



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

317 S BOYLAN AVENUE

Address

BOYLAN HEIGHTS

Historic District

Historic Property

142-17-MW

Certificate Number

09-01-2017

Date of Issue

03-01-2018

Expiration Date

Project Description:

- Demo and reconstruct front and side porches
- Install new roofing
- Remove asbestos shingle siding
- Repair foundation

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, Melissa Robb
 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 <ul style="list-style-type: none"> <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; margin: 0;">For Office Use Only</p> Transaction # <u>525182</u> File # <u>142-17-MW</u> Fee <u>29</u> Amount Paid <u>\$29</u> Received Date <u>8/9/17</u> Received By <u>ACH</u>
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Property Street Address 317 South Boylan Ave.

Historic District Boylan Heights

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

Owner's Name Adam & Jensen Zaytoun

Lot size <u>0.23</u>	(width in feet) <u>60</u>	(depth in feet) <u>168</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

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 Adam Zaytoun

Mailing Address 320-A S. Boylan Ave.

City Raleigh

State NC

Zip Code 27603

Date 8/8/2017

Daytime Phone 919.673.6326

Email Address adam.zaytoun@gmail.com

Applicant Signature *Adam Zaytoun*

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

57, 60, 71, 37

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)
porches	3.8	1) Demolition and reconstruction of structurally unstable and deteriorating front and side porches. Change roof type from built-up tar/rubber to asphalt shingle keeping form and increasing pitch as required for building code. 2) Re-roof upper and rear roofs with asphalt shingles to match porch roofs. Reinstall existing ridge flashing on upper roof if salvageable. 3) Remove asbestos shingle siding. 4) Repair crumbling brick foundation.
roofs	3.5	
exterior walls	3.6	
masonry	3.2	

Minor Work Approval (office use only)

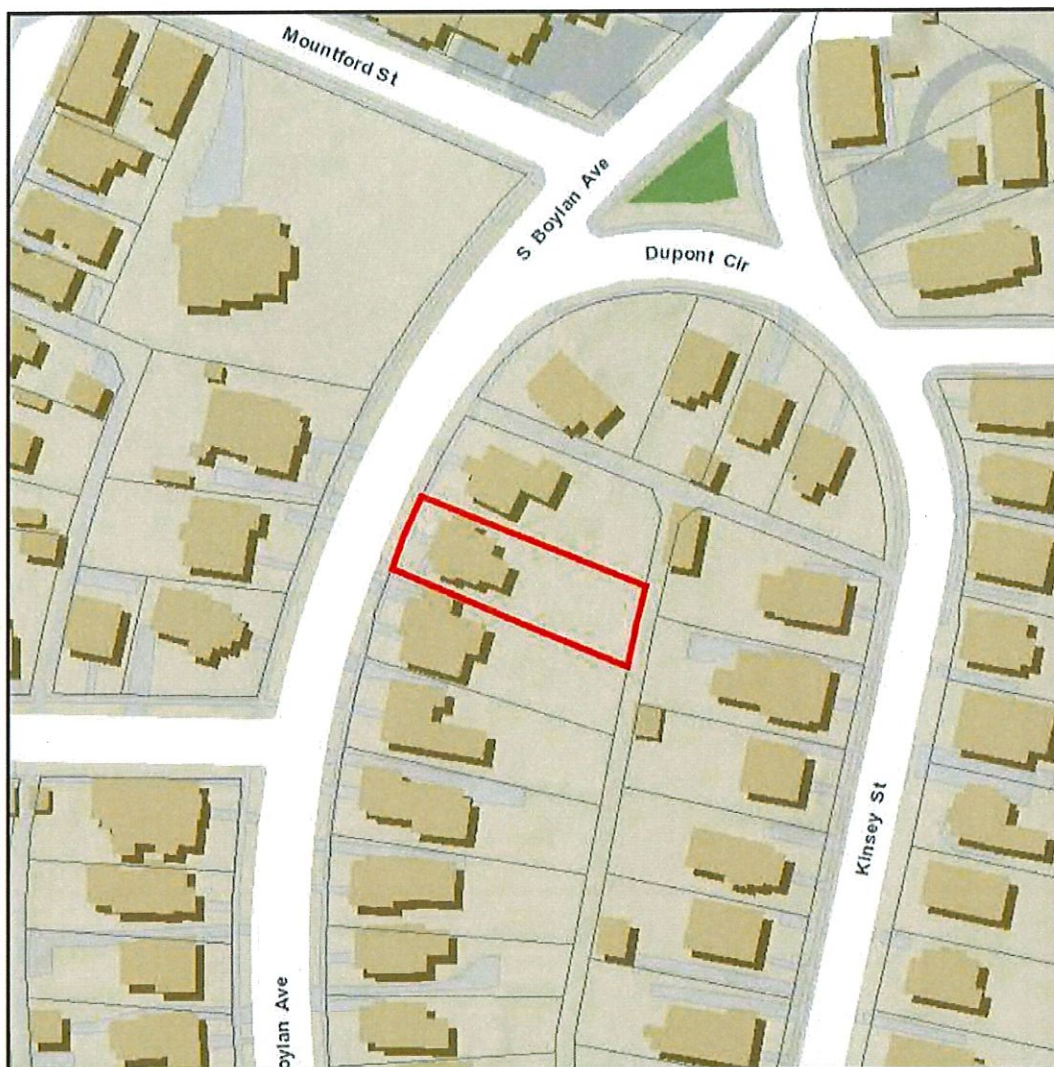
Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until 3/1/18. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate 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 9/1/17

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
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.					
Minor Work (staff review) – 1 copy					
Major Work (COA Committee review) – 10 copies					
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 checked="" type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

317 South Boylan Ave.

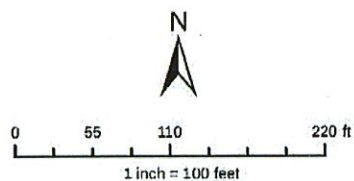
Adam & Jensen Zaytoun



317 S Boylan Ave

PIN: 1703376583
PIN Ext: 000
Real Estate ID: 0047461
Map Name: 1703 06
Owner: ZAYTOUN, ADAM ZAYTOUN, SARAH
JEUSEN MABE
Mail Address 1: 317 S BOYLAN AVE
Mail Address 2: RALEIGH NC 27603-1907
Mail Address 3:
Deed Book: 016833
Deed Page: 01489
Deed Date: 06/30/2017
Deed Acres: 0.23
Building Value: \$123,640
Land Value: \$168,300
Total Value: \$291,940
Billing Class: Individual
Description: LO92 BOYLAN HGTS SUB

Heat Area: 2210
Site Address: 317 S BOYLAN AVE
City: RALEIGH
Township: Raleigh
Year Built: 1910
Sale Price: \$250,000
Sale Date: 06/30/2017
Use Type: SINGLFAM
Design Style: Conventional
Land Class: Residential Less Than 10 Acres
Old Parcel Number: C002-C0009-0010



Disclaimer
Atlas 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.

West Façade



East Façade



South Façade



North Façade



Porch and Foundation Deterioration Structural Issues



















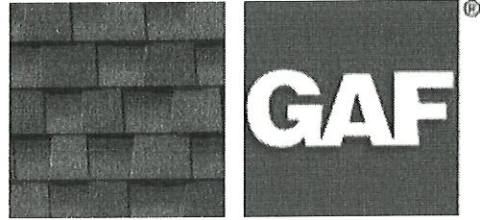




PRODUCT INFORMATION SHEET

Timberline HD® Shingles

Made To Protect Your Home. Your Story. And Those Of Over 50 Million Of Your Fellow North Americans!



PRODUCT INFORMATION

"Value and performance in a genuine wood-shake look"

Timberline HD® Shingles Provide These Unique Benefits:

- **Dimensional Look** . . . Features GAF's proprietary color blends and enhanced shadow effect for a genuine wood-shake look
- **Highest Fire Rating** . . . Class A fire rating from Underwriters Laboratories
- **High Performance** . . . Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Stays In Place** . . . Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h).¹
- **Peace Of Mind** . . . Lifetime ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years²
- **Perfect Finishing Touch** . . . Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles³

¹This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

²See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

³These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

COLORS/AVAILABILITY

- **COLORS:** Barkwood, Birchwood, Biscayne Blue, Canadian Driftwood, Charcoal, Copper Canyon, Driftwood, Fox Hollow Gray, Golden Amber, Hickory, Hunter Green, Mission Brown, Oyster Gray, Patriot Red, Pewter Gray, Shakewood, Slate, Sunset Brick, Weathered Wood, White, and Williamsburg Slate
- **REGIONAL AVAILABILITY:** Northeast, Southeast, Southwest, West, and Central Areas

*See http://www.gaf.com/Roofing/Residential/Products/Shingles/Timberline/High_Definition for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved – 130419.04 (Location dependent; contact Technical Services at 800.766.3411)
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267**
- Texas Department of Insurance
- CSA A123.5***
- ENERGY STAR® Qualified (White Only) (U.S. Only)
- Title 24 Compliant, CRRC Listed, and Meets Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

**Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

***Refers to shingles sold in Canada only.

PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)
- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- Nails/Square: 256 (384 where 6 nails per shingle is required)††
- StainGuard® Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Hip/Ridge: Timbertex®, Seal-A-Ridge®, Z® Ridge; Ridglass® 8"; Ridglass® 10"
- Starter: ProStart® & WeatherBlocker™

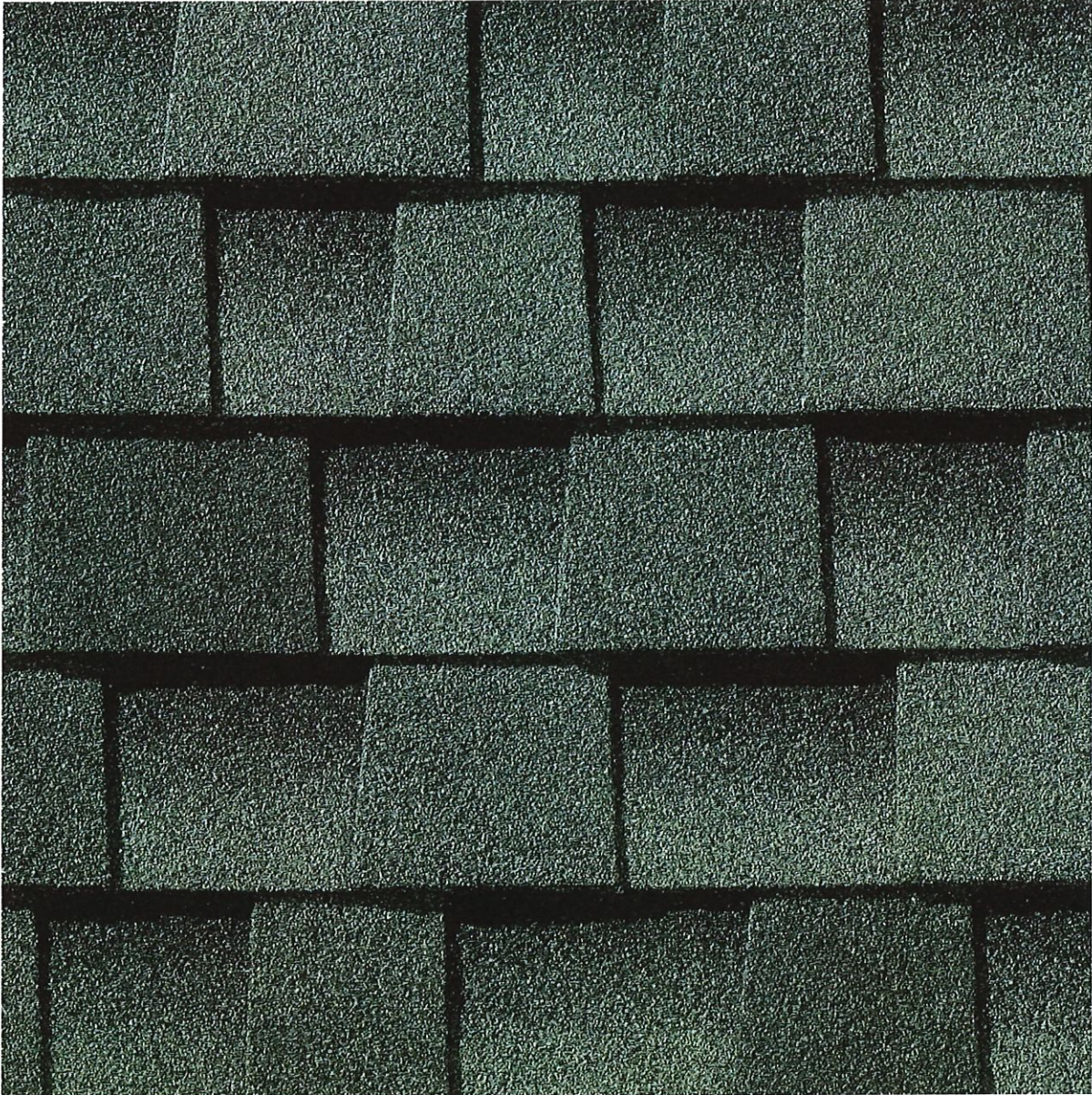
†Refer to complete published installation instructions.

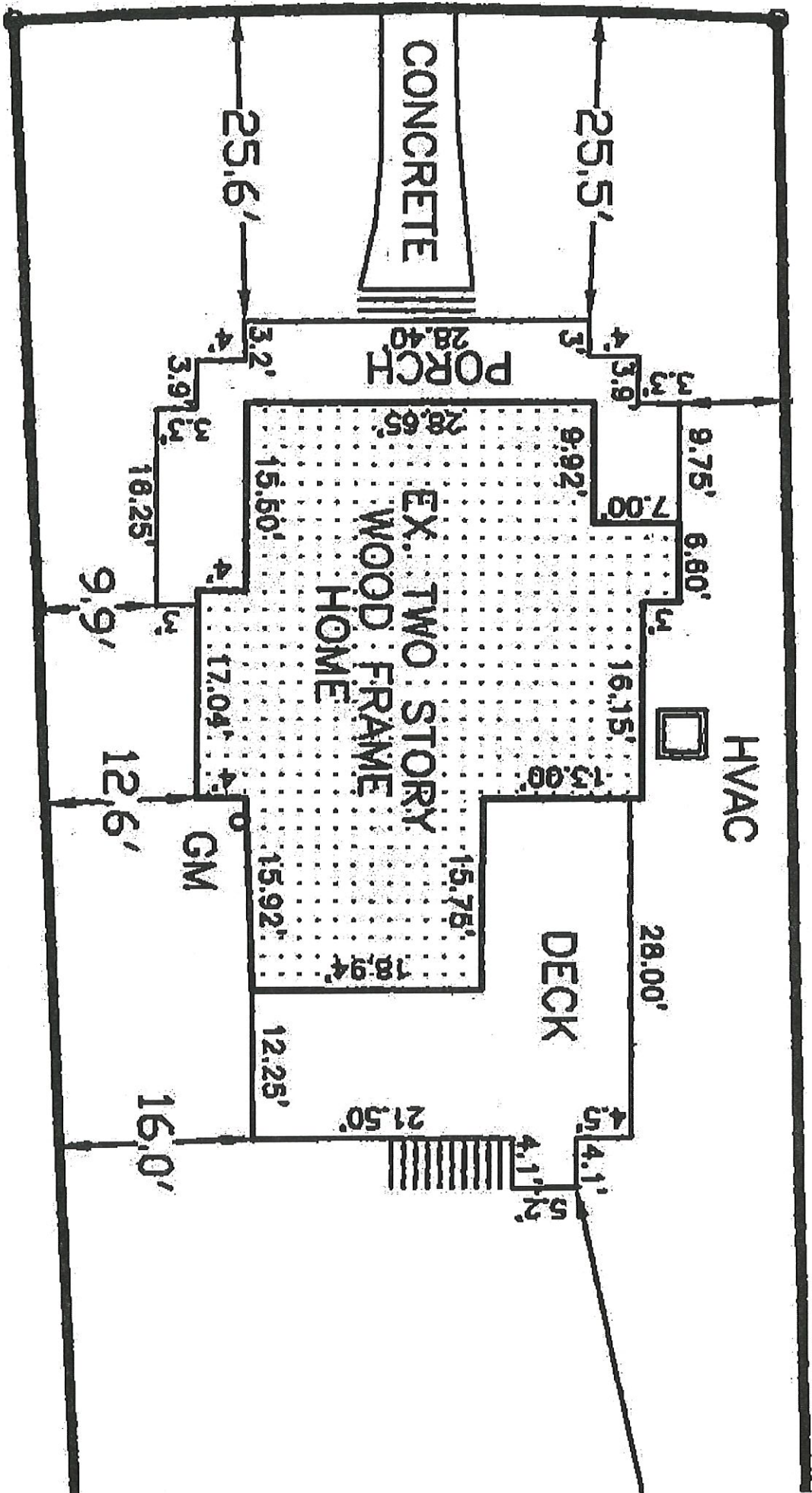
††Required by some local codes and required for enhanced wind coverage on certain products.

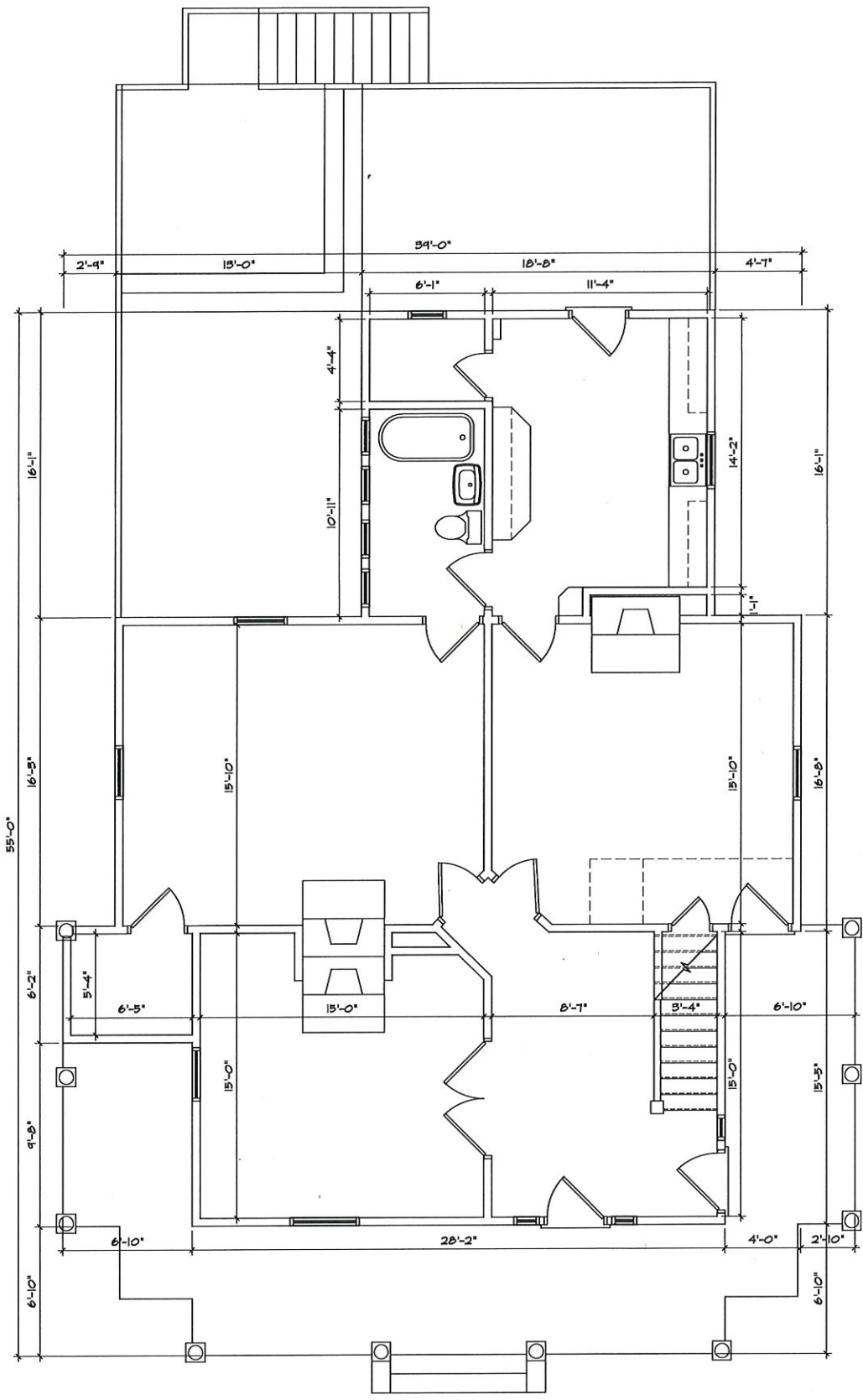
INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD® Shingles. Installation instructions may also be obtained at www.gaf.com.

Timberline HD – Slate (or similar color and/or manufacturer)



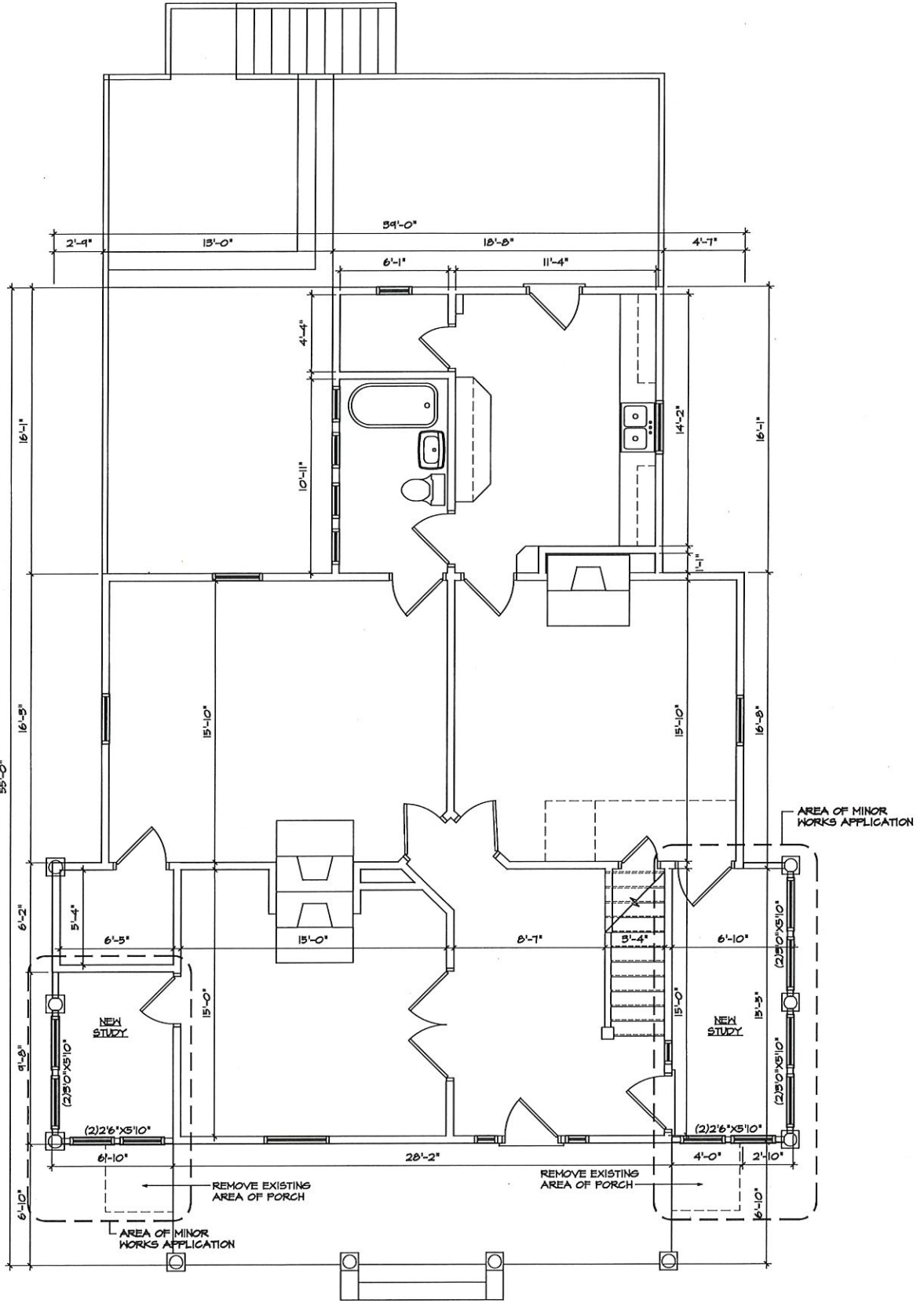




MINOR WORKS APPLICATION FOR:		
317 S. Boylan Avenue		
EXISTING 1ST FLOOR PLAN	SCALE: 3/16" = 1'-0"	DATE: 08/14/2017

TightLines Designs
 creating great places to live

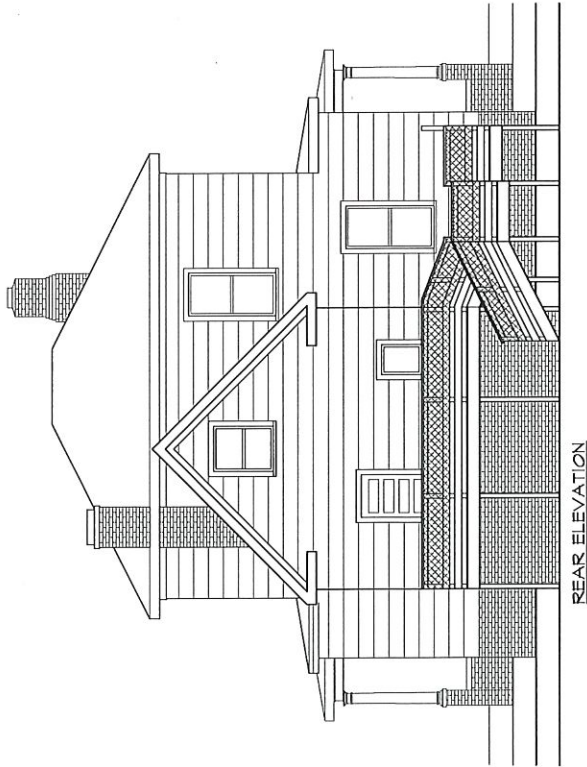
115.5 E. Hargett St, Suite 300, Raleigh, NC 27601
 919-834-3600 • www.tightlinesdesigns.com



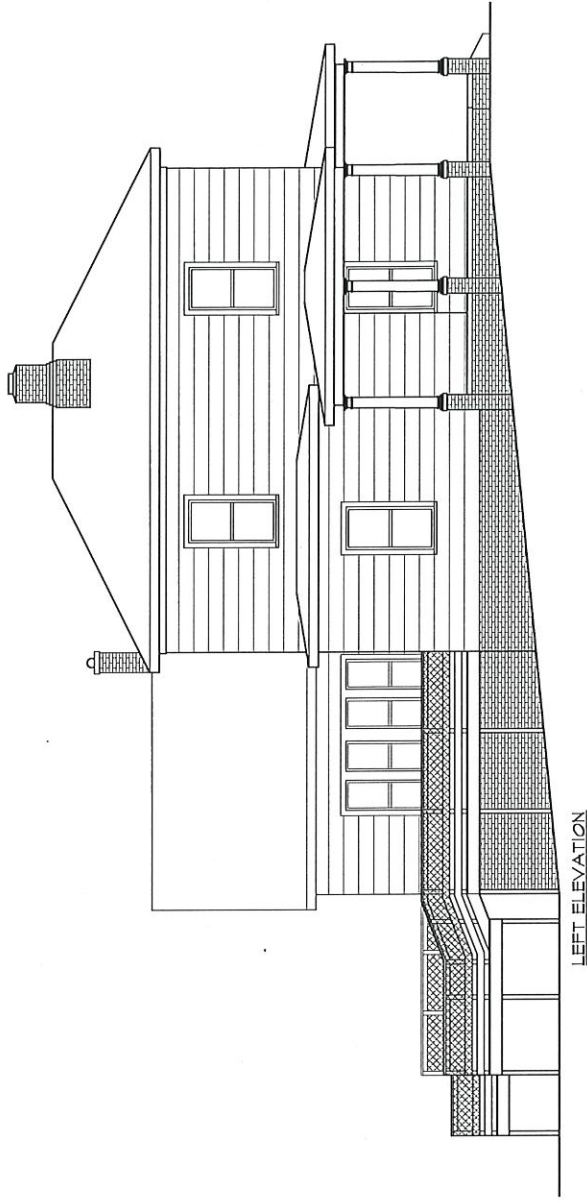
MINOR WORKS APPLICATION FOR:		
317 S. Boylan Avenue		
PROPOSED 1ST FLOOR PLAN	SCALE: 3/16" = 1'-0"	DATE: 08/14/2017

TightLines Designs
 creating great places to live

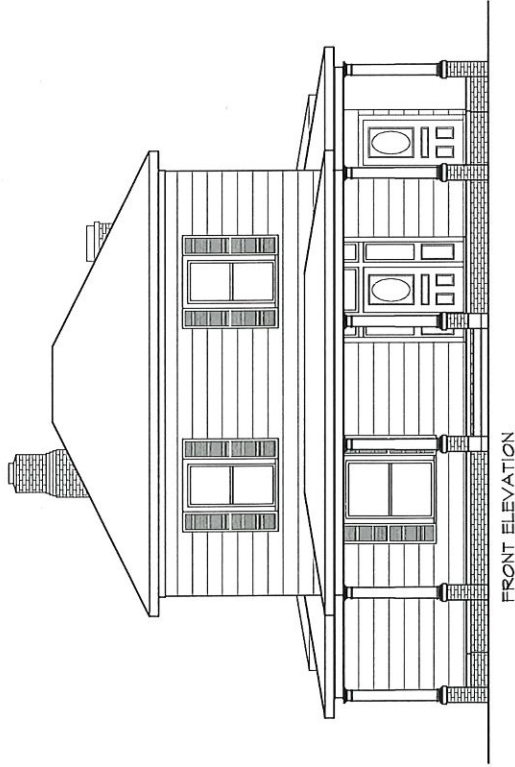
115.5 E. Hargett St, Suite 300, Raleigh, NC 27601
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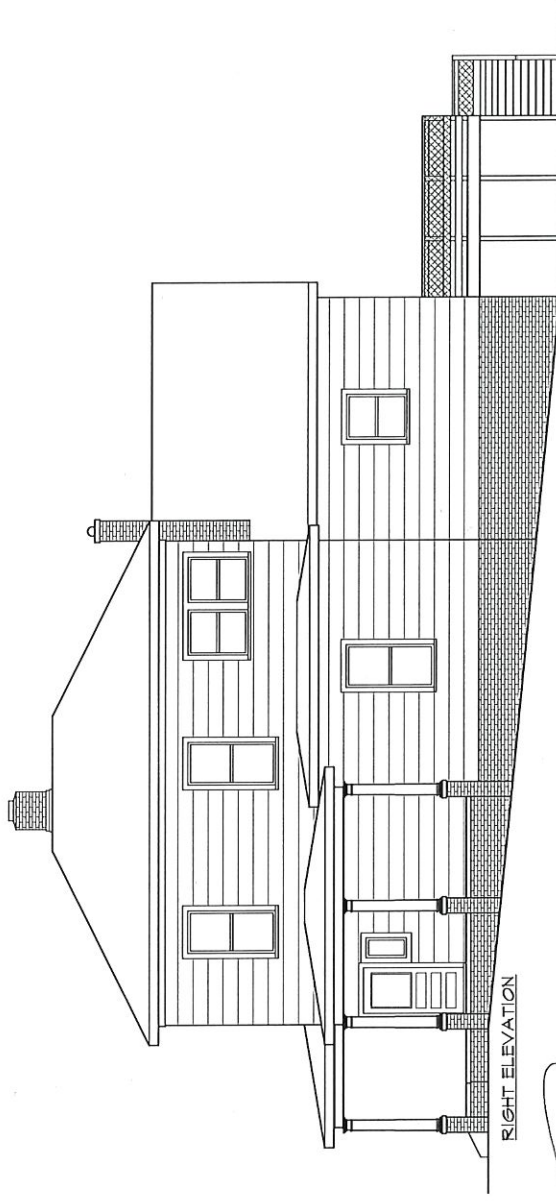
REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

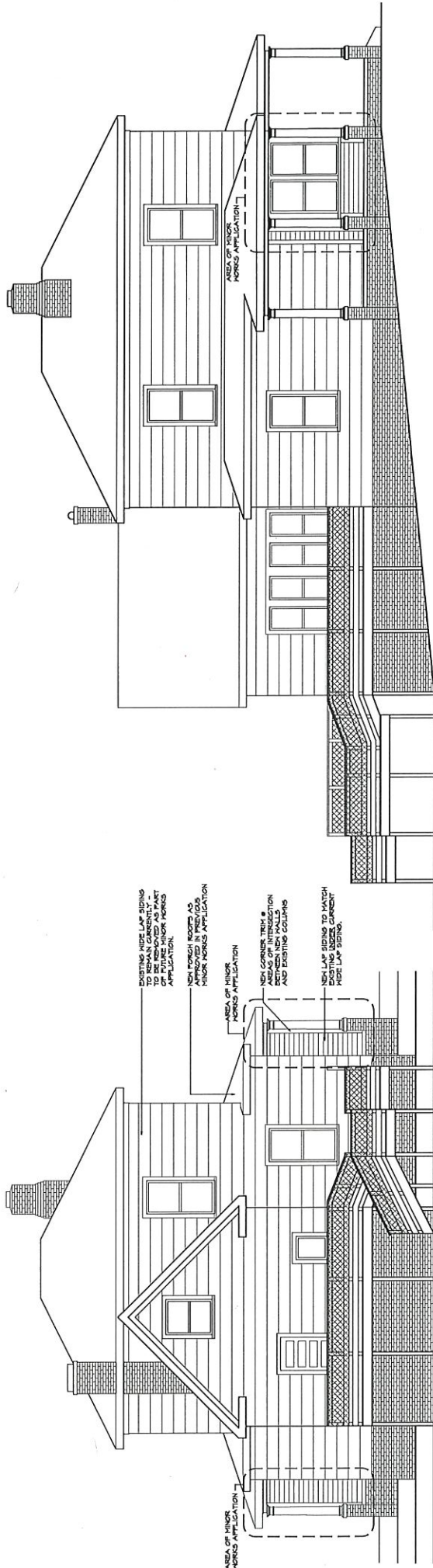


RIGHT ELEVATION

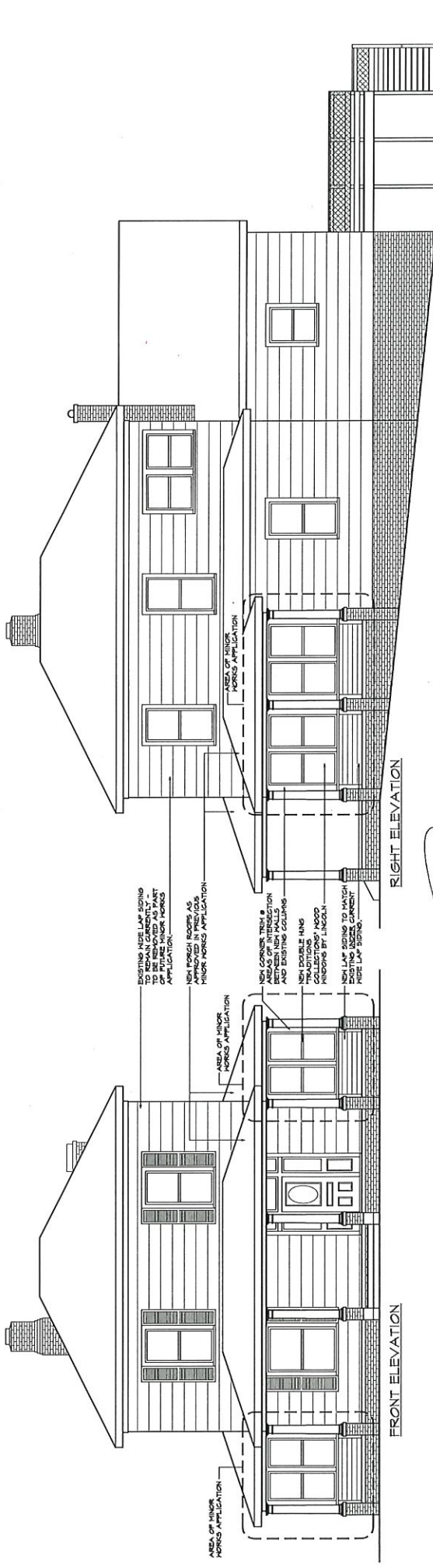
MINOR WORKS APPLICATION FOR:	
317 S. Boylan Avenue	
EXISTING ELEVATIONS	SCALE: 1/8" = 1'-0"
	DATE: 08/14/2017

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 creating great places to live

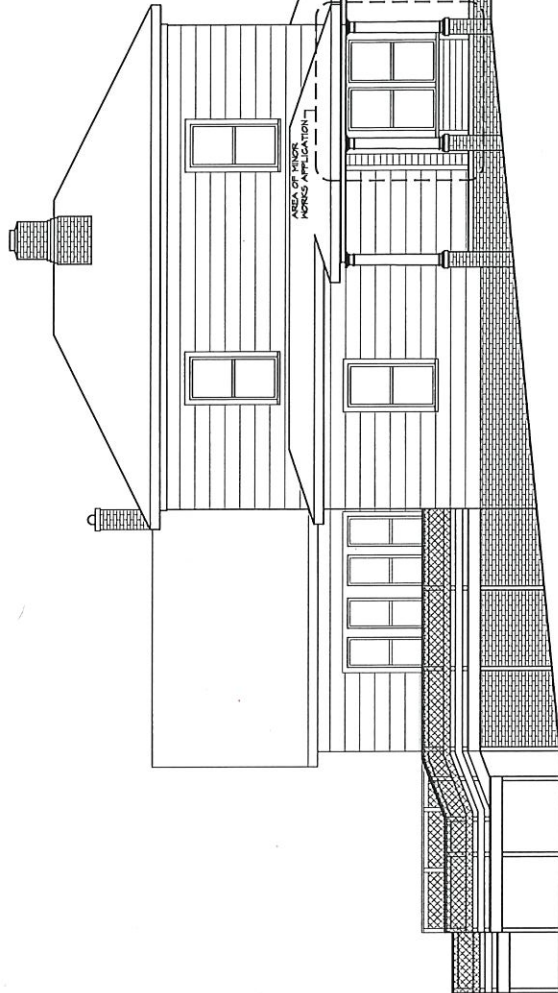
115.5 E. Main St. Suite 200 Raleigh, NC 27601
 919-834-2803 • www.tightlinesdesigns.com



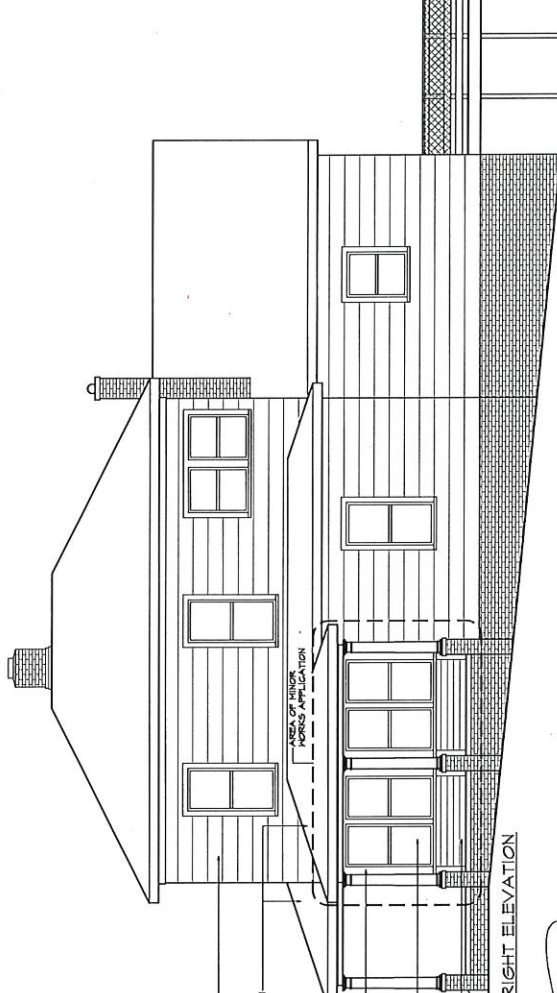
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

MINOR WORKS APPLICATION FOR:	
317 S. Boylan Avenue	
PROPOSED ELEVATIONS	SCALE: 1/8" = 1'-0"
	DATE: 08/14/2017

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 919-854-5000 • www.tightlinesdesigns.com

Robb, Melissa

From: Adam Zaytoun <adam.zaytoun@gmail.com>
Sent: Monday, August 28, 2017 7:02 AM
To: Robb, Melissa
Cc: Tully, Tania; 'Jensen Zaytoun'; Maurer, David
Subject: RE: 317 S Boylan Ave CoA App #3 -- Enclosing Side Porches
Attachments: COA Application Minor #2_signed.pdf; CoA Application Minor #3_signed.pdf

Melissa,

See my comments below:

9/1/17 GUTTERS & DOWNSPOUTS
WILL BE ON LATER COA
APPLICATION

- ✓ Regarding the demolition and reconstruction of the porches, you do have photos of the existing conditions, but do you also have measured drawings so it can be rebuilt to match? Will all materials be replaced in kind? If I recall correctly you were concerned about the condition of some of the porch columns.

- Yes, see attached CoA #3 with existing and proposed architectural drawings. We intend restore the existing columns if at all possible. Materials will be replaced in kind with exception of roofing material as described in attached CoA #2 (change roofing type from rubber/tar to asphalt shingles).

Will you be doing any work with the gutters and downspouts when you do the roof?

Yes, we intend to replace gutters with half-round aluminum gutters of appropriate color. They will be on the upper roof as well. We have seen these on several neighborhood houses.

- ✓ Will you be repairing the existing siding when the asbestos material is removed? Will all materials be replaced in kind?

- Yes, we will repair existing siding in kind as long as such repair is feasible and per RHDC guidelines. Paint schedule to follow on future CoA.

- ✓ With your repair of the foundation, will you be putting in footings? Will all materials be replaced in kind? Will the foundation work affect all sides of the house?

- Yes, we will put in footings and replace brick piers/curtain walls with materials in kind; foundation paint color to follow on future CoA. One or both sides and rear of house will be affected. The structural work will be guided by our structural engineer and the COR Building Inspections Department.

- ✓ Please provide your photos in color. Send them via email rather than printing them and bringing them to us.

- Please see attached color photos in COA #2 & #3.

Best regards,

Adam

From: Robb, Melissa [mailto:Melissa.Robb@raleighnc.gov]
Sent: Friday, August 25, 2017 3:32 PM