



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

917 W SOUTH STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

095-18-MW

Certificate Number

06-22-2018

Date of Issue

12-22-2018

Expiration Date

## Project Description:

- Change proposed deck previously approved in COA 003-18-CA

*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, \_\_\_\_\_

A handwritten signature in blue ink, appearing to read "Collette R", is written over a horizontal line.

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"/> <b>Minor Work (staff review) – 1 copy</b>  <input type="checkbox"/> <b>Major Work (COA Committee review) – 10 copies</b> <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"/> <b>Post Approval Re-review of Conditions of Approval</b>	<p style="text-align: center;"><b>For Office Use Only</b></p> Transaction # <u>555919</u> File # <u>015-18-MW</u> Fee <u>29<sup>00</sup></u> Amount Paid <u>29<sup>00</sup></u> Received Date <u>5-22-18</u> Received By <u>Flum</u>
--	---

Property Street Address <b>917 W. South St.</b>		
Historic District <b>Boylan Heights</b>		
Historic Property/Landmark name (if applicable) <b>N/A</b>		
Owner's Name <b>John &amp; Carlen Demler</b>		
Lot size <b>6,048 sf</b>	(width in feet) <b>49.96' &amp; 54.86'</b>	(depth in feet) <b>114.84' &amp; 116.02'</b>

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



**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 12/22/2018. 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) Colletti K Date 04/22/2018

	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><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 10 copies</b></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. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<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 type="checkbox"/>			
6. <b>Drawings</b> showing existing and proposed work <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Plan drawings</li> <li><input checked="" type="checkbox"/> Elevation drawings showing the façade(s)</li> <li><input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required)</li> <li><input checked="" 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.</li> </ul>	<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 <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. <b>Fee (See Development Fee Schedule)</b>	<input checked="" type="checkbox"/>				

# **917 W. South Street**

Minor Work COA Application

John R. Demler  
Carlen D. Demler

**Submitted May 20, 2018**

# Description of Work

This is a proposed amendment to the side deck plan approved under Major Work COA **003-18-CA**.

In the original plan, the staircase for exiting the side deck ran SW towards the rear of the lot, parallel to the side of the house.

For the proposed amendment, we wish to eliminate the rear-exit staircase from plan. We propose relocating deck stairs to the NE end of the deck, running perpendicular to the side of the house. At this location, perpendicular stairs would sit within the footprint of the deck if the width of the deck is increased from the originally-approved 8ft to 9ft. Adding one foot to the width while eliminating the rear stair would reduce the overall site built area approved under 003-18-CA by 27 square feet.

- **Original** approved footprint of deck and stairs: **186 sf**
- **Proposed** footprint of deck and stairs: **159 sf**

From the perspective of a passerby on the street, we anticipate little visual difference between the current proposal and the approved plan under 003-18-CA. The proposed stair will be obscured by mature foliage and will not protrude beyond the main mass of the deck.

## Deck Area Photos

These images were submitted as part of Major Work COA 003-18-CA. We include them again in the current application to highlight that the deck area is largely obscured from a street passerby due to mature foliage.



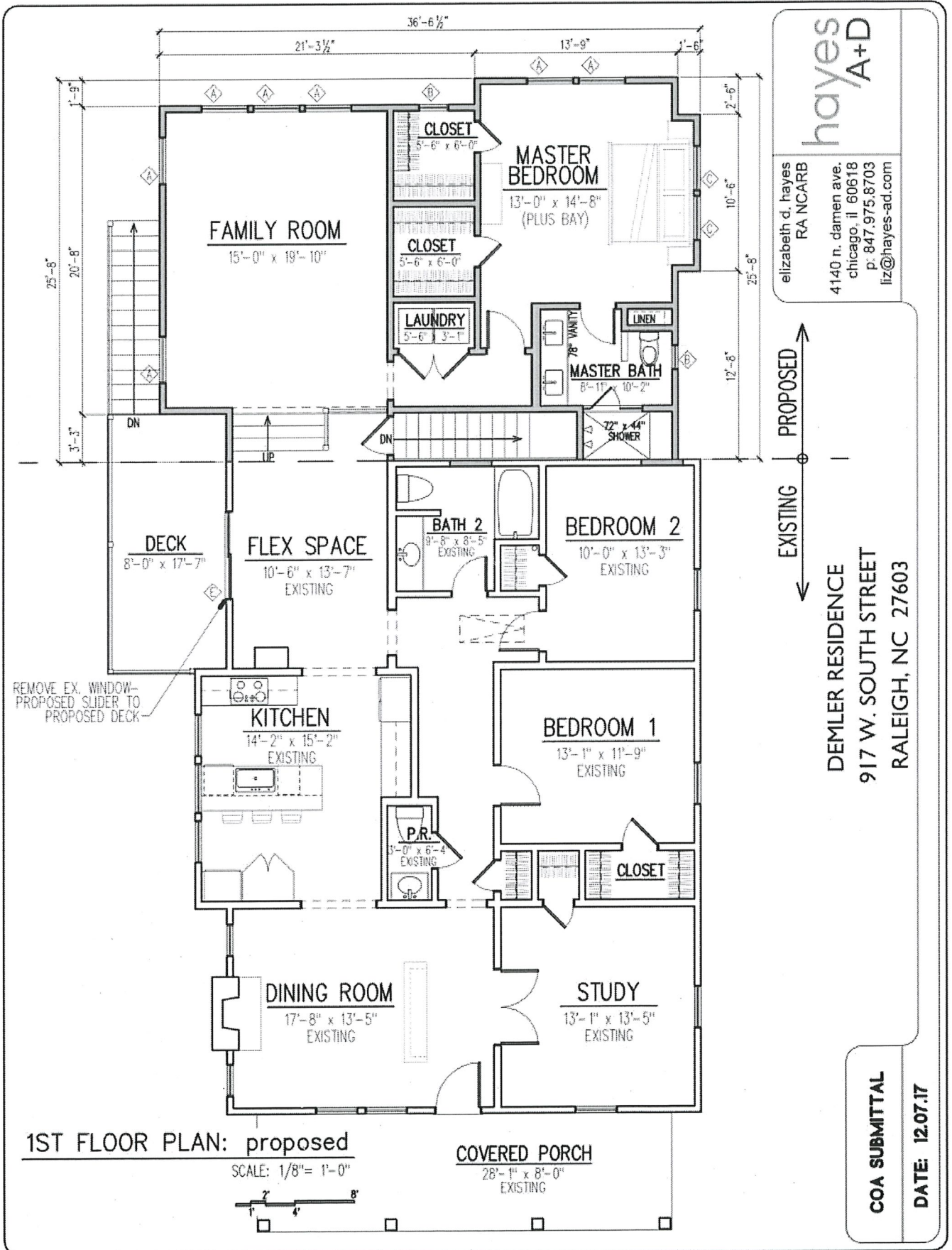
## Deck Area Photos

These images were submitted as part of Major Work COA 003-18-CA. We include them again in the current application to highlight that the deck area is largely obscured from a street passerby due to mature foliage.





# ORIGINAL Approved Deck Plan per 003-18-CA



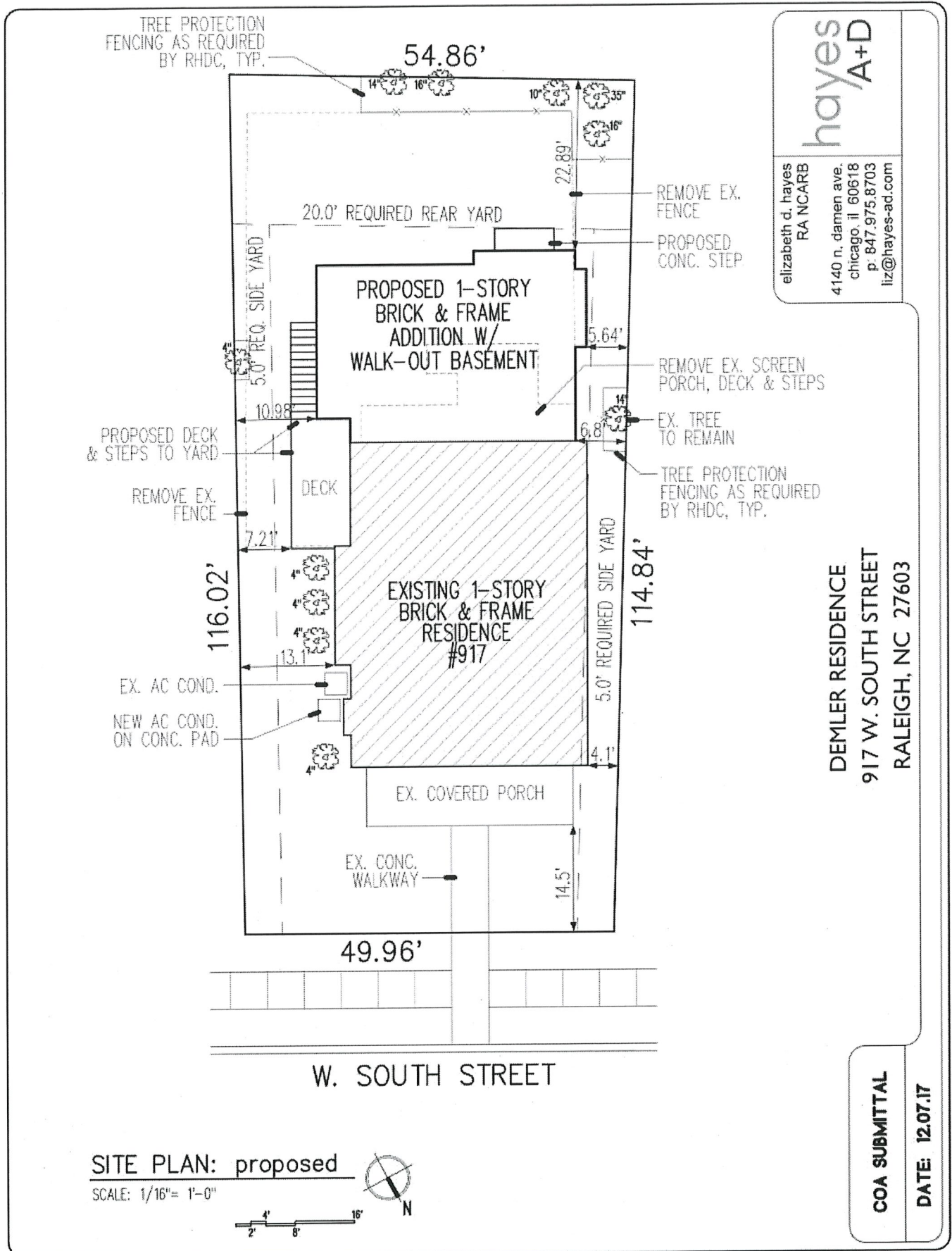
**hayes/A+D**  
 elizabeth d. hayes  
 RA NCARB  
 4140 n. damen ave.  
 chicago, il 60618  
 p: 847.975.8703  
 liz@hayes-ad.com


EXISTING ← | → PROPOSED

DEMELER RESIDENCE  
 917 W. SOUTH STREET  
 RALEIGH, NC 27603

**COA SUBMITTAL**  
 DATE: 12.07.17

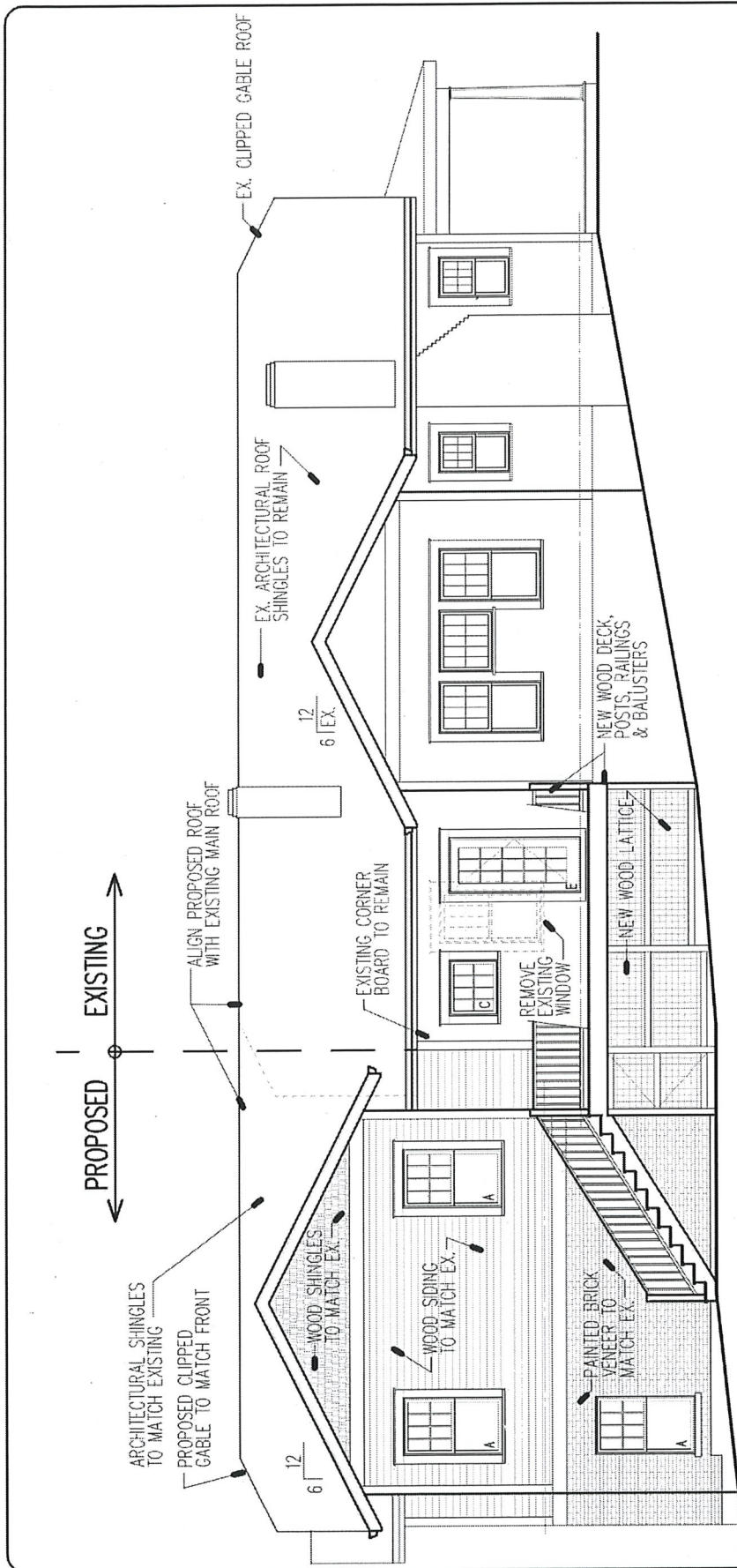
# ORIGINAL Approved Deck Plan per 003-18-CA



  
 elizabeth d. hayes  
 RA NCARB  
 4140 n. damen ave.  
 chicago, il 60618  
 p: 847.975.8703  
 liz@hayes-ad.com

DEMLER RESIDENCE  
 917 W. SOUTH STREET  
 RALEIGH, NC 27603

# ORIGINAL Approved Deck Plan per 003-18-CA



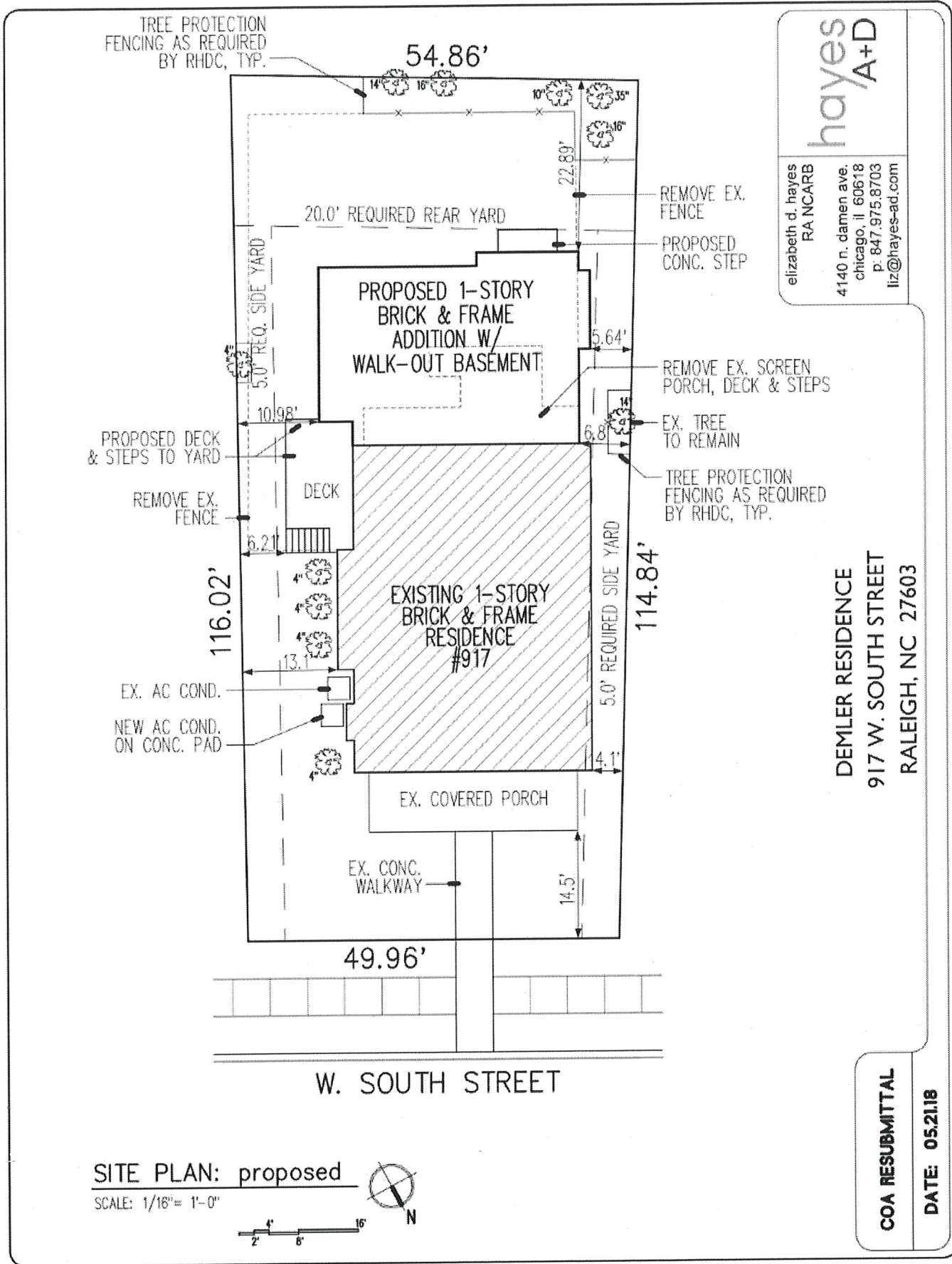
**EAST ELEVATION: proposed**  
 SCALE: 1/8" = 1'-0"

**hayes**  
**A+D**  
 elizabeth d. hayes  
 RA NCARB  
 4140 n. damen ave.  
 chicago, il 60618  
 p: 847.975.8703  
 liz@hayes-ad.com

**DEMLER RESIDENCE**  
**917 W. SOUTH STREET**  
**RALEIGH, NC 27603**

**COA SUBMITTAL**  
**DATE: 02.20.18**

# PROPOSED Deck Plan



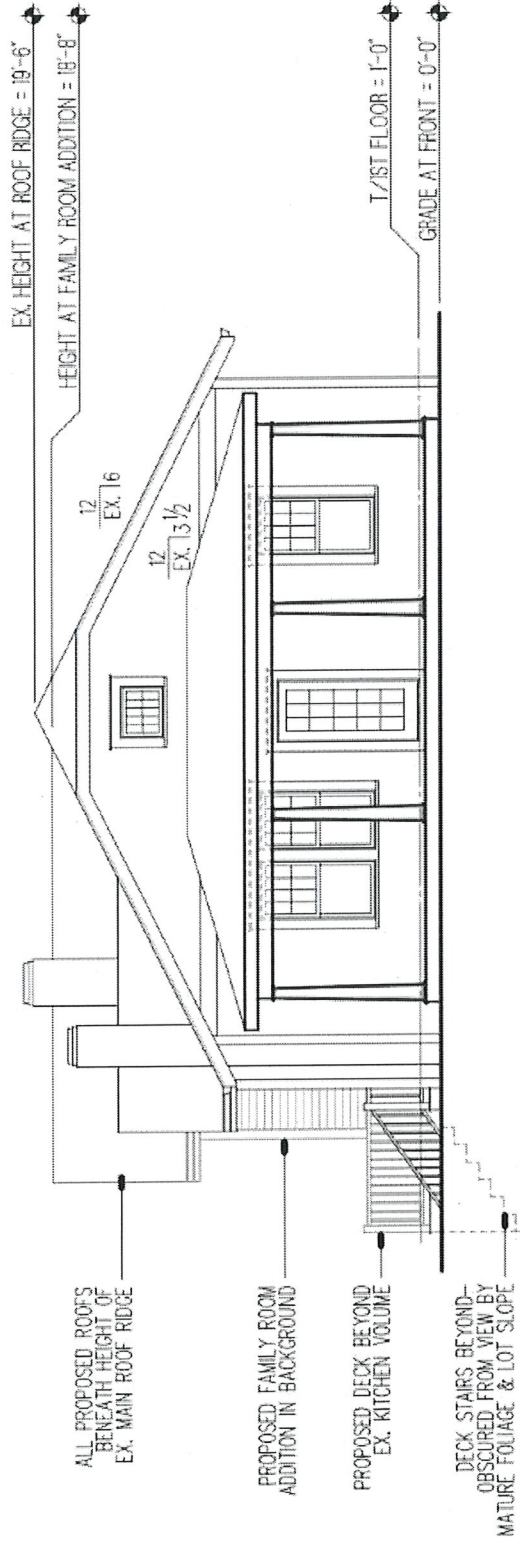
**hayes**  
**A+D**  
 elizabeth d. hayes  
 RA NCARB  
 4140 n. damen ave.  
 chicago, il 60618  
 p: 847.975.8703  
 liz@hayes-ad.com

DEMLER RESIDENCE  
 917 W. SOUTH STREET  
 RALEIGH, NC 27603

**COA RESUBMITTAL**  
**DATE: 05.21.18**

**SITE PLAN: proposed**  
 SCALE: 1/16" = 1'-0"

# PROPOSED Deck Plan




NORTH ELEVATION: proposed

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



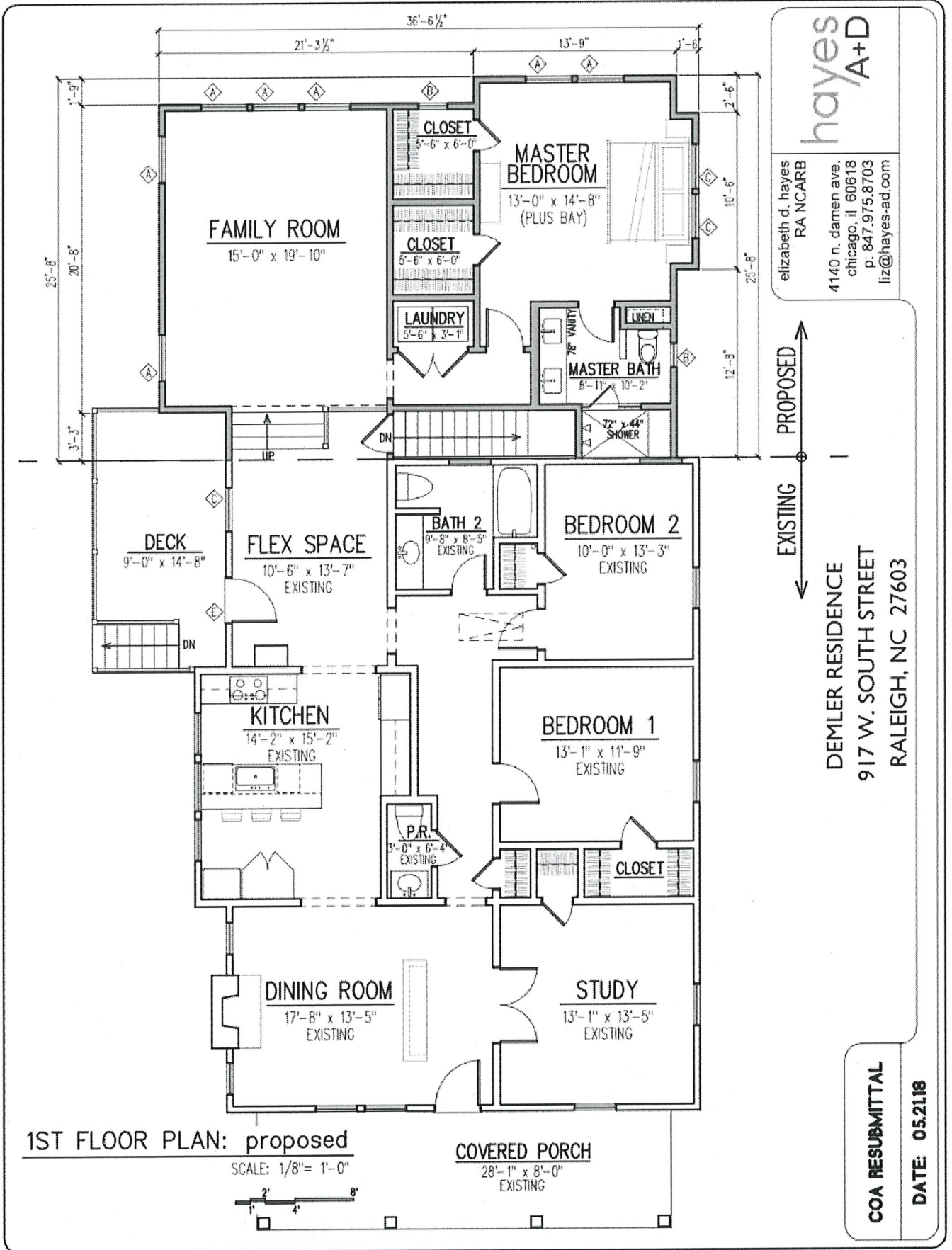
DEMLER RESIDENCE  
 917 W. SOUTH STREET  
 RALEIGH, NC 27603

  
 elizabeth d. hayes  
 RA NCARB  
 4140 n. damen ave.  
 chicago, il 60618  
 p: 847.975.8703  
 liz@hayes-ad.com

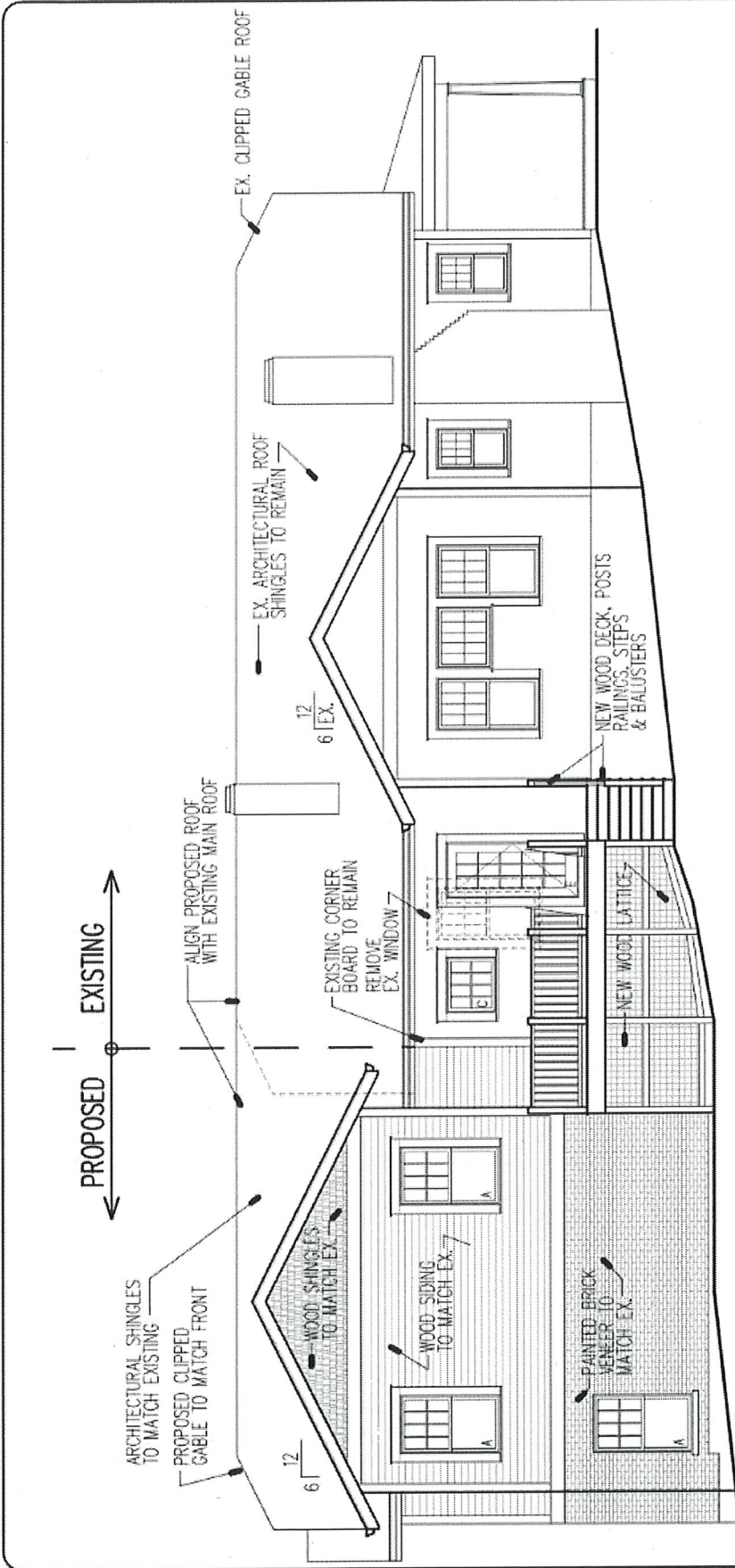
COA RESUBMITTAL

DATE: 05.21.18

# PROPOSED Deck Plan



# PROPOSED Deck Plan



EAST ELEVATION: proposed

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

elizabeth d. hayes  
RA NCARB

4140 n. damen ave.  
chicago, il 60618  
p: 847.975.8703  
liz@hayes-ad.com

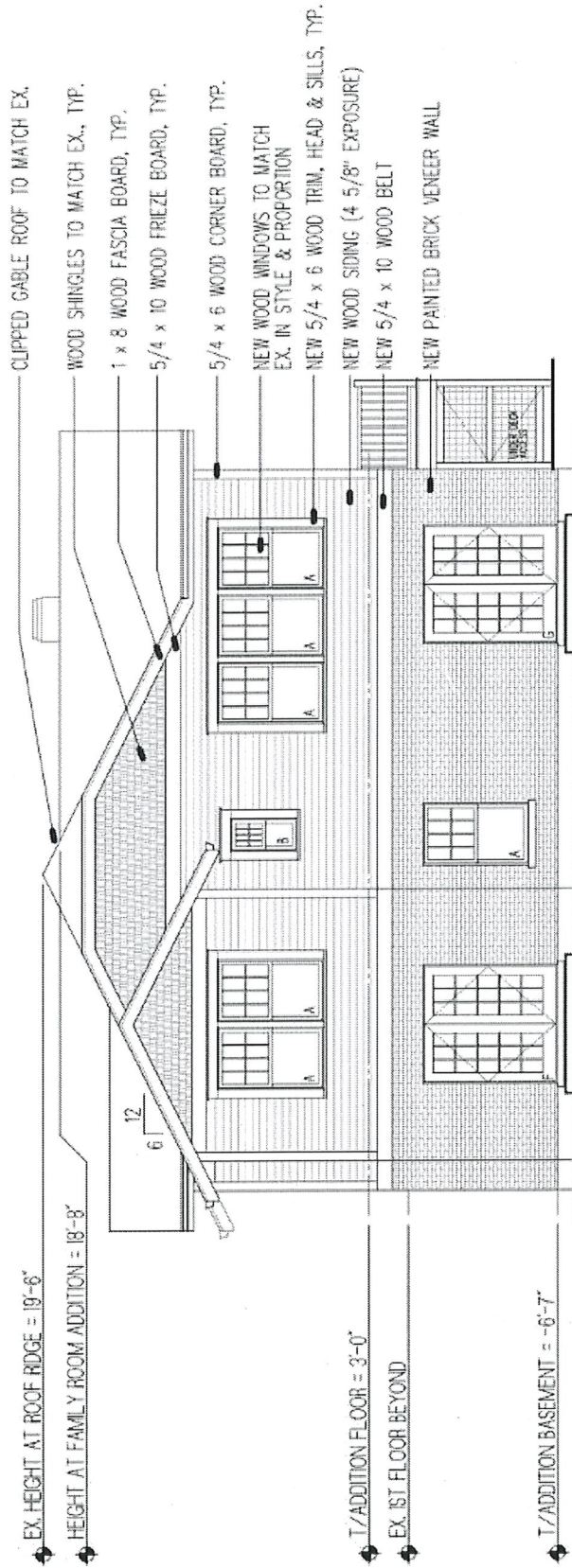
hayes  
A+D

DEMLER RESIDENCE  
917 W. SOUTH STREET  
RALEIGH, NC 27603

COA RESUBMITTAL

DATE: 05.21.18

# PROPOSED Deck Plan



SOUTH ELEVATION: proposed

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



DEMLER RESIDENCE  
 917 W. SOUTH STREET  
 RALEIGH, NC 27603

COA RESUBMITTAL

DATE: 05.21.18

elizabeth d. hayes  
 RA NCARB

4140 n. damen ave.  
 chicago, il 60618  
 p. 847.975.8703  
 liz@hayes-ad.com

hayes  
 /A+D