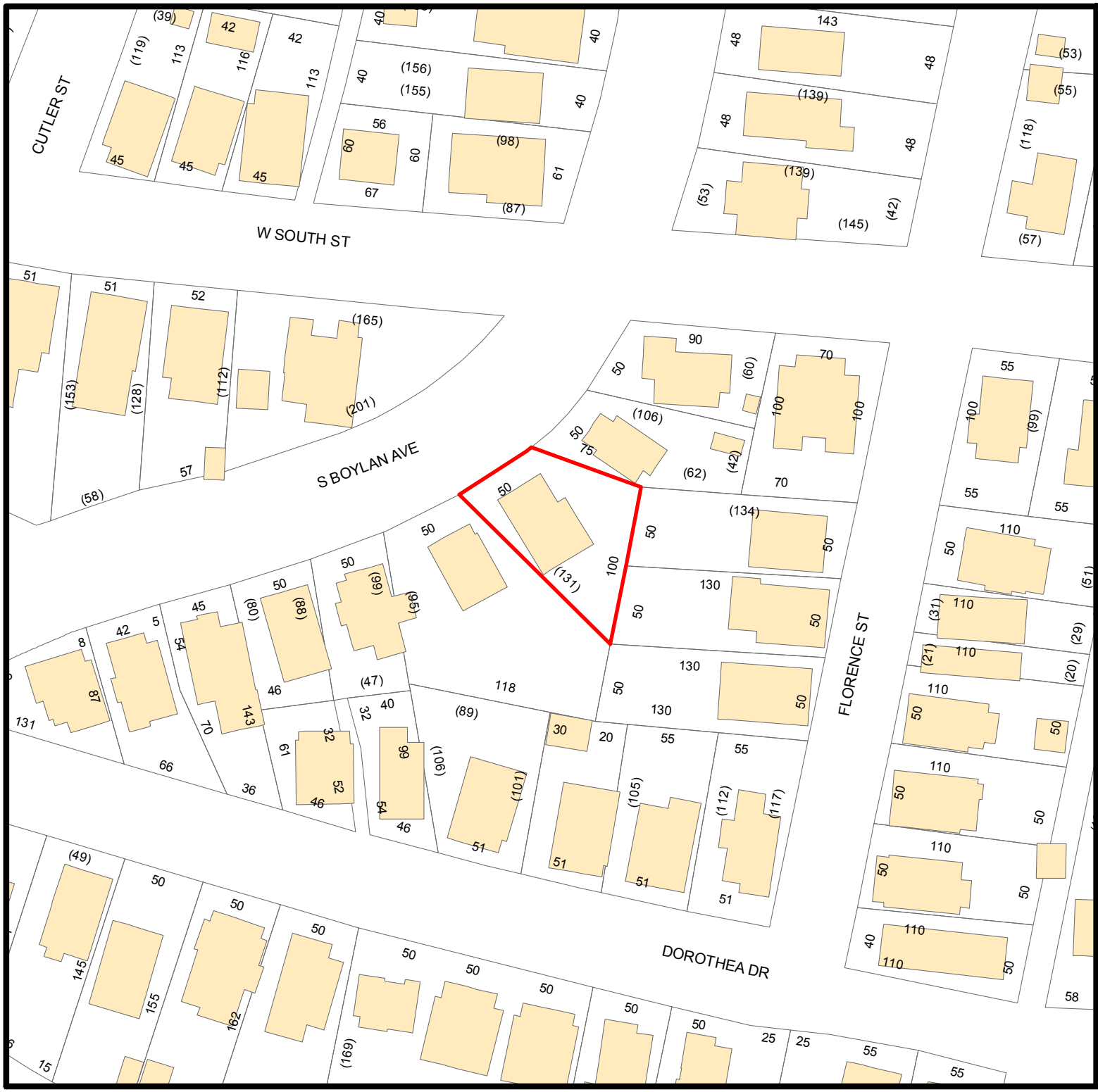

City of Raleigh

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036-17-CA

711 S BOYLAN AVENUE

BOYLAN HEIGHTS HISTORIC DISTRICT (HOD-G)

N

0 25 50 100 Feet

Nature of Project: Remove rear addition; construct new rear addition; remove front porch enclosure; remove side egress stairs; construct rear deck; replace gable end wood shakes; alter windows.

APPLICANT:
ENVISION REAL ESTATE

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

RHDC
RALEIGH HISTORIC DEVELOPMENT COMMISSION

- ☐ **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 # 505871
File # 036-17-CA
Fee $294.00
Amount Paid 294.00 - Credit Card
Received Date 3-6-17
Received By V. Pruitt

Property Street Address	711 S. Boylan Ave.
Historic District	Boylan Heights
Historic Property/Landmark name (if applicable)	
Owner's Name	John Zuch / Envision Real Estate
Lot size	(width in feet) 153 (depth in feet) 101

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

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 Envision Real Estate (John Zuch)		
Mailing Address 9716 Fonville Rd.		
City Wake Forest	State NC	Zip Code 27587
Date 3/6/17	Daytime Phone 706-968-2042	
Email Address jnjzuch@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 3, 25, 57, 84, 66, 71,

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

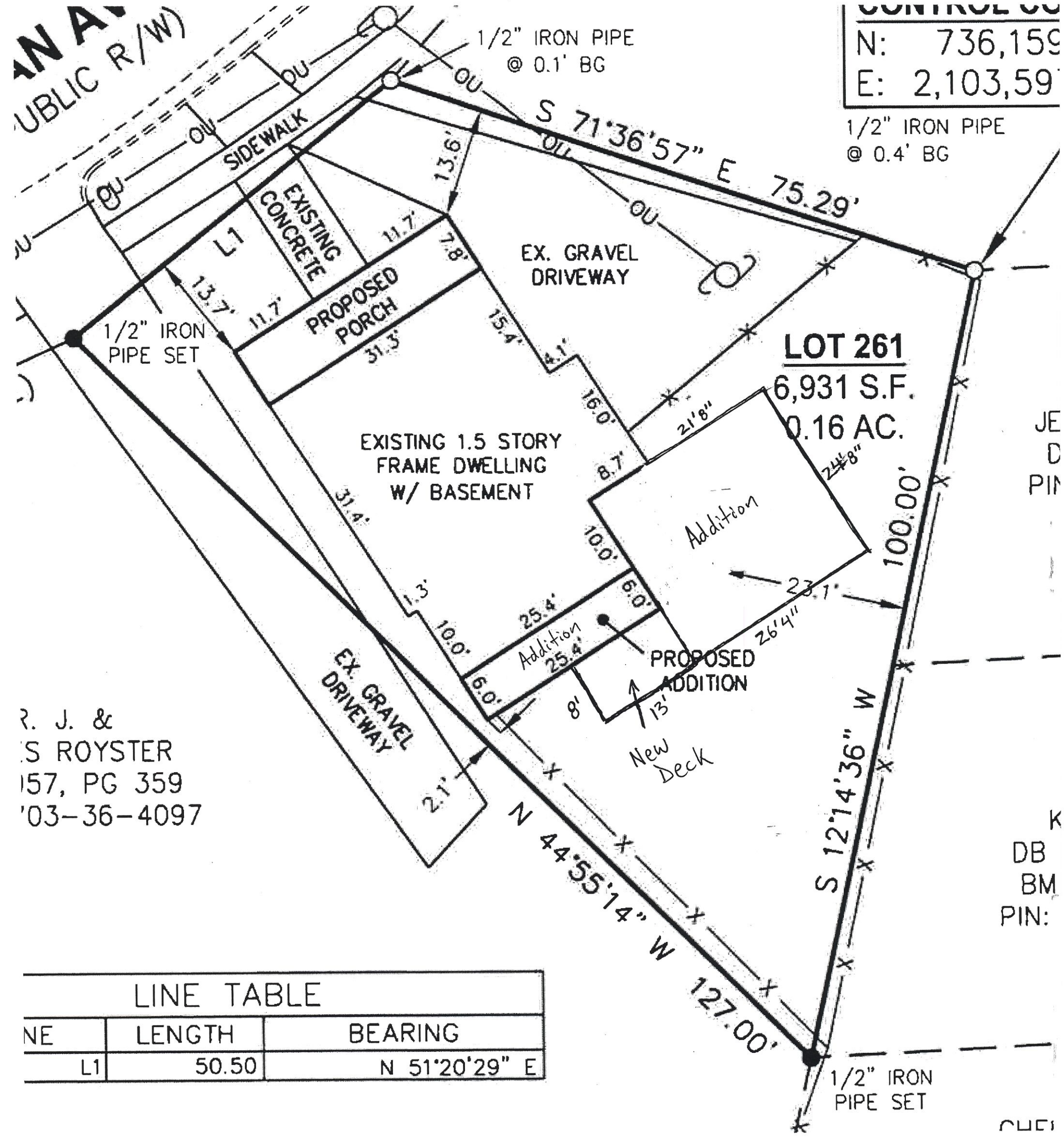
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
4.0	Addition	The propsed work is to remove added items from previous work to include: front porch addition/ enclosure, side steps, and rear deck / porch. addition proposed is to the rear and left of structure.
5.2	Remove Added front porch	
5.2	Remove side stairs	
3.7	Window Replacement	

Minor Work Approval (office use only)

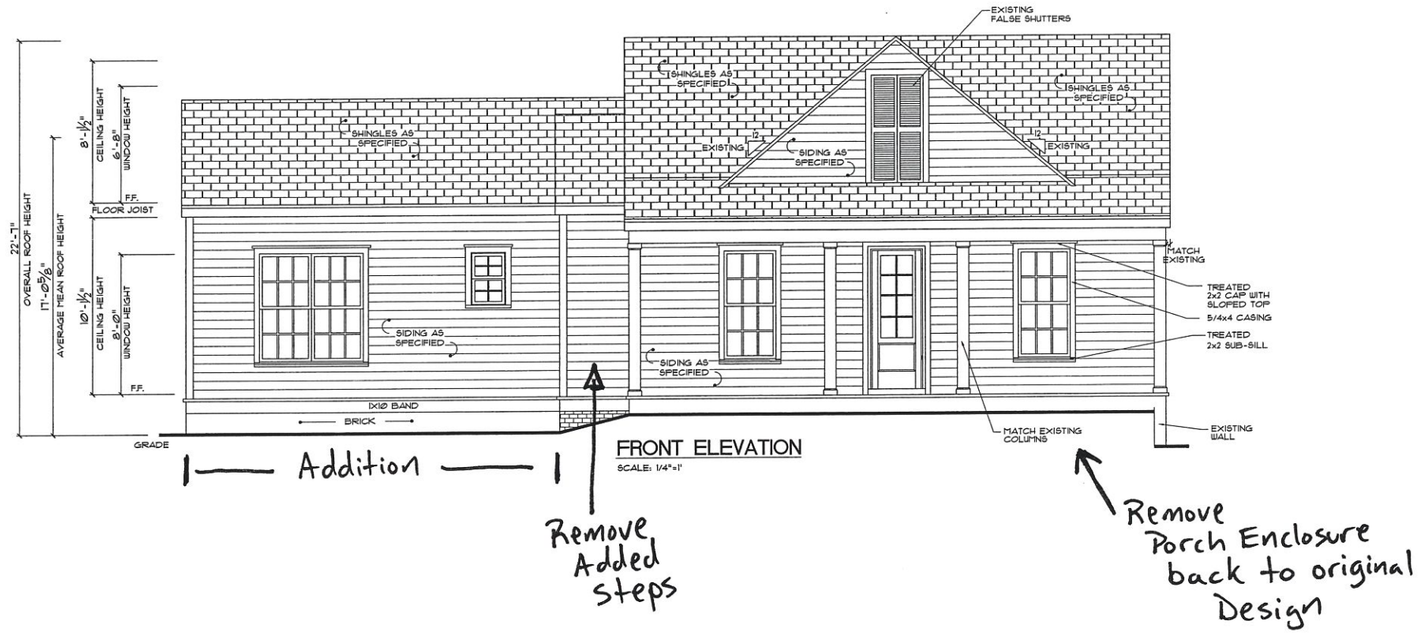
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until _____. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate 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.)	☒				
2. **Description of materials** (Provide samples, if appropriate)	☒				
3. **Photographs** of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	☒				
4. **Paint Schedule** (if applicable)	☐	☒			
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.	☒	☐			
6. **Drawings** showing existing and proposed work ☑ Plan drawings ☑ Elevation drawings showing the façade(s) ☑ Dimensions shown on drawings and/or graphic scale (required) ☑ 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.	☒	☐			
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.	☒	☐			
8. **Fee** (**See Development Fee Schedule**)	☒				

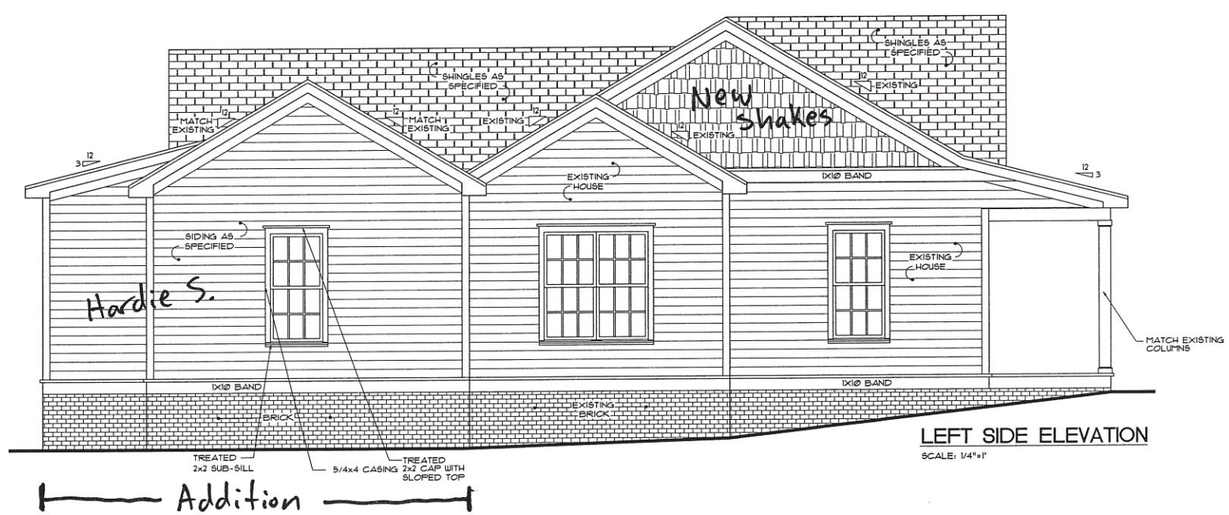


LINE TABLE		
NE	LENGTH	BEARING
L1	50.50	N 51°20'29" E



FRONT ELEVATION

SCALE: 1/4"=1'



LEFT SIDE ELEVATION

SCALE: 1/4"=1'

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Design Meister

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711 S. BOYLAN REMODEL

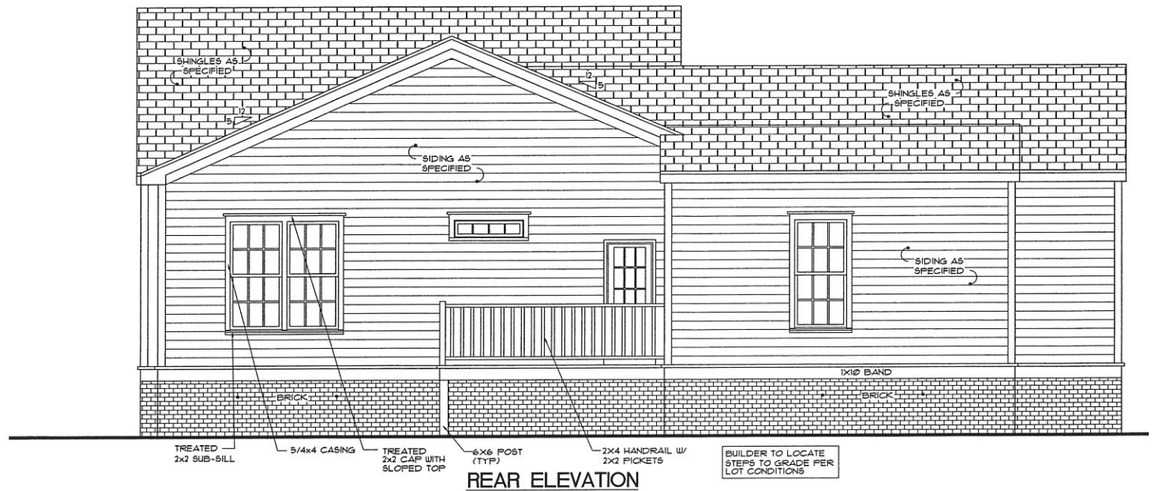
Drawn by: KM

Date: 12/17/2016

Revision:

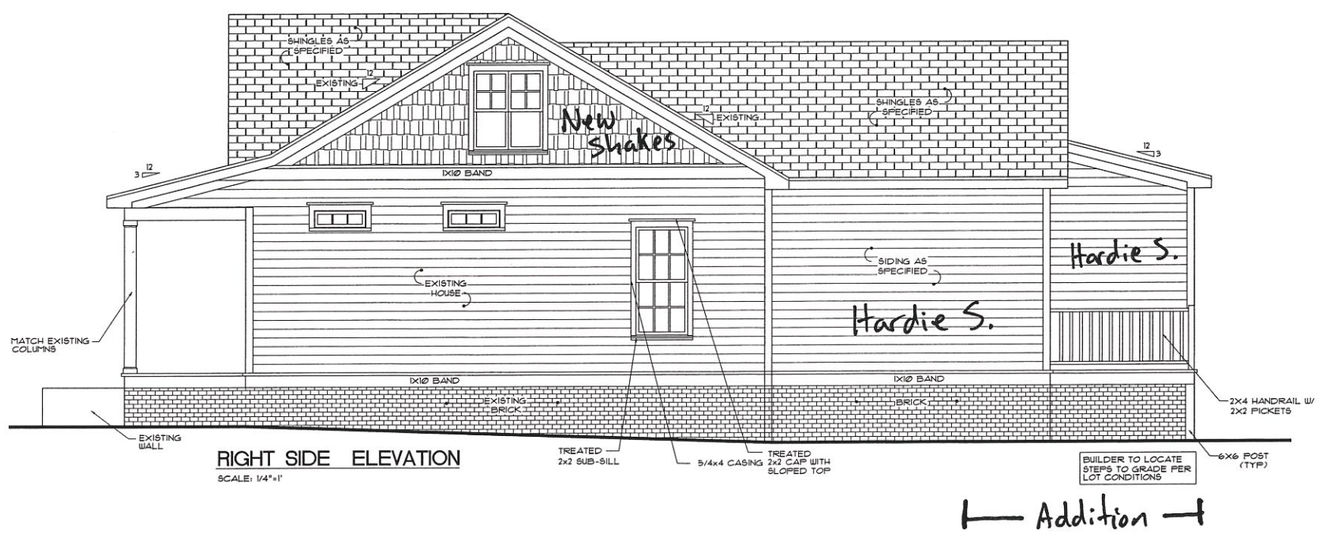
ELEVATIONS

Sheet: A1



REAR ELEVATION

SCALE: 1/4"=1'



RIGHT SIDE ELEVATION

SCALE: 1/4"=1'

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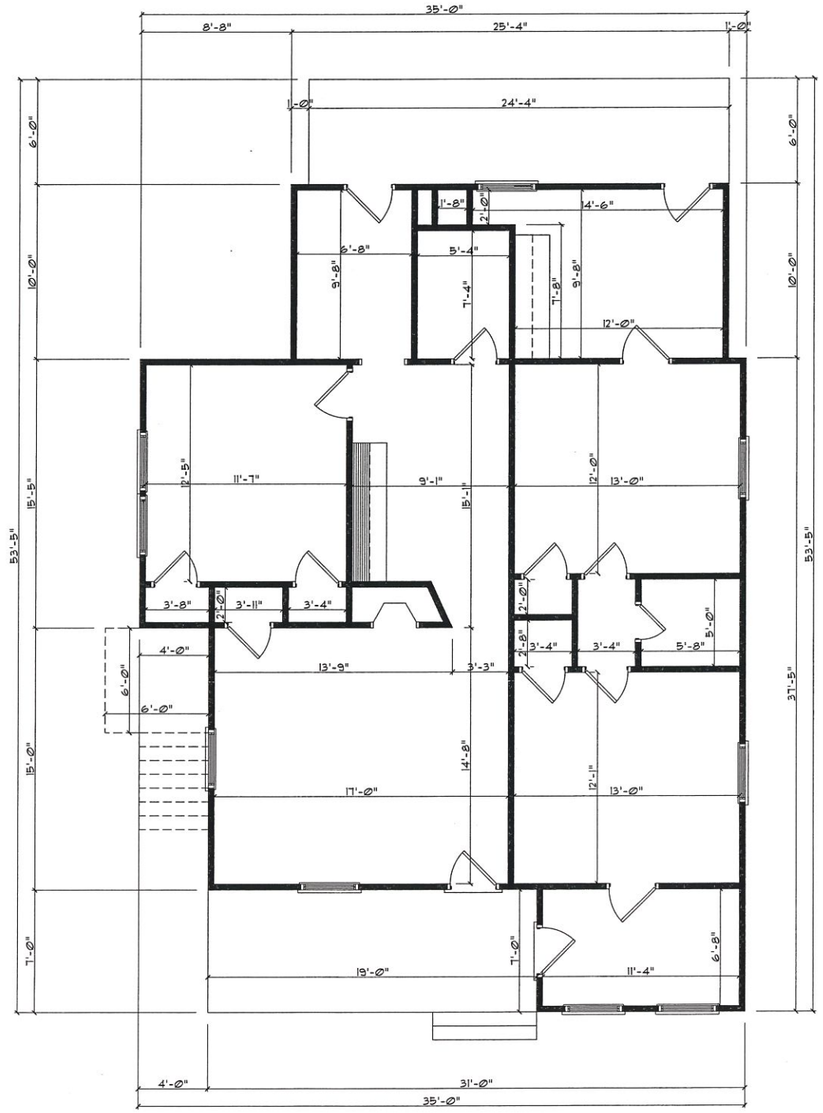
711 S. BOYLAN
REMODEL

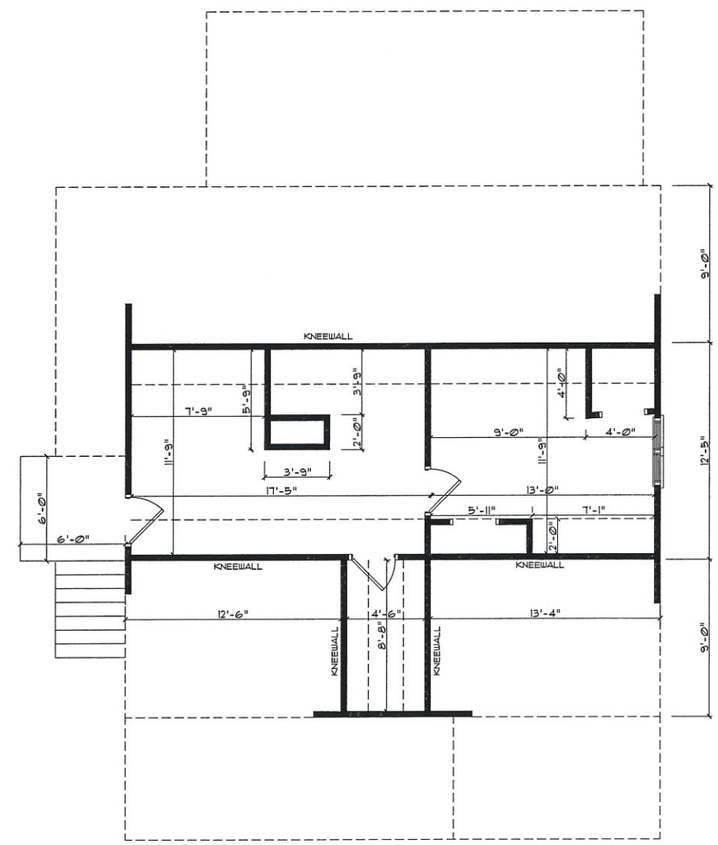
Drawn by: KM
Date: 12/17/2016
Revision:

ELEVATIONS

Sheet: A2

Existing Foot Print





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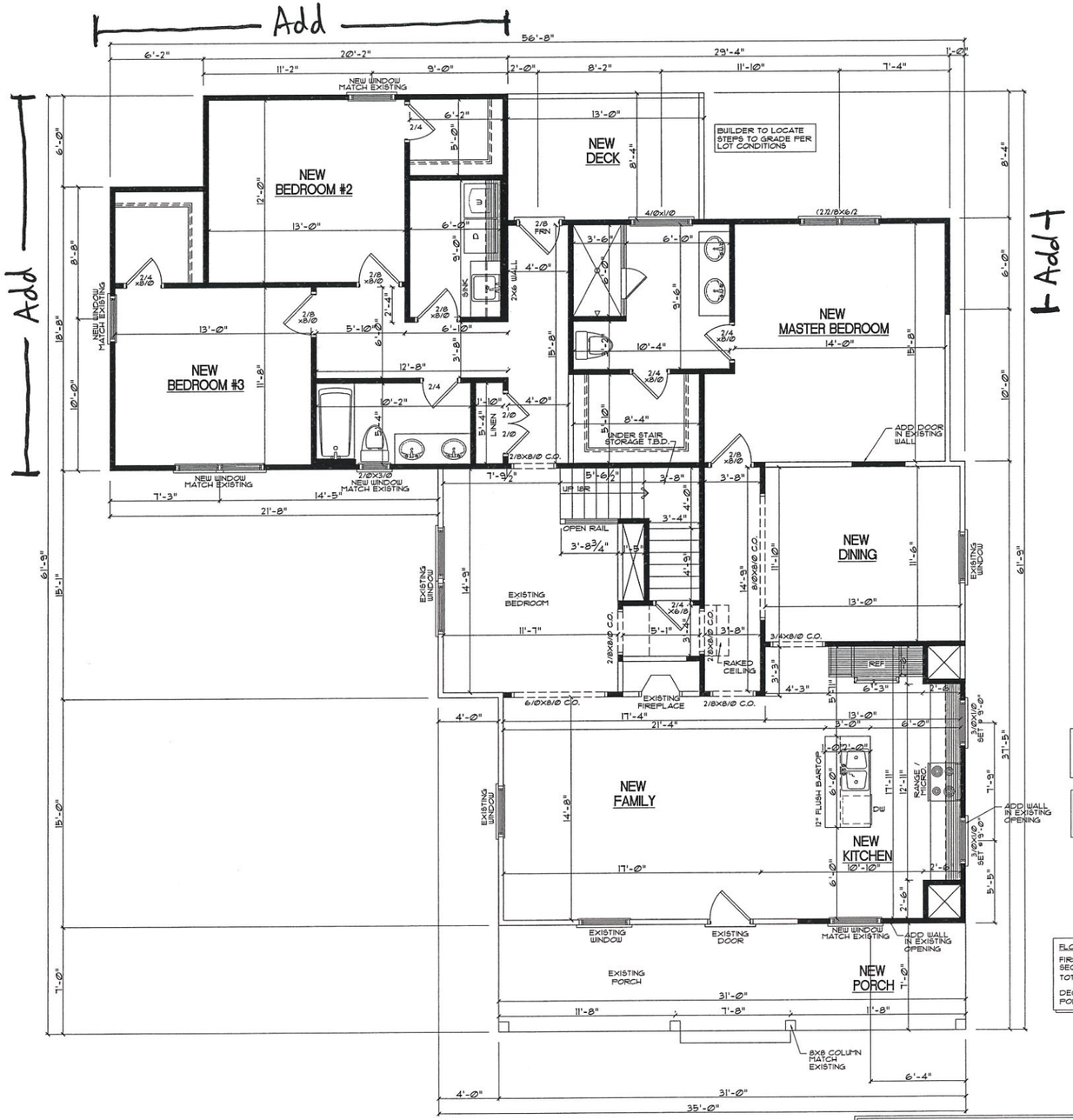
711 S. BOYLAN
REMODEL

Drawn by: KM
Date: 12/17/2016
Revision:

EXISTING FLOOR

Sheet: A3

New Footprint



FIRST FLOOR

SCALE: 1/4"=1'

GENERAL NOTES

WALLS:
ALL WALLS ARE DRAWN 4" THICK U.N.O. ANGLED WALL ARE DRAWN @45° U.N.O.

SMOKE DETECTORS:
LOCATION AND NUMBER OF DETECTORS SHALL CONFORM TO NEC.

EGRESS:
ALL BEDROOMS MUST HAVE AT LEAST ONE WINDOW WHICH CONFORMS TO R-310 OF THE N.C. BLDG. CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY CHOSEN WINDOWS MEET EGRESS REQUIREMENTS AS MANUFACTURERS VARY.

ATTIC ACCESS:
MIN. ATTIC ACCESS SHALL BE PROVIDED BY BUILDER AND LOCATED ON SITE.

WALL/CEILING HGT.
WALL AND CEILING HEIGHT NOTES ARE BASED ON NOMINAL WALL SIZE.
KNEE WALL HEIGHT LABELS FOR WALLS UNDER RAFTERS ASSUME AN EXTRA 2" FOR FURRING (IN HEATED SPACES) FOR INSULATION. THE WALL HEIGHT REFERS TO THE HGT. FROM THE FLOOR DECKING TO THE BOTTOM OF THE FURRING.

NOTE:
ALL DIMENSIONS ARE ASSUMED.
BUILDER TO VERIFY PRIOR TO CONSTRUCTION

PLANS ARE DESIGNED TO MEET THE REQUIREMENTS OF THE NORTH CAROLINA RESIDENTIAL CODE, 2012 EDITION

-NEW CONSTRUCTION

-EXISTING CONSTRUCTION

FLOOR AREA:

FIRST FLOOR HTD. =	2084#
SECOND FLOOR HTD. =	427#
TOTAL HTD. =	2511#
DECK =	139#
PORCH =	217#

SURVEYOR & BUILDER TO VERIFY HOME PLACEMENT PRIOR TO CONSTRUCTION. THE DESIGN MEISTER ASSUMES NO RESPONSIBILITY OF SET BACK INTERFERENCE

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711 S. BOYLAN REMODEL

Drawn by: KM
Date: 12/17/2016
Revision:

NEW FLOOR

Sheet: A4

711