



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

311 N BOUNDARY STREET

Address

OAKWOOD

Historic District

Historic Property

156-16-MW

Certificate Number

09-23-2016

Date of Issue

03-23-2017

Expiration Date

## Project Description:

- Install gutters;
- alter railings.

*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

-2674

## 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

### For Office Use Only

Transaction # 469352  
 File # 156-16-MW  
 Fee \$29.00  
 Amt Paid \$29.00  
 Check # 607  
 Rec'd Date 4-19-16  
 Rec'd By K Pruitt  
 complete 4/31/16

• 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 311 Boundary St., Raleigh, NC 27604

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Ben & Liz Fischer

Lot size 0.169 acres (width in feet) 57.97 (depth in feet) 126.74

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 Ben & Liz Fischer

Mailing Address 311 Boundary St, Raleigh, NC 27604

City Raleigh State NC Zip Code 27604

Date 4/5/2016 Daytime Phone (919) 258-2440 / or cell 919 523-9953

Email Address ben@fischerclinic.com

Signature of Applicant [Signature]

**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 3/23/17. 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 9/23/16

\* See notes

**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 July 40, 57

\_\_\_\_\_

\_\_\_\_\_

**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
3.4/32-33	exterior painting	We are repainting and <sup>changing</sup> colors
3.5/35	installing gutters	We will put gutters on that match trim color. 6" K style with 6" downspouts.
3.3/31	modify porch railing	we are adding 6 inches to existing porch railing in order to make it safe. The style and materials will be identical to existing, just slightly higher for safety.

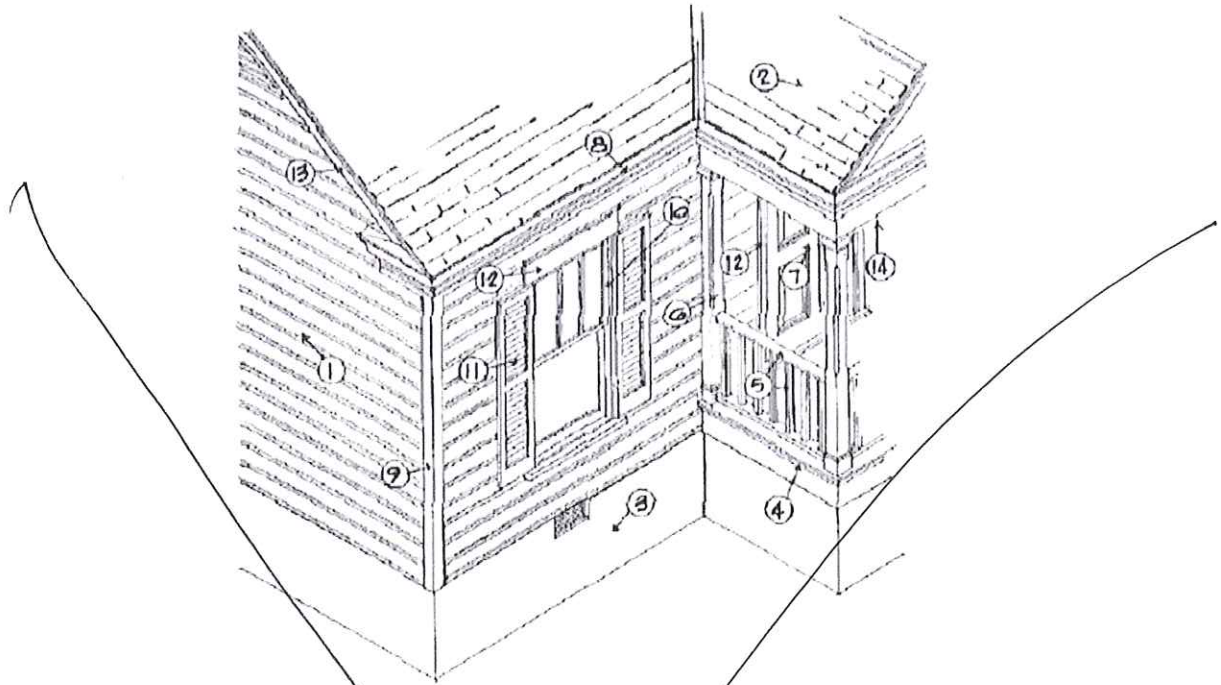
SAME / GT BR

WITHDRAWN

add adding retractable color matched awning over 2nd floor side porch

Page 2 of 3 Application for Certificate of Appropriateness revision 10.21.13

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant Ben & Liz Fischer

Address 311 Boundary St., Raleigh, NC 27604

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1	Body of House	sea serpent
2	Roofing	slate
3	Foundation	brick
4	Porch Floor	stay same (green)
5	Railing	extra white
6	Columns	N/A extra white
7	Entrance Door	luxurious red
8	Cornice	extra white
9	Corner Boards	extra white
10	Window Sash	" "
11	Shutter	N/A
12	Door & Window Trim	extra white
13	Rake	
14	Porch Ceiling	light light blue
15	Other	All colors to stay the same

WITHDRAWN

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 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 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. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>				

## Tully, Tania

---

**From:** Ben Fischer, MD <ben@fischerclinic.com>  
**Sent:** Wednesday, August 31, 2016 1:10 PM  
**To:** Tully, Tania; Band, Daniel  
**Subject:** RE: Minor Work Application - 311 Boundary St  
**Attachments:** 311 n boundary gutters side.pdf; 311 n boundary gutters front.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Tania and Daniel

Took me a while to get these pictures together. I hope I'm not too late to submit additional documentation.

✓ We are planning to use 6 inch K style gutters color matched to the trim color with round downspouts. There is a downspout drain at the front of the house which suggests to me that once upon a time the house did have gutters.

We went with the same colors on the house, and the photos shown are after the job was completed.

We will be keeping the same wrought iron fence that is around the second floor balcony, but raising it 12 inches for safety. It will be otherwise identical to what is shown.

We are not doing an awning, as the sun is not as strong as on that side as I had anticipated (due to adjacent shade trees). That said, since this is "all or none" it was going to be a fully retractable awning that would be color matched to the house color. It would only be unfurled when we are sitting outside. The awning would, when unfurled, cover both the side doors opening onto the second floor balcony and the space between those doors. In case those shade trees are ever lost for whatever reason, I suppose it would be nice to know we could do this, but it's not currently planned. When retracted the awning would blend in with the color of the wall and not be highly visible.

Thank you,

Ben Fischer

**From:** Tully, Tania [mailto:Tania.Tully@raleighnc.gov]  
**Sent:** Wednesday, April 27, 2016 9:33 AM  
**To:** Ben Fischer, MD <ben@fischerclinic.com>; Band, Daniel <Daniel.Band@raleighnc.gov>  
**Subject:** RE: Minor Work Application - 311 Boundary St

Ben –

The additional information may be sent via email.

Unfortunately I cannot partially approve a Minor Work COA. It's an "all or nothing" situation. However, if it will take longer than you like to get the additional info you can remove those items from the current app and resubmit later as a new application. Then I can process the amended (paint only) application.

*note that they must be mounted on eaves to not obscure detail*

Also, generally the prep work for a paint job is the same whether you are changing the colors or not. You can start the prep and just not put on a new final color without a COA.

Please let me know how you'd like to proceed.

-Tania

Tania Georgiou Tully, Planner II  
Historic Preservation  
Urban Design Center  
919.996.2674  
919.516.2684 (fax)  
[tania.tully@raleighnc.gov](mailto:tania.tully@raleighnc.gov)

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

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**From:** Ben Fischer, MD [<mailto:ben@fischerclinic.com>]  
**Sent:** Monday, April 25, 2016 4:05 PM  
**To:** Band, Daniel  
**Cc:** Tully, Tania  
**Subject:** RE: Minor Work Application - 311 Boundary St

Daniel

Thank you for following up with me. I will provide that additional information. Is it preferred to do that electronically, and if so I presume I should send it to you at this email?

While I work on those things, would it be possible to get "partial permission" on the paint colors alone? I have a painter who is eager to get underway and further work will require that work to be completed. The porch ceiling color is Sherwin Williams "Porch Ceiling Blue," which is the typical Charleston porch type color.

Ben Fischer

**From:** Band, Daniel [<mailto:Daniel.Band@raleighnc.gov>]  
**Sent:** Friday, April 22, 2016 2:24 PM  
**To:** Ben Fischer, MD <[ben@fischerclinic.com](mailto:ben@fischerclinic.com)>  
**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>  
**Subject:** Minor Work Application - 311 Boundary St

Ben: Thank you for submitting a Minor Work application for 311 Boundary St. I've reviewed the application and I have a few comments. Additional materials may be sent in by email.

- Please provide photos showing: 1) The front-yard and house taken from the street; 2) The area that will receive gutters; 3) The existing porch railing; 4) The area that will be covered by the awning. 5) a close up of one of the eaves where the gutter will be installed.
- Please confirm that the gutters will be metal and indicate where on the house they are proposed to be installed. Please provide the same information for downspouts.
- Please send in specs for the awning that are proposed and specify how it will be mounted to the house.
- You mention that the porch ceiling will be "light light blue". Please provide a paint chip of that color.

- Please delineate the various changes you are planning for the property on a site plan. You can go to the following site (<https://maps.raleighnc.gov/iMAPS/>), search for your property, and mark the changes on that and email back.

Thanks,

Daniel

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



## Tully, Tania

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**From:** Band, Daniel  
**Sent:** Thursday, May 05, 2016 2:00 PM  
**To:** Tully, Tania  
**Subject:** FW: Minor Work Application - 311 Boundary St

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

FYI

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

---

**From:** Ben Fischer, MD [mailto:ben@fischerclinic.com]  
**Sent:** Wednesday, April 27, 2016 8:26 AM  
**To:** Band, Daniel  
**Subject:** RE: Minor Work Application - 311 Boundary St

Daniel

Belay my last. We have flip flopped a couple of times on color, but after painting some swatches on the back of the house this weekend we decided to repaint with exactly the same colors. I will work on the other submissions but you can cancel my request to change the colors.

Ben

**From:** Band, Daniel [mailto:Daniel.Band@raleighnc.gov]  
**Sent:** Friday, April 22, 2016 2:24 PM  
**To:** Ben Fischer, MD <ben@fischerclinic.com>  
**Cc:** Tully, Tania <Tania.Tully@raleighnc.gov>  
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## Tully, Tania

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**Sent:** Wednesday, April 27, 2016 9:33 AM  
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Please let me know how you'd like to proceed.

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

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**Cc:** Tully, Tania  
**Subject:** RE: Minor Work Application - 311 Boundary St

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Ben Fischer

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**From:** Band, Daniel [mailto:Daniel.Band@raleighnc.gov]  
**Sent:** Friday, April 22, 2016 2:24 PM



gutters around porch as well

support porch as well

Current railing will be unchanged but raised 12 inches



gutters along front & back

front wrap

down wrap

Railing may be raised  
from bottom. Upper portion not  
to change. TGT





Image capture: Feb 2016 © 2016 Google

Raleigh, North Carolina  
Street View - Feb 2016