COA Committee meeting are shown in bold.**

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Construct rear addition; construct rear porch and patio
3.1	Decks	Remove rear deck
3.2	Additions to Historic Buildings	Construct rear addition; construct rear porch and patio

STAFF REPORT

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

A. Removing a rear deck and constructing a new covered deck/porch is not incongruous in concept according to *Guidelines* 3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5, 3.1.6, 3.1.7, 3.1.8, and the following suggested facts:

1* The rear of the house includes an existing deck and stair which are being proposed for removal. The deck and stairs were approved via COA 033-11-CA.

2* The existing stairs and a portion of the deck extend several feet beyond the west wall of the house. The new deck/porch will not project beyond the side walls, and is designed with details that are more formal than those of the original deck.

3* **Section drawings of the porch and railings were not provided.**

4* A tree protection plan was not provided; however, the critical root zones of four trees were identified on the site plan. Nor were staging areas for construction materials identified.

B. Constructing a rear addition and constructing a rear porch and patio are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.6, 1.3.7, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.5, 3.2.6, 3.2.7, 3.2.8, 3.2.9, 3.2.10, 3.2.11, and 3.2.12, and the following suggested facts:

1* In the National Register of Historic Places nomination for the Boylan Heights Historic District, the property was deemed contributing, and was described as a 1922 one-story bungalow with the gable perpendicular to the street, and a gabled dormer centered above the full façade porch.

2* A tree protection plan was not provided; however, the critical root zones of four trees were identified on the site plan. Nor were staging areas for construction materials identified.

3* **Built area to open space analysis: The proposal will increase the built area to open space proportion from 31% to 34%. The application states that the lot is 6,544 SF. The footprint of the house (including the porch, stair and deck) is 2,005 SF. The proportion of built area to open space is 31%. The footprint of the house with the proposed addition (including the porch, stair and deck) will be 2,215 SF. The proportion of built area to open space will be 34%. (Note that the application includes a mathematical error, which staff corrected.)**

4* **Built mass to open space analysis: The proposal will increase the built mass to open space proportion from 33% to 36%. The application states that the lot is 6,544 SF. The footprint of the house (including the porch, stair and deck) is 2,005 SF. According to the Wake County Real Estate Data the existing outbuilding is 162 SF, bringing the total existing built mass to 2,167 SF. The proportion of built mass to open space is 33%. The footprint of the house with the proposed addition (including the porch, stair and deck) will be 2,215 SF. With the existing outbuilding the total proposed built mass is 2,377 SF. The**

proportion of built mass to open space will be 36%. (Note that the application includes a mathematical error, which staff corrected.)

- 5* Then proposed rear addition echoes the character-defining side gables including window and roof form.**
- 6* The proposed addition extends the basement and ground floor by 8' – 8" to the rear. The roof of the second-floor addition is proposed to be a gable form with shed-roofed dormers in place of the existing hipped roof. The new roof ridge is raised to meet the ridgeline of the main house. The roof pitch matches the historic house.**
- 7* The addition is proposed to match the existing cladding, with brick on the foundation and lapped wood siding on the ground floor. Stucco to match the existing is proposed for the rear gable ends. Roofing is proposed to match the existing asphalt shingles.**
- 8* The second story addition is proposed to be clad with board and batten siding which is not found elsewhere on the house.**
- 9* The existing windows are primarily four-over-one. The application notes that seven new windows are to match the existing and the sides of the dormer addition propose a grouping of three single-light wood casement windows. Details and specifications were not provided.**
- 10* Window and door trim appears to match the historic windows; details were not provided.**
- 11* The placement and configuration of the windows in the addition is similar to the historic house and not atypical for dormers.**
- 12* There appears to be one new door leading into the new basement on the rear of the house, as well as what may be four sliding or French-style doors. No details were provided for doors.**
- 13* Paint colors were not specified, nor were paint swatches provided.**
- 14* The application does not include any information about changes in exterior HVAC or other mechanical equipment, nor screening for such equipment.**
- 15* The application does not include any information about exterior lighting or gutters and downspouts.**

Staff suggests that the committee approve the application with the following conditions:

1. That a tree protection plan be implemented and remain in place for the duration of construction.
2. That details and specifications for the following be provided to and approved by staff prior to issuance of the blue placard:
 - a. Tree protection plan prepared by an arborist certified by the International Society of Arboriculture or a Licensed Landscape Architect that addresses the critical root zones and provides staging areas for construction materials;
 - b. Manufacturers' specifications for new windows, including section drawings.
3. That details and specifications for the following be provided to and approved by staff prior to installation or construction:
 - a. Rear porch sections including porch railing details;
 - b. Manufacturers' specifications for new doors, including elevation and section drawings;
 - c. Window and door trim;
 - d. Paint schedule and color samples from the manufacturer;
 - e. HVAC location and screening;
 - f. Exterior lighting;
 - g. Gutters and downspouts.

COA Application: 807 W. South St

The project is a rear addition to the existing 1922 bungalow.

The scope of work includes:

- removal of rear deck
- 8'-8" addition to rear of existing basement and first floor
- expansion of 2nd floor towards rear of property via new shed dormers
- new rear covered porch

The size and height of the current structure is considerably smaller than the neighboring structure to the east, and similar to the the neighboring structure to the west (see attached photos).

Basic Programmatic Goals

2nd floor: Add 2 bedrooms

1st floor: Reconfigure kitchen, develop master suite, add social space & covered porch

Design Constraints

- Adding on to side (or front) of existing not feasible
- Working within existing attic volume challenging due to 8'-9" height to bottom of existing ridge

Design Approach

To maximize 2nd floor volume via rear shed dormer (not visible from front) + new cross gable.

Increase in built area

The lot size is 6,544 SF.

The footprint of the existing house (including porch, stair, and deck) is 2,005 SF.

Current built area/footprint is 31%.

The footprint of the proposed addition (including stair and deck) is 575 SF; after subtracting 365 SF for the removed deck, the net additional footprint is 210 SF.

The footprint of the house with the proposed addition (including porch, stair, and deck) is 2,005 SF.

Proposed built area/footprint is 34%, an increase of 3%.

Additional

The homeowners and architect would like to work with Staff after COA approval / comments on the following items:

Tree protection plan

Window and exterior door specifications

Paint schedule / color samples

Lighting, gutter and downspouts

HVAC / mechanical equipment screening (no change is anticipated)





807

WARNING
CPI
SECURITY

Real Estate
Call
[illegible]











PLAN INFORMATION BLOCK

PLAN INFORMATION BLOCK		
Footprint: 664 S.F.	Total Square Feet:	
Craw:	Slab:	Basement:
Mean Height:	Stories:	
Facade:		
Impervious Surface Area: 2717 S.F./42%		

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS

THE SURVEYOR DOES NOT WARRANTY THE ACCURACY OF ARCHITECTURAL DIMENSIONS. THEY ARE TO BE VERIFIED BY THE CONTRACTOR.

VICINITY MAP N.T.S

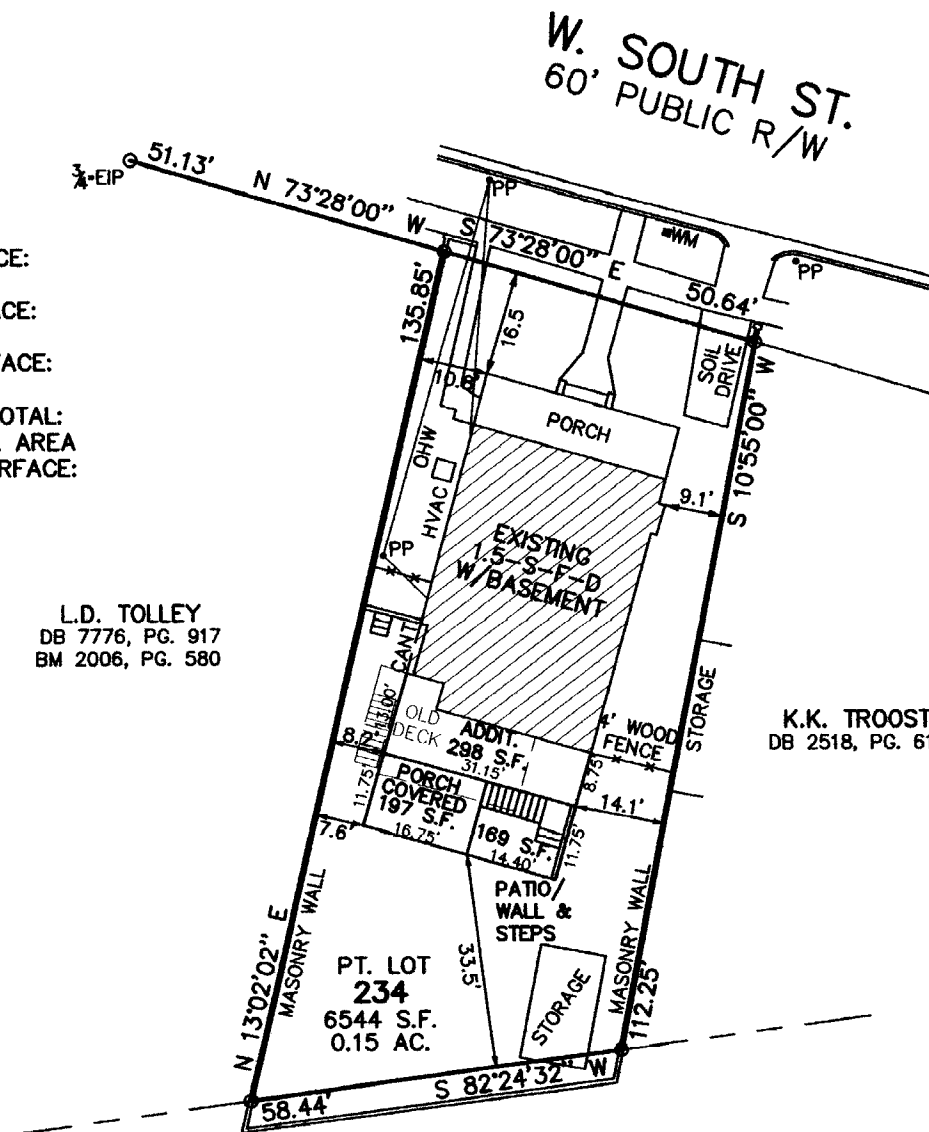
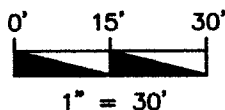
LEGEND

IPS-Iron Pin Set
EIP-Existing Iron Pin
PKS-Parker-Kalon Nail Set
EPK-Existing Parker-Kalon Nail
PP-Power Pole
OHW-Over Head Wire
CL-Center Line
R/W-Right of Way
PL-Property Line
---Lines Not Surveyed
ECM-Existing Concrete Monument
WM-Water Meter

EXISTING IMPERVIOUS SURFACE:
2402 S.F.
REMOVED IMPERVIOUS SURFACE:
349 S.F.
PROPOSED IMPERVIOUS SURFACE:
664 S.F.
NEW IMPERVIOUS SURFACE TOTAL:
2717 S.F. OR 42% OF TOTAL AREA
INCREASE IN IMPERVIOUS SURFACE:
315 S.F.

L.D. TOLLEY
DB 7776, PG. 917
BM 2006, PG. 580

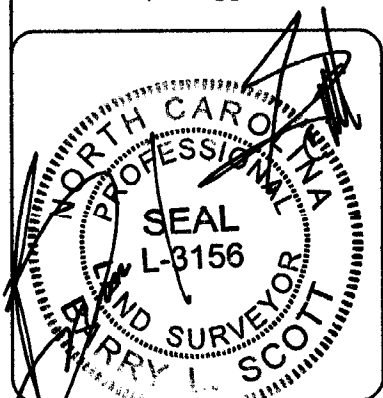
K.K. TROOST
DB 2518, PG. 610



S. BOYLAN AVE.
66' PUBLIC R/W

PIN#: 1703363211 TOWNSHIP: RALEIGH ZONE: R-10

GREATER PT. LOT 234, BOYLAN HEIGHTS
AS RECORDED IN BOM 1885, PAGE 114 W.C.R.
SEE D.B. 13690, PAGE 1073 W.C.R.



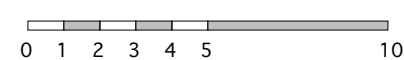
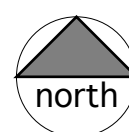
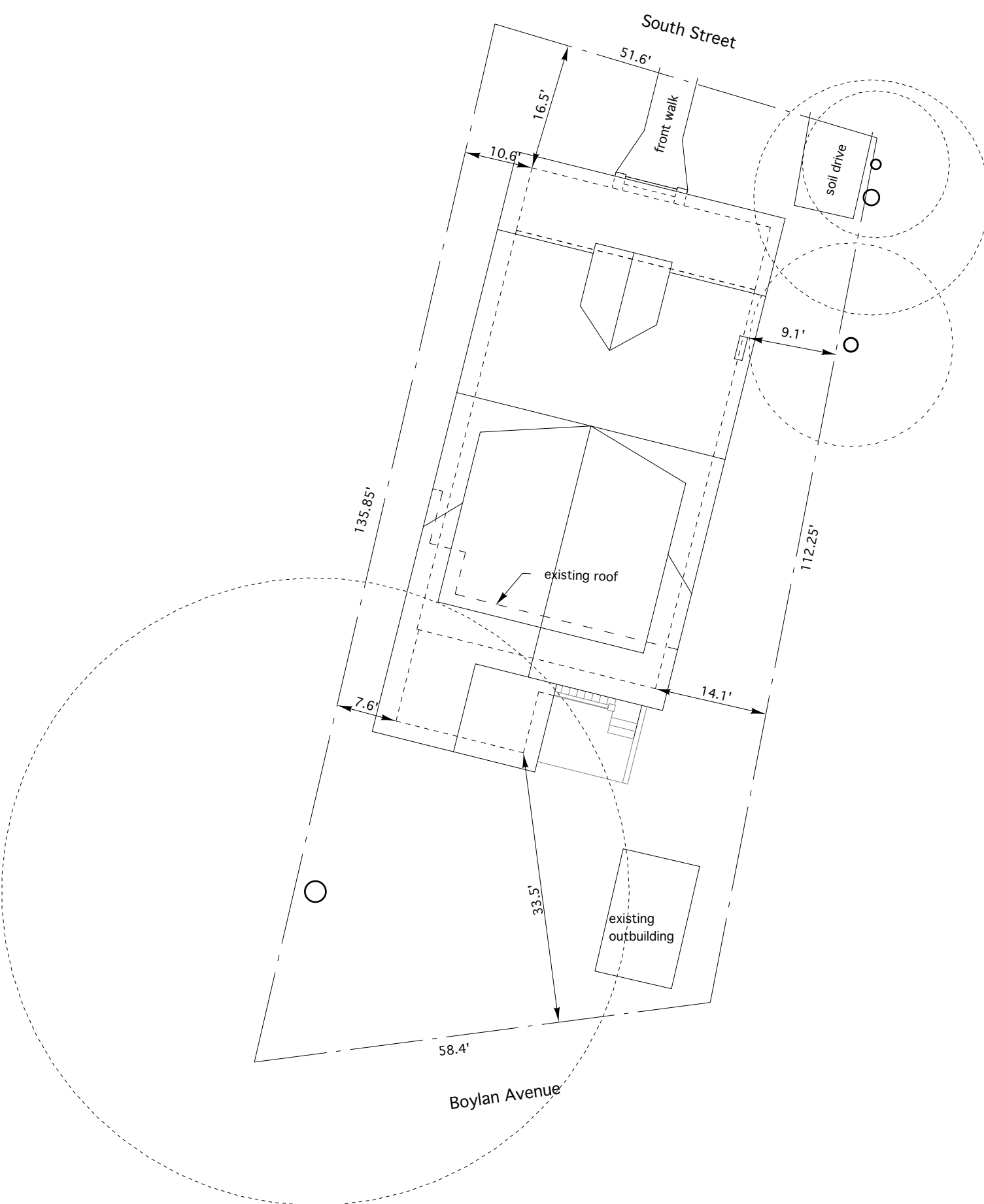
I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 13690, page 1073 etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in (SEE REFERENCE).
Witness my original signature, registration number and seal this 3rd day of January, A.D. 2018

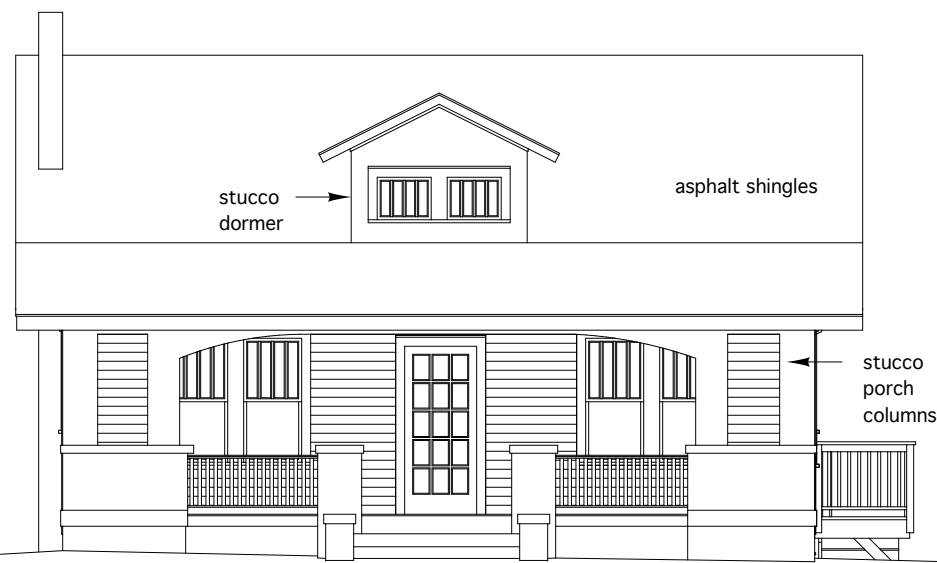
PROPERTY OF
MATTHEW BRENNAN STEVENS
MELANIE ELISE BUSH

807 W. SOUTH ST. WAKE COUNTY RALEIGH, N.C.

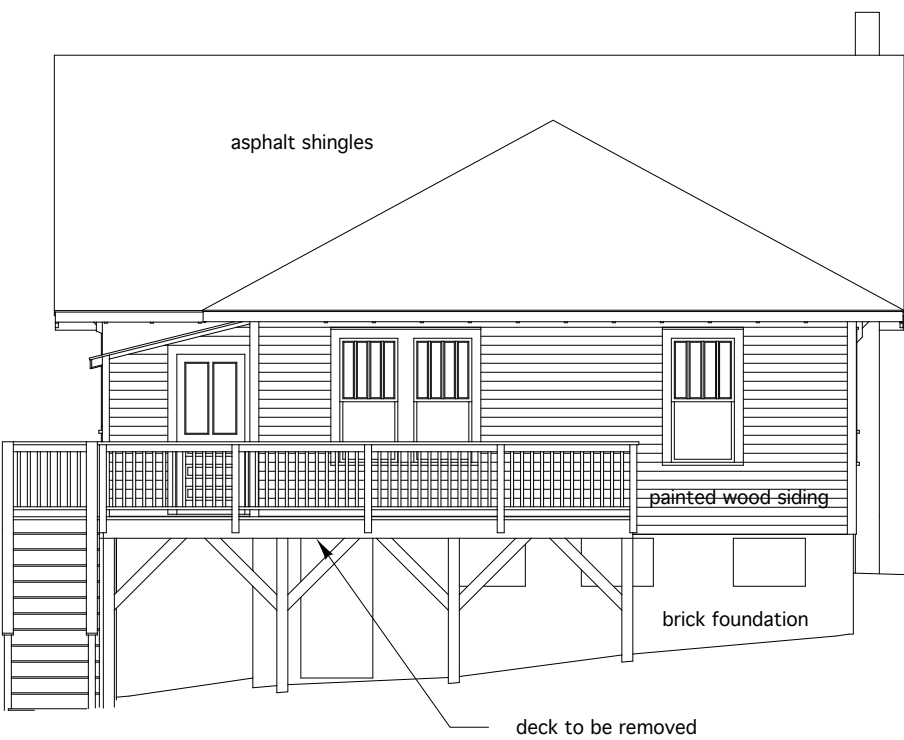
SCALE: 1" = 30'
DATE: 01-03-18
BOOK: M594/22

B. L. SCOTT
LAND SURVEYING
PROFESSIONAL LAND SURVEYORS
P. O. BOX 12405 - RALEIGH, NORTH CAROLINA 27605
TEL: 919/888-0001 FAX: 919/888-1000

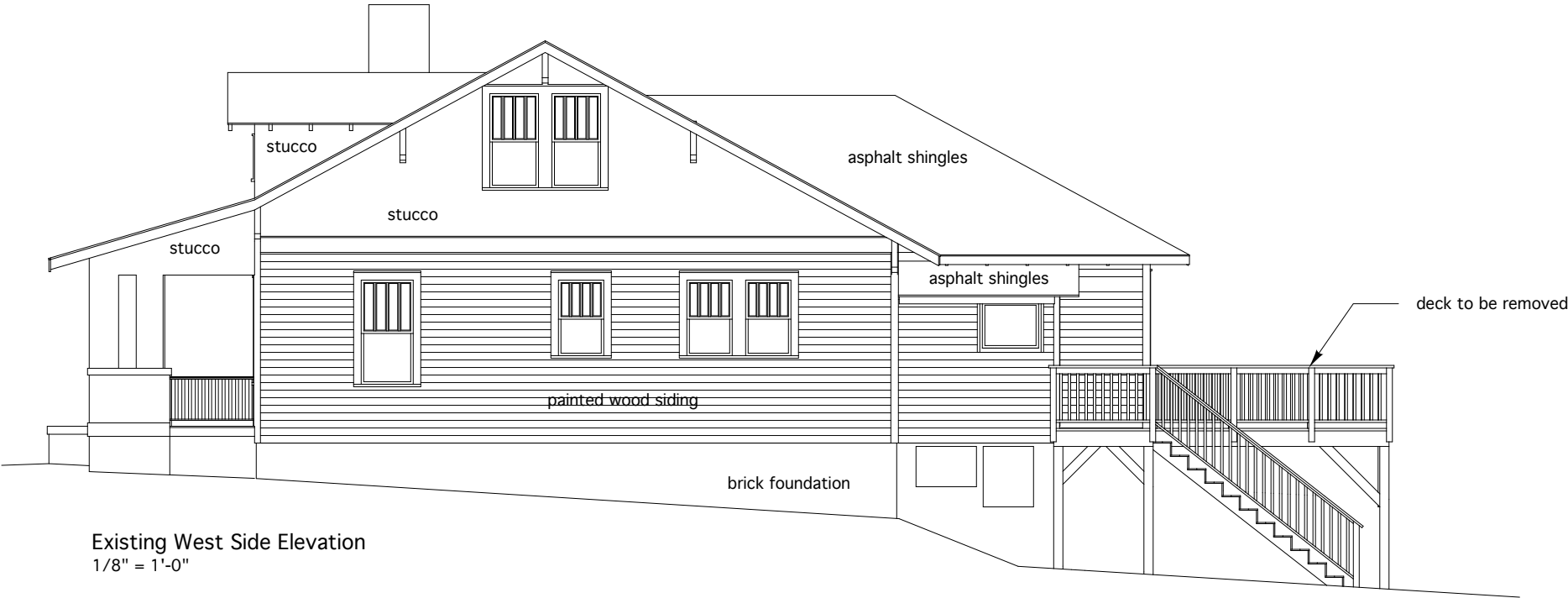




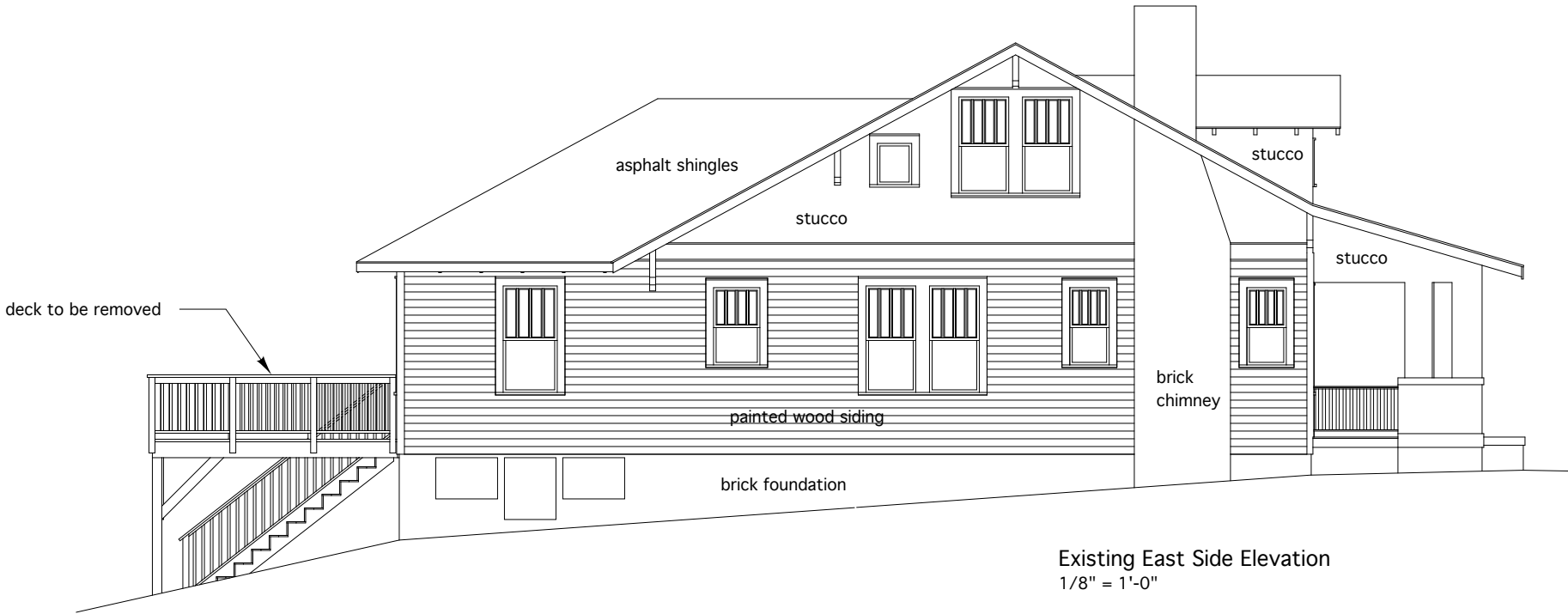
Existing Front Elevation
1/8" = 1'-0"



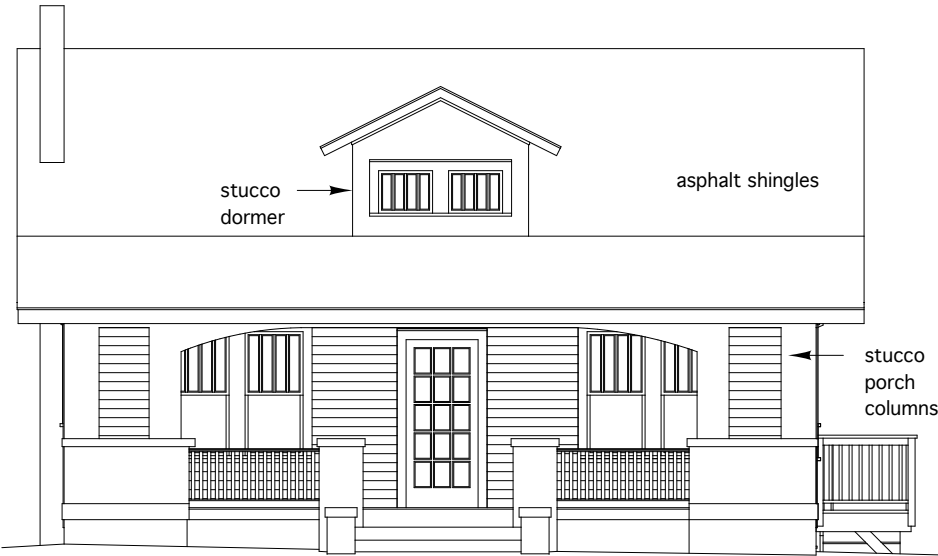
Existing Rear Elevation
1/8" = 1'-0"



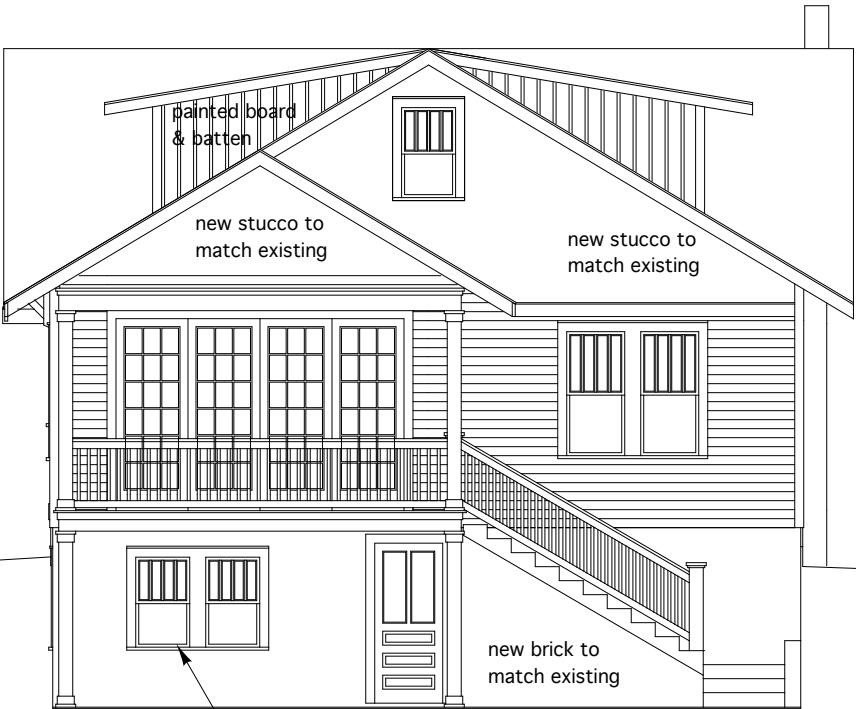
Existing West Side Elevation
1/8" = 1'-0"



Existing East Side Elevation
1/8" = 1'-0"

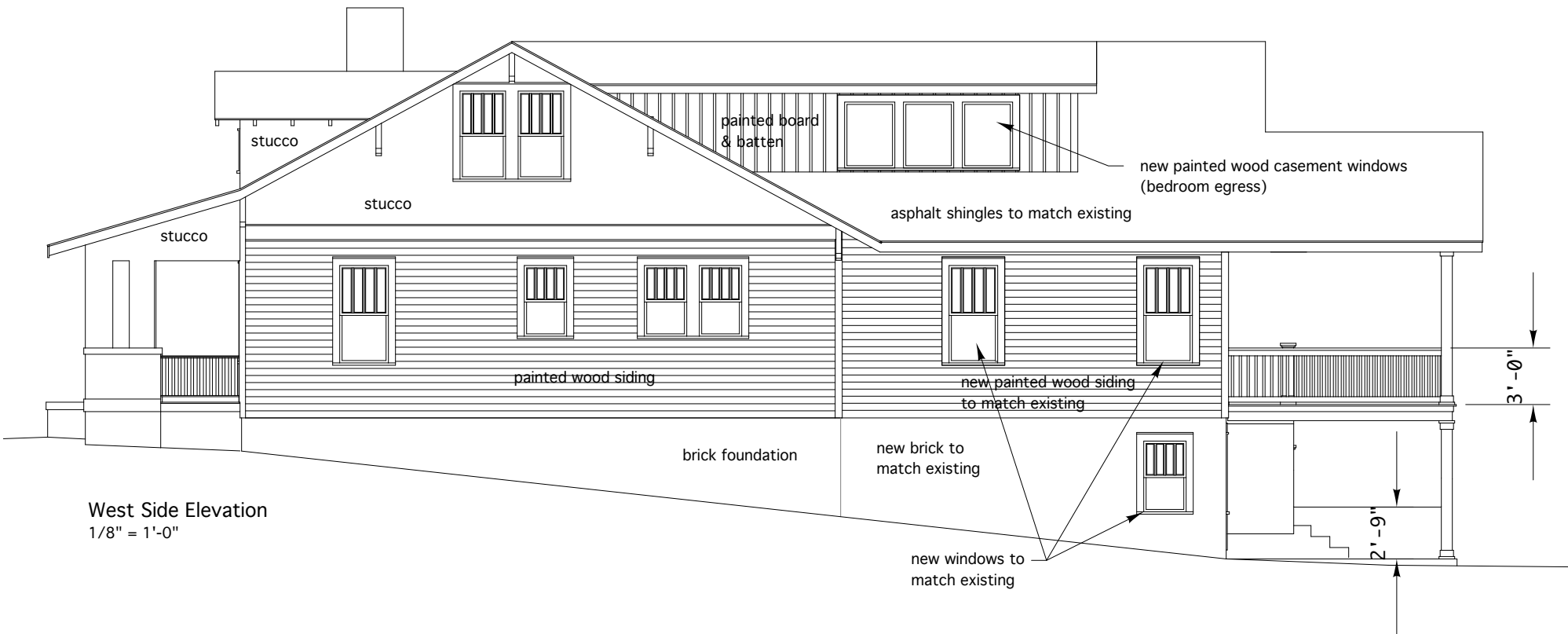


Front Elevation (no change)
1/8" = 1'-0"

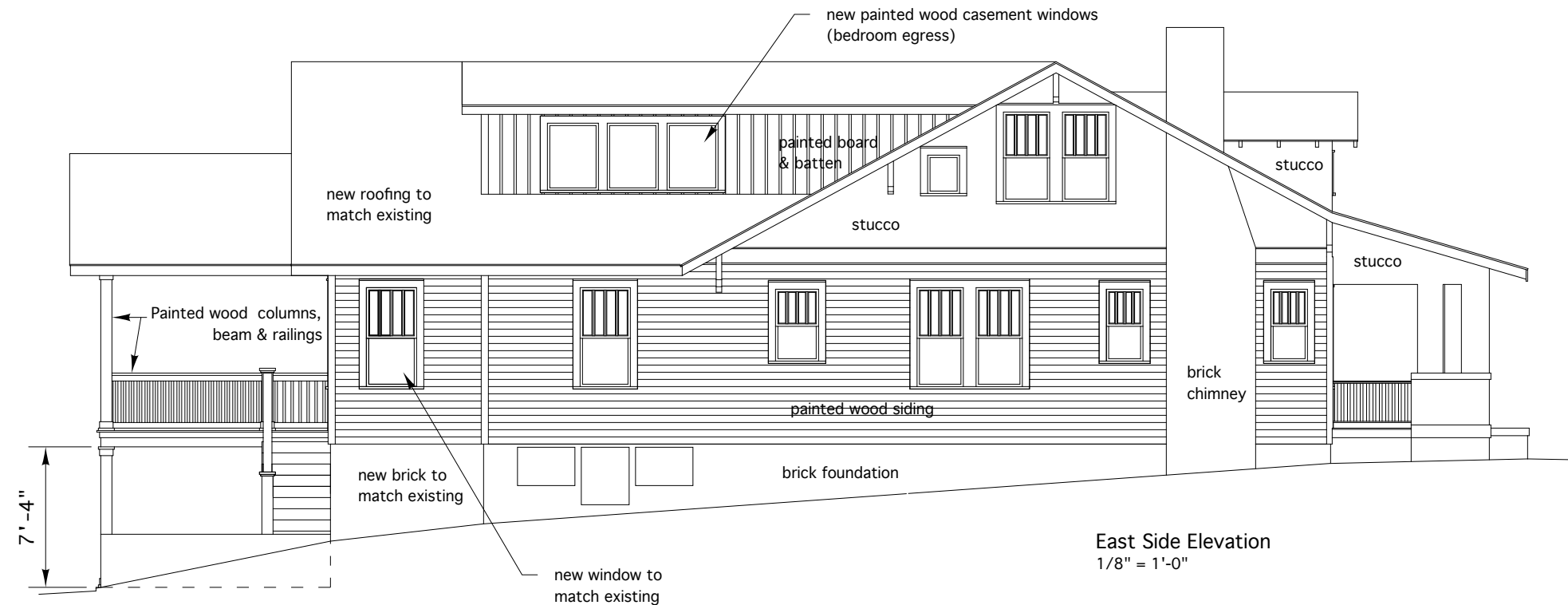


Rear Elevation
1/8" = 1'-0"

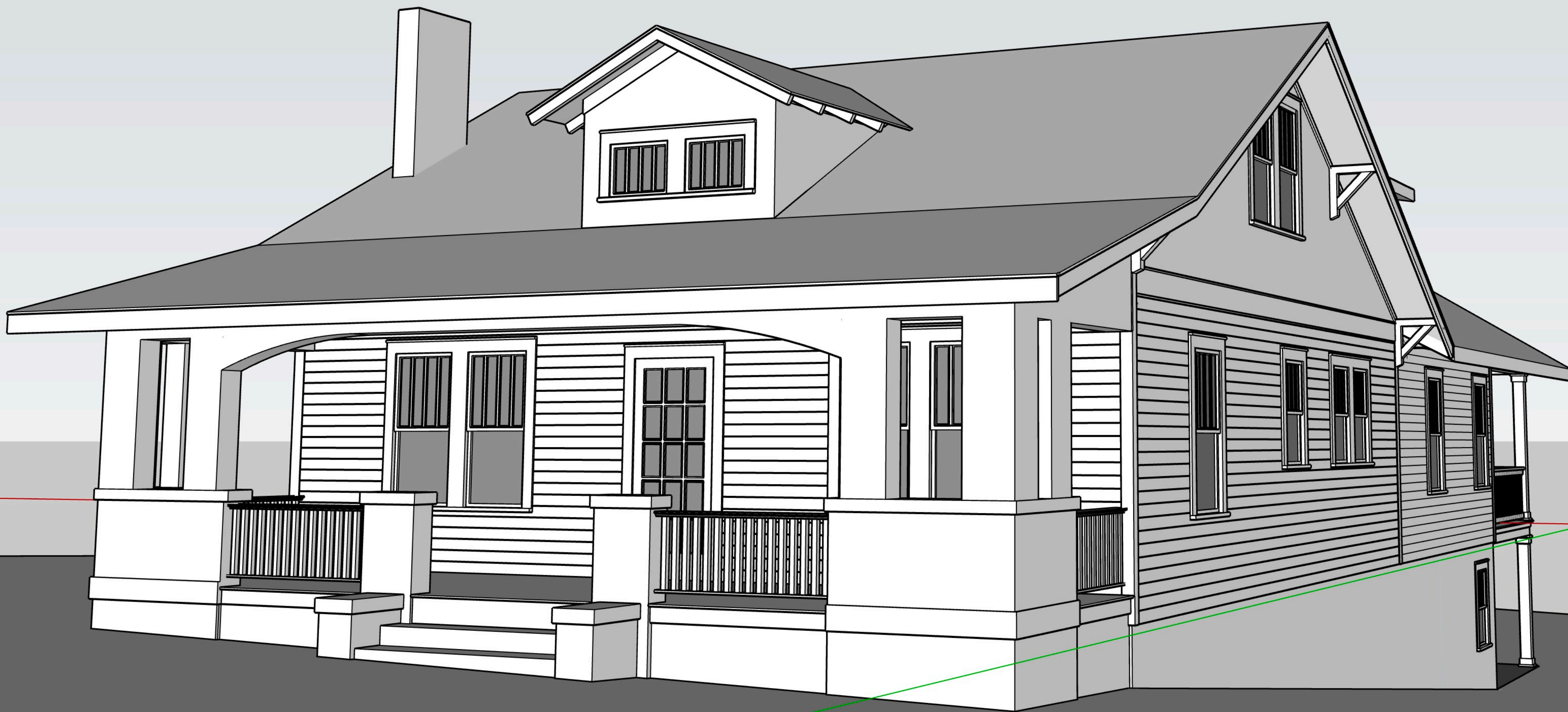
new windows to match existing



West Side Elevation
1/8" = 1'-0"



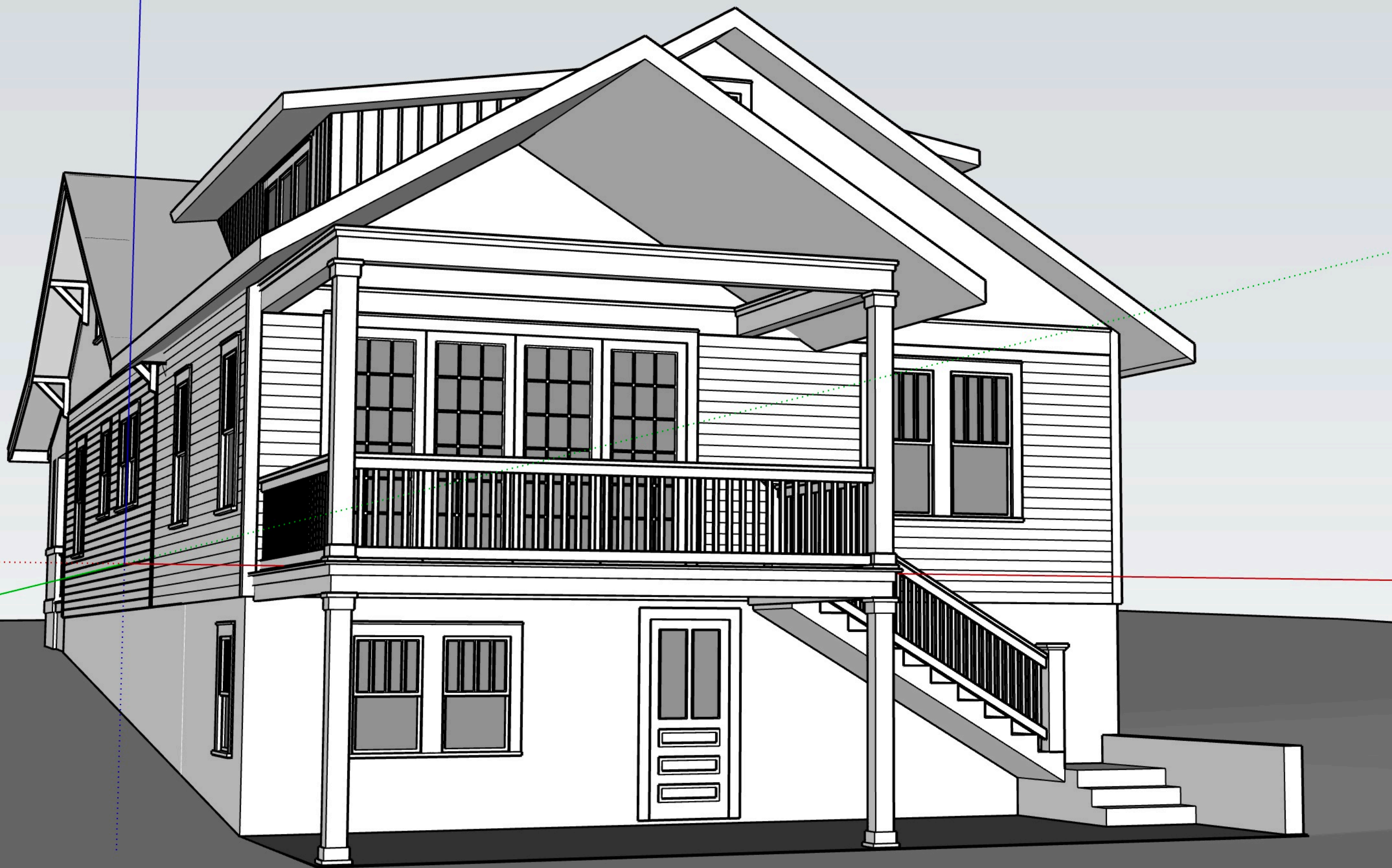
East Side Elevation
1/8" = 1'-0"

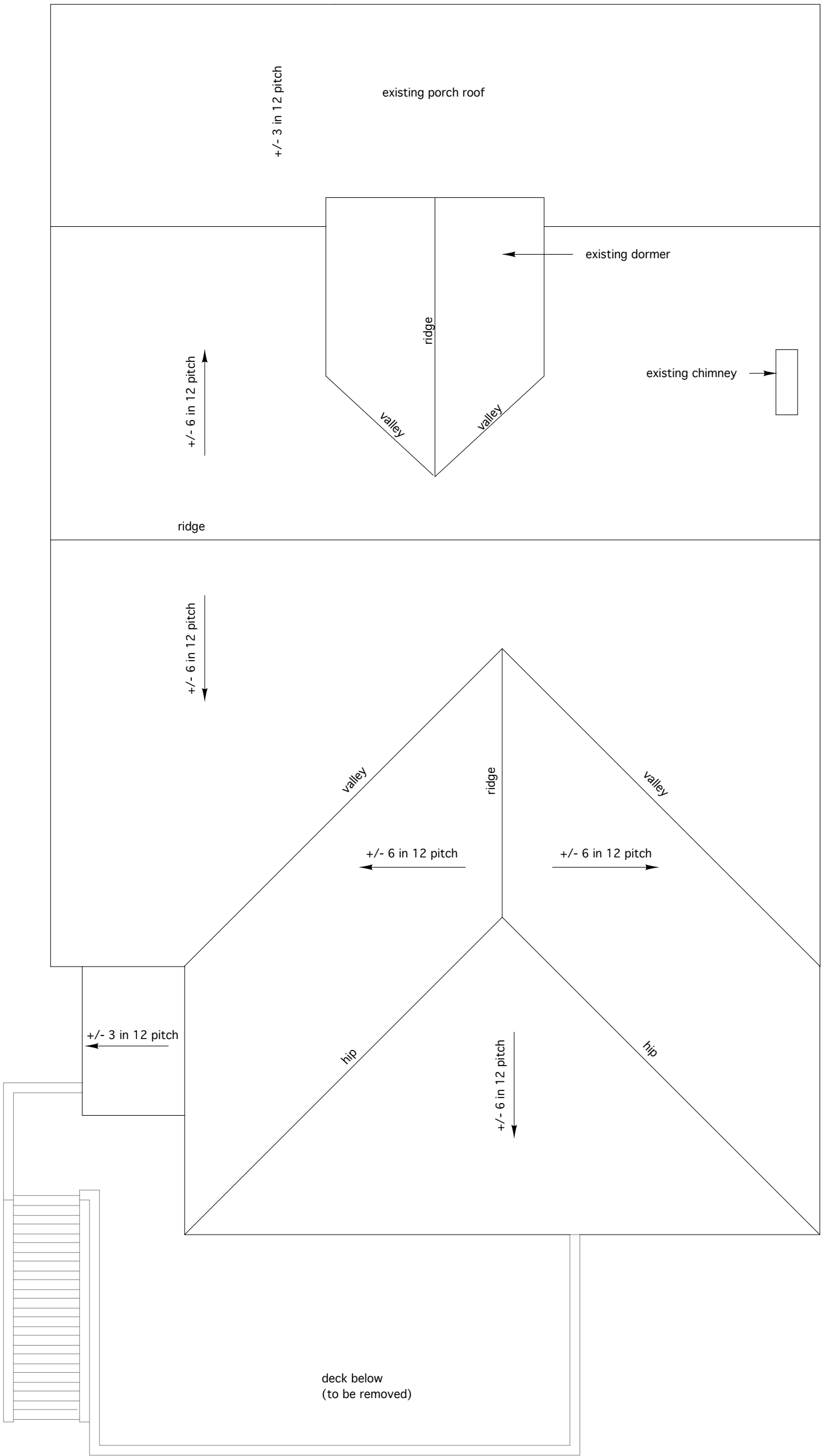


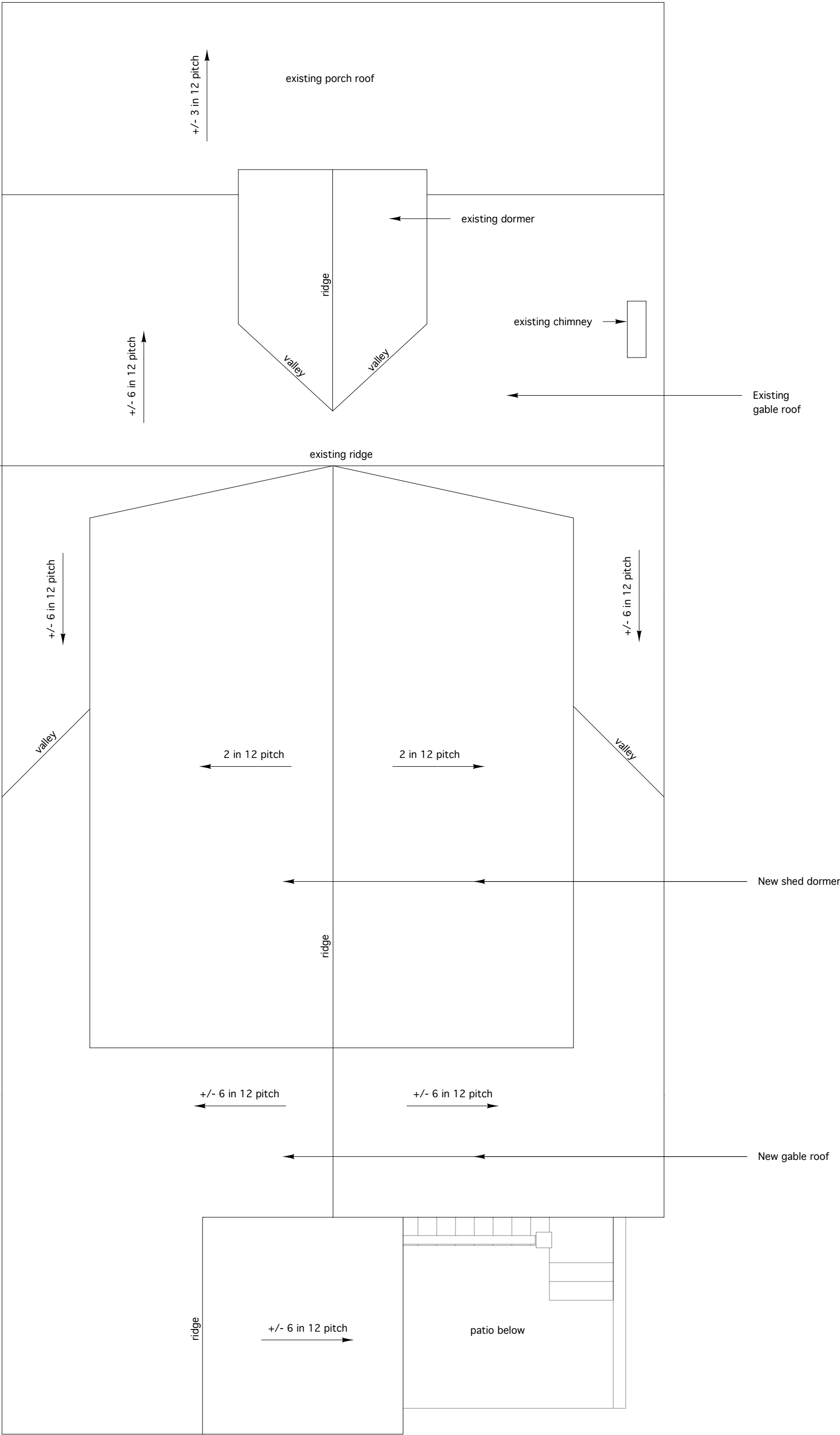


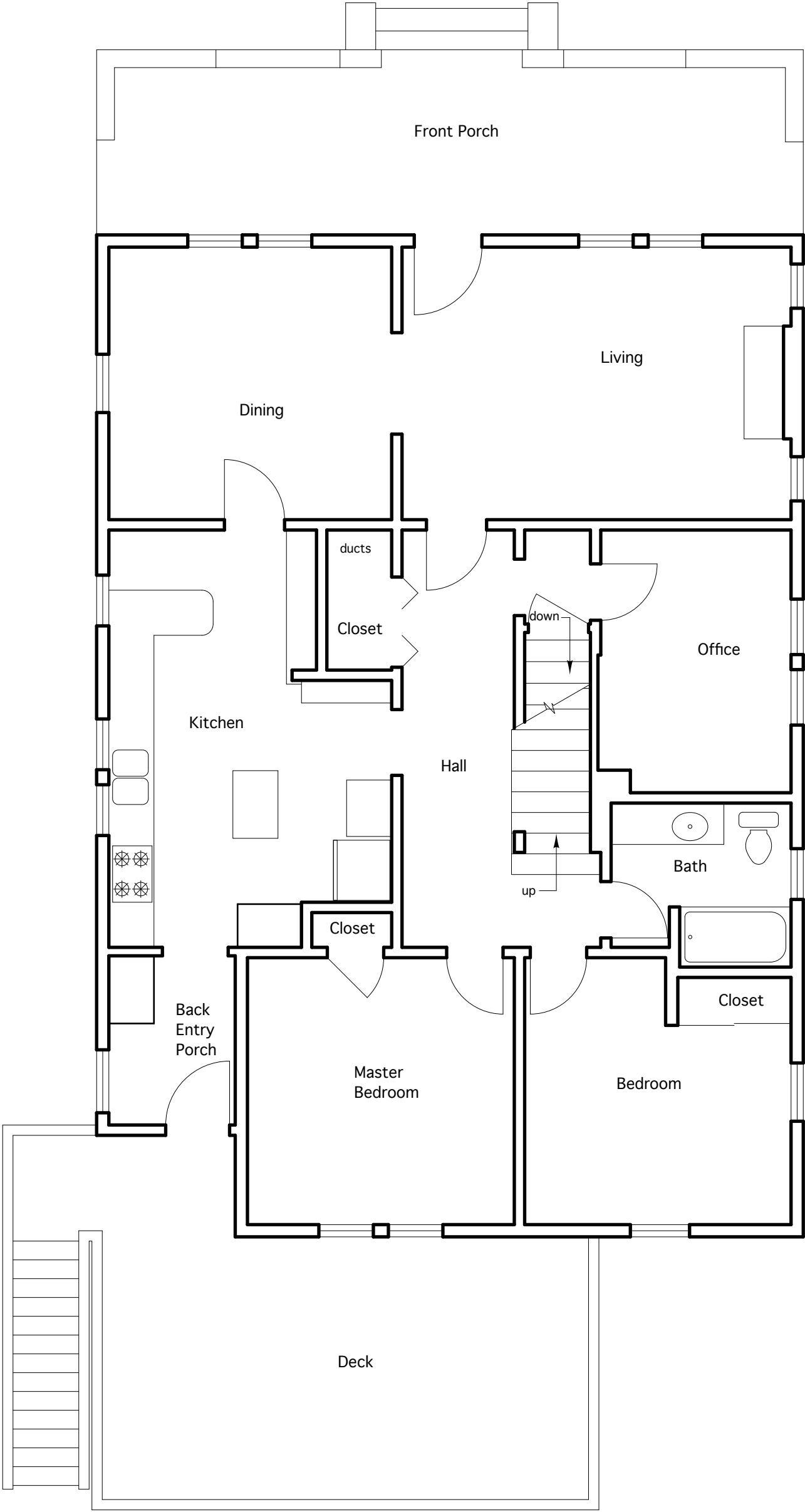


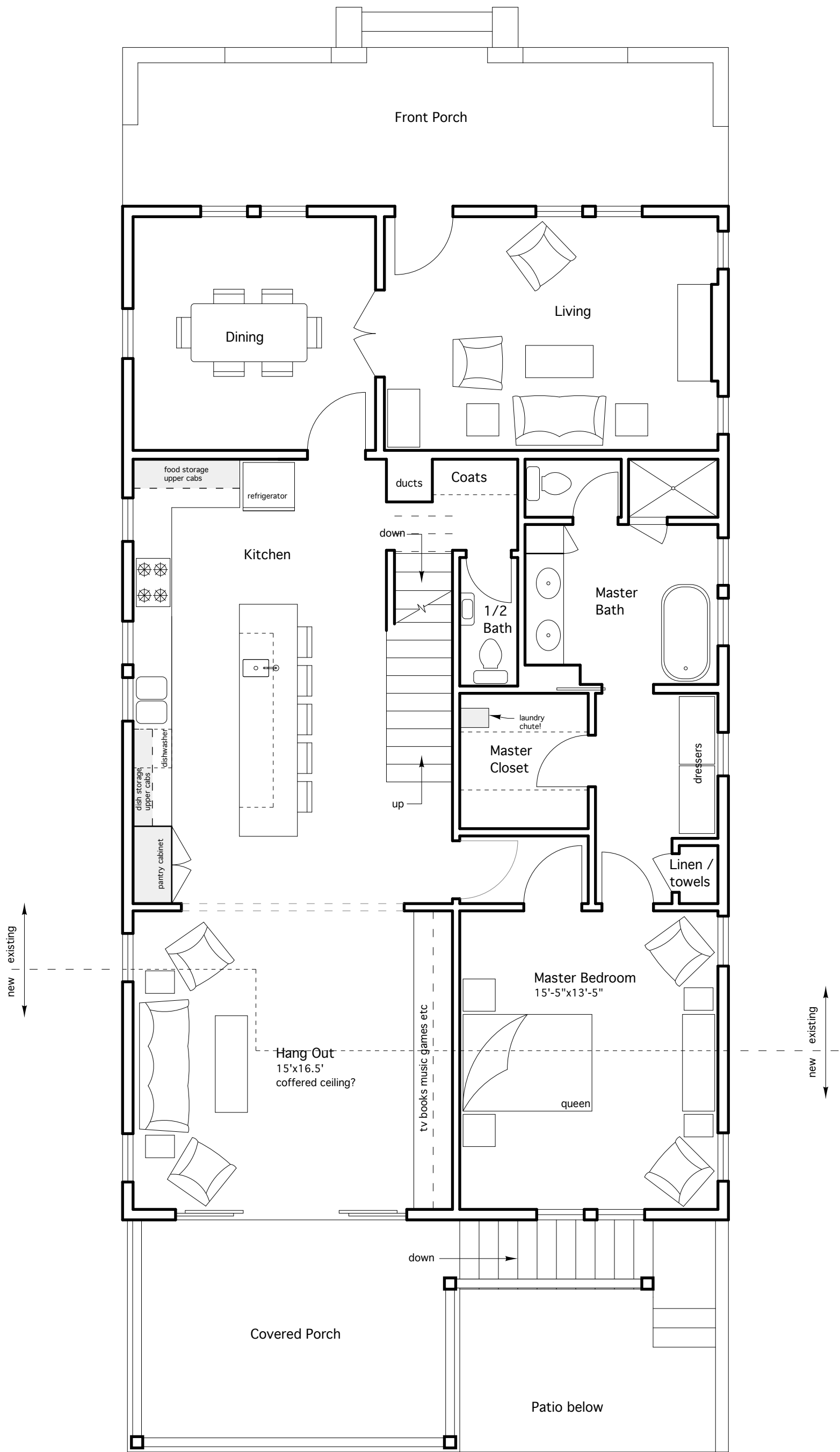


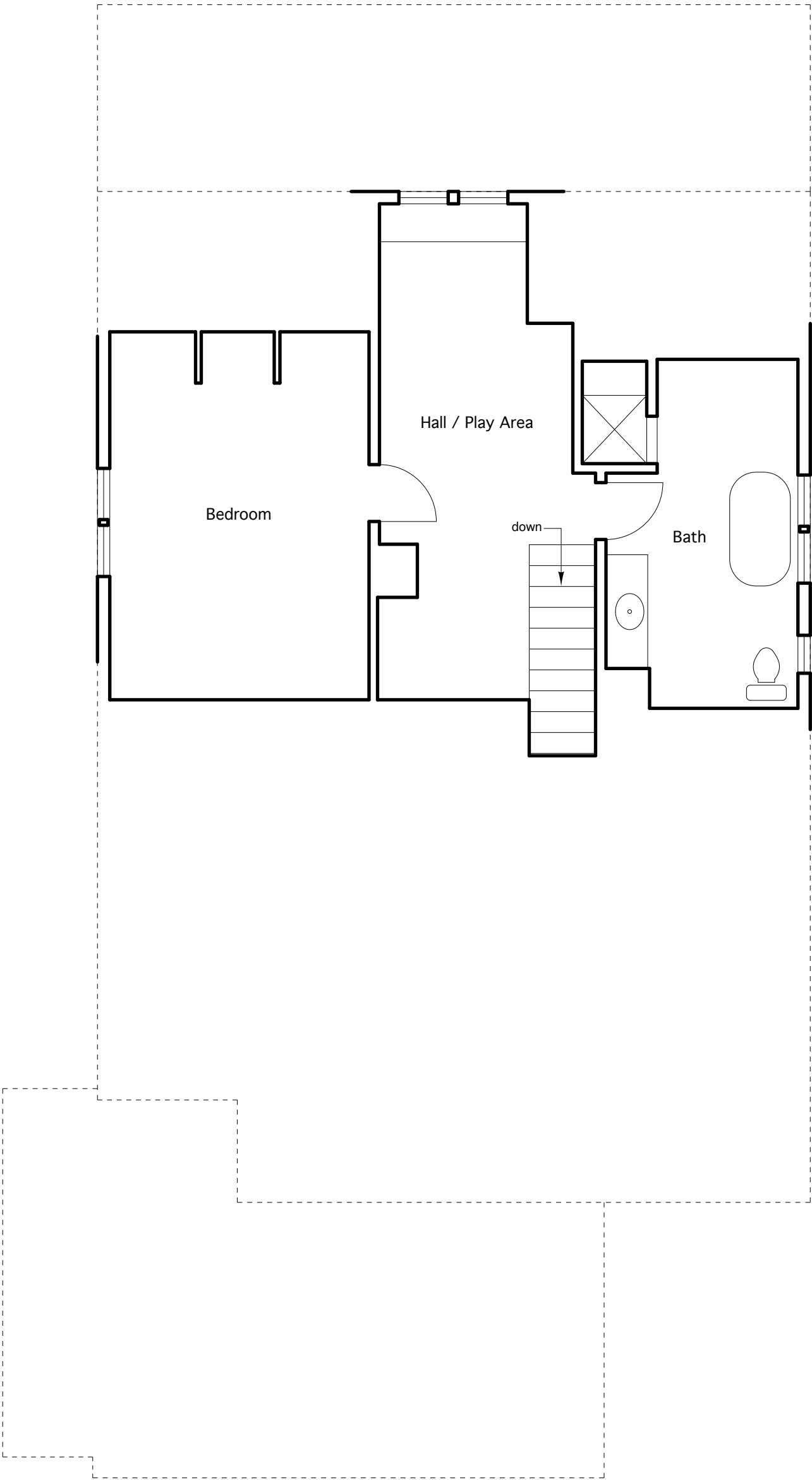


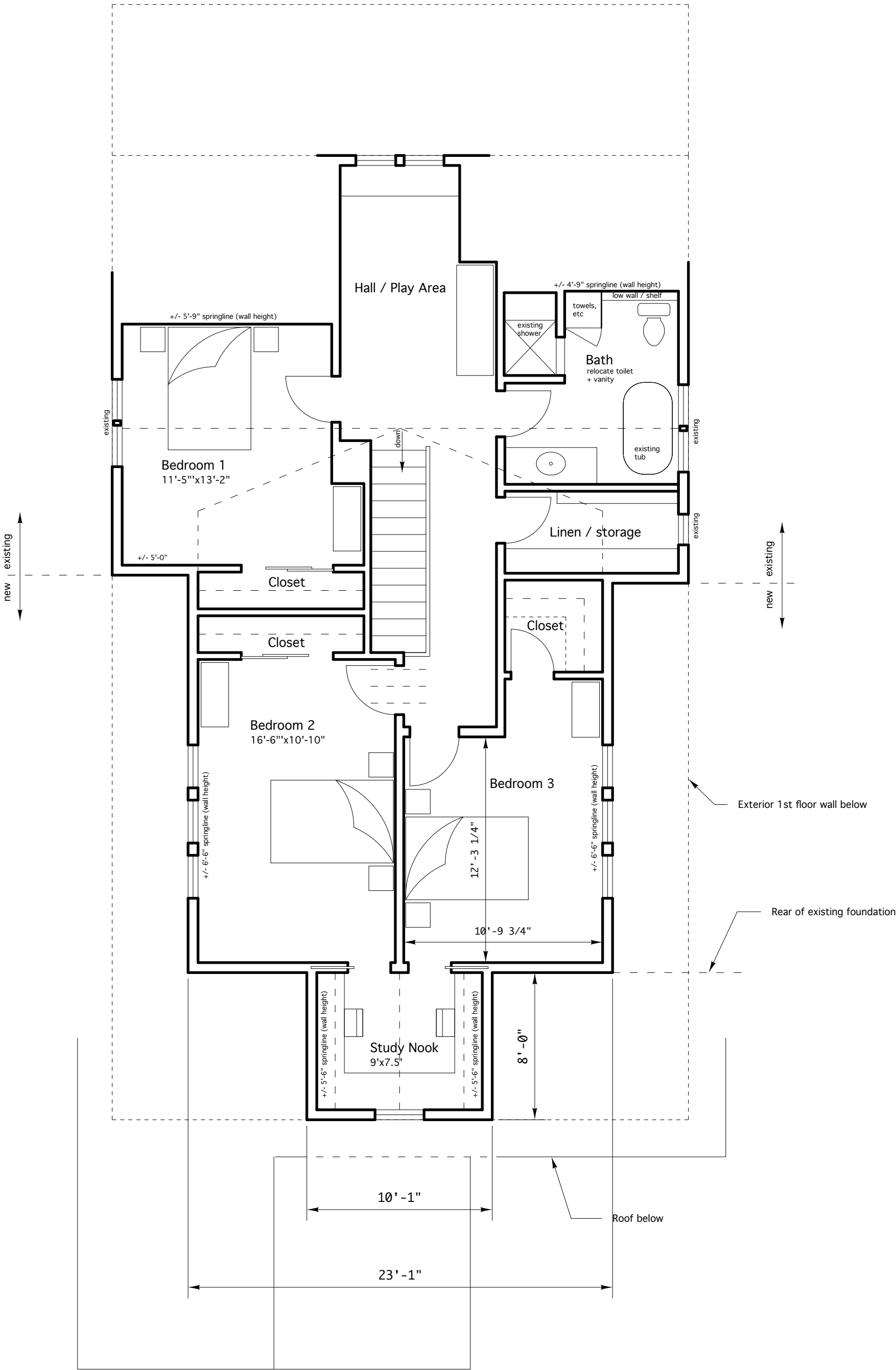


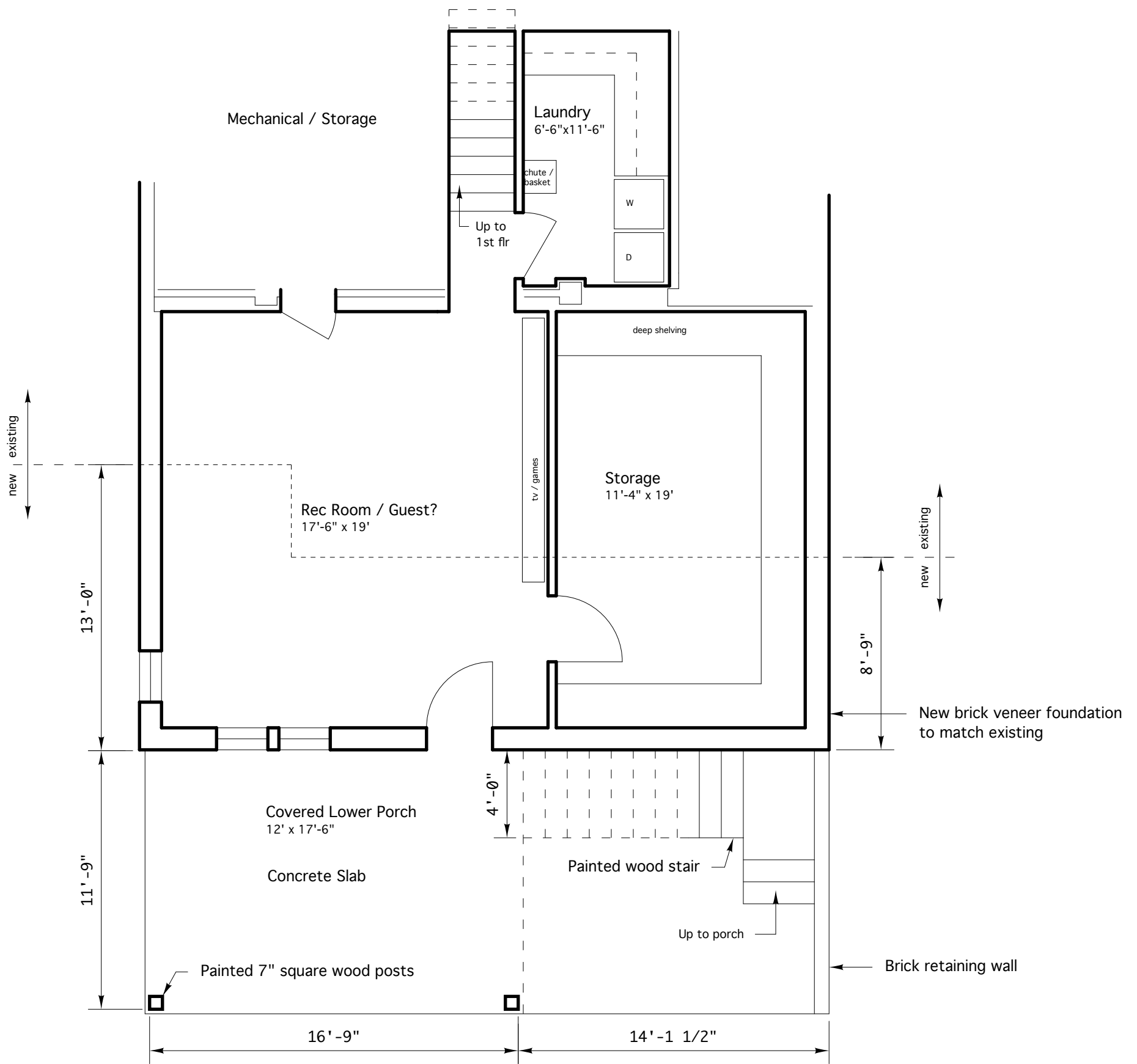












005-18-CA
Provided @ hearing
by applicant

807 W. South Street Addition 001-18-CA

Basic Programmatic Goals

2nd floor: Add 2nd bedroom

1st floor: Reconfigure kitchen, develop master suite, add social space & covered porch

Design Constraints

- Adding on to side (or front) of existing not feasible
- Working within existing attic volume not feasible
- Insufficient headroom for rear dormer or rear cross-gable addition (existing ridge 8'9" above 2nd Floor finish floor)

Design Approach

To increase the 2nd floor volume slightly in way that maintains the essential character and identity of the existing house. Our point of view is that this is a rational approach; other strategies we explored seemed structurally overly-complicated and/or formally illogical.

Increase in built area

The lot size is 6,544 SF.

The footprint of the existing house (including porch, stair, and deck) is 2,005 SF.

Current built area/footprint is 31%.

The footprint of the proposed addition (including stair and deck) is 575 SF; after subtracting 365 SF for the removed deck, the net additional footprint is 210 SF.

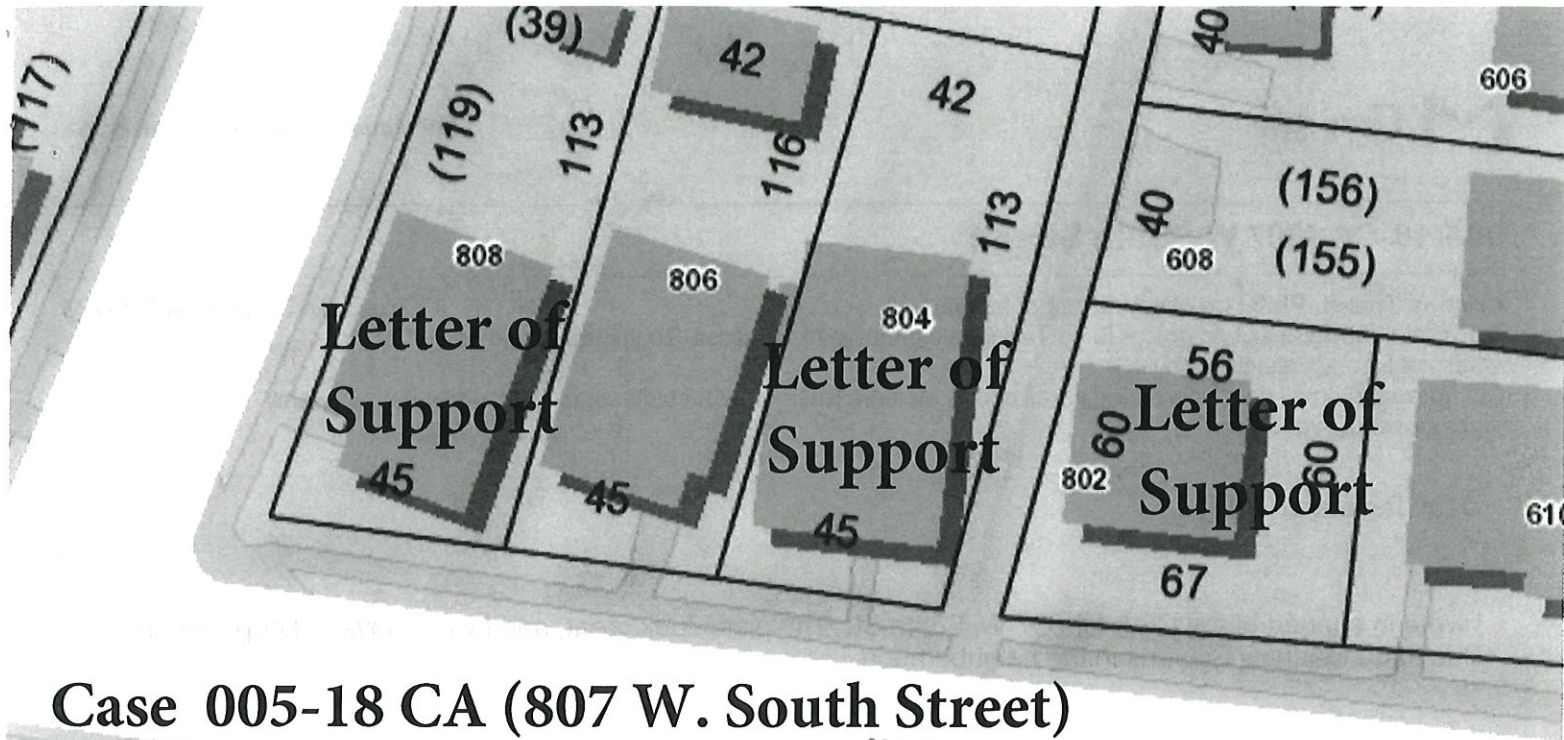
The footprint of the house with the proposed addition (including porch, stair, and deck) is 2,005 SF.

Proposed built area/footprint is 34%, an increase of 3%.

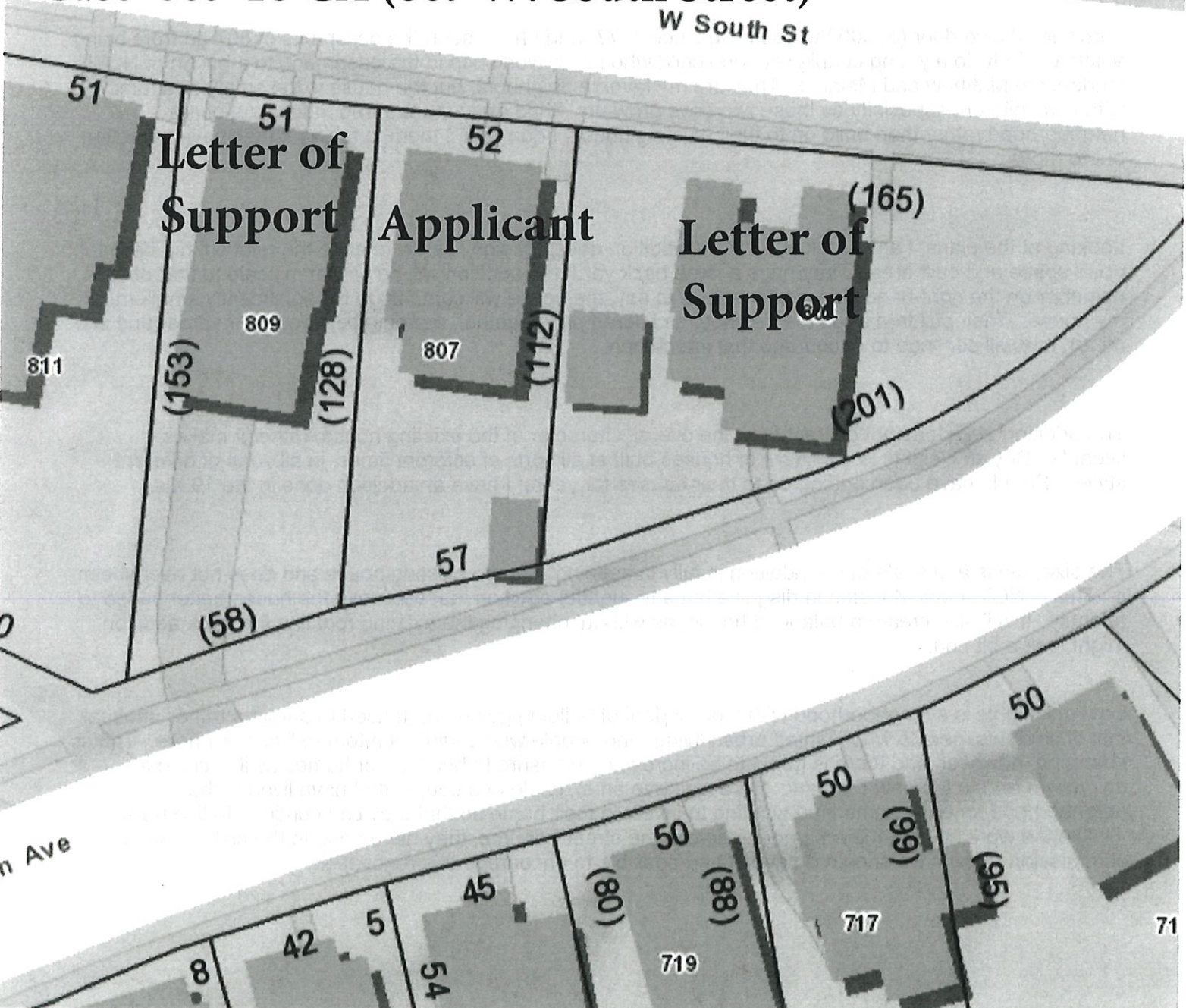
The photos included in the application give a sense of the relationship of the house to its neighbors in terms of scale. With the proposed addition, the house will remain noticeably smaller than its neighbor to the east, and approximately equal to its neighbor to the west.

Letters of Support

6 letters from immediate adjacent and across-the-street neighbors are attached.



Case 005-18 CA (807 W. South Street)



005-18-CA (807 W South Street)

Kristina Troost, Ph.D. <kristina.troost@duke.edu>

Tue, Jan 23, 2018 at 9:23 AM

To: "Tania.Tully@raleighnc.gov" <Tania.Tully@raleighnc.gov>, "Melissa.Robb@raleighnc.gov"

<Melissa.Robb@raleighnc.gov>

Cc: "jpreuer@gmail.com" <jpreuer@gmail.com>, Melanie Bush <melbush@hotmail.com>, Matthew Stevens <mb_stevens@yahoo.com>

Dear Tania and Melissa,

I write in support of the COA for 807 W. South St. The plans look great, and I would love to keep Melanie Bush and Matthew Stevens in the neighborhood.

I have lived next door (at 805 W. South St) since 1977, and I have seen the occupants of 807 go from being a little old lady, to a young couple with one child who had a workshop in the basement, to a bunch of NCSU students to Matthew and Melanie. They are my favorite neighbors, but the house is too small for a family with two children, especially as those two boys grow up. I had other friends who moved out of the neighborhood rather than build on to their existing house; I don't want them to feel that they have no option but to move.

Looking at the plans, I am struck by how the addition does not significantly change the relationship between open space and built area. They have a large back yard; the addition will be similar in scale to that of their neighbor on the right-hand side and needless to say, the house will continue to be significantly smaller than my house. Their children and their neighbor's children play together, roaming between their yards (and into mine); this will continue to encourage that interaction.

The addition also does not distract from the overall character of the existing house; rather it makes it liveable. Boylan Heights is a mixture of houses built at all sorts of different times, in all sorts of different styles. People have been adding on to their houses for years; I have an addition done in the 1930s.

The size, mass and scale of the addition is fully in keeping with the existing house and does not overwhelm it. This is NOT a MacMansion in disguise but a thoughtful addition that will make the house better suited to a family. It will also create a balanced house, as without changing the existing roof line the back addition might look a bit odd.

Boylan Heights is a neighborhood with a great deal of building going on. It used to attract a rather unusual mix of students, people who wanted urban living, and people who could not afford to live elsewhere. That is changing, however, and there is going to be increasing pressure to build larger homes as it is close to downtown and to the new Dix park. Here we have an example of a couple that have lived in the neighborhood for quite some time wanting to invest in their home so that they can continue to live here.

Unlike the work being done on a house across the street from me, they have gone to the historic district commission. I think we should do everything possible to encourage this renovation.

005-18-CA (807 W South Street)

Robert Mayhew <mayhewra@gmail.com>

Wed, Jan 24, 2018 at 9:59 AM

To: Tania.Tully@raleighnc.gov, Melissa.Robb@raleighnc.gov

Cc: Melanie Bush <melbush@hotmail.com>, matthew stevens <mb_stevens@yahoo.com>, jpreuer@gmail.com

Dear Ms. Tully and Ms. Robb,

I'm writing to express my support for the proposed renovation plan for 807 W. South Street. I am a neighbor of Melanie Bush and Matthew Stevens - in fact I live directly across the street at 804 and the floor plan and detailing of my home shares many characteristics with theirs. We chose to move to Boylan Heights in 2005 partly because of its historical status on the National Register. I am also trained art historian with significant familiarity in architectural history, so my interest in this project is not just expressed as a neighbor, but as an advocate for and teacher of period architecture.

I have reviewed their plans and documentation and appreciate the careful consideration of maintaining the massing of the home's structure and architectural details inherent to homes from the 1920s. I understand that the roof would be raised three feet from its current position and that the chimney would also be raised to adhere to building code. The front gable would remain as it is, as would the fenestration throughout. In my view, this change would not affect the appearance of the house significantly from my front porch, nor from the sidewalk in front of the home. Furthermore, the angle of the roof would not be changed, which is a key factor in maintaining the appearance of the low-slung facade of the bungalow. While the rear of the home would be reconfigured, I have seen many successful precedents in our neighborhood that maintain the historical appearance of the home. What concerns me from time to time is the loss of the open space around homes resulting in a home outsizing its lot. This is not a factor here, either, as the yard still has plenty of open space. I see no reason that these changes would need to be altered. Therefore I urge you to support the plans as designed; I believe they preserve both the structure's historical proportions and appearance.

I appreciate your advocacy and the important work you do. Thank you in advance for considering my views as a neighbor and as someone who loves architecture.

Best wishes,

Robert Mayhew



JP Reuer <jpreuer@gmail.com>

807 W. South Street House Remodel

Christine Mayhew <cfmayhew@gmail.com>

Tue, Jan 23, 2018 at 10:52 PM

To: Tania.Tully@raleighnc.gov, Melissa.Robb@raleighnc.gov

Cc: JP Reuer <jpreuer@pnca.edu>, Matthew Stevens <mb_stevens@yahoo.com>, Melanie Bush <melbush@hotmail.com>

Dear Ms. Tully and Ms. Robb,

My name is Christine Mayhew and I live at 804 W. South Street, directly across the street from Matthew Stevens and Melanie Bush. I understand that they are applying for Historic Commission approval of their renovation plans at 807 W. South Street.

I have reviewed in detail their architectural plans and submissions made to you for approval as part of this process. We have lived here in Boylan Heights for thirteen years and have seen many tasteful and historically sensitive renovations in our historic neighborhood. I care about these issues. I work at a law firm currently renovating the Norris House on Blount Street and I have an appreciation - and an expectation - for work that respects the space, character, and design of existing historic buildings and their connection to their neighborhood context. The proposed design for the 807 W South Street remodel respects these issues as well.

I do hope the Commission will approve the proposed design of the home. I believe the designs would not affect the existing character or proportion of the home I see across the street everyday. I especially appreciate that the design maintains the open spaces around the house and the backyard where my children play.

Please let me know if you have any questions and thank you for your consideration.

Christine F. Mayhew



JP Reuer <jpreuer@gmail.com>

005-18-CA (807 W. South Street)

Lisa Tolley <lisa.tolley1@gmail.com>

Tue, Jan 23, 2018 at 9:26 PM

To: Tania <Tania.Tully@raleighnc.gov>, Melissa <Melissa.Robb@raleighnc.gov>

Cc: jpreuer@gmail.com, Matthew Stevens <mb_stevens@yahoo.com>, Melanie Bush <melbush@hotmail.com>

I fully support the proposed addition at 807 W. South Street. I live next door at 809 W. South Street and have lived her since the late 1990s.

I do not feel that the proposed addition changes the relationship between the open space and built environment. I also do not feel that the proposed addition changes the overall character of the existing house or overwhelms the existing home.

I believe the proposed plans will provide the living space needed for a family of four while keeping with the character of the house and neighborhood.

I will be glad to provide any additional information as needed. Please feel free to contact me at 919-332-3214.

Lisa Tolley



JP Reuer <jpreuer@gmail.com>

005-18-CA (807 W South Street)

MaryAnne Hamilton <maryannehamilton0@gmail.com>

Tue, Jan 23, 2018 at 8:46 PM

To: tania.tully@raleighnc.gov, melissa.robbs@raleighnc.gov

Cc: Melanie Bush <melbush@hotmail.com>, Matthew Stevens <mb_stevens@yahoo.com>, jpreuer@gmail.com

Hello,

I'm writing in support of the remodeling project my neighbors are proposing at 807 W South Street. I live at 808 W South Street, across the street from the front of the house; 807 is down a lot or two from me but is clearly visible from my front porch.

I believe the proposed plan is well within the parameters of Boylan Heights' overall historic look. The changes do not significantly change the ratio of open space to built area on the lot and the addition will not change the character of the existing house or the streetscape. Indeed, the impact of this change is far smaller than some other renovations I have seen in the neighborhood in recent years.

Thank you,
MaryAnne Hamilton
808 W South Street



JP Reuer <jpreuer@gmail.com>

support for project 005-18-CA (807 W South Street) - from neighbor

Greg RIDEOUT <gregory.rideout@gmail.com>

Tue, Jan 23, 2018 at 9:46 AM

To: Tania.Tully@raleighnc.gov, Melissa.Robb@raleighnc.gov

Cc: Melanie Bush <melbush@hotmail.com>, Matthew Stevens <mb_stevens@yahoo.com>, jpreuer@gmail.com, Diana Levey <diana.levey@sas.com>

Dear COA Staff:

My neighbors at 807 W. South St. are planning an addition to their house in Boylan Heights.

I live across the street, one house over at 802 W. South St. with my wife Diana Levey. We love our neighborhood and its historic charm and character.

I am writing to support their request for an addition to their house. I've reviewed the project, and I fully support their plans. I do not believe their proposed plans will in any way distract from the overall character of the existing house. It in no way distracts from the current street view and setting of the existing house. The open space surrounding the house will not be affected.

My wife and I often sit in our front yard and enjoy our view of their house. Nothing in their plans will spoil that view.

Thank you for allowing us to send this email with our support for the project.

Sincerely,

Greg Rideout

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 addition less than 25% of existing building SF
- ☐ Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 538746

File # 005-18-CA

Fee \$147

Amount Paid _____

Received Date 12/8/17

Received By SUNI

Property Street Address **807 W. South St.**

Historic District **Boylan Heights**

Historic Property/Landmark name (if applicable)

Owner's Name **Matthew Stevens & Melanie Bush**

Lot size **.15 acre**

(width in feet) **50**

(depth in feet) **135**

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
LEVEY, DIANA M LEVEY, GREG J 802 W SOUTH ST RALEIGH NC 27603-2158	TOLLEY, LISA D 809 W SOUTH ST RALEIGH NC 27603-2157
TROOST, KRISTINA K 805 W SOUTH ST RALEIGH NC 27603-2157	BARNARD, VAUGHN NOEL III BARNARD, MARY CHESSON 811 W SOUTH ST RALEIGH NC 27603-2157
DOUGLAS, DANIEL T NICHOLS, JOANNA F 2606 ALBEMARLE AVE RALEIGH NC 27610-1811	CLEMENTS, TIMOTHY 727 S BOYLAN AVE RALEIGH NC 27603-2133
MULLIN, WILLIAM REED 806 W SOUTH ST RALEIGH NC 27603-2158	BOTTS, SUZANNE TRUSTEE SUZANNE BOTTS LIVING TRUST 731 S BOYLAN AVE RALEIGH NC 27603-2133
MAYHEW, ROBERT MAYHEW, CHRISTINE 804 W SOUTH ST RALEIGH NC 27603-2158	DOPLER, JOHN CHARLES DOPLER, APRIL L LAYNE 726 S BOYLAN AVE RALEIGH NC 27603-2134
NICHOLS, JOANNA F DOUGLAS, DANIEL T 2606 ALBEMARLE AVE RALEIGH NC 27610-1811	
JELICORSE, JAMES S JELICORSE, BRENDA LEE 723 S BOYLAN AVE RALEIGH NC 27603-2133	
GOBBLE, MARYANNE 808 W SOUTH ST RALEIGH NC 27603-2158	

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 JP Reuer

Mailing Address 113 Hillcrest Road

City Raleigh

State NC

Zip Code 27605

Date 12/7/17

Daytime Phone 503.860.9861

Email Address jpreuer@gmail.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

28, 2, 61, 58

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)
3.2.6 / 67	see attached	See attached
3.2.7 / 67	see attached	
3.2.9 / 67	see attached	
3.2.10 / 67	see attached	

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) <i>to match existing</i>	<input type="checkbox"/>	<input type="checkbox"/>	not yet		
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 <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee (<u>See Development Fee Schedule</u>)	<input checked="" type="checkbox"/>		✓		

COA Application: 807 W. South St

The project is a rear addition to the existing 1922 bungalow.

The scope of work includes:

- removal of rear deck
- 8'-8" addition to rear of existing basement and first floor
- expansion of 2nd floor towards rear of property via extension of existing roof line
- new rear covered porch

The size and height of the current structure is considerably smaller than the neighboring structure to the east, and similar to the the neighboring structure to the west (see attached photos).

The overall intent of the design is to slightly expand the existing form in such a way as to maintain the character of the existing structure.

In considering the alteration to the front view (from the sidewalk / street) the addition somewhat changes the relationship of the existing dormer to the front roof.

The existing front dormer projects noticeably above the roof in the the current front view (see attached photo). The addition will result in the front dormer projecting less noticeably above the ridge when viewed from the front, similar to 919 W. South St. and 1016 W Cabarrus St. (see attached photos).

The addition will result in a dormer/main roof relationship in which the dormer sits lower on the roof, similar to dormers at 407 Kinsey St. (see attached photo).

Relevant design guidelines include:

- 3.2.6 As per the guidelines, the addition is primarily to the rear; the extension of the existing roof does not significantly alter the front view. See attached SketchUp Existing Front View and Proposed Front View.
- 3.2.7 The addition increase the overall height of the structure by approximately 3'-4", somewhat visible from the front (see attached Existing Front View and Proposed Front View). Views of the side elevations are limited / obscured by neighboring structures. The overall expansion of the form attempts not to overwhelm or diminish the current structure. The addition has less visual impact than the previously approved rear addition to 421 Cutler St. (See attached 421 Cutler St 044-97-CA).
- 3.2.9 The organization of new windows and doors, and selection of materials attempts to be compatible with the existing design. .
- 3.2.10 The addition attempts to maintain the overall character of the building and site.





Existing Front View



Proposed Front View



Current front view 807 W South



807 W South



807 W South



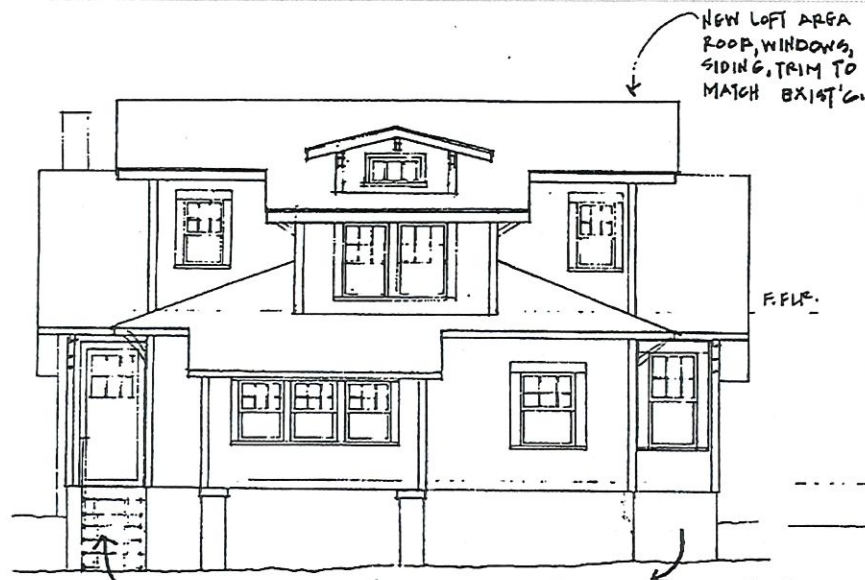
807 W South



807 W South

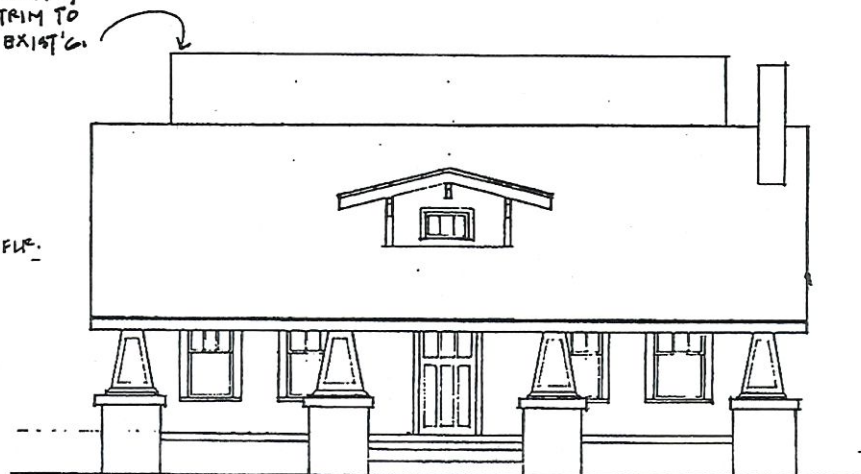


421 CUTLER ST.
BOYLAN HEIGHTS
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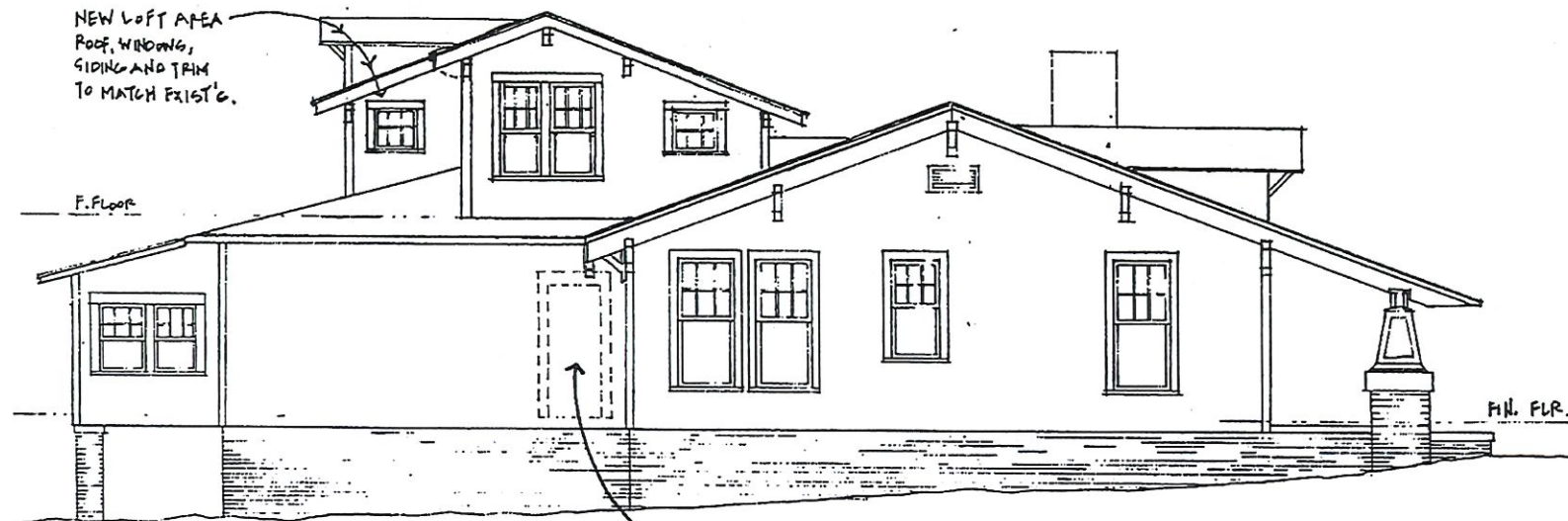
EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION.

1/8" = 1'-0"

* APPLICANT'S AMENDMENTS, 3/26/97

919 W South



1016 W Cabarrus



407 Kinsey



PLAN INFORMATION BLOCK

PLAN INFORMATION BLOCK		
Footprint: 664 S.F.		Total Square Feet:
Craw:	Slab:	Basement:
Mean Height:		Stories:
Facade:		
Impervious Surface Area: 2717 S.F./42%		

ALL CONSTRUCTION SHALL BE DONE
IN ACCORDANCE WITH ALL CITY
OF RALEIGH AND NCDOT STANDARDS
AND SPECIFICATIONS

THE SURVEYOR DOES NOT
WARRANTY THE ACCURACY
OF ARCHITECTURAL DIMENSIONS.
THEY ARE TO BE VERIFIED BY
THE CONTRACTOR.

VICINITY MAP N.T.S

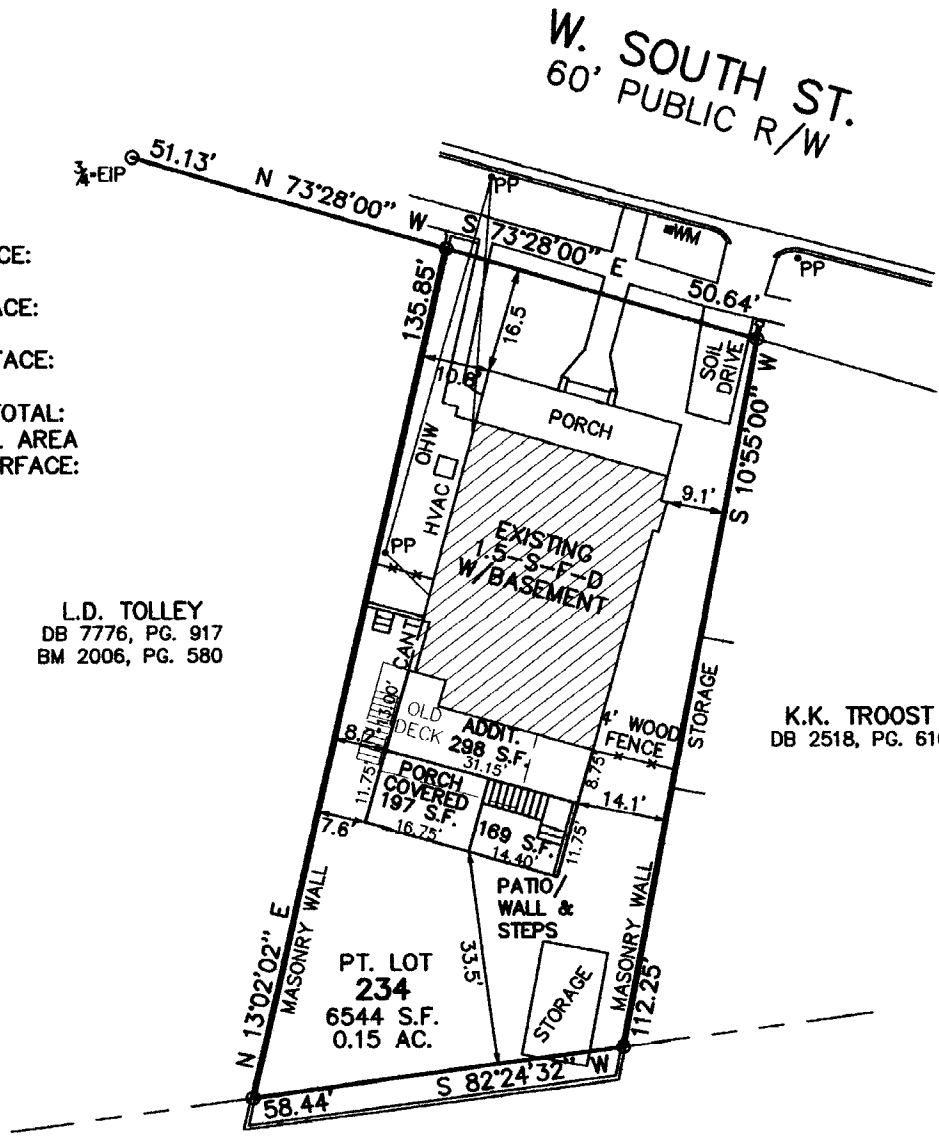
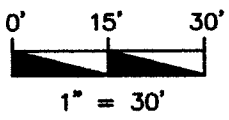
LEGEND

- IPS-Iron Pin Set
- EIP-Existing Iron Pin
- PKS-Parker-Kalon Nail Set
- EPK-Existing Parker-Kalon Nail
- PP-Power Pole
- OHW-Over Head Wire
- C-Center Line
- R/W-Right of Way
- P-Property Line
- Lines Not Surveyed
- ECM-Existing Concrete Monument
- WM-Water Meter

EXISTING IMPERVIOUS SURFACE:
2402 S.F.
REMOVED IMPERVIOUS SURFACE:
349 S.F.
PROPOSED IMPERVIOUS SURFACE:
664 S.F.
NEW IMPERVIOUS SURFACE TOTAL:
2717 S.F. OR 42% OF TOTAL AREA
INCREASE IN IMPERVIOUS SURFACE:
315 S.F.

L.D. TOLLEY
DB 7776, PG. 917
BM 2006, PG. 580

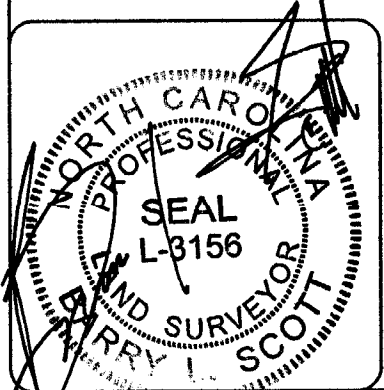
K.K. TROOST
DB 2518, PG. 610



S. BOYLAN AVE.
66' PUBLIC R/W


PIN#: 1703363211 TOWNSHIP: RALEIGH ZONE: R-10

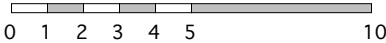
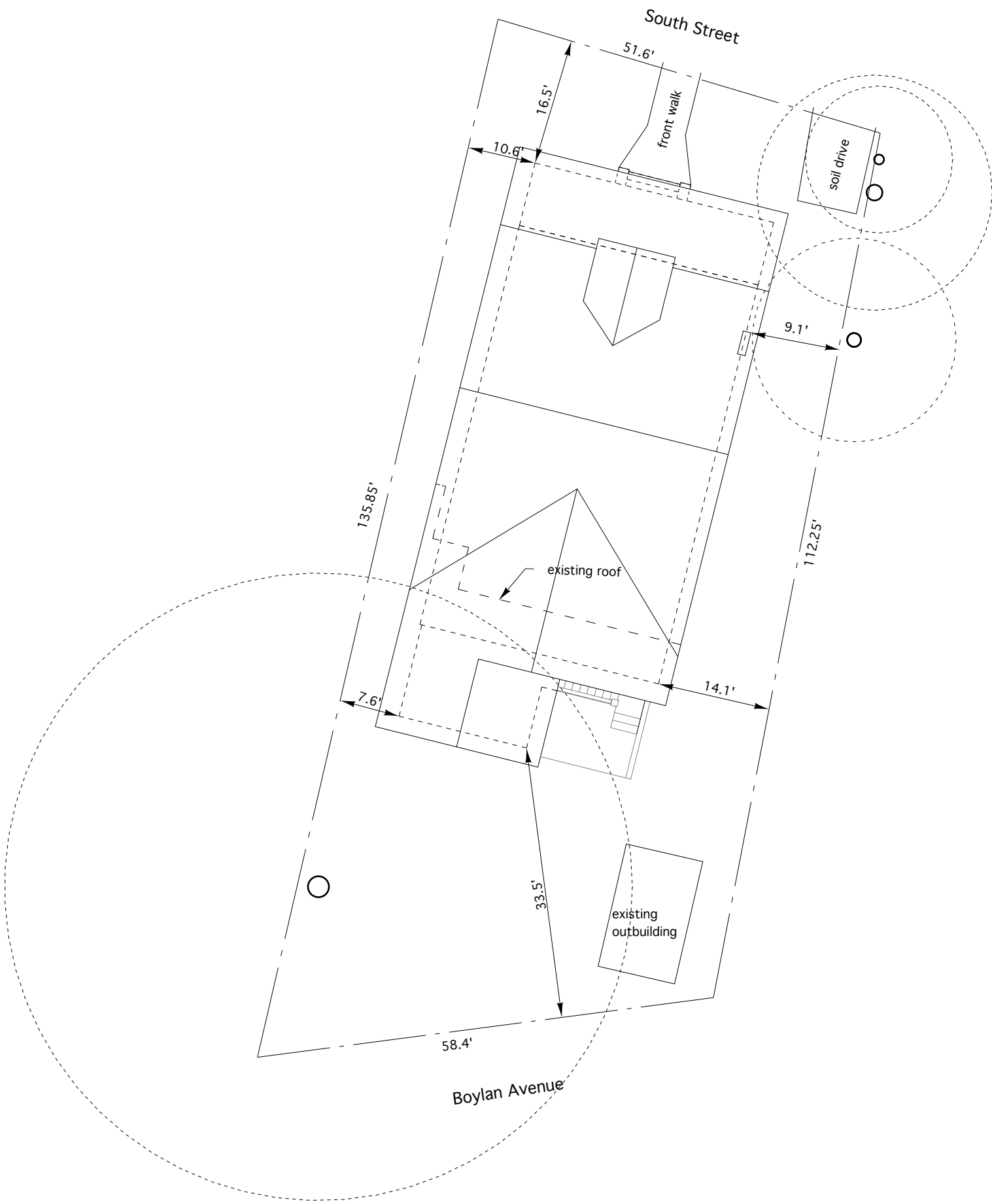
GREATER PT. LOT 234, BOYLAN HEIGHTS
AS RECORDED IN BOM 1885, PAGE 114 W.C.R.
SEE D.B. 13690, PAGE 1073 W.C.R.

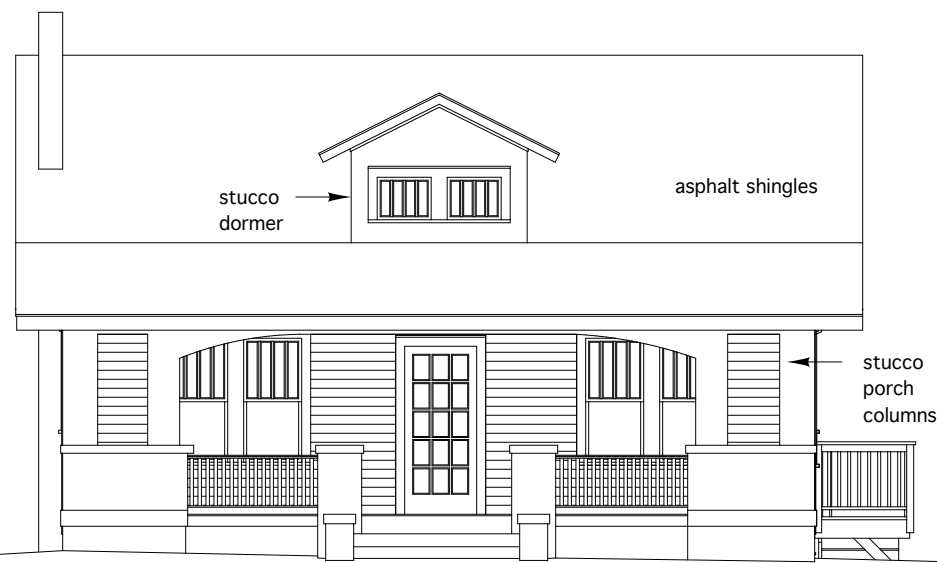


I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 13690, page 1073, etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in (SEE REFERENCE).
Witness my original signature, registration number and seal this 3rd day of January, A.D. 2018

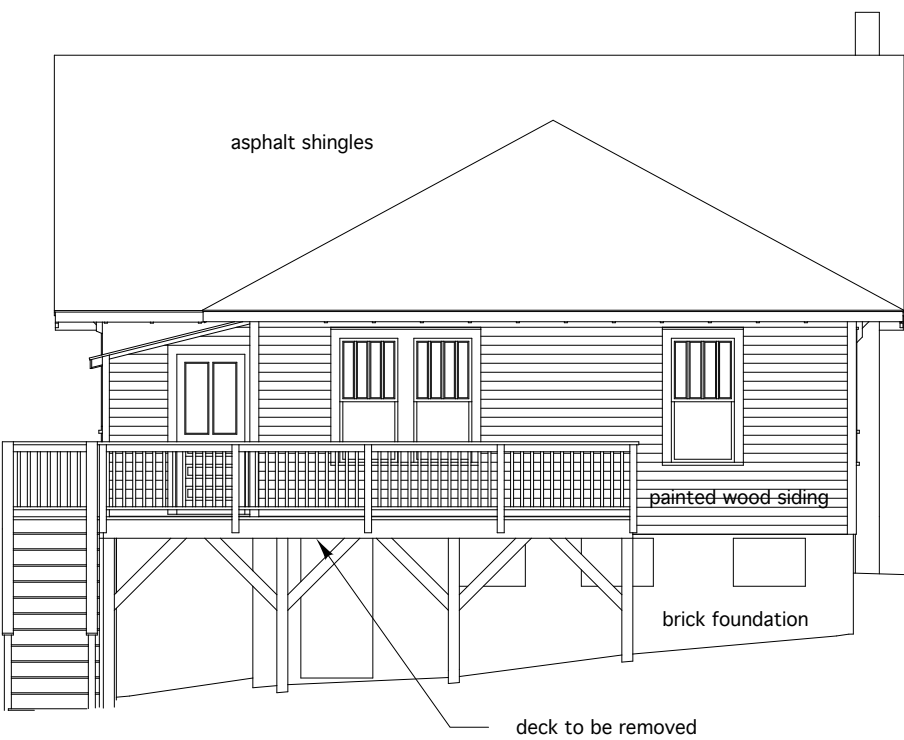
PROPERTY OF
MATTHEW BRENNAN STEVENS
MELANIE ELISE BUSH

807 W. SOUTH ST.	WAKE COUNTY	RALEIGH, N.C.
SCALE: 1" = 30'		
DATE: 01-03-18		
BOOK: M594/22		

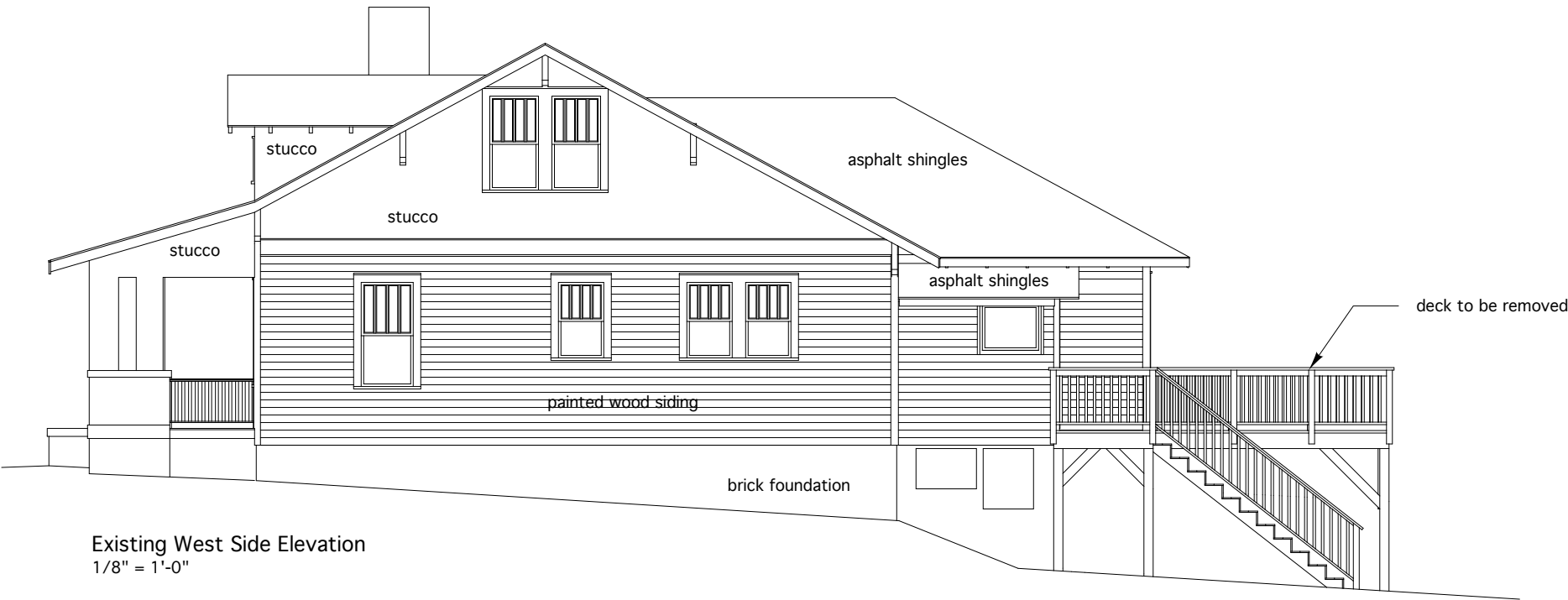




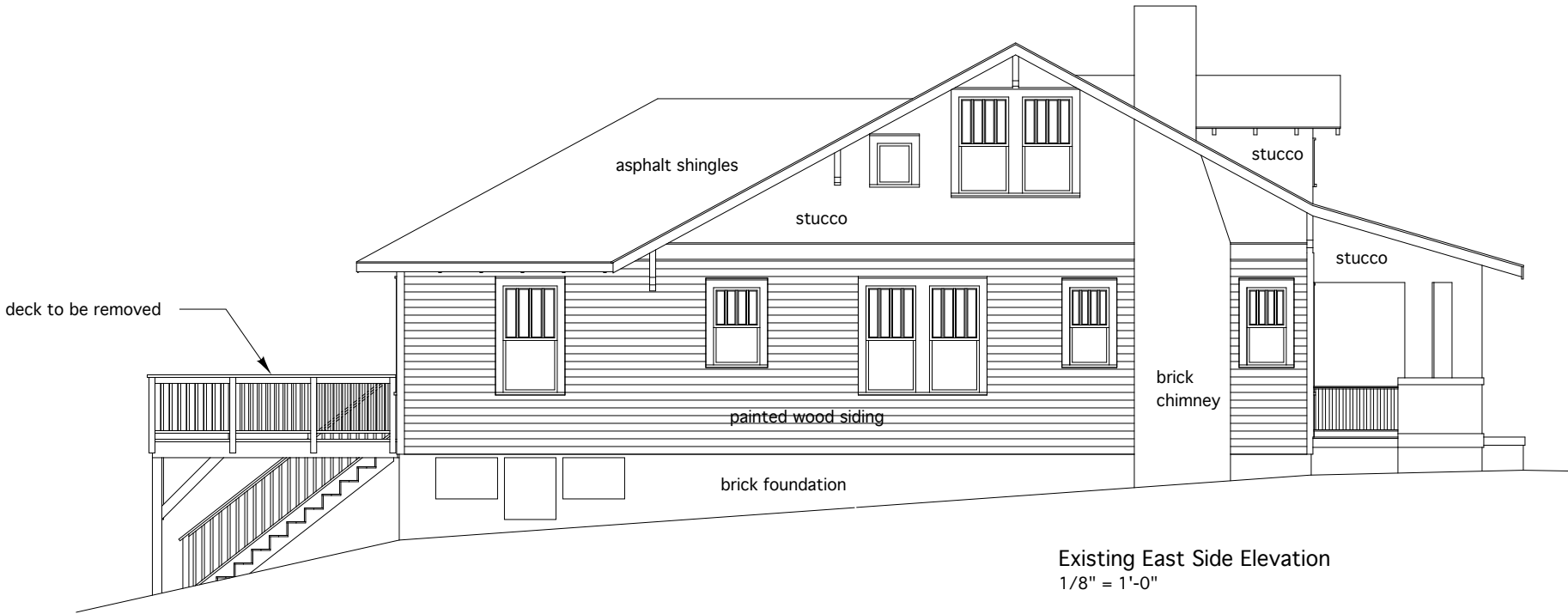
Existing Front Elevation
1/8" = 1'-0"



Existing Rear Elevation
1/8" = 1'-0"



Existing West Side Elevation
1/8" = 1'-0"



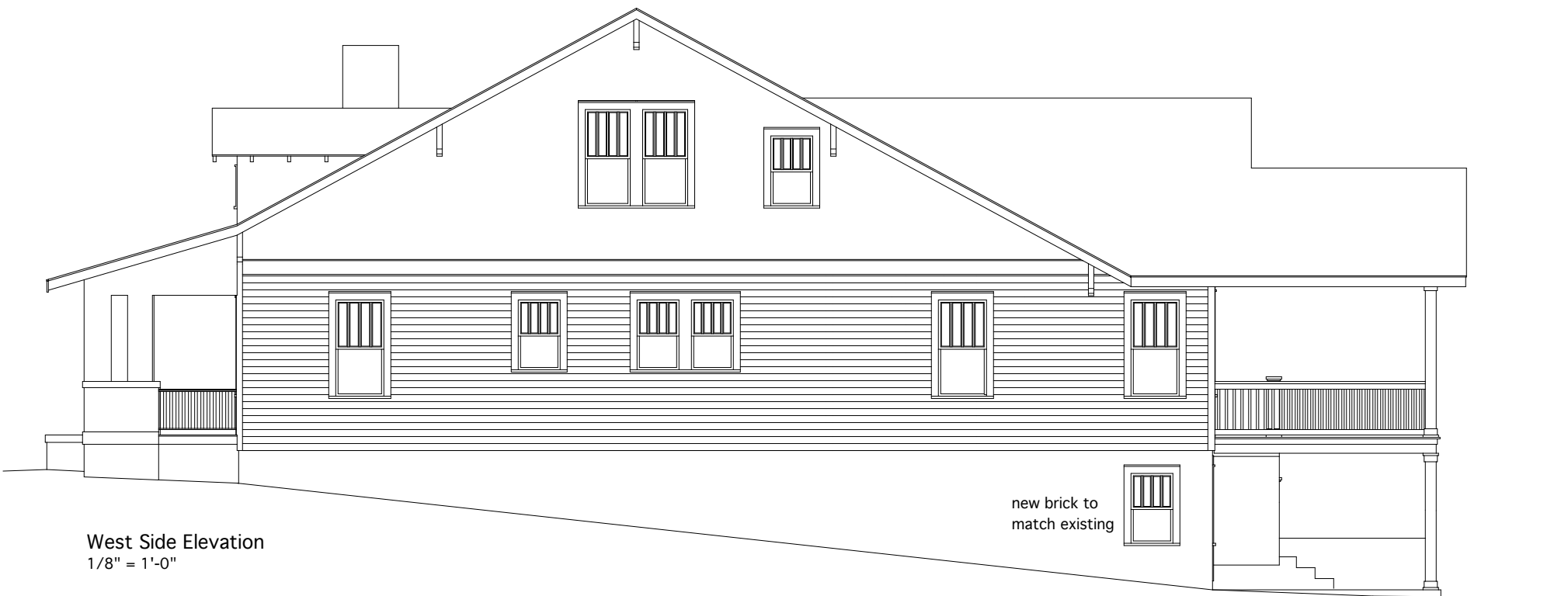
Existing East Side Elevation
1/8" = 1'-0"



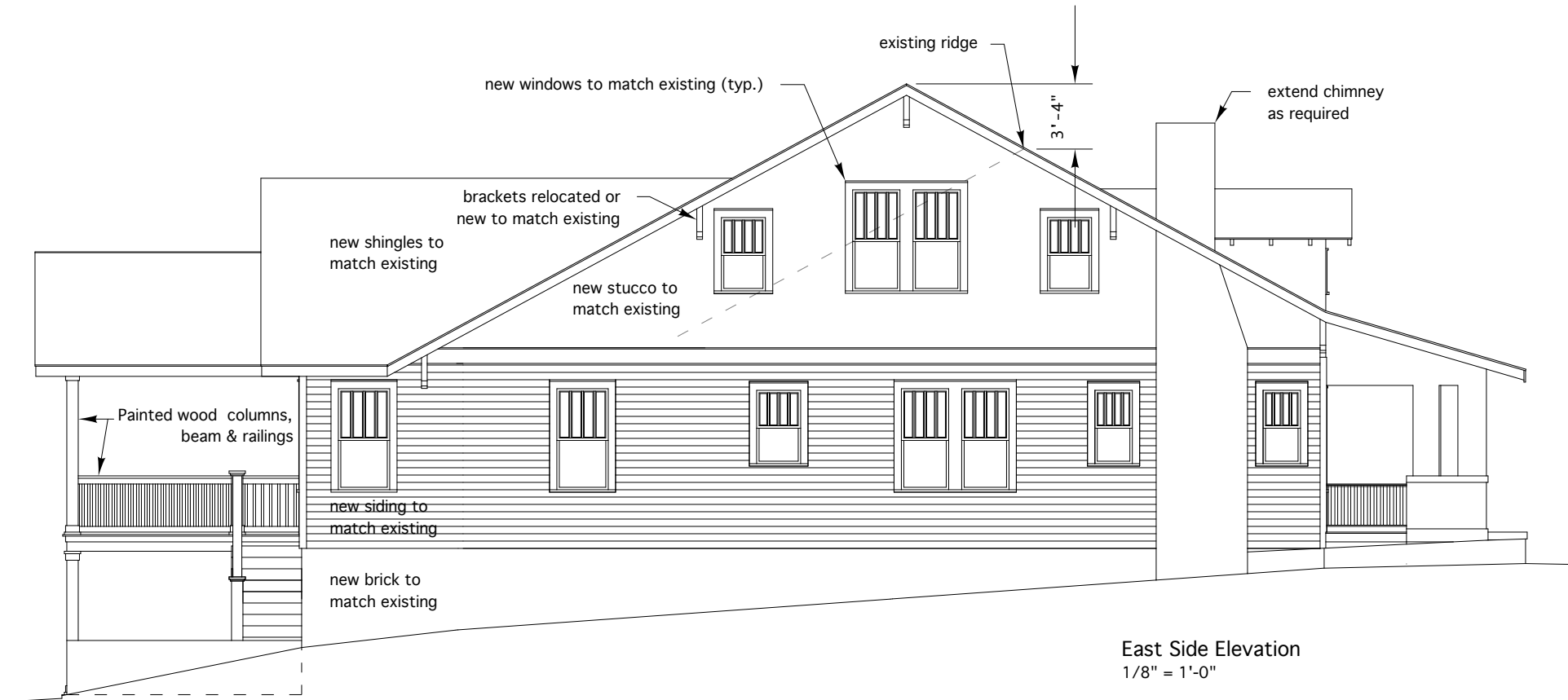
Front Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



West Side Elevation
1/8" = 1'-0"



East Side Elevation
1/8" = 1'-0"

