

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

324 CUTLER STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

083-14-MW

Certificate Number

6/23/2014

Date of Issue

12/23/2014

Expiration Date

Project Description:

- Alterations to existing garage:
- replace garage door,
- replace metal roof;
- construct low retaining wall

OK to PERMIT

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

A handwritten signature in black ink, appearing to read "Lance G. Kelly", is written over a horizontal line. The signature is fluid and cursive.



Planning & Development

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

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



RALEIGH HISTORIC DEVELOPMENT COMMISSION

- Minor Work (staff review) – 1 copy**
- Major Work (COA Committee review) – 13 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

#330144

For Office Use Only

Transaction # 399804

File # 083-14-MW

Fee 28.00

Amt Paid 28.00

Check # C.C. Pymt.

Rec'd Date 6-17-14

Rec'd By McBride

• 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 **324 Cutler Street**

Historic District **Boylan Heights**

Historic Property/Landmark name (if applicable)

Owner's Name **Cynthia Seal**

Lot size **0.17Acres**

(width in feet) **49**

(depth in feet) **125**

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

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: Cynthia Seal

Mailing Address: 8724 Carradale Ct

City: Wake Forest State: NC Zip Code 27587

Date: June 8, 2014 Daytime Phone: 919-556-6921

Email Address: csbcoby@gmail.com

Signature of Applicant 

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 12/23/14. 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  Date 6/23/14

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 _____

9, 60

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

Section/Page	Topic	Brief Description of Work
2.6/19	Garage repair	Repair/replace rotten siding with wood siding; Replace existing front doors with a 10 x 7' wooden door; Repair rear door. Paint all wood surfaces and garage door existing color.
3.5/10	Garage roof	Replace existing deteriorated metal roof with metal, painted brown.
2.4/15	Fence	Install 48" high white picket fence per attached site plan and 48" black chain link fence along the rear property line parallel to the alley.
2.4/15	Retaining wall/drain	Grade area along the right side of the garage; install French drain and retaining wall to allow water run off to drain to the street. Run drain out to the street, cut into curb if necessary.
2.4/53	Expand existing deck	Expand existing deck at rear of the house from 0x8 to 11.5'x12'

removed per 6.17.14 email.

	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) – 13 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.)	<input checked="" type="checkbox"/>		✓		
2. Description of materials (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. Photographs of existing conditions are required.	<input checked="" type="checkbox"/>		✓		
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input checked="" 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 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 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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

Garage repair

- Repair and/or replace rotten siding with wood siding; Siding that needs to be replaced will use wood boards of the same size and configuration of the existing siding
- Replace existing front doors with a 10 x 7' wooden door from Overhead Door Company.
- Board and batten siding, matching the existing siding will be installed on the front of the garage and the new garage door will be framed with 1x4 pine trim.
- Repair rear door.
- Paint all wood surfaces and new garage door existing color.

Existing Garage:



Example of proposed New Wooden Door...the door will be painted to match the existing color and the top profile will be straight, not curved as shown in this photo:



Front of residence



Right side



Left side



Retaining wall/drain

- Grade area along the right side of the garage down to the original base of the garage approximately 15-20 inches. See Red box in photo below.
- Install French drain along the right side of the garage to allow rainwater runoff from the garage roof to drain to the street. Run drain out to the street, cut into curb if necessary.
- Install retaining wall if necessary to maintain the graded area.

French Drain material:

Install slotted plastic pipe. Route exit of drain to the street if necessary.



Retaining wall material:

Cement block (12") and cap (4"). Total height approximately 12 – 20 inches.



Garage roof

Replace deteriorated metal roof with metal roof material, painted brown. The pattern/profile of the new roof will be the same as the existing roof. The roof paint color is "Burnished Slate"

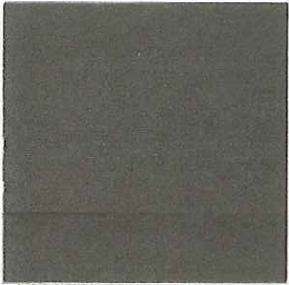
Roof Material:

26 Gauge Metal roof from Union Corrugating Company

Profile view:



Color:



Burnished Slate

TSR = 32%

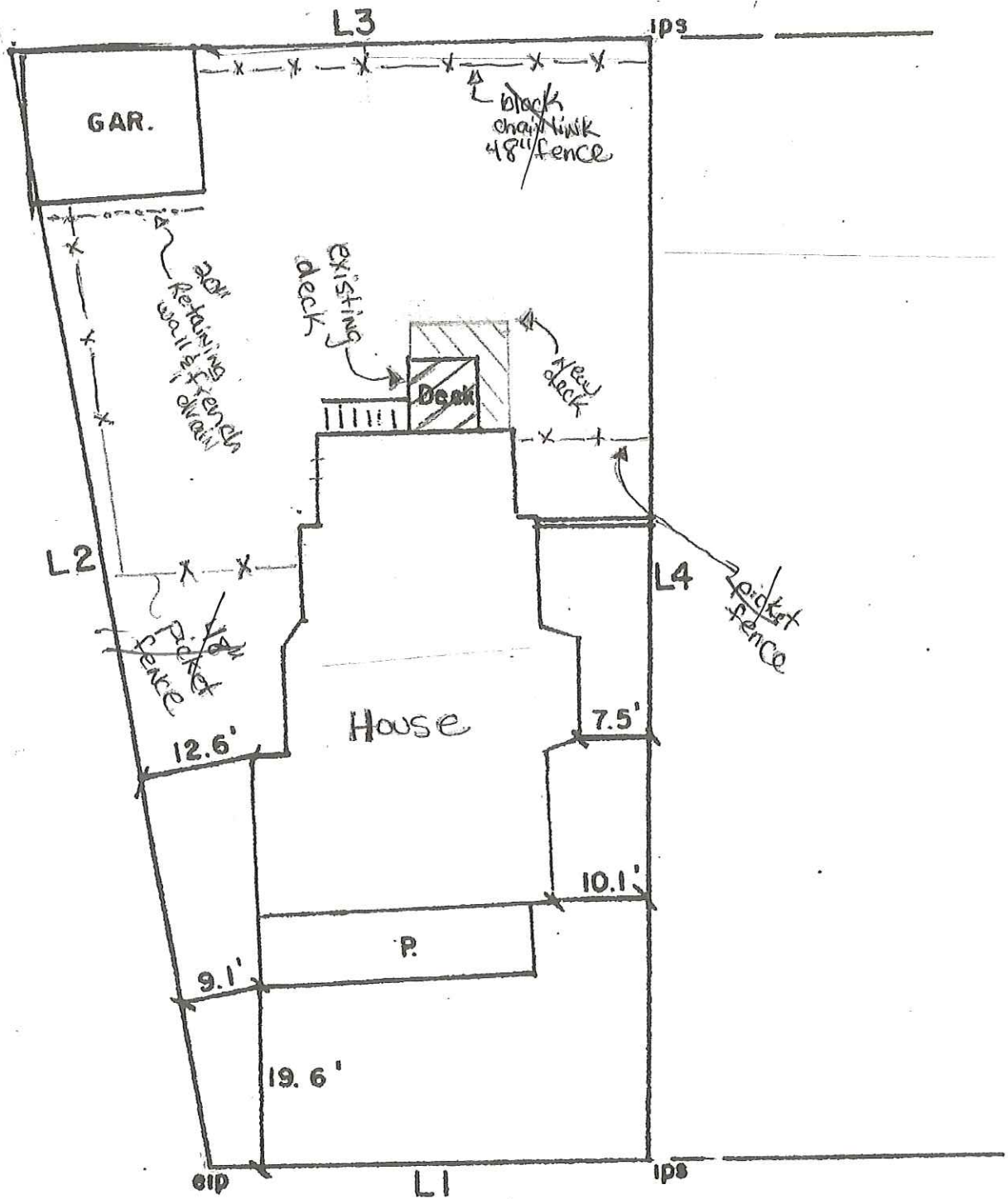
destol

165

98'
5.71'
38'
1.58'

McCULLOCK STREET

12.0' ALLEY



324 CUTLER STREET

50' R/W

No fence included in this app. per 6.17.14 email

Tully, Tania

From: Cynthia Seal <cseal@us.ibm.com>
Sent: Tuesday, June 17, 2014 6:56 PM
To: Tully, Tania
Cc: Ekstrom, Vivian
Subject: RE: Fence height- Garage
Attachments: new door mock up.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Tania,

I agree with your statements below about the fence.

The existing garage has two doors that are 7ft tall and 7.5 feet wide

Here is a mock up of the new door. I did not replicate the board and batten siding all the way across on the drawing to make it easier to see.

Please let me know if you have any questions.

(See attached file: new door mock up.pdf)

Thank you,
Cindy

Re: "Tully, Tania" ---06/17/2014 05:21:33 PM---Hi Cindy- I received the application and do a few other questions/comments:

From: "Tully, Tania" <Tania.Tully@raleighnc.gov>
To: Cynthia Seal/Raleigh/IBM@IBMUS,
Cc: "Ekstrom, Vivian" <Vivian.Ekstrom@raleighnc.gov>
Date: 06/17/2014 05:21 PM
Subject: RE: Fence height- Garage

Hi Cindy-

I received the application and do a few other questions/comments:

- What are the dimensions of the existing garage door opening/front of the garage? I need a better idea of how the new door will be fitting into the existing garage.
- Per our telephone conversation you are changing the rear section of fence to also be a wood picket style. (Per Guideline 2.4.10 chain link fence is prohibited)
- Also per our telephone conversation, I am moving the fence request to the Major Work application submitted since as staff I can only approve fences up to 42" in height.

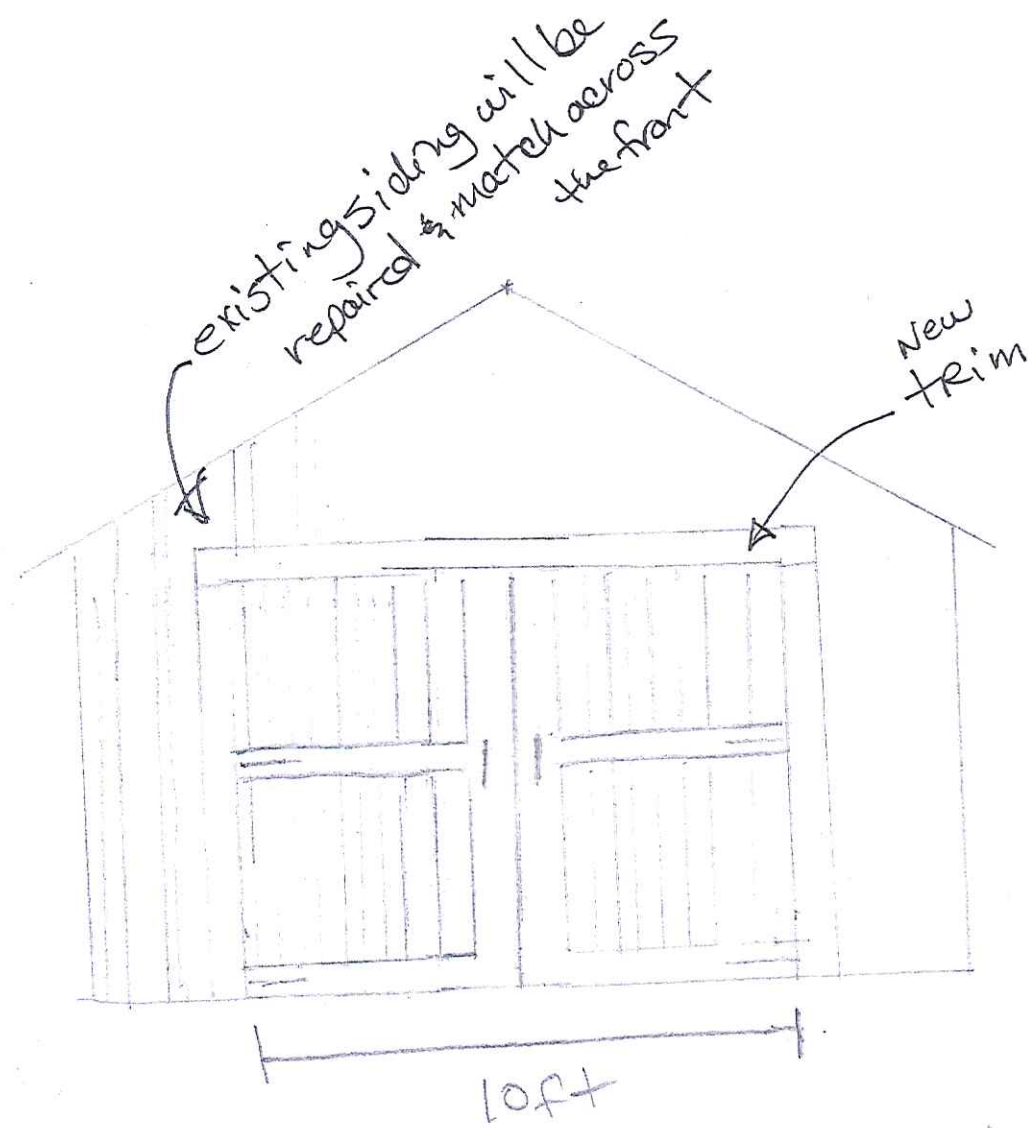
Thanks you for your patience and cooperation!

Best,
Tania

Tania Georgiou Tully, Preservation Planner

Amended C.18.14
TGT

324 Cutler



New
Garage Door
Netto scale

Tully, Tania

From: Tully, Tania
Sent: Tuesday, June 17, 2014 5:21 PM
To: 'Cynthia Seal'
Cc: Ekstrom, Vivian (Vivian.Ekstrom@raleighnc.gov)
Subject: RE: Fence height- Garage

Hi Cindy-

I received the application and do a few other questions/comments:

- What are the dimensions of the existing garage door opening/front of the garage? I need a better idea of how the new door will be fitting into the existing garage.
- Per our telephone conversation you are changing the rear section of fence to also be a wood picket style. (Per Guideline 2.4.10 chain link fence is prohibited)
- Also per our telephone conversation, I am moving the fence request to the Major Work application submitted since as staff I can only approve fences up to 42" in height.

Thanks you for your patience and cooperation!

Best,
Tania

Tania Georgiou Tully, Preservation Planner
Long Range Planning Division
Raleigh Department of City Planning
919.996.2674
919.516.2684 (fax)
tania.tully@raleighnc.gov

COA process information is available [here](#).

From: Cynthia Seal [mailto:cseal@us.ibm.com]
Sent: Tuesday, June 17, 2014 1:09 PM
To: Tully, Tania
Subject: RE: Fence height- Garage

Thanks. My husband dropped them off today :)

Thank you,
Cindy

"Tully, Tania" ---06/11/2014 08:37:34 AM---Cindy – That sounds ok. Pull it all together and file the COA application.

From: "Tully, Tania" <Tania.Tully@raleighnc.gov>
To: Cynthia Seal/Raleigh/IBM@IBMUS,
Date: 06/11/2014 08:37 AM
Subject: RE: Fence height- Garage