

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

## Project Description:

Replace gravel driveway with concrete as amended from COA 037-12-CA; replace front walk; add rear walk.

\*Approval based on approved site plan from 037-12-CA, noted that garage is set back 1.5' further than originally approved.

602 S Boylan Ave

Address

Boylan Heights

Historic District

Historic Property

COA-0021-2019

Certificate Number

4/4/2019

Date of Issue

10/4/2019

Expiration Date

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

*Collette R. Kinne*

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"> <li><input type="checkbox"/> Additions Greater than 25% of Building Square Footage</li> <li><input type="checkbox"/> New Buildings</li> <li><input type="checkbox"/> Demo of Contributing Historic Resource</li> <li><input type="checkbox"/> All Other</li> </ul> <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;"><b>For Office Use Only</b></p> Transaction # <u>586493</u> File # <u>COA-0021-2019</u> Fee <u>\$30.00</u> Amount Paid _____ Received Date _____ Received By <u>Natasha</u>
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**Property Street Address:** 602 S Boylan Avenue Raleigh NC 27603

**Historic District:** Boylan Heights

**Historic Property/Landmark name (if applicable)**

**Owner's Name:** Daniel and Sarah Baum

**Lot size**

(width in feet) 60

(depth in feet) 100

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: Daniel Baum

Mailing Address: 602 S Boylan Avenue

City: Raleigh


State: North Carolina

Zip Code: 27603

Date: February 12, 2019

Daytime Phone: 919-649-5444

Email Address: danielwbaum@gmail.com

Applicant Signature: 

Office Use Only

Will you be applying for rehabilitation tax credits for this project?  Yes  No

Type of Work 34,82,83

Did you consult with staff prior to filing the application?  Yes  No

**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 (attach additional sheets as needed)
Section 1.5 Pages 26-27	Walkways, Driveways and Off Street Parking	<p>We would like to replace the front concrete walk which is seriously deteriorated and use concrete to pave the current gravel driveway and short walk to screened in porch. Drawings of the proposed work, and photos of the current front walk and driveway are attached. We plan to utilize a contractor with significant experience in the Boylan Heights neighborhood who understands the historic character of the neighborhood.</p>

### 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 10/4/2019. 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) Collette R K Date 04/04/19

	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.  <b>Minor Work (staff review) – 1 copy</b>  <b>Major Work (COA Committee review) – 10 copies</b>			✓		
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 checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
6. <b>Drawings</b> showing existing and proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the façade(s)</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required)</li> <li><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.</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"/>		✓		

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.)

Remove concrete, excavated soil, gravel, roots and haul off existing concrete, soil, gravel, roots, and debris. Grade area and level ground (609 sqft). Prep and form pads, set up for proper drainage, Pour concrete (3000psi @ 4" thick) with broom finish with gray color mix to match surrounding sidewalks in the cement truck, Remove form boards, clean up all debris.

Water wash finish per email

2. Description of materials (Provide samples, if appropriate)

3000psi @ 4" thick concrete with gray color mix to match surrounding sidewalks.

3. Photographs of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.

Attached.

4. Paint Schedule (if applicable)

N/A

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.

Attached.

6. Drawings showing existing and proposed work

- Plan drawings
- Elevation drawings showing the façade(s)
- Dimensions shown on drawings and/or graphic scale (required)
- 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.

Attached.

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).

N/A

8. Fee (See Development Fee Schedule)

No heavy machinery  
Hand excavate.  
Cleanly cut all roots greater than 1" with proper tools such as loppers.

Front side walk on 602 Boylan Ave

Front of House

Steps

Steps

Take up old sidewalk  
and repour new sidewalk

New Sidewalk

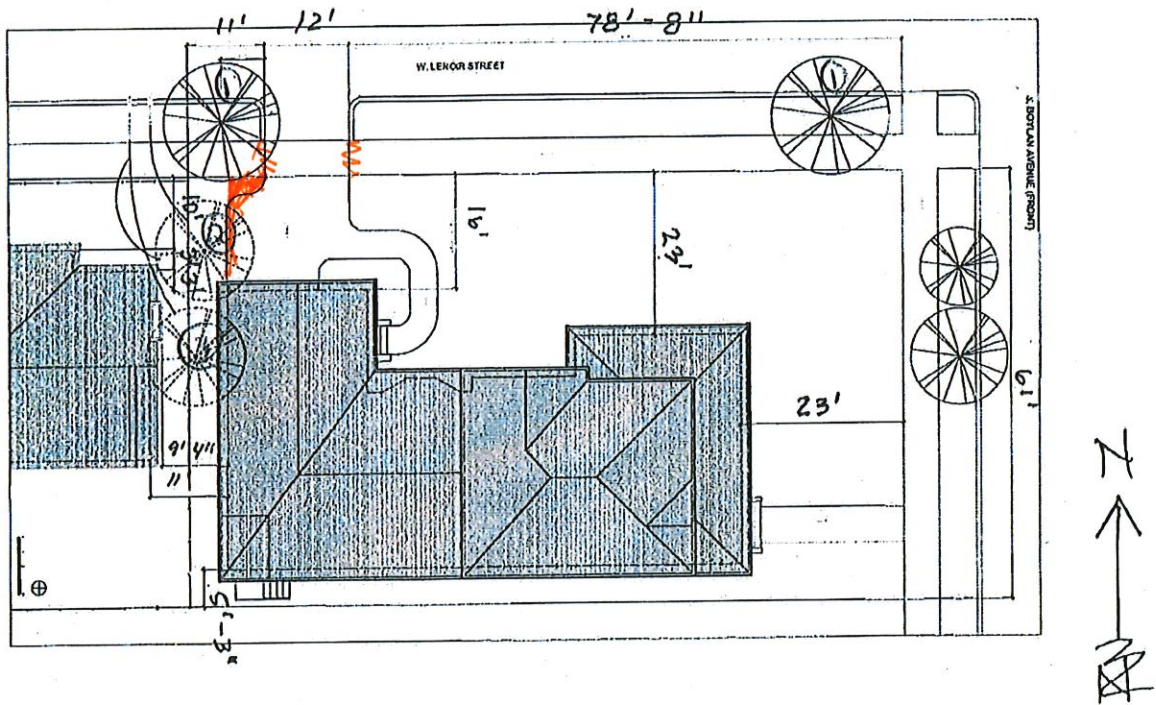
side walks

Street

# Tree Protection Plan 602 S Baylam

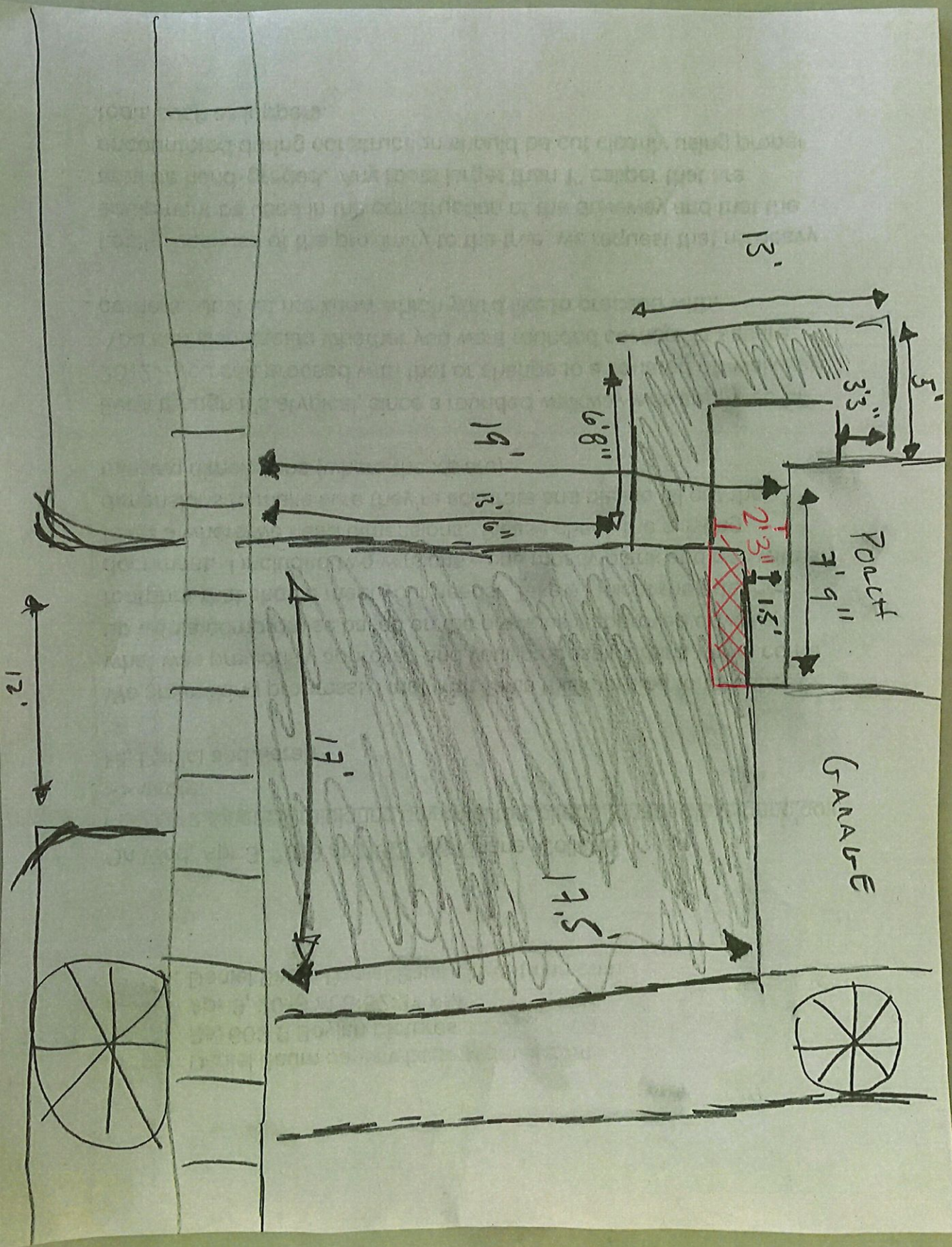
- ① Tree in right-of-way - tree protection fence 3' around
- ② Tree removed
- ③ Tree removed

- Materials will be stored in addition + gravel driveway
- No heavy equipment on site.
- Handgrading - dirt will be spoiled in addition area for leveling



From COA 037-12-CA

Approved  
10.23.12  
TGT





Collette

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Daniel Baum <danielwbaum@gmail.com>

Thursday, March 7, 2019 2:51 PM

Kinane, Collette

Robb, Melissa

Re: minor work COA - 602 S Boylan Ave

**subject:**

**Attachments:**

driveway 4.jpg; driveway 5.jpg; driveway 3.jpg; driveway 2.jpg; driveway 1.jpg; front walk 2.jpg; front walk 1.jpg; front walk 3.jpg; 602 S Boylan - Driveway.pdf

Collette-

Thanks for the update. I'm responding in-line below to make sure my responses are clear. Please let me know if you need any other information.

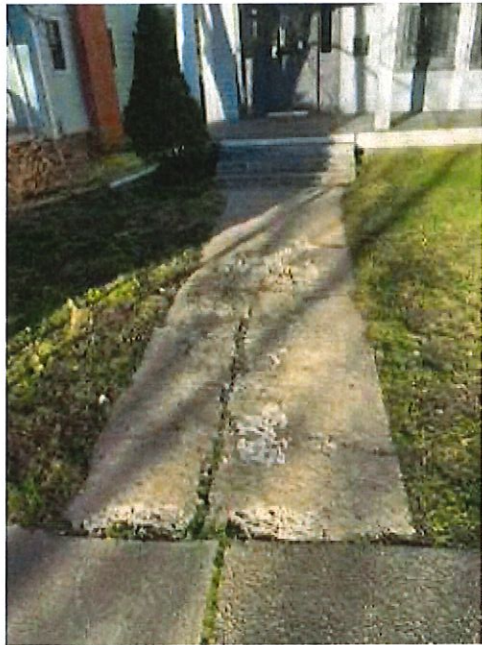
- The application notes that a broom finish will be applied to the new concrete surfaces. Please amend this to a water-wash finish.
- [We'll make that change.](#)
- Please confirm that the front sidewalk will match exactly the dimensions of the existing sidewalk.
- [It is an exact replacement.](#)
- Provide a site plan that shows the context of the proposed driveway to the adjacent lot. As drawn, staff would not be able to approve the proposed driveway due to its width. We would be able to approve a driveway that matches the width of the garage. If you wish to proceed with the wider driveway as proposed, it would need to be a major work application reviewed by the COA committee. Please let us know if you would like information about the major work process.
- [I apologize for the rudimentary drawings... I'm not much of an artist and neither is my contractor \(James Lewis Masonry\). The drawings propose to cover the current gravel driveway. There's been so much rain that the gravel is pushing into the mud and my kids just can't help themselves! #blessed](#)
- [In the picture labelled Driveway 1, you can see the gravel extends from the right side of the garage to about halfway across the screened in porch. A new drawing is attached to reflect the changes \(including the right angled sidewalk\). The drawing is labelled "602 S Boylan - Driveway."](#)
- Similarly, the curved sidewalk is unusual. Rather than a curvilinear sidewalk, we recommend a right angled sidewalk that follows the lines of the house.
- [We'll be happy to make that change.](#)
- Please email the photographs you supplied in the application, the poor print quality makes them difficult to review.
- [The pictures are attached to this email.](#)

On Thu, Mar 7, 2019 at 12:26 PM Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)> wrote:

Hi, Daniel –

We have conducted a preliminary review of your minor work application. We had a few comments as a result of our review:

- The application notes that a broom finish will be applied to the new concrete surfaces. Please amend this to a water-wash finish.
- Please confirm that the front sidewalk will match exactly the dimensions of the existing sidewalk.

















## Kinane, Collette

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**Subject:** FW: 602 S Boylan pictures

**From:** Daniel Baum <danielwbaum@gmail.com>  
**Sent:** Monday, April 1, 2019 10:43 AM  
**To:** Kinane, Collette <Collette.Kinane@raleighnc.gov>  
**Cc:** Sarah Baum <sbaum@bdo.com>  
**Subject:** 602 S Boylan pictures

Collette-

Below are three more pictures taken this morning.

Thanks so much for talking with me this morning, and hopefully these pictures give you a better sense of the layout.

As you can see, the garage and the driveway curb cut are not aligned. The tree on the right makes the driveway angled, which is why the current gravel driveway is a bit wider than the garage door.

Parking is especially tricky because of that angle, which is why we proposed to make the driveway square (just like the current gravel) instead of angling it which would be unsightly.

We'd like to pour a concrete driveway to replace the current gravel. It would extend from the sidewalk to the middle of the screened-in porch (the white vertical line) to the right side of the garage door.

Thanks again, and please let me know if you need any other information:

-Daniel and Sarah Baum  
919-649-5444







## Kinane, Collette

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**Subject:** FW: 602 S Boylan pictures

**From:** Daniel Baum <danielwbaum@gmail.com>  
**Sent:** Wednesday, April 3, 2019 4:21 PM  
**To:** Kinane, Collette <Collette.Kinane@raleighnc.gov>  
**Cc:** Sarah Baum <sbaum@bdo.com>  
**Subject:** Re: 602 S Boylan pictures

Collette-

Thanks for sending the two plans. I could not get the images to enlarge, so I just drew it myself.

The attached picture includes all the dimensions you requested. As you'll see, I went with squared corners instead of rounded. Clearly I missed my calling as a sketch artist!

As you requested, we'll keep the heavy equipment off the site, and protect the tree roots.

Again, thanks for all the time you put into this and please let us know if you need any other information.

-Daniel and Sarah Baum

On Wed, Apr 3, 2019 at 11:53 AM Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)> wrote:

Hi, Daniel and Sarah –

We are making progress! I met with Tania this morning to talk about what was previously approved and your proposal. I think we've come up with a compromise based on the previously approved driveway footprint that should meet your needs. Take a look at the attached document. I included two versions – one mostly blank and one with a few x's where we need dimensions. Please check the existing dimensions to make sure they're accurate and please fill out the missing dimensions (where the x's are).

Even though it's atypical, since a rounded walkway was approved in 2012 – you can proceed with that or change to a squared off walkway. You can also decide whether you want rounded corners or square corners. Just let me know which you'd like to proceed with.

Lastly, because of the proximity to the tree, we request that no heavy equipment be used in the construction of the driveway and that the area be hand-graded. Any roots larger than 1" caliper that are encountered during construction should be cut cleanly using proper tools such as loppers.