

City of Raleigh



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101-17-CA

418 S BOYLAN AVENUE

BOYLAN HEIGHTS HISTORIC DISTRICT (HOD-G)

0 30 60 120
Feet



Nature of Project:
Expand 2nd level addition;
alter windows on 2nd level addition;
construct 2 level screened porch;
replace sleeping porch windows;
replace slate roof.

APPLICANT:
MEG MCLAURIN AIA

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 # 517104

File # 101-17-CA

Fee \$147.00

Amount Paid \$147.00

Received Date 08/13/17

Received By Pam Best

Property Street Address 418 S Boylan Ave. Raleigh, NC 27603

Historic District Boylan Heights

Historic Property/Landmark name (if applicable) N/A

Owner's Name Adryon Clay

Lot size

(width in feet) 59

(depth in feet) 150

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
See Attached List	

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 Meg McLaurin, AIA

Mailing Address 511 Hillsborough Street

City Raleigh

State NC

Zip Code 27603

Date

Daytime Phone 919-749-3008

Email Address megmcl@mindspring.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, 84,
60, 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)
2.1	Wood / siding	
2.5	Roofs	
2.6	Exterior Walls	
2.7	Windows and Doors	
2.8	Porches	

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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
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 <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input checked="" 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"/>				

1703363905
BURKERT, THOMAS C BURKERT, ERIN S
501 CUTLER ST
RALEIGH NC 27603-2099

1703364903
WEAVER, DERRICK G
4121 REDINGTON DR
RALEIGH NC 27609-5958

1703364955
BIRD, JULIA R SEZER, ILHAM I
2544 MADISON RD
CINCINNATI OH 45208-1113

1703372076
KEENE, BRUCE W
435 CUTLER ST
RALEIGH NC 27603-1921

1703372156
CORY, CARL KENNETH SILBER, JANET V
417 CUTLER ST
RALEIGH NC 27603-1921

1703372161
BUSH, JOHN E BUSH, KATHRYN W
421 CUTLER ST
RALEIGH NC 27603-1921

1703372251
ROARK, DAWSON L III ROARK, LEA DAVIS
415 CUTLER ST
RALEIGH NC 27603-1921

1703374115
PALMER, DONALD D MAY, LEILA S
414 S BOYLAN AVE
RALEIGH NC 27603-1910

1703374121
CLAY, ADRYON
418 S BOYLAN AVE
RALEIGH NC 27603-1910

1703374210
CREECH, JAMES EDWARD WEEDY, MARY
CHRISTINE
412 S BOYLAN AVE
RALEIGH NC 27603-1910

1703376045
LAWRENCE, LUANNE H
514 N BLOODWORTH ST
RALEIGH NC 27604-1226

1703376141
WRINN, STEPHEN J ROSS, DEBORAH K
425 S BOYLAN AVE
RALEIGH NC 27603-2189

1703376147
PRISON AFTERCARE CHRISTIAN
MINISTRIES
PO BOX 18332
RALEIGH NC 27619-8332

418 SOUTH BOYLAN AVENUE — BOYLAN HEIGHTS

THE PRIMARY ADDITION BEING REQUESTED FOR THIS STRUCTURE IS ON THE REAR OF THE HOUSE AND IS AN ATTEMPT TO BRING SOME PREVIOUS ENCLOSURES AND ADDITIONS INTO A COHERENT WHOLE THAT USES THE ORIGINAL MAIN ROOF FORMS AND EXTERIOR DETAILING OF THE REST OF THE STRUCTURE. IN ADDITION TO SQUARING UP THE SECOND FLOOR BACK EXTENSION OUT OVER THE FIRST FLOOR EXTENSION (APPROXIMATELY 4'-0") THE OWNERS WOULD LIKE TO CONSTRUCT A SCREENED PORCH FOR EACH FLOOR THAT WOULD BE 8'-0" WIDE AND THE LENGTH OF THE EXISTING FOUNDATION ON THIS WING — APPROXIMATELY 11'-6".

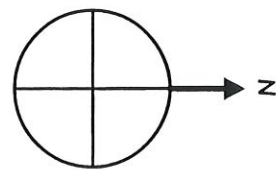
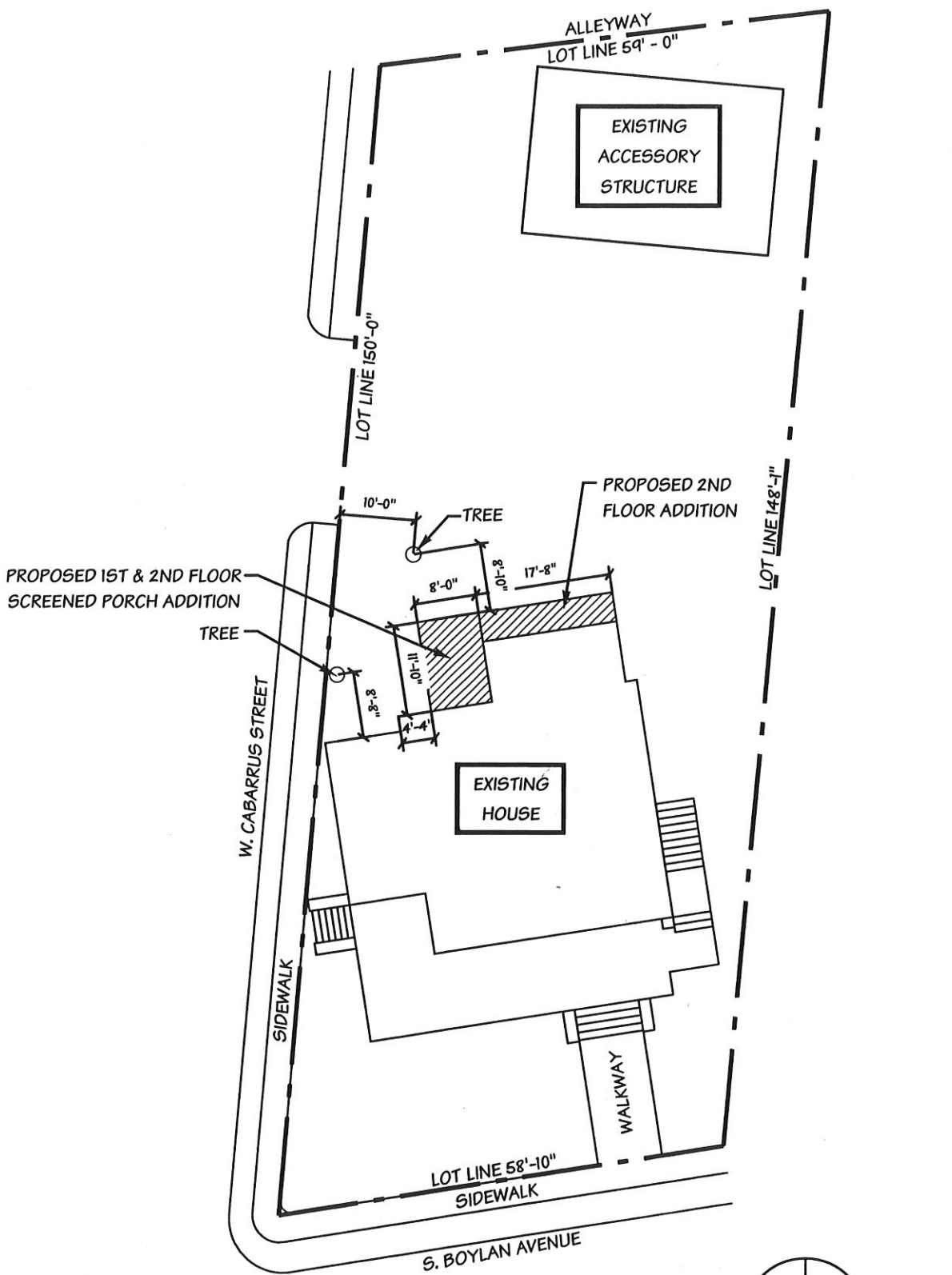
THE FIRST FLOOR HAS A TRIPLE WINDOW ON THE NORTH SIDE THAT WILL BE REPLICATED ON THE EXPANDED SECOND FLOOR EXTENSION, ALTHOUGH IT WILL HAVE 4 WINDOWS INSTEAD OF 3. THE WEST SIDE WILL HAVE TWIN CASEMENTS, WHICH ARE USED IN SEVERAL OTHER LOCATIONS THROUGHOUT THE HOUSE, ALTHOUGH THE PREDOMINANT WINDOW STYLE IS FULL LITE DOUBLE HUNG. THERE WILL BE DOUBLE DOORS CONNECTING THE PORCH TO THE ADJACENT SPACES ON EACH SIDE. THE SIZE OF THE DOORS AND TRANSOM ABOVE THEM IS DETERMINED BY INFILLING THE ORIGINAL WINDOWS IN THE WALL OF THE MAIN STRUCTURE. THERE ARE SIMILARLY SIZED DOUBLE DOORS THAT EXIST ON THE FRONT PORCH.

THE PORCHES WILL HAVE KNEE WALLS OF 36" HEIGHT THAT WILL BE SIDED WITH LAP SIDING WITH A 4-1/2" EXPOSURE AND CAPPED WITH A STAINED TREATED WOOD CAP. A SINGLE STRUCTURAL 6" DRESSED COLUMN WILL SUPPORT THE ROOF, AND WILL BE BUILT ON THE CORNER "BASE" OF THE PORCH. THE SINGLE MASONRY PIER WILL BE THE STRUCTURAL POINT FOR BOTH PORCHES AND TO ROOF, AND THE FOUNDATION WILL BE INFILLED TO THE EXISTING FOUNDATIONS WITH A MASONRY CURTAIN WALL THAT SITS ATOP A GRADE BEAM, IN AN EFFORT TO MINIMIZE DAMAGE TO ADJACENT TREE ROOTS. THE ROOF OVER THIS ADDITION WILL BE HIPPED LIKE THE MAIN ROOF, WITH TWO VELUX SKYLIGHTS (22" x 45") IN THE WESTERN FACE. THE ROOF COVERING WILL BE A SLATE COLORED, SLATE LIKE ASPHALT SHINGLES. SKYLIGHTS ARE ALSO PLANNED FOR THE NORTH FACE OF THE ROOF OVER THE INTERIOR STAIRWAY AND THE KITCHEN OF THE SECOND FLOOR UNIT.

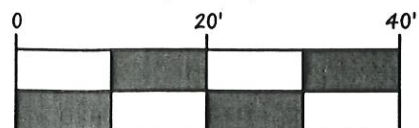
THE FORMER SLEEPING PORCH WILL ALSO HAVE ITS WINDOWS REPLACED. THE TWIN CASEMENT WINDOW STYLE BETWEEN WIDE STUD POCKETS WILL BE MAINTAINED, ALTHOUGH THE NUMBER OF LITES WILL NEED TO BE REDUCED TO ALLOW FOR GLASS IN A MANUFACTURED WINDOW. (THE CURRENT WINDOWS ARE MORE LIKE CABINET DOORS WITHOUT THE BENEFIT OF ANY WEATHERSTRIPPING, INSULATING CAPABILITIES OR SECURITY.

THE SIDING OF THE HOUSE WILL BE REPAINTED THE ORIGINAL COLOR, WITH WHITE TRIM AND PAINTED BRICK FOUNDATION. NO COLOR CHANGE FROM ORIGINAL. THE PORCH FLOOR AFTER REPAIR WILL BE REPAINTED THE SAME GRAY THAT EXISTS NOW. THE PORCH RAILS WILL NEED TO BE REBUILT, BUT WILL BE RECONSTRUCTED IN THE SAME PATTERN THAT CURRENTLY EXISTS. PICKETS WILL BE RE-DRIED TREATED TO MATCH ORIGINAL.

IT IS THE OWNER'S REQUEST THAT THE SLATE ROOF WHICH HAS SERVED ITS USEFUL LIFE, BE REPLACED WITH AN ASPHALT SHINGLE IN A SLATE-LIKE LOOK AND COLOR. THE CURRENT ROOFING WILL BE REMOVED TO DO THE REQUIRED REPAIRS TO THE ROOF DECK WHICH HAS ROTTEN IN SEVERAL PLACES.



GRAPHIC SCALE
(IN FEET)



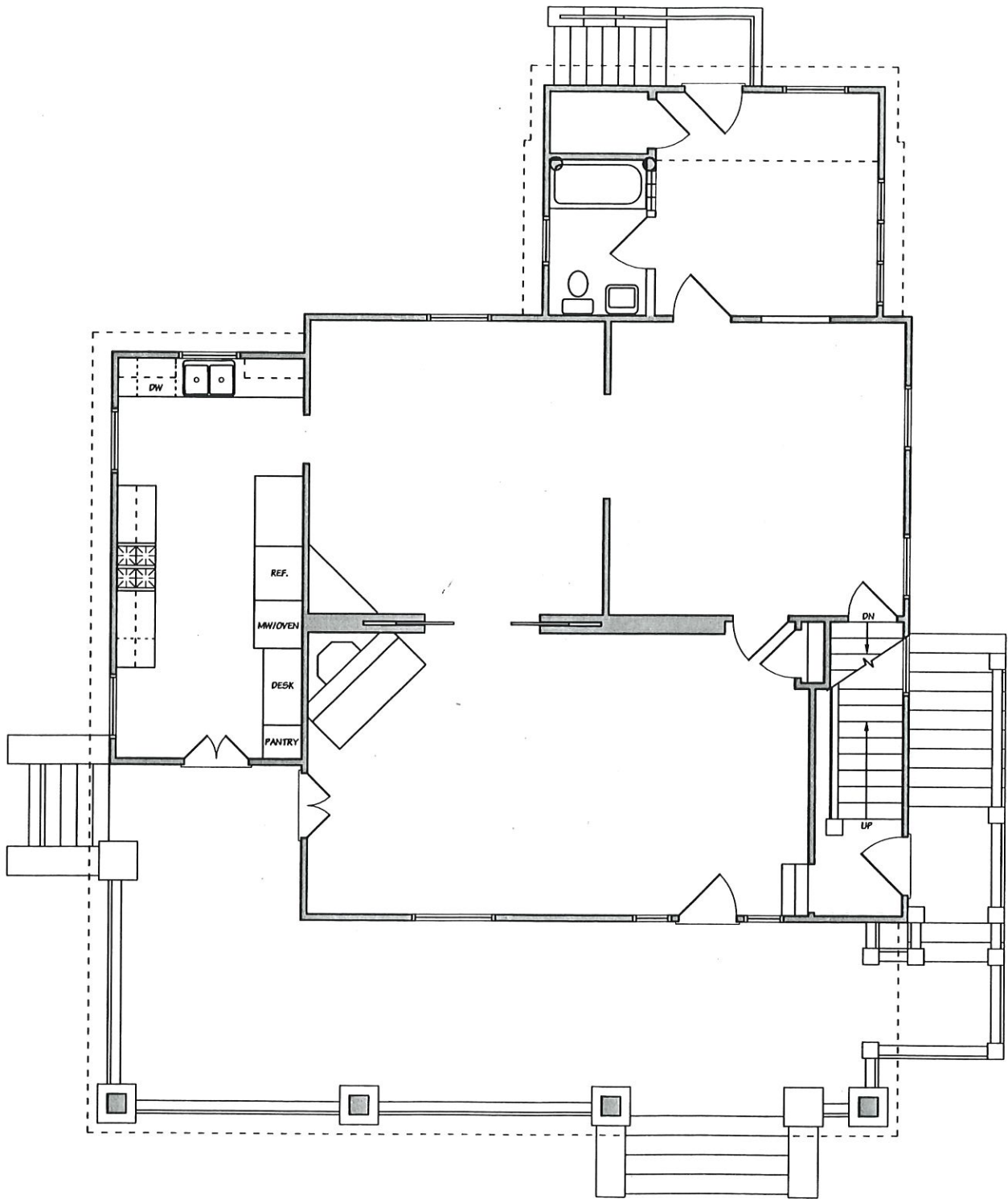
SITE PLAN

1" = 20'-0"

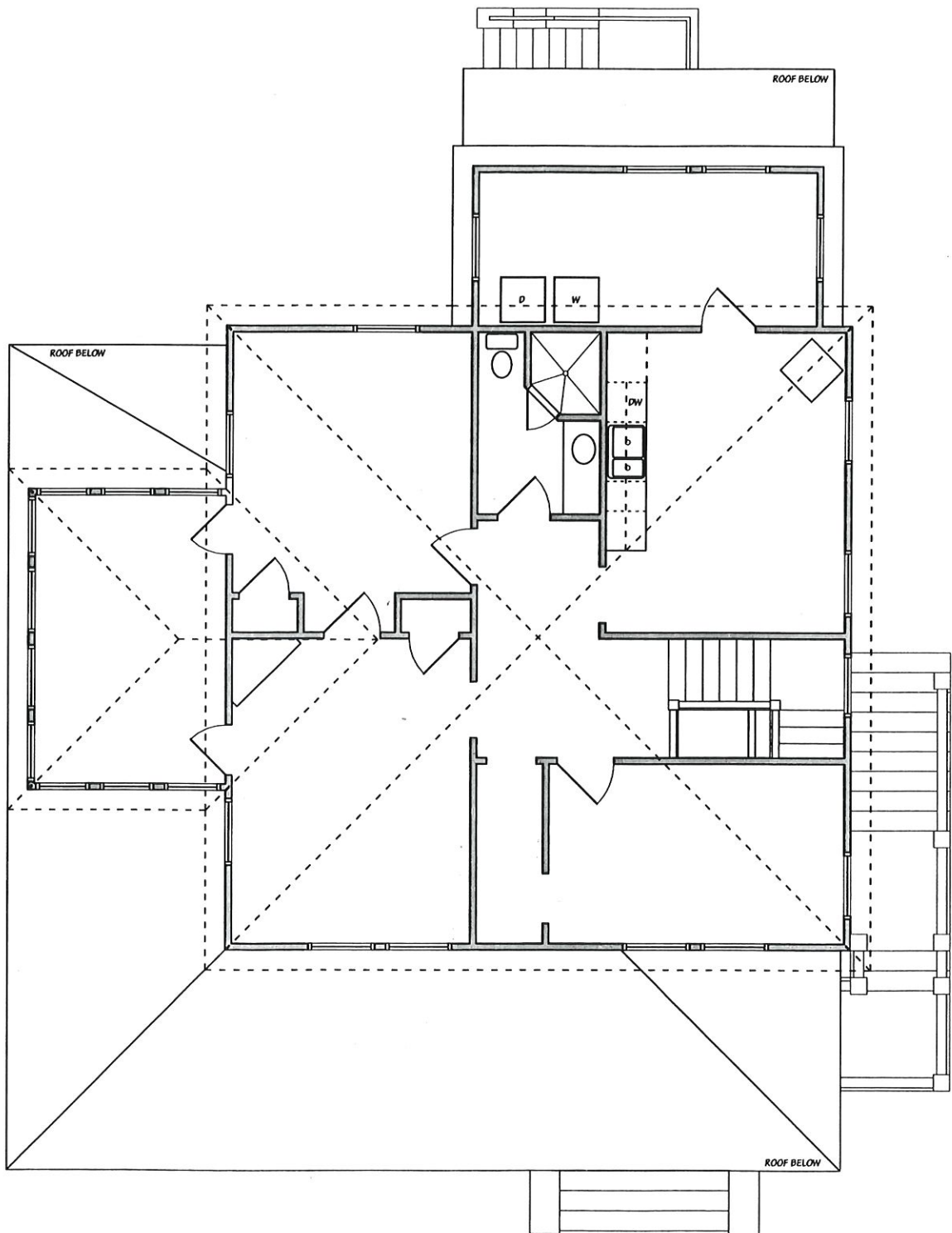
ADDITION AND RENOVATION FOR:
ADRYON CLAY & ED BARNARD
418 S BOYLAN AVE RALEIGH, NC
SITE PLAN

MEG MCLAURIN, AIA
511 HILLSBOROUGH STREET
RALEIGH, NC 27603 919.749.3008

S1



AEI.1 | EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



AEI.2 | EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



EXISTING SOUTH ELEVATION



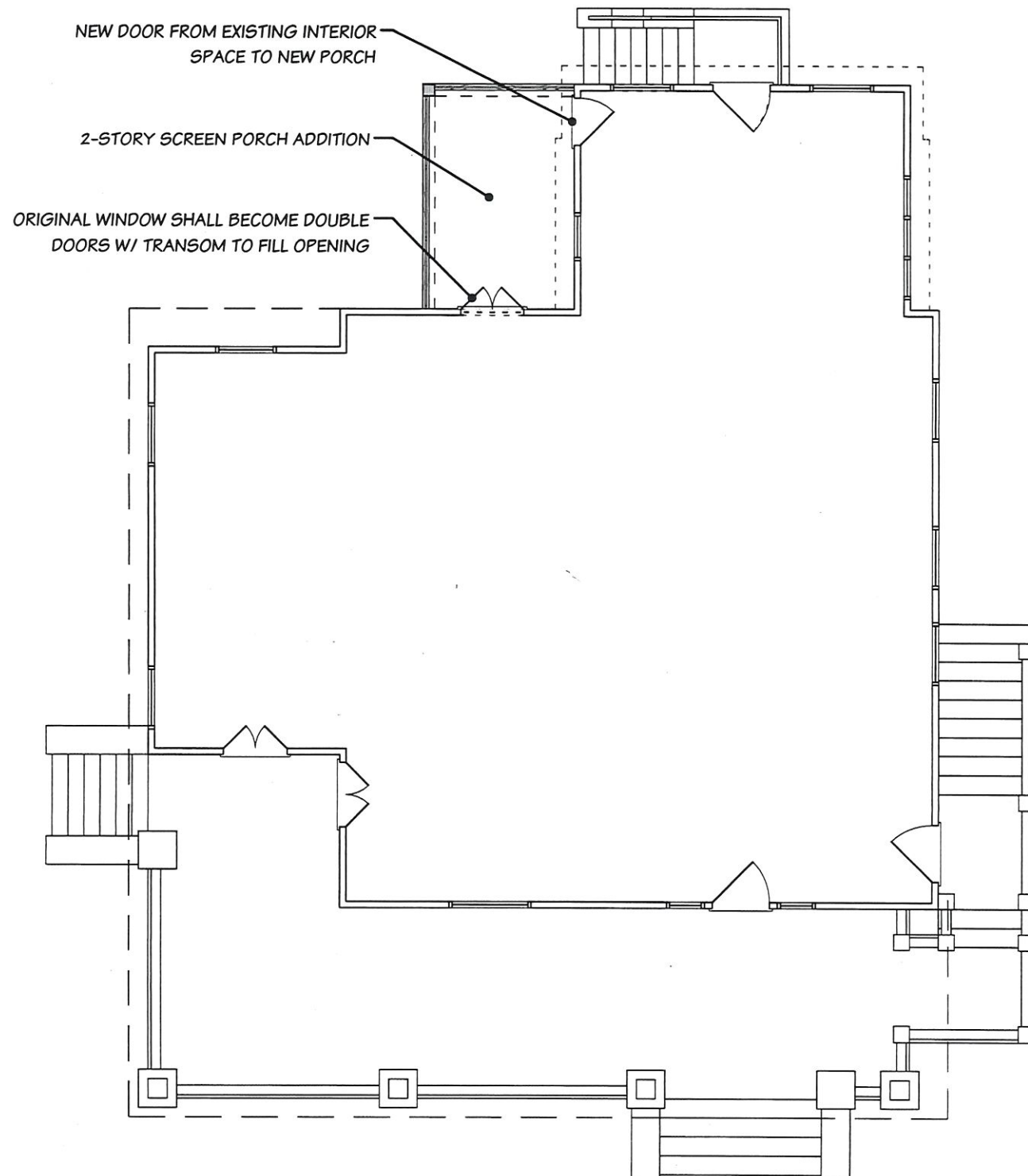
EXISTING WEST ELEVATION



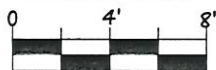
EXISTING EAST ELEVATION

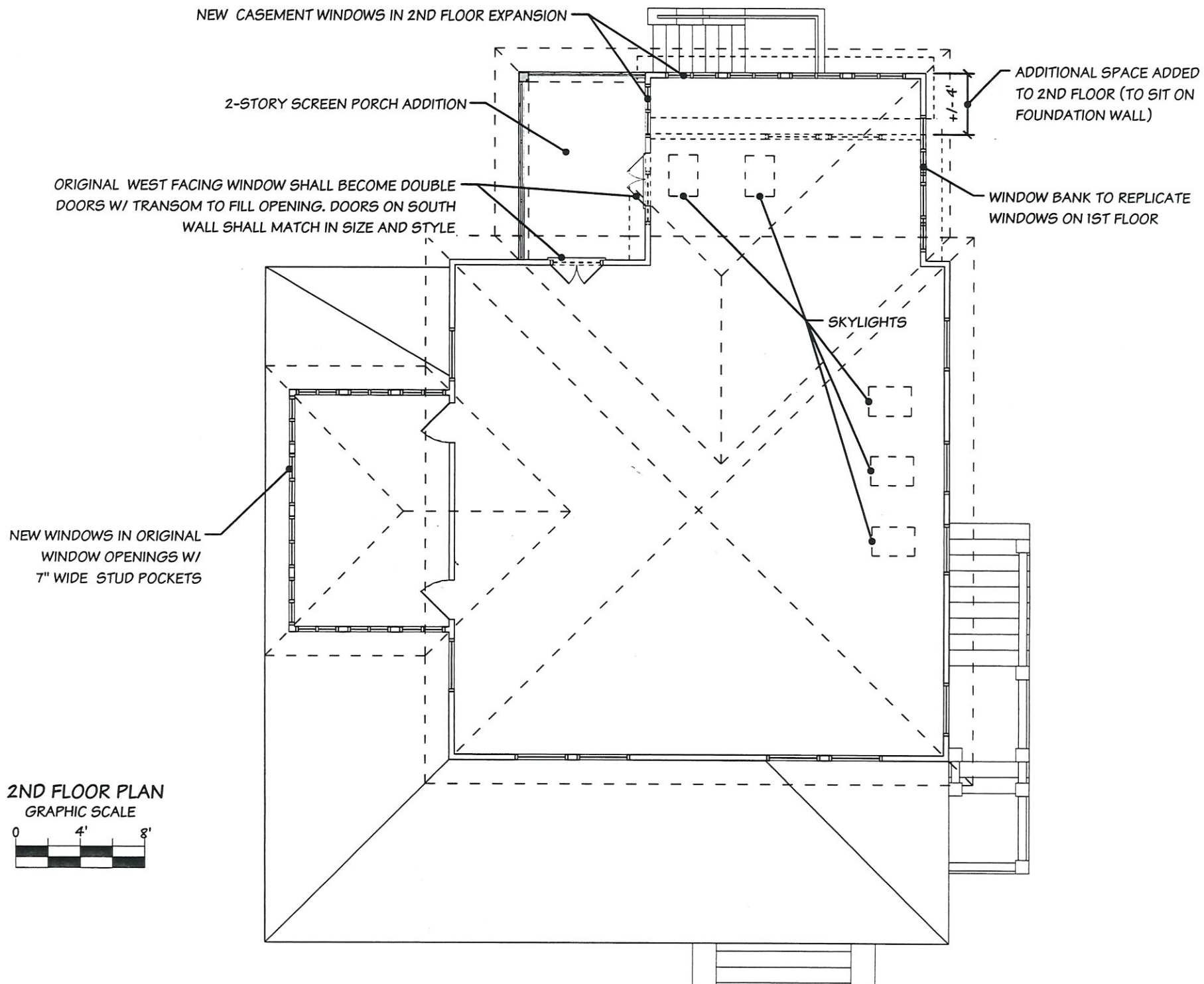


EXISTING NORTH ELEVATION



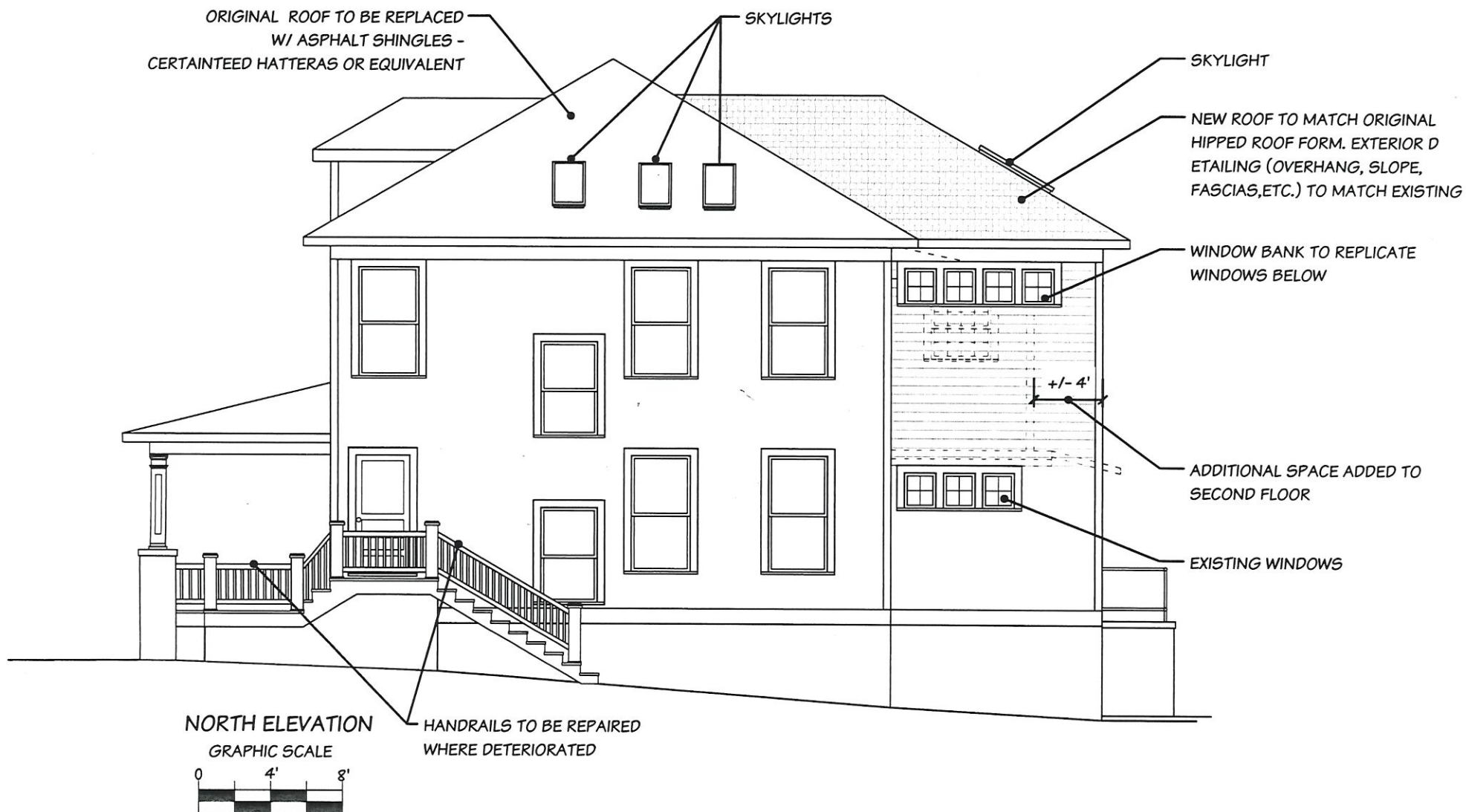
1ST FLOOR PLAN
GRAPHIC SCALE







EAST ELEVATION
 GRAPHIC SCALE
 0 4' 8'



SKYLIGHTS

NEW ROOF FORM ABOVE 2ND FLOOR EXPANSION
& SCREENED PORCH ADDITION. ROOF FORM
TO MATCH ORIGINAL IN FORM & DETAILING

NEW WINDOWS IN 2ND FLOOR EXPANSION

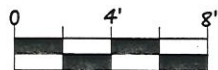
NEW WINDOWS IN ORIGINAL
WINDOW OPENINGS W/
WIDE POCKETS

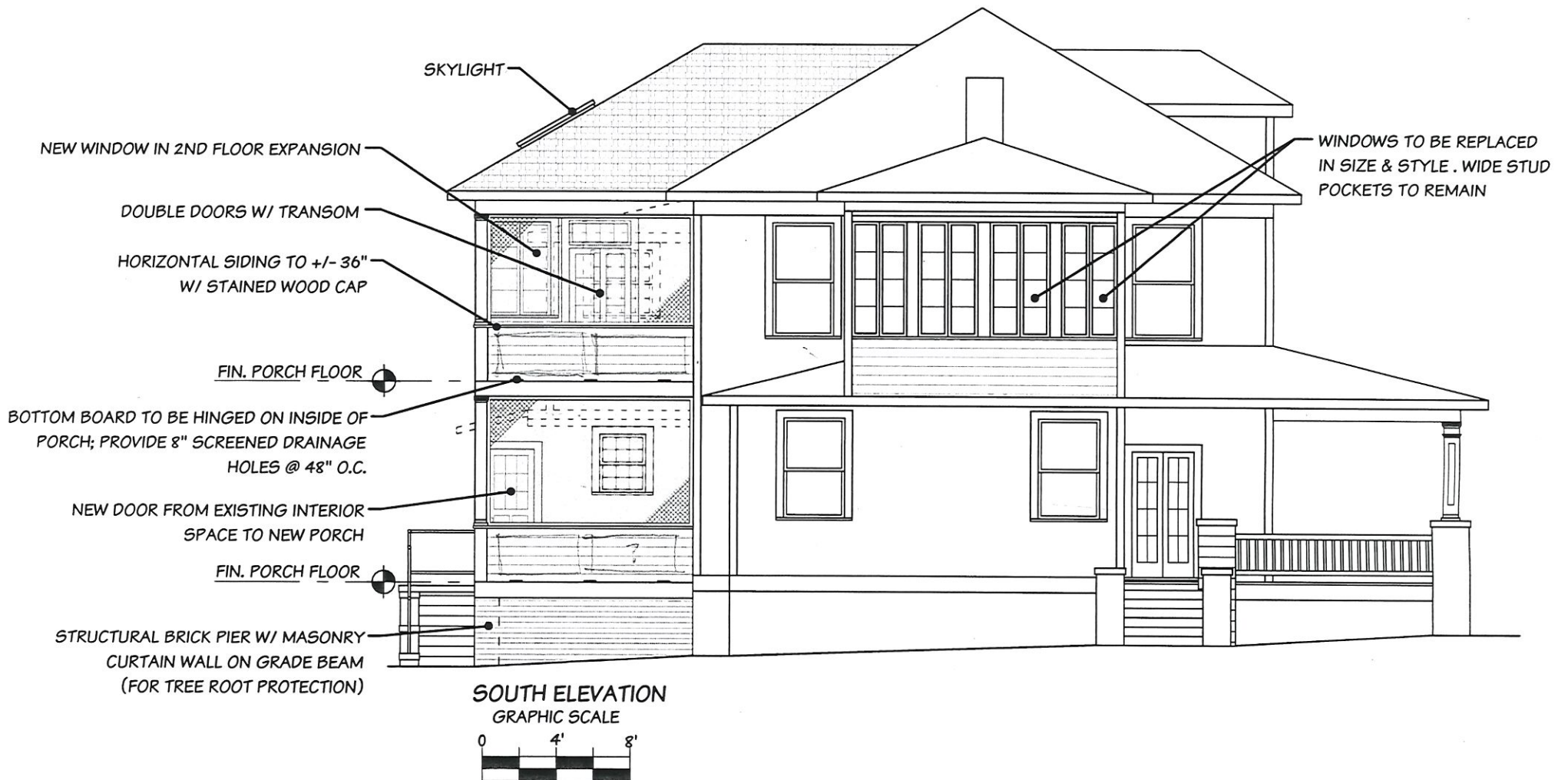
ORIGINAL WINDOW SHALL
BECOME DOUBLE DOORS W/
TRANSOM TO FILL OPENING

METERS

WEST ELEVATION

GRAPHIC SCALE







418 S. BOYLAN AVE



3

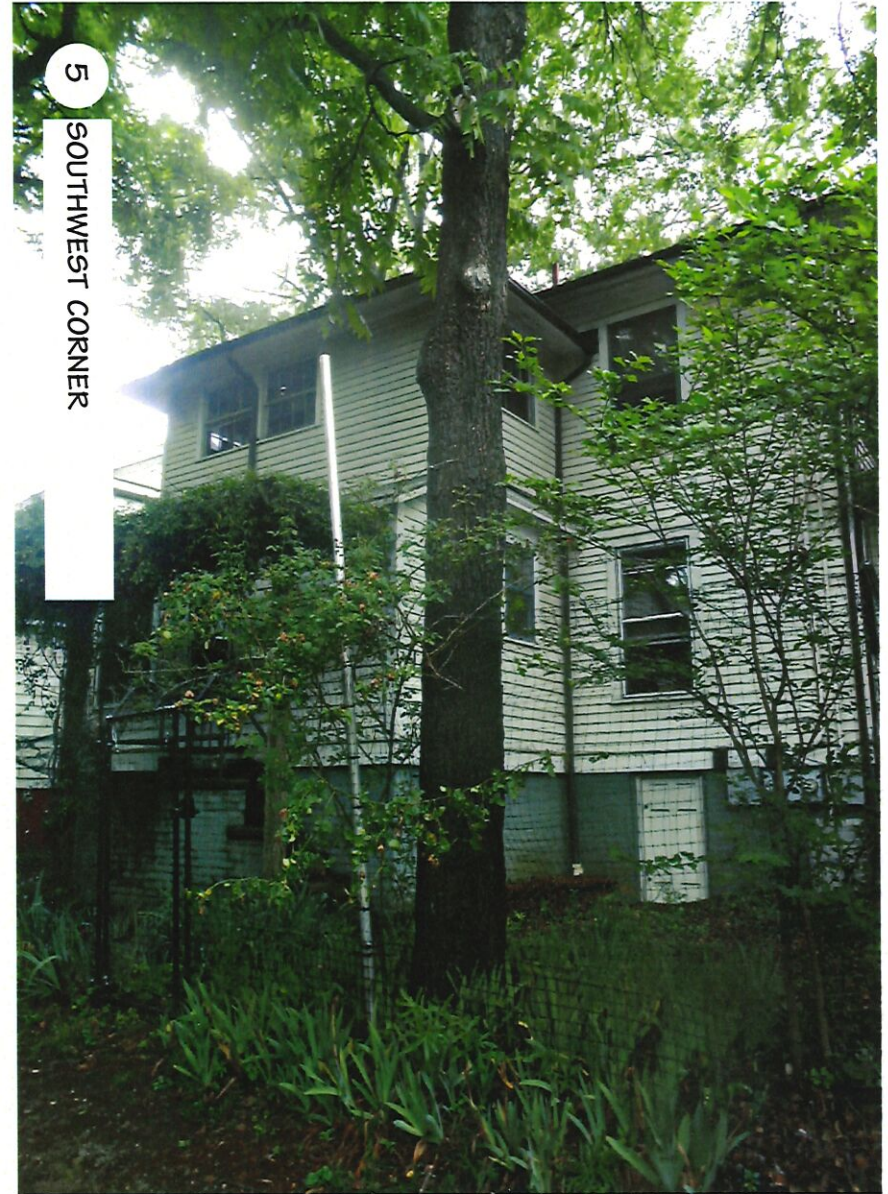
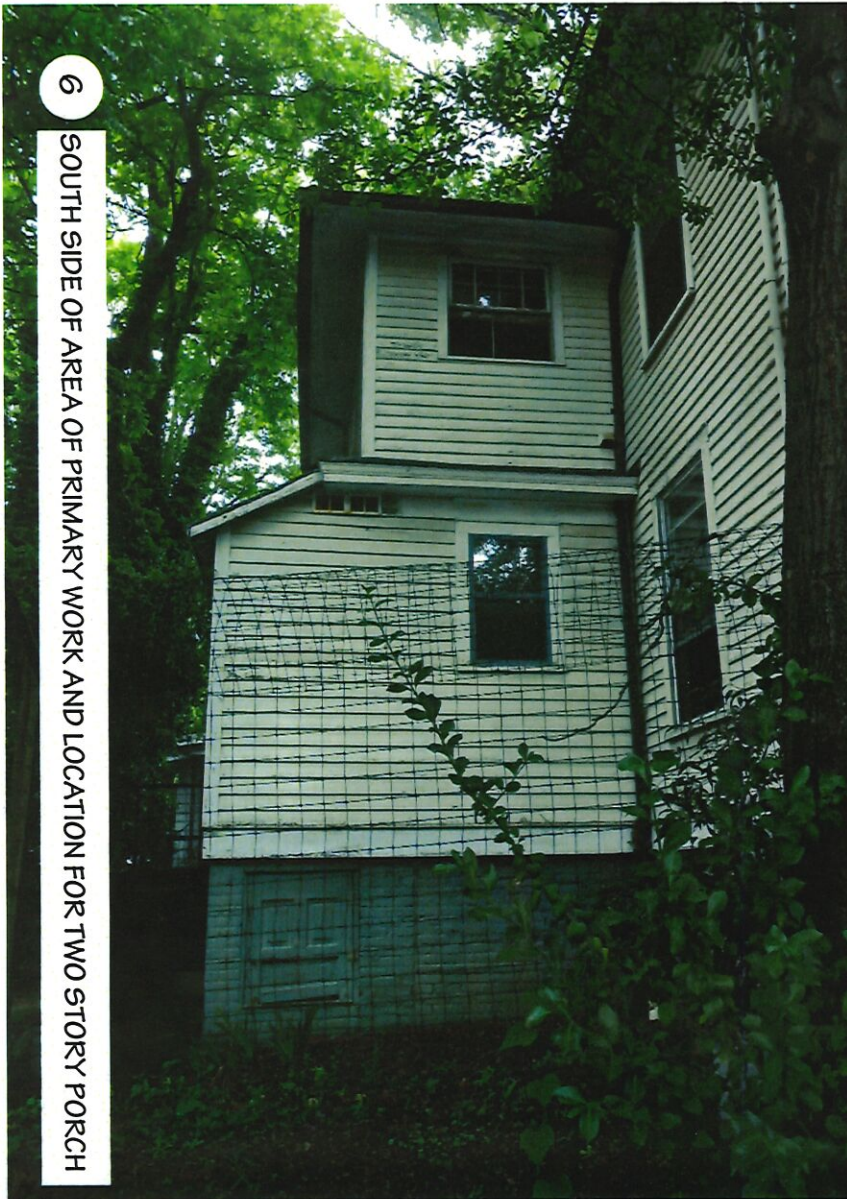
SOUTHEAST CORNER



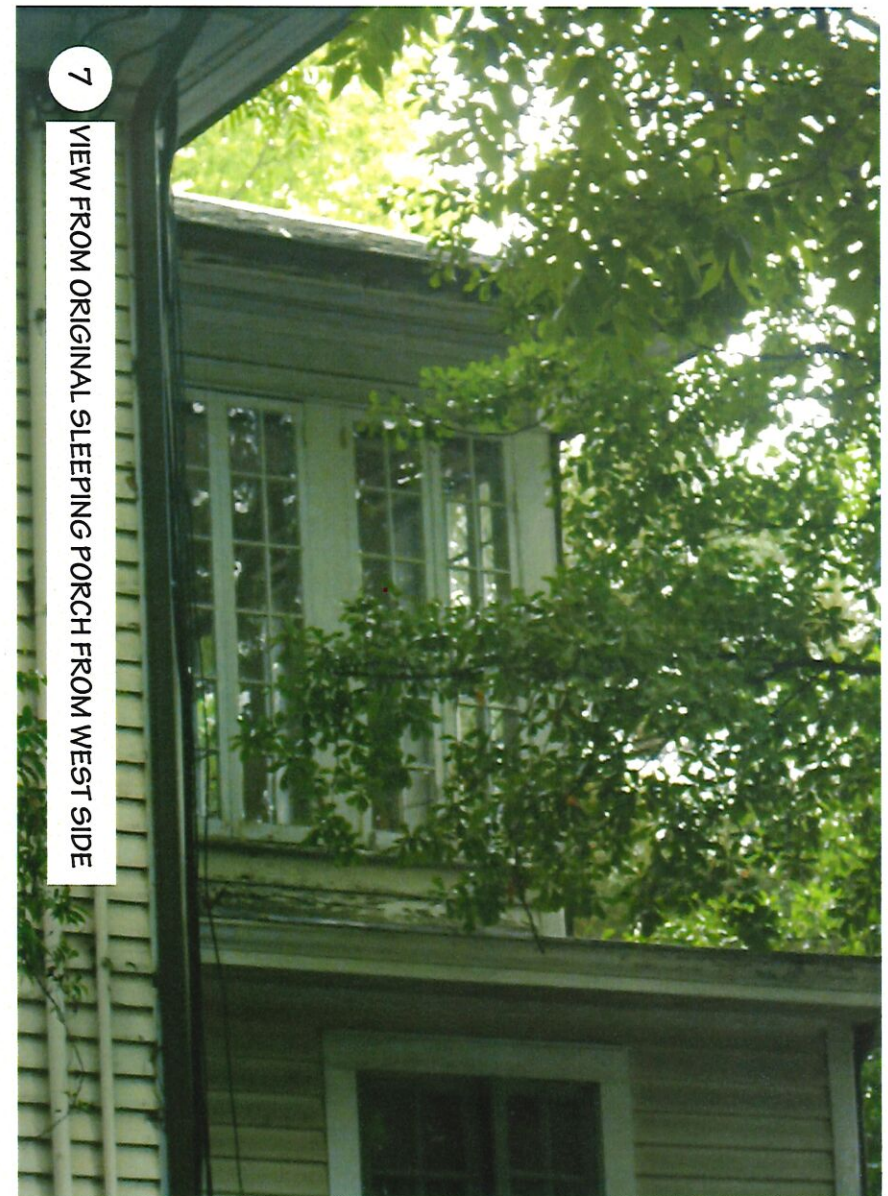
4

SIDE ENTRY FROM W.CABARRUS ST.

418 S. BOYLAN AVE



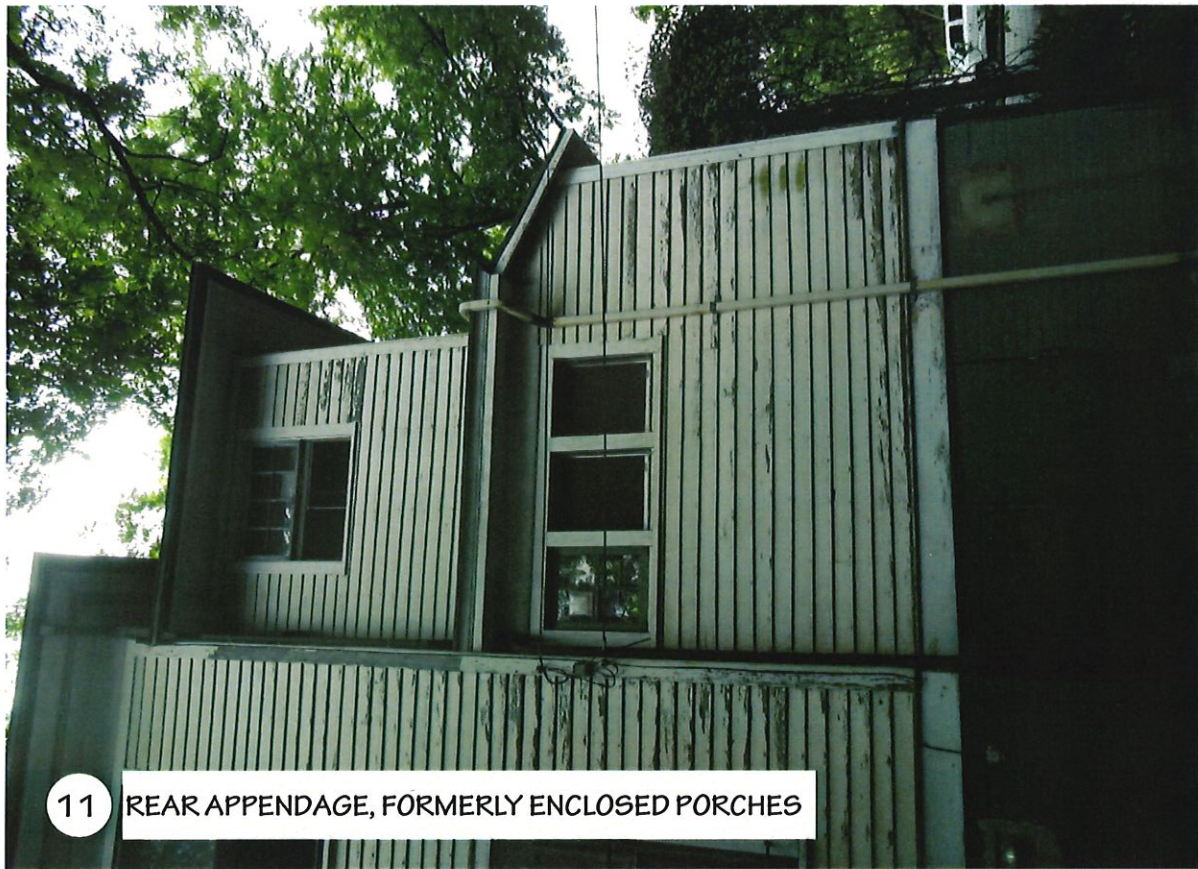
418 S. BOYLAN AVE



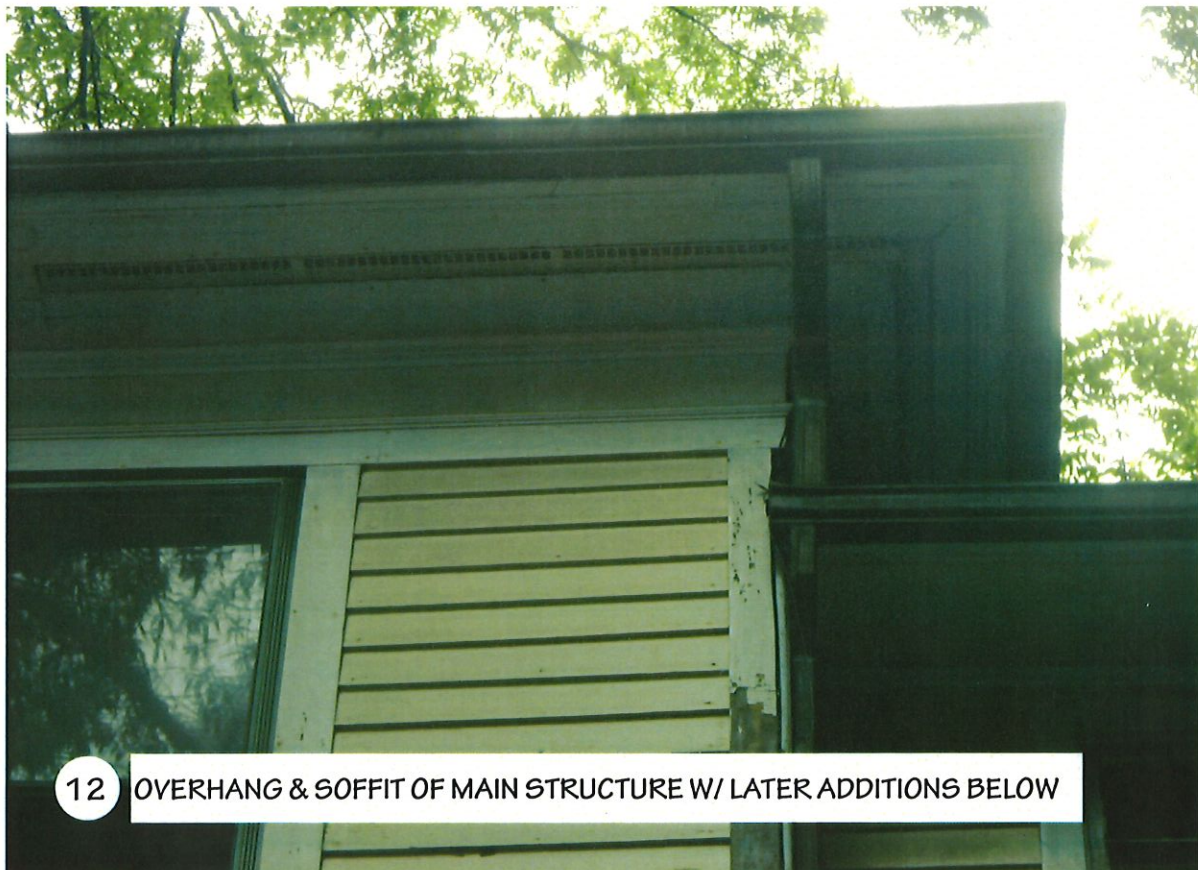
418 S. BOYLAN AVE



418 S. BOYLAN AVE

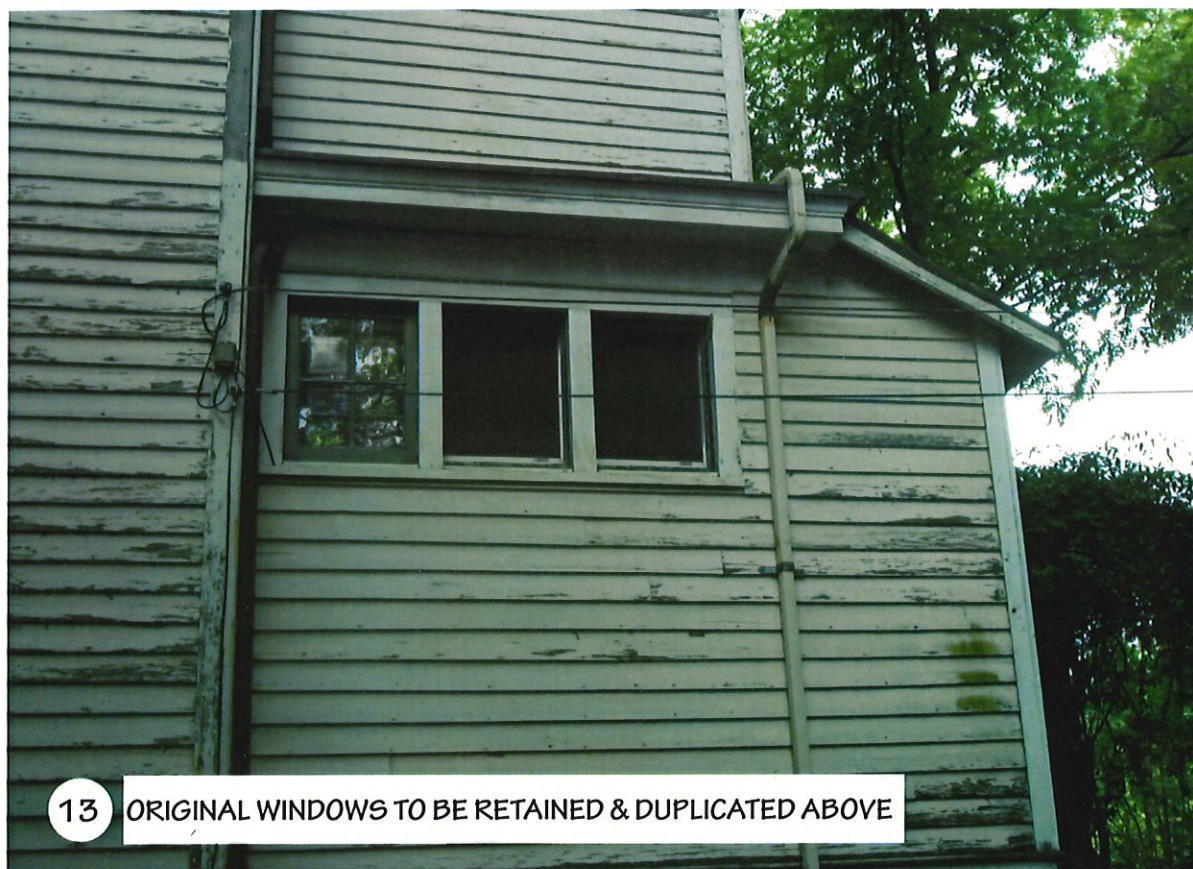


11 REAR APPENDAGE, FORMERLY ENCLOSED PORCHES

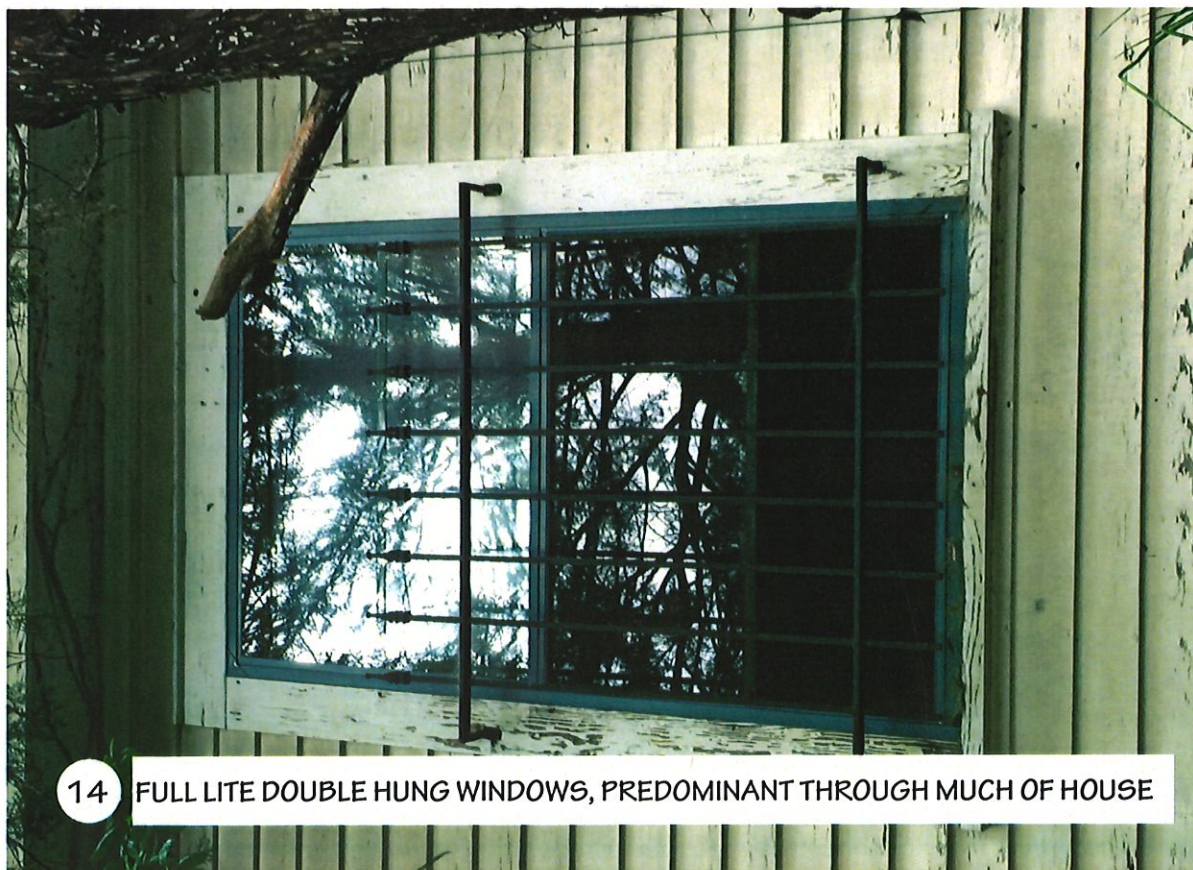


12 OVERHANG & SOFFIT OF MAIN STRUCTURE W/ LATER ADDITIONS BELOW

418 S. BOYLAN AVE



13 ORIGINAL WINDOWS TO BE RETAINED & DUPLICATED ABOVE

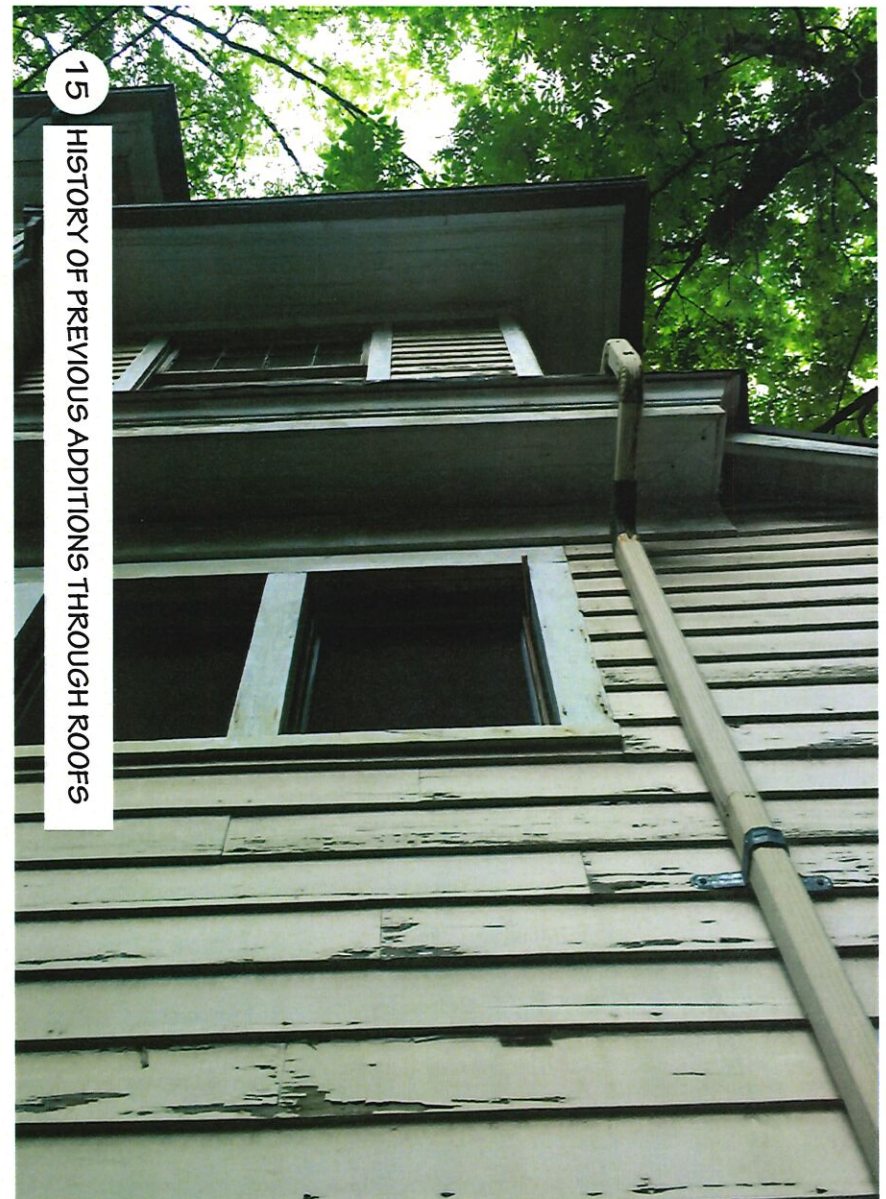


14 FULL LITE DOUBLE HUNG WINDOWS, PREDOMINANT THROUGH MUCH OF HOUSE

418 S. BOYLAN AVE

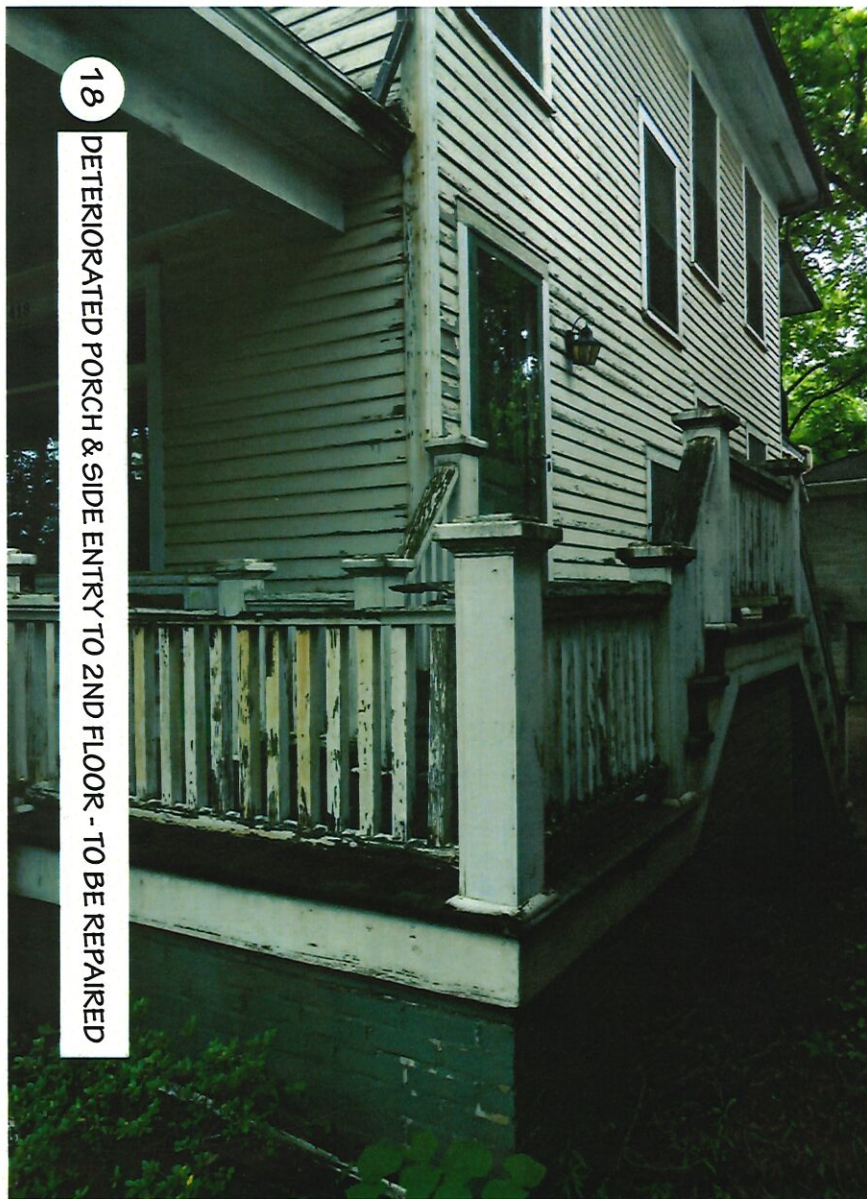


16 PARTIAL SIDE (NORTH)

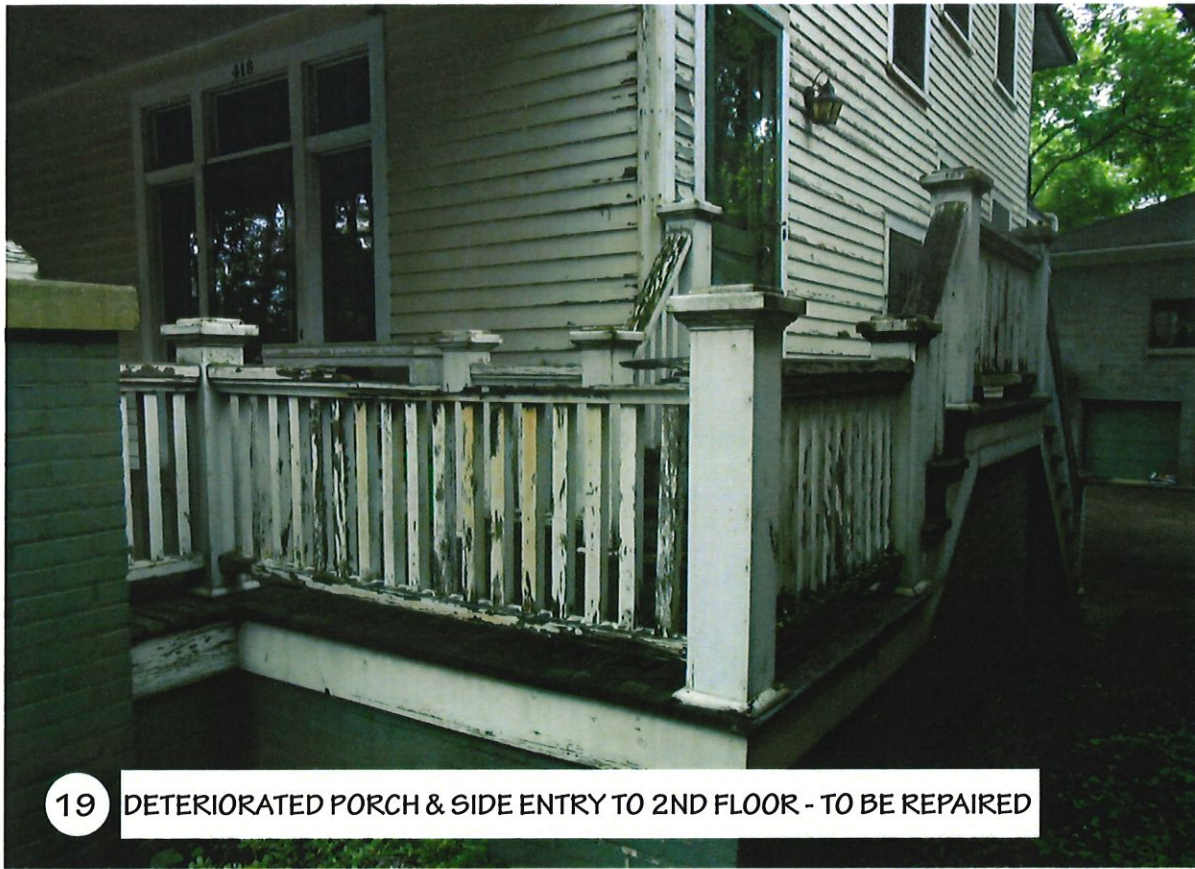


15 HISTORY OF PREVIOUS ADDITIONS THROUGH ROOFS

418 S. BOYLAN AVE



418 S. BOYLAN AVE





22

EXISTING SIDING EXPOSURE



21

PORCH FLOOR TO BE REPLACED

418 S. BOYLAN AVE



418 S. BOYLAN AVE

ADDENDUM TO RHDC APPLICATION FOR 418 S. BOYLAN AVENUE

ATTACHED PLEASE FIND ITEMS REQUESTED FOR CLARIFICATION OF THE INITIAL COA APPLICATION FOR THIS PROPERTY. THESE INCLUDE:

- 1) PHOTOS SHOWING MORE OF THE CONTEXT OF THE HOUSE FROM THE FRONT AND FROM THE SIDE STREET;
- 2) PHOTOS OF THE WINDOWS ON THE SLEEPING PORCH WHICH WE HAVE REQUESTED TO REPLACE; AND
- 3) A ROOF PLAN WHICH HOPEFULLY BETTER ILLUSTRATES A MODIFICATION TO THE COMPLETE INSTALLATION OF A NEW SLATE ROOF; AND OPTIONS FOR SLATE-LIKE ASPHALT SHINGLES.

THE PORCH WINDOWS ARE IRREGULAR AND ILL FITTING, TO SAY THE LEAST, AND CANNOT BE MADE WEATHERTIGHT IN THEIR CURRENT CONDITION. THE SILLS ARE SLOPING AND THE PAIRS OF GLASS "SHUTTERS" ARE NOT EVEN THE SAME SIZES WITHIN THE PAIRS. THE EFFORT TO REPLACE THEM WITH PAIRS OF PANED WINDOWS WILL RETAIN THE QUALITY OF THE SPACE BUT HOPEFULLY RENDER IT HABITABLE.

THE NEW ROOF OVER THE PROPOSED ADDITION IS ANTICIPATED TO BE AN ASPHALT SHINGLE — EITHER CERTAINTEED'S "GRAND MANOR" OR GAF'S "CAMELOT" THE COLOR CHOSEN WILL BE DETERMINED BY THE CLOSEST MATCH TO THE EXISTING SLATE WHEN IT COMES OFF IN THE ROOF RECONSTRUCTION. THE BEST SLATE WILL BE SAVED AND REINSTALLED ON THE STREET SIDES OF THE STRUCTURE — EAST AND SOUTH. IT IS HOPED THAT THE OTHER ROOFS MAY BE DONE WITH THE SIMILAR ASPHALT SHINGLES, SINCE THEY ARE NOT SEEN FROM ANYWHERE AND WILL BE BROKEN FROM THE STREET FACING ROOFS AT THE HIP RAFTERS WHICH WILL REMAIN COVERED AS THEY ARE TODAY. THE ROOF DRAWING AND SHINGLE OPTIONS ARE ATTACHED HERE.



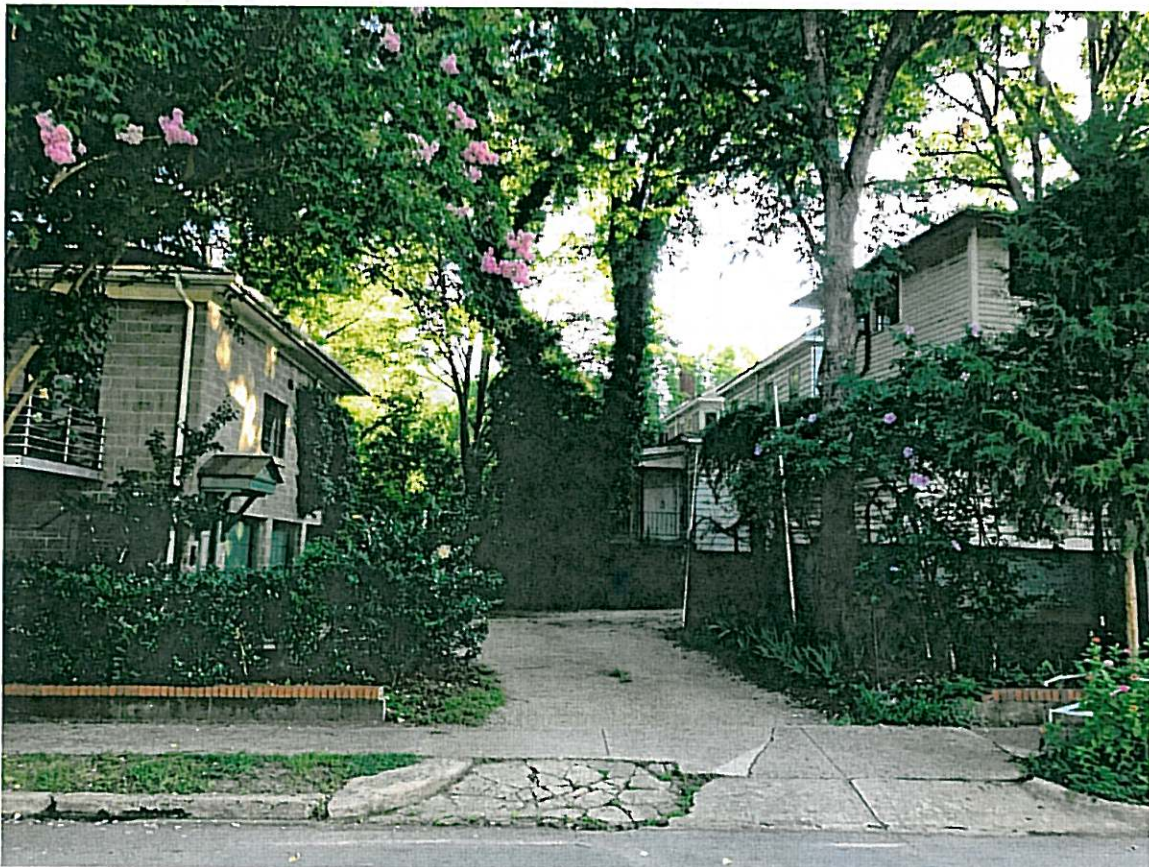
418 S. BOYLAN & ADJACENT NEIGHBOR. NORTH
FACING ROOF PLANE CANNOT BE SEEN



418 S. BOYLAN & NEIGHBORING
PROPERTIES LOOKING NORTH



STREET VIEW FROM CABARRUS ST.
OF SIDE OF PROPERTY



CABARRUS ST. VIEW OF BACK OF PROPERTY W/
OUTBUILDING. BACKS OF NEIGHBORING
PROPERTIES VISIBLE



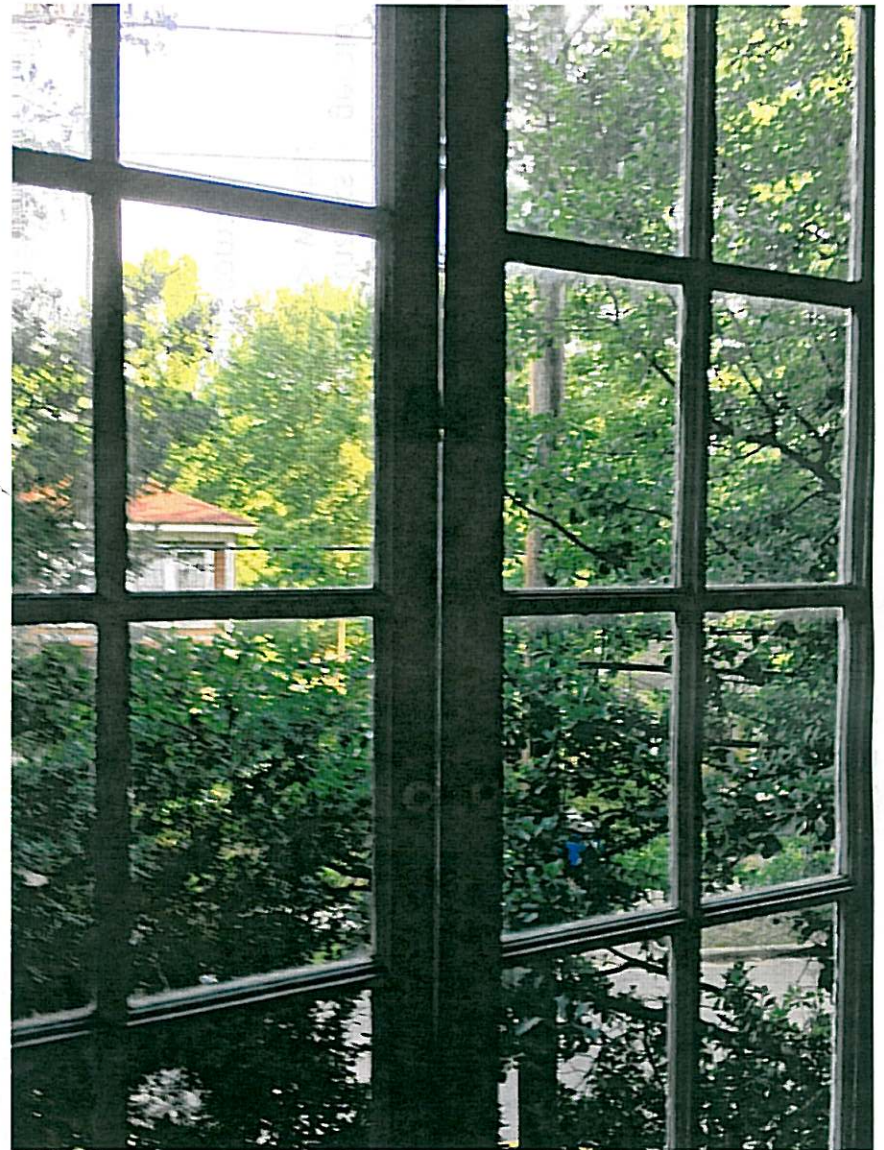
**SLEEPING PORCH WINDOWS
MISMATCHED & ILL FITTING**



SLEEPING PORCH WINDOWS



SLEEPING PORCH WINDOWS



SLEEPING PORCH WINDOWS
FROM INSIDE



SLEEPING PORCH WINDOWS
FROM OUTSIDE



SLEEPING PORCH WINDOWS
@ CORNER

CABARRUS ST.

NEW WINDOWS IN 2ND FLOOR EXPANSION

2-STORY SCREEN PORCH ADDITION

ORIGINAL WINDOW SHALL BECOME DOUBLE DOORS W/ TRANSOM TO FILL OPENING

ADDITIONAL SPACE ADDED TO 2ND FLOOR

WINDOW BANK TO REPLICATE WINDOWS ON 1ST FLOOR

NEW ROOF TO BE SHINGLED

ORIGINAL ROOF TO BE SHINGLED

ROOF PLAN.

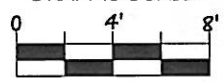
SKYLIGHTS

SLATE

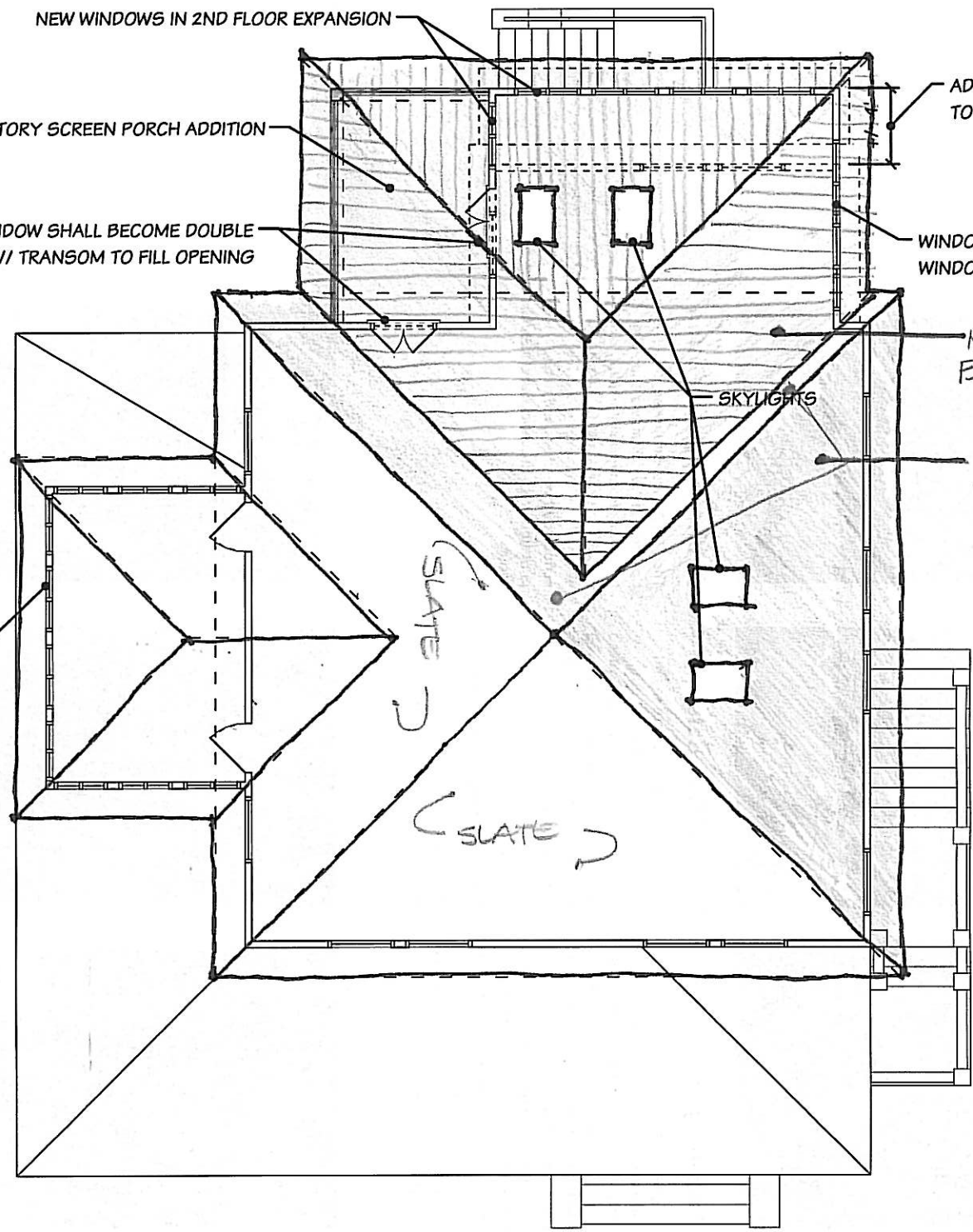
SLATE

NEW WINDOWS IN ORIGINAL WINDOW OPENINGS W/ WIDE POCKETS

2ND FLOOR PLAN
GRAPHIC SCALE



S. BOYLAN AVE.



Grand Manor is an ideal choice for homes with great steep sloped roofs. Randomly placed tabs have shadow lines that provide the wonderful depth and dimension of a natural slate roof.

SPECIFICATIONS

- Two full-size, fiber glass base shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied
- 425 lbs. per square

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Impact Resistance:

- UL2218 Class 2

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

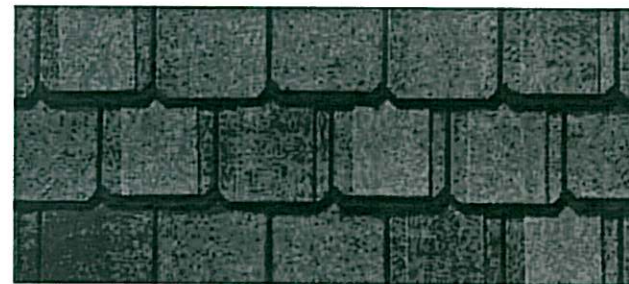
Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter® algae-resistance warranty **STREAKFighter®**
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required.

See actual warranty for specific details and limitations.



Black Pearl



Brownstone



Colonial Slate



Gatehouse Slate



Georgian Brick



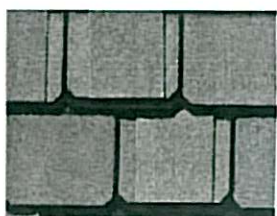
Sherwood Forest



Stonegate Gray



Terra Cotta



nce
ed
Style
Grace



English

(<http://www.gaf.com>)

Spanish

(<http://es.gaf.com>)

Roofing (/) | Residential Products (/roofing/residential/products) | Shingles (/roofing/residential/products/shingles) |

Designer (/roofing/residential/products/shingles/designer) | Camelot (/roofing/residential/products/shingles/designer/camelot)



Shingle Features

Shingle Colors

Photo Gallery

Instructions, Warranties & Codes

Product Reviews

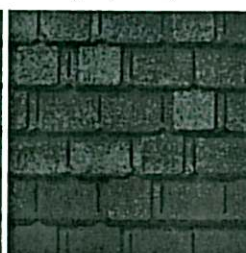
[illegible]

Camelot® Shingles

At only a fraction of the cost of traditional slate or wood shakes, these top-of-the-line asphalt shingles combine artisan-crafted shapes with oversized tabs and an ultra-dimensional profile to give your home a sophisticated beauty that is simply unmatched.

Colors Available In Your Area

Wrong City? Change Location



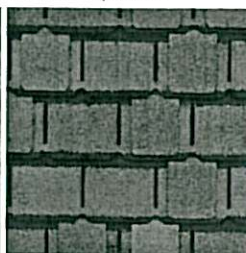
(/Residential_Roofing/Shingles/Camelo/Camelo_Royal_Slate.jpg)

Camelot - Aged Oak

Camelot - Antique Slate

Camelot - Majestic Navy

Camelot - Royal Slate



(\\Residential_Roofing/Shingles/Camelot/GableRoofShingles.ppt;\\Residential_Roofing/HipGables/Kingside/GableRoofs/Williamsburg_Slat

Camelot - San Gabriel

Camelot - Sheffield Black

Camelot - Welsh Gray

Camelot - Williamsburg Slate

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – CERTIFIED RECORD

111-05-CA 418 BOYLAN AVENUE

Applicant: SHANNON RUSHING

Received: 7/18/2005

Meeting Date(s):

Submission date + 90 days: 10/15/2005

1) 8/1/2005 2)

3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS

Zoning: R-10

Additional Permits Required: (2) Building, Electrical.

Nature of Project: Construct rear two-story addition.

DRAC: This application was discussed by the Design Review Advisory Committee at its July 27, 2005 meeting. Present were Dan Becker, Kurt Eichenberger, and Jerry Traub; also in attendance was Shannon Rushing.

Staff Note: The original application did not include a north elevation. A copy of the proposed north elevation is attached.

Conflicts of Interest: None noted.

Map Location: Shown by Executive Director Becker [affirmed].

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
4.2	Additions to Historic Buildings	Construct rear addition.

STAFF COMMENTS

Based on the information contained in the application, in staff's judgment:

- A. The proposed overbuilding and extensions to the existing rear porches is not incongruous according to *Guidelines* section 4.2.1; the porches are not a character-defining feature of the house.
- 1* The porches appear to be original, or very early, service/sleeping porches, with a number of later alterations that served to enclose and extend them.
- 2* The porches are utilitarian in design, located on the secondary rear facade. Some of the eaves and trim do not match the rest of the house. They are not a primary architectural feature determinant of the house's architectural style.
- 3* The existing porch configuration has extensive photographic documentation in the files.
- B. The proposed rear addition is not incongruous in concept according to *Guidelines* section 4.2.1, 4.2.2, 4.2.4, 4.2.5, 4.2.6, and 4.2.7.
- 1* The addition is located on the rear, non-character defining façade of the building.
- 2* It is sited in the location of the rear porch, and does not cause any changes to the overall character of the site, or affect any existing views.
- 3* There is an existing tree to the southwest of the area of the addition. No information is included in the application regarding tree protection.

- 4* The size and scale of the addition is somewhat larger but very similar to the existing rear porches. The massing of the addition creates a more "wing"-like character to the addition than the "porch"-like treatment of the earlier construction. The insets of the addition preserve the sloping ridgelines of the main roof of the Four-Square style house.
- 5* Eave, siding, and trim details will match the existing. However, no information is contained in the application regarding details for the construction of the screen porch, including flooring, handrails, posts, beams, and ceilings.
- 6* Foundation brick is currently painted; the application proposes to match all paint colors and treatments.
- 7* Window and door pattern and proportions are characteristic of the house. It is not clear from the application which windows might be new, and which windows might be relocated. No information is provided in the application regarding manufacturer details for new window and door units.

Staff suggests that the committee approve the application, with the following condition:

1. That staff review and approve the following details prior to the issuance of building permits:
 - Tree protection plan;
 - Screen porch details, including flooring, handrails, posts, beams, and ceilings;
 - Manufacturer details for new windows and doors.

PUBLIC TESTIMONY

Support: Mr. Shann Rushing [affirmed], applicant, stated he was the owner's architect, and would answer any questions.

Opposition: none.

There was no one else present to speak in favor of or in opposition to the application. Mr. Cruse closed the public testimony portion of the hearing.

Findings of Fact

Mr. Hinshaw moved that based upon the facts presented in the application and the public hearing, the committee finds staff comment A. (inclusive of facts 1-3) and B. (inclusive of facts 1-7) to be acceptable as findings of fact.

The motion was seconded by Mr. Coleman; passed 5/0.

Decision on the Application

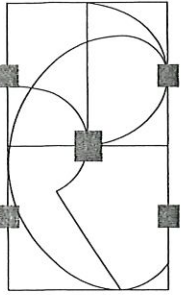
Mr. Hinshaw made a motion that the application be approved, with the following conditions:

1. That staff review and approve the following details prior to the issuance of building permits:
 - Tree protection plan;
 - Screen porch details, including flooring, handrails, posts, beams, and ceilings;
 - Manufacturer details for new windows and doors.

The motion was seconded by Mr. Coleman; passed 5/0.

Committee members voting: Anderson, Cruse, Coleman, Hinshaw, Morton.

Certificate expiration date: 2/1/06.;



RALEIGH HISTORIC DISTRICTS COMMISSION

August 12, 2005

Mr. Shannon Rushing
PO Box 10647
Raleigh, NC 27605

RE: 111-05-CA (418 S. Boylan Avenue)—Approved with Conditions

Dear Mr. Rushing:

Your application, 111-05-CA, presented at the August 1, 2005 meeting of the Certificate of Appropriateness (COA) Committee of the Raleigh Historic Districts Commission, was approved as submitted with one condition. Enclosed is a draft Certified Record that describes the committee's action. The draft will become final when the committee votes at its next meeting to approve the August minutes. This letter shall serve as your Certificate of Appropriateness and is valid through February 1, 2006.

Please carefully read the enclosed draft Certified Record for the conditions you need to meet. In order to complete your application, you must contact the commission staff when you have met the conditions. You will then be issued a blue placard form of the certificate. To obtain your building permit, take the placard form of the certificate, this letter, and the enclosed draft Certified Record with you to the Permit Office. Please post the blue placard form of the certificate in public view, as indicated at the bottom of the card, while the work is in progress. For more information about permits, call the Permit Office at 919-516-2150.

When your project is complete, you are required to ask for a final zoning inspection. Telephone the Raleigh Historic Districts Commission office at 919-832-7238 and the commission staff will schedule an inspection. If you do not call for this final inspection, your Certificate of Appropriateness is null and void. If you have any questions concerning your application, please contact the commission office.

On behalf of the commission, thank you for your positive efforts in making these proposed changes, thereby enhancing the Boylan Heights Historic District.

Sincerely,

Stephen Cruse / *DC*

Stephen Cruse, Chair
Certificate of Appropriateness Committee

Cc: Zoning Enforcement Administrator, City of Raleigh

222 W. Hargett Street

Room 400

PO Box 829

Century Station

Raleigh, NC 27602

Tel 919 832 7238

Fax 919 890 3690

www.rhdc.org

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
RALEIGH HISTORIC DISTRICTS COMMISSION

TO: Raleigh Historic Districts Commission
222 W. Hargett St., Room 400
P. O. Box 829, Century Station
Raleigh, NC 27602
919/832-7238; 890-3690 (fax)

Please use **BLACK INK**. Do not use blue, red,
or other colors, or pencil.

Street address of property: **418 S Boylan Ave Raleigh, NC 27603**

Historic District: **Boylan Heights**

Historic Property/Landmark name (if applicable): **N/A**

Owner's name: **Adryon Clay**

Lot size: **59** feet by **150** feet.
(width) (depth)

List all properties within 100 feet: on both sides, in front (across the street), and in back of the property:

Property Address:

Property Address:

412 S Boylan Ave

417 S Boylan Ave

417 Cutler St

805 W Cabarrus St

414 S Boylan Ave

425 S Boylan Ave

503 Cutler St

416 S Boylan Ave

431 S Boylan Ave

435 Cutler St

502 S Boylan Ave

501 S Boylan Ave

421 Cutler St

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 5:00 p.m. on the application deadline; otherwise consideration will be deferred to the following committee meeting. An incomplete application cannot be accepted.

Office Use Only

111.05.CA

(Application Number)

7/18/05

(Date Received)

EA

(Initials)

(Date)

(Minor Work Authorized Signature)

Shannon R. Rushing, AIA

(Name of Applicant — type or print)

PO Box 10647 Raleigh, NC 27605

(Mailing Address)

(Zip Code)

07-15-05

(Date)

919-821-1731

(Daytime Phone Number)

(Signature of Applicant)

Upon being signed and dated above 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 work projects not approved by staff will be forwarded to

PROJECT CATEGORIES (check all that apply) :

- ☒ Exterior alteration ☒ Addition
☐ New construction ☐ Demolition

(Office Use Only) — Type of Work:

SUPPORTING INFORMATION:

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. (Use N/A if item is not applicable.)

- ☒ 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.).
- ☒ 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.
- ☒ Description of materials (provide samples if appropriate).
- ☒ Photographs of existing conditions.
- ☒ Drawings showing proposed work. Include one set of full size drawings when available.
- ☒ Plan drawings.
- ☒ Elevation drawings showing the new facade(s).
- ☒ Dimensions shown on drawings.
- ☒ 8 1/2" x 11" reductions of full-size drawing. "Xerox" reductions may be obtained from a number of blueprinting and photocopying businesses around the city.
- ☒ Black Ink . Your application must be prepared in black ink on 8 1/2" x 11" sheets so it can be copied for commission members. Applications prepared in blue, red or other colored inks and/or pencil copy poorly and will not be accepted.

GUIDELINES: Please cite the applicable sections of the guidelines.

Section (page)	Topic	Brief Description of Work
XXXXXXXXXXXX		

418 South Boylan Avenue

Written Description

418 South Boylan Avenue is a traditional 4-square with wrap-around porch built in Boylan Heights in approximately 1908. While it has seen several additions, most notably to the rear of the house, it is in remarkably good condition.

The nature of this project is intended as a screened porch addition to be located on the south west corner at the rear, as well as a small extension of an existing addition located at the rear of the house. This addition will extend 48" to the west. There will also be changes made to the upper level of this same earlier addition that will add several square feet to the upstairs and attempt to clean up the rear facades by removing an existing door and adding a new window in its place. No major trees or plant materials will be affected by the new work.

The screened porch will be an addition of approximately 11'-0" x 8'-0", and will match the face of the existing west wall. It will be constructed of a brick foundation wall and typical stud framing. A lattice-work will extend 36" above the floor level to provide some level of privacy for the owner.

The upper level of the previous addition will see minor changes that will include pushing the west wall out to meet the face of the new wall below, reconfiguring the existing windows on the east wall, and removing the lower roofline that separates the first floor from the second floor. Both the existing addition and the new screened porch will have a new roofline that will match the pitch and the soffit height of the existing 4-square.

All dimensions and materials of the exterior siding, trim, soffits, windows, and roof are to match the existing house. It will also be painted to match the existing exterior paint and trim.



Front of house facing S Boylan Ave
(no changes)

location of proposed 2-story
screened porch addition



Side of house facing W Cabarrus St

windows to be converted to doors
for access to porch

location of proposed 2-story
screened porch addition

location of proposed 48" addition
to rear of house



Back corner where proposed screened porch will be located

roof to be raised to match soffit
height of original
4-square house

windows to be reconfigured

wall to be pushed out to match face
of wall below

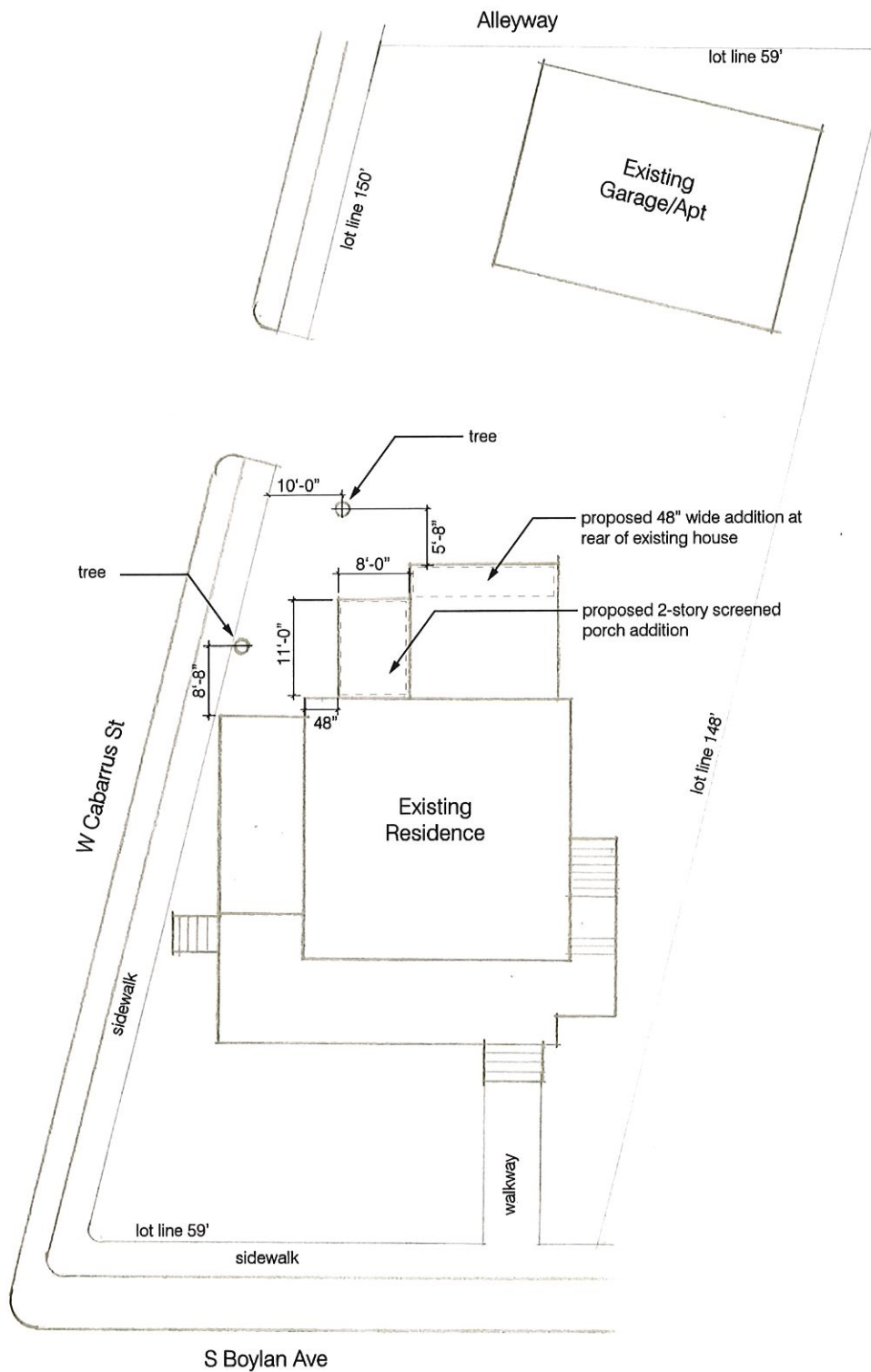
roofline to be removed

door to be removed and replaced
by a second window

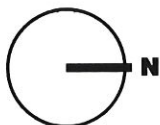
location of proposed 48" addition
to rear of house

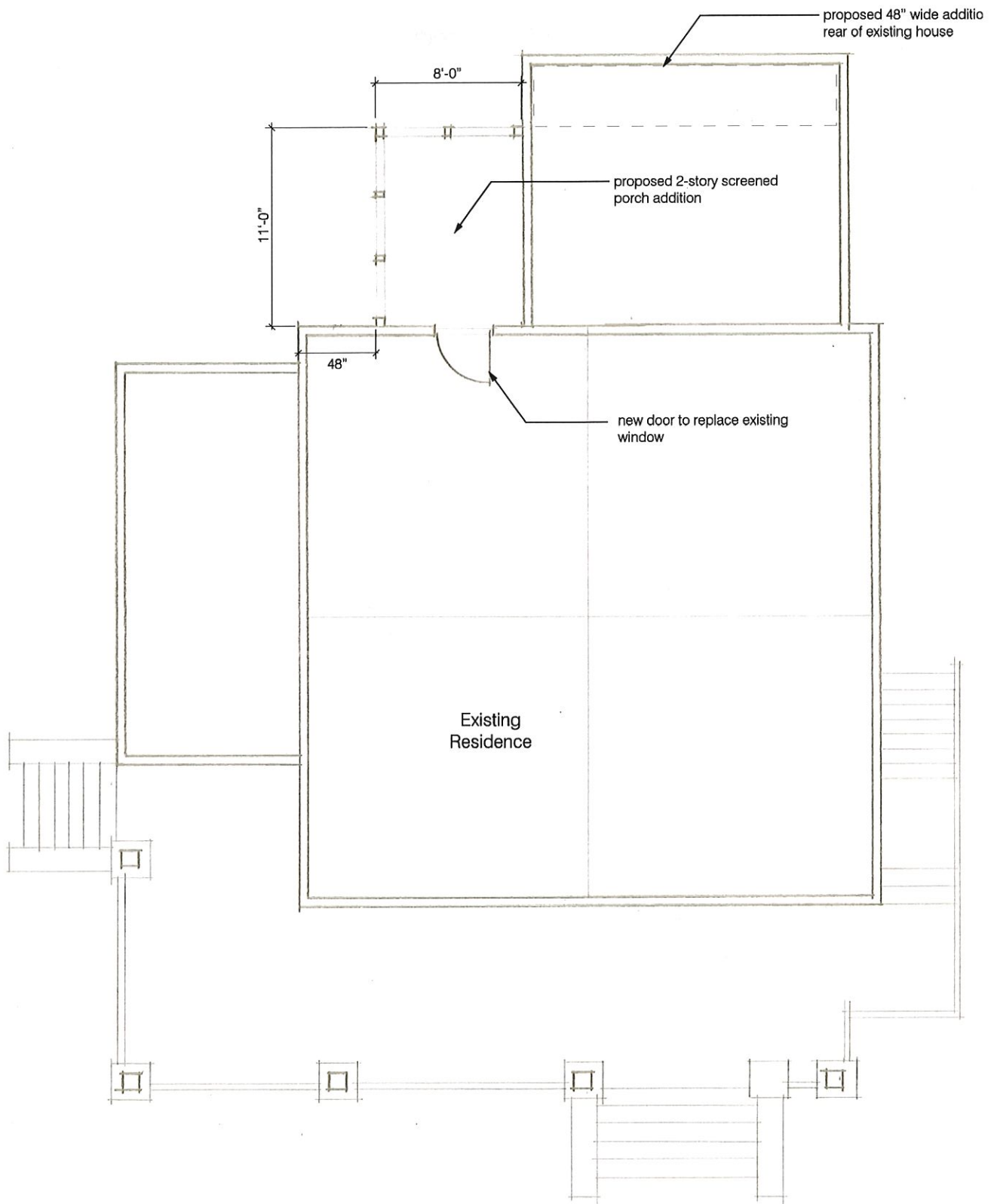


Rear of house

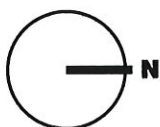


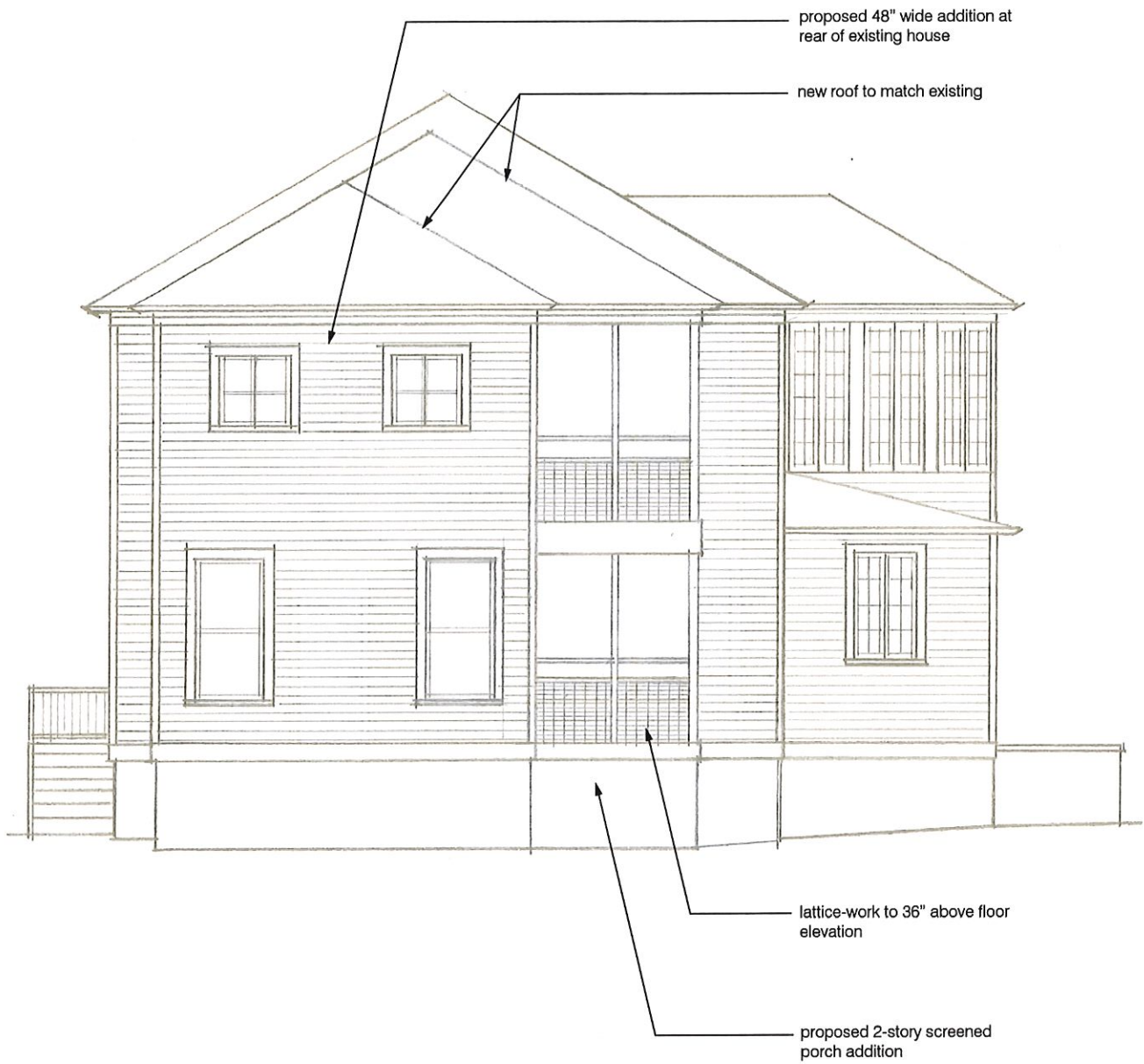
**418 S Boylan Ave
Site Plan**



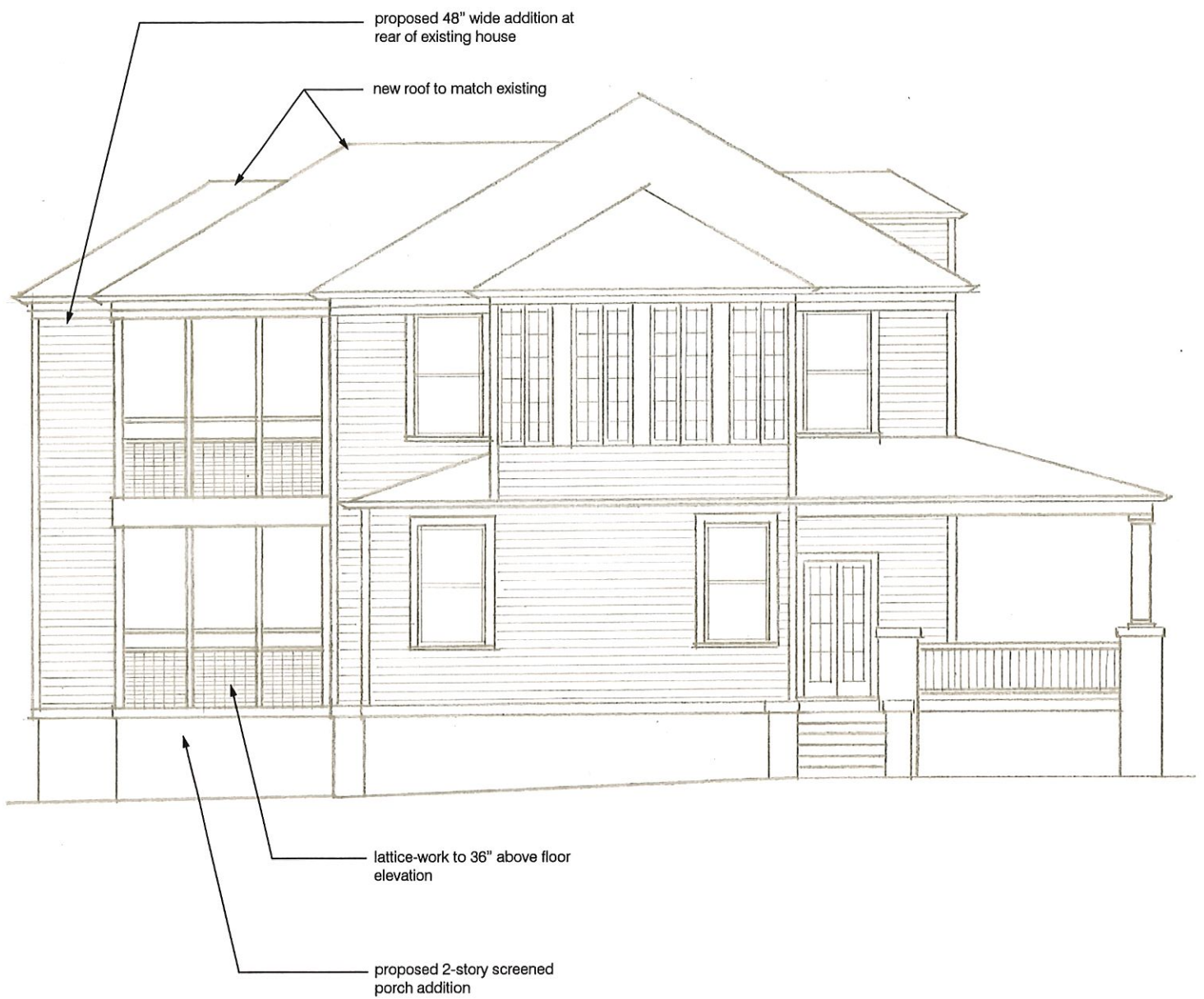


**418 S Boylan Ave
Floor Plan**

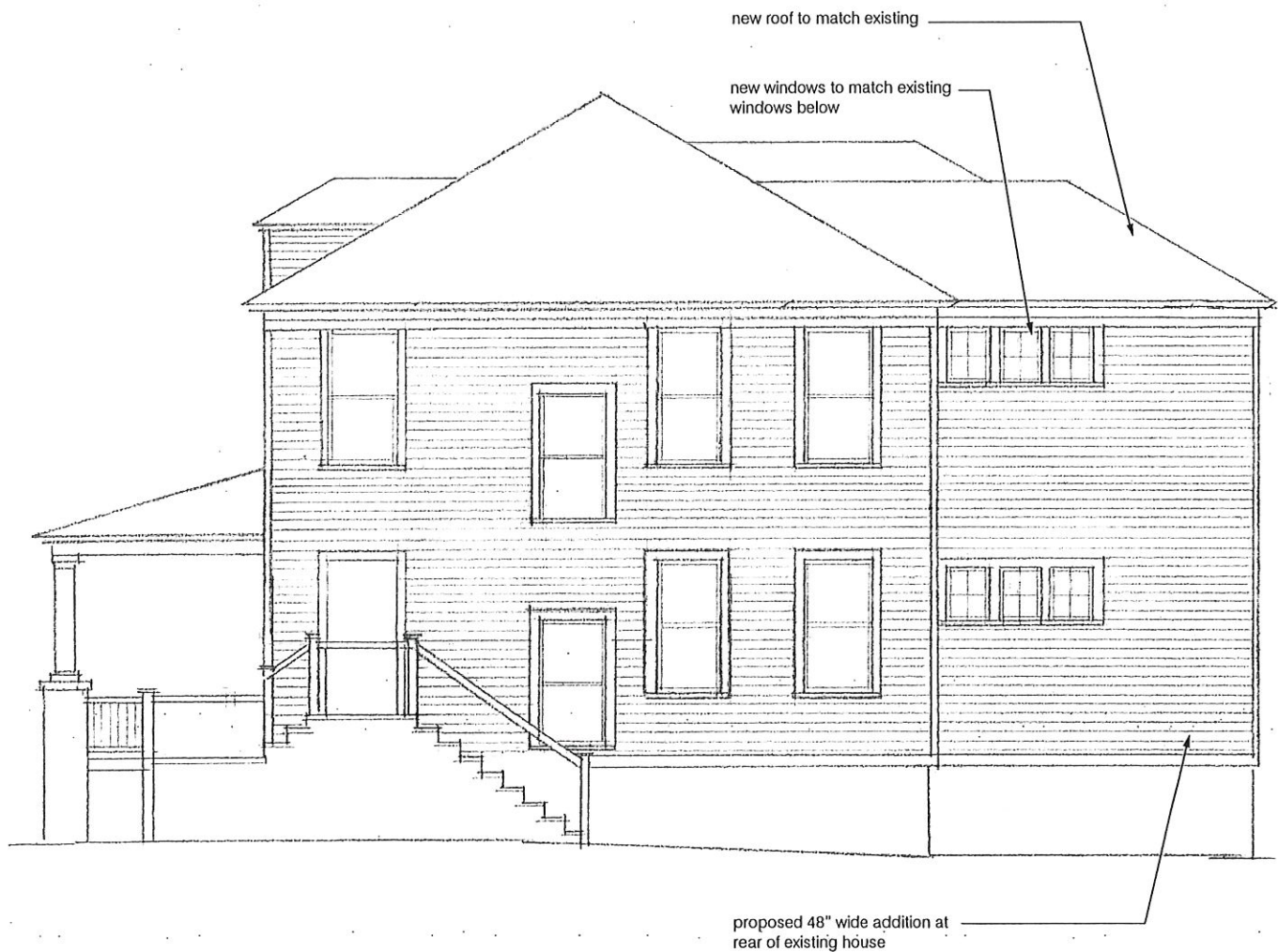




418 S Boylan Ave
West Elevation



418 S Boylan Ave
South Elevation



418 S Boylan Ave
East Elevation
NORTH



111.05.CA
418 S. Boylan Ave
7/05 EA



418 S. Boylan Ave
111.05. CA
7/05 EA



418 S. Baylan Ave
111-05. CA
7/05 EA



111.05.CA
418 S. Boylan Ave.
7/05 EA



111.05.GA
418 S. Boylan Ave
7/05 EA



418 S. Boylan Ave
111.05.CA
7/05 EA

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

101-17-CA 418 S BOYLAN AVENUE

Applicant: MEG MCLAURIN, AIA

Received: 6/13/2017

Meeting Date(s):

Submission date + 90 days: 9/11/2017

1) 7/27/2017 2) 3)

INTRODUCTION TO THE APPLICATION

Historic District: BOYLAN HEIGHTS HISTORIC DISTRICT

Zoning: HOD-G

Nature of Project: Expand 2nd level addition; alter windows on 2nd level addition; construct 2 level screened porch; replace sleeping porch windows; replace portion of slate roof.

DRAC: An application was reviewed by the Design Review Advisory Committee at its July 3 meeting. Members in attendance were Curtis Kasefang, Jenny Harper, and Dan Becker; also present were Meg McLaurin, Melissa Robb, and Tania Tully.

Staff Notes:

- COAs mentioned in the report will be available for review.

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<u>Sections</u>	<u>Topic</u>	<u>Description of Work</u>
2.5	Roofs	replace portion of slate roof
2.7	Windows and Doors	replace sleeping porch windows; alter windows on 2nd level addition
2.8	Entrances, Porches, and Balconies	construct 2 level screened porch
3.2	Additions	expand 2nd level addition; construct 2 level screened porch

STAFF REPORT

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

A. Expansion of 2nd level addition; construction of 2 level screened porch; alteration of windows on 2nd level addition is not incongruous in concept according to *Guidelines* 3.2.1, 3.2.2, 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* There are two trees whose roots may be impacted by the new foundation.
- 2* The new foundation is proposed to be piers with a curtain wall to minimize impacts to the tree roots. A tree protection plan was not provided.

- 3* The designation report describes the house as a “Colonial two-story Box; hip roof with hip-roofed dormer. Projecting bay, left side first story and enclosed porch above. Attached one-story porch, full façade”.
- 4* The existing rear additions appear to be original, or very early, service/sleeping porches, with a number of later alterations that served to enclose and extend them.
- 5* The porches are utilitarian in design, located on the secondary rear facade. Some of the eaves and trim do not match the rest of the house. They are not a primary architectural feature determinant of the house's architectural style.
- 6* The proposed screened porch addition is located on the rear non-character defining elevation of the house.
- 7* The rear wall of the 2nd level addition will be a bank of wood multi-light casement windows similar to the existing sleeping porch. The north wall window will be removed and replaced with four small square windows like the ones on the first level.
- 8* A hip roof is proposed to cover the new screened porch addition and the expanded 2nd level addition.
- 9* A similar addition was approved in 2005 under COA 111-05-CA. The application and certified record were included in the application. That application included an extension of the existing 2-level addition.
- 10* Eave, siding, soffit, trim, paint colors and windows will match the existing. Details and specifications for the new windows and eave construction were not provided.
- 11* The screened porches are proposed to have a railing/knee-wall. The drawings show horizontal siding and a question mark.
- 12* Skylights are proposed on the roof of the new addition; details and specifications were not provided.

B. Replacement of sleeping porch windows is not incongruous in concept according to *Guidelines 2.7.1, 2.7.11*, and the following suggested facts:

- 1* Based on the Sanborn Fire Insurance maps from 1914 and 1950, the addition and sleeping porch on the south side were constructed outside the period of significance of the historic district.

- 2* Photographs show that the windows are inconsistent in light size and are ill fitting.
 - 3* The proposed new windows fit within the existing openings and are wood multi-light casement windows. Specifications and details were not provided.
- C. Replacement of a portion of the slate roof is not incongruous in concept according to *Guidelines* 2.5.1, 2.5.3, 2.5.4, 2.5.11; however, use of a substitute material **may be** incongruous according to *Guidelines* 2.5.4 and the following suggested facts:
- 1* Slate is a historic roofing treatment distinctive to many properties in the historic district.
 - 2* The current slate roof does not display any patterning other than that inherent to the slate's size and thickness.
 - 3* The roof deck is damaged and needs to be replaced; to do so will require removal of existing slates. The application proposes to reinstall the slate on the east and south planes and use a slate-like architectural shingle on the north and west planes.
 - 4* Much of the west side of the roof will be covered by the roof of the new addition.
 - 5* Clear close photos of the existing slate roof were not provided. There is no evidence of the condition of the slate.
 - 6* Metal ridge caps are proposed to be retained.
 - 7* The Committee approved the replacement of a deteriorated slate roof with GAF Slateline roofing material at 710 McCulloch St. (087-04-CA) and at 402 Cutler Street (147-15-CA) under the 2001 design guidelines. Slateline is a fiberglass shingle product with a couple of layers and shadow lines that emulate slate.
 - 8* In addition to the above, replacement of slate roofs with a compatible substitute material has been approved by the commission in the past in cases under an earlier set of guidelines when the slate is irreparably damaged or deteriorating (603 S Boylan Avenue [078-97-CA]; 516 E. Jones St. [001-97-CA]; 608 S. Boylan Ave [176-96-CA]; 523 E. Lane St. [CAD-88-094]).
 - 9* The application requests to use either CertainTeed Grand Manor or GAF Camelot.
 - 10* Skylights are proposed on the north plane of the existing roof; details and specifications were not provided.

Pending the committee's determination regarding use of a substitute roofing material, staff suggests that the committee approve the application, with the following conditions:

1. That details and specifications for the following be provided to and approved by staff prior to the issuance of the blue placard:
 - a. Tree protection plan prepared by an arborist certified by the International Society of Arboriculture;
 - b. That the tree protection plan be in place prior to commencement of work and that it remain in place throughout construction;
 - c. Railing/knee-wall design;
 - d. Windows;
 - e. Eave construction.
2. That details and specifications for the following be provided to and approved by staff prior to installation/construction:
 - a. Roofing material;
 - b. Skylights.