

# 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



<input type="checkbox"/> Minor Work (staff review) – 1 copy  <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <ul style="list-style-type: none"> <li><input type="checkbox"/> Additions Greater than 25% of Building Square Footage</li> <li><input type="checkbox"/> New Buildings</li> <li><input checked="" type="checkbox"/> Demo of Contributing Historic Resource</li> <li><input type="checkbox"/> All Other</li> </ul> <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;"><b>For Office Use Only</b></p> Transaction # <u>493813</u> File # <u>175-16-CA</u> Fee <u>\$588<sup>00</sup></u> Amount Paid <del>588<sup>00</sup></del> <u>588<sup>00</sup></u> Received Date <u>11/7/2016</u> Received By <u>Pam Best</u>
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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 <b>0.12</b>	(width in feet) <b>54.09</b>	(depth in feet) <b>95.04</b>
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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



**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
<p>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.</p> <p><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 10 copies</b></p>					
1. <b>Written description.</b> 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. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. <b>Paint Schedule</b> (if applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
5. <b>Plot plan</b> (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. <b>Drawings</b> showing existing and proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the façade(s)</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required)</li> <li><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.</li> </ul>	<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 <a href="#">Label Creator</a> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
8. <b>Fee (See Development Fee Schedule)</b>	<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 Book of Maps
- 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

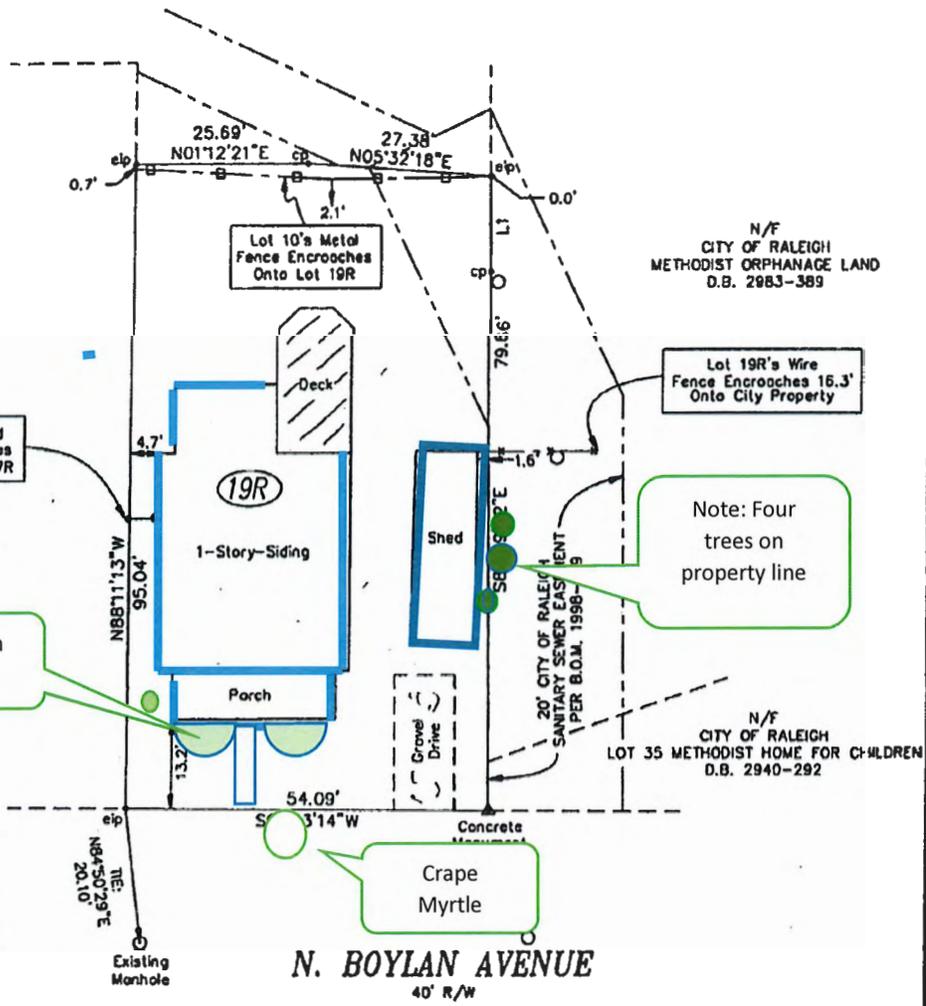
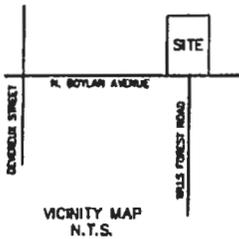
LINE	BEARING	DISTANCE
L1	S88°59'23"E	13.95'

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

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

(10)

PRECISION: 1/10,000+



N/F  
CITY OF RALEIGH  
METHODIST ORPHANAGE LAND  
D.B. 2983-389

Lot 19R's Wire  
Fence Encroaches 16.3'  
Onto City Property

Note: Four  
trees on  
property line

N/F  
CITY OF RALEIGH  
LOT 35 METHODIST HOME FOR CHILDREN  
D.B. 2940-292

Lot 19R's Wood  
Fence Encroaches  
0.4' Onto Lot 17R

Foundation  
Shrubs

Crape  
Myrtle

**EXISTING SITE PLAN**  
**934 NORTH BOYLAN**  
Scale: 1" = 20'

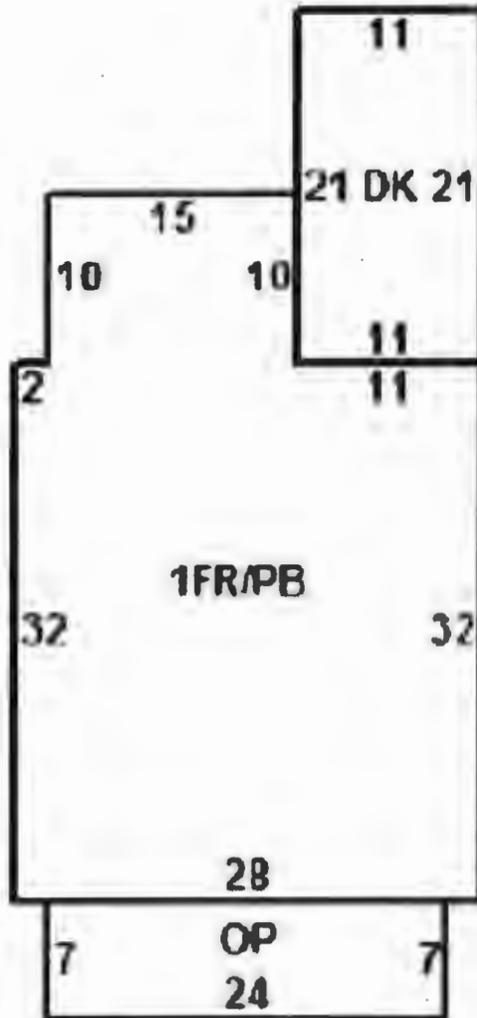
Note: This Survey Was Performed And Mapped Without The Benefit Of A Title Search By A Licensed North Carolina Real Estate Attorney. This Surveyor Assumes No Liability From Any Facts And/Or Omissions (Such As Easements Or Underground Pipes, ETC.) That May Be Revealed By A Title Search By A Licensed North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

Reference: Lot 19R  
Sec.     Pt.     Blk.     Ph      
**RECOMB. & EASE. DEDICATION MAP**  
Map Bk. 1998 Pg. 159  
Map Bk.     Pg.    



Map From G.P. Waddy Paper

Building Sketch



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**EXISTING  
HOME  
FOOTPRINT**



Maps

Enter address, owner, PIN, REID, or

Field	Value
PIN	1704431153
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
Mail Address 3	1406
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 GASK SETH GASKL
Heat Area	1046
Site Address	934 N BOYLA
City	RALEIGH

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

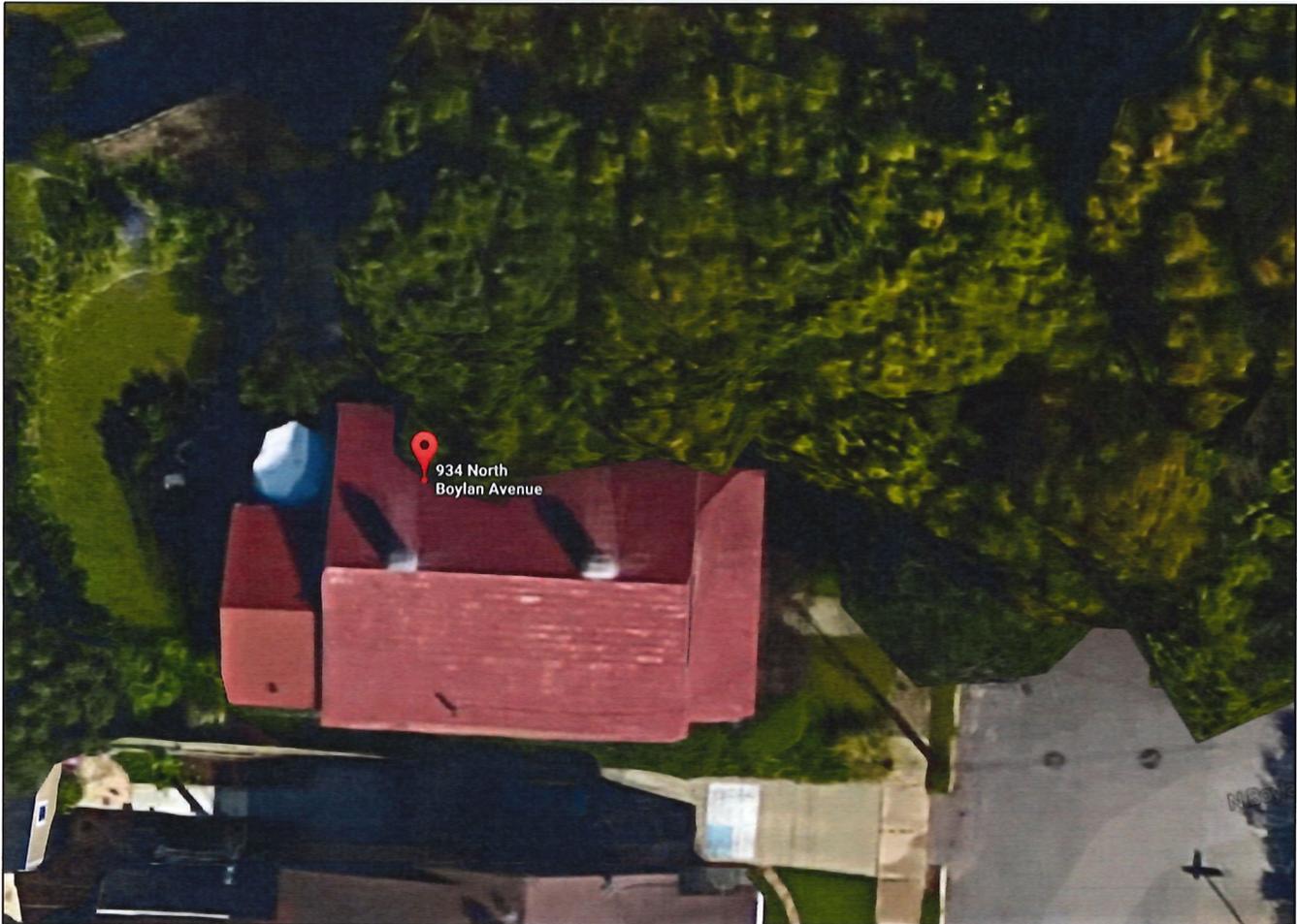
October 2016



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

October 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