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060-18-CA

934 N BOYLAN AVENUE

BOYLAN HEIGHTS HISTORIC DISTRICT (R-10)



0 25 50 100 Feet

Nature of Project:
Remove two decks; construct
addition and rear porch;
modify shed; replace concrete
stairs on front porch; install
driveway surface.

APPLICANT:
PAUL AND SUSAN HUTTER



APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

060-18-CA 934 N BOYLAN AVENUE

Applicant: PAUL AND SUSAN HUTTER

Received: 04-12-2018

Meeting Date(s):

Submission date + 90 days: 07-11-2018

1) 05-24-2018 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: GLENWOOD-BROOKLYN HISTORIC DISTRICT

Zoning: HOD-S

Nature of Project: Construct addition and rear porch; modify shed; replace concrete stairs on front porch; install driveway surface

DRAC: An application was reviewed by the Design Review Advisory Committee at its April 2 meeting. Members in attendance were Curtis Kasefang, Jenny Harper, and Mary Ruffin Hanbury; also present were Paul and Susan Hutter, the applicants, and staff members Melissa Robb, Collette Kinane, and Tania Tully.

Staff Notes:

- COAs mentioned are available for review.
- Streetside HODs are "...established to provide for protection of the traditional development patterns of an area and to preserve historic resources found in it. The focus is on maintaining that character and on preserving those key character-defining features of individual historic resources within the district as viewed from the street right-of-way, excluding alleys..." (Section 5.4.2.A.1. of the Unified Development Ordinance)
- Section 5.4.2.B. of the Unified Development Ordinance governs the applicability of the COA process in Streetside HODs. Changes within the first 50% of the depth of any existing principal building from the facade adjacent to a public right-of-way requires a COA. For the sake of this measurement the house runs from the front wall (not the front of the front porch) to the rear wall (also not including porches). Also, additions that project beyond an existing building's maximum side wall envelope regardless of distance from the public right-of-way.
- Work items shown in the application that are not subject to review include removal of the rear addition and rear decks, changes made to the existing house behind the 50% line (such as the window replacement on the right side) and removal of the rear portion of the shed.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
1.3	Site Features and Plantings	Construct rear addition and rear porch
1.5	Walkways, Driveways, & Off-street Parking	Install driveway surface
2.8	Entrances, Porches, & Balconies	Replace concrete steps
3.2	Additions	Construct rear addition

STAFF REPORT

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

- A. Constructing a rear addition and rear porch are not incongruous according to *Guidelines* section 1.3.1, 1.3.2, 1.3.7, 1.3.8, 3.1.1, 3.1.2, 3.1.3, 3.1.4, 3.1.5, 3.1.6, 3.1.7, 3.1.8, 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, 3.2.12; and the following suggested facts:
- 1* In the Glenwood-Brooklyn Historic Overlay District Designation Report, the property is deemed contributing, and is described as a c. 1924 one-story frame Craftsman bungalow with weatherboard siding and shingle-pattern pressed metal front-gable roof.
 - 2* In December 2016, through 175-16-CA, the property owners obtained approval for demolition of the existing home with a 365-day delay. This application is the result of an exploration of alternatives to demolition.
 - 3* Built area to open space analysis: the lot is 5,089 SF. The footprint of the existing house is 1,086 SF. The current mass to open space is 35.4%. With the proposed addition, the new footprint will be 1,870 SF. The proportion of built mass to open space is proposed to be 48.4%.
 - 4* Except for a crape myrtle in the right-of way, there are no trees on the property within the yard area subject to review. A tree protection plan was not provided.
 - 5* The addition is located behind the existing structure and is slightly wider than the existing structure on the north façade (facing Fred Fletcher Park). When viewed from the street the north side of the addition will protrude 4' beyond the existing structure and the deck will protrude ~8' beyond the addition. The property is the last structure located on a dead-end road and is directly adjacent to the park. The location of the shed/garage further shields the new addition from street view.
 - 6* The ridge of the gable roof of the body of the proposed addition is lower in height than the ridge of the existing gable roof. The eave height is maintained at the same height as a the historic house.
 - 7* A sunroom is connected via a perpendicular gable roof and the proposed porch portion of the addition has a shed roof.
 - 8* The overhangs and rafter tails of the addition will match the existing in size and appearance, per application.

- 9* The roof material of the proposed addition will be asphalt architectural shingles. An area over the rear porch is proposed to be metal standing seam.
- 10* The proposed foundation for the addition is parged cement block.
- 11* The addition will be differentiated from the existing structure through the use of smooth-faced fiber cement boards and batten siding. The use of parged concrete blocks will also serve to differentiate the structures.
- 12* No window or door specifications were provided.

B. Replacement of concrete steps is not incongruous according to *Guidelines* section 2.8.1, 2.8.4, and the following suggested facts:

- 1* The applicant proposes replacing the existing concrete steps in-kind.
- 2* The alteration of porch stairs is a minor work item approvable by staff, and is included in this application for administrative efficiency.

C. Installation of a driveway surface is not incongruous in concept according to *Guidelines* section 1.5.2, 1.5.3; however, the use of concrete pavers **may be** incongruous according to *Guidelines* section 1.5.1, and the following suggested facts:

- 1* The applicant proposes the use of concrete pavers to replace the existing dirt driveway. No material specifications were provided.
- 2* The application states that there is no predominant driveway material in the district citing the use of dirt, gravel, concrete and brick. Evidence is not provided to support the statement.

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. A tree protection plan that addresses applicable critical root zones and provides staging areas for construction materials.
 - b. Manufacturer's specifications for windows, including sections

3. That details and specifications for the following be provided to and approved by staff prior to construction/installation:
- a. Dimensions of the board and batten
 - b. Driveway material
 - c. Manufacturer's specifications for doors

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 # 551111

File # 060-18-CA

Fee _____

Amount Paid _____

Received Date _____

Received By _____

Property Street Address: 934 North Boylan Avenue

Historic District: Glenwood Brooklyn Streetside Historic Overlay (HOD-S)

Historic Property/Landmark name (if applicable)

Owner's Name: Paul and Susan Hutter

Lot size: 0.12 Acres

(width in feet): 54

(depth in feet): 95

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
SEVEN THIRTEEN PROPERTIES LLC 2100 BANBURY RD RALEIGH NC 27608-1124	TRUSTEE OF THE LIZETTE L PRYOR REVOCABLE DECLARAT 3915 SUE LN RALEIGH NC 27604-4242
PARKER, JERRE, CELESTE 810 GASTON WOOD CT RALEIGH NC 27605-1403	PARKER, SUSAN P 812 GASTON WOOD CT RALEIGH NC 27605-1403
BROMLEY, DANIEL W 622 WILLS FOREST ST RALEIGH NC 27605-1530	PRESSLEY, BRADFORD R 930 N BOYLAN AVE RALEIGH NC 27605-1406
LOMBARDO, MICHAEL 932 N BOYLAN AVE	TURNER, CHARLENE, JOHN L 623 WILLS FOREST ST

RALEIGH NC 27605-1406	RALEIGH NC 27605-1529
EDWARDS, SARAH J 621 WILLS FOREST ST RALEIGH NC 27605-1529	WARD, JAMES S, JUDITH D 630 WILLS FOREST ST RALEIGH NC 27605-1530

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:

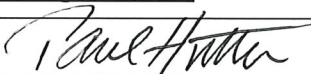
Applicant: Paul & Susan Hutter

Mailing Address: 934 North Boylan Avenue

City: Raleigh	State: North Carolina	Zip Code: 27605
---------------	-----------------------	-----------------

Date: March 26, 2018	Daytime Phone: Paul 919-410-4948/Susan 919-622-2025
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Email Address: phutter54@gmail.com / shutter21@gmail.com

Applicant Signature 

<p>Will you be applying for rehabilitation tax credits for this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Did you consult with staff prior to filing the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Office Use Only</p> <p>Type of Work <u>28,3,58,9,57,34</u></p>
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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)
Section 3.2/Page 67	Additions	Renovate and expand the existing 2 bedroom, 1 bath bungalow home to include a larger living space and a new master bedroom and bath. The scope of the project includes removing the small rear portion of the existing home that currently serves as the kitchen and the 2 rear decks. A new single-story addition that fully preserves the defining characteristics of the original bungalow home as viewed from the street side will be constructed behind the existing structure. Full details provided.

		<p>Replace concrete stairs leading to front porch with new concrete stairs of same design.</p> <p>Install permeable hard surface driveway to replace dirt.</p>
Section 2.8/Page 55	Entrances, Porches, and Balconies:	
Section 1.5/Page 27	Walkways, Driveways, and Off-street Parking	

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 checked="" 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"/>			

<p>6. Drawings showing existing and proposed work</p> <p><input type="checkbox"/> Plan drawings</p> <p><input type="checkbox"/> Elevation drawings showing the façade(s)</p> <p><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required)</p> <p><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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<p>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.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
<p>8. Fee (See Development Fee Schedule)</p>	<input checked="" type="checkbox"/>				

934 North Boylan Avenue
Application for Certificate of Appropriateness

Paul & Susan Hutter
March 24, 2018

1. Project Overview:

In December 2016 the owners of the 934 North Boylan Avenue property obtained permission (175-16-CA) to demolish the home pending a 365-day waiting period. Their intent at the time was to construct a new home that retained many of the characteristics of the original home. In the intervening period, however, the owners explored various alternatives and have decided that preserving, renovating and expanding their existing home to meet their needs is their preferred route.

To this end, this project entails renovating and enlarging the existing 2 bedroom 1 bath single-story bungalow home to include a larger kitchen, living space and a new master bedroom and bath. Its scope includes the removal of the small rear portion of the existing home as well as two rear decks. A new single-story addition that ties into the existing home will be constructed. The bungalow is the last house on a dead-end street, so there are no homes on the park side. The new addition will be located behind the existing home and the portion of the addition that extends outside the original footprint faces Fred Fletcher Park and is opposite and largely inconspicuous to the neighborhood. Additionally, the roof line of the new addition is lower in height than the existing.

The existing home will be fully renovated, including the shed. This includes painting and repair of the existing siding, trim, windows and front porch rails, columns, decking and ceiling. Where materials are badly deteriorated they will be replaced with new materials in kind. It is intended to keep the existing painted embossed tin metal shingled roof both on the main house and the front porch, pending inspection by an expert specializing in tin roof restoration work.

A large crape myrtle, located in front of the home between sidewalk and street will be protected and maintained as it is characteristic of the neighborhood.

Conditions Warranting Major Work COA:

Being located in the Glenwood Brooklyn Streetside Historic Overlay District, the proposed change to the home that warrants Major Work COA review is the proposed rear addition which is wider on the park facing (north) side than the existing structure. Additionally, this project involves replacing the existing front steps, which are uneven and unsafe and installing a hard surface permeable driveway material as the driveway is currently dirt. These are discussed in more detail below:

A. New Addition (Guideline Section 3.2):

As shown on the attached drawings, on the left (south) side of the house the rear addition is narrower and thus fully behind the existing structure. On the right (north) side, the front of the rear addition extends 4 feet beyond the existing structure. A gabled roof, side entry door with stairs, windows, and a small porch with shed style roof are the primary features of this side of the home. The small porch at the rear of the addition extends an additional 4 feet. It should be noted that the street in front of the house dead ends in the area where the addition is most visible from the street. This side of the home directly faces the park and is oriented away from the neighborhood. The location of the existing shed near the front of the property on this same side effectively shields the new addition from street view.

The current home is 1,086 square feet. With the proposed addition, the new size will be 1,870 square feet.

a. Materials to be Used:

The foundation of the addition will be parged cement block. Siding of the addition will be smooth faced fibrous cement board and batten. This will differentiate new from old sections of the home. The new overhangs and exposed rafter tails will match the existing bungalow in size and appearance. The new roof material will be a combination of architectural asphalt shingles and metal standing seam in the area over the small rear porch.

The new stairs along the north side of the house will be concrete with cable railing. Railings on the small rear porch will be cable and the stairs from the porch will be wood with cable rail. The footings on the small porch will consist of brick veneer.

B. Front Steps (Guideline Section 2.8):

The existing front steps are cracked and uneven and present a safety hazard. They will be replaced with new concrete in same form as currently exists.

C. Driveway (Guideline Section 1.5):

The current driveway consists of dirt. It is proposed to install concrete pavers which are both hard surface and permeable. A walk past nearby homes in the neighborhood reveal many different driveway

types, including dirt, crushed stone, concrete, asphalt, concrete strips, brick, stone, etc.

No specific type is predominant in the neighborhood.

2. Location and Context:

934 N Boylan Ave is in the Glenwood Brooklyn Streetside Historic Overlay District. It is situated where North Boylan Ave dead ends into Fred Fletcher Park. It is the last house on the street. The north side of the house directly faces the park and therefore this side impacts no other homes.

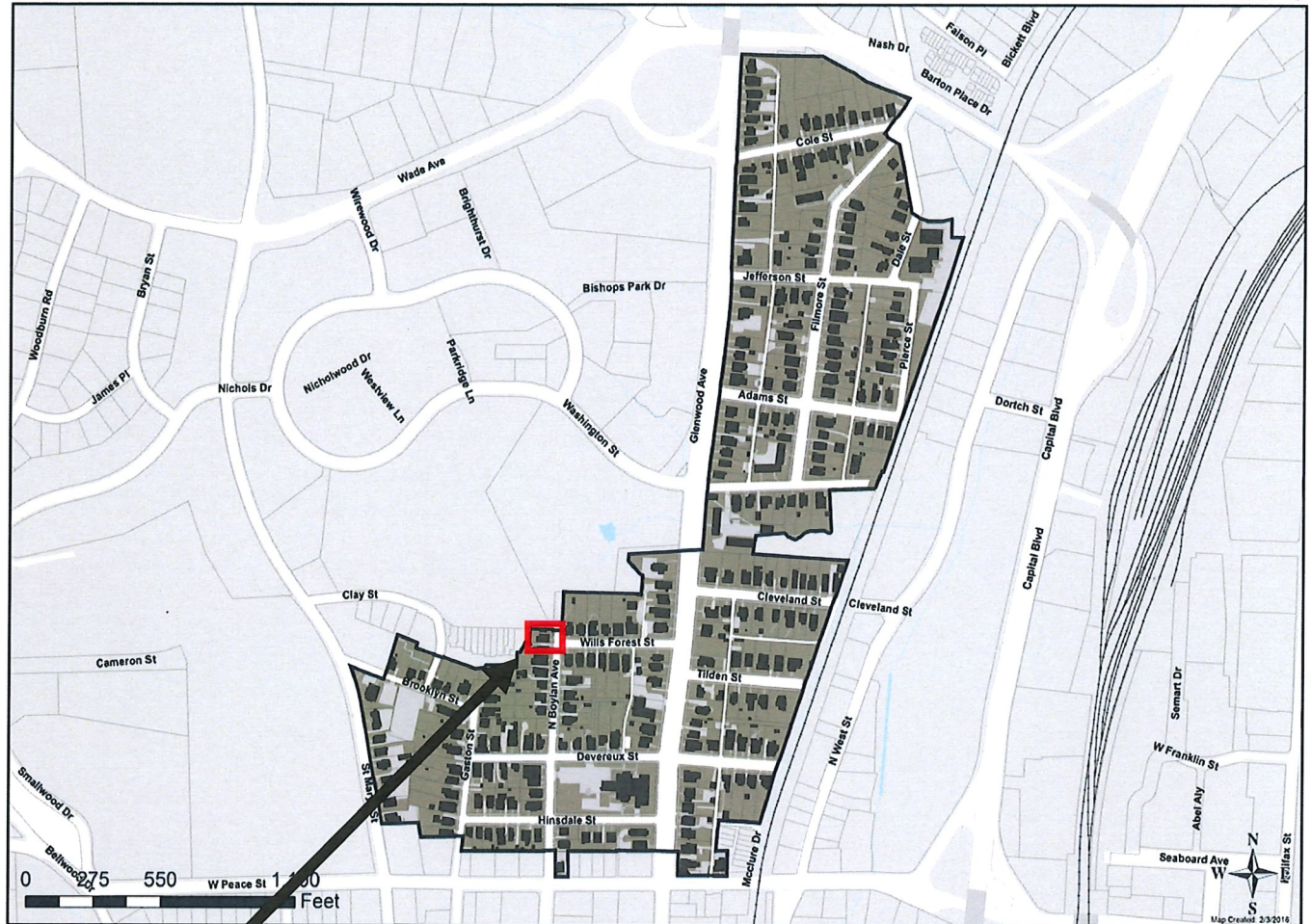
The lot is short in depth (95 ft at deepest) and small in size (5,089 sq. feet) relative to surrounding properties. A Raleigh city sanitary sewer easement is located on the north side of the property which further restricts buildable area. Refer to Property Survey, page 14.

The proposed addition increases the built area as a percentage of lot size from 35.4% to 48.4%. This calculation includes the home, porch, deck and shed area.

934 N Boylan Ave is located on the northern edge of the Glenwood-Brooklyn Streetside Historic Overlay District



Glenwood-Brooklyn Historic District



934 N. Boylan Avenue. Eupha O. Brogden House. ca. 1924.

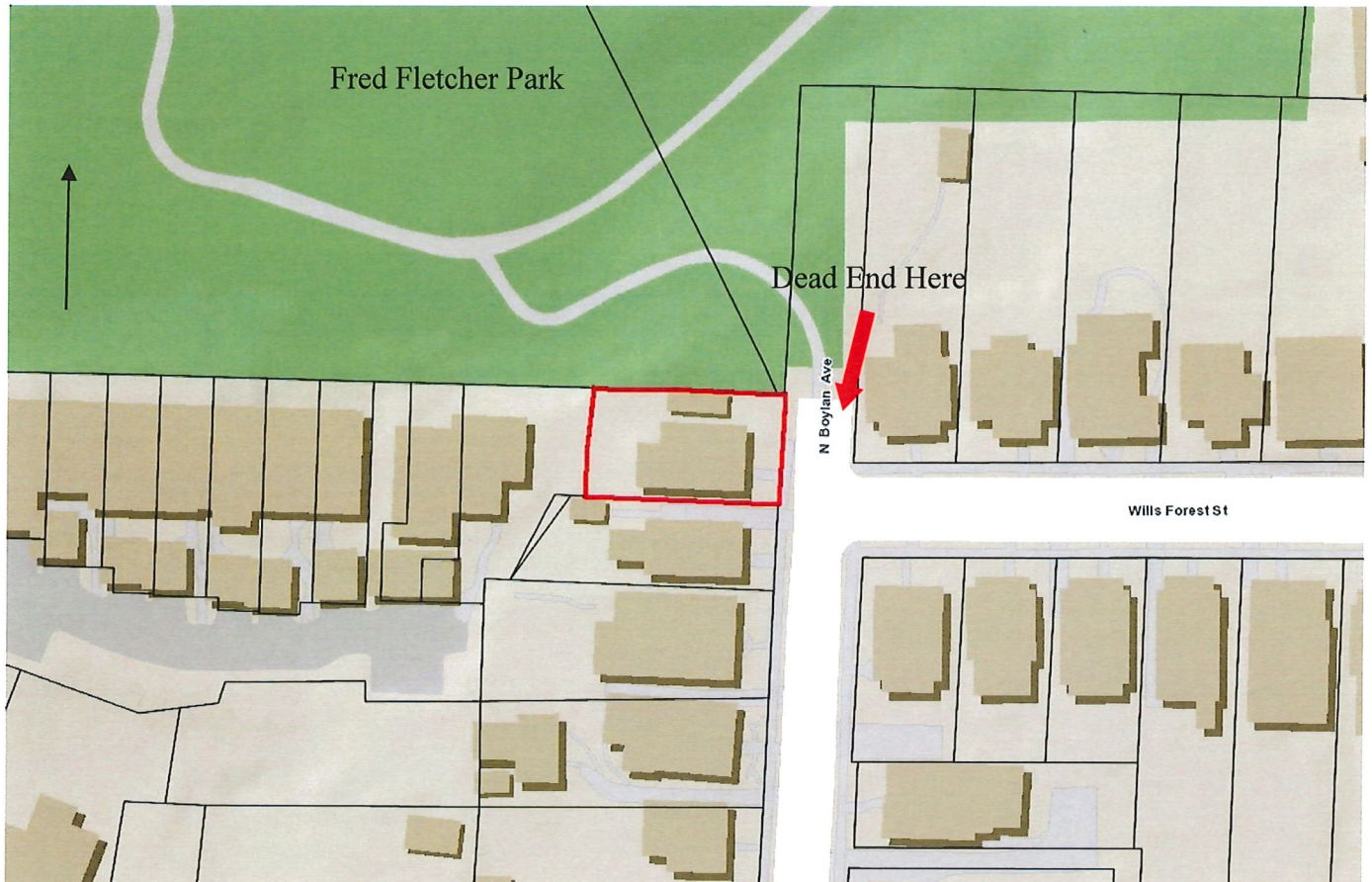
One-story frame Craftsman bungalow with weatherboard siding and a shingle-pattern pressed metal front-gable roof. The front porch has tapered wood posts on brick pedestals. Other features include a brick foundation and interior flues, and 9/9 windows. Brogden was the manager of a car rental business termed the "Self-Drive-It System" in the 1924 city directory.

Location of 934 North Boylan:



The north side of the property faces into the Park. The lot size is small in terms of depth relative to others in the neighborhood.

Location of 934 N Boylan:



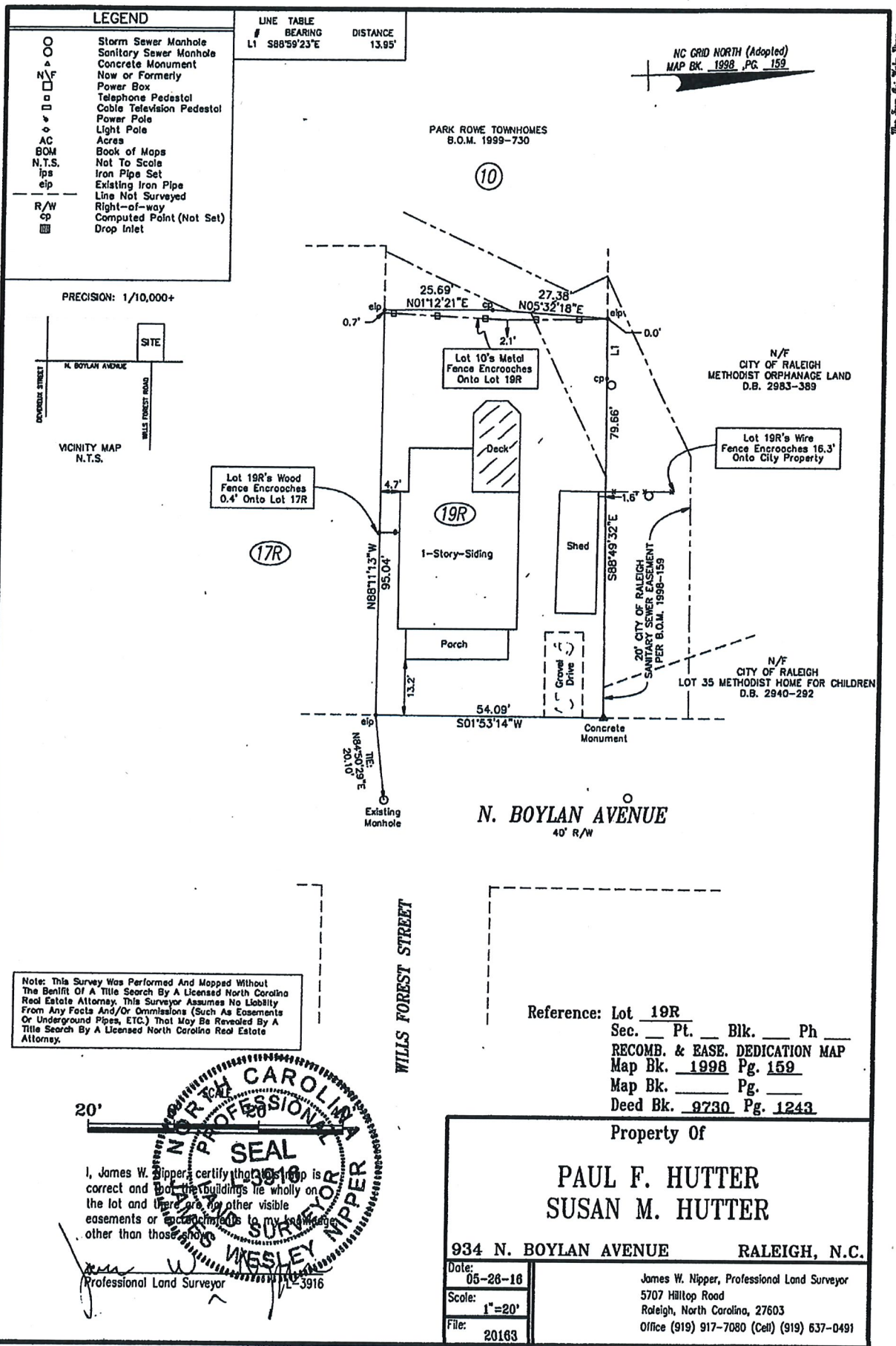
The property is located at the end of N Boylan Ave. A dead end barrier prevents vehicles from going past the property.



Photographs showing 934 North Boylan Ave with dead-end barrier in front.







3. Photos of Existing Property

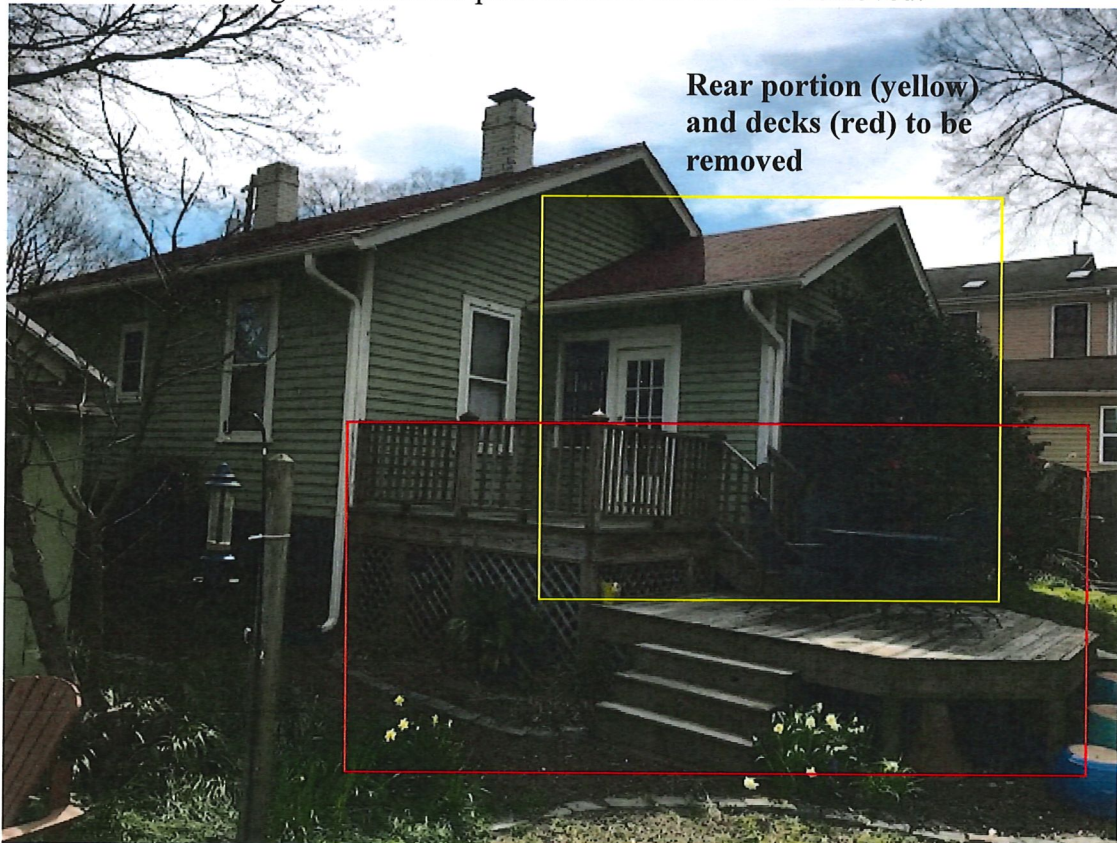
934 N Boylan front view



934 N Boylan left (south side) view. The dotted line shows property line.



Rear view showing the small rear portion and 2 decks to be removed.



View of the park taken from the deck.



View of the north side of the house from the park



Another view of the north side of the house from park



Shed located towards front of property (on north/park side). Photo taken from front porch.



Front view of home



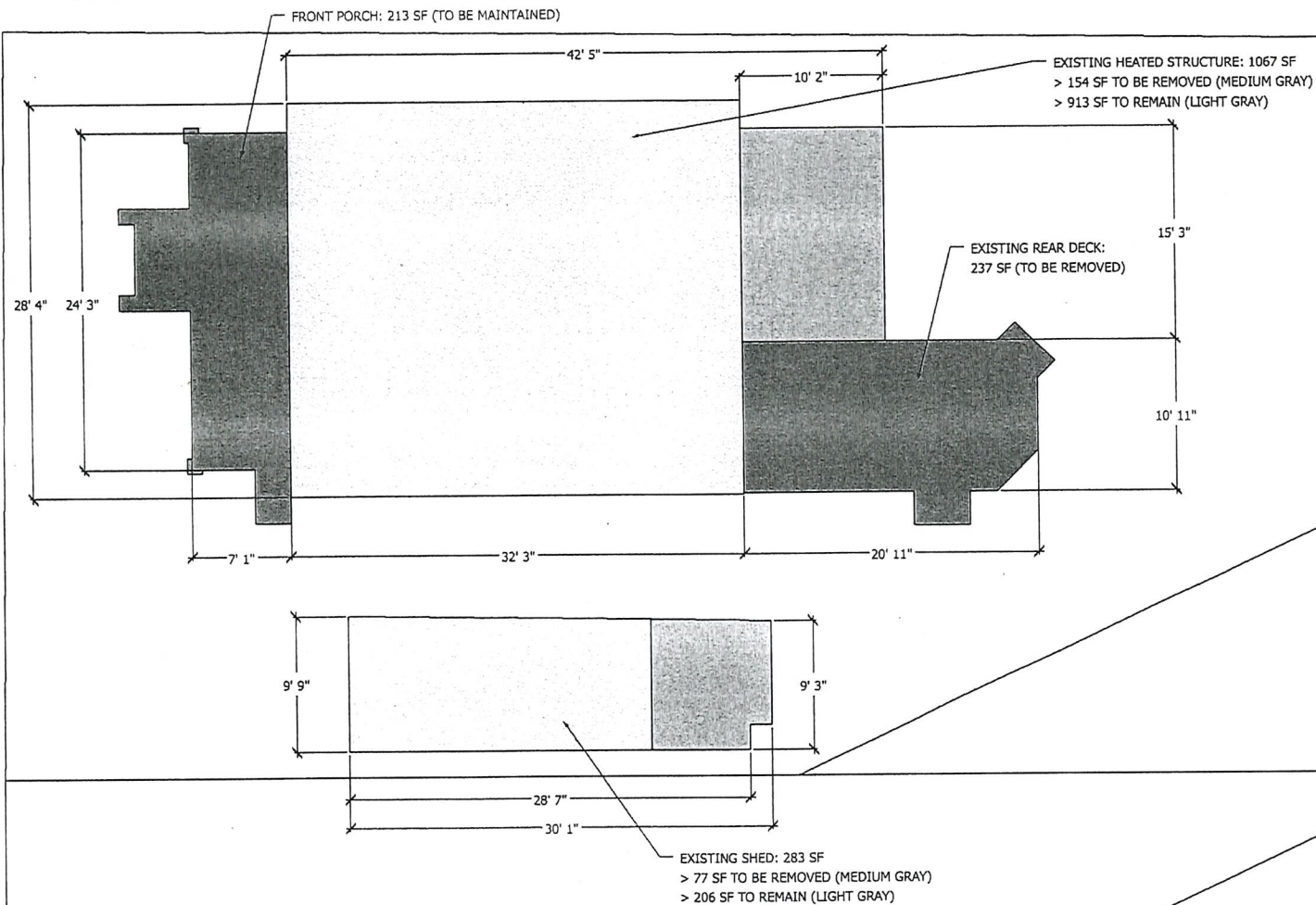
Front steps to
be replaced
with concrete
of same form.

Crape Myrtle located between
the sidewalk and street will be
protected and maintained



4. Plans and Drawings

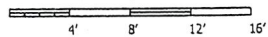
Attached.



NORTH



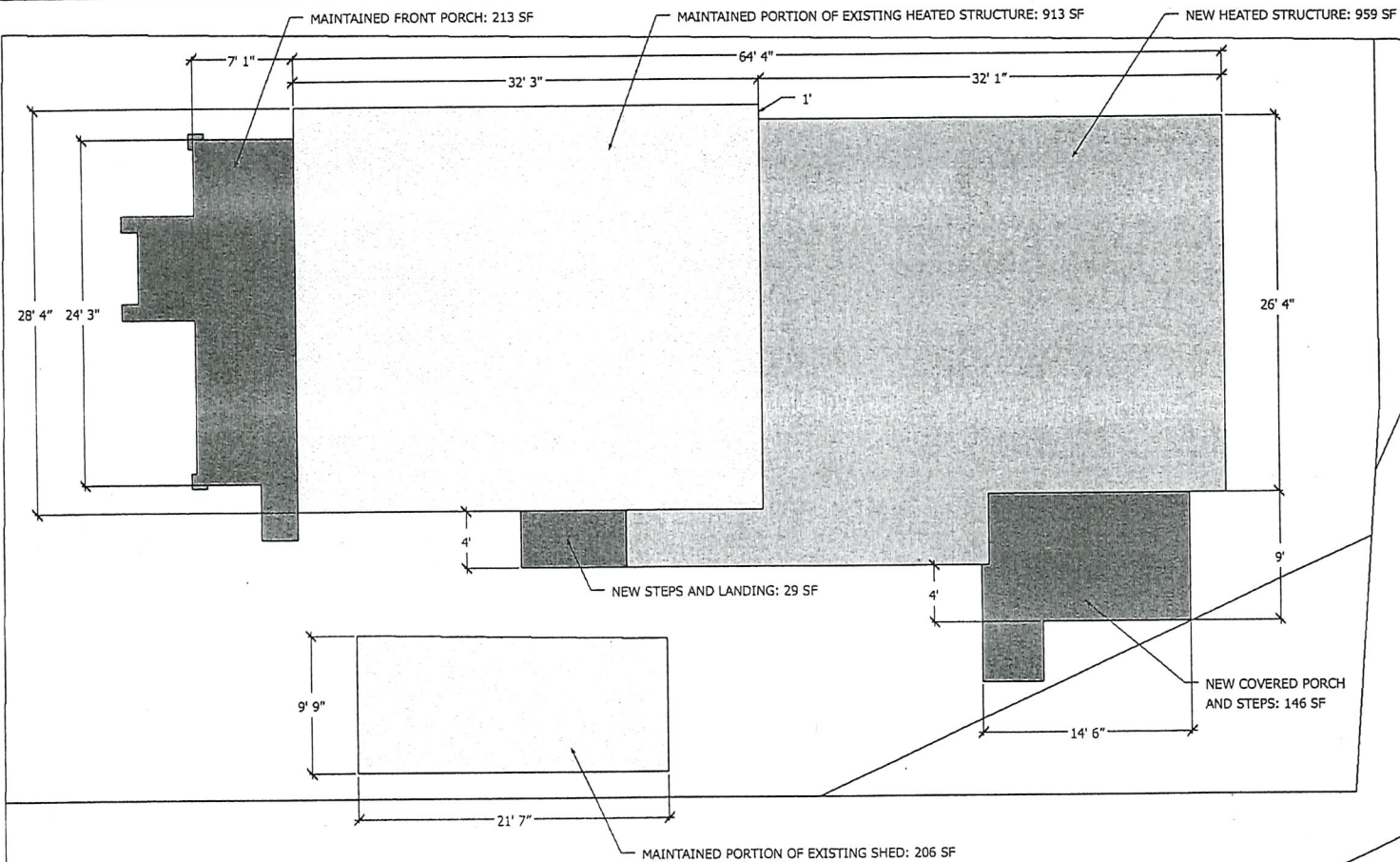
DRAWING SCALE: 1/8" = 1' 0"



HUTTER RESIDENCE: EXISTING SITE PLAN

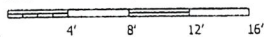
PROJECT LOCATION:
 934 N. BOYLAN AVENUE
 RALEIGH, NC 27605

DATE: MARCH 27, 2018
 SHEET 1 OF 7
 DRAWN BY: MITCH DANFORTH



NORTH

DRAWING SCALE: 1/8" = 1' 0"



HUTTER RESIDENCE: PROPOSED SITE PLAN

PROJECT LOCATION:
934 N. BOYLAN AVENUE
RALEIGH, NC 27605

DATE: MARCH 27, 2018

SHEET 2 OF 7

DRAWN BY: MITCH DANFORTH

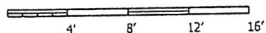
Existing

NOTE:
ALL ROOF PLANES HAVE SLOPE OF 6:12
UNLESS NOTED OTHERWISE

FRONT PORCH
SLOPE IS 4:12
(ALL 3 PLANES)

Proposed

DRAWING SCALE: 1/8" = 1' 0"



3:12

HUTTER RESIDENCE: ROOF PLAN

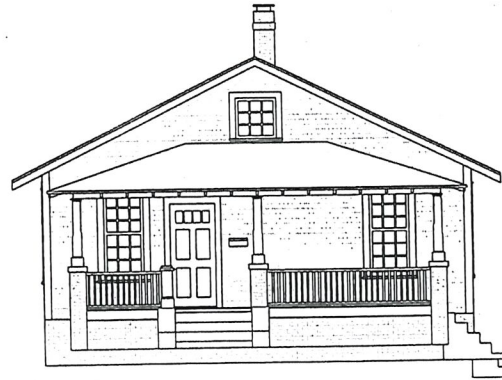
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934 N. BOYLAN AVENUE
RALEIGH, NC 27605

DATE: MARCH 27, 2018

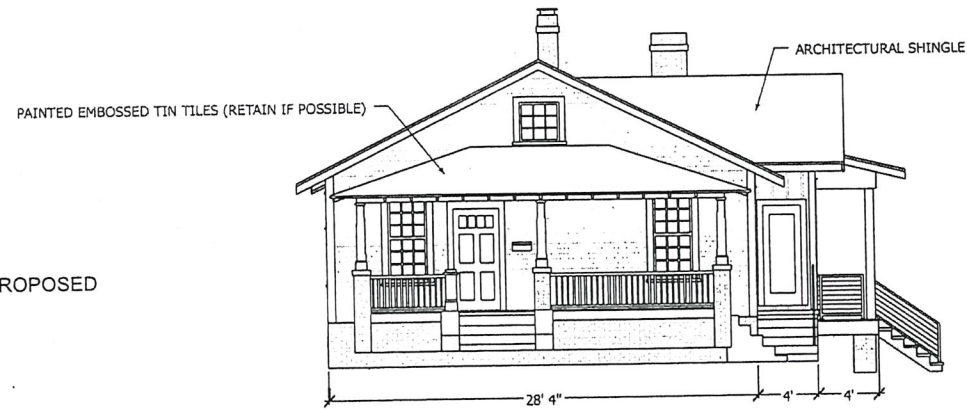
SHEET 3 OF 7

DRAWN BY: MITCH DANFORTH

EXISTING



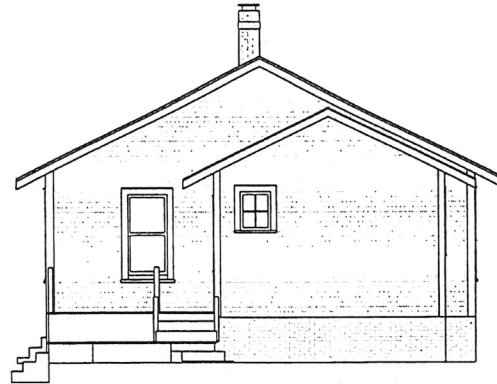
PROPOSED



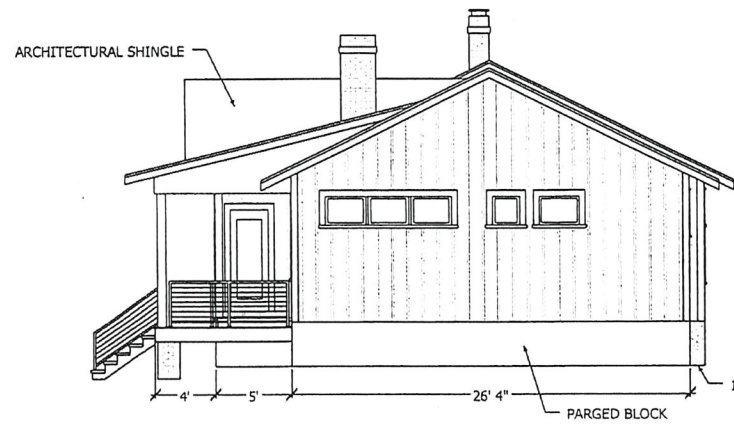
DRAWING SCALE: 1/8" = 1' 0"

HUTTER RESIDENCE: FRONT ELEVATIONS	
PROJECT LOCATION: 934 N. BOYLAN AVENUE RALEIGH, NC 27605	DATE: MARCH 27, 2018
	SHEET 4 OF 7
	DRAWN BY: MITCH DANFORTH

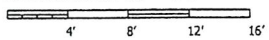
EXISTING



PROPOSED



DRAWING SCALE: 1/8" = 1' 0"



HUTTER RESIDENCE: REAR ELEVATIONS

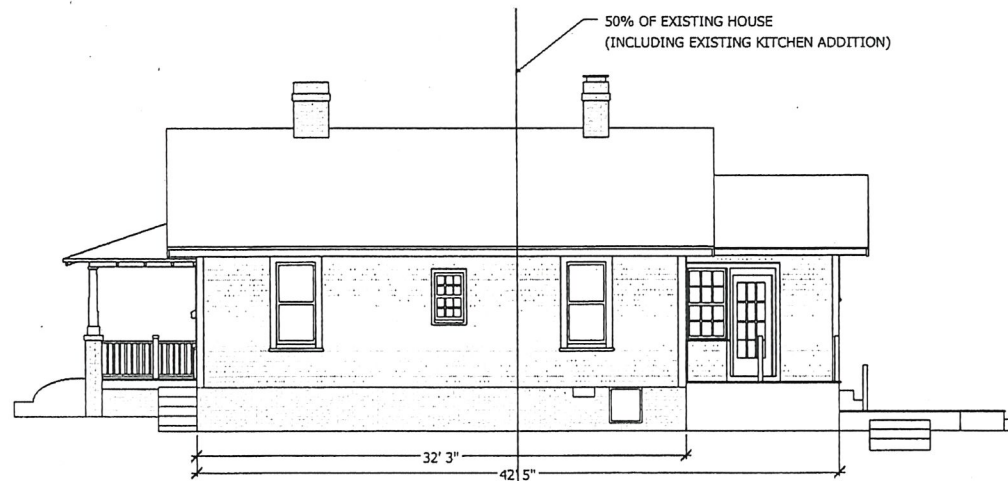
PROJECT LOCATION:
934 N. BOYLAN AVENUE
RALEIGH, NC 27605

DATE: MARCH 27, 2018

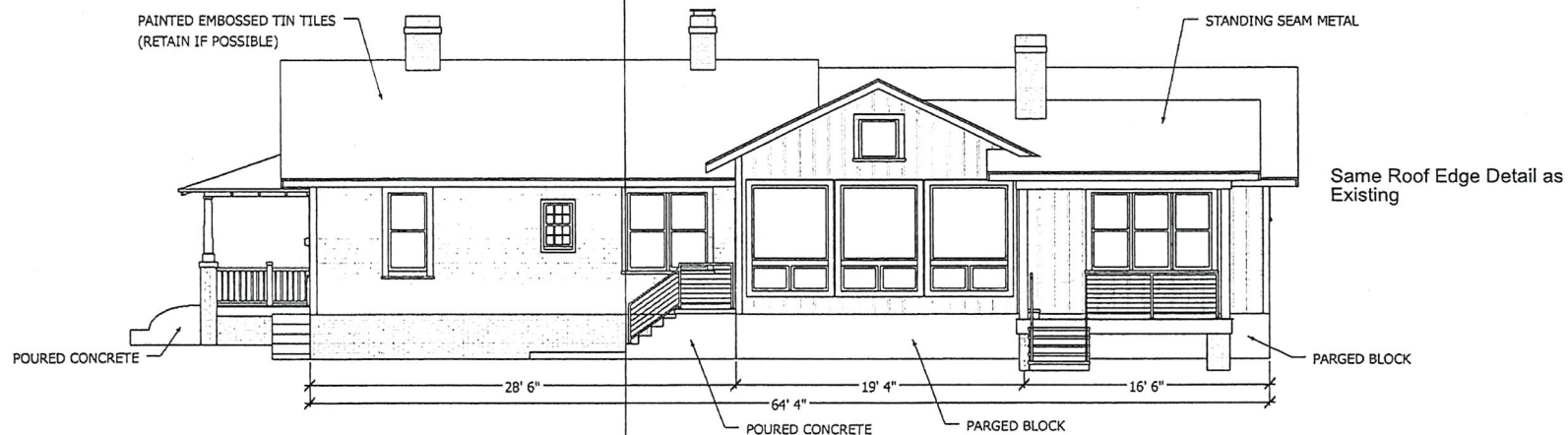
SHEET 5 OF 7

DRAWN BY: MITCH DANFORTH

EXISTING



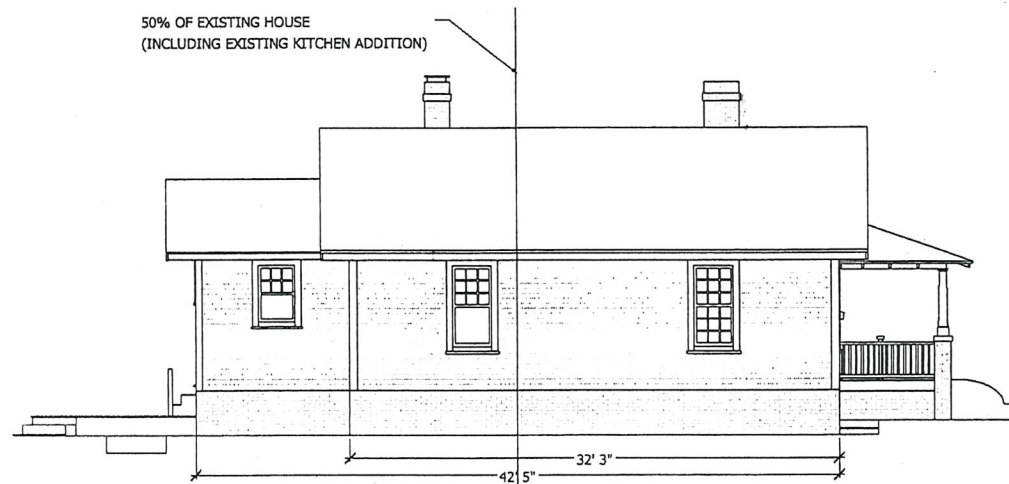
PROPOSED



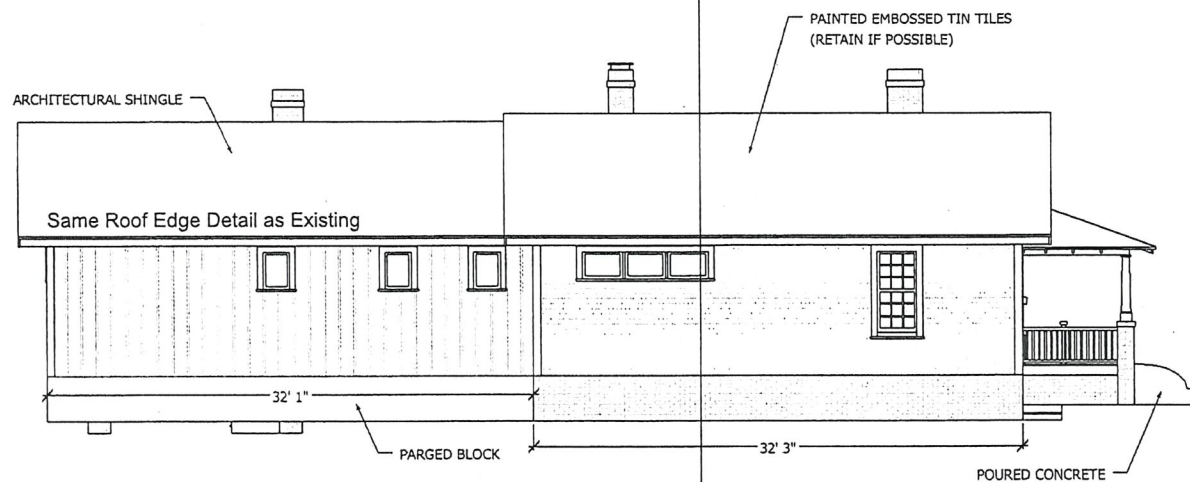
DRAWING SCALE: 1/8" = 1' 0"

HUTTER RESIDENCE: RIGHT SIDE ELEVATIONS	
PROJECT LOCATION:	DATE: MARCH 27, 2018
934 N. BOYLAN AVENUE	SHEET 6 OF 7
RALEIGH, NC 27605	DRAWN BY: MITCH DANFORTH

EXISTING

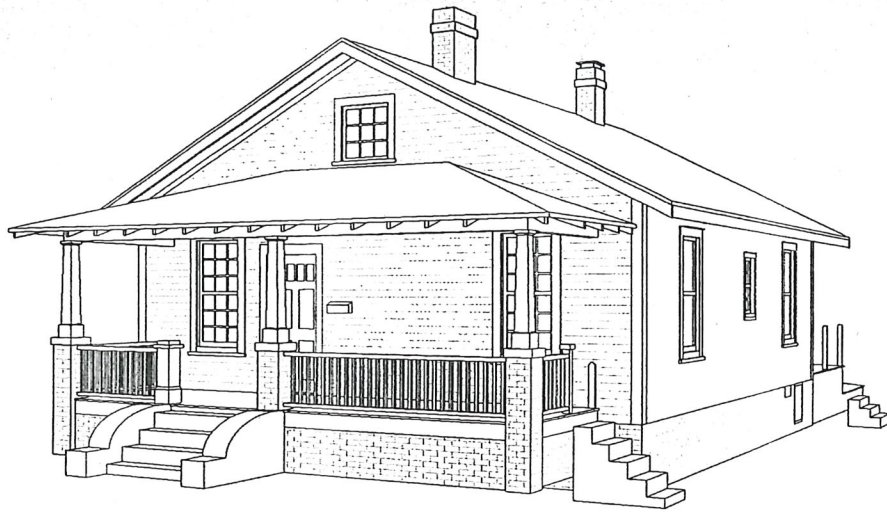


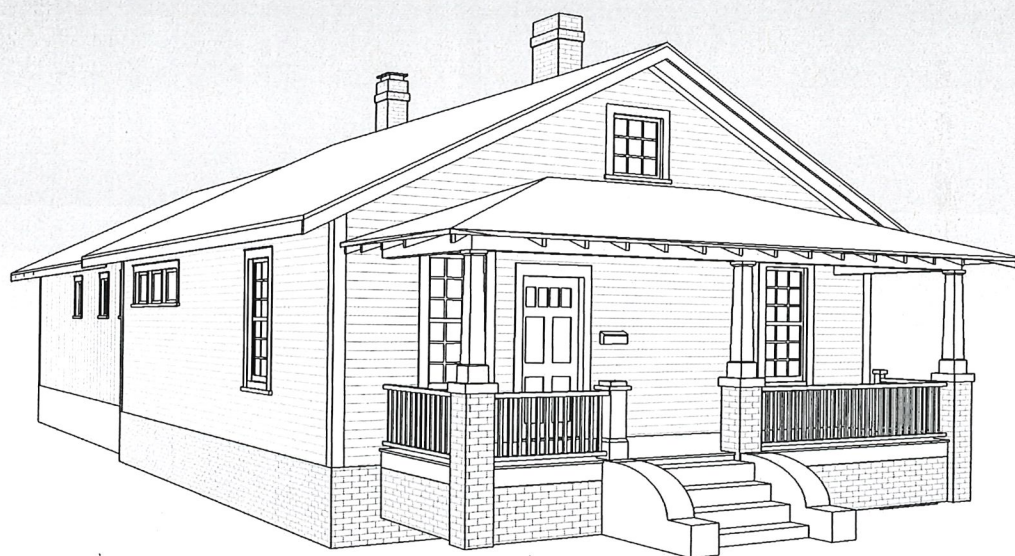
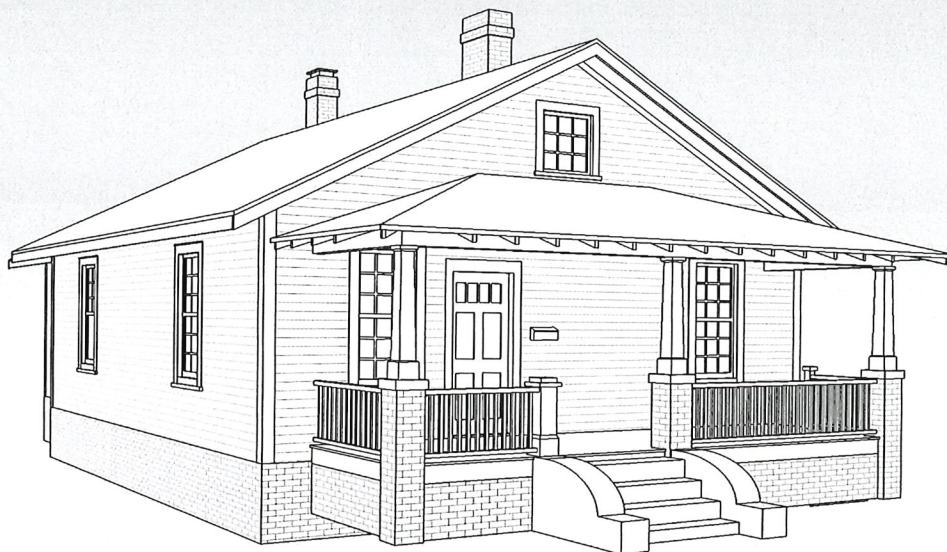
PROPOSED



DRAWING SCALE: 1/8" = 1' 0"

HUTTER RESIDENCE: LEFT SIDE ELEVATIONS	
PROJECT LOCATION:	DATE: MARCH 27, 2018
934 N. BOYLAN AVENUE	SHEET 7 OF 7
RALEIGH, NC 27605	DRAWN BY: MITCH DANFORTH





April 12, 2018

Hello Neighbors,

We are planning to renovate and enlarge our home at 934 North Boylan. Our application for Certificate of Appropriateness (COA) is enclosed for your review.

Our intention is to extend the back of the house with a one story addition to gain a larger living area, new kitchen, master bedroom and bath. We also will be renovating the existing structure.

At this point we do not have a timeline but hope to keep you informed once we have more information.

Respectfully,

A handwritten signature in cursive script that reads "Paul & Sue". The ink is dark and the signature is fluid.

Paul & Sue Hutter