



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

917 W SOUTH STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

031-14-MW

Certificate Number

3/24/2014

Date of Issue

9/24/2014

Expiration Date

Project Description:

- Remove utility chimney;
- relocate rear window

*This card must be kept pasted 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, \_\_\_\_\_  
Raleigh Historic Development Commission



# Planning & Development

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

## Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- Minor Work (staff review) – 1 copy
- Major Work (COA Committee review) – 13 copies
  - Most Major Work Applications
  - Additions Greater than 25% of Building Square Footage
  - New Buildings
  - Demo of Contributing Historic Resource
  - Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 3909560

File # 031-14-MW

Fee \$ 28

Amt Paid \$ 28

Check # 314

Rec'd Date 3/17/14

Rec'd By AKW

• If completing by hand, please use BLACK INK. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 917 W. South Street

Historic District Boylan Heights

Historic Property/Landmark name (if applicable) n/a

Owner's Name John Demler & Carly Gelfond

Lot size 6,040 sf

(width in feet) 49.96' & 54.86'

(depth in feet) 114.84' & 116.02'

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:

Property Address	Property Address

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 John Demler & Carly Gelfond

Mailing Address 917 W. South Street

City Raleigh State North Carolina Zip Code 27603

Date 3/15/2014 Daytime Phone 847 975 8705

Email Address johndemler@gmail.com

Signature of Applicant  3/15/2014

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 9/24/14. 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 the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature  Date 3/24/14

Project Categories (check all that apply):

Exterior Alteration

Addition

New Construction

Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

Yes

No

(Office Use Only)

Type of Work 84, 22

\_\_\_\_\_

\_\_\_\_\_

Design Guidelines Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work
3.7	Windows	<ul style="list-style-type: none"> <li><del>Proposed replacement of 2 windows on east side elevation. Windows would be narrower and shorter. Proposed relocation of 1 window on rear elevation.</del></li> <li><del>All new windows would be double hung with same style as existing windows (mounting on top only) trim to match as well.</del></li> </ul>
3.0	Changes to Exterior	<ul style="list-style-type: none"> <li>Proposed removal of 1 non-functioning service chimney from the northwest side of the home.</li> <li>This service chimney has been capped and the brick has been parged. The chimney currently lacks a pot or masonry details. The parging has been painted over.</li> </ul>

Application amended per 3/24/14 email.  
IGT

	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" 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>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 13 copies</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.	<input checked="" type="checkbox"/>		✓		
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. <b>Drawings</b> showing proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the new façade(s).</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale.</li> <li><input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. <b>Stamped envelopes</b> addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
8. <b>Fee</b> (See Development Fee Schedule)	<input checked="" type="checkbox"/>		✓		

## Tully, Tania

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**From:** John Demler <johndemler@gmail.com>  
**Sent:** Friday, March 21, 2014 11:04 AM  
**To:** Tully, Tania  
**Subject:** Re: COA Application at 917 W South Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thanks, Tania!

Please amend the current COA for only chimney removal and rear window relocation.

Best,  
John

On Thu, Mar 20, 2014 at 2:55 PM, Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)> wrote:

John & Carly –

I am in receipt of your COA Application for window and chimney changes at 917 W South Street and have the following comments and requests for additional information.

- Please email the photographs included in the application.
- Pending receipt of the emailed photos there is sufficient information regarding the removal of the service/utility chimney.
- Please send close-up photos of the windows on the rear of the house and documentation that the window being relocated and replaced is deteriorated beyond repair. (Guidelines 3.7.5, 3.7.6). Relocation of the existing window clearly meets the Guidelines and is approvable by staff, but there is no evidence to support replacement at this time.
- The three windows proposed for replacement on the east side of the house “contribute to the overall historic character” of the building and cannot be approved for replacement at the staff level (Guidelines 3.7.1, 3.7.13). This item must be forwarded to the COA Committee for review.

You have a few options.

- Leave the application as-is and I will forward the whole thing to the COA Committee for review at the April 7 COA meeting.

Amended 3/21/14

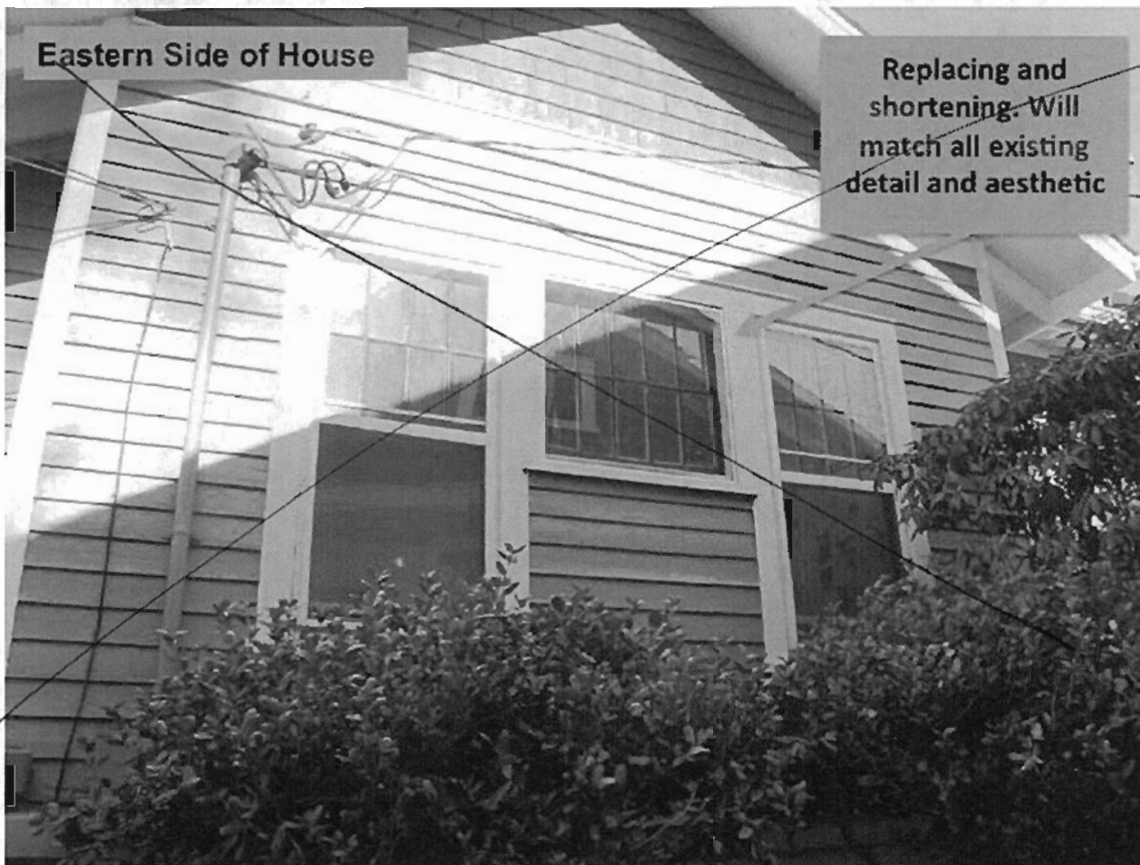
## CERTIFICATE OF APPROPRIATENESS APPLICATION

917 W. SOUTH STREET  
John Demler & Carlen Gelfond

1. Describe the nature of your project:

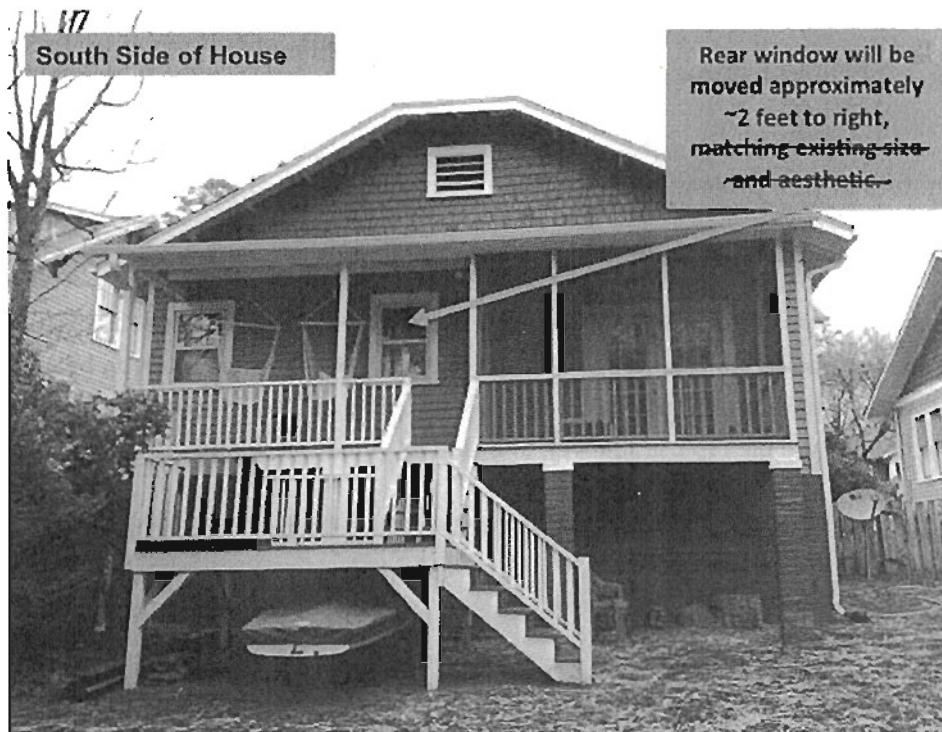
~~Replace Kitchen Windows and Replace/Relocate Rear Window~~

We are updating current kitchen cabinets and counters and would like to replace the existing double-hung windows with shorter double-hung windows in order accommodate new countertop below. These new double-hung windows will also have muntins and 8-lites in the top pane of the window, which will match the existing windows of the house. We plan to use Jeldwen Site Line EX wood SDL windows.

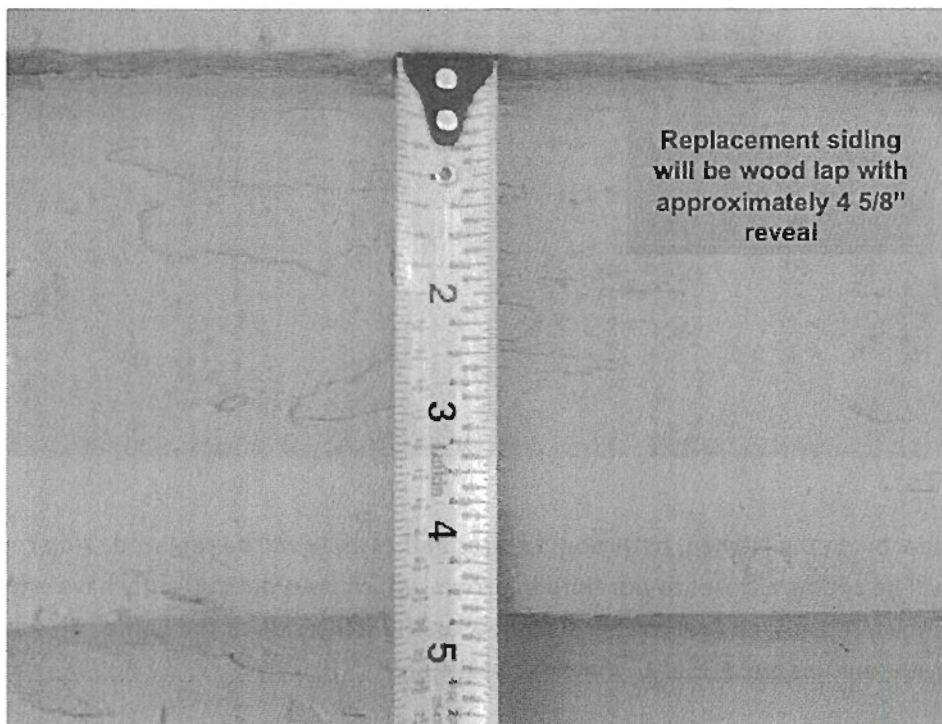


In addition to the work in the kitchen, bathroom fixtures and a vanity will be replaced. Adjacent to the bathroom, we will be adding a closet to our third bedroom, which does not currently have one. This work will require us to remove, ~~replace~~, and reposition a window on the south side of the home. ~~This window will also be a double-hung with muntins and 8-lites to match the existing.~~

See next page...



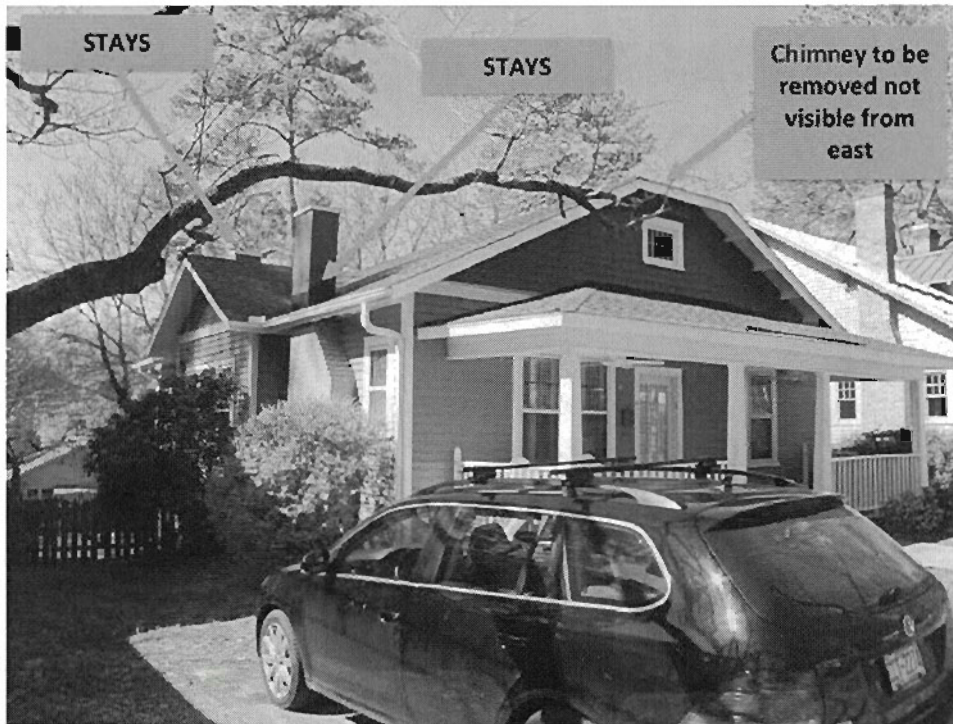
All window trim will be replaced to match the existing. Existing trim is 1 x 6 painted wood with a 1 x 2 painted wood cap. All siding is painted wood with approximately 4 5/8" exposure.



See next page...



Two additional chimneys would remain in the home – one of which being the primary chimney which is visible on the eastern exterior of the home and is a key architectural detail. The third remaining chimney sits in the rear southeast corner of the home.



The purpose of the chimney removal is to provide interior space for a series of much-needed closets that will serve two bedrooms, plus a hallway utility closet.

## 2. Description of materials:

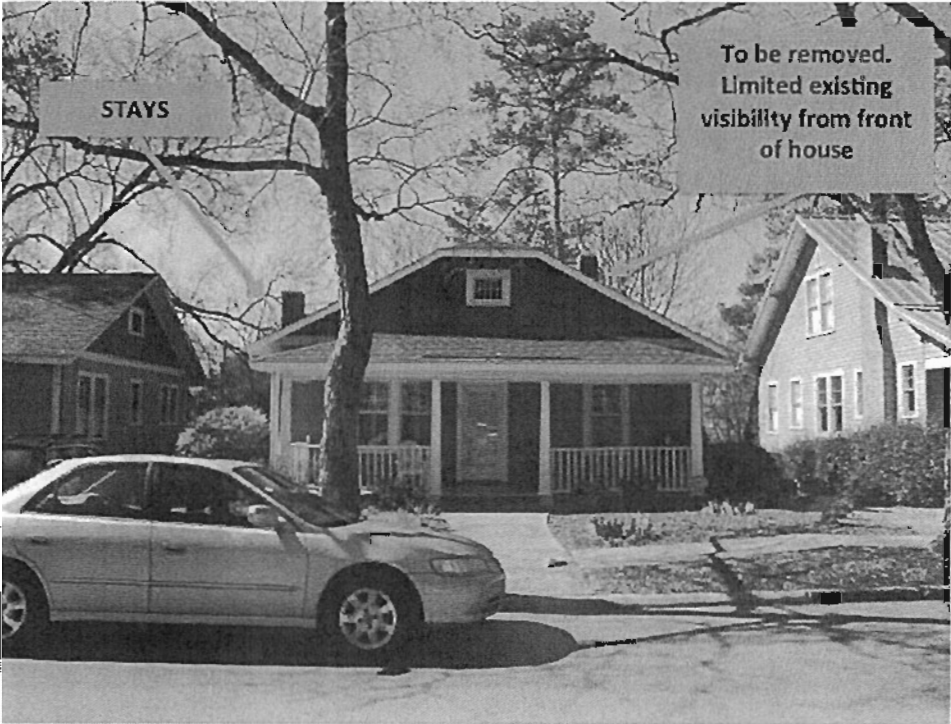
All new materials will match existing materials of the house and existing paint colors. Replacement siding will be wood lap with approximately 4 5/8" reveal. Windows will be Jeldwen Site Line EX Wood SDL with 7/8" putty. ~~These double-hung windows will also have muntins and 8 lites in the top pane of the window to match existing.~~ Replacement roof section surrounding chimney removal will match current slate gray architectural shingles.

woven in with  
existing siding so  
as to avoid watching  
vertical joints.

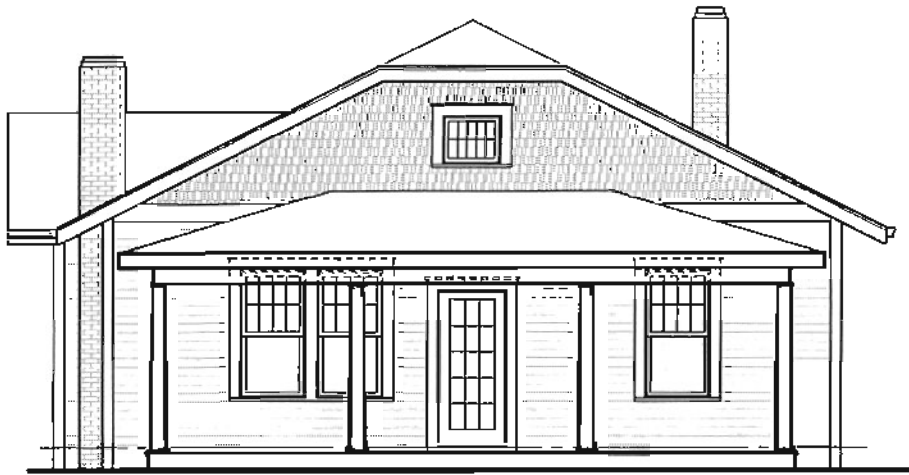


**Remove a secondary non-functional service chimney**

We are also requesting to remove a non-functional secondary chimney that has limited architectural significance. This interior chimney is located on the northwest quadrant of the home. The chimney has been parged at the top and painted over. It currently has a sealed sheet metal cap. The chimney does not have any brick detailing or a chimney pot.

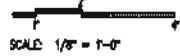


*See next page...*

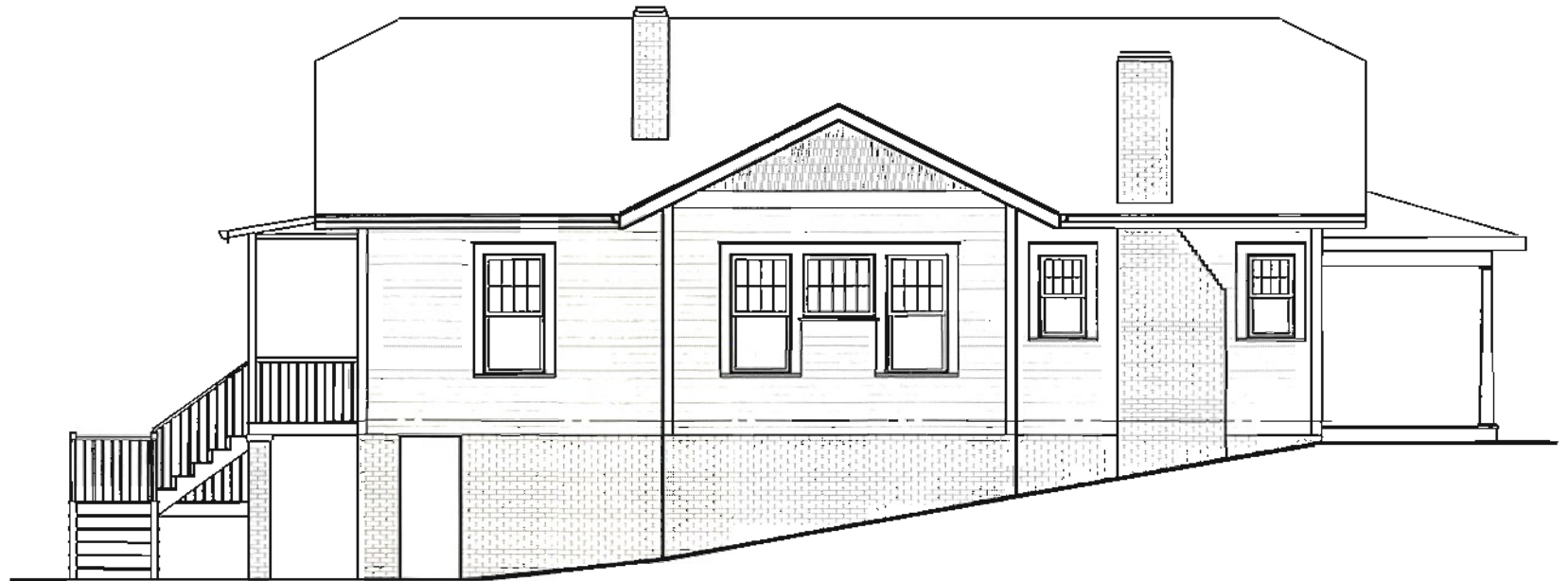


NORTH ELEVATION  
EXISTING

GELFOND-DEMLER RESIDENCE  
RALEIGH, NC

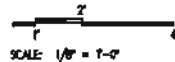


SCALE 1/8" = 1'-0"

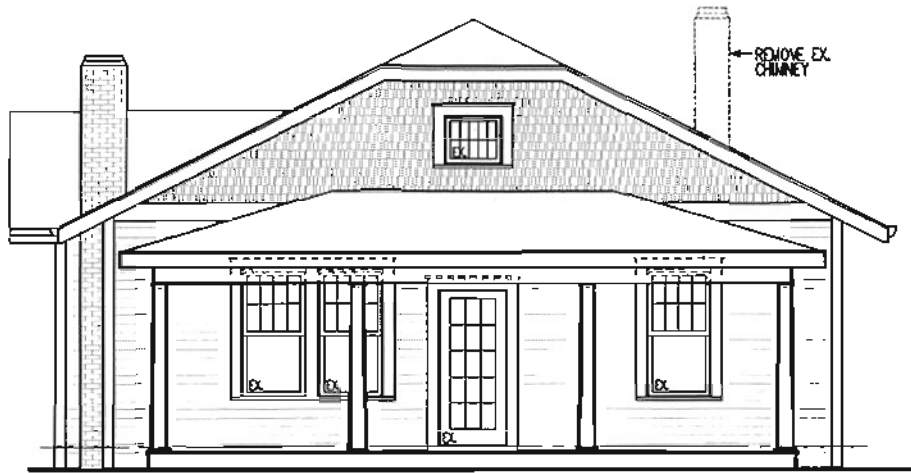


EAST ELEVATION  
EXISTING

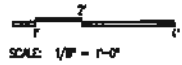
GELFOND-DEMLER RESIDENCE  
RALEIGH, NC



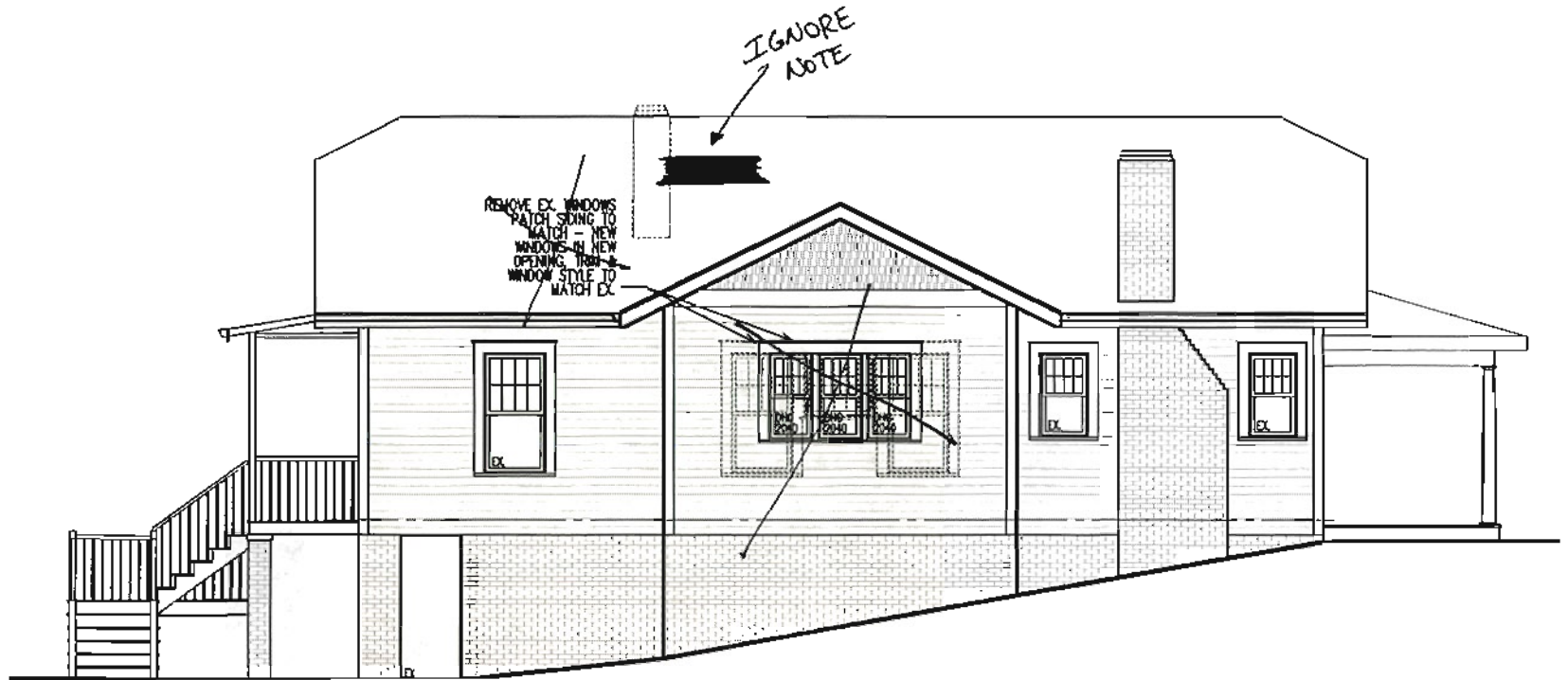
SCALE 1/8" = 1'-0"



NORTH ELEVATION      GELFOND-DEMLER RESIDENCE  
 PROPOSED                      RALEIGH, NC

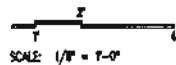


SCALE: 1/8" = 1'-0"



EAST ELEVATION  
 PROPOSED

GELFOND-DEMLER RESIDENCE  
 RALEIGH, NC



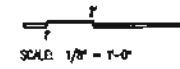
SCALE: 1/8" = 1'-0"





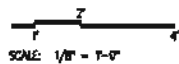
SOUTH ELEVATION  
EXISTING

GELFOND-DEMLER RESIDENCE  
RALEIGH, NC



WEST ELEVATION  
EXISTING

GELFOND-DEMLER RESIDENCE  
RALEIGH, NC

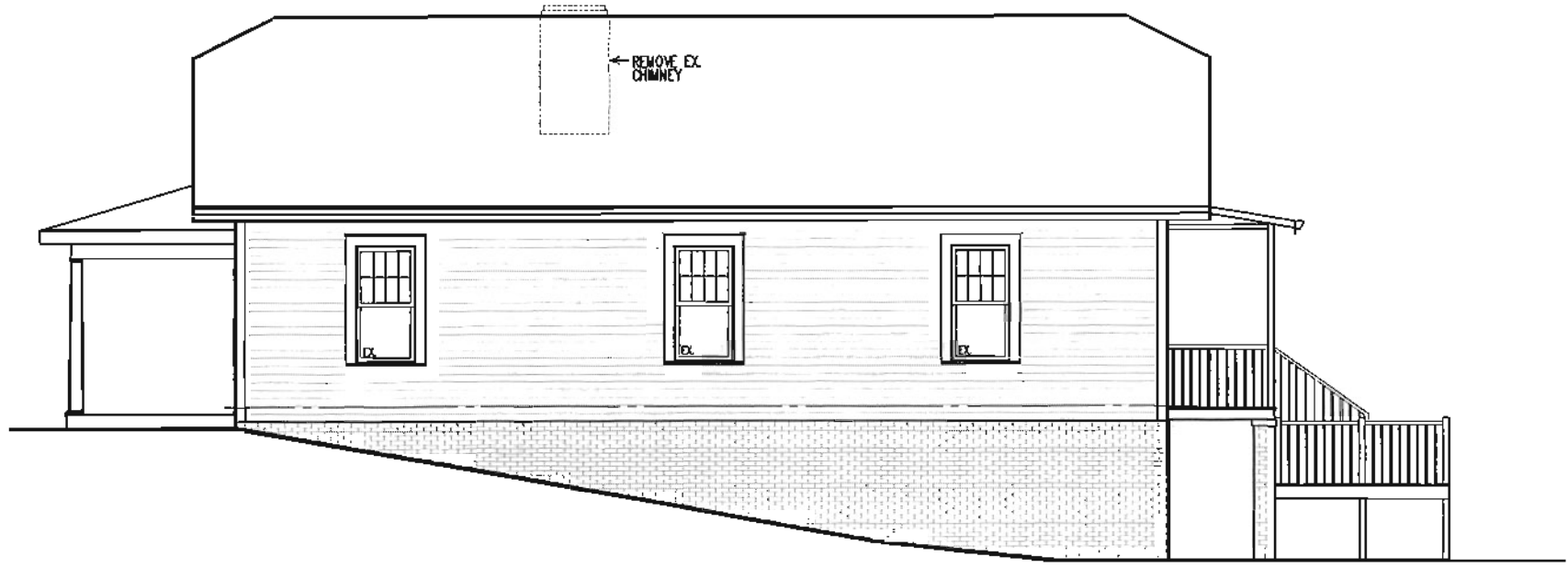
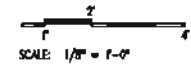




relocate existing window & trim

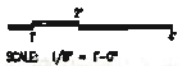
SOUTH ELEVATION  
PROPOSED

GELFOND-DEMLER RESIDENCE  
RALEIGH, NC



WEST ELEVATION  
PROPOSED

GELFOND-DEMLER RESIDENCE  
RALEIGH, NC



## Tully, Tania

---

**From:** Tully, Tania  
**Sent:** Thursday, March 20, 2014 2:55 PM  
**To:** 'johndemler@gmail.com'  
**Subject:** COA Application at 917 W South Street

John & Carly –

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You have a few options.

- Leave the application as-is and I will forward the whole thing to the COA Committee for review at the April 7 COA meeting.
- File a new COA application for the chimney removal and I will only forward the window items.
- Change the COA to reflect only relocating the rear window and removal the replacement request for the east windows. This would allow the entire application to be approved as a Minor Work.

Please let me know how you wish to proceed.

Best,  
Tania Tully

Tania Georgiou Tully, Preservation Planner  
Long Range Planning Division  
Raleigh Department of City Planning  
919.996.2674 new phone number  
919.516.2684 (fax)  
[tonio.tully@raleighnc.gov](mailto:tonio.tully@raleighnc.gov)