Certificate of Appropriateness Placard
for Raleigh Historic Resources

731 S BOYLAN AVENUE
Address

BOYLAN HEIGHTS
Historic District

Historic Property
090-14-MW
Certificate Number

7/8/2014
Date of Issue

1/8/2015
Expiration Date

Project Description:

- Remove and replace front and side doors.

OK to PERMIT

This curb must be kept posted in a location within public view until all phases of the described project are complete. The work must conform with the code of the City of Raleigh and laws of the state of North Carolina. When your project is complete, you are required to ask for a final zoning inspection in a historic district area. Telephone the RHDC office at 832-7238 and commission staff will coordinate the inspection with the Inspections Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature,
Raleigh Historic Development Commission
Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

☐ Minor Work (staff review) – 1 copy
☐ Major Work (COA Committee review) – 13 copies
☐ Most Major Work Applications
☐ Additions Greater than 25% of Building Square Footage
☐ New Buildings
☐ Demo of Contributing Historic Resource
☐ Post Approval Re-review of Conditions of Approval

- If completing by hand, please use BLACK INK. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 731 S Boylan Ave
Historic District Boylan Heights
Historic Property/Landmark name (if applicable) n/a
Owner’s Name Victor & Angelika Harabin

Lot size n/a (width in feet) (depth in feet)

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:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
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<tbody>
<tr>
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I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. or the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.
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 1/1/15. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature ___________________________ Date 1/6/15

Project Categories (check all that apply):

☐ Exterior Alteration
☐ Addition
☐ New Construction
☐ Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

☐ Yes
☒ No

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soc 3 pg 39-41</td>
<td>Windows/Doors</td>
<td>We want to replace our front door &amp; our side door exterior doors due to warping and breach of seal in double pane windows. We will preserve the character of the house design by replacing those faulty doors with craftsman styled doors.</td>
</tr>
</tbody>
</table>
### TO BE COMPLETED BY APPLICANT

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>N/A</th>
<th>YES</th>
<th>NO</th>
<th>N/A</th>
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</table>

Attach 8-1/2" x 11" 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) – 13 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.

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 proposed work
   - [ ] Plan drawings
   - [ ] Elevation drawings showing the new façade(s).
   - [ ] Dimensions shown on drawings and/or graphic scale.
   - [ ] 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on 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)

8. **Fee** (See Development Fee Schedule)
Dear Raleigh Historic District Commission:

Enclosed is my application for Certificate of Appropriateness to replace 2 exterior doors on my home located at 731 S Boylan Ave. I have enclosed the application, a check for $40.00, information on the replacement doors as well as a description of why this work needs to be done.

I hope this information is sufficient for your review. Please let me know if you need anything else.

Sincerely,

[Signature]

Victor Harabin
Our home was built and completed in May 2005 as a new construction compliant with all historic standards applicable for Boylan Heights. Unfortunately 2 of our exterior doors have had problems which cannot be repaired. Our front door facing Boylan Ave is warped at the top which allows both cold & hot air to enter the home—it cannot be unwarped. We also have a deck door facing out toward Dorthea Drive which is a sealed double pane glass door which has had a breech in the seal and now humidity is seen between the 2 glass panels and is unsightly—I don’t think photography can show either of these problems.

We want to maintain the character of the house and use a more durable, energy efficient wood molded fiberglass doors to replace both these doors. My wife was dead set against the fiberglass until I took her in to the showroom at Stock lumber and she saw for herself how nice the doors look. They are indistinguishable from a real wood door unless you cut into them or knock on the door. The mold for the fiberglass is based on a real wood door. I am enclosing the specs for each door we would like to replace. In the front (Boylan Ave) we would change the current clear glass to a decorative stained glass door with a mahogany stain for the wood surrounding the glass. For the deck door, we want to decrease the amount of glass (because it is southern facing) to 2/3rds of the door length. Also, we would maintain the current red color of the wood surrounding the glass.

I hope this information is adequate.

Respectfully,

Victor Harabin

Application Amended
per 7/2/14 email.
Ok, fair enough. I will find a wood door for the front & provide more info on the door for the back. It opens to a second level deck and is only partially visible from Dorthea Dr. It’s the one that seems to get the weather and sun the worst. I’ll also send some pictures of the current doors. Thanks

On Jul 2, 2014, at 3:22 PM, "Tully, Tania" <Tania.Tully@raleighnc.gov> wrote:

Yes. I do need better info on the proposed door though.

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available here.

Ms Tully--I’m going to re look at the wood options for replacement. Is it possible to keep the rear door a smooth fiberglass without requesting a major change as long as the front is wood?

On Jul 2, 2014, at 2:44 PM, "Tully, Tania" <Tania.Tully@raleighnc.gov> wrote:

Mr. Harabin –

One change to my previous email. The smooth faced fiberglass is approvable on the rear doors, but has not yet been approved for a primary door. See page 11 on the attached.

Best,
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available here.
Mr. Harabin —

Thank you for submitting the COA application for replacing the doors on your house with fiberglass doors. This is not something that can be approved at the staff level. The Raleigh Historic Development Commission (RHDC) has not yet approved the use of non-wood doors, even on detached new construction. Because of this, the application will be forwarded to the COA Committee for review. The next available meeting date is August 4.

In order to complete the application and be placed on the agenda, please provide the following by the application deadline of July 16, 4 pm.

- Application fee of $116 ($144 Major Work fee - $28 already paid). This may be made via telephone (919-996-2495) or in person (Drop off at the 4th floor of One Exchange Plaza to my attention) referencing transaction number 401261.
- Stamped envelopes addressed to the property owners within 100 feet of your property. This app will generate the addresses help create labels: [http://maps.raleighnc.gov/PlanMailList/](http://maps.raleighnc.gov/PlanMailList/) (Drop off at the 3rd floor of One Exchange Plaza to my attention)
- Current photographs of the house and the doors to be replaced.
- Additional information for the proposed new doors. This could include some of the following:
  - Better illustrations of the proposed doors;
  - Manufacturer information that answers these questions:
    - What is the surface texture? The commission has generally not approved faux grain textures.
    - Can it be painted?
    - How is the glass held into the door?
    - How is it constructed?

Looking at the specs you provided in the application it appears that the products are Jeld-Wen Smooth-Pro and Design-Pro. Based on past decisions, I believe a case can be made that the Smooth-Pro door meets the Design Guidelines. The Design-Pro may be problematic due to the woodgrain fiberglass facing. Bringing a sample to the meeting may be to your advantage.

The other option is to switch to wood doors that I can approve at the staff level. 

Please let me know if you have any questions and how you wish to proceed.

Best,
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov
Here's the pictures of the current doors.

Yes. I do need better info on the proposed door though.

Tania Georgiou Tully, Preservation Planner
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919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

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Best,
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
Tully, Tania

From: vharabin@nc.rr.com
Sent: Monday, July 07, 2014 9:28 AM
To: Tully, Tania
Subject: Re: COA Application for 731 S Boylan Avenue
Attachments:
Front door details.pdf; Front door picture of proposed.pdf; Rear deck door details proposed.pdf; Rear deck door proposed.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Tania—I’ve selected a new Oak front door and have attached info for it (both specs & a picture) as well as the rear deck door (which is smooth fiberglass). I will also send another email with pictures of the current doors (I don’t want to load too many files). Thanks, Victor

From: Tully, Tania
Sent: Wednesday, July 02, 2014 3:22 PM
To: Victor Harabin
Subject: RE: COA Application for 731 S Boylan Avenue

Yes. I do need better info on the proposed door though.

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available here.

From: Victor Harabin [mailto:vharabin@nc.rr.com]
Sent: Wednesday, July 02, 2014 3:15 PM
To: Tully, Tania
Subject: Re: COA Application for 731 S Boylan Avenue

Ms Tully—I'm going to re look at the wood options for replacement. Is it possible to keep the rear door a smooth fiberglass without requesting a major change as long as the front is wood?

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Best,
Tania

Tania Georgiou Tully, Preservation Planner
<table>
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<th>Qty</th>
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<td></td>
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<td>Glass Name = Diamondback</td>
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* S/O STEVES AND SONS-780810
Promotion until 7/9/2014

Front Door
Make a statement with your wood door.

A wood door is more than a door — it's a statement from warm to bold to elegant, creating a strong impression that carries on into the room and throughout your home.

Steves & Sons builds doors in a wide selection of styles, so it's easy to choose affordable exterior doors that achieve the look you want.

Founded in 1866, Steves & Sons commitment to quality continues. For superior craftsmanship and beautiful doors that will compliment your home’s décor, trust your style to Steves & Sons.

Select Your Configuration
- Single Door without Frame
- Single Door with Frame
- Single Door with Frame & Sidelite
- Single Door with Frame & 2 Sidelites
- Single Door with Frame & 3 Sidelites
- Door Door with Frame

Select Your Style
- 3/4 Oval
- 3/4 Arch
- Full Lite
- 2 Panel
- 9 Lite
- Top Lite

Select Your Species
- Unfinished Mahogany
- Unfinished Oak
- Unfinished Knotty Alder

Not all styles available in all wood species
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<th>Description</th>
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<th>Total Price</th>
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<td>Kickplate Finish = Oil Rubbed Bronze</td>
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<td>Door Bore = Double Bore</td>
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<td>Overhang Flyer = Yes</td>
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<td>Door Finish Type = Painted</td>
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<td>Door Finish - Exterior Side = Mesa Red</td>
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<td></td>
<td>Door Finish - Interior Side = Brilliant White</td>
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<td>Door Glass Inser: Size &amp; Shape = 22 x 48 Rectangle</td>
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<td>Door Glass Inser: Option = Clear / Privacy Grille</td>
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<td>Designs</td>
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<td>Door Glass Type = Standard Glass</td>
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<td>Door Glass Design Options = 1-Lite</td>
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<td>Door Glass Caming = None</td>
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<td></td>
<td>Door Glazing / Clear or Privacy Type = Insulated Low-E Clear</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Door Glass Privacy Rating = 1</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Door Glass Grille Type / Color &amp; Profile = None</td>
<td></td>
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<tr>
<td></td>
<td>Door Order Method = Store Delivery</td>
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</tbody>
</table>
SMOOTH FIBERGLASS DOOR DESIGNS
Diseños de las puertas de fibra de vidrio lisas

Flush
2'6" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

3-Panel
3'0" x 6'8"

4-Panel
3'0" x 6'8"

6-Panel
2'6" x 6'8"
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

8-Panel
3'0" x 6'8"

Center Arch
3'0" x 6'8"

Fan Lite
2'6" x 3'0"
3'0" x 6'8"

Camber Top
2'9" x 3'0"
3'0" x 6'8"

3-Panel with 3/4 Oval
3'0" x 6'8"

Twin 1/2 Lite
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

1/2 Lite
2'6" x 6'8"
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

3/4 Lite
2'8" x 6'8"
3'0" x 6'8"

1-Panel
3'0" x 6'8"

3/4 Lite SL
1'0" x 6'8"
1'2" x 6'8"
Bottom panel is 10'-1/2" tall

3/4 Lite SL
1'0" x 6'8"
1'2" x 6'8"
Bottom panel is 16'-1/2" tall

3/4 Lite
2'8" x 6'8"
3'0" x 6'8"

Full Oval
2'8" x 6'8"

Full Lite
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

Full Lite Round Top
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

Full Lite
2'6" x 6'8"
2'8" x 6'8"
2'10" x 6'8"
3'0" x 6'8"

*10" sidelights accommodate 7" glass inserts only
All doors shown with clear glass, unless otherwise annotated.

*Las vidrieras de 10" solo pueden contener inserciones de vidrio de 7" Todas las puertas se muestran con vidrio transparente, a menos que se indique otra cosa.
VICTOR HARABIN
731 SO. BOYLIN
RALEIGH, NC  27603
9198100805

CARY
2031 WALNUT STREET
CARY, NC  27518
3615
311128
BRUCE

VOID
Entry Fiberglass Doors Slab Only Slab Only Right 35.75 x 79
Call Width = 36
Call Height = 80
Include Lockset = No
Kickplate Installed = None (Standard)
Door Bore = Double Bore
Bore Backset = 2 3/8"
Lockset Bore Position = 44"
Dead Bolt Bore Position = 5 1/2"
Bore Diameter = 2 1/8"
Hinge Prep = 3-Hinge Prep
Hinges included = Yes
Hinge Type = Ball Bearing w/Safety Stud
Hinge Finish = Satin Nickel
Hinge Size = 4" x 4-1/4"
Hinge Radius = 5/8" Radius / Square
First Hinge Position = 6 3/4"
Second Hinge Position = 36"
Third Hinge Position = 65 1/4"
Manufacturer = JELD-WEN, Pottsville (UV)
Customer Service = 1.800.246.9131
Catalog Version Date = 05/06/2014
Room Location = Foyer/Entry
Reorder = No
Door Skin = Design-Pro Mahogany
Door Type = Doors with Inserts
Door Thickness = 1 3/4"
Door Style = 2-Panel 3/4 Lite
Door Cut Out = None
Door Finish Type = Stained
Door Finish - Exterior Side = Coffee Bean
Door Finish - Interior Side = Coffee Bean
Unit Type = Slab Only
Operation / Venting = Right
Swing Option = Right Inswing
Unit Spec = All Products
Building Code = Non-Certified
Energy Star Needed = No
Overhang Flyer = Yes
Door Glass Insert Size & Shape = 22 x 48 Rectangle
Door Glass Insert Option = Decorative
Door Glass Type = Standard Glass
Door Glass Arum
Door Glass Cameing = Patina
Door Glazing Type = Triple Insulated
Door Glass Texture/Privacy = None
Door Glass Privacy Rating = 8
Loof/Order Method = Store Delivery
Overall Frame Width = 35.75
Overall Frame Height = 79
Overall Rough Opening Width = 36.75
Overall Rough Opening Height = 79.75

$1,000.79
## Quote Summary:

<table>
<thead>
<tr>
<th>Line #</th>
<th>Item Summary</th>
<th>Price</th>
<th>Qty</th>
<th>Total Price</th>
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<tbody>
<tr>
<td>100-1</td>
<td>Entry Fiberglass Doors Slab Only Right 35.75 x 79 Design-Pro Mahogany Coffee Bean</td>
<td>$1,000.79</td>
<td>1</td>
<td>$1,000.79</td>
</tr>
</tbody>
</table>

Pretax Total Price: $1,000.79
Entry Fiberglass Doors Slab Only Slab Only Right 31.75 x 70.25
Kickplate Finish = Oil Rubbed Bronze
Bore Bore Finish = Double Bore
Bore Backset = 2 3/4"
Plug Bolt Position = 4 1/2"
Lockset Finish = Oil Rubbed Bronze

Door Glass Type = Single Glazed
Door Glass Tinting = Non-Reflective
Door Glass Thickness = 1/2"
Door Glass Finish = Clear
Door Glass Material = Standard Glass
Door Glass Privacy = Yes
Door Glass Finish = Yes
Door Overhang = Yes
Door Option = Non-Decorative
Door Style = Fusion Pro
Door Type = Door with Inset
Door Skin = Smooth Pro
Door Cut Out = 3/4" Life
Door Finish = Painted
Door Finish Style = Mesa Red
Door Hinge Prep = None
Door Hinge Style = Simple Classic
Door Jamb Material = JELD-WEN, Polkville, NY
Door Jamb Finish = None
Door Lockset = JELD-WEN, Polkville, NY
Door Lockset Finish = Oil Rubbed Bronze
Door Lockset Style = Simple Classic
Door Lockset Type = Door with Inset
Door Manufacturer = JELD-WEN, Polkville, NY

Customer Service: 1-800-246-9131
Catalog Version Date: 06/05/2014

Room Location: Entry/Entry
Reorder: No
Shipping Date: 06/05/2014

Overall Rough Opening Height = 79.75
Overall Rough Opening Width = 32.75
Overall Frame Width = 31.75
Overall Frame Height = 79.

Date Printed: 5/2/2014 9:49 PM
Printed By: BRUCE
### Quote Summary:

<table>
<thead>
<tr>
<th>Line #</th>
<th>Item Summary</th>
<th>Price</th>
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<tbody>
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Pretax Total Price: $793.33

**VOID**