



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

513 CUTLER STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

016-18-MW

Certificate Number

02-02-2018

Date of Issue

08-02-2018

Expiration Date

## Project Description:

- Install gravel driveway/parking pad with manufactured stone retaining wall
- Paint house
- Replace front porch decking (after-the-fact)

*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"/> <b>Minor Work (staff review) – 1 copy</b>  <input type="checkbox"/> <b>Major Work (COA Committee review) – 10 copies</b> <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"/> <b>Post Approval Re-review of Conditions of Approval</b>	<p style="text-align: center;"><b>For Office Use Only</b></p> Transaction # <u>538467</u> File # <u>016-18-MW</u> Fee <u>\$2900</u> Amount Paid <u>\$2900</u> Received Date <u>12/06/17</u> Received By <u>Parula Best</u>
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**Property Street Address** 513 Cutler Street, Raleigh NC, 27603

**Historic District** Boylan Heights

**Historic Property/Landmark name (if applicable)**

**Owner's Name** Meredith and Rudolf van Rensburg

**Lot size** 6,611.7 SF      (width in feet) approx. 25'      (depth in feet) approx. 65'

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 ([Label Creator](#)).

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 Meredith van Rensburg

Mailing Address 507 Blakewood Drive

City Raleigh

State NC

Zip Code 27609

Date 12/06/2017

Daytime Phone 919-673-8221

Email Address meredith929@yahoo.com

Applicant Signature



Office Use Only

Will you be applying for rehabilitation tax credits for this project?  Yes  No

Did you consult with staff prior to filing the application?  Yes  No

Type of Work

33, 51, 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 (attach additional sheets as needed)
1.5/26	Off Street Parking	We would like to add a gravel parking pad in the back yard adjacent to the alley way. The parking pad will have wooden sleepers as retaining walls. (see diagram) + photo
	MATERIAL CHANGED TO MANUFACTURED STONE PAVING	
2.4/44	Paint Color	We would like to paint the siding of the house a mid-tone gray and the foundation a shade darker. The trim will be white; colors will be chosen to align with the architectural style of the home. (see schedule)
	COLORS CHANGED AS SHOWN ON ATTACHED SAMPLES	
2.8/55	Replace front porch floor	We would like to match the original design and use comparable materials to replace the wood floor of the front porch. AFTER-THE-FACT
1.3/23	Remove and replace existing shrubs	We would like to remove overgrown azaleas and some ivy and replace with evergreen laurels and mulch. (see diagram & photo)  NO COA REQUIRED

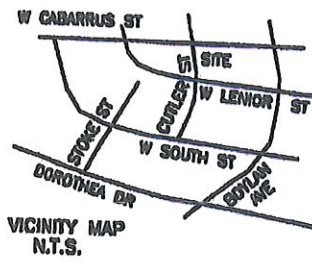
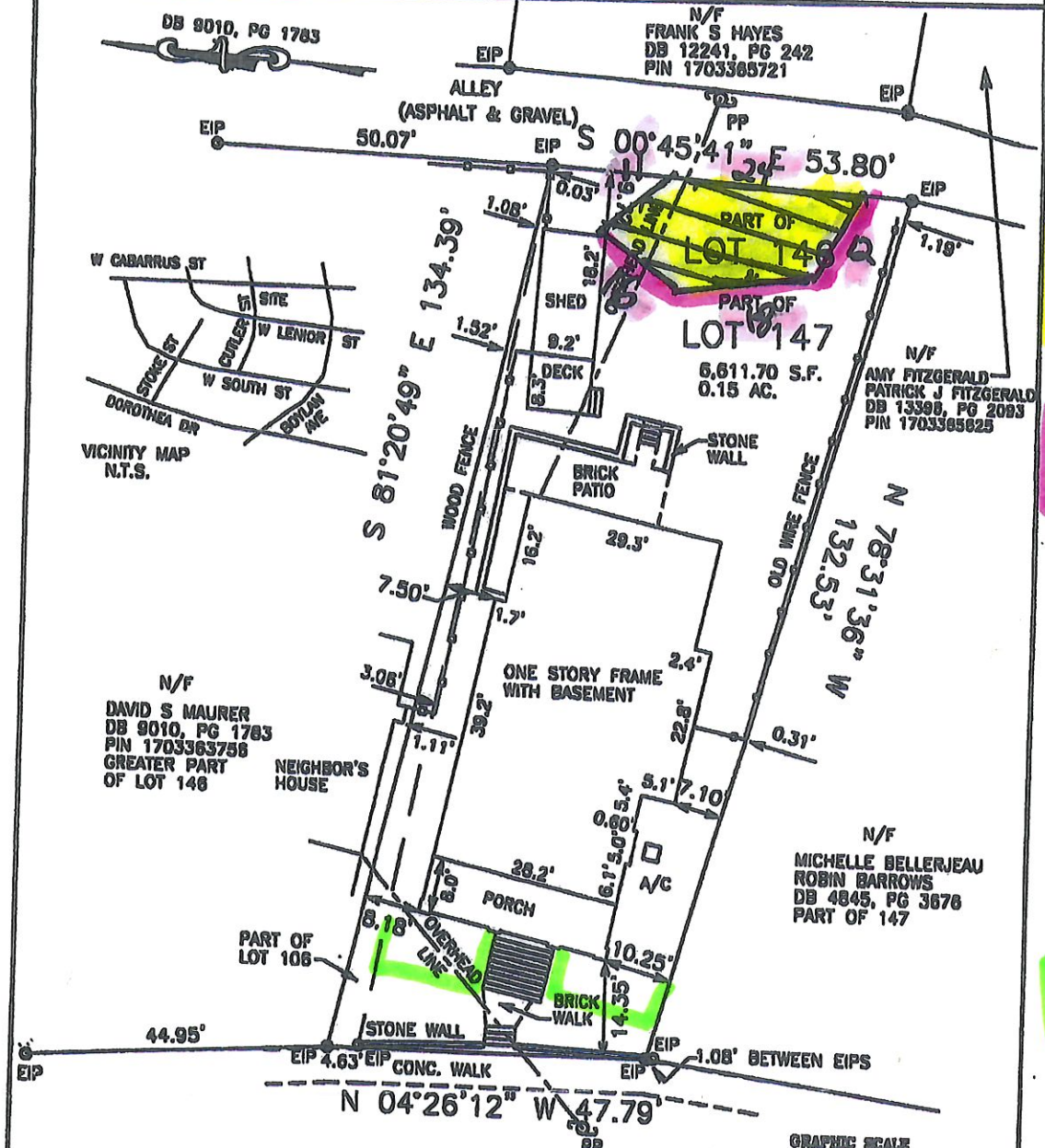
**Minor Work Approval (office use only)**

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 8/2/18. 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) Melissa Robb Date 2/2/18

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" 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.  <u>Minor Work (staff review) – 1 copy</u>  <u>Major Work (COA Committee review) – 10 copies</u>					
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. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" 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 existing and proposed work <input type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the façade(s) <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required) <input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from 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). Use the <u>Label Creator</u> to determine the addresses.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. <b>Fee</b> (See <u>Development Fee Schedule</u> )	<input checked="" type="checkbox"/>				

SUBJECT PROPERTY IS  IS NOT  LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170300J ZONE X



**CRUSH STONE**

**RETAIN WALL**

**Landscaping/ Shrubs**

FIELD CLOSURE= 1: 27.468

**BOYLAN HEIGHTS**  
DB 7799, PG 291

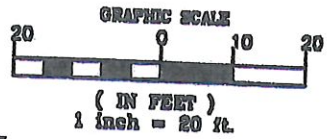
PART OF LOT 146 & LOT 147

RECORDED IN BOOK OF MAPS 1885, PAGE 114

**CUTLER STREET**  
PUBLIC R/W

ALL BEARINGS AND DISTANCES ARE CORRECT FIELD MEASUREMENTS

NOT FOR RECORDING, INFORMATION FOUND THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY FACTS WHICH MAY BE DEVELOPED BY A FULL AND ACCURATE TITLE SEARCH



- |    |                   |     |                     |
|----|-------------------|-----|---------------------|
| DB | DEVELOPER         | EN  | ENCLOSURE           |
| EP | EXISTING EASEMENT | FP  | POWER POLE          |
| EP | EXISTING EASEMENT | R/W | RIGHT OF WAY        |
| FL | FLUSH FLOOR       | C/L | CENTER LINE         |
| GA | GATE              | TS  | TRAINED OLD SECTION |

PROPERTY OF  
**RUDOLPH VAN RENSBURY**  
**MEREDITH VAN RENSBURY**

513 CUTLER ST.  
RALEIGH, WAKE CO., N.C.

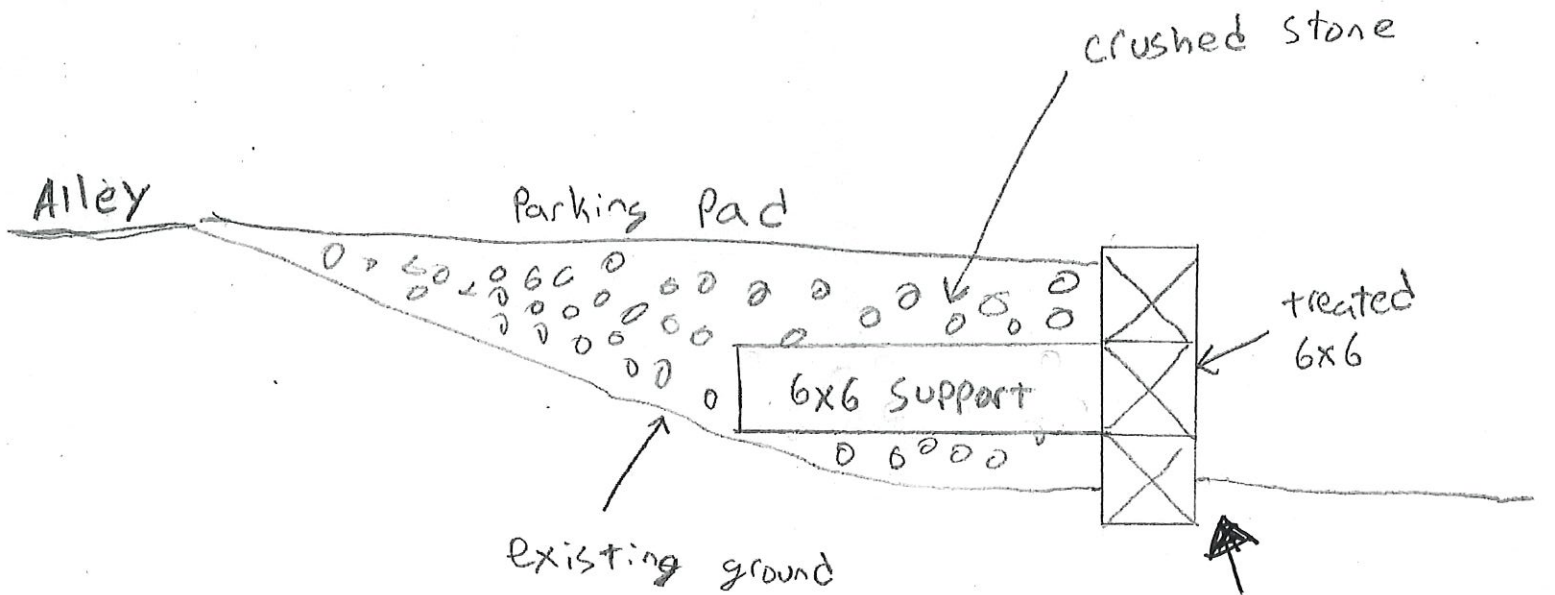
SCALE 1"=20'  
DATE 11/13/17  
FB 1567  
4100752

**JOHN Y. PHELPS, JR.**  
PROFESSIONAL LAND SURVEYOR  
5110 BUR OAK CIRCLE  
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3858

SUBMITTED 1/3/18

513 CUTLER ST.

Parking Pad Cross section



ALTERED PER  
APPLICANT 2/2/18 -  
USING MANUFACTURED  
STONE FACING OVER  
WOOD ML



This is the location for the parking pad. Please see survey with sketch for exact dimensions and location.

















SUBMITTED 2/2/18

PG 1 OF 3

EXAMPLE RETAINING WALL MATERIAL - 422 CUTLER ST









SUBMITTED  
1/19/18

# HUNTER TREE & LANDSCAPE CO.

## CONSULTANTS AND PRACTITIONERS

QUALITY SERVICES, PROFESSIONAL & INFORMED  
SERVING THE CAROLINAS AND VIRGINIA SINCE 1977



January 17<sup>th</sup>, 2018

Meredith Van Rensburg  
513 Cutler Street  
Raleigh, NC 27603

RE: Tree consultation for parking pad at rear of 513 Cutler Street,  
Raleigh, NC

Dear Mrs. Van Rensburg,

At your request, I recently met with you and your builder to discuss the construction of a parking pad off the alley at the rear of the referenced property. The goal of this project is to establish a more level parking area of off-street parking at the rear of the residence without damaging the surrounding trees. At the time of my visit, we discussed options to construct the parking pad while preserving the surrounding trees.

The proposed parking pad will be located immediately off the rear alley and between four to five pine and deciduous trees which surround the proposed placement of the pad. The topography drops significantly from the alley as one progresses onto the property towards the residence. Within the area of the proposed parking pad, there is approximately a two foot drop in elevation from the edge of the alley at the start of the pad to the far side of the pad furthest from the alley. The steep angle of the terrain makes for particularly awkward and uncomfortable access.

The number and placement of trees within the rear portion of the property dictates the shape and placement of the parking pad. The attached diagram is a reasonable approximation of the position and size of the proposed parking pad. Trees are located along each of the boundaries defining the proposed pad except the common boundary with the alley. No trees are planned for removal. All of the trees adjacent to the proposed parking pad appear to be relatively young and healthy.

Due to the very limited size of the rear portion of the property and the tight configuration and position of the trees, the proposed parking pad will likely cover approximately 45% of the roots of most of these trees. Never-the-less, I believe this proposed parking pad can be constructed while preserving the surrounding trees.

During our meeting in situ, I described an established technique for filling over the roots of trees for this particular situation. It entails two primary components: 1. allowing oxygen to freely access the original soil surface, and 2. not disturbing the original grade and underlying tree roots

- Consultation & Investigative Diagnostics
- Tax & Value Appraisals
- Health & Risk Evaluations
- General Inspections
- Tree Surveys
- Tree Protection Plans
- Design Recommendations
- Wetland Assessment & Delineation
- ISA Certified Arborist
- NC Certified Plantsman
- Qualified Expert Witness
- Pruning & Removals
- Surgery & Preservation
- Cabling & Bracing
- Spraying & Fertilizing
- Horticultural Treatments
- Planting & Transplanting



Philip Hunter Crump  
NCSU ALUMNUS

BS HORTICULTURE SCIENCE  
MINORS:  
FORESTRY MANAGEMENT  
SOIL SCIENCE  
WETLAND ASSESSMENT  
ENVIRONMENTAL SCIENCE

211 MARSH AVENUE  
RALEIGH, NC 27606  
919.782.7596  
919.614.2525  
phcrump@gmail.com

Van Rensburg Consult continued

during the construction process.

These two goals can be accomplished by constructing any retaining wall structures directly on grade without footers or any form of grading or soil disturbance, and installing a simple pipe system under the new fill material to allow air to access the original grade and underlying roots.

In this case, we discussed the use of 6"x6" landscape timbers stacked three to four high on grade and pinned together using rebar inserted through drilled holes in the timbers. The first course of timbers should be pinned with a sufficient number of rebar of a length of no less than 18" and preferably 24" which will be hammered directly into the underlying grade. The initial course can be levels with a shallow layer of gravel locally described as crusher run, crush and run, or ABC gravel. This product is better described as 1.5" minus, which means the largest stone is 1.5 inches big and includes everything from that size down including the fines. This material is excellent for road bases, building pads and driveways. Subsequent courses should be stacked and pinned similarly using 18" rebar and incorporating a ½" to 1" setback from vertical as each course is laid up.

The first course should allow multiple 4" gaps to allow for the protrusion of 4" sheathed, flexible plastic drainpipes which should loop under the proposed pad in the areas where the fill depth will exceed 6". Once the loops of pipe are in place, they should be covered with an 8" fill of clean gravel of #57 or slightly larger material. This clean gravel should be covered with a double layer of landscape fabric to prevent the uppermost and final layer of fill material from infiltrating the clean gravel under the fabric. The final layer of fill should be 1.5" minus to form a solid and compactable surface. Metal hardware cloth and wire screening or other permanent rodent and insect blocking material should be inserted at the outermost opening of the pipes to prevent nesting of rodents and or ground hornets such as yellow jackets.

A diagram is attached showing a typical piping layout as applicable to the proposed parking pad.

If I may be of further assistance with this project, please contact my office at your convenience.

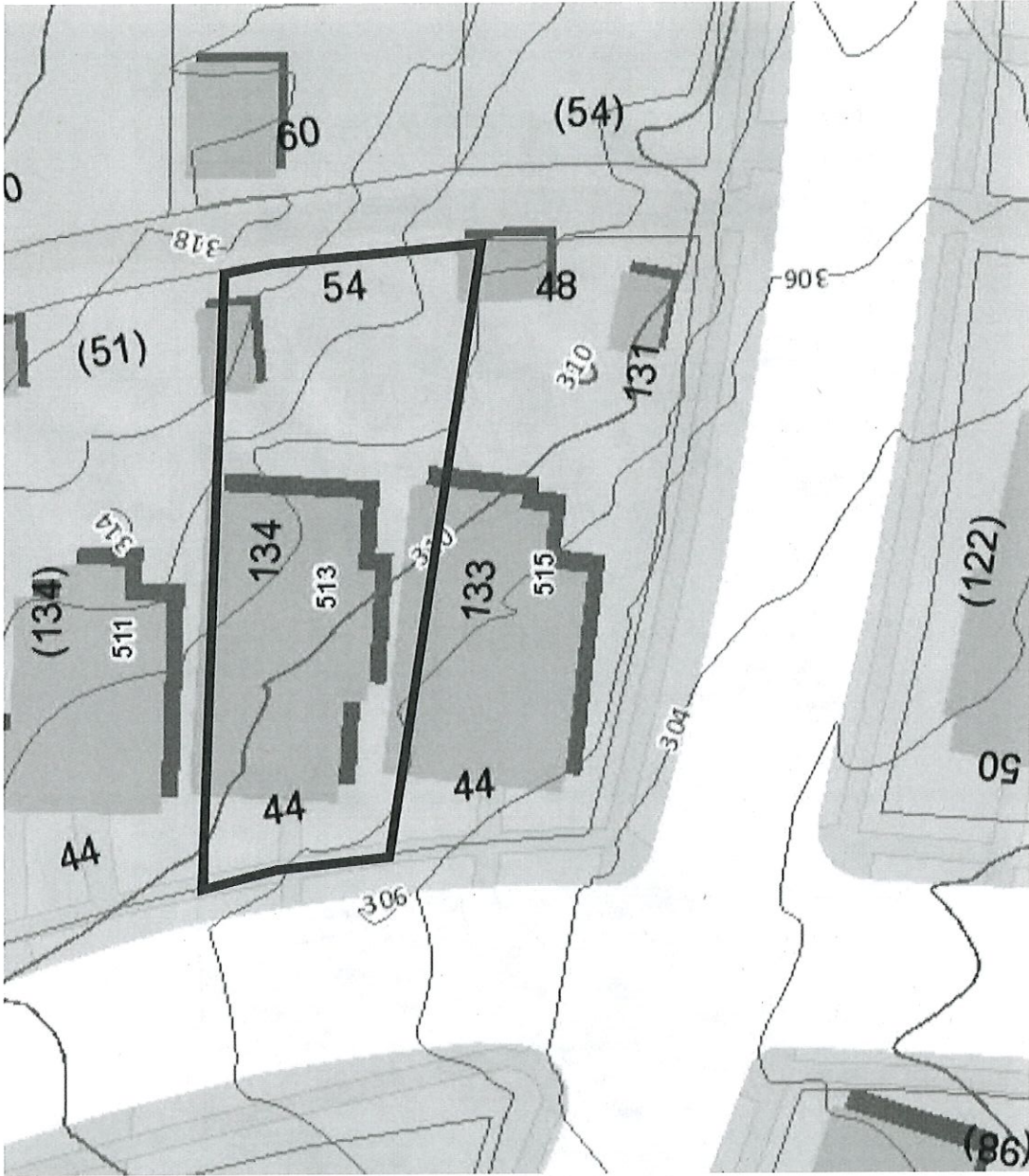
With regards,



Phillip Hunter Crump, consulting arborist and plantsman  
Hunter Tree & Landscape Co.

Van Rensburg Consult IMAPS Diagram

Image from Wake County IMAPS showing 513 Cutler Street

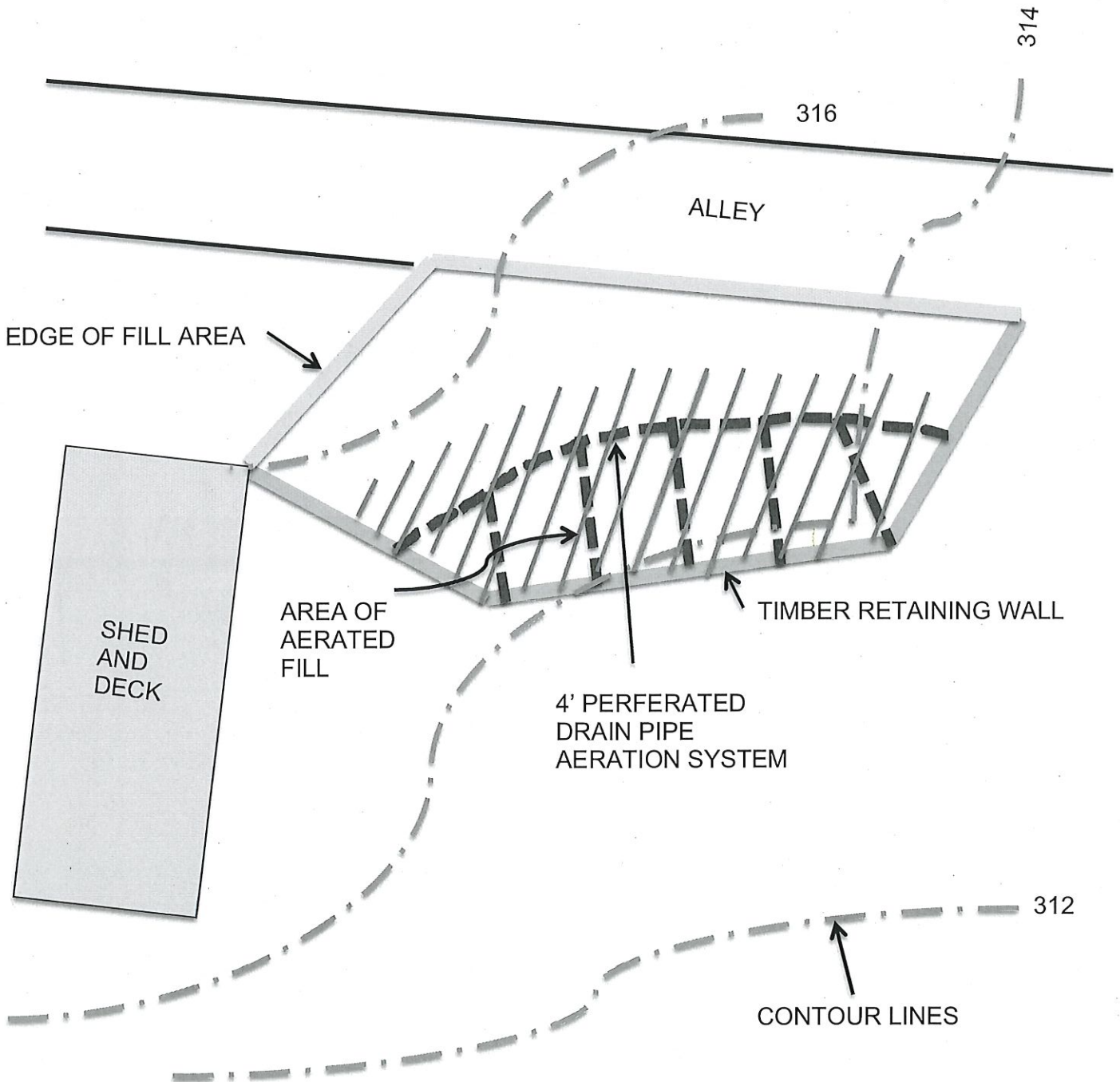




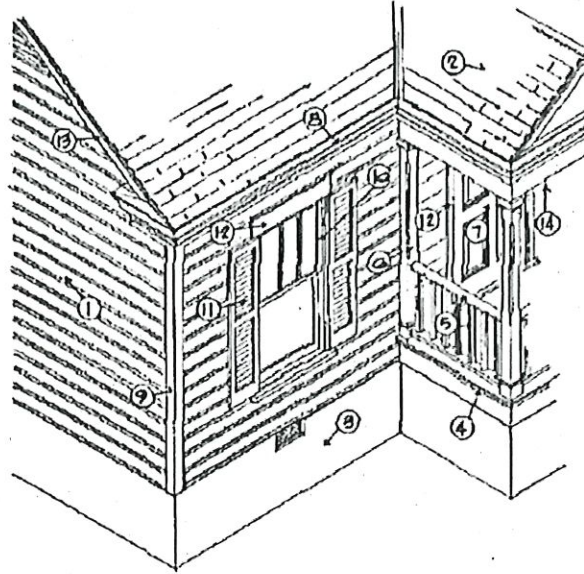
Van Rensburg Consult Parking Pad Diagram

**DIAGRAM OF APPROXIMATE AREA OF PROPOSED  
PARKING PAD AT THE REAR OF 513 CUTLER STREET  
SHOWING ALLEY, CONTOUR LINES, ADJACENT SHED,  
AERATION SYSTEM, AND TIMBER RETAINING WALL**

NO SCALE



Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant Meredith Van Rensburg

Address 513 Cutler St.

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1	Body of House	COMFORT GRAY
2	Roofing	N/A
3	Foundation	OYSTER BAY
4	Porch Floor	OYSTER BAY
5	Railing	N/A
6	Columns	COMFORT GRAY
7	Entrance Door	ROCKWOOD RED
8	Cornice	ALABASTER
9	Corner Boards	ALABASTER
10	Window Sash	ALABASTER
11	Shutter	N/A
12	Door & Window Trim	ALABASTER
13	Rake	ALABASTER
14	Porch Ceiling	ALABASTER
15	Other	

SW 6205  
Comfort Gray

217-C2

SW 2802  
Rookwood Red

SW 7008  
Alabaster

255-C2

SW 6206  
Oyster Bay

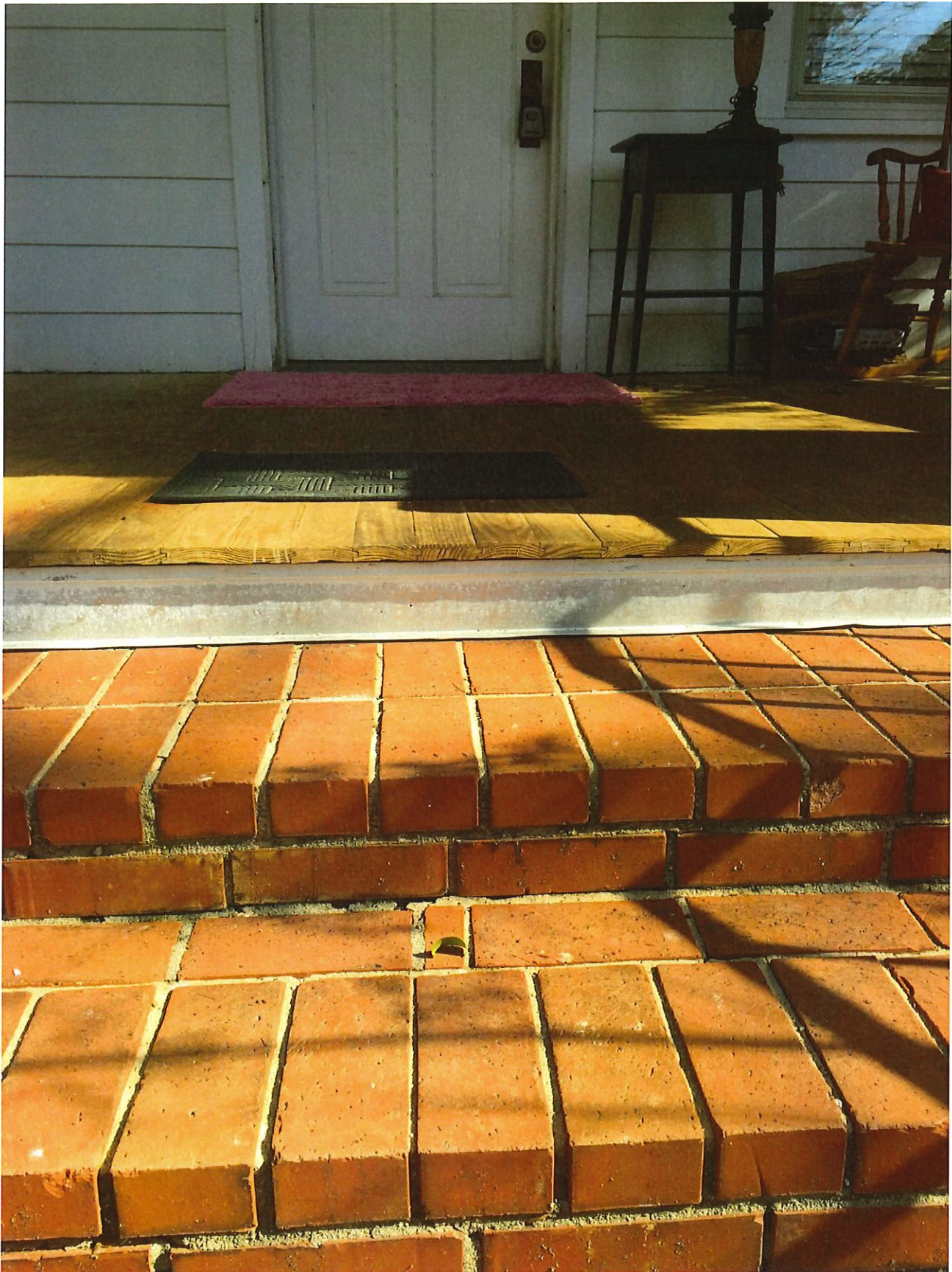


SUBMITTED 2/1/18

PG 1 OF 2

FRONT PORCH W/ NEW FLOORING





SUBMITTED 2/2/18  
FRONT PORCH W/ NEW FLOORING

PG 1 of 4



PG 2 of 4









These shrubs and overgrown ivy will be removed and replaced by new laurels and mulch.