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## 118-16-CA

### 715 FLORENCE STREET

#### BOYLAN HEIGHTS HISTORIC DISTRICT (GENERAL)

0 25 50 100 Feet



Nature of Project: Remove tall metal fence; install 42" tall wood picket fence; remove synthetic siding; change exterior paint colors; add gutters and downspouts.

APPLICANT:  
M.H. GREEN JR



# 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 checked="" type="checkbox"/> Major Work (COA Committee review) – 13 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 checked="" 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>479251</u> File # <u>118-16-CA</u> Fee <u>\$147.00</u> Amount Paid <u>\$147.00</u> Received Date <u>7/8/16</u> Received By <u>FLM</u>
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**Property Street Address** 715 Florence St. Raleigh NC 27603

**Historic District** Boylan Heights

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

**Owner's Name** M.H Green JR

<b>Lot size</b>	(width in feet) 50	(depth in feet) 110
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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:

Property Address	Property Address
708 Florence St	635 Dorothea Dr.
709 Florence St. (OWNER)	639 Dorothea Dr.
711 Florence St.	701 Dorothea Dr.
713 Florence St. (OWNER)	702 Dorothea Dr.
717 Florence St.	
626 Dorothea Dr.	
628 Dorothea Dr.	
630 Dorothea Dr. (OWNER)	

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 M.H Green Jr

Mailing Address 315 Kinsey St

City Raleigh

State NC

Zip Code 27603

Date 7/5/2016

Daytime Phone (919)302-2385

Email Address chward90@gmail.com

Applicant Signature

*M. H. Green Jr*

Will you be applying for state or federal rehabilitation tax credits for this project?

Yes  No

Office Use Only

Type of Work \_\_\_\_\_

*51, 35, 36, 40, 71*

**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)
2.4/15	Fences and Walls	WE WISH TO REPLACE THE EXISTING METAL FENCE WITH A 42 INCH TALL WHITE PICKET FENCE. -SEE PHOTOGRAPHS. <i>over 42" tall</i>
3.1/26-27	Wood	WE WISH TO REMOVE ALL SYNTHETIC SIDING FROM THE EXTERIOR OF THE HOUSE IN ORDER TO EXPOSE THE ORIGINAL WOOD SIDING. -SEE PHOTOGRAPHS.
3.4/32	Paint and Paint Color	WE WISH TO PAINT THE ORIGINAL WOOD SIDING AND TRIM. THE PORCH CEILING AND FLOOR COLORS WILL REMAIN THE SAME. -SEE COLOR SCHEDULE

3.5/35	Roofs	WE WISH TO ADD K-STYLE GUTTERS TO ALL SIDES OF THE HOUSE. -SEE PHOTOGRAPHS.
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**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 \_\_\_\_\_. 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) \_\_\_\_\_ Date \_\_\_\_\_

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" 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) – 13 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.)	☒		✓		
2. <b>Description of materials</b> (Provide samples, if appropriate)	☒		✓		
3. <b>Photographs</b> of existing conditions are required.	☒		✓		
4. <b>Paint Schedule</b> (if applicable)	☒	☐	✓		
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.	☒	☐	✓		
6. <b>Drawings</b> showing proposed work <ul style="list-style-type: none"> <li>☐ Plan drawings</li> <li>☐ Elevation drawings showing the new façade(s)</li> <li>☐ Dimensions shown on drawings and/or graphic scale</li> <li>☐ 8-1/2" x 11" or 11" x 17" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" or 11" x 17" snap shots of individual drawings on the big sheet.</li> </ul>	☒	☐	✓		

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 <a href="#">Label Creator</a> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. Fee ( <b>See Development Fee Schedule</b> )	<input checked="" type="checkbox"/>				

715 Florence St. Raleigh, NC 27603

Written Description

**1. Replace existing metal fence with a white picket fence**

a. The new picket fence stands 42 inches tall. Its slats alternate between 3 ½ inches and 1 ¼ inches in width.

-See photographs

b. The metal gate at the entrance of the front yard will also be replaced with the same proposed white picket fencing. A steel plated gate latch will be used to open the gate.

c. The new fence will keep the same dimensions of the north (25 feet) and west (50 feet) sides of the house.

-See drawings

d. The new fence will remain on the south side of the house for the front 20 feet only. The fence will be removed for the remaining length of the property (90 feet).

-See drawings

**2. Removal of all synthetic siding on the exterior of the house**

a. The existing siding has begun to deteriorate and fall off of the house. By exposing the original wood siding, we hope to show off the historical character of the house

b. The synthetic siding was never applied to the back of the home. The original wood siding has been exposed and we wish to make the exterior of the house the same on all sides.

-See photographs

**3. Paint original wood siding and trim**

a. The original wood siding has been covered by synthetic siding. We hope to paint the wood siding and trim with the appropriate colors to show off its beauty.

b. The color of the porch floor, porch ceiling and window sash will stay the same.

-See color schedule.

**4. The addition of gutters to all sides of the house**

a. Gutters will be K-style gutters

b. Gutters will add protection to the wood siding of the home as well as the front porch columns, banisters and railings.

c. Gutters will be the same color as the proposed trim color.

EXISTING

715 FLORENCE ST.

50ft.

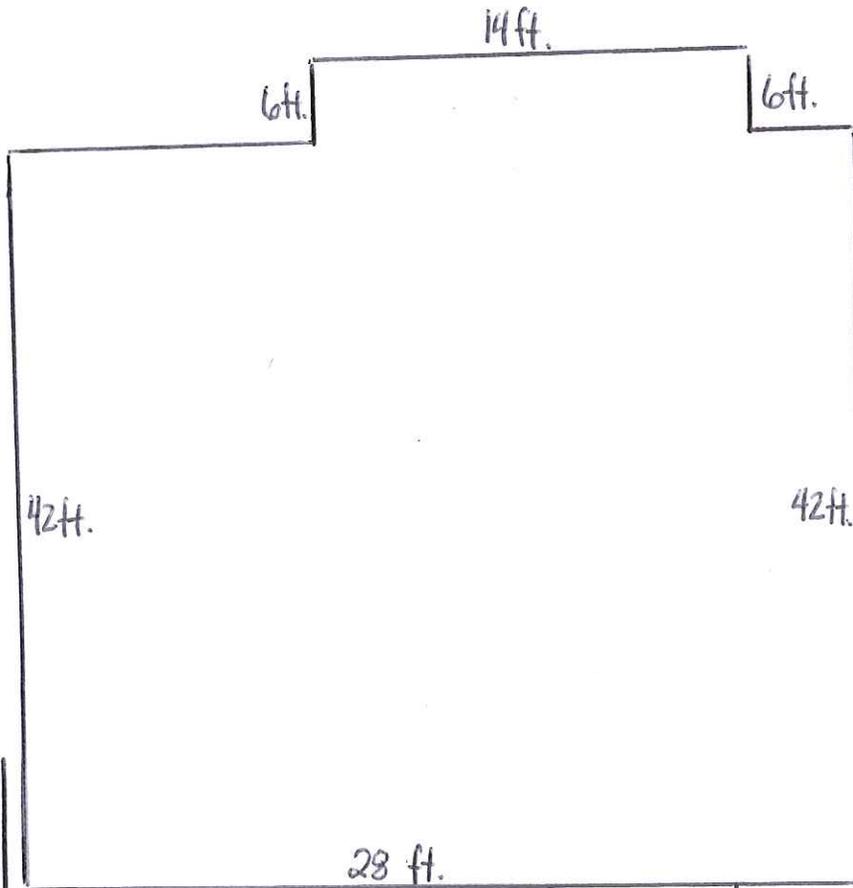
110ft.

110ft.

717 FLORENCE ST.

EXISTING FENCE

DRIVEWAY



25 ft. Existing Fence

7ft.

FRONT PORCH

7ft.

24 ft.

28 ft.

21 ft.

4ft

Existing Fence 15 ft.

10ft

50 ft.

EXISTING METAL GATE

FLORENCE ST.

PROPOSED

50 ft.

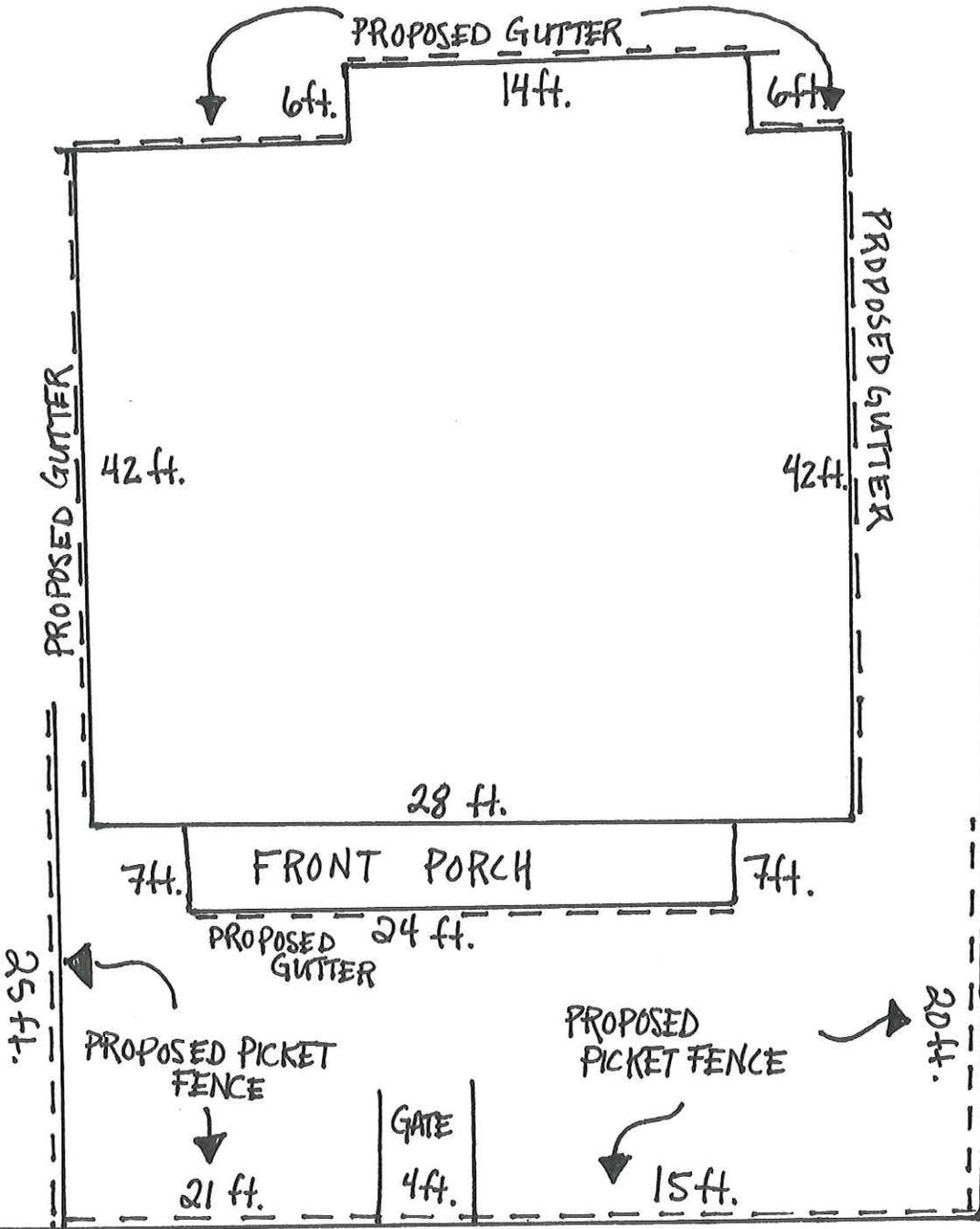
715 FIORENCE ST.

110 ft.

110 Ft.

717 FIORENCE ST.

DRIVEWAY



10 ft.

21 ft.

GATE  
4 ft.

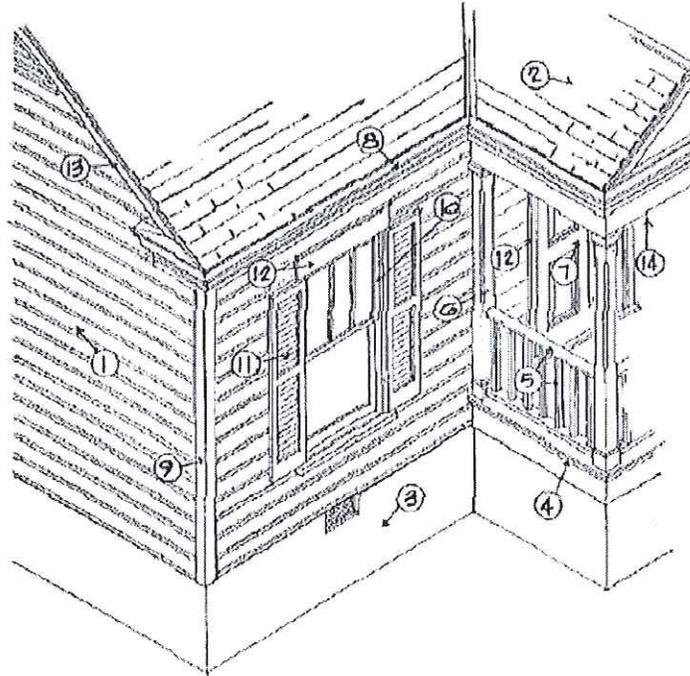
15 ft.

20 ft.

50 ft.

FLORENCE ST.

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant **M.H GREEN JR**

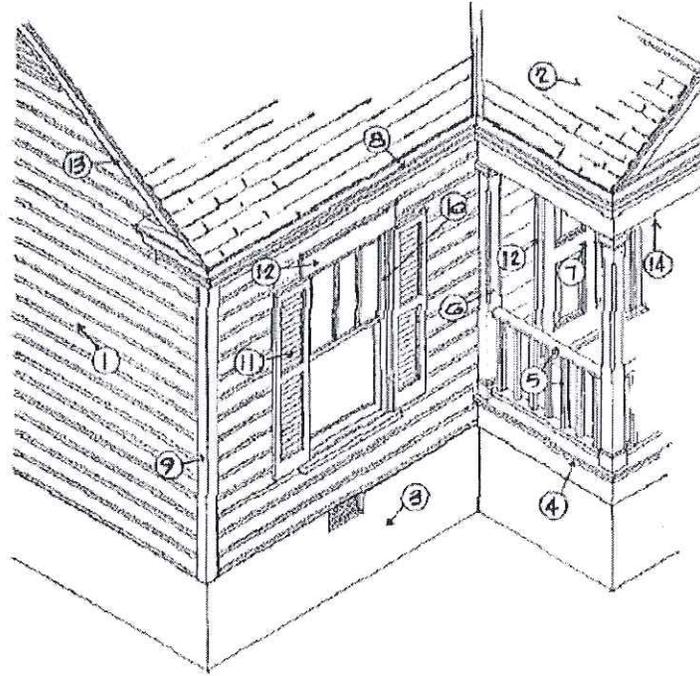
Address **715 FLORENCE ST. RALEIGH, NC 27603**

Paint Manufacturer (Please submit color chips with this schedule) **VALSPAR**

Color Schedule

1	Body of House	<b>HANGING VINE</b>
2	Roofing	<b>N/A</b>
3	Foundation	<b>FILOLI DARK IRIS</b>
4	Porch Floor	<b>N/A</b>
5	Railing	<b>BLANCHED PINE</b>
6	Columns	<b>BLANCHED PINE</b>
7	Entrance Door	<b>FILOLI DARK IRIS</b>
8	Cornice	<b>BLANCHED PINE</b>
9	Corner Boards	<b>BLANCHED PINE</b>
10	Window Sash	<b>N/A</b>
11	Shutter	<b>N/A</b>
12	Door & Window Trim	<b>BLANCHED PINE</b>
13	Rake	<b>BLANCHED PINE</b>
14	Porch Ceiling	<b>N/A</b>
15	Other	

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant **M.H GREEN JR**

Address **715 FLORENCE ST. RALEIGH, NC 27602**

Paint Manufacturer (Please submit color chips with this schedule) **VALS 7005-15**

Color Schedule

1	Body of House	<b>HANGING VINE</b>
2	Roofing	<b>N/A</b>
3	Foundation	<b>FILOLI DARK IRIS</b>
4	Porch Floor	<b>N/A</b>
5	Railing	<b>BLANCHED PINE</b>
6	Columns	<b>BLANCHED PINE</b>
7	Entrance Door	<b>FILOLI DARK IRIS</b>
8	Cornice	<b>BLANCHED PINE</b>
9	Corner Boards	<b>BLANCHED PINE</b>
10	Window Sash	<b>N/A</b>
11	Shutter	<b>N/A</b>
12	Door & Window Trim	<b>BLANCHED PINE</b>
13	Rake	<b>BLANCHED PINE</b>
14	Porch Ceiling	<b>N/A</b>
15	Other	



42 INCH HEIGHT

3 1/2 inch

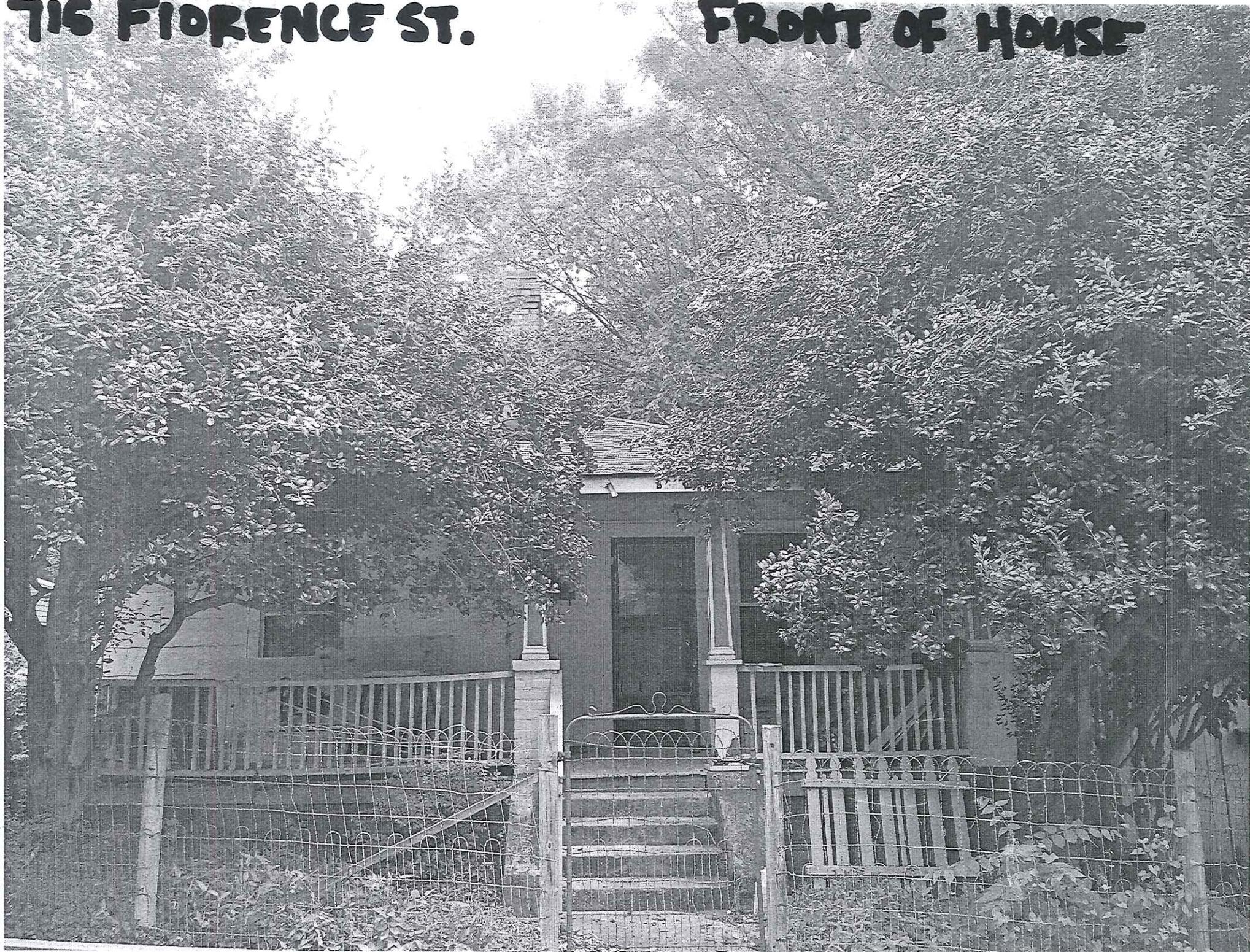
1 1/4 inch

PROPOSED FENCE  
SAMPLE

715 FLORENCE ST.

716 FIDRENCE ST.

FRONT OF HOUSE

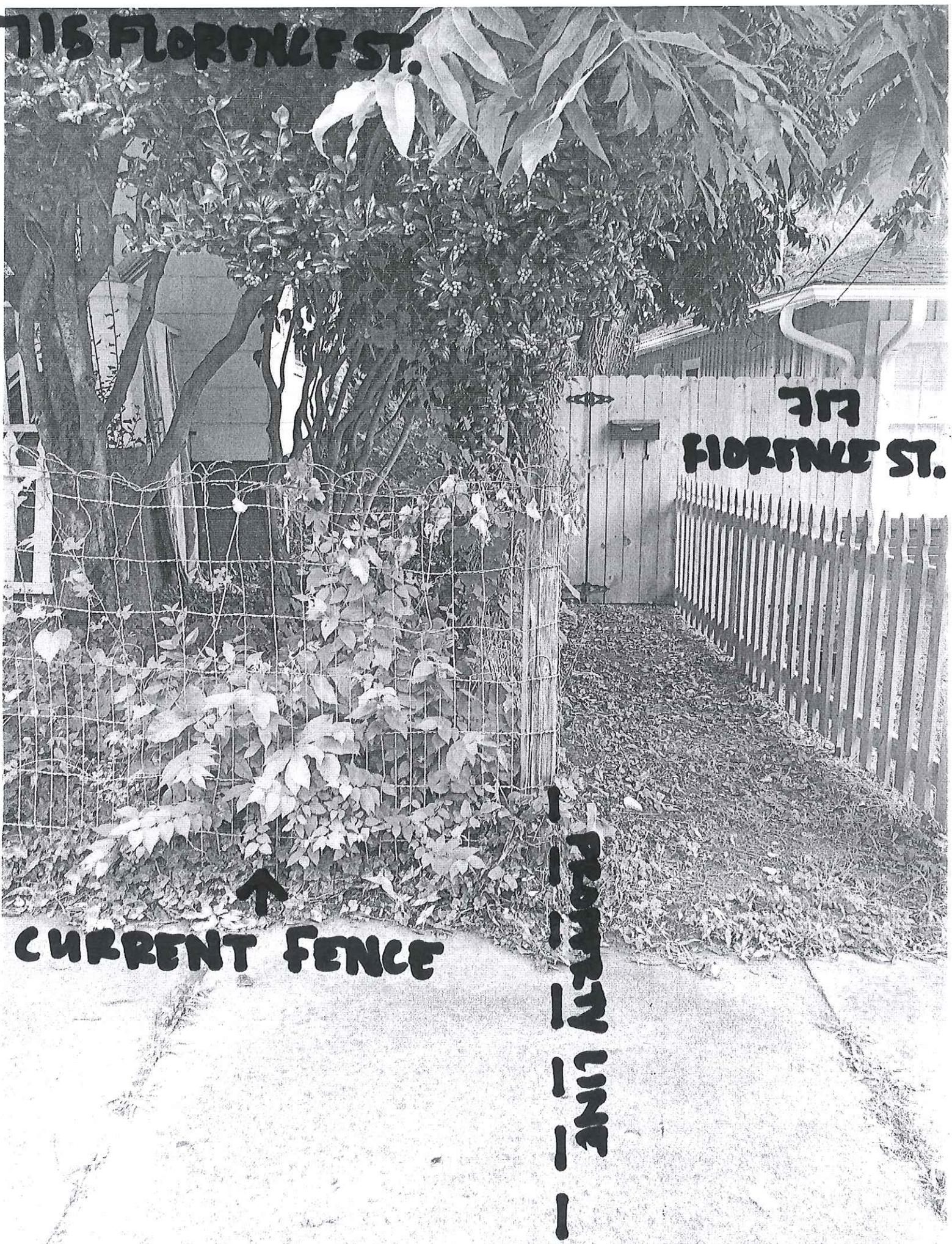


715 FLORENCE ST.

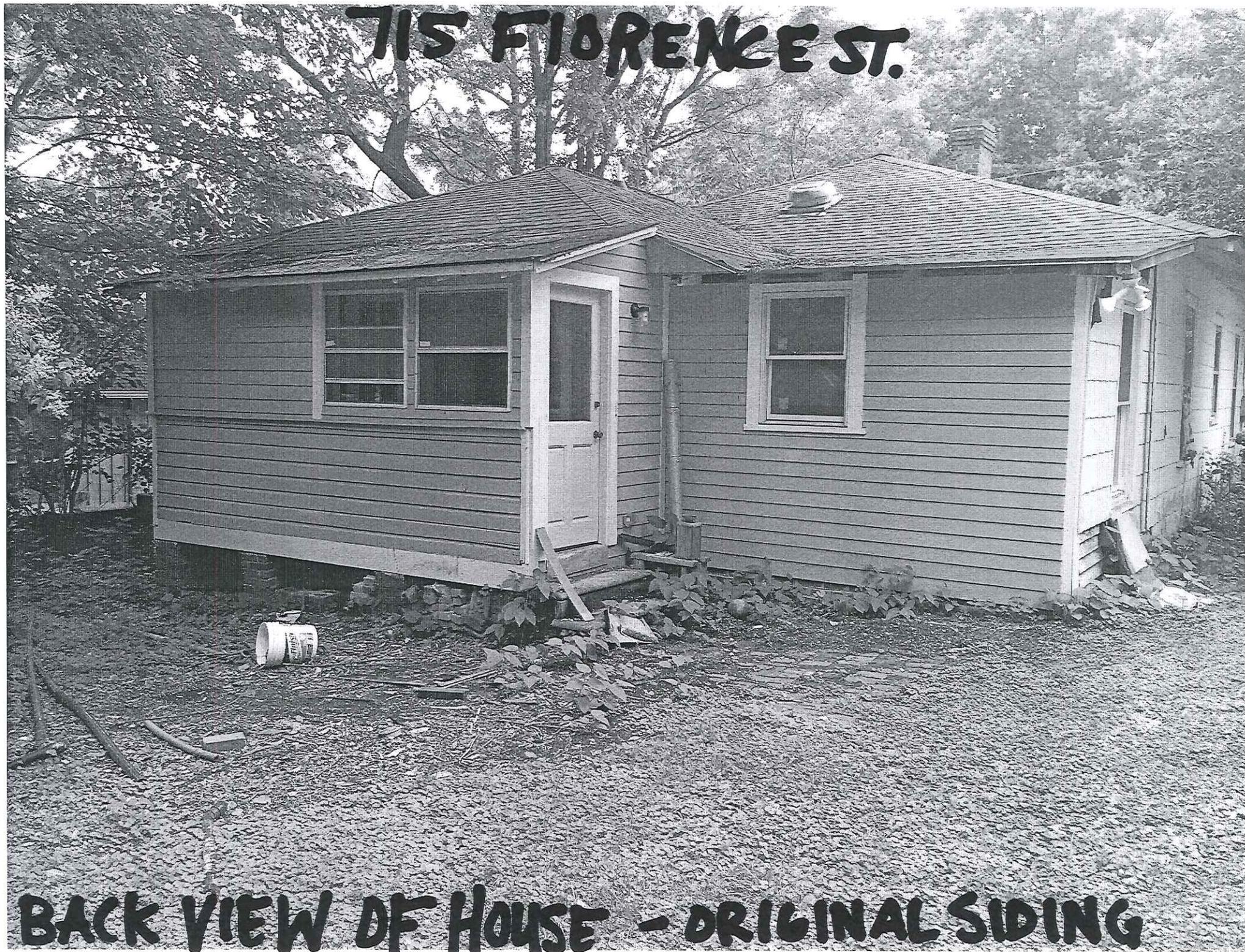
717 FLORENCE ST.

↑  
CURRENT FENCE

PROPERTY LINE



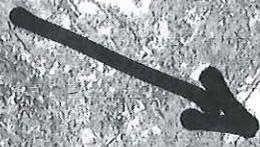
715 FIORENCE ST.



BACK VIEW OF HOUSE - ORIGINAL SIDING

716 FLORENCE ST.

Add gutters



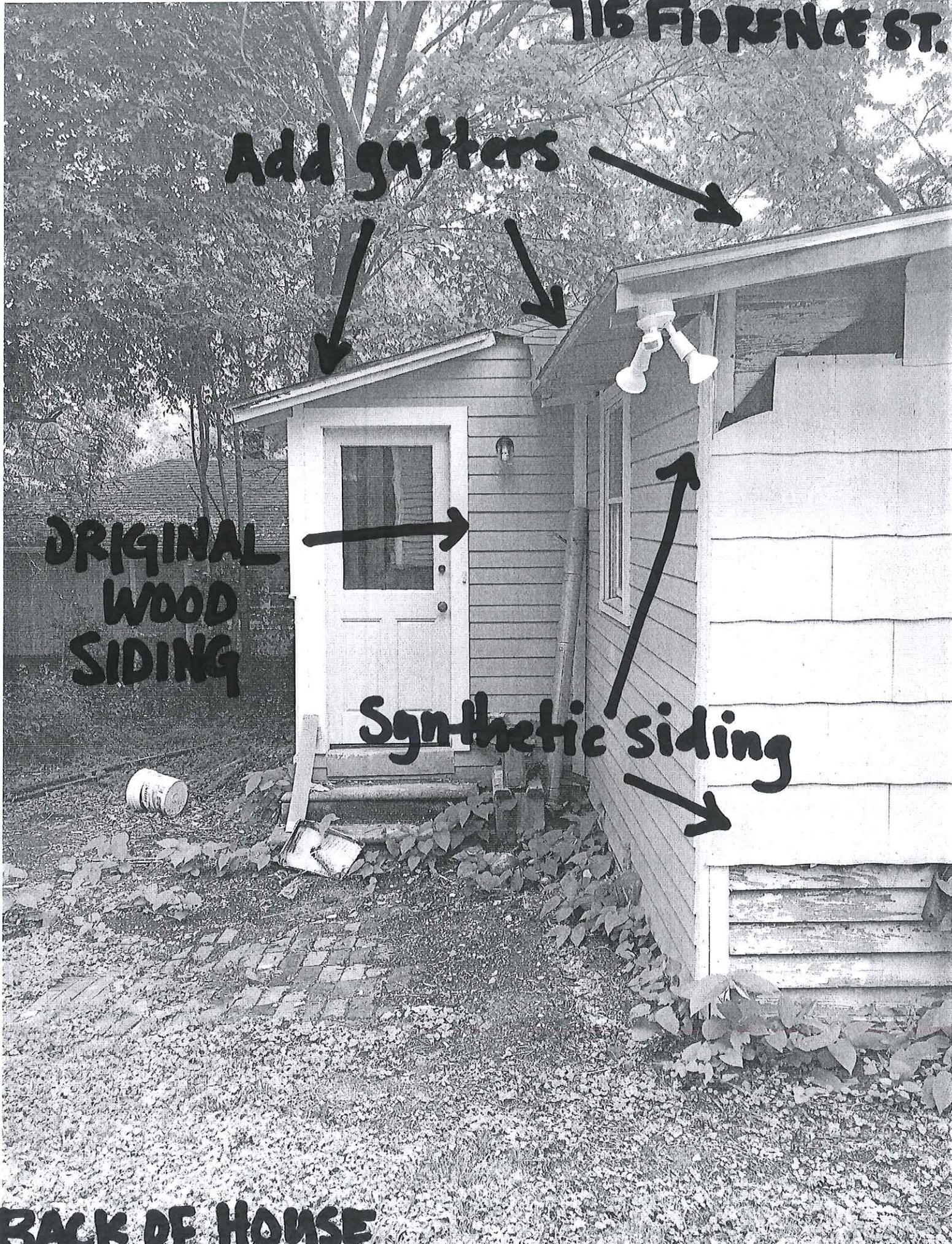
ORIGINAL  
WOOD  
SIDING



Synthetic siding



BACK OF HOUSE



**PROPOSED  
GUTTER**



**EXISTING FENCE**

**EXISTING FENCE**

**715 FLORENCE ST.**

**SYNTHETIC  
SIDING**

**PROPOSED  
GUTTER**

**713 FLORENCE ST.  
SOUTH SIDE  
OF HOUSE**

