



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

324 S BOYLAN AVENUE

Address

BOYLAN HEIGHTS

Historic District

Historic Property

086-17-MW

Certificate Number

05-19-2017

Date of Issue

11-19-2017

Expiration Date

Project Description:

- Replace concrete patio with brick patio
- Install equipment screen
-

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

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

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 checked="" type="checkbox"/> Minor Work (staff review) – 1 copy <input type="checkbox"/> Major Work (COA Committee review) – 10 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>51139</u> File # <u>086-17-MW</u> Fee <u>29.00</u> Amount Paid <u>29.00</u> Received Date <u>04/19/2017</u> Received By <u>P. Best</u>
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Property Street Address 324 South Boylan Avenue, Raleigh, NC

Historic District Boylan Heights

Historic Property/Landmark name (if applicable) _____

Owner's Name Charles Meeker & Anne McLaurin

Lot size <u>2,189 sf</u>	(width in feet) <u>88'</u>	(depth in feet) <u>104</u>
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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
<u>(SEE ATTACHED)</u>	

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 Meg McLaurin

Mailing Address 511 Hillsborough Street

Raleigh	NC	27603
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4.17.17	919.749.3008
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Email Address megmcl@mindspring.com

Applicant Signature *Meg McLaurin*

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 55 + 99

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

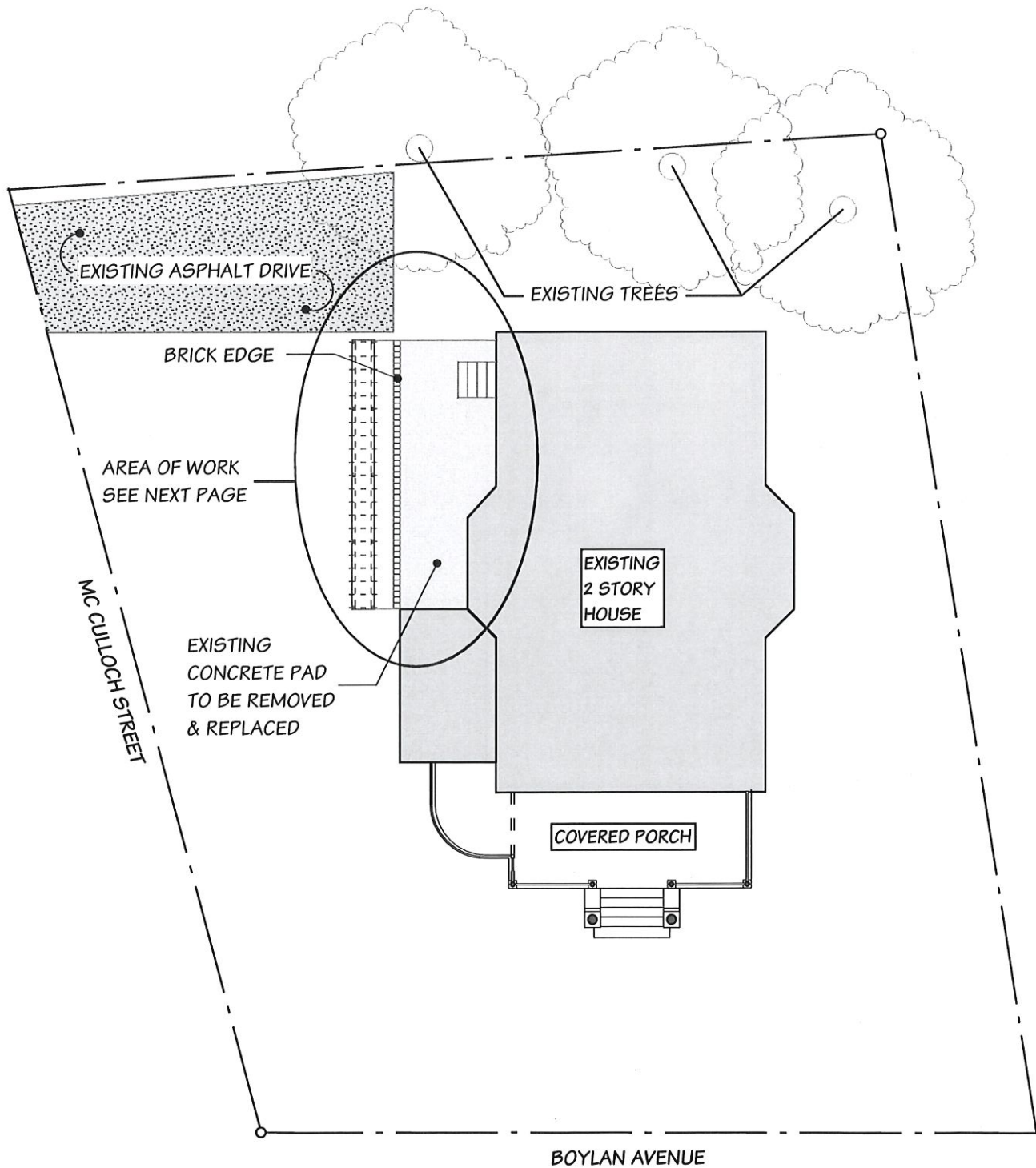
Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
2.3	Site Features and Plantings	<p>The rear entrance to the house at 324 South Boylan Avenue consists of a set of prefab concrete steps leading from a broken concrete patio to an airlock unheated entry to the kitchen area. The neighboring trees have roots throughout the rear yard and patio areas that have broken the concrete and have caused considerable damage to the patio area over recent years. Once broken, the concrete has endured a succession of freeze/thaw cycles which have rendered it an extremely uneven surface.</p> <p>The owners would like to replace the broken concrete with a slightly smaller patio area of brick pavers, putting some of the area back in ground cover which already exists in that area under the trellis.</p> <p>They would also like to build a small equipment screen off the corner of the house, behind which they could store trash and recycling cans, as well as screening the HVAC equipment from McCulloch Street to which it is currently open.</p>
2.4	Fences and Walls	
2.5	Walkways, Driveways and Parking	

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 11/19/17. 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.

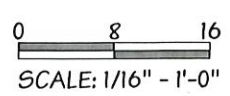
Signature (City of Raleigh) Melissa Robb Date 5/19/17

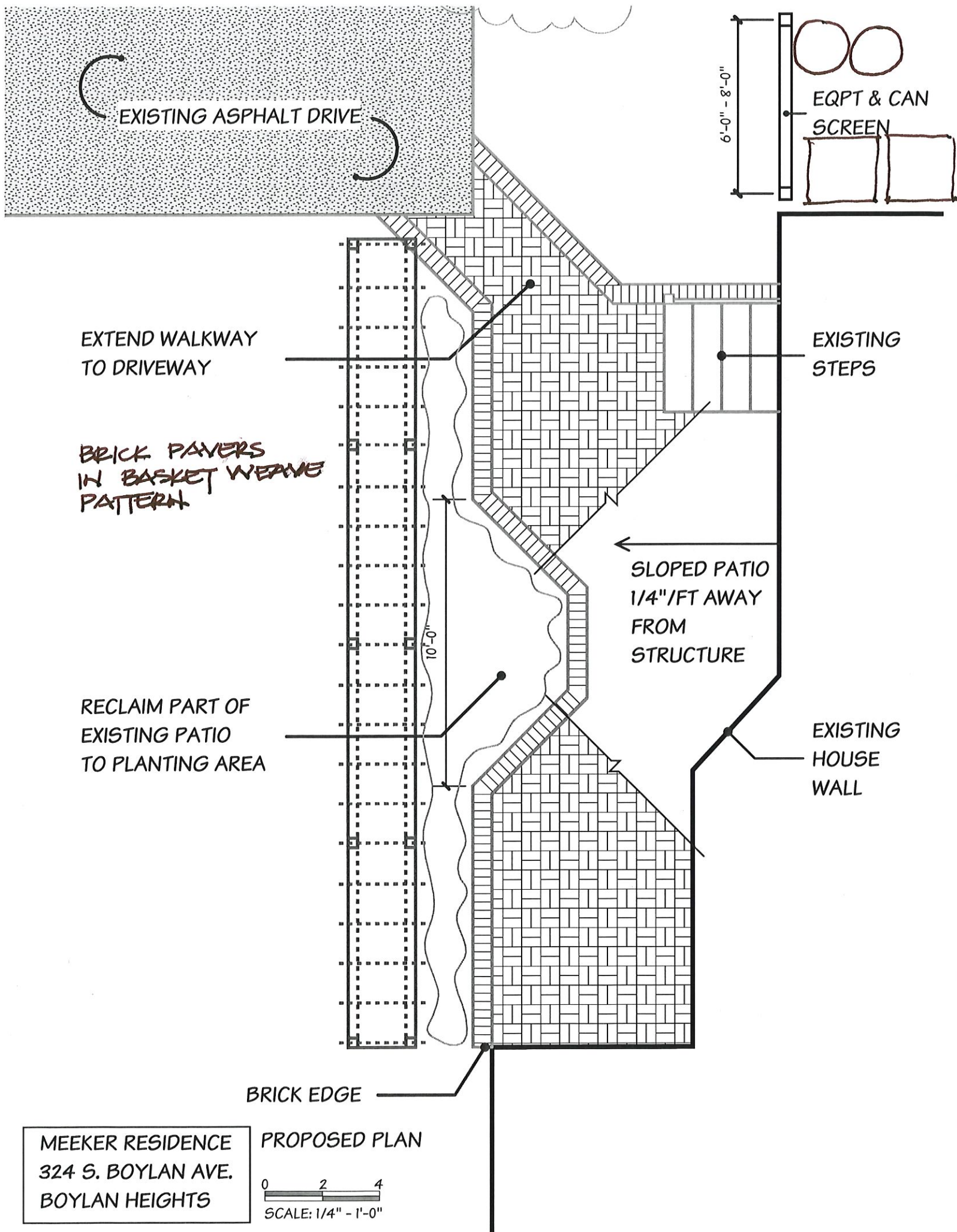
	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 10 copies</p>					
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 type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input type="checkbox"/>				
4. Paint Schedule (if applicable)	<input 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 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 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 Label Creator to determine the addresses.	<input type="checkbox"/>	<input type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input type="checkbox"/>				



MEEKER RESIDENCE
324 S. BOYLAN AVE.
BOYLAN HEIGHTS

EXISTING SITE PLAN





EXISTING ASPHALT DRIVE

6'-0" - 8'-0"

EQPT & CAN SCREEN

SCREEN

EXTEND WALKWAY TO DRIVEWAY

EXISTING STEPS

BRICK PAVERS IN BASKET WEAVE PATTERN

SLOPED PATIO 1/4" / FT AWAY FROM STRUCTURE

RECLAIM PART OF EXISTING PATIO TO PLANTING AREA

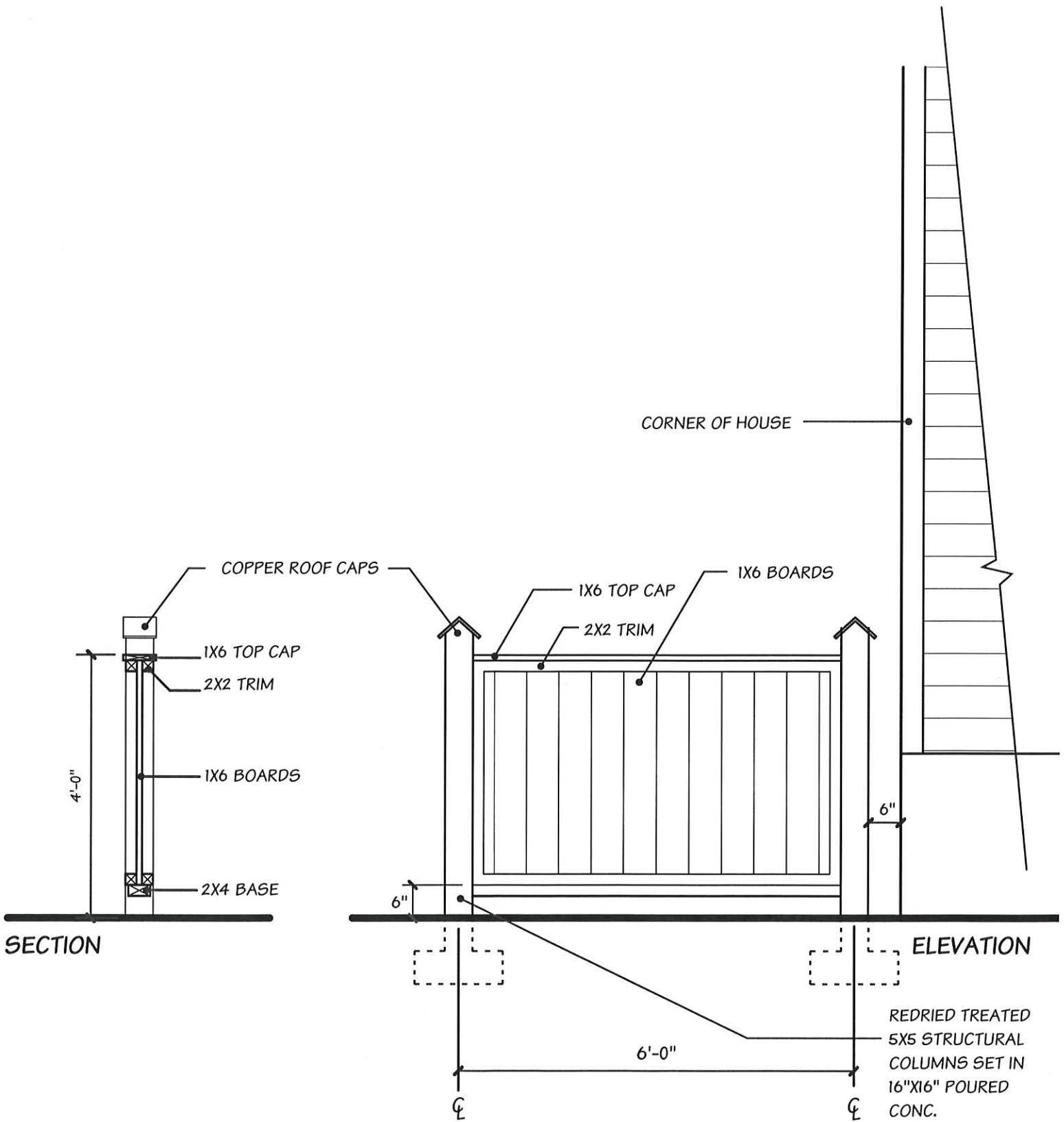
EXISTING HOUSE WALL

BRICK EDGE

MEEKER RESIDENCE
324 S. BOYLAN AVE.
BOYLAN HEIGHTS

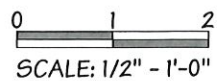
PROPOSED PLAN

0 2 4
SCALE: 1/4" = 1'-0"



MEEKER RESIDENCE
 324 S. BOYLAN AVE.
 BOYLAN HEIGHTS

TRASH SCREEN





①

PARTIAL SIDE ELEVATION W/ TRELLIS EDGE @ RIGHT CONCRETE PATIO TO BE REPLACED WITH BRICK PAVERS



②

BACK DOOR & EXISTING STEPS SOUTHWEST CORNER OF HOUSE



3 SOUTHWEST CORNER OF EXISTING HOUSE



4 REAR OF HOUSE W/ HVAC EQUIPMENT & CANS TO BE SCREENED



5 DETERIORATED CONCRETE PATIO W/ BRICK EDGE



6 EXISTING CONCRETE PATIO @ STEPS

Anagnost, John

From: megmcl@mindspring.com
Sent: Wednesday, April 26, 2017 2:41 PM
To: Anagnost, John
Subject: Re: Minor Work COA at 324 S Boylan Ave
Attachments: SAA17042613420.pdf

okay.



the pavers will be Belcrest 760, flashed red pavers; and a photo of the front is attached.

On Apr 26, 2017, at 2:09 PM, Anagnost, John <John.Anagnost@raleighnc.gov> wrote:

Hi Meg,

That should be fine. Once we receive the other materials, you will get more feedback from the case reviewer.

Best,
John

John Anagnost
Comprehensive Planning Division