

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

511 CUTLER STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

068-15-MW

Certificate Number

5/19/2015

Date of Issue

11/19/2015

Expiration Date

### Project Description:

- Changes to previously approved COA 005-15-CA:
- install low wood deck;
- exterior paint color;
- siding material;
- windows and door.

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 # 432011

File # 068-15-MW

Fee 29.00

Amt Paid 29.00

Check # 9522

Rec'd Date 5-12-15

Rec'd By Ywm

• 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 **511 Cutler Street**

Historic District **Boylan Heights**

Historic Property/Landmark name (if applicable)

Owner's Name **David Maurer and Allison Gray**

Lot size **5000sf** (width in feet) **50** (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:

Property Address	Property Address
507, 509, 513, 515 Cutler Street	
506, 508, 510 Cutler Street	
902 W. Lenoir Street	
805 W. Cabarrus Street	
504, 510, 514, 518, 524 S Boylan Avenue	

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:

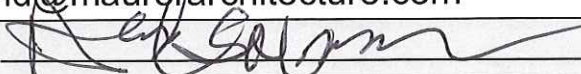
Applicant **David Maurer and Allison Gray**

Mailing Address **511 Cutler Street**

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

Date **5/12/2015** Daytime Phone **919-829-4969**

Email Address **david@maurefarchitecture.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 12/19/15. 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 5/19/15

**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 51, 89, 24

\_\_\_\_\_

\_\_\_\_\_

**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
4.2/54-55	Additions and New Construction	New rear addition
4.1/52/53	Decks	Install new wood deck in lieu of approved brick patio
3.7/38-41	Windows and Doors	change manufacturer for new doors and windows
3.4/32-33	Paint and Paint Color	paint addition and existing house with standard SW colors

	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><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 13 copies</b></p>			✓		
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.	<input type="checkbox"/>				✓
4. <b>Paint Schedule</b> (if applicable)	<input checked="" type="checkbox"/>	<input 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 proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the new façade(s).</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale.</li> <li><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.</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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>		✓		



**511 Cutler Street  
Boylan Heights**

**Minor Works Amendment to COA 005-15-CA**

**Scope of Requested Amendments:**

1. Install new wood deck in lieu of approved brick patio. Deck will be approximately 8" above adjacent grade, so no screening is required. Deck material shall be stained 5/4 x 6.
2. Paint colors have been amended to standard Sherwin Williams colors, in lieu of custom. See attached paint schedule. Paint addition and existing house.
3. Wood lap siding shall be used in lieu of the Hardi-Plank Artisan. Lap exposure remains to match existing.
4. Windows and doors are by Lincoln, instead of Marvin, with same painted wood exterior. All sizes match previously approved except for a 2'0" x 4'0" casement window in Master Bathroom. Window in Master Closet shall be a relocated Marvin 2'0" x 4'0" in lieu of a new window. The door onto the first floor covered deck shall be a new full glass wood Lincoln door, matching the new one at the second floor balcony, in lieu of relocating existing.
5. The second floor balcony shall have a stained 1x4 tongue and groove wood flooring in lieu of 5/4 x 6 decking. The underside of the balcony shall have a beadboard plywood ceiling. ✓

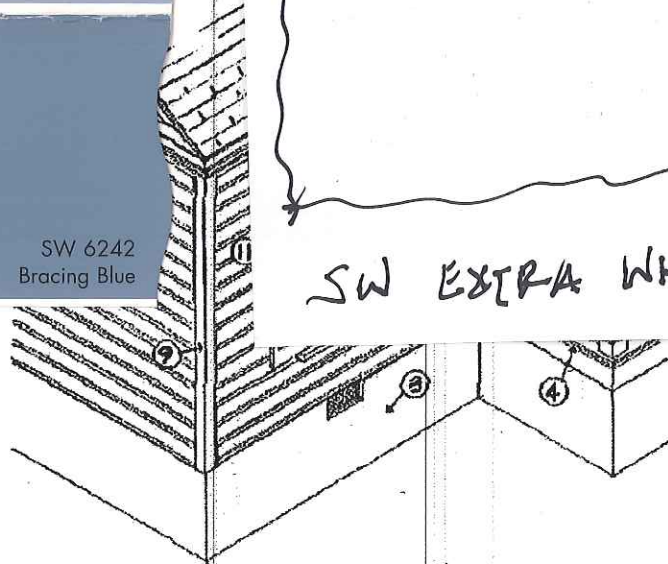
omm

SW 6241  
Aleutian

SW 6242  
Bracing Blue

COMMODORE

SW EXTRA WHITE



Applicant DAVID MAURER / ALLISON GRAY

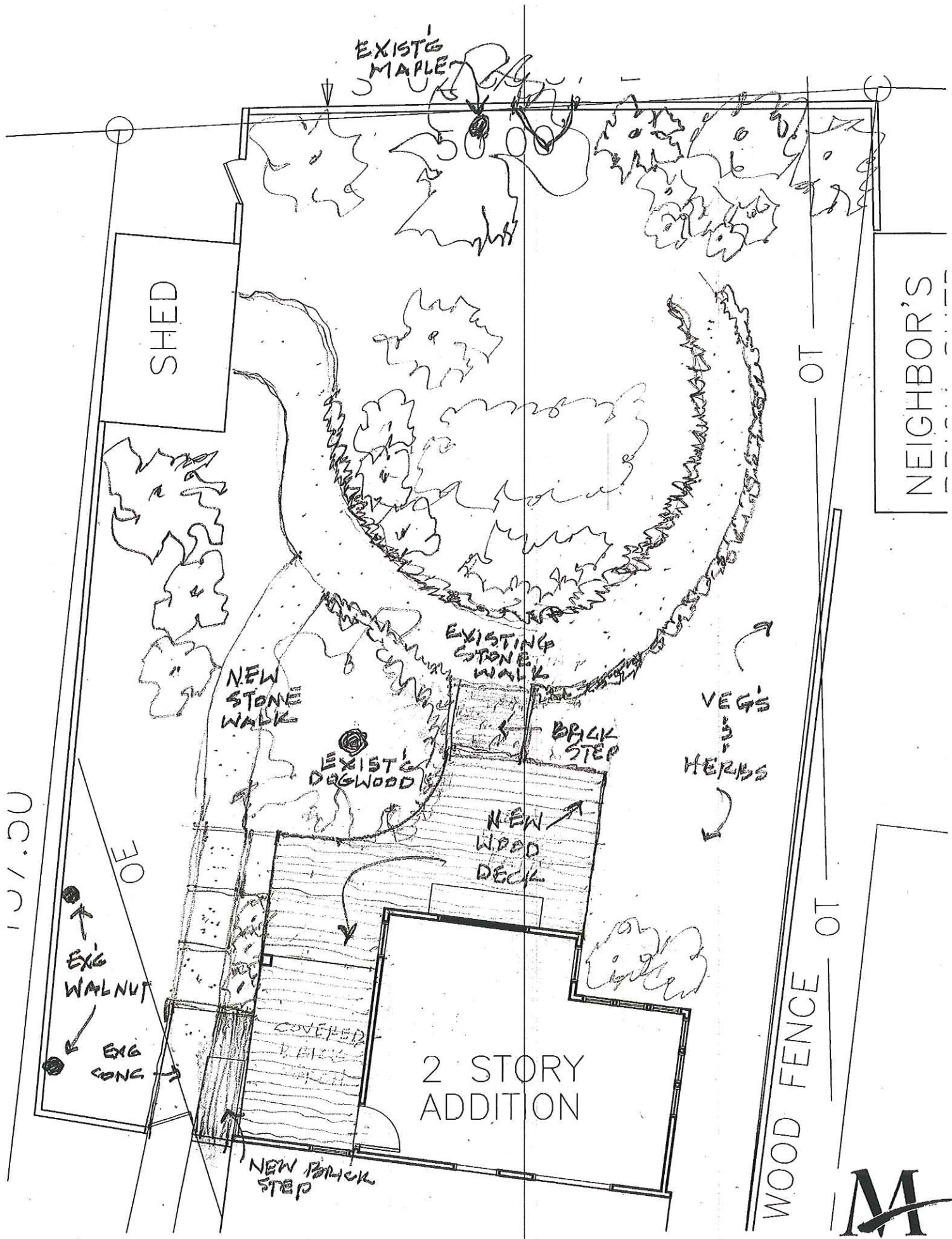
Address 511 CUTLER STREET

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1	Body of House	SW 6241 ALEUTIAN
2	Roofing	GRAY TIMBERLINE PENTER GRAY
3	Foundation	SW 6242 BRACING BLUE
4	Porch Floor	SW 6524 COMMODORE
5	Railing	SW WHITE
6	Columns	SW WHITE
7	Entrance Door	SW 6524 COMMODORE
8	Cornice	SW WHITE
9	Corner Boards	SW WHITE
10	Window Sash	SW 6524 COMMODORE
11	Shutter	N/A
12	Door & Window Trim	SW WHITE
13	Rake	SW WHITE
14	Porch Ceiling (FRONT)	SW WHITE
15	Other	DECK + REAR PORCH CEILING - SW SUPERDECK STAIN SEMI TRANSPARENT - CEDAR

511 CUTLER ST

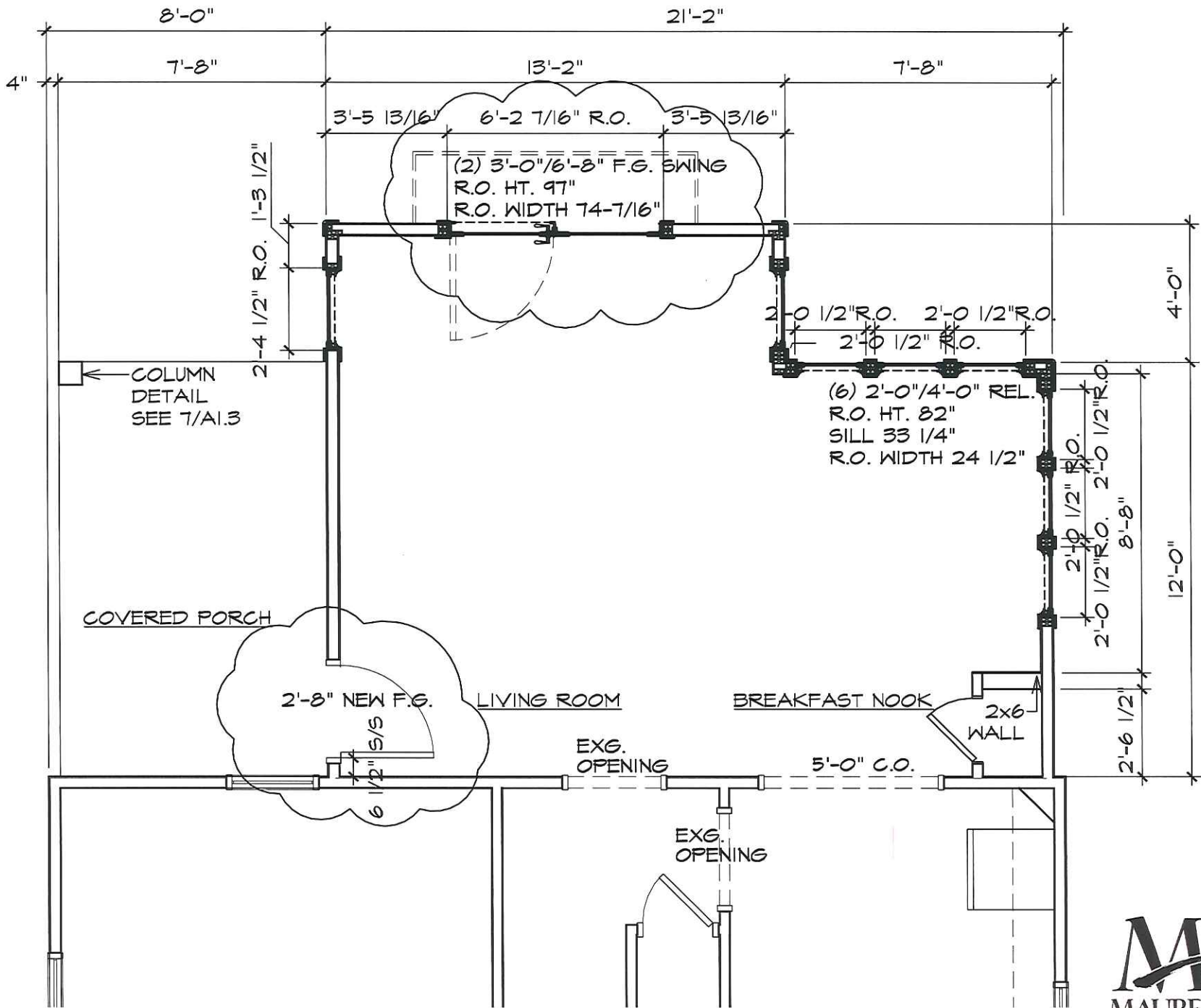


511 CUTLER SITE PLAN - PROPOSED (REVISED)

1/8" = 1'-0"

01/21/15 5.10.15



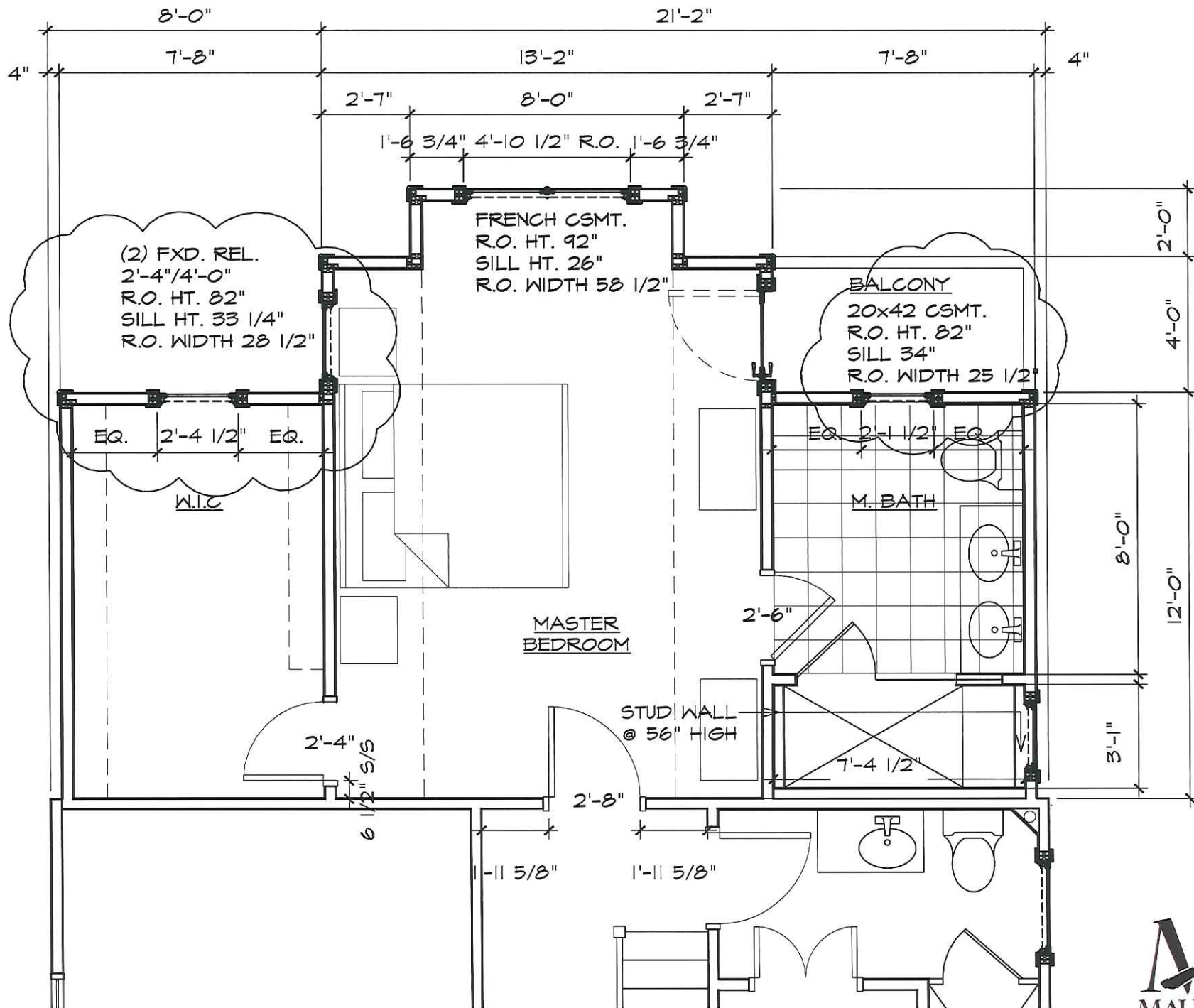


511 CUTLER FIRST FLOOR PLAN

1/4"=1'-0"

05.12.15





511 CUTLER SECOND FLOOR PLAN

1/4" = 1'-0"

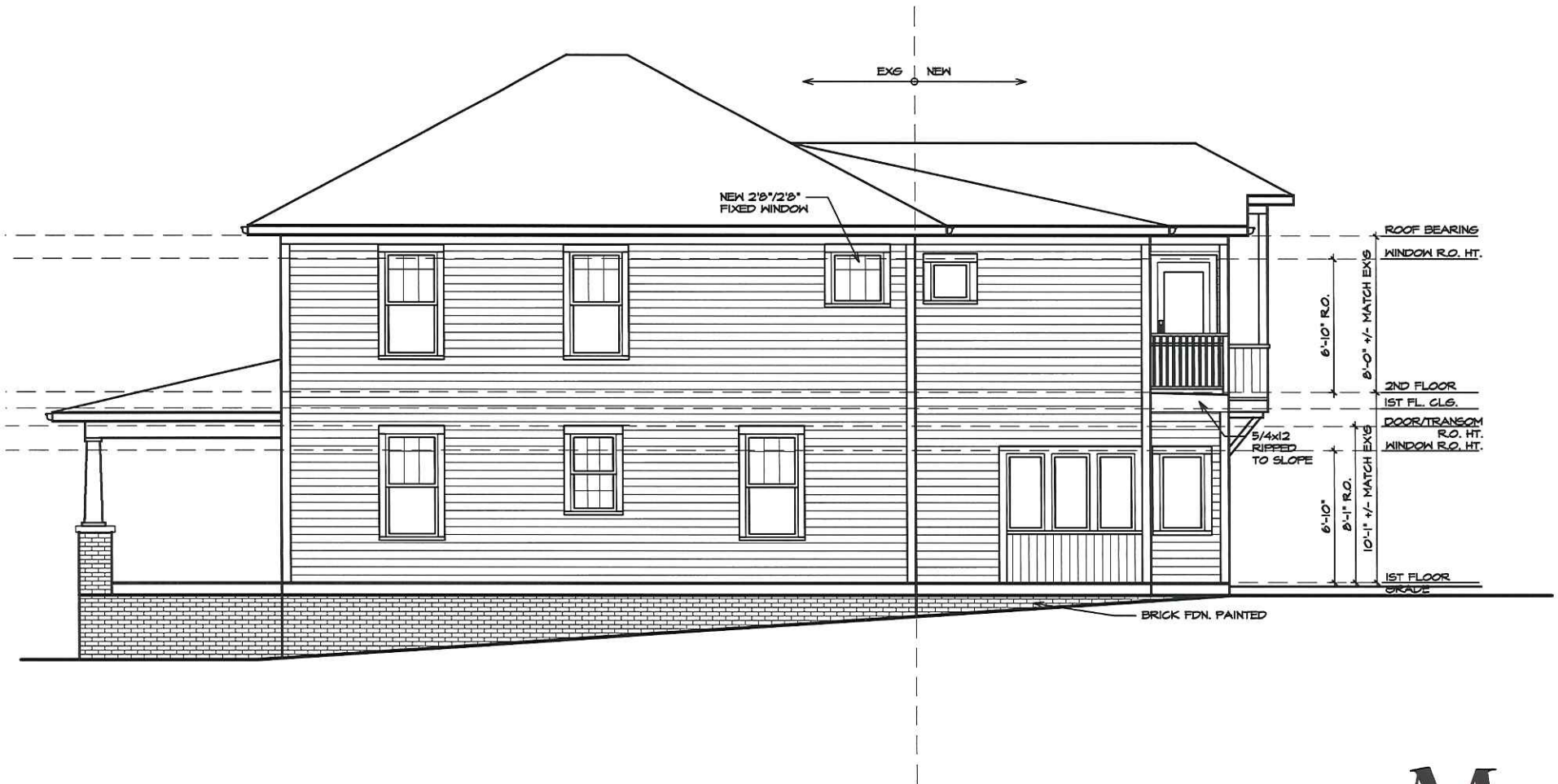
05.12.15



511 CUTLER EAST ELEVATION

3/16" = 1'-0"

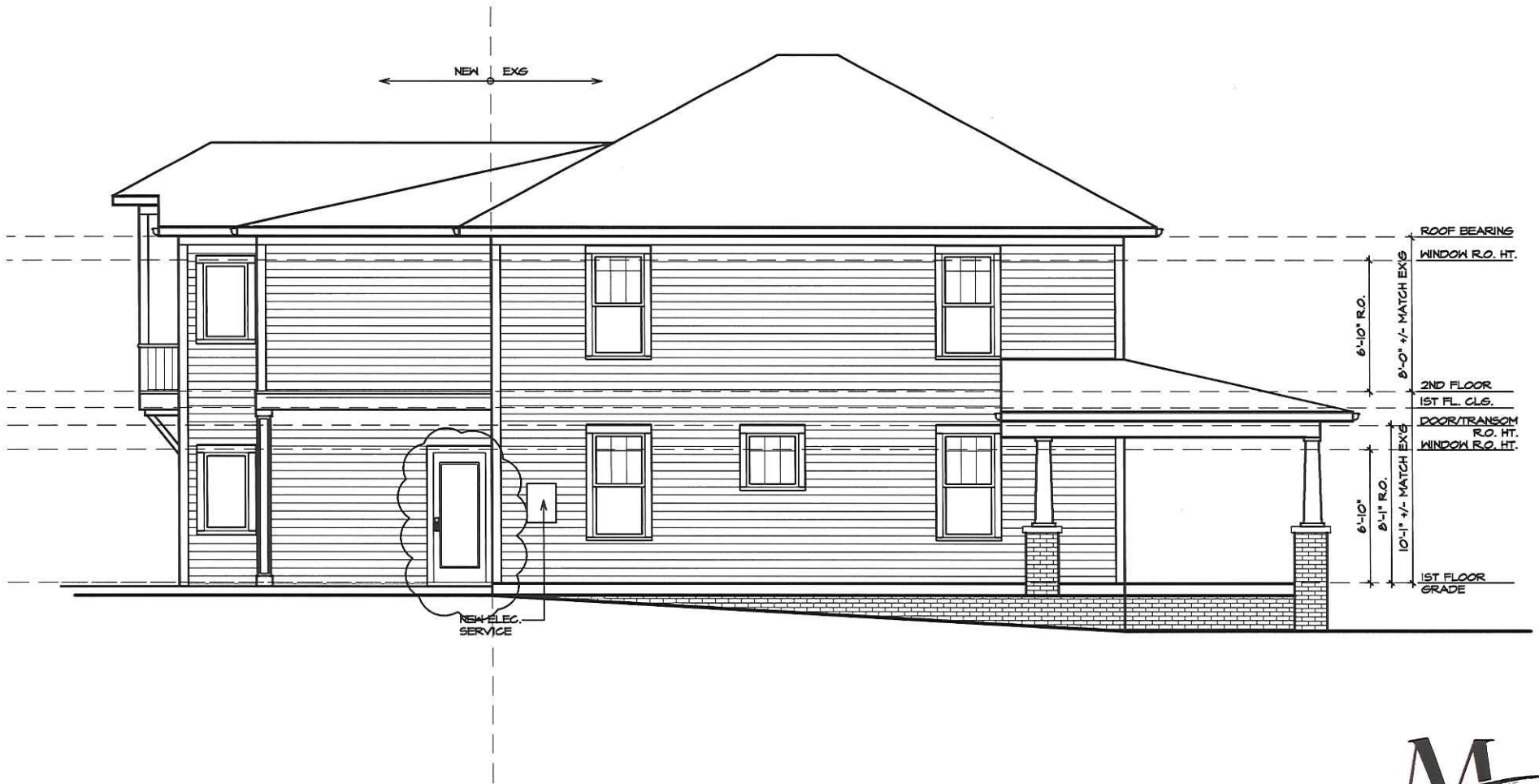
05.12.15



511 CUTLER SOUTH ELEVATION

1/8" = 1'-0"

05.12.15



511 CUTLER NORTH ELEVATION

1/8" = 1'-0"

05.12.15

## Tully, Tania

---

**From:** Tully, Tania  
**Sent:** Thursday, May 14, 2015 10:52 AM  
**To:** Maurer, David  
**Cc:** Band, Daniel  
**Subject:** RE: 511 Cutler COA

Hi David -

Please provide the following additional information:

- paint chips
- windows spec sheets/section drawings
- door spec sheets/section drawings

Thanks!  
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](mailto:tania.tully@raleighnc.gov)

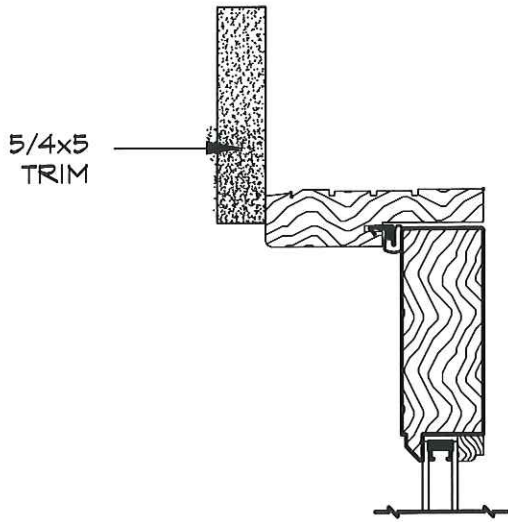
COA process information is available here.

-----Original Message-----

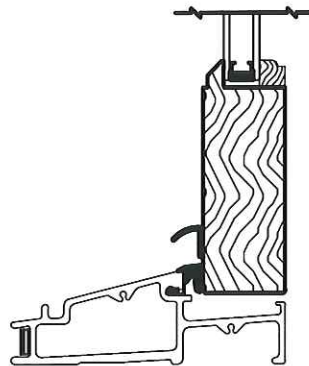
From: David [<mailto:david@maurerarchitecture.com>]  
Sent: Thursday, May 14, 2015 10:00 AM  
To: Tully, Tania  
Subject: 511 Cutler COA

Hey Tania, any chance I could get the approved COA today or tomorrow?  
The deck is scheduled for early next week and I need to pull a permit so footings can be inspected.  
Thanks!

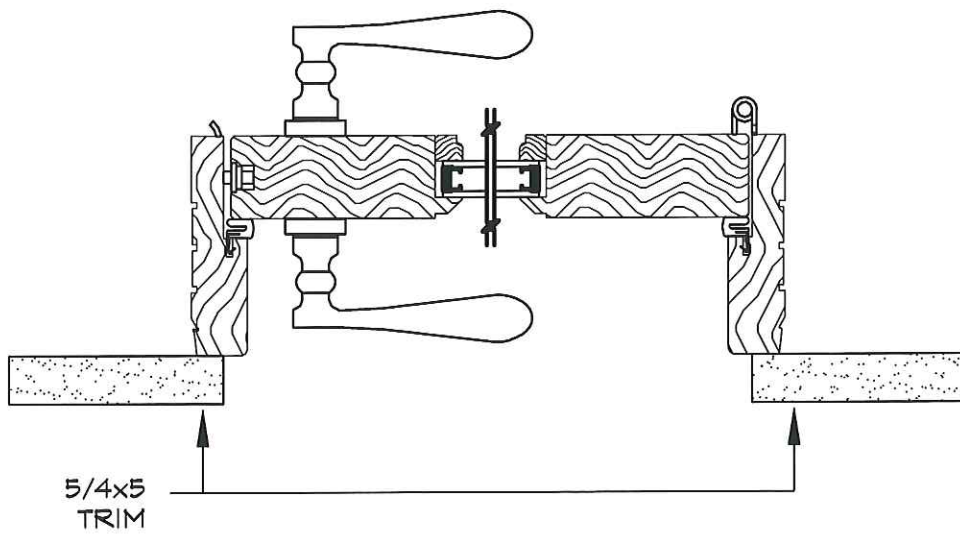
David Maurer, AIA, LEED-AP  
Maurer Architecture  
TightLines Designs  
115.5 E. Hargett St. Suite 300  
Raleigh, NC 27601  
919.829.4969



TYPICAL HEAD DETAIL - DOOR



TYPICAL SILL DETAIL - DOOR

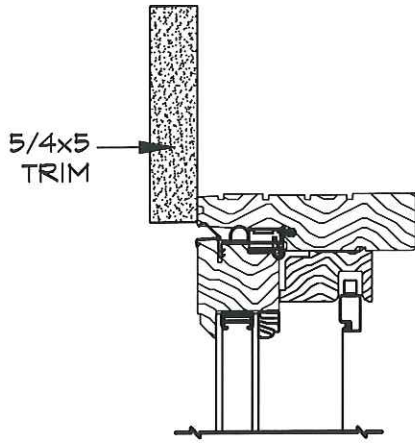


TYPICAL JAMB DETAIL - DOOR

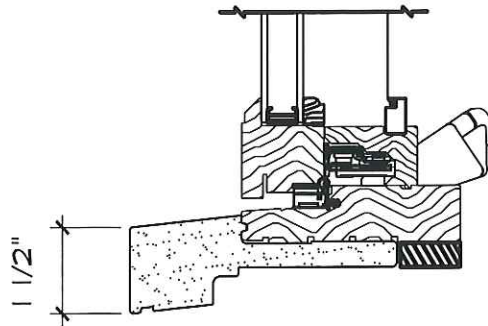
511 CUTLER DOOR DETAILS

3"=1'-0"

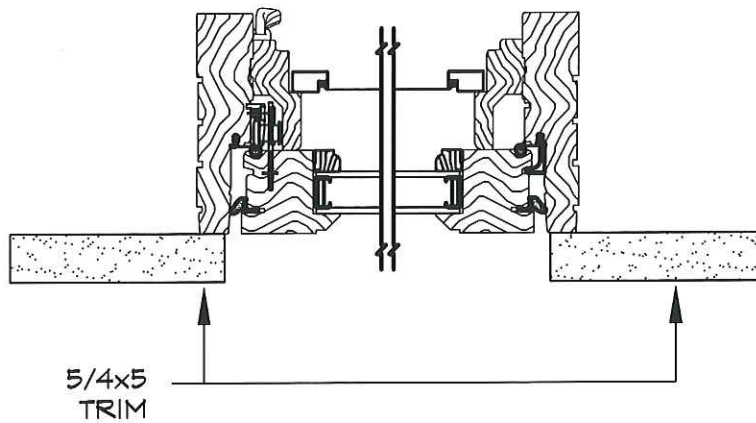
05.12.15



TYPICAL HEAD DETAIL - WINDOW

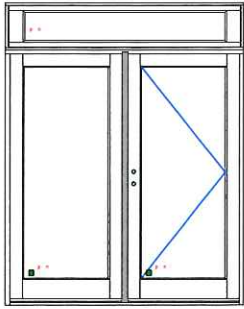


TYPICAL SILL DETAIL - WINDOW



TYPICAL JAMB DETAIL - WINDOW

Line # 1 LVG RM



R.O. 74-7/16" x 97"  
O.A. Box Size 73-15/16x96-1/2"

- SWING-PD-2; 6/0x6/8; O XR; 1544.42  
Primed Wood Exterior; LoE-366;  
G.S. 26-15/16x68 Inswing
- LoE-366/Neat 47.12
- Deduct For No Screen -84.94
- Preserve Glass N/C
- Tempered Glass N/C
- Fingerjointed Jambs & Stops N/C
- Antique Brass Hinges 70.68
- No MultiPoint Lock -233.12
- \* Hardware Selection Voids
- Warranty Against Warping And
- Unit Is Not Certified \*
- Double Bore N/C

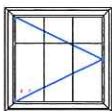
Sash 1  
U-Factor=0.32  
SHGC=0.13  
Visible Transmittance=0.29  
PG=N/A

- WIDE-TRAN-1; 63-1/2x9; Primed 314.96  
Wood Exterior; LoE-366 (For Over  
A SWING-DOOR)
- LoE-366/Neat 7.44
- Custom Height 37.20
- Add For Wide Stiles 55.18
- Preserve Glass N/C

Sash 1  
U-Factor=0.28  
SHGC=0.19  
Visible Transmittance=0.44  
PG=N/A  
4-9/16" Jamb N/C  
4-1/2" Wood Exterior Flat Casing 151.90

1 Each @ 1910.84 1910.84

Line # 2 bath



R.O. 33-1/2" x 34"  
O.A. Box Size 33x33-1/2"

- CSMT-1; 28x28; R; Primed Wood 300.08  
Exterior; LoE-366
- LoE-366/Neat 9.92
- White Screen Boxed 2.48
- BETTERVUE Mesh N/C
- Preserve Glass N/C
- 7/8" SDL (8-7/16" Daylite Opening 85.56  
Top Tier 3W1H With Lower  
Vertical Bars) With Internal Grids
- 4-9/16" Jamb N/C
- 4-1/2" Wood Exterior Flat Casing 57.04
- 2" Applied Projected Sill Nosing 44.64
- White Hardware N/C

Sash 1  
U-Factor=0.28  
SHGC=0.17  
Visible Transmittance=0.39  
PG=LC-PG50-C  
Single Unit Rating Only

1 Each @ 499.72 499.72



Line # 3 MSTR SHOWER



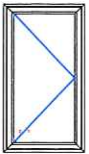
R.O. 25-1/2" x 26"  
O.A. Box Size 25x25-1/2"

- AWN-11; 20x20; Primed Wood Exterior; LoE-366 218.86
- LoE-366/Neat 4.96
- No Screen Deduct (20x20) -6.20
- Preserve Glass N/C
- Tempered Glass 24.18
- 4-9/16" Jamb N/C
- 4-1/2" Wood Exterior Flat Casing 43.40
- 2" Applied Projected Sill Nosing 33.48
- White Hardware N/C

Sash 1  
U-Factor=0.28  
SHGC=0.19  
Visible Transmittance=0.43  
PG=LC-PG50-AP  
Single Unit Rating Only

1 Each @ 318.68 318.68

Line # 4 MSTR BTH



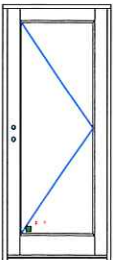
R.O. 25-1/2" x 48"  
O.A. Box Size 25x47-1/2"

- CSMT-1; 20x42; R; Primed Wood Exterior; LoE-366 285.82
- LoE-366/Neat 11.16
- White Screen Boxed 2.48
- BETTERVUE Mesh N/C
- Preserve Glass N/C
- 4-9/16" Jamb N/C
- 4-1/2" Wood Exterior Flat Casing 68.20
- 2" Applied Projected Sill Nosing 33.48
- White Hardware N/C

Sash 1  
U-Factor=0.28  
SHGC=0.19  
Visible Transmittance=0.43  
PG=LC-PG50-C  
Single Unit Rating Only

1 Each @ 401.14 401.14

Line # 5 MSTR BDM



R.O. 33-7/8" x 82"  
O.A. Box Size 33-3/8x81-1/2"

- SWING-PD-1; 2/8x6/8; XR; Primed Wood Exterior; LoE-366; G.S. 22-15/16x68 Inswing 876.68
- LoE-366/Neat 19.84
- No Screens N/C
- Preserve Glass N/C
- Tempered Glass N/C
- 4-9/16" Jamb N/C
- Fingerjointed Jambs & Stops N/C
- Antique Brass Hinges 70.68
- 4-1/2" Wood Exterior Flat Casing 111.60
- No MultiPoint Lock -233.12
- \* Hardware Selection Voids
- Warranty Against Warping And Unit Is Not Certified \*
- Double Bore N/C

Sash 1  
U-Factor=0.32

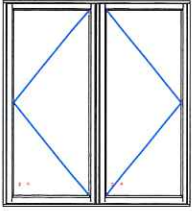
(Continued On Next Page)

(Continued From Previous Page)

SHGC=0.13  
Visible Transmittance=0.29  
PG=N/A

1 Each @ 845.68 845.68

Line # 6



R.O. 58-1/2" x 66"  
O.A. Box Size 58x65-1/2"

- FRENCH-CSMT; 24-7/16x59-15/16; LR; Primed Wood Exterior; LoE-366 984.56
- LoE-366/Neat 37.82
- White Screen Boxed N/C
- BETTERVUE Mesh N/C
- Preserve Glass N/C
- 4-9/16" Jamb N/C
- Ship Sill Nosing Loose N/C
- 4-1/2" Wood Exterior Flat Casing 107.26
- 2" Applied Projected Sill Nosing 78.12
- White Hardware N/C

Sash 1  
U-Factor=0.28  
SHGC=0.19  
Visible Transmittance=0.45  
PG=R-PG25-C  
Single Unit Rating Only

1 Each @ 1207.76 1207.76

Line # 7 MSTR FR CSMT

Custom Unit

- CUSTOM UNIT; 2" HISTORICAL SILL NOSE 14' 60.76

1 Each @ 60.76 60.76

Line # 8

Distributor Item

- OTHER SOURCE; ARCHITECT'S PERSONAL HOUSE DISCOUNT -525.00

1 Each @ -525.00 -525.00

Quoted prices are good for 30 days (Expires: 3/13/2015) and are subject to correction of computational errors.

TOTAL NET PRICE	4719.58
NC SALES TAX (Taxable Amt: 4719.58)	318.57
<b>TOTAL QUOTATION PRICE</b>	<b>5038.15</b>

**I acknowledge that I have verified all specs, sizes, quantities, etc. and accept this quote as final order.  
All windows and doors are special order and are non-returnable.**

Signature \_\_\_\_\_

Date \_\_\_\_\_