



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Alter roof covering; install front porch handrails; change exterior paint color; replace roof on accessory structure; remove chimney on accessory structure; construct new stairs and railing on accessory structure; install new mechanical equipment;

514 S Boylan Ave

Address

Boylan Heights

Historic District

Historic Property

COA-0196-2021

Certificate Number

1/12/2022

Date of Issue

7/12/2022

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, _____

Collette R K

Raleigh Historic Development Commission

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

Type or print the following:		
Applicant name: Ben Goldstein		
Mailing address: 6820 Greystone Drive		
City: Raleigh	State: NC	Zip code: 27615
Date: 12/28/21	Daytime phone #: 919-523-5897	
Email address: bgoldstein4@gmail.com		
Applicant signature: <i>Benjamin E. Goldstein</i>		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions > 25% of building sq. footage</p> <p style="padding-left: 40px;">New buildings</p> <p style="padding-left: 40px;">Demolition of building or structure</p> <p style="padding-left: 40px;">All other</p> <p>Post approval re-review of conditions of approval</p>	<p>Office Use Only</p> <p>Transaction #: _____</p> <p>File #: <u>COA-0196-2021</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 514 S. Boylan Ave. Raleigh NC 27603		
Historic district: Boylan Heights		
Historic property/Landmark name (if applicable):		
Owner name: The Heights LLC, Ben Goldstein, sole member manager		
Owner mailing address: 6820 Greystone Drive Raleigh NC 27615		

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 <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>9, 50, 51, 60</u>
Did you consult with staff prior to filing the application? Yes <input type="radio"/> No <input checked="" type="radio"/>	

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).
		See Attached Word Document titled: Design Guidelines

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) <u>Collette R K</u>	Date <u>01/12/2022</u>

Main House:

Section/Page: 1.5 p26-27

Topic: Walkways, driveways, and off-street parking

ROUTINE MAINTENANCE

Brief Description: Parking- there is an existing parking area in the rear of the building. In the past the area was gravel, however some of the gravel has washed away. There is significant evidence of past gravel. I would re-gravel the existing parking area where gravel has washed away to prevent erosion. The parking area is behind the main house and not visible from the street. There is privacy screen of a six-foot wooden fence between the parking area and the neighbor at 518 S. Boylan.



Section/Page: 2.8 p54-55

Topic: Entrances, Porches, and Balconies

Brief Description: Handrails to maintain my insurance, I must add handrails on the front porch of the home for safety. The handrails will be black in color and made of metal. They will be fastened to the base of the cement stairs and the wooden columns on the porch as well as the porch itself. They can be easily removed. I have attached pictures of the direct neighbors' handrails at 518 S. Boylan that I will emulate.



SIMPLE BLACK
METAL HANDRAILS
OK-ED BY APPLICANT
01/12/22

(Above) 518 S. Boylan rails that I will emulate



514 S Boylan Ave. -Ben Goldstein- Design Guidelines Additional Sheet page 3

Section/Page: 2.5/p 46-47

Topic: Roofs

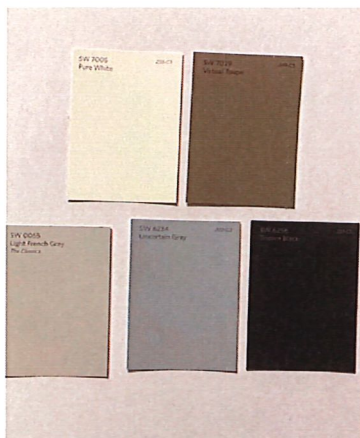
Brief Description: -main house-Remove all old shingles and replace with new architectural shingles. I will use Morie Black, CertainTeed shingles, Landmark line, Architectural in style. See sample. I will reroof the entire main house roof as well as the detached apartment.



Section/Page: 2.4/ p45-46

Topic: Paint and paint color

Brief Description: Re-paint existing house and detached dwelling-see color schedule. The proposed color schedule was selected to match the current colors as closely as possible. For years the repainting has been done with color matching, since no one knew the exact colors. Paint will be hand scraped and the wood will be preserved



****See next pages for items pertaining to current detached accessory apartment.**

Items below deal solely with the current detached apartment that is an accessory dwelling. It is in the backyard and is approximately 14 feet wide by 29 feet long. There is a privacy screen made of wood that obstructs the view of the building from the road. Only a small portion of the top of the roof line can be seen from the road. Section 1.6 pages 28-29 have some bearing on the below items. I am **not** creating a new structure, nor expanding the structure, nor changing the structure, just repairing it. The National Register of Historic Places Inventory lists the home on page 20. No mention is made of the detached structure; therefore I do not believe the structure to be historical.

Section/Page: 2.5/p 46-47

Topic: Roofs

Brief Description: -Replace Roof on detached accessory apartment- remove metal roof and replace with new Certainteed, articectual,morie black architectural shingles (see sample). I am not changing the roof line or slope. All the new shingles will be the same on both the main building and the detached accessory apartment. Currently this building has mostly a metal roof with some asphalt shingles.

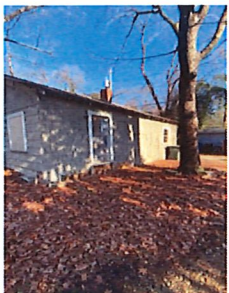
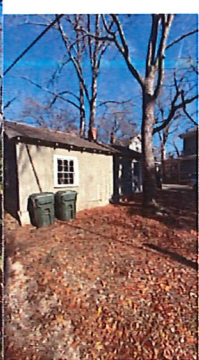
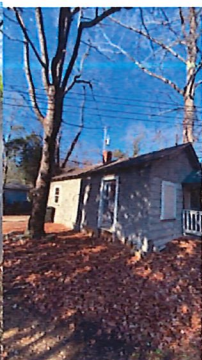


Section/Page: 2.1/ p38-39

Topic: Wood

ROUTINE MAINTENANCE

Brief Description: Siding of detached accessory apartment- Some of the current siding is in poor condition. Some of the current siding on the East and West ends of the detached building contains asbestos. I will replace and repair current siding where needed with like material which is T-11 board siding. Where there is asbestos siding that needs to be repaired, I will use T-11 siding. I would estimate that 10% of the siding needs to be replaced with new identical material. The rest of the siding can be hand scraped and painted. See below for pictures:



Section/Page: 2.5/ p46-47

Topic: Roofs

Brief Description: remove Chimney on accessory Apartment- There is no longer a fireplace inside the accessory Dwelling apartment. The chimney does not serve a purpose and is deteriorating. The chimney is not visible from the street. I would like to remove chimney for safety.



Section/Page: 2.8 p54-55 and 2.1 61-62

Topic: Entrances, Porches, and Balconies

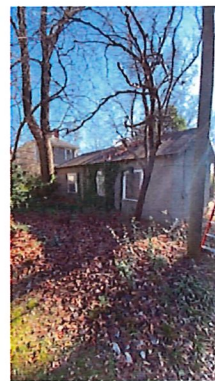
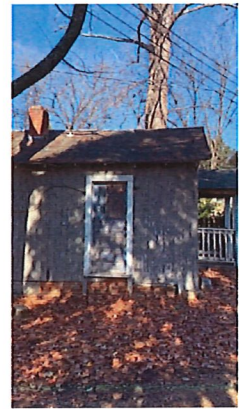
Brief Description: Adding two stairs and handrails to Accessory detached apartment. Currently the side door is missing two stairs and two handrails. When you open the side door there is a two foot drop off where stairs used to be. I would construct two wooden stairs and two wooden handrails in a manner that matches the other wooden stairs and handrails of the rear or the main house. They would be painted in the same color scheme as the rest of the house. The new stairs are not visible from the street. The handrails will also have identical pickets as the existing porches. The railing will match the existing railings in material, color, and size. I will use wood to build the railings with pickets (to match existing railings). I will use the same color paint as current railings. Below are pictures of similar stair construction on the property. However, the new stairs would only be two feet high.



Section/Page: 2.1 p58-59

Topic: Sustainability Energy Retrofit

Brief Description: Add A/C unit to detached accessory apartment dwelling. The unit will be a mini split A/C and heat unit made by Goodman / Daiken Industries (attached re sample pictures and . and sit on a 1 foot x 3 foot paver pad next to the accessory dwelling unit in the backyard. It will not be visible from the street. If needed I can plant small decorative bushes to hide it. There is currently an electric meter attached to the rear of the detached accessory apartment dwelling that has been inactive. Duke energy will reconnect power from power pole approximately 15 feet away in alley behind site.



Section/Page: 2.2 / p40-41

Topic: Masonry

ROUTINE MAINTENANCE

Brief Description: Repair foundation walls where cracked and crumbling especially where significant deterioration to bricks have occurred. I will use same materials and methods as current foundation. The repair will be around accessory detached apartment.



Additional Pictures of main house:



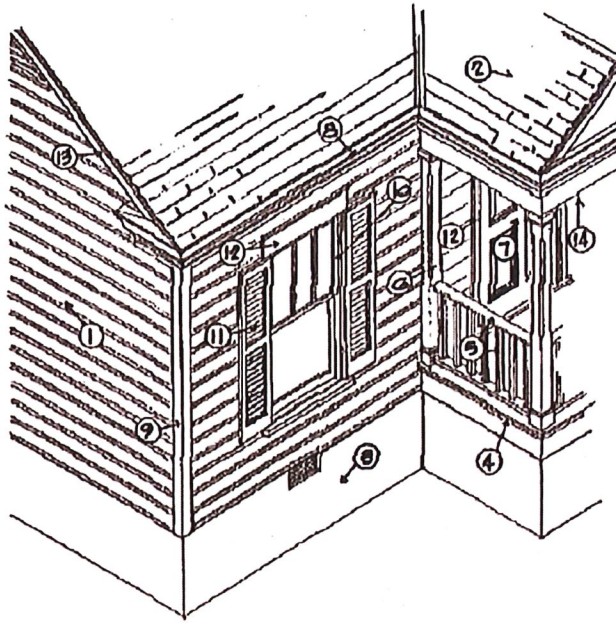
West (rear). South (side). East (Front). North (Side)

Accessory Apartment:



East (Front) South (Side). North (Side). West (Rear)

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant

Ben Goldstein

Address

514 S. Boylan Ave, Raleigh, NC 27603

Paint Manufacturer (Please submit color chips with this schedule)

Sherwin Williams

Color Schedule

1	Body of House	SW 7039	Virtual Taupe
2	Roofing	Landmark shingle	Moire Black Architectural style
3	Foundation	SW 7039	Virtual Taupe
4	Porch Floor	SW 6234	Uncertain Gray
5	Railing	SW 7005	Pure white
6	Columns	SW 7005	Pure white
7	Entrance Door	SW 6258	Tricorn Black
8	Cornice	SW 7005	Pure white
9	Corner Boards	SW 7005	Pure white
10	Window Sash	SW 7005	Pure white
11	Shutter	N/A	
12	Door & Window Trim	SW 7005	Pure white
13	Rake	SW 7005	Pure white
14	Porch Ceiling	SW 7005	Pure white SW 6234 uncertain Gray
15	Other		

5:18 Duke → Meter
Energy location + Masonry
Repair

St

W Cabarrus St

S Boylan Ave

existing electric pole

514 S Boylan Ave

Masonry Repair

current meter location, just reinstalling

Proj
Enlighte
Pal

W Lenoir St

W

S Boylan Ave

Google

St

A/C Pad + 2 new stairs and hand rails

514 S Boylan

Property

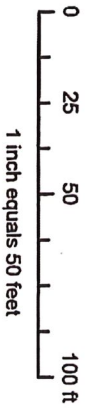
W Lenoir St

Cutler St

Existing door
Missing 2 steps
and hand rail

1 Foot x 3 Foot
Pad (Pavers)
for A/C

Existing
Privacy Fence

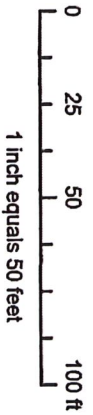
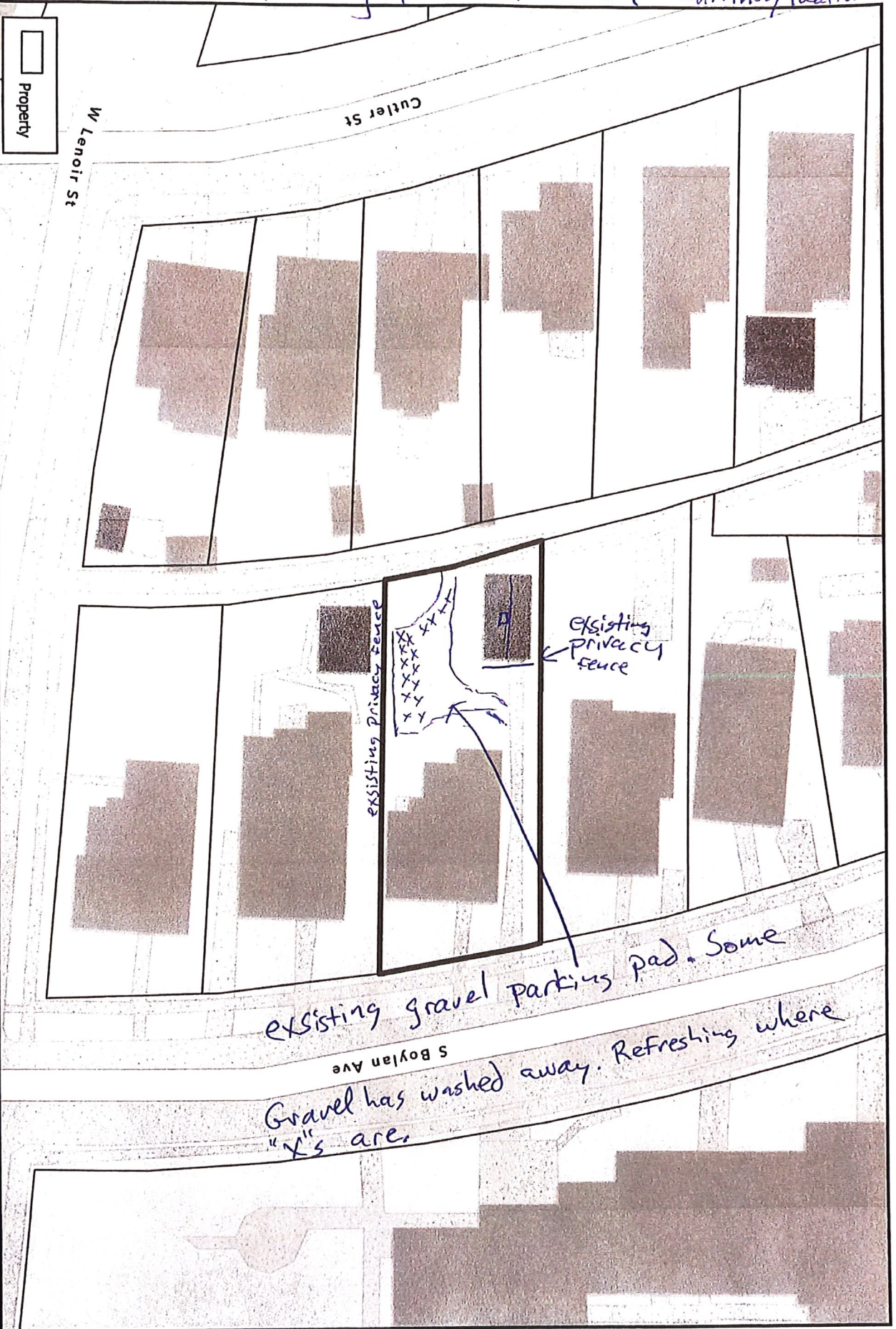


Disclaimer
 Maps makes every effort to produce and publish
 the most current and accurate information possible.
 However, the maps are produced for information purposes,
 and are NOT surveys. No warranties, expressed or implied,
 are provided for the data therein, its use, or its interpretation.

S Boylan Ave

Parking Pad Refresh + Chimney location

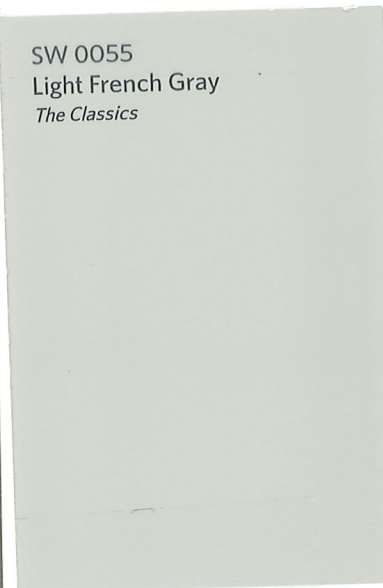
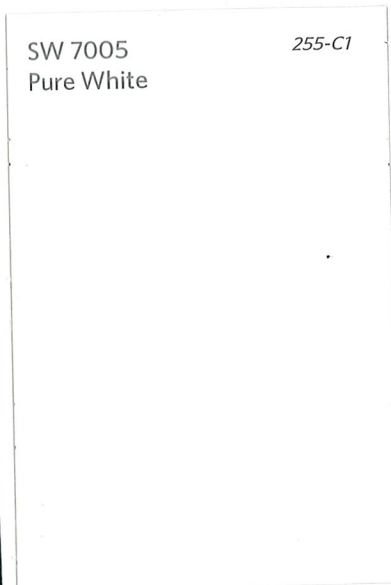
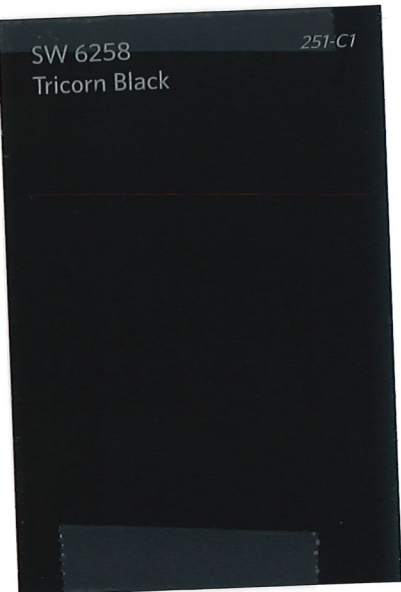
514 S Boylan



Disclaimer
Maps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are NOT surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Ben Goldstein 919-523-5897

514 S. Boylan Ave.
Raleigh, NC 27603



COA has been submitted. These are
Sherwin Williams Paint Chips. These are as
close as I can get to current paint on home.
Thanks! Ben