

APPLICANT:
JP REUER



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 # 502819

File # 026-17-CA

Fee \$147.00

Amount Paid 147.00

Received Date 2/11/17

Received By [Signature]

Property Street Address: 509 N. Boundary Street

Historic District: Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name: JP Reuer and Sally Van Gorder

Lot size : .22 acre

(width in feet) 28.5

(depth in feet) 201

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
501 N. Boundary Street, Raleigh, NC 27604	624 N. East Street, Raleigh, NC 27604 SEE ATTACHED MAILING LIST, AS WELL
505 N. Boundary Street, Raleigh, NC 27604	506 Pace Street, Raleigh, NC 27604
511 N. Boundary Street, Raleigh, NC 27604	508 Pace Street, Raleigh, NC 27604
515 N. Boundary Street, Raleigh, NC 27604	510 Pace Street, Raleigh, NC 27604
521 N. Boundary Street, Raleigh, NC 27604	512 Pace Street, Raleigh, NC 27604
616 N. East Street, Raleigh, NC 27604	500 N. Boundary Street, Raleigh, NC 27604
618 N. East Street, Raleigh, NC 27604	506 N. Boundary Street, Raleigh, NC 27604
620 N. East Street, Raleigh, NC 27604	510 N. Boundary Street, Raleigh, NC 27604, 516 N. Boundary Street, Raleigh, NC 27604

18 env

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 Rd.

City: Raleigh

State: NC

Zip Code: 27605

Date: 2/6/17

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

2, 58, 2

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)
3.1.1	Porch easily removed	<p>12'x14'-10" two level, rear covered porch addition.</p> <p>Basement / ground level: new concrete slab, stoop, & steps, painted 8" square columns, painted ceiling & beams.</p> <p>1st floor porch painted t&g wood flooring, painted wood railing, beams, & roof framing.</p> <p>5V metal shed roof, 3 in 12 pitch.</p>
3.1.2	On rear face and inset	
3.1.4	Aligned with 1 st floor height	

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. <u>Minor Work</u> (staff review) – 1 copy <u>Major Work</u> (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. <u>Paint Schedule</u> (if applicable)	<input type="checkbox"/>	<input type="checkbox"/>			
5. <u>Plot plan</u> (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"/>				

1704923162
REUER, JOHN P VANGORDER, SALLY A
509 N BOUNDARY ST
RALEIGH NC 27604-1952

1704912867
BRENNAN, MICHAEL WEST II BRENNAN,
JULIE ANN
500 N BOUNDARY ST
RALEIGH NC 27604-1953

1704913834
IMBREY, AVIVA
506 N BOUNDARY ST
RALEIGH NC 27604-1953

1704913874
BICKLEY, REX A BICKLEY, ANNA
510 N BOUNDARY ST
RALEIGH NC 27604-1953

1704914823
SNEE, ANDREW W SNEE, JULIA W
516 N BOUNDARY ST
RALEIGH NC 27604-1953

1704922050
HESTER, JOSEPH EILER, KENNAN
501 N BOUNDARY ST
RALEIGH NC 27604-1952

1704922078
TRACY, JOSHUA
616 N EAST ST
RALEIGH NC 27604-1238

1704922183
BEAMAN, OLIVER J JR BEAMAN, MELISSA
H
521 N BOUNDARY ST
RALEIGH NC 27604-1952

1704922189
STEVENSON, CLINTON DALE TATE,
KATHRYN HOPE
620 N EAST ST
RALEIGH NC 27604-1238

1704922285
KITCHENER, BARRY S KITCHENER, NANCY
E
624 N EAST ST
RALEIGH NC 27604-1238

1704923001
BEAMAN, OLIVER J JR BEAMAN, MELISSA
H
521 N BOUNDARY ST
RALEIGH NC 27604-1952

1704923273
BLANKINSHIP, MATHEW P BLANKINSHIP,
WENDY J
506 PACE ST
RALEIGH NC 27604-1958

1704924022
FORTENBERRY, ROBERT SCOTT
515 N BOUNDARY ST
RALEIGH NC 27604-1952

1704924097
BEAMAN, OLIVER J JR BEAMAN, MELISSA
H
521 N BOUNDARY ST
RALEIGH NC 27604-1952

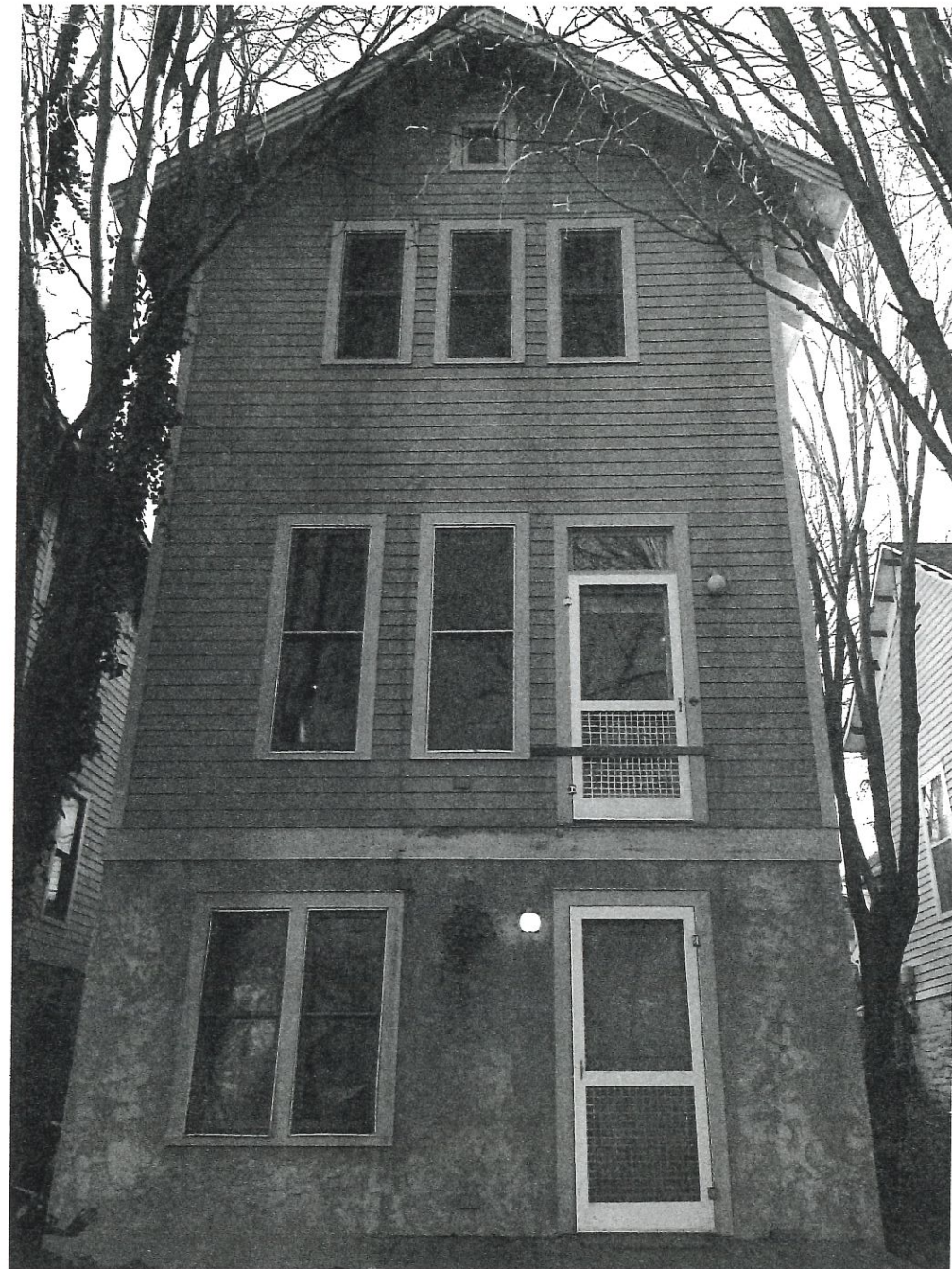
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ZUBIZARRETA, JON M
511 N BOUNDARY ST
RALEIGH NC 27604-1952

1704924223
GARD, JOHN GARD, KAREN
508 PACE ST
RALEIGH NC 27604-1958

1704924273
KIRKPATRICK, BRIAN E KIRKPATRICK,
JULIA YOUNG
510 PACE ST
RALEIGH NC 27604-1958

1704925067
GARLAND, ALICE
525 N BOUNDARY ST
RALEIGH NC 27604-1952

1704925223
RAMEY, JAMES R DIXON, PATRICIA F
512 PACE ST
RALEIGH NC 27604-1958



Photographs of Existing Rear Elevation

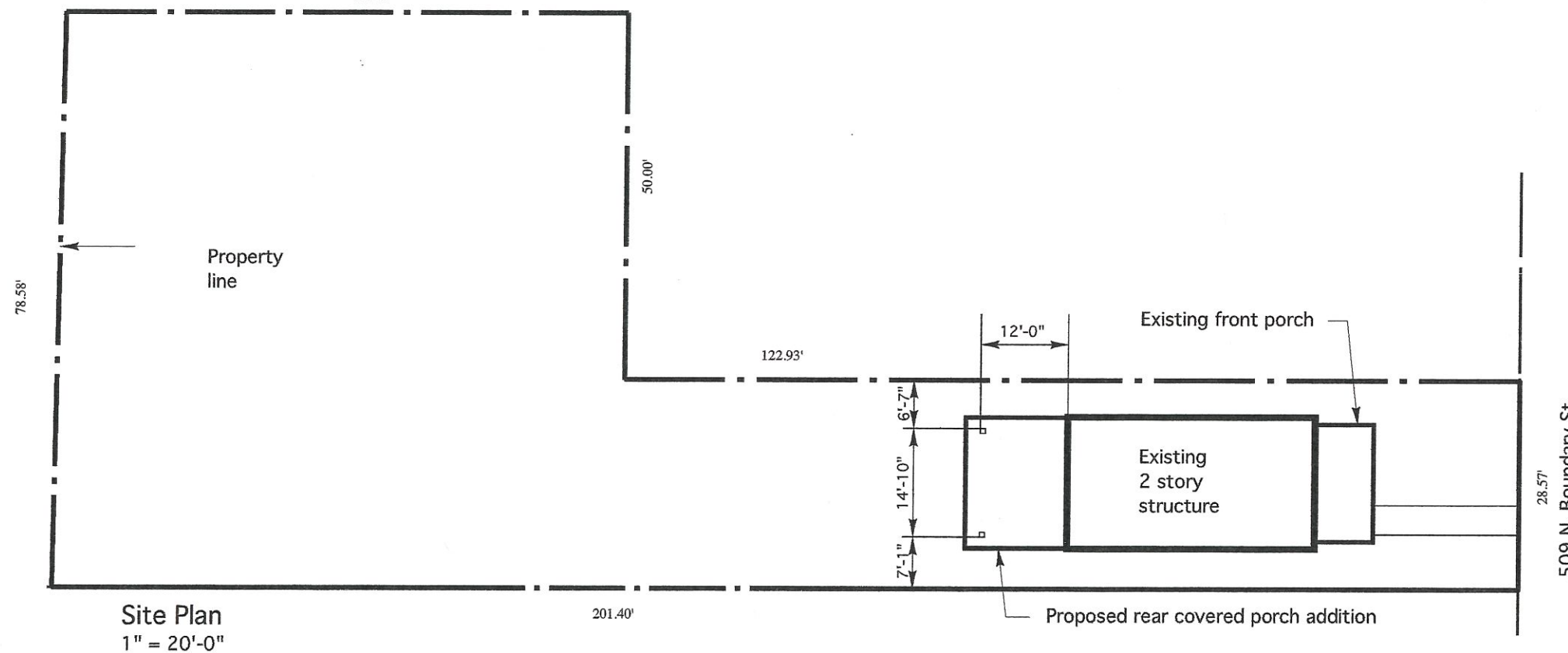
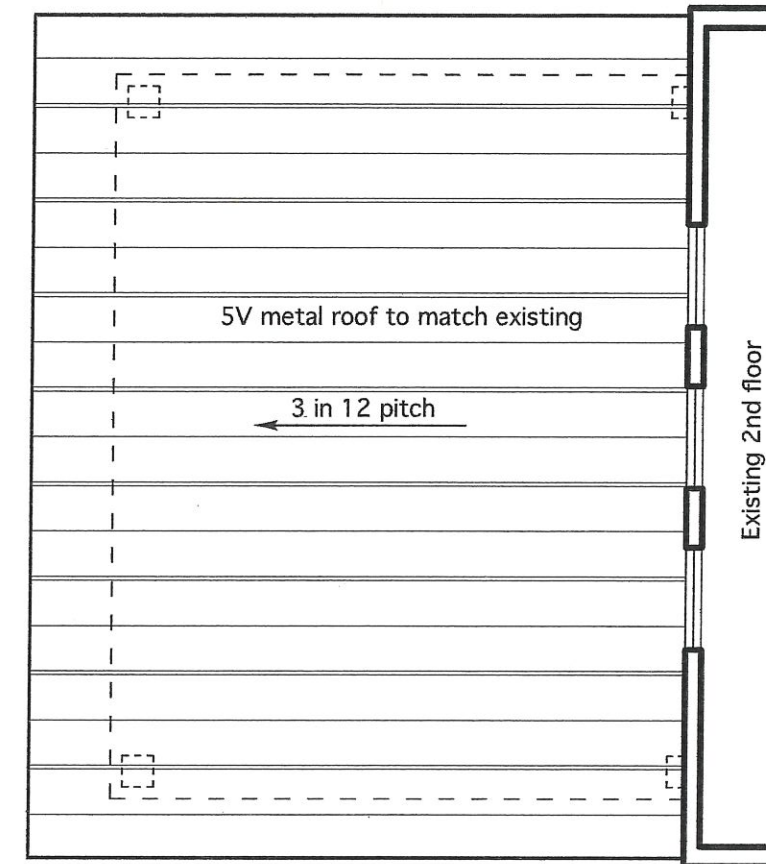
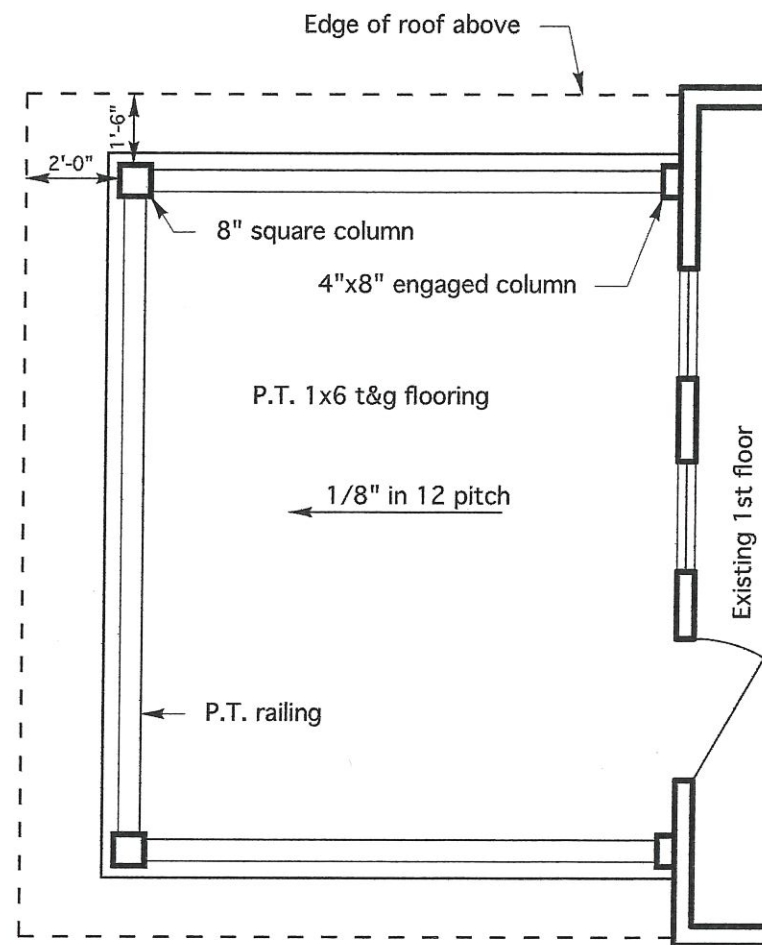
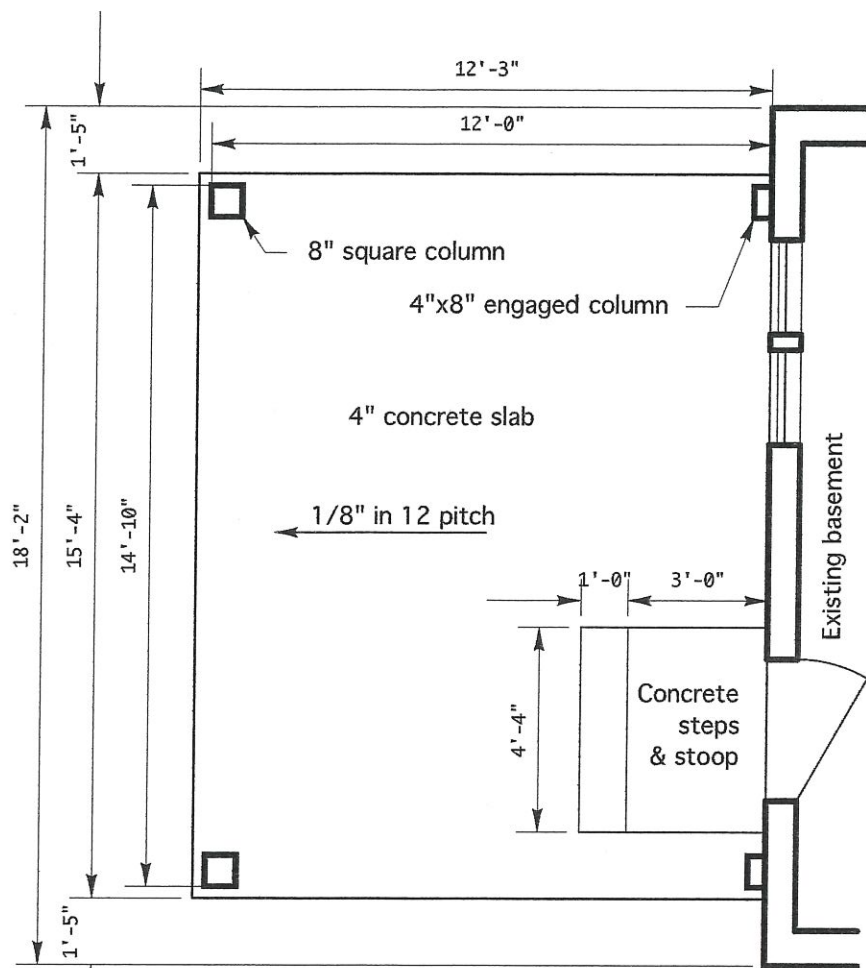


Back Porch Addition
509 N. Boundary Street
Raleigh, N.C.

NOT FOR CONSTRUCTION
- FOR PRICING ONLY

A8
Photographs

2-6-2017



Drawing Index

- A1 Site Plan, Floor Plans
- A2 Existing & Proposed Rear Elevations
- A3 Existing West Side Elevation
- A4 Proposed West Side Elevation
- A5 Existing East Side Elevation
- A6 Proposed East Side Elevation
- A7 Sections
- A8 Photographs

JP Reuer, Architect
113 Hillcrest Road
Raleigh, NC 27605
503.860.9861
jpreuer@gmail.com

Back Porch Addition 509 N. Boundary Street Raleigh, N.C.

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A1

Site Plan
Floor Plans

2-6-2017

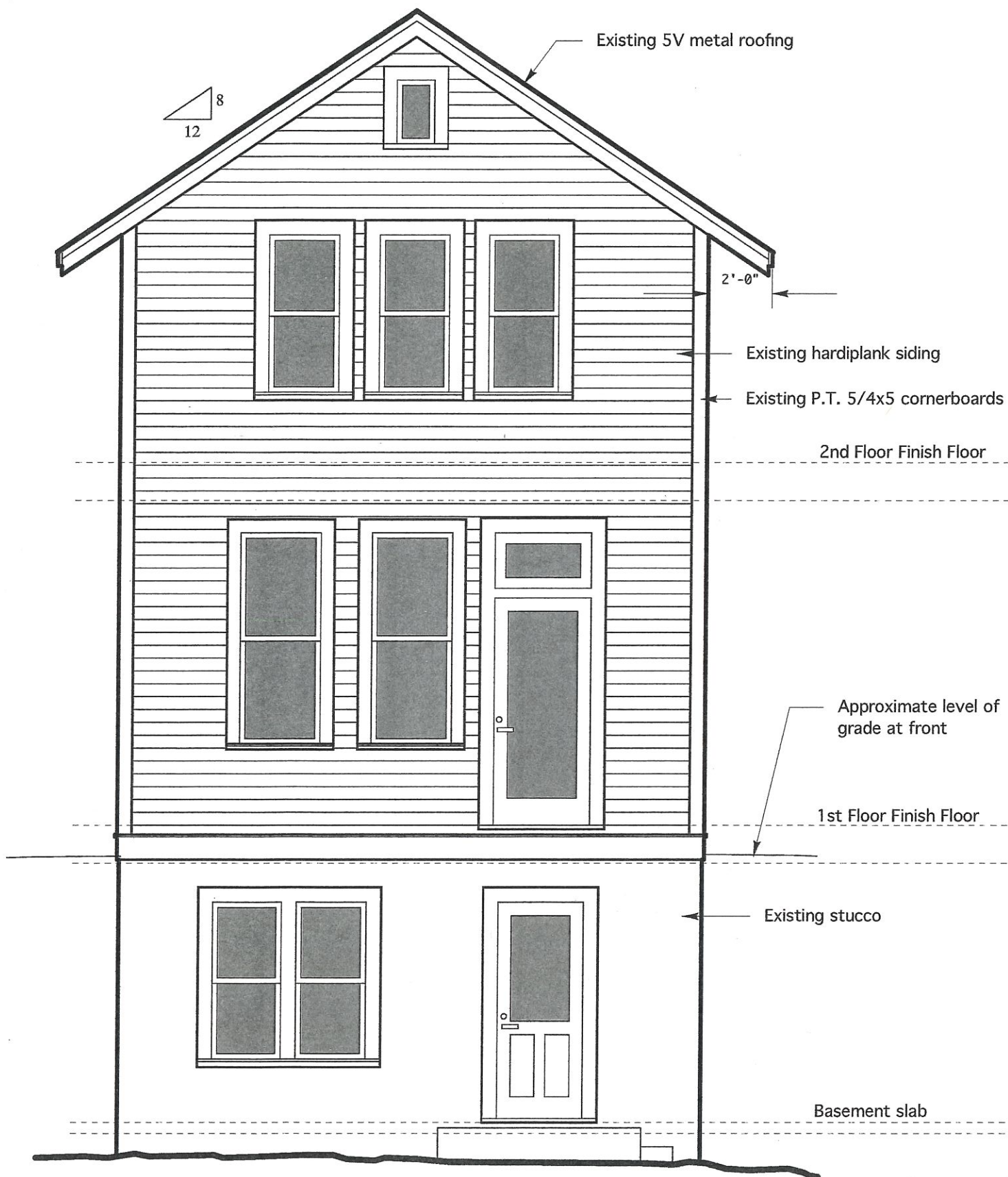
Back Porch Addition
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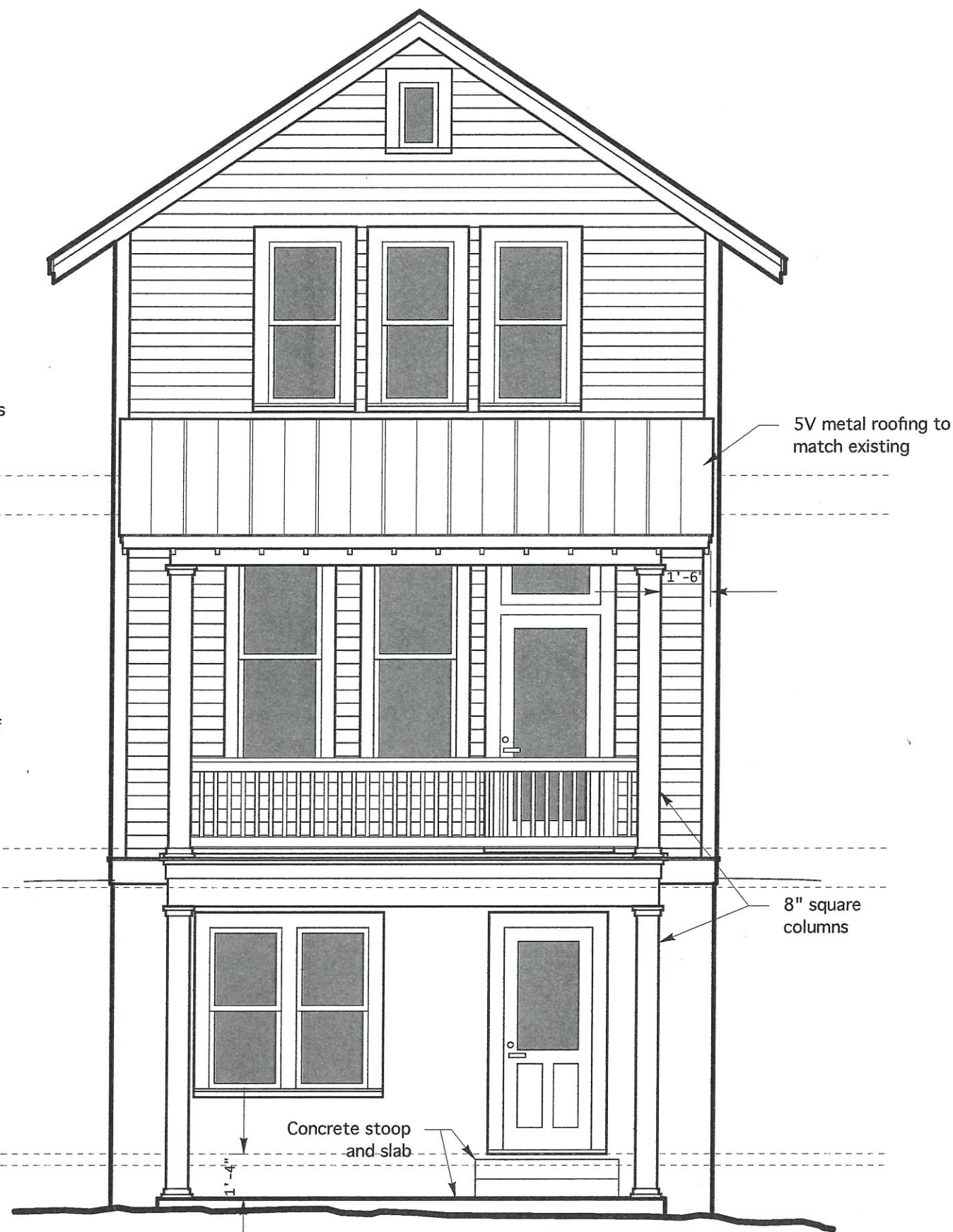
A2

Rear Elevation
1/4" = 1'-0"

2-6-2017



Existing Rear Elevation
1/4" = 1'-0"



Proposed Rear Elevation
1/4" = 1'-0"

Note: All trim to be painted to match existing house trim

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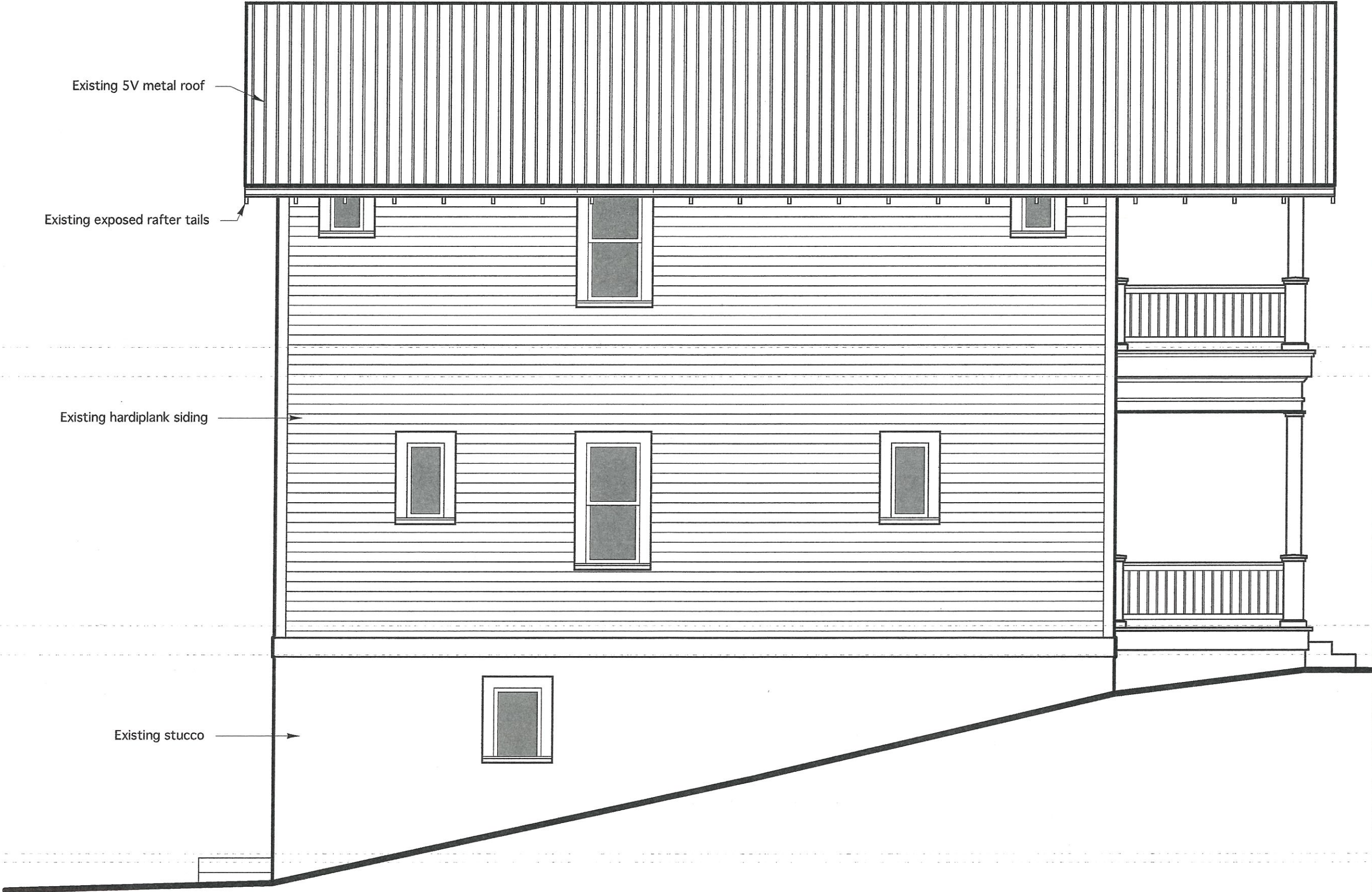
Back Porch Addition
509 N. Boundary Street
Raleigh, N.C.

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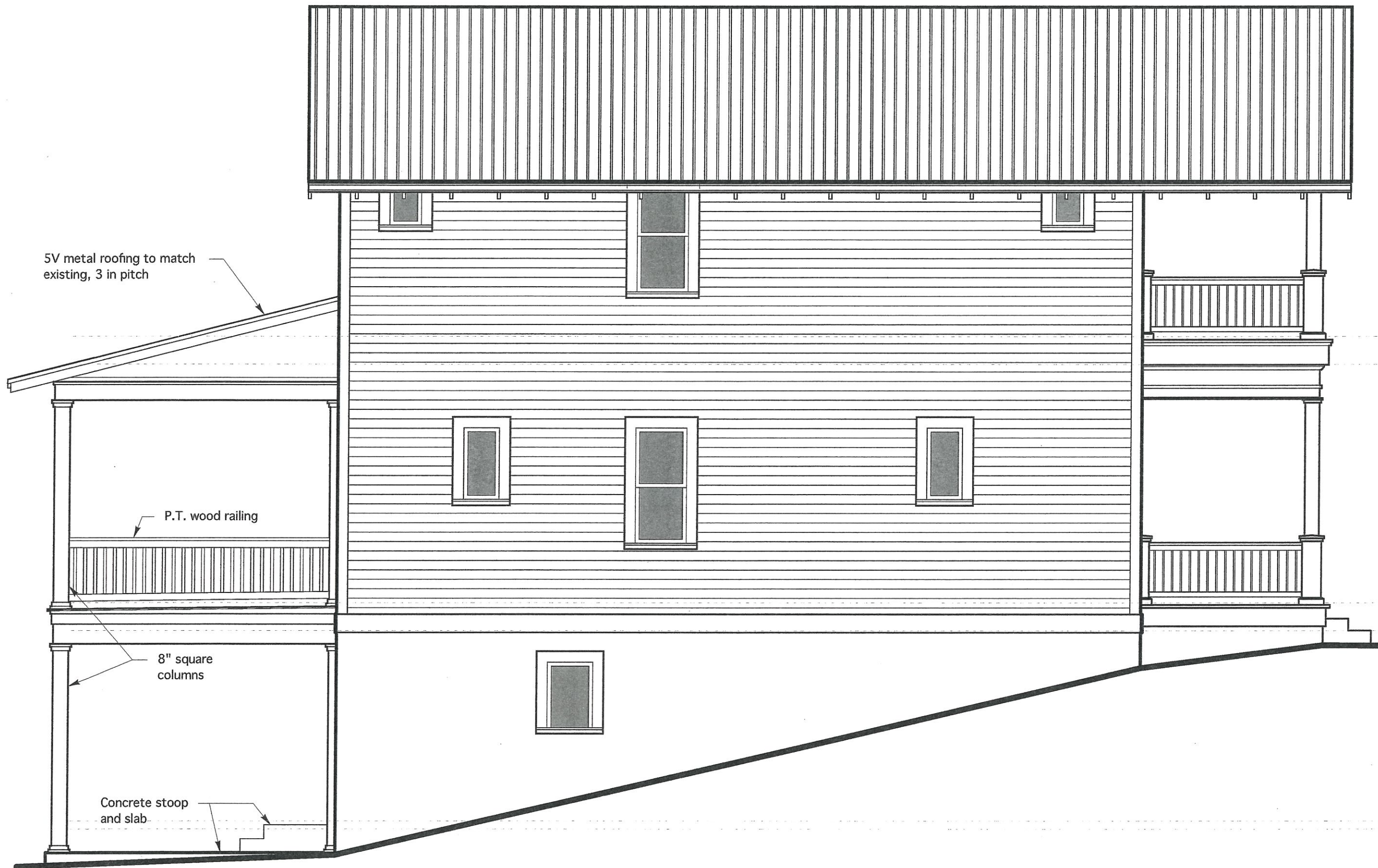
A3

Ex Side Elevation
1/4" = 1'-0"

2-6-2017



Existing West Side Elevation
1/4" = 1'-0"



Proposed West Side Elevation
1/4" = 1'-0"

Note: All trim to be painted to match existing house trim

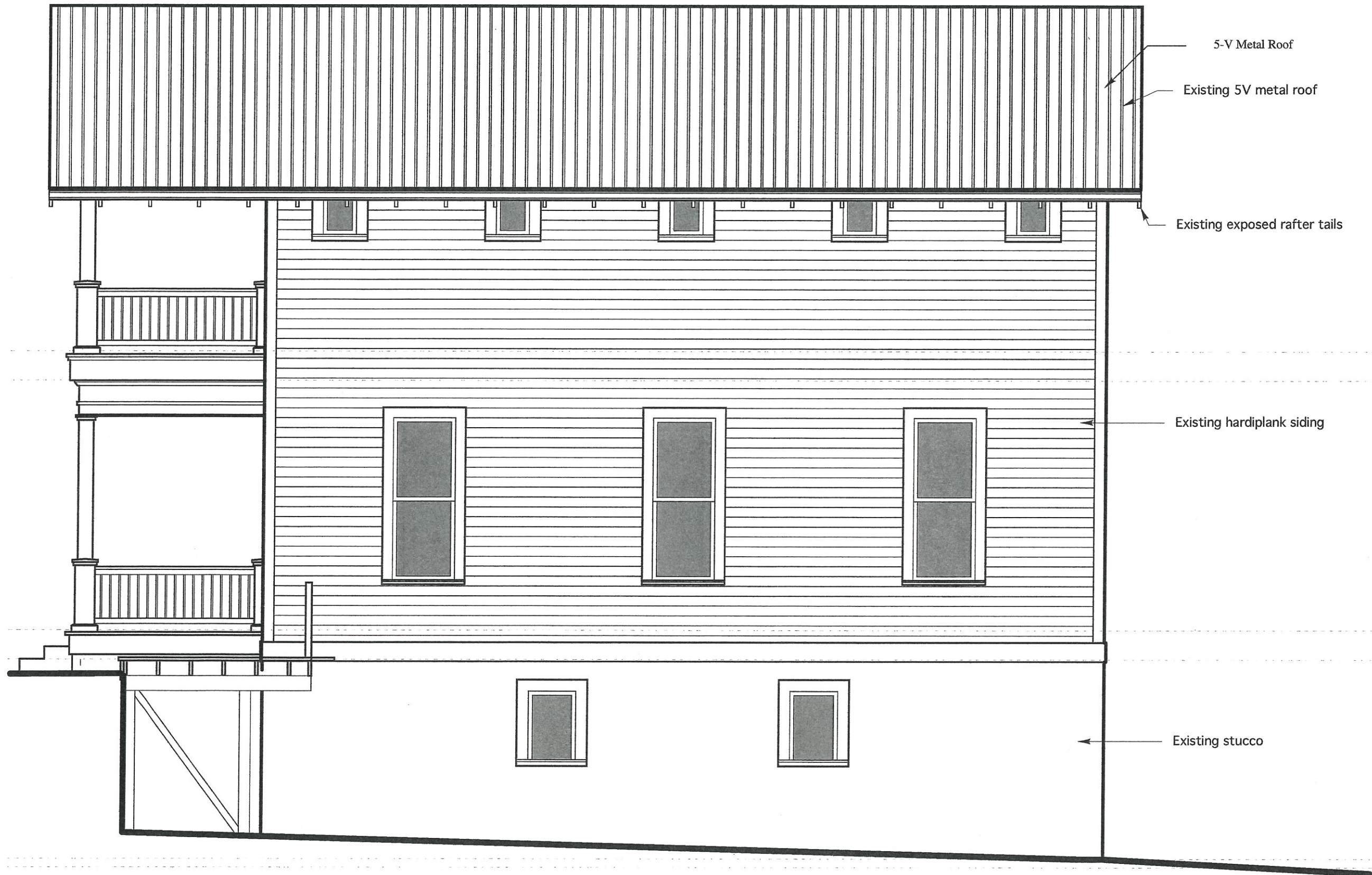
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A4

Side Elevation
1/4" = 1'-0"

2-6-2017



Existing East Side Elevation
1/4" = 1'-0"

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Back Porch Addition

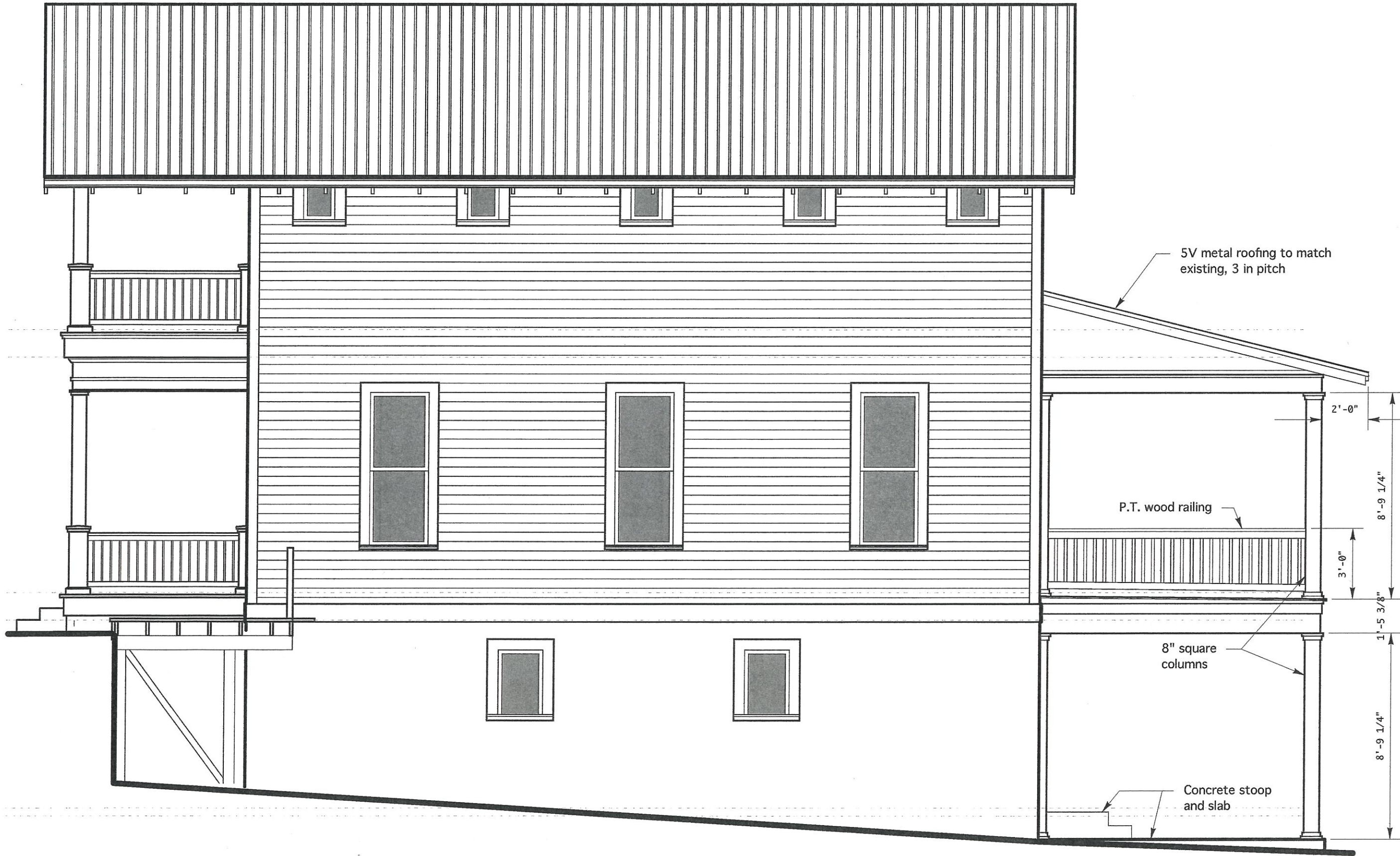
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Raleigh, N.C.

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A5

Ex Side Elevation
1/4" = 1'-0"

2-6-2017



Proposed East Side Elevation
1/4" = 1'-0"

Note: All trim to be painted to match existing house trim

Back Porch Addition
509 N. Boundary Street
Raleigh, N.C.

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A6
Side Elevation
1/4" = 1'-0"

2-6-2017

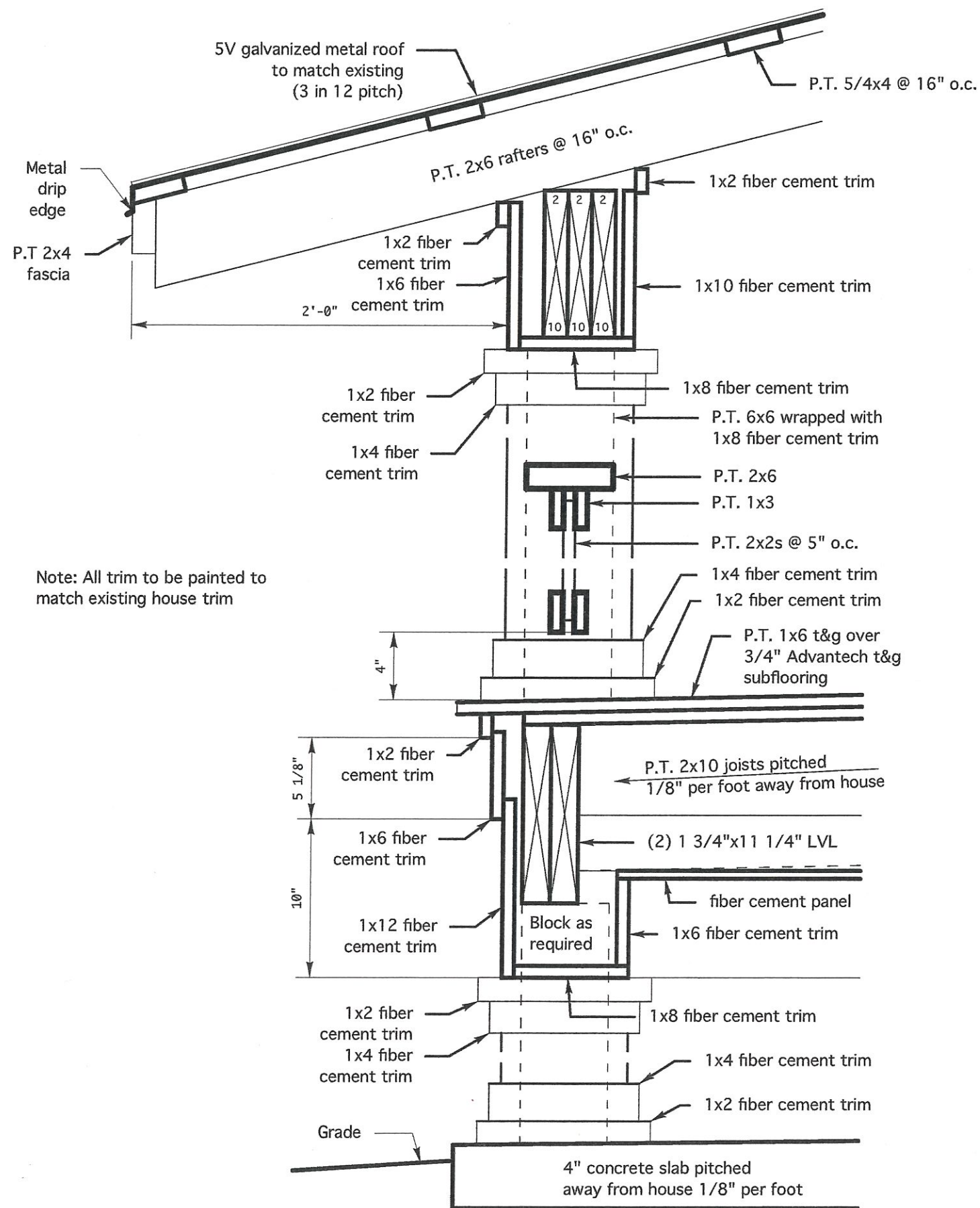
Back Porch Addition 509 N. Boundary Street Raleigh, N.C.

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A7

Sections
1 1/2" = 1'-0"

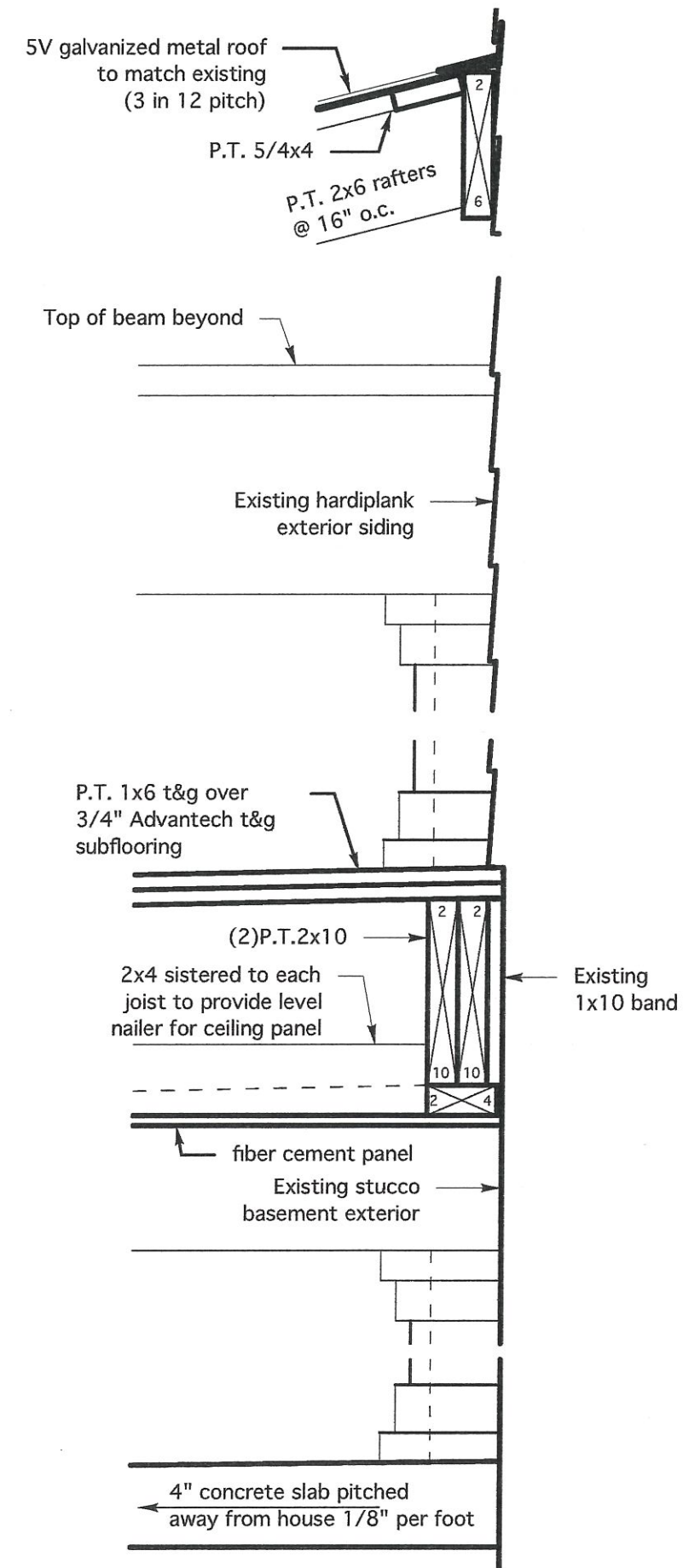
2-6-2017



Note: All trim to be painted to match existing house trim

Section at Eave

1 1/2" = 1'-0"



Section at Existing House

1 1/2" = 1'-0"