

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

420 CUTLER STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

057-15-MW

Certificate Number

5/7/2015

Date of Issue

11/7/2015

Expiration Date

Project Description:

- Install gutters and downspouts;
- plant vegetative screening around rear deck

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

Pending the resolution of appeals, commencement of work is at your own risk.



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



- 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

For Office Use Only

Transaction # 427357

File # 057-15-MW

Fee \$29.00

Amt Paid \$29.00

Check # 8469

Rec'd Date 3-30-15

Rec'd By T. McDonald

- 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 420 Cutler St.

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name John and Beth Lunsford

Lot size .15 acre

(width in feet) 51

(depth in feet) 128

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.

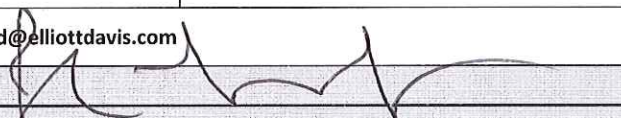
Type or print the following:

Applicant John Lunsford

Mailing Address 1905 Freewood Ct.

City Raleigh	State NC	Zip Code 27606
Date March 25, 2015	Daytime Phone 919-783-7073	

Email Address john.lunsford@elliotttdavis.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 11/7/15. 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 5/7/15

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 40, 41

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

Section/Page	Topic	Brief Description of Work
3.5/35	Roofs	Install new gutters and downspouts
4.1/53	Decks	Install vegetative screening around deck

	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. Minor Work (staff review) – 1 copy Major Work (COA Committee review) – 13 copies	X				
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 type="checkbox"/>				
2. Description of materials (Provide samples, if appropriate)	<input type="checkbox"/>				
3. Photographs of existing conditions are required.	<input type="checkbox"/>				
4. Paint Schedule (if applicable)	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing proposed work <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"/>	<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 type="checkbox"/>			
8. Fee (<u>See Development Fee Schedule</u>)	<input type="checkbox"/>				

420 Cutler St.

Certificate of Appropriateness, Minor Work

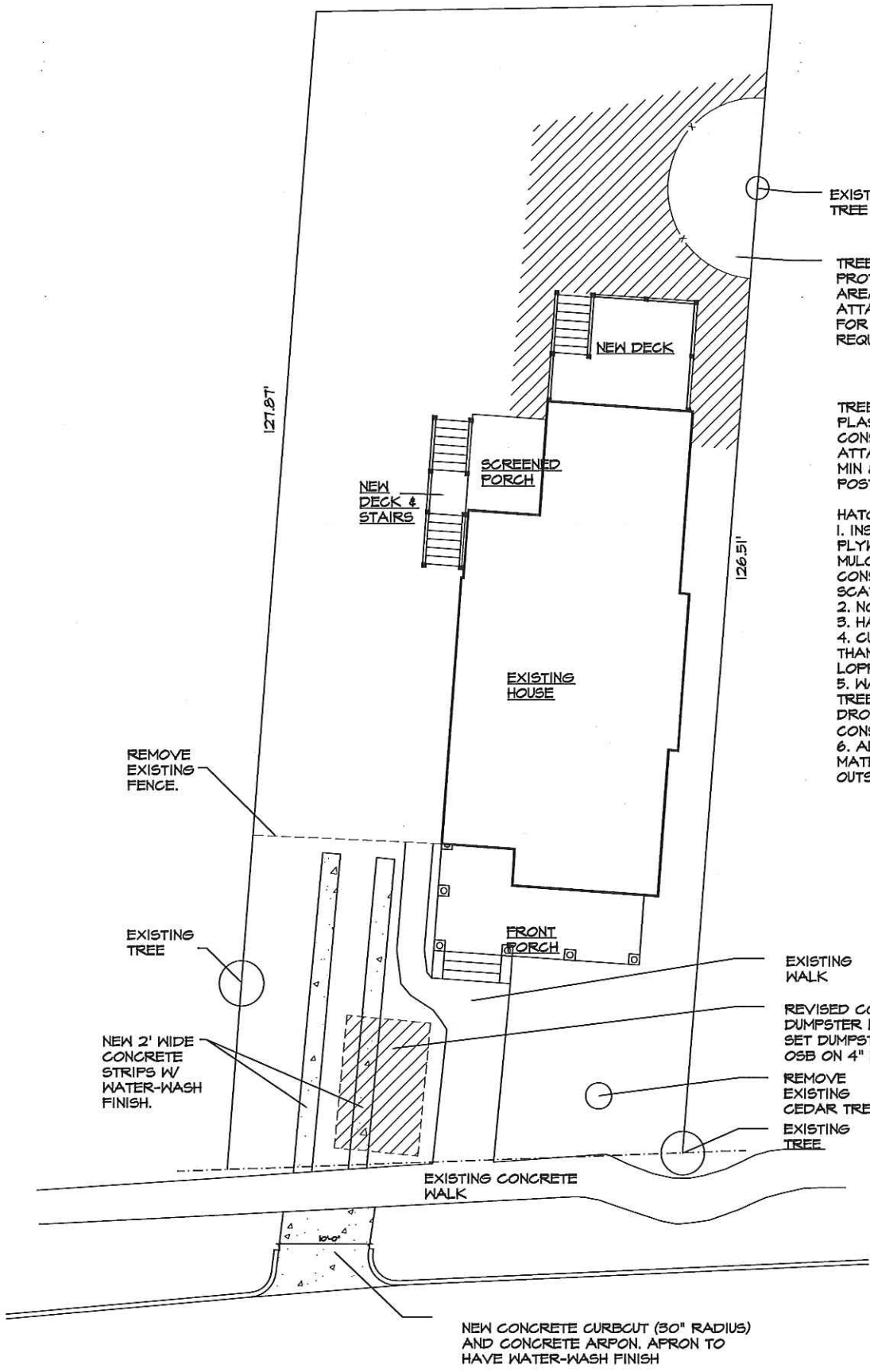
Scope of work:

Install new half round gutters and round downspouts on roof sections that overhang the side door and rear door to the deck. Finish to match trim. Gutters and downspouts were approved in a previous major work application dated October 14, 2014.

Install dense evergreen foundation plantings to screen deck.



IMG_0119



EXISTING TREE

TREE PROTECTION AREA SEE ATTACHED FOR REQUIREMENTS

TREE PROTECTION FENCE:
 PLASTIC ORANGE MESH CONSTRUCTION FENCING ATTACHED TO STEEL POSTS MIN 8' oc; AVOID ROOTS WITH POSTS.

HATCHED AREA:
 1. INSTALL 4" MULCH. PLACE PLYWOOD OR OSB OVER MULCH IN AREAS WHERE CONSTRUCTION TRAFFIC SCATTERS MULCH, AS NEEDED.
 2. NO HEAVY EQUIPMENT
 3. HAND EXCAVATE FOOTINGS
 4. CUT ALL ROOTS LARGER THAN 1" DIA WITH SAW OR LOPPER
 5. WATER ENTIRE AREA UNDER TREE DURING PERIODS OF DROUGHT FOR 1 YEAR AFTER CONSTRUCTION (1" PER WEEK)
 6. ALL CONSTRUCTION MATERIAL TO BE STORED OUTSIDE OF HATCHED AREA.

REMOVE EXISTING FENCE.

EXISTING TREE

NEW 2' WIDE CONCRETE STRIPS W/ WATER-WASH FINISH.

FRONT PORCH

EXISTING WALK

REVISED CONSTRUCTION DUMPSTER LOCATION. SET DUMPSTER ON 1/2" OSB ON 4" MULCH.

REMOVE EXISTING CEDAR TREE

EXISTING TREE

EXISTING CONCRETE WALK

NEW CONCRETE CURB CUT (30" RADIUS) AND CONCRETE APRON. APRON TO HAVE WATER-WASH FINISH

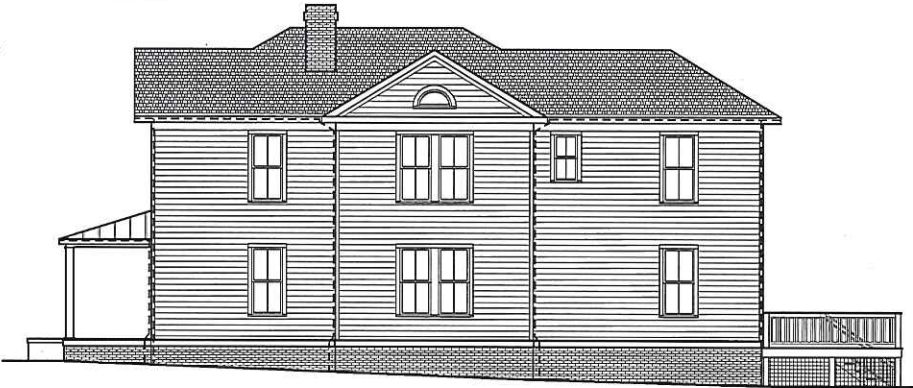
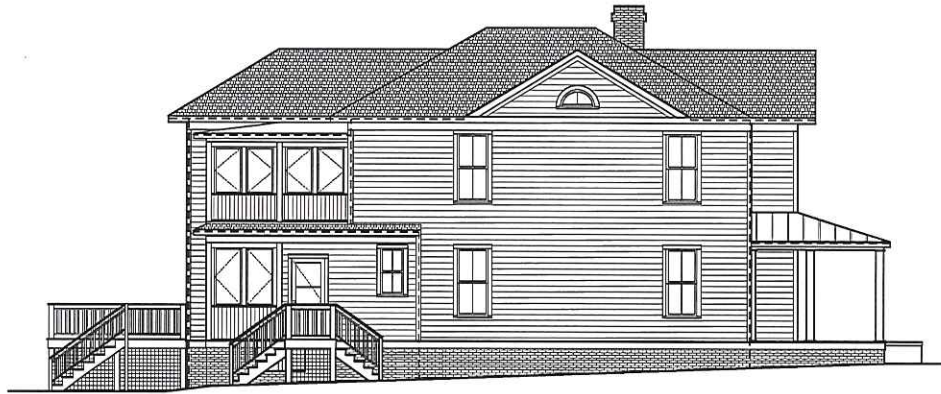
420 CUTLER ST. SITework & TREE PLOT PLAN

SCALE: 1/16"=1'-0"

REVISED 12.12.14



919 829 4969



---- GUTTER/DOWNSPOUT
LOCATION, TYP.

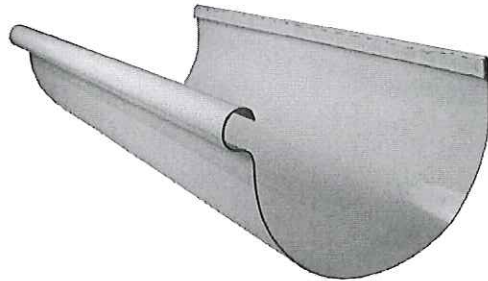
420 CUTLER ST. PROPOSED ELEVATIONS w/ GUTTERS & DOWNSPOUTS

SCALE: 1/16"=1'-0"

REVISED 04.16.15

420 Cutler Street
Minor Work COA 173-14-CA

April 16, 2015



Prefinished white, aluminum,
half-round gutters and round
downspouts



- * Half Round Gutter
- * Miters
- * #6 Shank
- * Half Round Rival Hangers
- * #30 Shank
- * #10 Combo Shank
- * End Caps
- * Outlets
- * Elbows
- * Downspouts

Tully, Tania

From: Band, Daniel
Sent: Thursday, April 02, 2015 10:13 AM
To: john.lunsford@elliotttdavis.com
Cc: Tully, Tania
Subject: 420 Cutler St Minor Work COA

John: Thanks for turning in an application for a Minor Work COA for 420 Cutler St. I've reviewed the application and have the following comments:

- Please include a plot/site plan or aerial of the property which shows where the work will occur.
- Please send in a photo of the front of the house and photos of each side of the house where gutters are to be installed.
- Also, include material, locations, and installation information for the gutters and downspouts. This was a condition of approval for COA 173-14-CA that was not met.

Thank you,

Daniel

Daniel Band, Planner I
Long Range Planning Division
Raleigh Planning Department
919-996-2180 - OEP, 2nd Floor

Tully, Tania

From: Band, Daniel
Sent: Friday, April 17, 2015 9:09 AM
To: Tully, Tania
Subject: FW: 420 Cutler Minor Works COA
Attachments: Site Plan COA 12.12.14.pdf; Elevations_150416.pdf; Gutters sheet.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: David S. Maurer AIA LEED-AP [<mailto:david@maurerarchitecture.com>]
Sent: Thursday, April 16, 2015 10:24 PM
To: Lunsford, John; Elizabeth Lunsford; Sheldon Daury; Band, Daniel
Subject: 420 Cutler Minor Works COA

Daniel - see attached for the info you requested:

- plot plan (as submitted for previous COA's)
- elevations of each side of the house indicating where gutters and downspouts are to be located
- information on the gutters and downspouts. FYI - we removed the gutters and downspouts from COA 173-14-CA.


Please let me know if you need anything else. Thank you.



David S. Maurer, AIA, LEED-AP



115.5 E. Hargett St. Suite 300
Raleigh, NC 27601
919.829.4969
maurerarchitecture.com

 Please consider the environment before printing.

From: Band, Daniel [<mailto:Daniel.Band@raleighnc.gov>]

Sent: Thursday, April 02, 2015 10:13 AM
To: Lunsford, John
Cc: Tully, Tania
Subject: 420 Cutler St Minor Work COA

John: Thanks for turning in an application for a Minor Work COA for 420 Cutler St. I've reviewed the application and have the following comments:

Tully, Tania

From: Tully, Tania
Sent: Tuesday, April 21, 2015 12:34 PM
To: Band, Daniel
Subject: RE: 420 Cutler Minor Works COA

All we need now is a current photo of the house as requested in your original email.

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: Band, Daniel
Sent: Friday, April 17, 2015 9:09 AM
To: Tully, Tania
Subject: FW: 420 Cutler Minor Works COA

From: David S. Maurer AIA LEED-AP [<mailto:david@maurerarchitecture.com>]
Sent: Thursday, April 16, 2015 10:24 PM
To: Lunsford, John; Elizabeth Lunsford; Sheldon Daury; Band, Daniel
Subject: 420 Cutler Minor Works COA

Daniel - see attached for the info you requested:

- plot plan (as submitted for previous COA's)
- elevations of each side of the house indicating where gutters and downspouts are to be located
- information on the gutters and downspouts. FYI - we removed the gutters and downspouts from COA 173-14-CA.

Please let me know if you need anything else. Thank you.



David S. Maurer, AIA, LEED-AP



115.5 E. Hargett St. Suite 300
Raleigh, NC 27601
919.829.4969
maurerarchitecture.com

Tully, Tania

From: Tully, Tania
Sent: Tuesday, April 21, 2015 12:38 PM
To: Maurer, David; Lunsford, John; Elizabeth Lunsford
Cc: Band, Daniel
Subject: RE: Front door questions, exterior sills

Hi David –

Since we have an open Minor Work COA I suggest you amend it to include painting the door. That way you have the option. If the door will be an existing color that is already on the house a paint chip is not needed. If it is to be a different color a paint chip/sample will need to be dropped off.

-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

*Per 5/7/15
Phone Conv. chose
not to paint.
TGT*

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

From: David S. Maurer AIA LEED-AP [<mailto:david@maurerarchitecture.com>]
Sent: Monday, April 20, 2015 9:58 PM
To: Tully, Tania; Lunsford, John; Elizabeth Lunsford
Subject: Fwd: Front door questions, exterior sills


Hey Tania - see Beth's email below and photos attached concerning the front door at 420 Cutler. If they can't refinish, but need to paint, is a COA required?
Thanks.



David S. Maurer, AIA, LEED-AP



115.5 E. Hargett St. Suite 300
Raleigh, NC 27601
919.829.4969
maurerarchitecture.com

 Please consider the environment before printing.

----- Forwarded message -----

From: Beth Lunsford <bethlunsford@earthlink.net>
Date: Mon, Apr 20, 2015 at 5:35 PM