

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 # 493813

File # 175-16-CA

Fee \$588⁰⁰

Amount Paid ~~\$117~~ 588⁰⁰

Received Date 11/7/2016

Received By Pam Best

Property Street Address 934 North Boylan Avenue

Historic District Glennwood Brooklyn Historic Overlay

Historic Property/Landmark name (if applicable)

Owner's Name Paul & Susan Hutter

Lot size 0.12

(width in feet) 54.09

(depth in feet) 95.04

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
Bradford Pressley, 934 N Boylan Ave Raleigh, NC 27605	
Michael Lombardo, 932 N Boylan Ave Raleigh NC 27605	
Susan Parker, 812 Gaston Wood Court, Raleigh NC 27605	
Celest Dean, 810 Gaston Wood Ct, Raleigh, NC 27605	
Turner, Charlene & John, 623 Wills Forest St, Raleigh NC 27605	
Sarah Edwards, 621 Wills Forest St. Raleigh, NC 27605	
James and Judith Ward, 630 Wills Forest St. Raleigh NC 27605	
Daniel Bromley, 622 Wills Forest St, Raleigh NC 27605	8 enl

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

Mailing Address 201 Claflin Ct

city Raleigh

State NC

Zip Code 27164

Date 11/7/2016

Daytime Phone 919-410-4948

Email Address phutter54@gmail.com

Applicant Signature Pamela Hutton, Susan Hutton

Paul Harris, Justin Kutter

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	_____
_____	_____
_____	_____

Type of Work _____

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

[illegible]

Only demolition is to be considered in this application.

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. 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 type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet. 	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <u>Label Creator</u> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See <u>Development Fee Schedule</u>)	<input checked="" type="checkbox"/>				

Demolition only is to be considered in this application.

1. Detailed Description:

Replace existing structures (home and shed) with new bungalow style home that is designed to very closely match the look, feel and scale of the existing structure and blend in well with the historic character of the neighborhood.

New home will keep the same setback and orientation from the street as the existing structure.

In order to meet 5 ft side setback requirements, the new home footprint will be shifted slightly (6") away from property line with adjoining home (932 North Boylan). Accordingly, concrete sidewalk to street will be shifted slightly as well, but will retain similar look as existing.

Brick foundation of new home will be consistent with the existing structure.

Porch columns of new home will have consistent appearance to existing structure. Current structure has three full columns and one partial column, this will be replicated in new home.

Windows on new front façade will be similar to 9 x 9 double hung style on existing structure.

New siding, door and trim paint color selections will be consistent with colors currently found on existing structure.

If possible, tin roof tiles from existing structure will be salvaged to cover front porch roof of new home. If not possible to remove intact tiles, porch roof will be metal to match main roof.

Current topography will not be altered.

Landscaping around the front porch area will be consistent with current. Some of the existing plantings will be preserved. The crepe myrtle that stands out by the sidewalk in front of the home will be preserved. With construction of the new home it may be necessary to prune and or remove some of the overhanging tree branches from the small group of trees located immediately to the north (park side) of the existing shed structure. This small clump of trees (which sits on the property line with the city) is packed tightly together and we propose that we consult with an arborist for an assessment of current condition and best course of action for long term tree preservation. Appropriate measures will be taken to protect trees and plantings, based on the recommendations of the arborist.

The current parking pad consists of soil. Proposed parking park will be paved brick or similar.

Demolition of existing structure will be done in a manner to ensure the safety and integrity of all adjacent properties.

2. Description of Materials

Similar in appearance to existing.

3. Photographs of Existing.

See attached photographic history.

4. Paint Schedule

As noted in Section 1 above, similar to existing.

5. Plot Plan

Plans showing existing and proposed construction are attached.

6. Drawings

Elevation drawings of proposed construction are attached

7. Envelopes

Addressed/stamped envelopes to neighbors within 100 foot radius are provided.

8. Fee

9. A check for the amount of \$588.00 to City of Raleigh is provided.

LEGEND

- Storm Sewer Manhole
- Sanitary Sewer Manhole
- Concrete Monument
- N/F Now or Formerly
- Power Box
- Telephone Pedestal
- Cable Television Pedestal
- Power Pole
- Light Pole
- AC
- BOM
- N.T.S. Not To Scale
- ips Iron Pipe Set
- elp Existing Iron Pipe
- Line Not Surveyed
- R/W Right-of-way
- cp Computed Point (Not Set)
- Drop Inlet

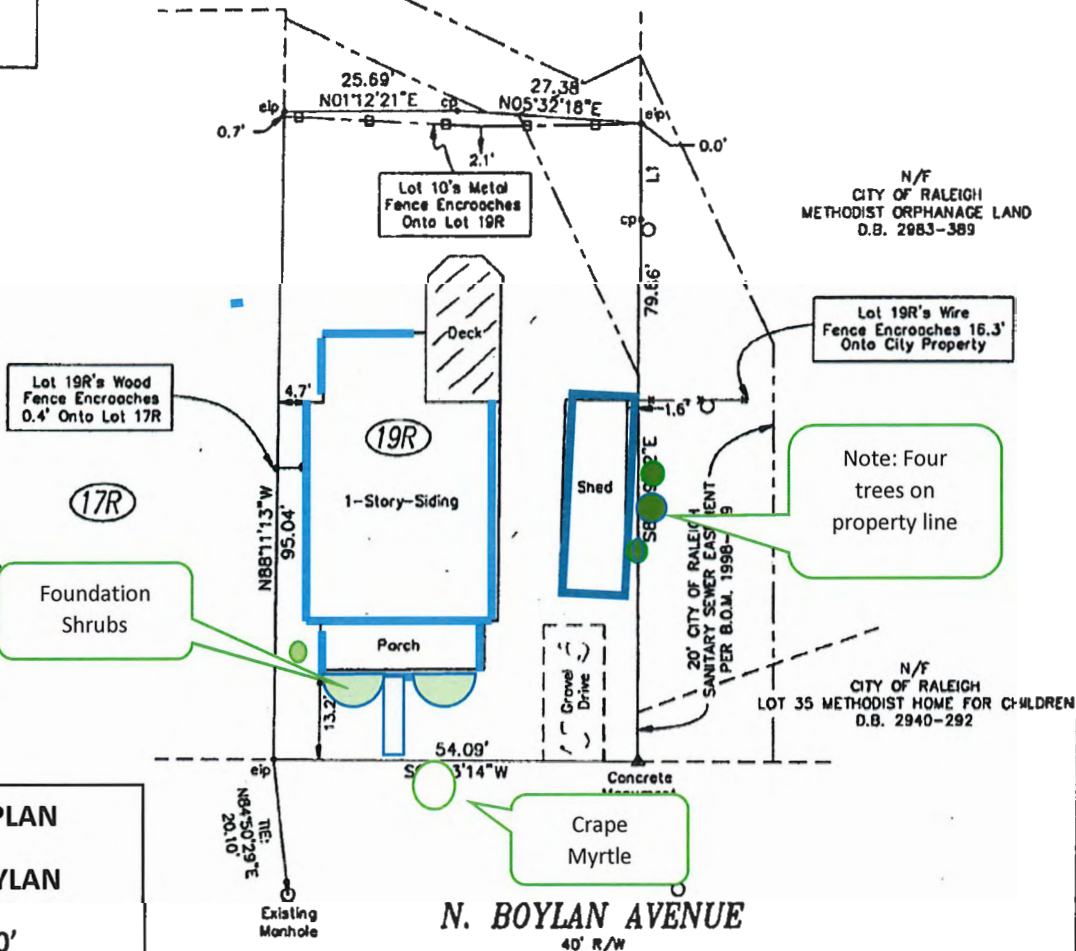
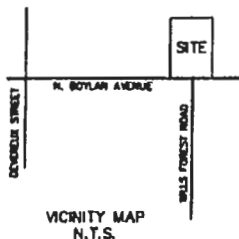
LINE	BEARING	DISTANCE
L1	S85°59'23"E	13.95'

NC GRID NORTH (Adopted)
MAP BK. 1998, PG. 159

PARK ROWE TOWNHOMES
S.O.M. 1999-730

(10)

PRECISION: 1/10,000+



EXISTING SITE PLAN

934 NORTH BOYLAN

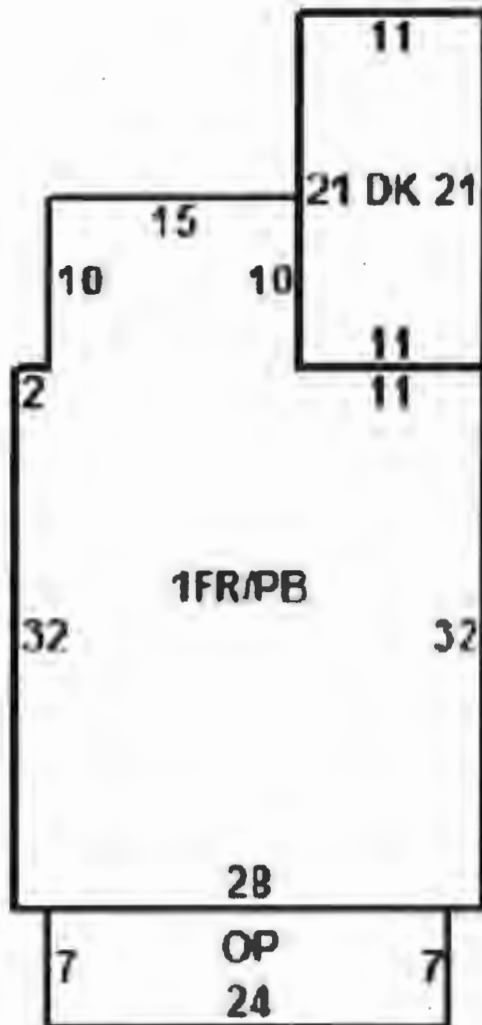
Scale: 1" = 20'

Note: This Survey Was Performed And Mapped Without The Benefit Of A Title Search By A Licensed North Carolina Real Estate Attorney. This Surveyor Assumes No Liability From Any Facts And/Or Omissions (Such As Easements Or Underground Pipes, ETC.) That May Be Revealed By A Title Search By A Licensed North Carolina Real Estate Attorney.

Reference: Lot 19R

Sec. ___ Pt. ___ Blk. ___ Ph. ___
RECOMB. & EASE. DEDICATION MAP
Map Bk. 1998 Pg. 159
Map Bk. ___ Pg. ___

Building Sketch




**EXISTING
HOME
FOOTPRINT**

Field		Value
PN		17004431153
PIN Ext		000
Real Estate ID		0227721
Map Name		1704 14
Owner		STANKUS, MA
Mail Address 1		934 N BOYLA
Mail Address 2		RALEIGH NC 1406
Mail Address 3		
Deed Book		009730
Deed Page		01243
Deed Date		11/13/2002
Deed Acres		0.12
Building Value		\$103,851
Land Value		\$187,000
Total Value		\$290,851
Billing Class		Individual
Description		LOT19R GASKILL SETH GASKILL
Heat Area		1046
Site Address		934 N BOYLA
City		RALEIGH

98 Ft

55 Ft

Overview

 Layers

934 North Boylan Avenue, Raleigh
27605

Photographic History

Paul & Susan Hutter
11-7-2016



934 North Boylan

Front

October 2016



934 North Boylan Ave

Front

October 2016



934 North Boylan Ave

Front Window Details

October 2016





934 North Boylan Ave

Front Door

October 2016



934 North Boylan Avenue

Front Porch Column

October 2016



934 North Boylan Avenue

Front Porch Column Details

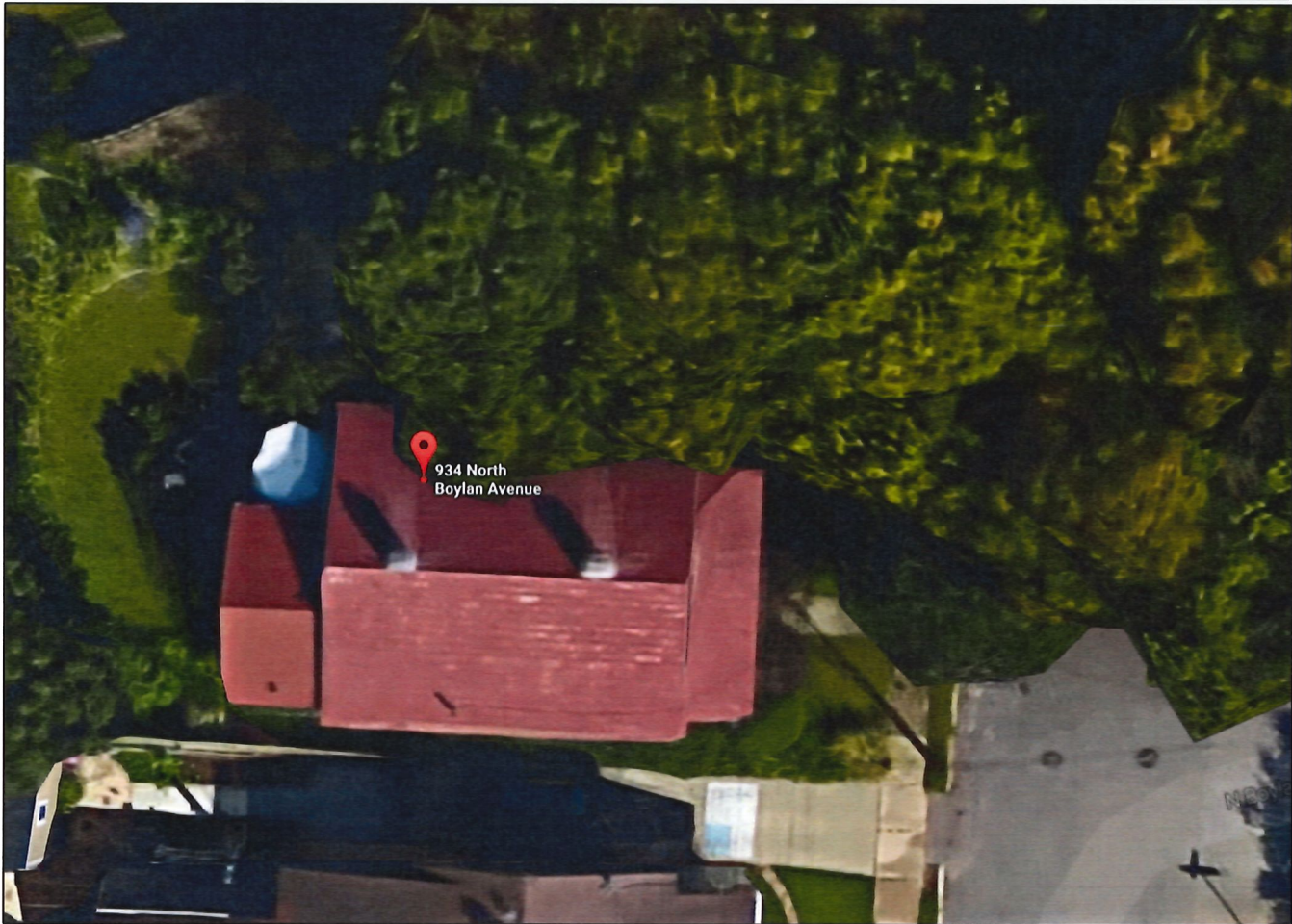
October 2016



934 North Boylan Avenue

Side Window

October 2016



934 North Boylan Avenue

Rear and Aerial Views

October 2016



934 North Boylan Avenue

Street View /Front Porch Entance

Ocober 2016



934 North Boylan Avenue

Roofing

October 2016



934 North Boylan Avenue

Side View from Rear

October 2016



934 North Boylan Avenue

Storage Shed (Front & Rear View)

October 2016



934 North Boylan Avenue

Side View of Shed

October 2016



934 North Boylan Avenue

Above: Rear View/Below: Front Porch

October 2016