



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

317 S BOYLAN AVENUE

Address

BOYLAN HEIGHTS

Historic District

Historic Property

146-17-MW

Certificate Number

09-21-2017

Date of Issue

03-21-2018

Expiration Date

Project Description:

- Enclosure of two side porches

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>525771</u> File # <u>146-17-MW</u> Fee <u>\$29</u> Amount Paid <u>\$29</u> Received Date <u>8/15/17</u> Received By <u>M. Coe</u>
--	---

Property Street Address 317 South Boylan Ave., Raleigh, NC 27603

Historic District Boylan Heights

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

Owner's Name Adam & Jensen Zaytoun

Lot size 0.23 acres	(width in feet) 60 ft.	(depth in feet) 168 ft.
----------------------------	------------------------	-------------------------

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 & Jensen Zaytoun

Mailing Address 320-A South Boylan Ave.

City Raleigh	State NC	Zip Code 27603
Date 8/15/2017	Daytime Phone (919) 673-6326	

Email Address adam.zaytoun@gmail.com

Applicant Signature *Adam Zaytoun*

<p>Will you be applying for rehabilitation tax credits for this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Did you consult with staff prior to filing the application? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Office Use Only</p> <p>Type of Work _____</p> <p style="font-size: 2em;">57</p> <p>_____</p> <p>_____</p>
---	--

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)
3.8/42-43	Porches	#57 on Minor Work List: Alteration of Existing Porches
		Enclosure of two historic side porches to accommodate need for additional space; designed to preserve the historic character and symmetry of the porches and building.
		Necessary replacement of entire front and side porches because of deterioration included in previous Minor CoA (See Transaction # 525182).

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 3/21/18. 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 9/21/17

	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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. Drawings showing existing and proposed work <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 checked="" 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 checked="" type="checkbox"/>			✓
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>		✓		

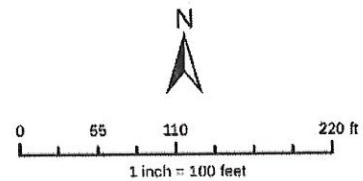
317 South Boylan Ave.
Adam & Jensen Zaytoun



317 S Boylan Ave

PIN: 1703378583
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: 01469
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
iMaps 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.



FRONT



REAR



RIGHT



LEFT



315 South Boylan Ave.



324 South Boylan Ave.



402 South Boylan Ave.



602 South Boylan Ave.



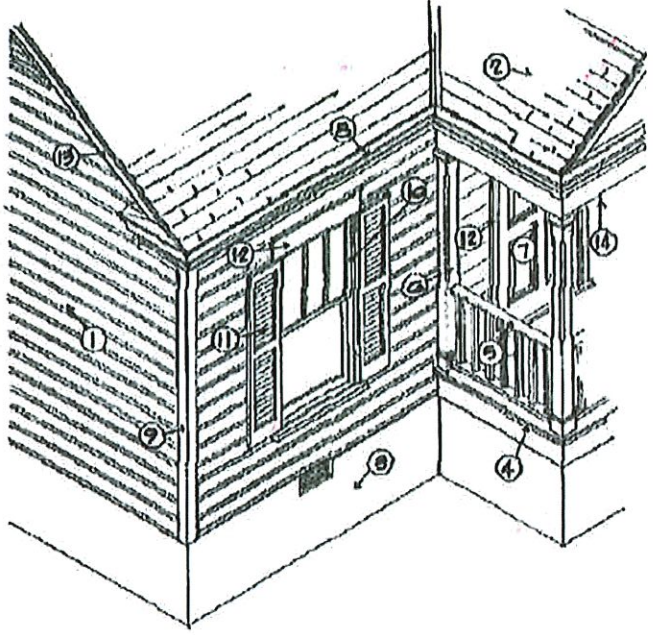
422 Cutler St.



510 Cutler St.

SUBMITTED VIA
EMAIL 9/11/17 MR

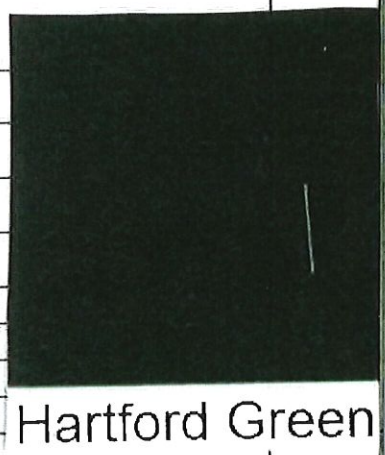
Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



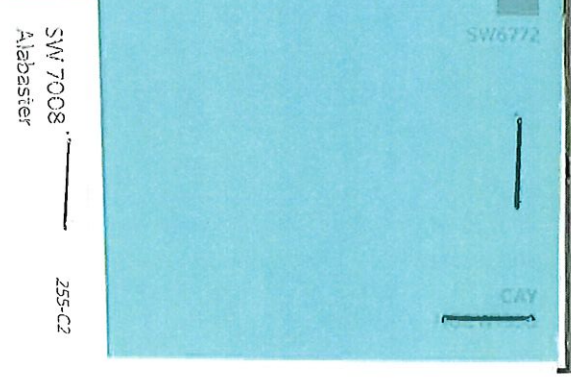
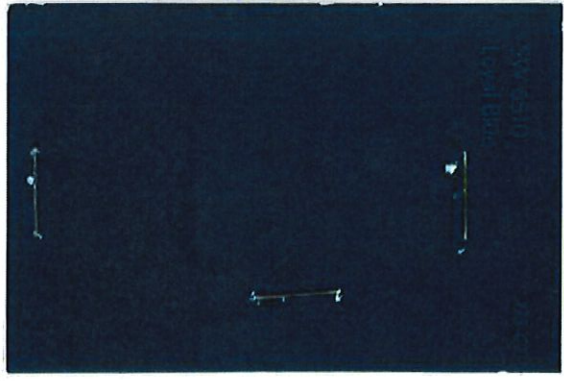
Applicant Jensen + Adam Zaytown
 Address 317 S. Boylan Ave
 Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1	Body of House	Sherwin Williams SW 6772 Cay
2	Roofing	Timberline HD Slate
3	Foundation	SW 6510 Loyal Blue
4	Porch Floor	N/A
5	Railing	N/A
6	Columns	SW 7008 Alabaster
7	Entrance Door	N/A
8	Cornice	SW 7008 Alabaster
9	Corner Boards	SW 7008 Alabaster
10	Window Sash	Jeld Wen Site Line White Hartford Green
11	Shutter	N/A
12	Door & Window Trim	SW 7008 Alabaster
13	Rake	SW 7008 7008 Alabaster
14	Porch Ceiling	N/A
15	Other	N/A



Hartford Green

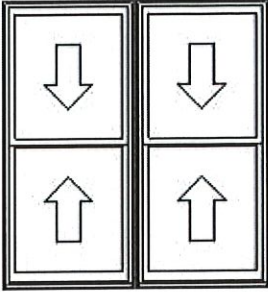


SUBMITTED 9/21/17

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
----------	-----------------------	--------------------------	-------------------	-----	-------------------

Study Lft Side

Rough Opening: 67 1/2 X 72 3/4



Viewed from Exterior. Scale: 1/4" = 1'

SWD3372-2

Frame Size : 66 3/4 X 72

(Outside Casing Size: 74 3/8 X 77 5/8),

Siteline Wood Double Hung, Auralast Pine, 2 Wide

Primed Exterior, Hartford Green Clad Sash,

Natural Interior,

1x4 w/Backband Casing, 2" Sill Nosing, DripCap

4 9/16 Jamb,

White Jambliner, Concealed Jambliner No Finger Plows,

US National-WDMA/ASTM, DP 35,

Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard

Spacer, Argon Filled, Traditional Glz Bd,

No Screen,

This mull configuration complies with AAMA 450 standards and is professional engineer-approved.

PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW

3 Units (6 total windows)

SWD3372

Frame Size : 33 3/8 X 72

Siteline Wood Double Hung, Auralast Pine,

Primed Exterior, Hartford Green Clad Sash,

Natural Interior,

No Exterior Trim,

4 9/16 Jamb,

Standard Double Hung, No Finger Plows, White

Jambliner, Concealed Jambliner

US National-WDMA/ASTM, PG 35,

Insulated Low-E 366 Annealed Glass, Neat, Preserve Film,

Standard Spacer, Argon Filled, Traditional Glz Bd,

No Screen,

GlassThick=0.698, Clear Opening:29.6w, 32.4h, 6.6 sf

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
	Study Rt Side Rough Opening: 67 1/2 X 72 3/4	SWD3372-2 Frame Size : 66 3/4 X 72 (Outside Casing Size: 74 3/8 X 77 5/8), Siteline Wood Double Hung, Auralast Pine, 2 Wide Primed Exterior, Hartford Green Clad Sash, Natural Interior, 1x4 w/Backband Casing, 2" Sill Nosing, DripCap 4 9/16 Jamb, White Jambliner, Concealed Jambliner No Finger Plows, US National-WDMA/ASTM, DP 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, No Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW			
				2 Units (4 total windows)	

SWD3372
Frame Size : 33 3/8 X 72
Siteline Wood Double Hung, Auralast Pine,
Primed Exterior, Hartford Green Clad Sash,
Natural Interior,
No Exterior Trim,
4 9/16 Jamb,
Standard Double Hung, No Finger Plows, White
Jambliner, Concealed Jambliner
US National-WDMA/ASTM, PG 35,
Insulated Low-E 366 Annealed Glass, Neat, Preserve Film,
Standard Spacer, Argon Filled, Traditional Glz Bd,
No Screen,
GlassThick=0.698, Clear Opening:29.6w, 32.4h, 6.6 sf



UNIT SIZING

General Notes:

Unit size is always the maximum size of the window with or without trim and does not include nail fin.

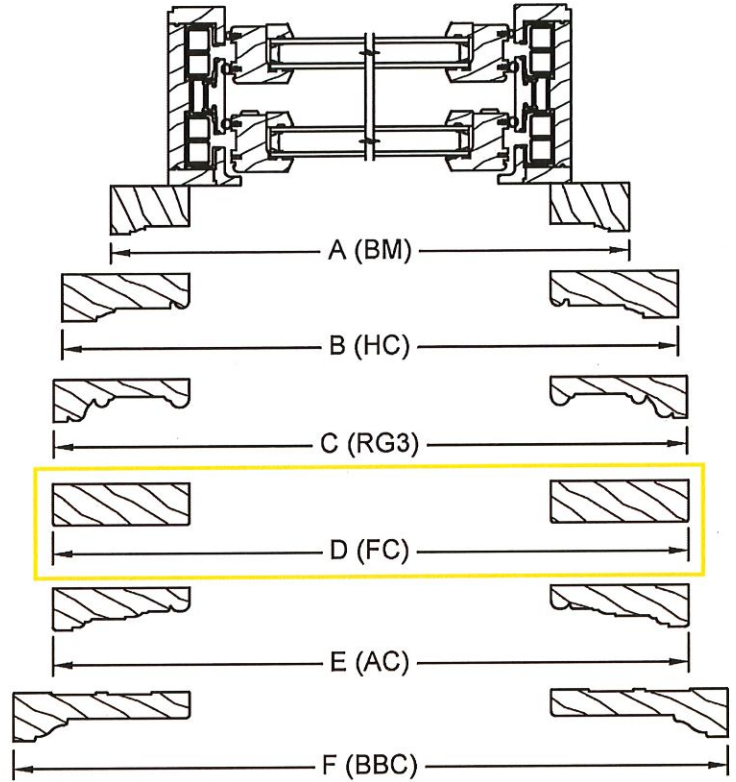
Masonry Opening:

Masonry opening is always 1/2" over (height and width) the unit size or the outside of the trim of the window.

Rough Opening:

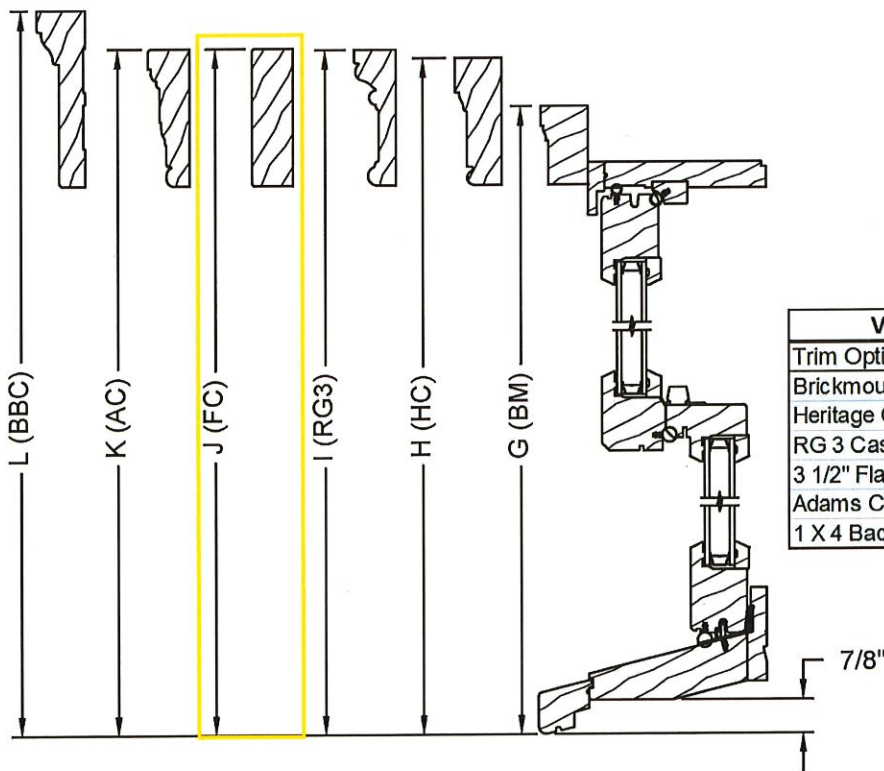
Rough opening is always 3/4" over frame size of the window.

Horizontal exterior trim offerings below are the same with or without sill nose.



Horizontal Sections		
Trim Option	Dimension	Frame +
Brickmould (BM)	A	2-7/8"
Heritage Casing (HC)	B	5-3/8"
RG 3 Casing (RG3)	C	5-13/16"
3 1/2" Flat Casing (FC)	D	5-7/8"
Adams Casing (AC)	E	5-7/8"
1 X 4 Back Band (BBC)	F	7-7/8"

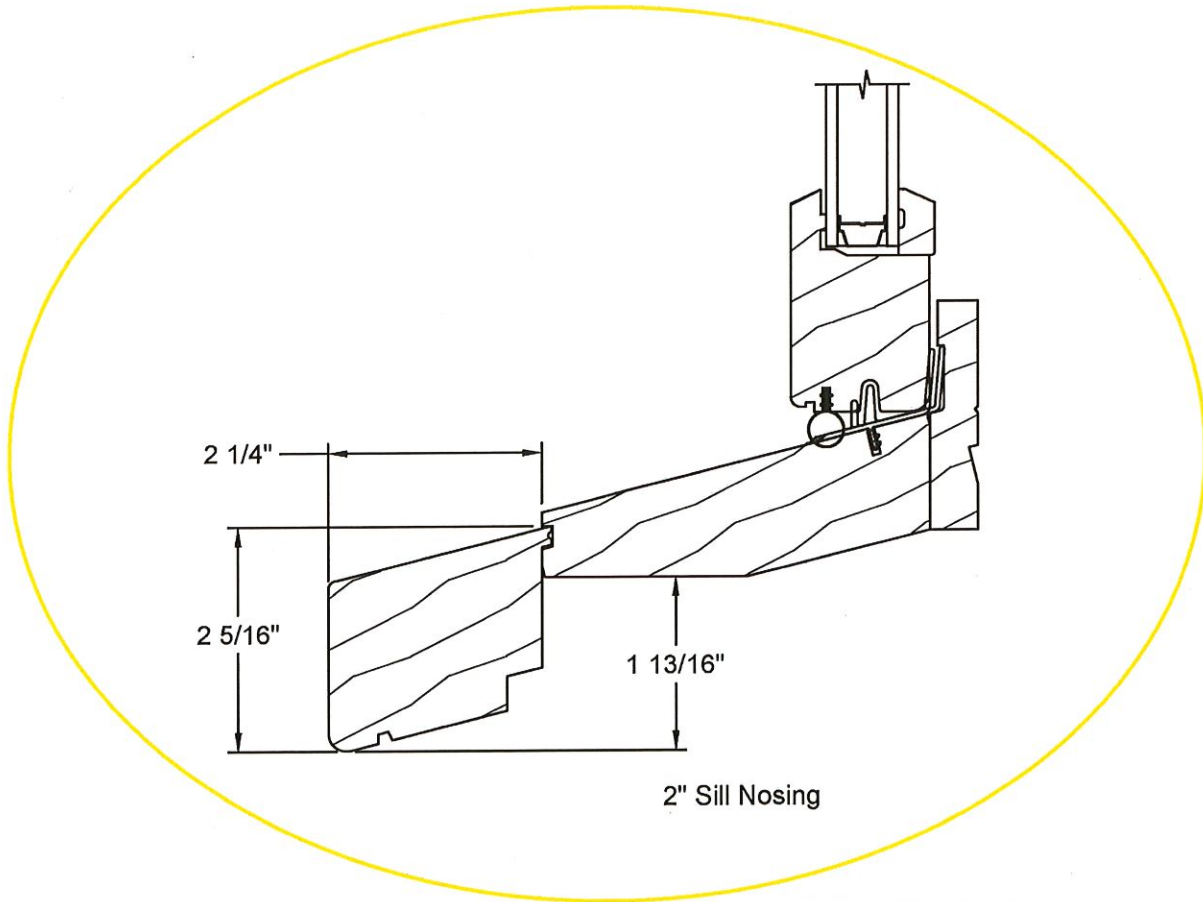
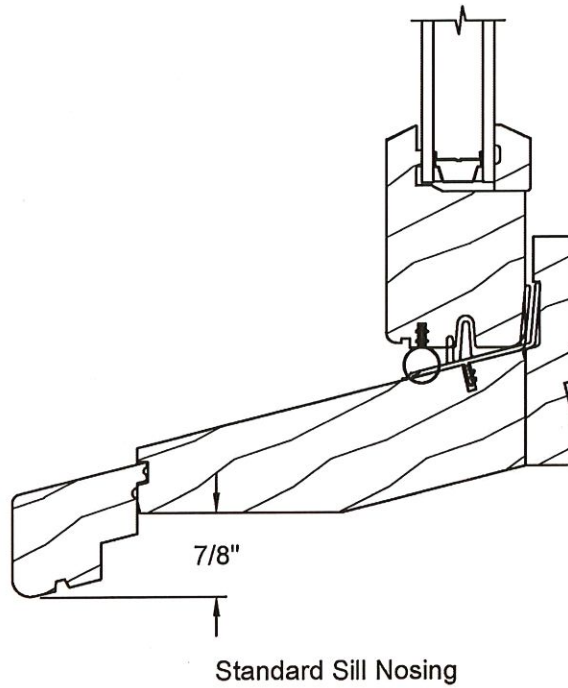
Vertical exterior trim offerings with standard sill nosing. Trim on 3 sides.



Vertical Sections (w/ Sill Nose)		
Trim Option	Dimension	Frame +
Brickmould (BM)	G	2-5/16"
Heritage Casing (HC)	H	3-9/16"
RG 3 Casing (RG3)	I	3-25/32"
3 1/2" Flat Casing (FC)	J	3-13/16"
Adams Casing (AC)	K	3-13/16"
1 X 4 Back Band (BBC)	L	4-13/16"

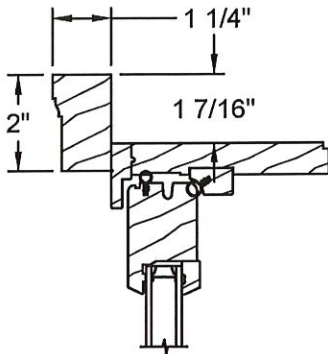


SILL NOSE OPTIONS

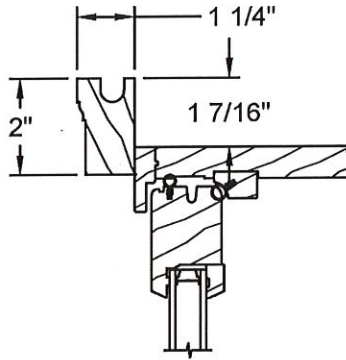




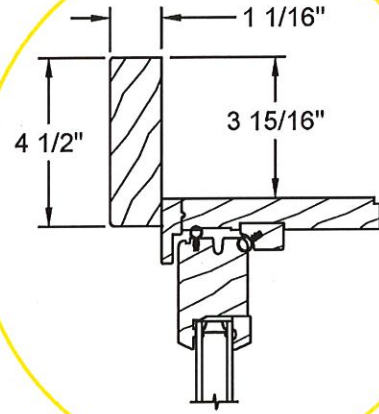
TRIM OPTIONS



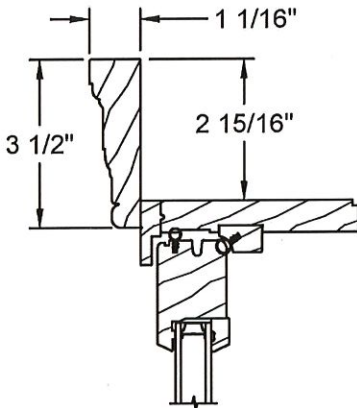
Brickmould



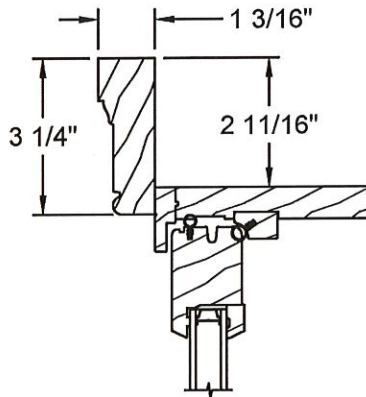
Stucco Brickmould



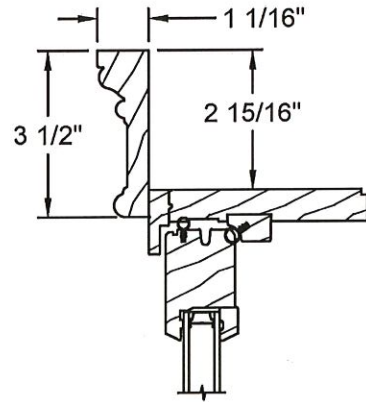
Flat Casing



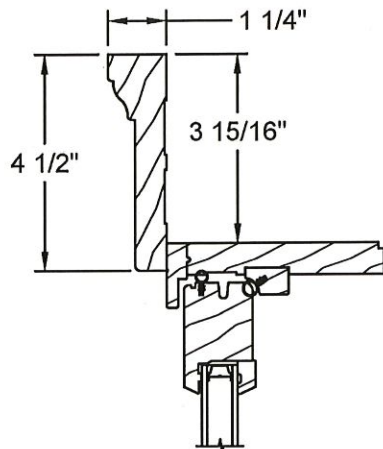
Adams Casing



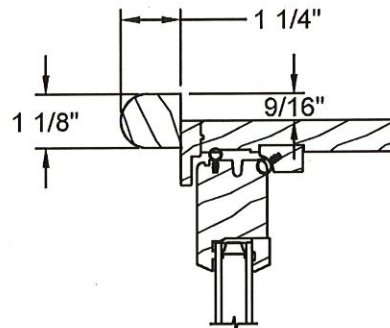
Heritage



RB 3 Casing



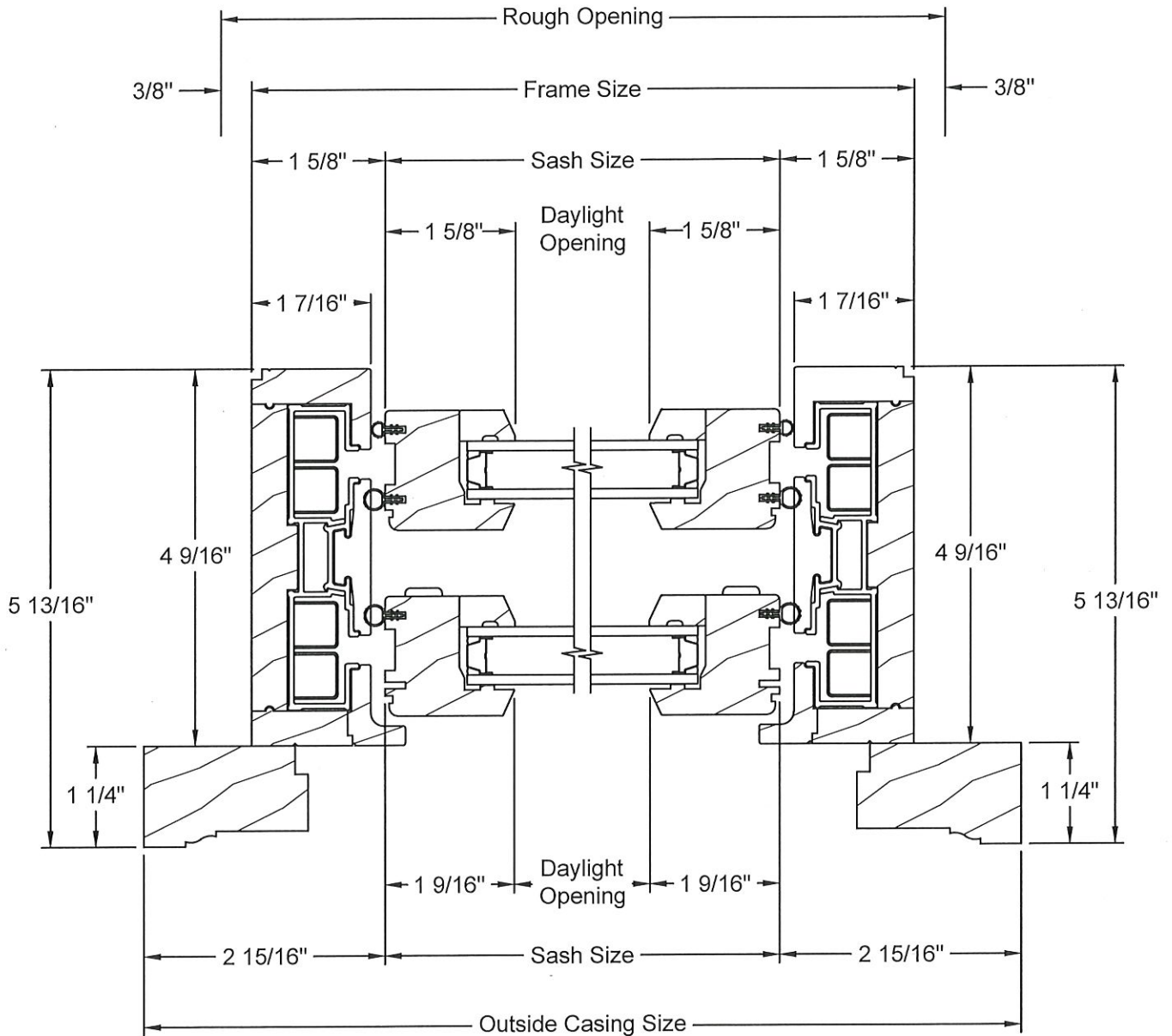
1 X 4 Backband



Bullnose Casing

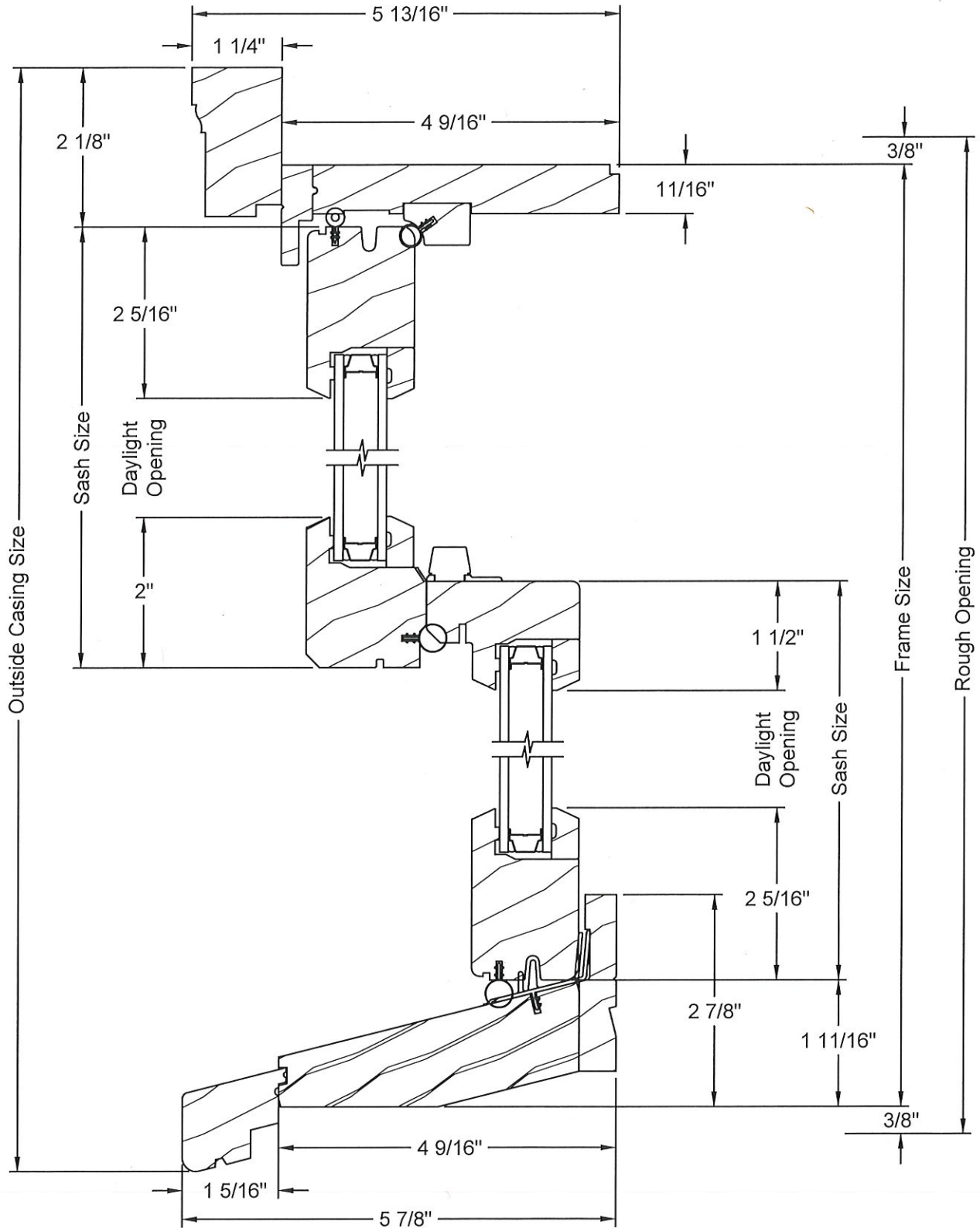


OPERATOR - HORIZONTAL SECTION



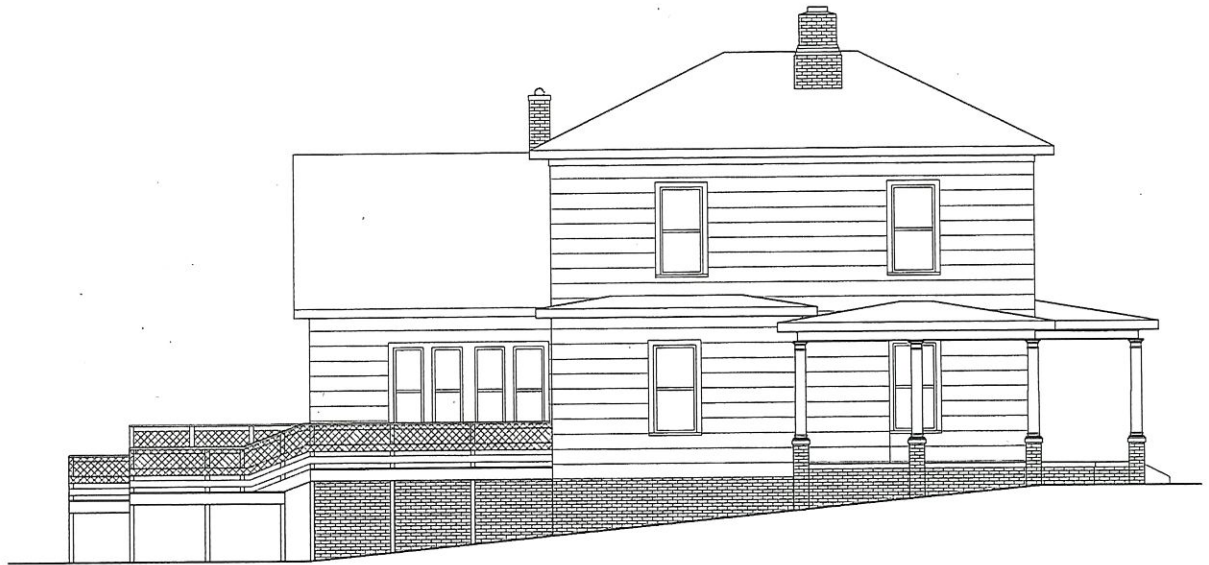


OPERATOR - VERTICAL SECTION





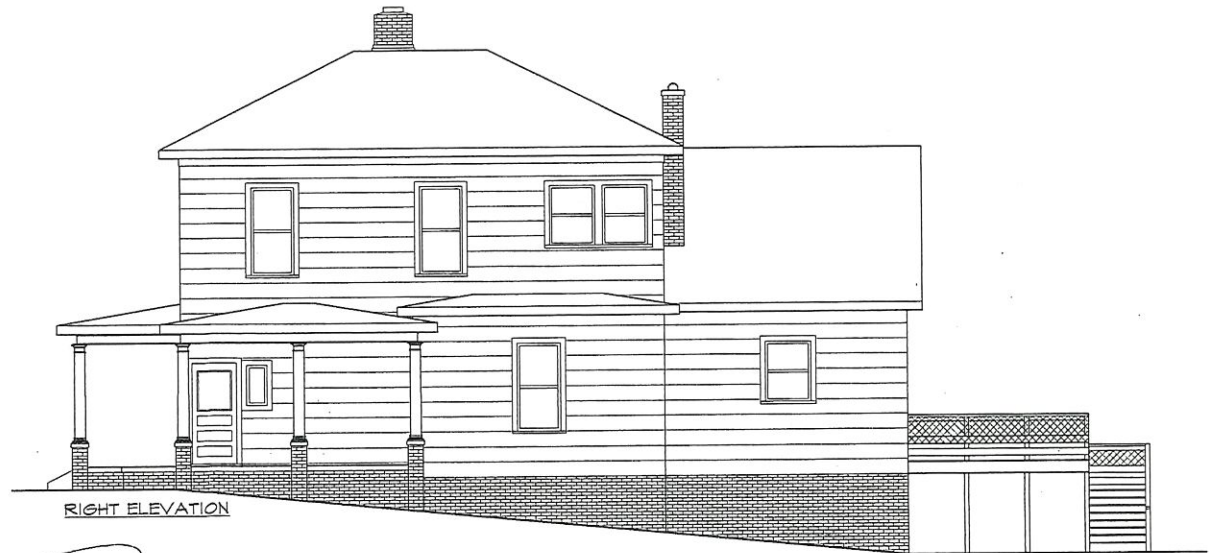
REAR ELEVATION



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

TightLines Designs
creating great places to live

115 S. E. Hargett St., Suite 300, Raleigh, NC 27601
919-684-3600 • www.tightlinesdesigns.com



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

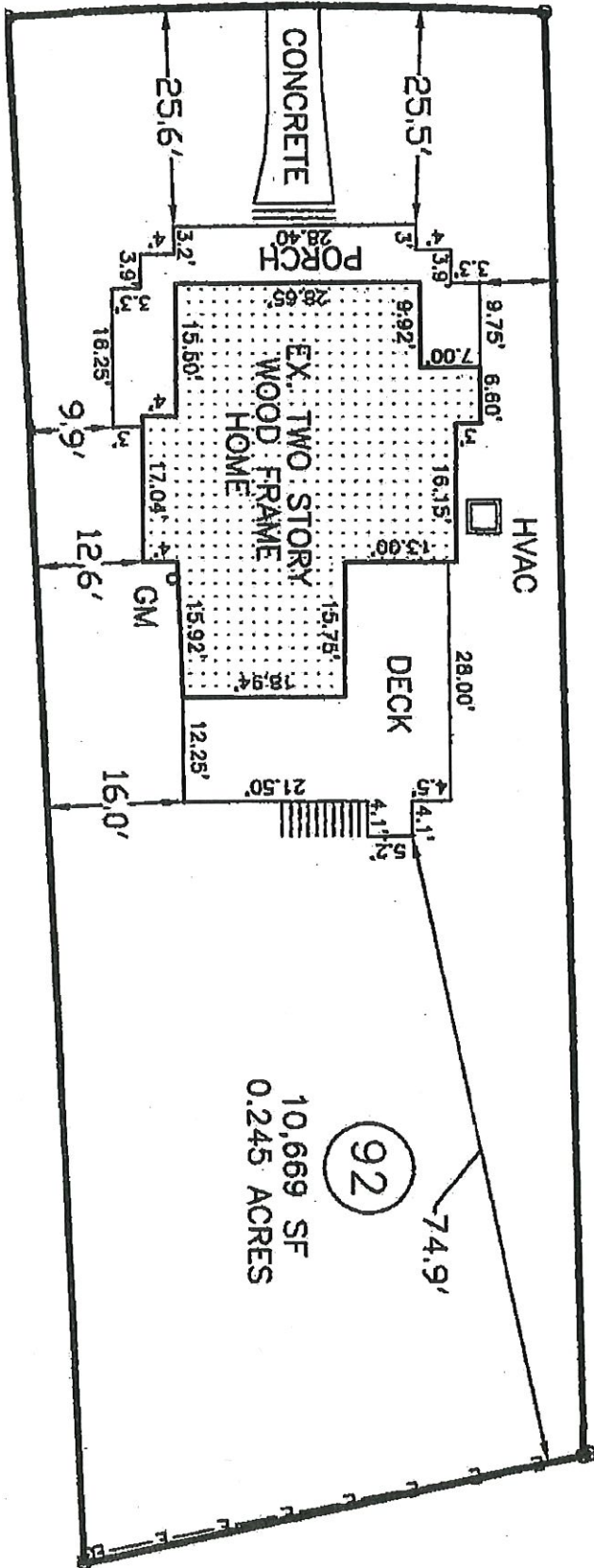
MINOR WORKS APPLICATION FOR:
317 S. Boylan Avenue
 PROPOSED ELEVATIONS | SCALE: 1/8" = 1'-0" | DATE: 08/14/2017

TightLines Designs
 creating great places to live

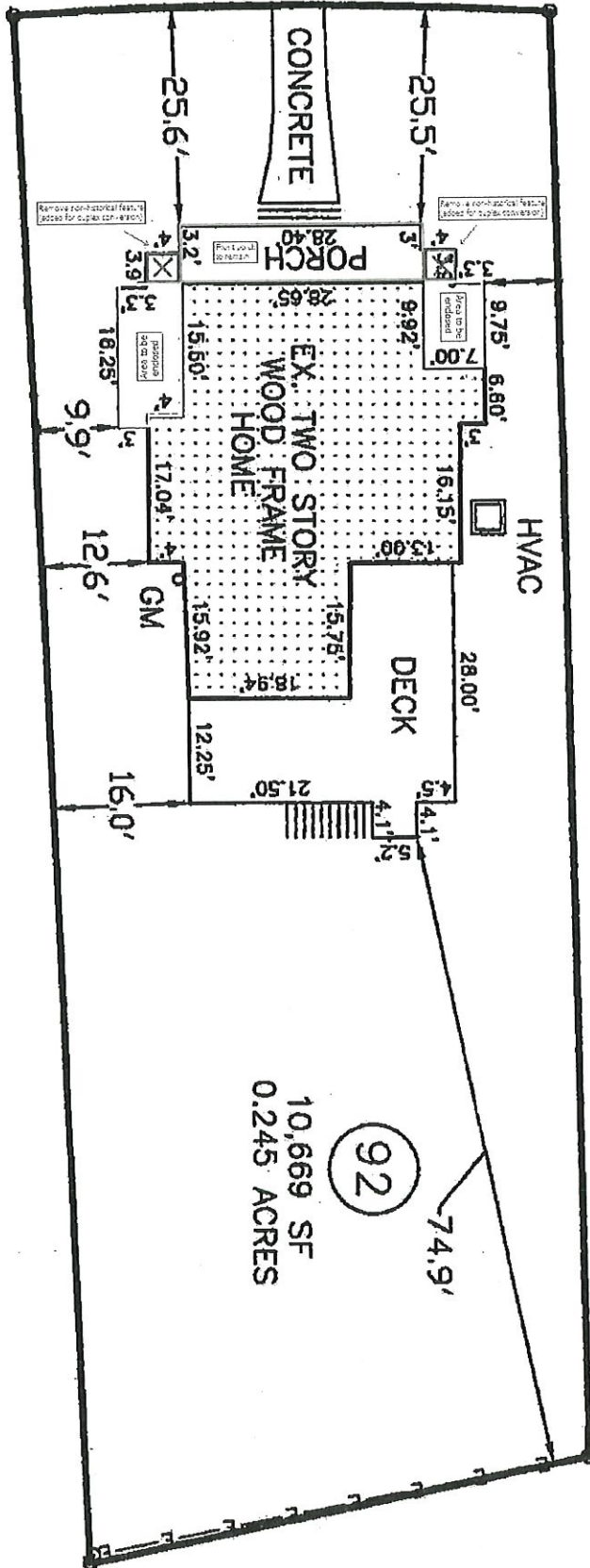
115-5 E. Hargett St, Suite 300, Raleigh, NC 27601
 919-834-3660 • www.tightlinesdesigns.com

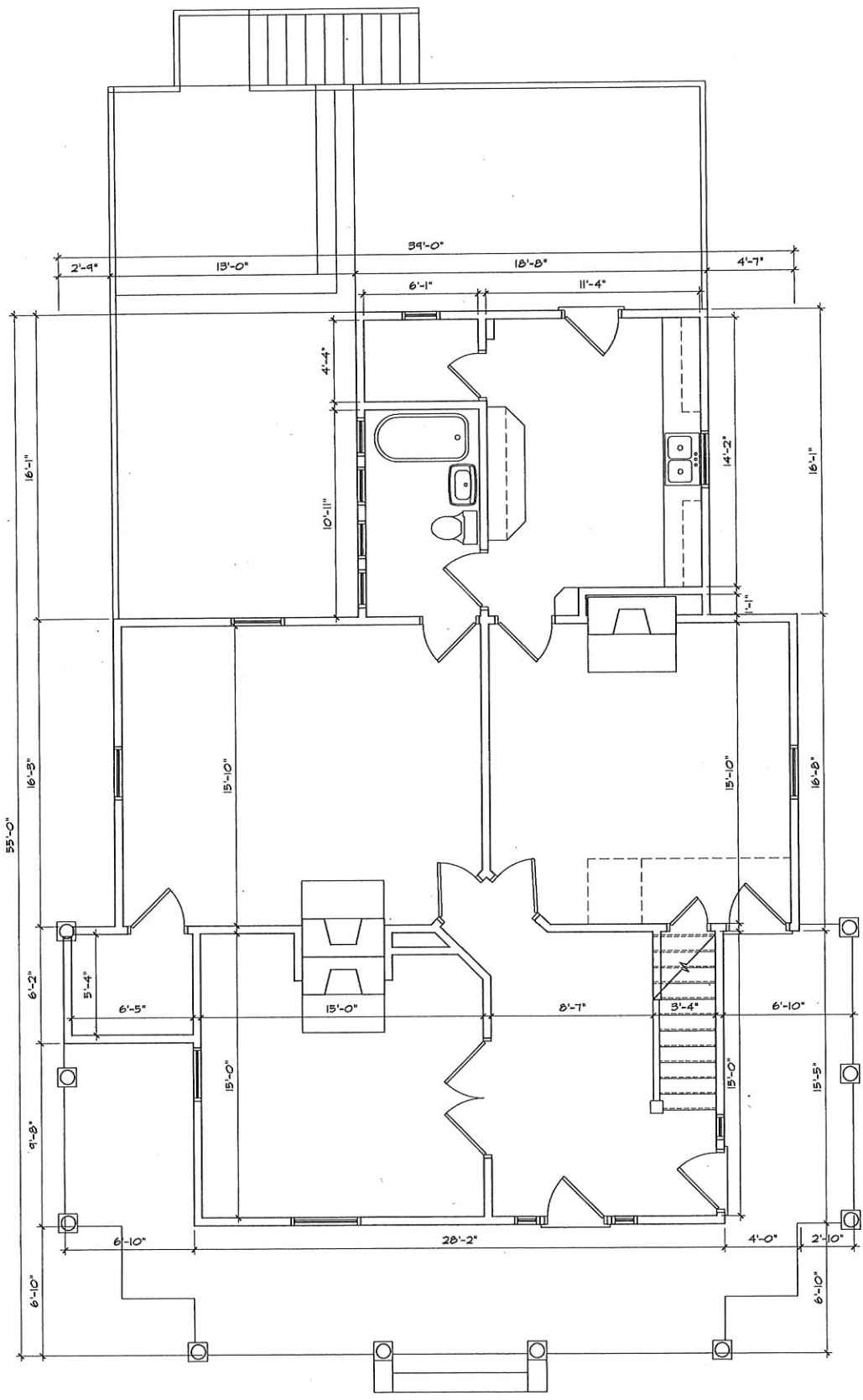
317 South Boylan Ave. — Plot Plan

Existing:



Proposed:

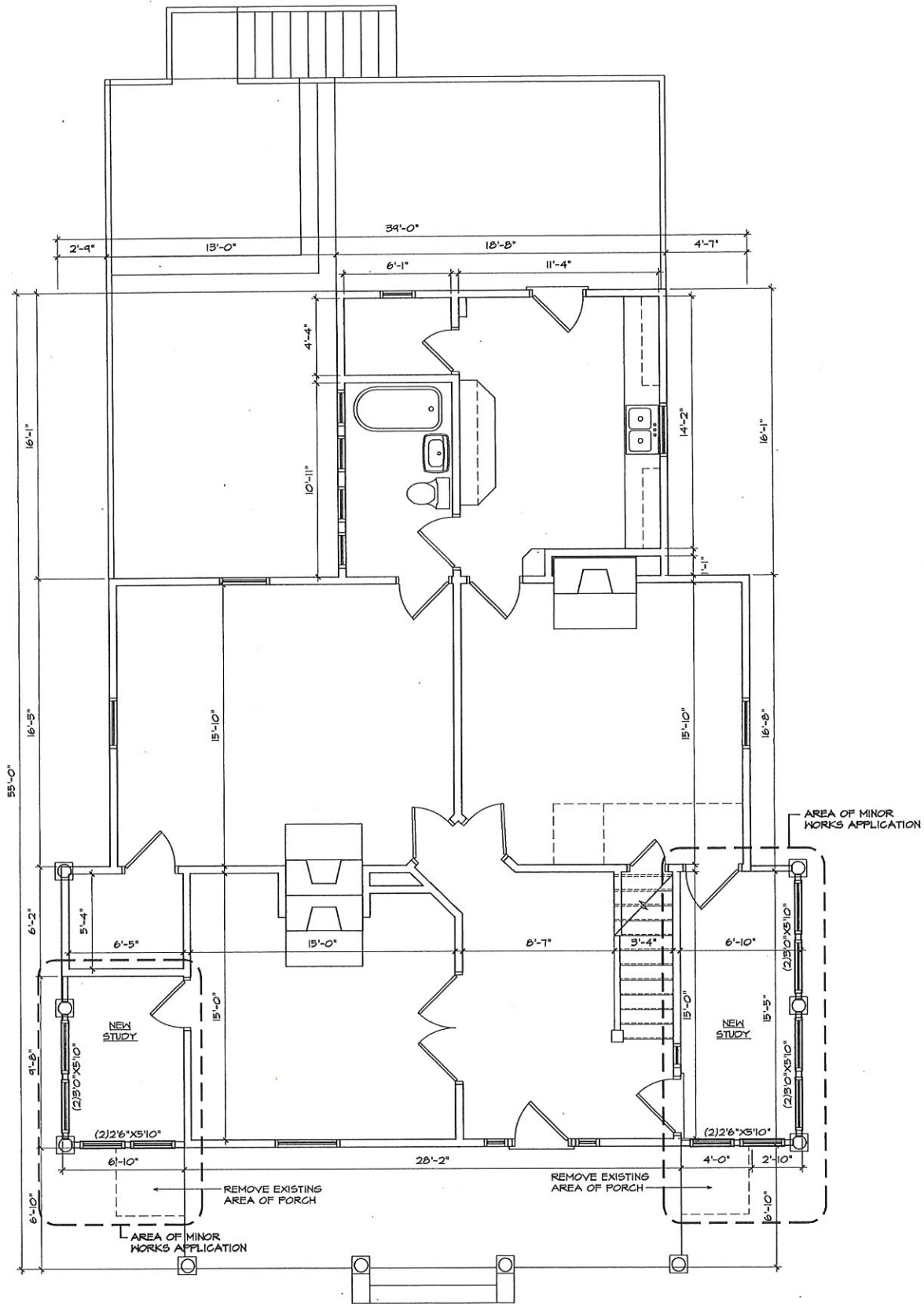




MINOR WORKS APPLICATION FOR:
317 S. Boylan Avenue
 EXISTING 1ST FLOOR PLAN SCALE: 3/16" = 1'-0" DATE: 08/14/2017

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
 919-834-3600 • www.tightlinesdesigns.com