

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

503 CUTLER STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

099-16-MW

Certificate Number

6/15/2016

Date of Issue

12/15/2016

Expiration Date

Project Description:

- Changes to previously approved COAs
013-16-CA, 072-16-CA, and 121-15-CA:
- change front porch flooring material;
- alter design of front porch columns;
- remove foundation vents;
- eliminate chimney;
- change door to window on garage;
- relocate basement entry door.

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.

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 type="checkbox"/> Major Work (COA Committee review) – 13 copies <input type="checkbox"/> Additions Greater than 25% of Building Square Footage <input type="checkbox"/> New Buildings <input type="checkbox"/> Demo of Contributing Historic Resource <input type="checkbox"/> All Other <input type="checkbox"/> Post Approval Re-review of Conditions of Approval	<p style="text-align: center;">For Office Use Only</p> Transaction # <u>475080</u> File # <u>099-16-MW</u> Fee <u>\$2900</u> Amount Paid <u>\$2900</u> Received Date <u>06/07/2016</u> Received By <u>Pamela Best</u>
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Property Street Address 503 Cutler Street

Historic District Boylan Avenue

Historic Property/Landmark name (if applicable)

Owner's Name Riana Smith

Lot size .16 acre	(width in feet) 50.80	(depth in feet) 144.50
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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

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 Riana Smith

Mailing Address 911 Paverstone Drive, Suite F

City Raleigh

State NC

Zip Code 27615

Date 6.6.2016

Daytime Phone 919-817-1589

Email Address riana.smith1127@gmail.com

Applicant Signature

Office Use Only

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

Yes No

Type of Work

89

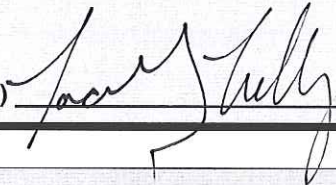
Design Guidelines - Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
4.3/56-58	New Construction	Modification to exterior elements of house from prior approved COA. 121-15-CA } Prior 013-16-CA } COAs 072-16-CA }

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 6/15/16. 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 _____

6/15/16

	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 type="checkbox"/>	<input checked="" type="checkbox"/>			
6. Drawings showing proposed work <ul style="list-style-type: none"> <input type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the new façade(s) <input checked="" type="checkbox"/> Dimensions shown on drawings and/or graphic scale <input type="checkbox"/> 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. 	<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). Use the Label Creator to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Fee (See Development Fee Schedule)	<input checked="" type="checkbox"/>				

Riana Smith
503 Cutler Street
Raleigh, NC 27603
Historic Boylan Heights
919-817-1589

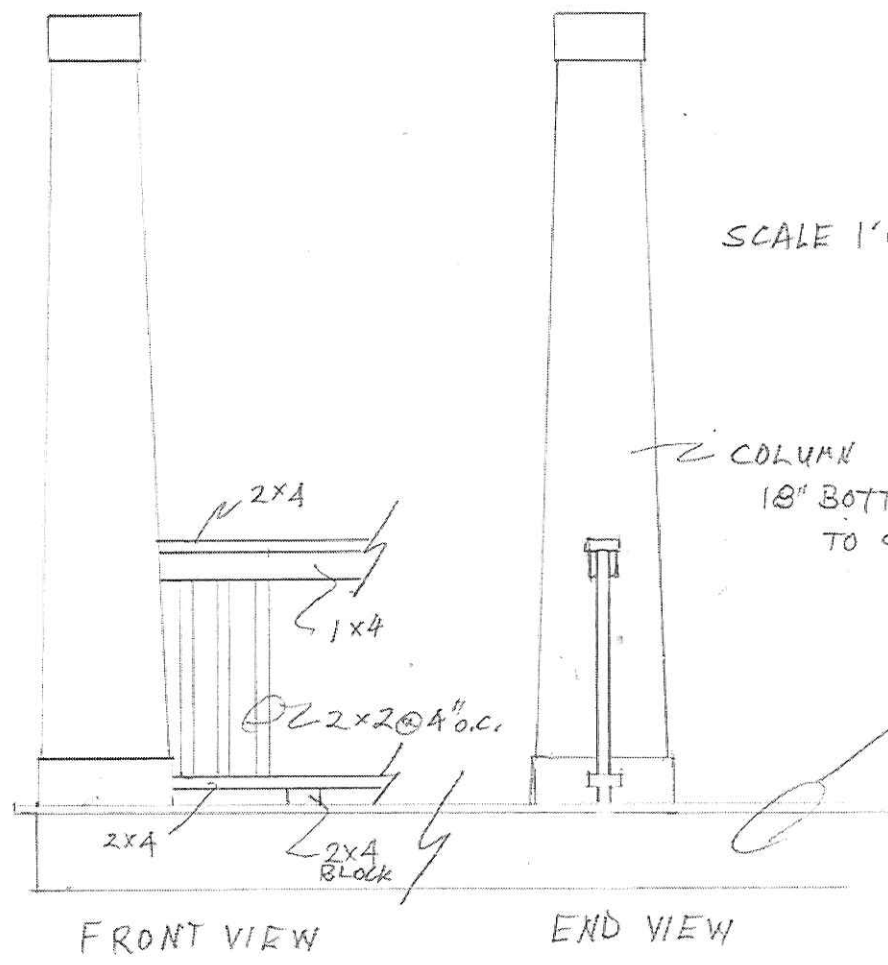
MINOR MODIFICATIONS TO EXTERIOR PLANS

The following items are requesting for modification to the previously approved exterior plans for 503 Cutler. The revised elevation drawings are attached which reflect the changes.

1. Front Porch Columns. Originally, the front porch columns were planned as masonry piers covered with the same stucco used for the foundation. The piers were designed with an 18x18 base with a 14" tapered columns on top. The current request is to no longer have masonry piers, but a full-length tapered column. The bottom of the proposed column is 18 inches wide, with a 1/8 base detail, that tapers so that the top would 12 inches wide, with a 1/6 base detail. The detail is attached. The column will be constructed of a smooth, fiberglass material, with a solid wood core, and painted white to match the other trim on the house. The columns will be the simple flat trim as shown, with no additional trim pieces.
2. Front Porch. Rather than have the front porch be constructed of concrete, the porch will be constructed of wood. The wood is manufactured by Wolmanized, KDAT and is proposed to be 5/4 x 3 1/8' tongue and groove treated lumber, to be painted. The wood will be installed perpendicular to the wall of the house. (There is no change to the steps leading to the front porch).
3. Vents – These will be removed on the front of the house as they are no longer needed, and the crawl space will be a solid front covered by stucco, with the arch detail remaining.
3. Chimney – The fireplace is no longer being constructed. Instead, a gas fireplace will be installed, which will have a small exterior vent. The vent is approximately 10.42" in length, 12.10" long, and 5.37" depth. Diagram is attached. The vent will be painted to match the exterior siding.
4. Left Elevation – The second to last window (towards to the rear of the house) will be moved 4 inches to the right, closer towards the front of the house.
5. Garage – A window will replace the door, located on the left elevation. It will be the same size as the window on the opposite side of the garage.
6. Basement/Foundation – The door opening on the left elevation will be switched to the right elevation to accommodate the drainage design. The window on the right-elevation will remain the same.



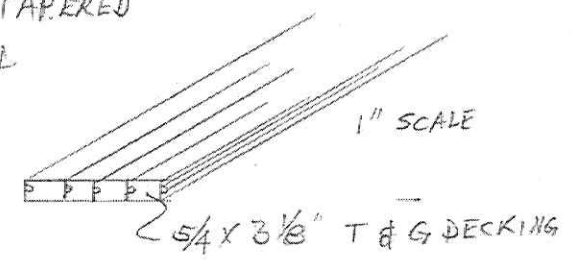
FRONT PORCH



SCALE 1'0" = 1/2"

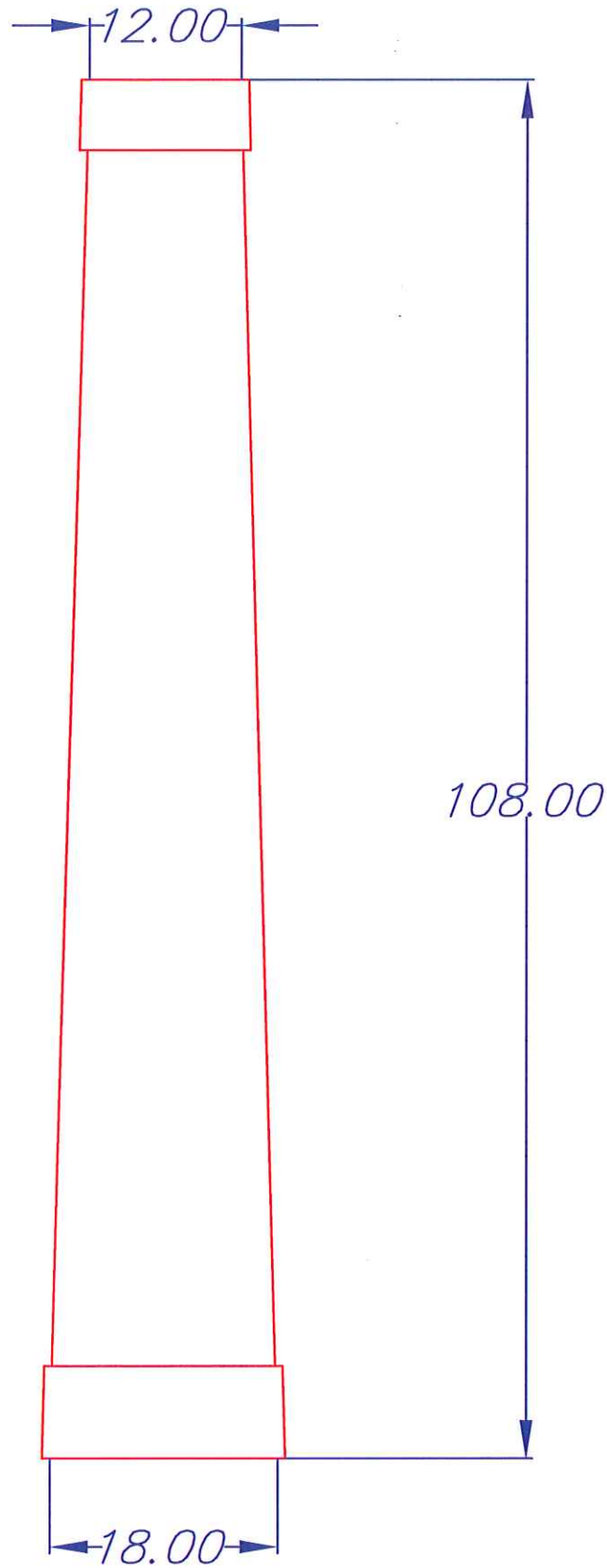
* BACK PORCH SAME
RAILS, PICKETS, & DECK
USE 6x6 POSTS AS COLUMNS.

COLUMN 12" TOP
18" BOTTOM TAPERED
TO 9' TALL

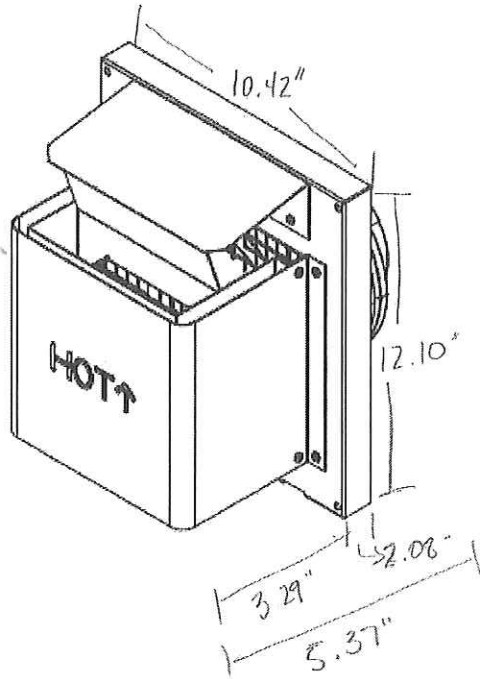


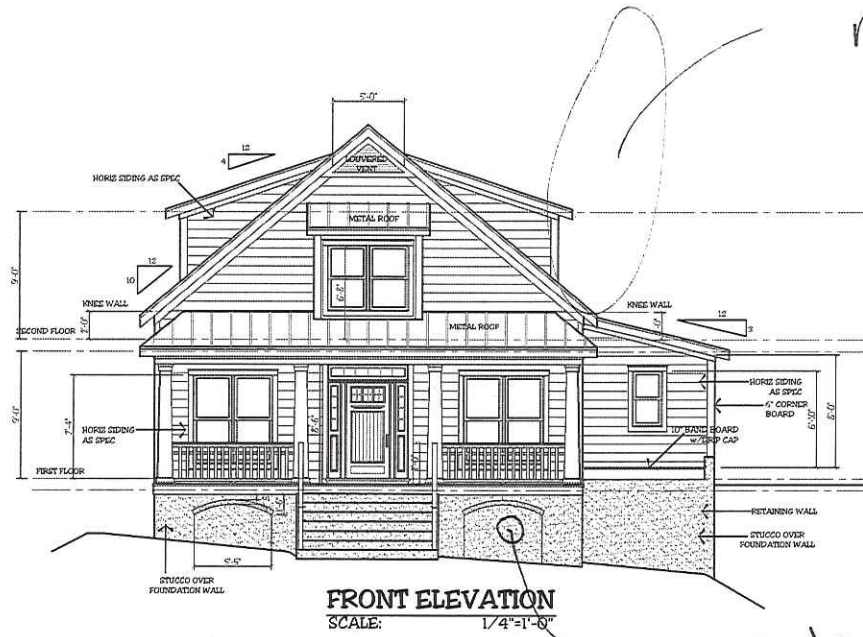
END VIEW

Square column
per Southern
reconstruction memo.



- Fireplace Exterior Vent
- will be painted color of house

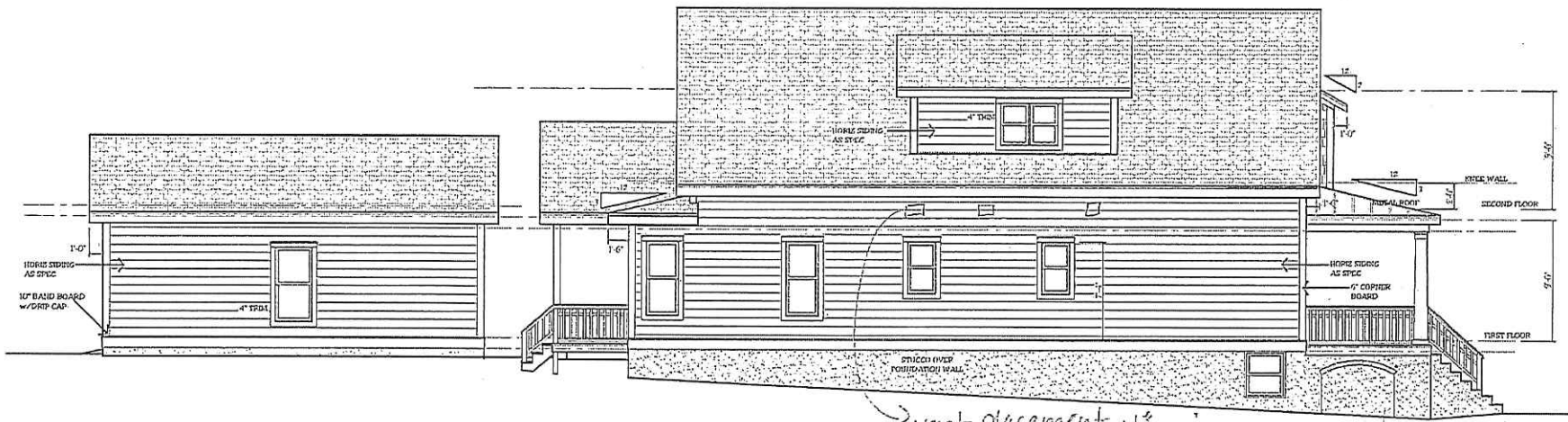




FRONT ELEVATION
SCALE: 1/4"=1'-0"

no chimney

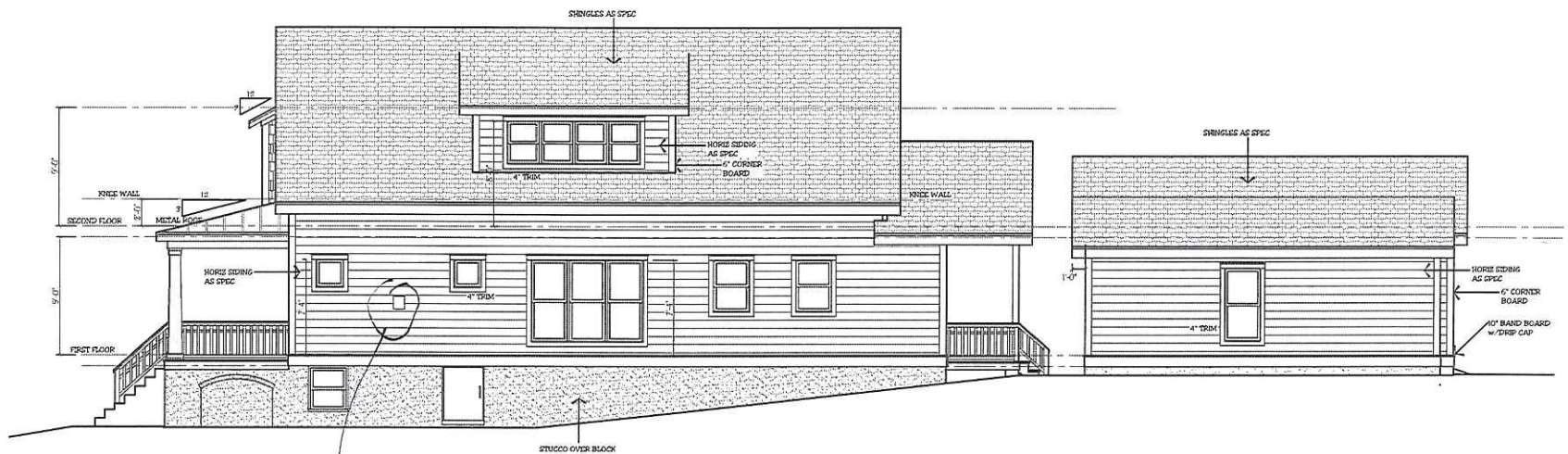
no vents



ALTERNATE LEFT SIDE ELEVATION

SCALE:

1/4" = 1'-0"



RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"

Vent



