

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

318 CUTLER STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

155-13-MW

Certificate Number

10/16/2013

Date of Issue

4/16/2014

Expiration Date

Project Description:

- Remove non-historic windows and replace with screening on lower level rear porch

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



Planning & Development

Development Services Customer Service Center

One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



- Minor Work (staff review) – 1 copy**
- Major Work (COA Committee review) – 14 copies**
 - Most Major Work Applications
 - Additions Greater than 25% of Building Square Footage
 - New Buildings
 - Demo of Contributing Historic Resource
- Post Approval Re-review of Conditions of Approval

For Office Use Only

Transaction # 377626

File # 155-13-MW

Fee \$28

Amt Paid \$28.

Check # _____

Rec'd Date 10/9/13

Rec'd By SKW

• If completing by hand, please use **BLACK INK**. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address: 318 Cutler St Raleigh NC 27603

Historic District: Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name: Sam and Nora Barger

Lot size 7,000 sq ft

(width in feet) 50 ft

(depth in feet) 125 ft

For applications that require review by the COA Committee (Major Work), list all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property):

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 Sam and Nora Barger

Mailing Address 318 Cutler St

City Raleigh **State** NC **Zip Code** 27603

Date 7/12/13 **Daytime Phone** 704.728.1862

Email Address sambarger@gmail.com

Signature of Applicant K. Barger 10/9/13

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 4-16-14. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature [Signature] **Date** 10-16-13

Project Categories (check all that apply):

- Exterior Alteration
- Addition
- New Construction
- Demolition

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

- Yes
- No

(Office Use Only)

Type of Work 84, 57

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
#57/pg. 4 #89/pg. 5	Alteration to existing porch; Most changes to previous Certificates of Appropriateness	Returning sunroom (altered by previous owner in 2006 under COA application 136-06-MW) to original state as screened porch.

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" 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>Minor Work (staff review) – 1 copy</p> <p>Major Work (COA Committee review) – 14 copies</p>			✓		
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.).	X		✓		
2. Description of materials (Provide samples, if appropriate).	<input type="checkbox"/>	X			
3. Photographs of existing conditions	X		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	X			✓
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 type="checkbox"/>	X			✓
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet. 	<input type="checkbox"/>	X	✓		
7. Fee (See Development Fee Schedule) \$28	X				

Description of work

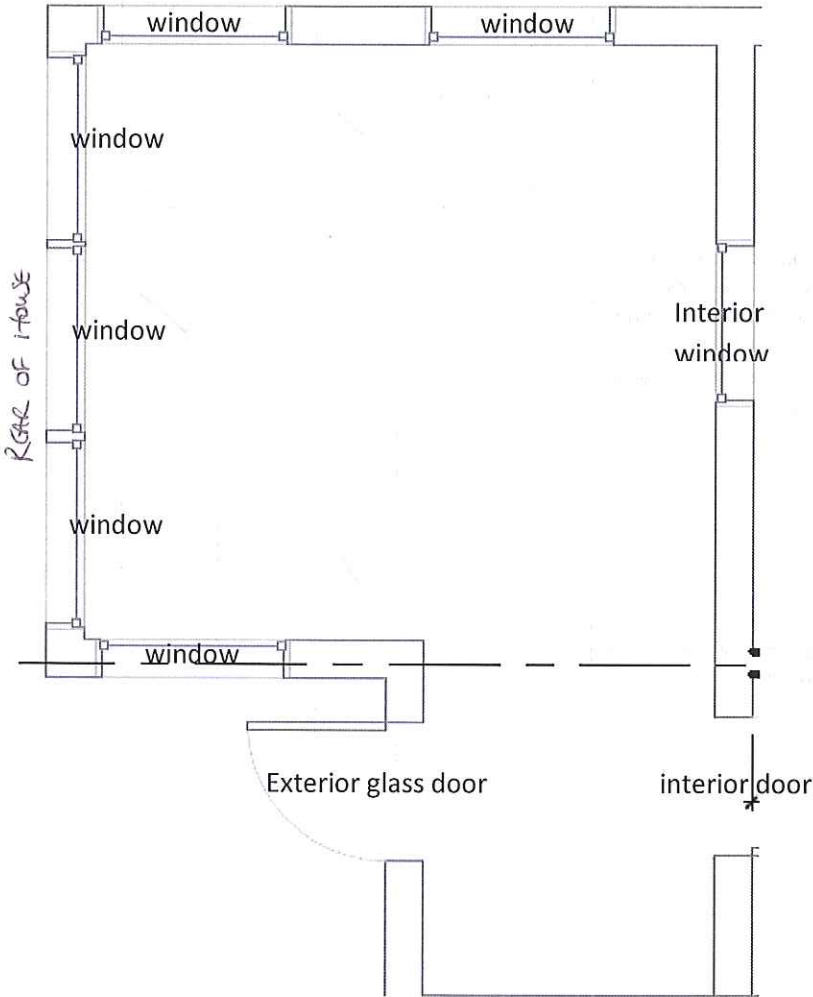
In 2006, the existing screened porch was converted to a sunroom under COA application 136-06-MW. Nora and I plan to return the sunroom to its prior state as a screened porch. Accordingly, windows and window framing will be removed and replaced with screens. Brick columns at corners will be retained. Treated lumber will be used where required to comply with code. Any exterior paint work will match previously approved paint colors. The structure's footprint will not change.

From prior correspondence with Tania on Aug. 29, 2013

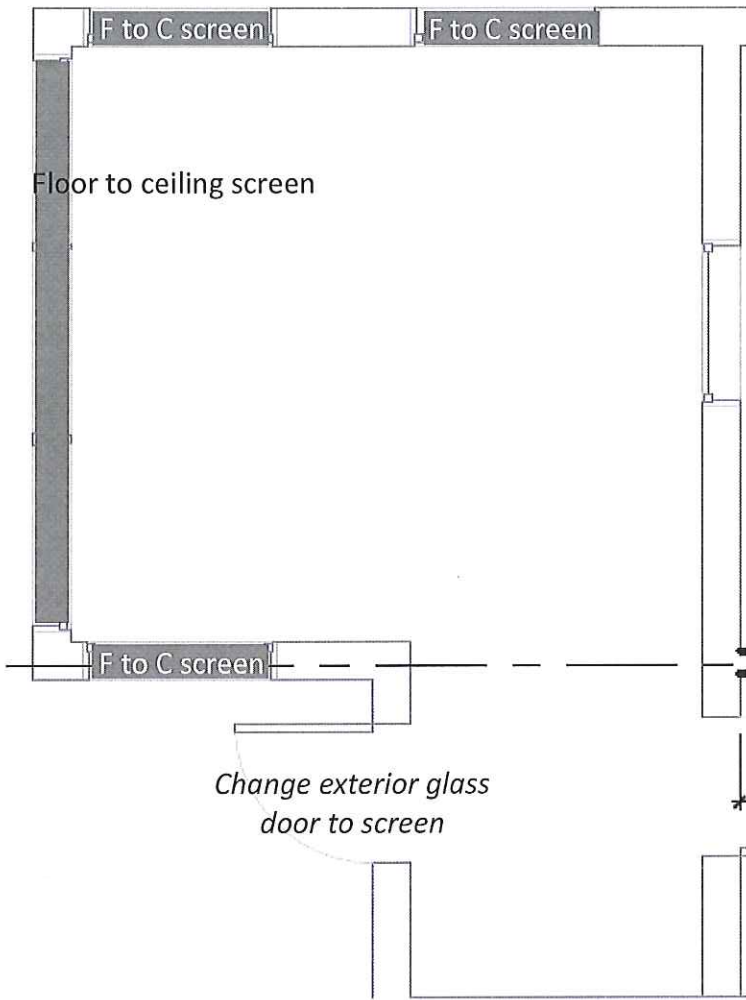
It is my judgment that this can be submitted as a Minor Work COA application that does not need to go to the COA Committee for approval. I would categorize the work as "Alteration of existing porches" and "Most changes to previous Certificates of Appropriateness" both of which are Minor.

Existing sun porch

North side of house



Proposed screen porch



Exterior rear (in winter)



Exterior North side of house – screen porch window



Tully, Tania

From: Tully, Tania
Sent: Friday, October 11, 2013 2:04 PM
To: 'Sam Barger'
Subject: RE: COA requirements for returning sun-room at 318 Cutler to a screened porch

Hi Sam –

I'm reviewing the COA application and need a bit more information to continue with my review:

- Drawings of what the elevation of the screened walls will look like. The plans are helpful, but elevations are more informative. A photo of a similar installation may also suffice.
- Detailed info on the screened door, this can be a photo or spec

Thanks!

Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674 **new phone number**
919.516.2682 (fax)
tania.tully@raleighnc.gov

From: Sam Barger [<mailto:sambarger@gmail.com>]

Sent: Wednesday, October 09, 2013 1:18 PM

To: Tully, Tania

Subject: Re: COA requirements for returning sun-room at 318 Cutler to a screened porch

Hi Tania,

It took me a bit to get the COA application together but I did finally submit it today to the Development Office. My transaction # is 377626. If you have any questions about our plans, please don't hesitate to email or call me.

Thanks

Sam

On Wed, Sep 4, 2013 at 4:44 PM, Sam Barger <sambarger@gmail.com> wrote:
Thanks so much Tania.

Regards

Sam

On Wed, Sep 4, 2013 at 4:27 PM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Sam –

See attached.

Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674 new phone number
919.516.2682 (fax)
tania.tully@raleighnc.gov

From: Sam Barger [<mailto:sambarger@gmail.com>]

Sent: Thursday, August 29, 2013 1:18 PM

To: Tully, Tania

Subject: Re: COA requirements for returning sun-room at 318 Cutler to a screened porch

Thanks Tania. Very helpful.

Any chance you could send me a copy of the 2006 application to change from a screened porch to a sun-room? It'd be helpful as we go through the state historical tax credit process.

Regards,
Sam

On Thu, Aug 29, 2013 at 9:33 AM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Hi Sam –

No worries - that's what I'm here for! It is also a good question because the COA list of work (attached) isn't clear for a situation such as this. It is my judgment that this can be submitted as a Minor Work COA application that does not need to go to the COA Committee for approval. I would categorize the work as "Alteration of existing porches" and "Most changes to previous Certificates of Appropriateness" both of which are Minor.

So, the application form is the same and the fee is \$28 (until July 2014). The supporting documentation should include current photos and then drawings of the proposed work.

I hope this helps!

Tania

Tully, Tania

From: Sam Barger <sambarger@gmail.com>
Sent: Sunday, October 13, 2013 3:46 PM
To: Tully, Tania
Subject: Re: COA requirements for returning sun-room at 318 Cutler to a screened porch
Attachments: Screened porch elevation and pictures_101113.pdf

Hi Tania,

Hopefully the attached pdf drawings and pictures cover your needs. If not, please let me know.

Thanks
Sam

On Fri, Oct 11, 2013 at 3:29 PM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Email is perfect!

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
[919.996.2674](tel:919.996.2674) new phone number
[919.516.2682](tel:919.516.2682) (fax)
tania.tully@raleighnc.gov

From: Sam Barger [<mailto:sambarger@gmail.com>]
Sent: Friday, October 11, 2013 2:55 PM

To: Tully, Tania
Subject: Re: COA requirements for returning sun-room at 318 Cutler to a screened porch

Tania,

Thanks for letting me know. May I email you both over the weekend or would you prefer that I drop off hard copies at your office on Monday? I will likely sketch an elevation on the computer - so it's easy to email if that works.

Thanks
Sam

On Fri, Oct 11, 2013 at 2:04 PM, Tully, Tania <Tania.Tully@raleighnc.gov> wrote:

Hi Sam –

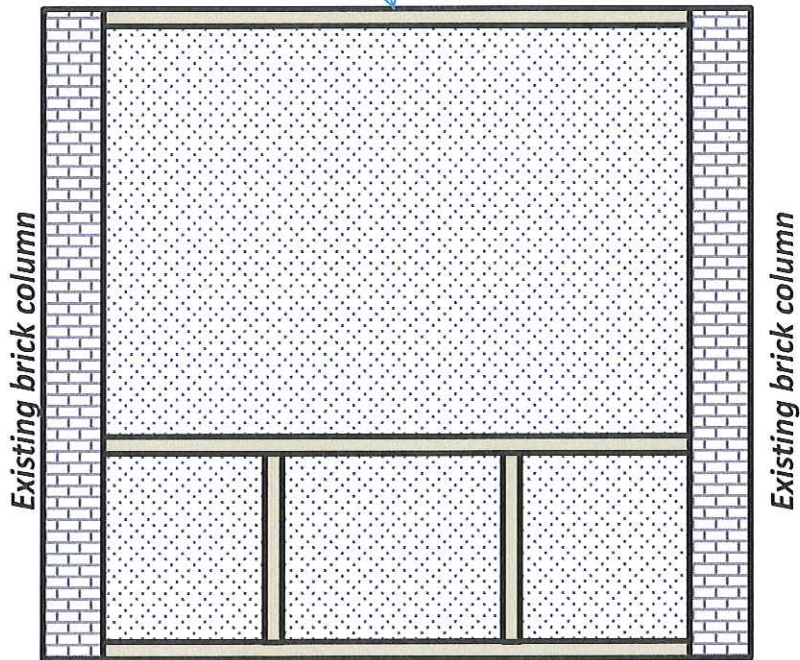
Existing windowed sun-porch

Two windows at left look to backyard, single window on right looks north

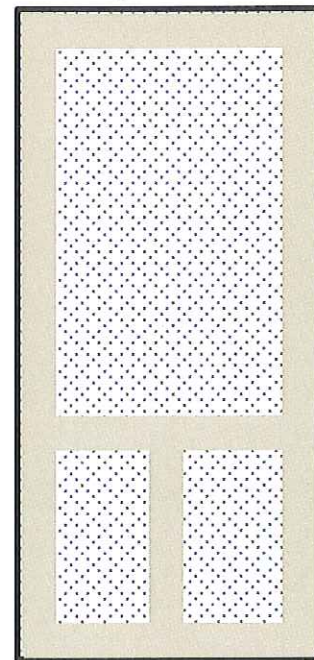


Same style as drawing #1

Drawing #1 – screen elevation



Drawing #2 – screened door



Paint scheme will match approved exterior paint color

Internet photo with similar style screening
we will only have one horizontal beam crossing the screen at knee-height)



Internet photo with similar style screen door

