



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

922 N Boylan Ave

Address

Replace front steps; flare front walk to new step width;
install handrails and porch railing

Glenwood-Brooklyn

Historic District

Historic Property

COA-0115-2026

Certificate Number

09/15/2026

Date of Issue

09/15/2027

Expiration Date

This card 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, _____

A handwritten signature in blue ink, appearing to read "Collette K.", is written over a horizontal line.

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is at your own risk.

Type or print the following:

Applicant name: Virginia McIlwain

Mailing address: 922 N. Boylan Ave.

City: Raleigh

State: NC

Zip code: 27605

Date: August 4, 2026

Daytime phone #: [REDACTED]

Email address: [REDACTED]

Applicant signature:

Minor work (staff review) – one copy

Major work (COA committee review) – ten
copies

Additions > 25% of building sq. footage

New buildings

Demolition of building or structure

All other

Post approval re-review of conditions of
approval

Office Use Only

Transaction #: _____

File #: **COA-0115-2026**

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 922 N. Boylan Ave.

Historic district: Glenwood-Brooklyn

Historic property/Landmark name (if applicable):

Owner name: Virginia McIlwain

Owner mailing address: 922 N. Boylan Ave. Raleigh, NC 27605

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

Property Owner Name & Address

Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes ☐ No ☒	Office Use Only
Did you consult with staff prior to filing the application? Yes ☒ No ☐	Type of work: _____ _____

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).
2.8/p.55	Entrances, Porches, and Balconies	Replace and widen front steps
2.11/p.60	Accessibility, Health, & Safety Considerations	Add handrails and porch balustrade

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 <u>09/15/2026</u>. 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) <u>Collette K</u> Date <u>09/15/2026</u>

COA Request

Replacing/Widening Front Steps
Adding Handrails and Porch Balustrade

Property: 922 N. Boylan Ave.

District: Glenwood-Brooklyn

Applicant/Owner: Virginia McIlwain

Date: August 4, 2026

Description of Work:

I recently purchased 922 N. Boylan Ave., located in the Glenwood-Brooklyn Historic District, after renting the property for five years. I'm making several repairs and updates to the home and would like to make the following safety-related changes to my front steps and porch.

Replacing and widening front steps

Image 1 is a photo/mark-up of the current steps leading to my front porch. My biggest concern, beyond the fact that they're in rough shape and the brick sidewalls are separating from the concrete steps, is the inconsistency of the riser height and tread depth. Several visitors have fallen or nearly fallen on the steps, and I'm worried someone is going to be seriously injured.

I would like to construct a new set of front steps made of concrete matching the appearance of the existing steps and sidewalk. To maintain appropriate and consistent riser height and tread depth, I will need to add a fourth step and riser. As I make these changes, I would also like to widen my front steps to extend the full distance between the middle two porch columns. All adjacent homes and architecturally similar homes in the neighborhood have this feature, as shown in images 6-13.

Adding handrails and porch balustrade

For added safety, I would like to install a handrail on either side of the new front steps. At present, the porch floor is more than 30" above grade on two of its three sides, as shown in images 2-3. For safety reasons, I would like to incorporate a porch balustrade, which would also have the benefit of more seamlessly tying in the new handrails for the front steps. Mine is the only house on my side of the block without a balustrade. Images 4-5 offer a current street view on either side of my house, and images 6-13 show my immediate neighbors' homes and the other architecturally similar homes in the neighborhood, all of which have balustrades. I would not make any changes to the existing porch beyond adding a balustrade conforming in height and appearance with my neighbors' balustrades.

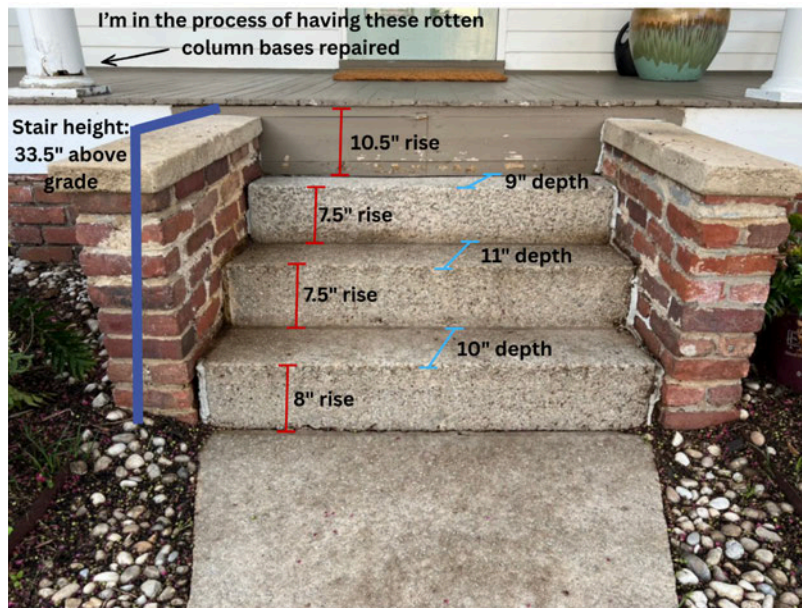
Images 14-15 depict a rendering of what my proposed changes would look like, as viewed from the street, compared to the current street view.

Materials:

The new front steps will be constructed of concrete with a weathered, exposed-aggregate finish. To the best of our ability, the new concrete steps will blend in seamlessly with the appearance of the existing concrete of the sidewalk.

The new balustrade will be constructed of wood and painted white to match the existing porch columns and trim. Consistent with the original balustrades of other homes in the neighborhood and the architecture of the period in which my home was constructed (~1910), the height of the top rail will align with the bottom of the front porch windows, and the bottom rail will be raised slightly above the porch floor. The rails will terminate into the existing porch columns and weatherboard siding. In keeping with the balustrades of neighboring homes, the square balusters will be fairly narrow (approximately 1.25-1.5" square) and spaced less than 4" apart. The new porch handrails will mirror the appearance of the balustrade and will terminate into the porch columns (at the top of the steps) and square newel posts (at the bottom of the steps), as depicted in image 14.

Image 1: Current View of Front Steps



The existing steps have settled and are deteriorating, with the brick sidewalls separating from the concrete stairs by more than one inch. Additionally, the riser height and tread depth are inconsistent (height varies by as much as three inches and depth varies by as much as two inches), presenting a significant fall hazard and safety concern.

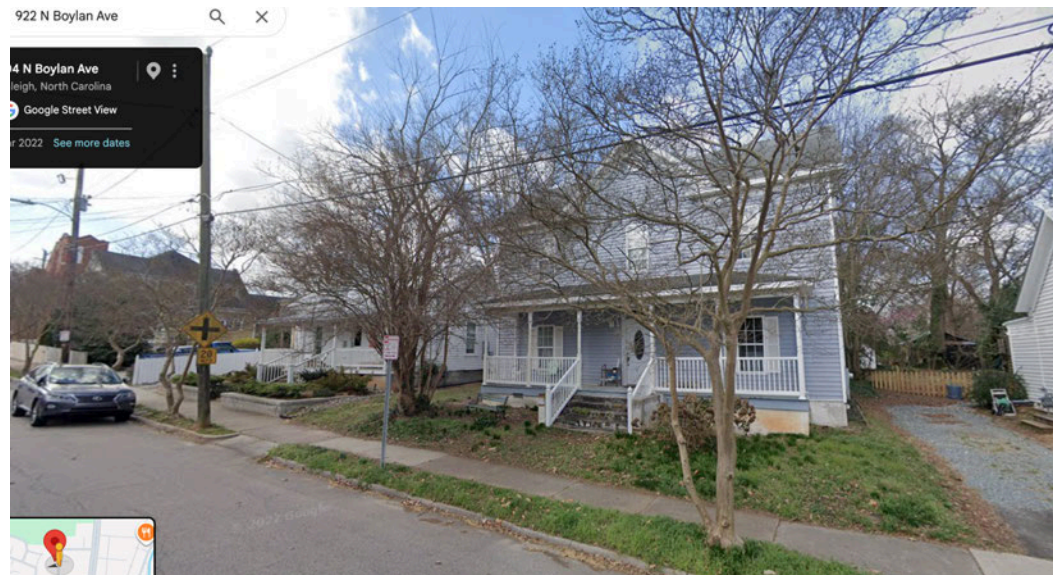
Image 2: Current View of Porch Height



Image 3: Current View of Porch Height

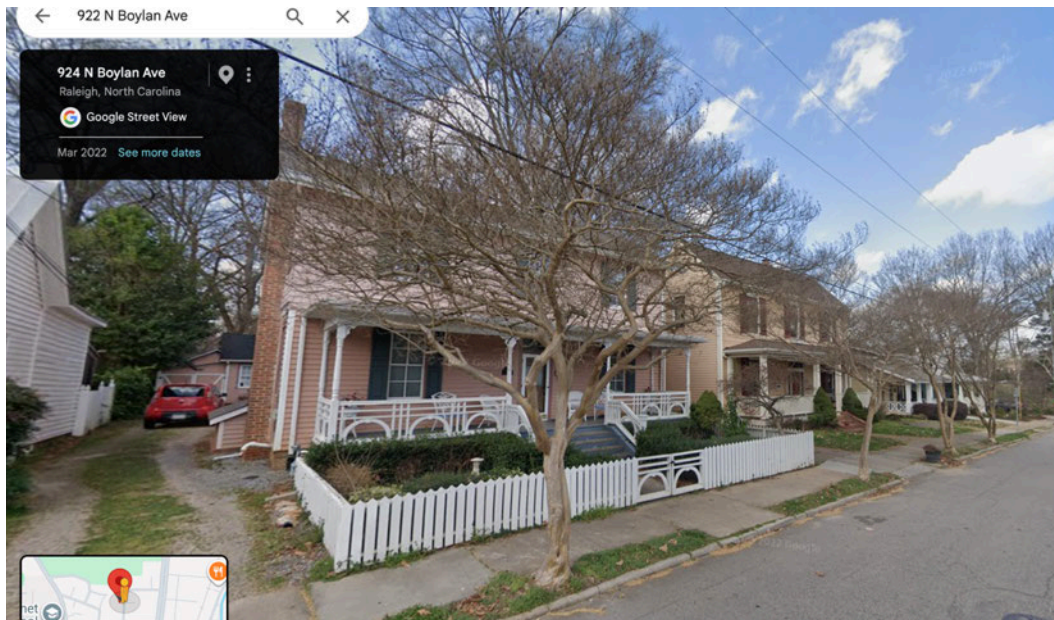


Image 4: Street View of Neighboring Homes



Google Maps street view of the homes immediately to the left of my house on the 800-900 block of N. Boylan Ave. My home is the white house at the far right of the image. Both homes to the left of mine (also shown in images 6 and 7) have porch balustrades, integrated stair handrails, and front steps that extend the full width between the two front porch columns.

Image 5: Street View of Neighboring Homes



Google Maps street view of the homes immediately to the right of my house on the 800-900 block of N. Boylan Ave. My home is the white house at the far left of the image. All four homes to the right of mine have porch balustrades and front steps that extend the full width between the two front porch columns. The home immediately adjacent to mine (also shown in image 8) has integrated stair handrails.

Image 6: 918 N. Boylan Ave. (Next Door)



Image 7: 914 N. Boylan Ave. (Two Doors Down)



Image 8: 926 N. Boylan Ave. (Next Door)



Image 9: 930 N. Boylan Ave. (Two Doors Down)



Image 10: 713 Hinsdale St. (Architecturally Comparable Home on a Nearby Block)



Image 11: 1301 Filmore St. (Architecturally Comparable Home on a Nearby Block)



Image 12: 602 Devereux St. (Architecturally Comparable Home on a Nearby Block)



Image 13: 707 Hinsdale St. (Architecturally Comparable Home on a Nearby Block)



Image 14: Rendering of Proposed Changes



Image 15: Current Street View





922







es

700

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NO PARKING

ANY TIME



NO PARKING

7PM - 11PM

NO PARKING

7PM - 11PM

NO PARKING

7PM - 11PM

NO PARKING

7PM - 11PM

NO PARKING

7PM - 11PM

