



# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

402 CUTLER STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

115-18-MW

Certificate Number

07-17-2018

Date of Issue

1-17-2019

Expiration Date

**Project Description:**

- Add window and door to garage
- Replace garage door
- Paint garage new color

*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, \_\_\_\_\_

*Collette R K*

Raleigh Historic Development Commission

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



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 Edward Hobbs

Mailing Address 801 McCulloch Street

City Raleigh

State NC

Zip Code 27603

Date 6/7/2018

Daytime Phone: 919-395-1495

Email Address: TeddyHobbs1@gmail.com

Applicant Signature

*Teddy Hobbs*

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

Office Use Only

Type of Work 9

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)
	Repair/Replace Wood siding	.5" x 6" Southern Yellow Pine lap siding
	Insert wooden double hung window on left side.	Plygem boulder series 100 (3'x5') (Double hung) (wooden)
	Install wooden door on left side	Door likely to be taken off historic home. otherwise it will be wooden with windows (see elevation)
	Replace existing garage door.	Overhead door company 185 series 7'x8' white <del>Garage door</del> - Subject to change -
	Paint entire Garage apartment.	- Historic paint to be used (off white)

### 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 1/17/2019. 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) Collette R K Date 07/17/2018

	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.  <b>Minor Work (staff review) – 1 copy</b>  <b>Major Work (COA Committee review) – 10 copies</b>			✓		
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.)	✓		✓		
2. <b>Description of materials</b> (Provide samples, if appropriate)	✓		✓		
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	✓		✓		
4. <b>Paint Schedule</b> (if applicable)	✓	□	✓		
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.	□	✓			✓
6. <b>Drawings</b> showing existing and proposed work <input type="checkbox"/> Plan drawings <input checked="" type="checkbox"/> Elevation drawings showing the façade(s) <input checked="" 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.	✓	□	✓		
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 <a href="#">Label Creator</a> to determine the addresses.	□	✓			✓
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> ) <u>\$29.00</u>	✓		✓		

## Written Description

My intent is to enhance this building and restore it to a condition that properly exemplifies its historical character that of which a homeowner and its fellow neighbors can be proud. Below is a description of what I intend to do to bring this structure back to life.

- 1) Repair and Replace rotted wood lap siding on left and rear walls of the garage with wood siding. Various instances of termite damage and rot over the years and does not suitable for a living condition. See photographs.
- 2) Insert wooden double hung framed window on left side of garage apartment to allow for more light. The original structure had windows that were boarded up. See photographs. This newly added window will be framed horizontally. See elevation
- 3) Install door on left side of structure looking away from McCulloch. There was previously a door on this side which has been boarded up. I will place the door on the side furthest from the street. Please see Side elevation.
- 4) Replace existing door located on the front left side of the building with a roll up garage door that will allow for light to enter the building. This garage door will be historic in character relevant to the time period of the garage when it was built. Currently, the left door is misaligned with the right window frames. I will realign the garage door with the window frames on right side. Please reference photographs.
- 5) Repaint the exterior of the building to a historical paint color that will conform with Boylan Heights neighborhood. This will be an off white color. See sample that is included.

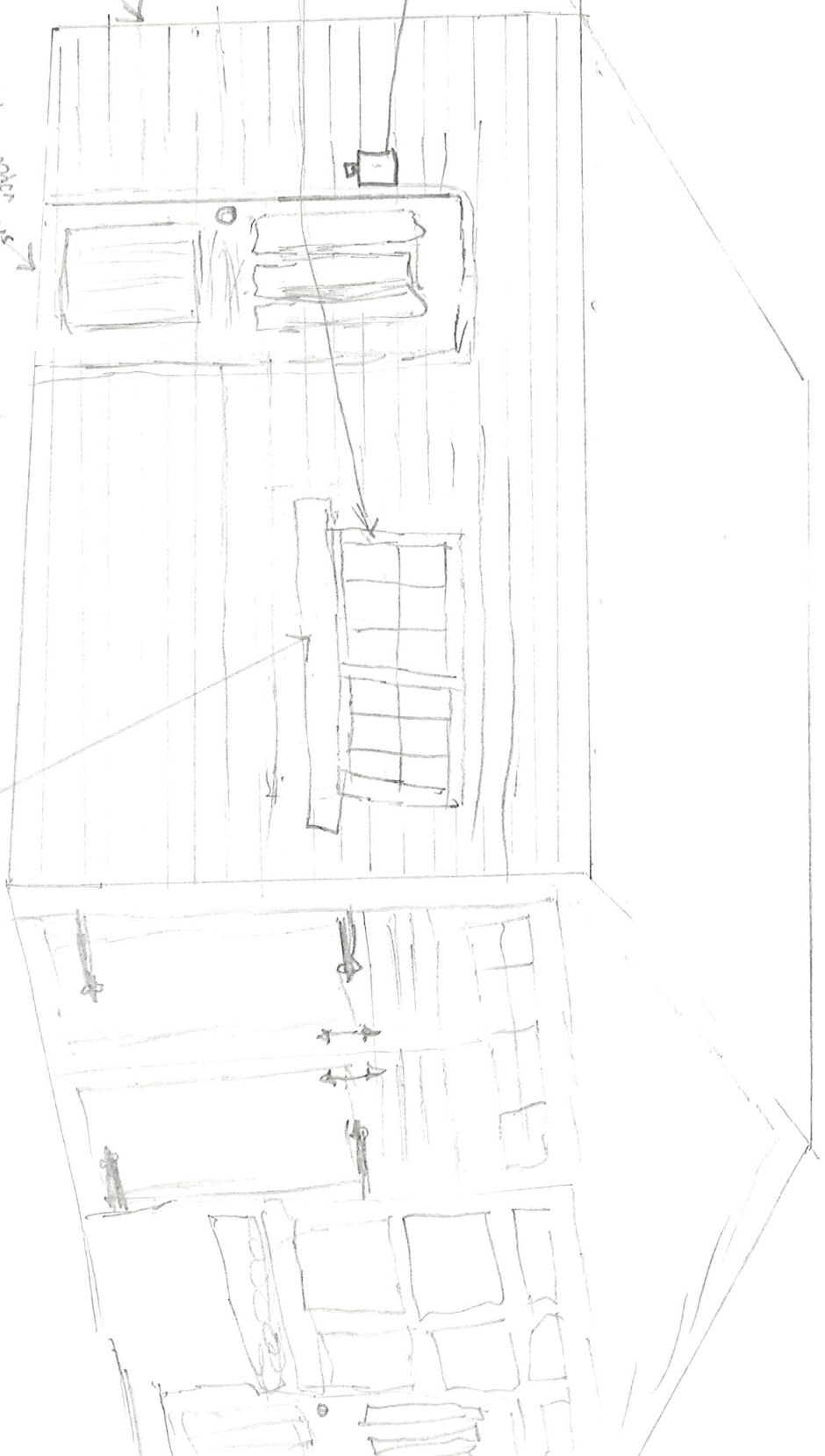
SIDE Elevation

New  
3x5 Double Hung  
Window, Wood Framed  
(Plycon Builders serve 100)  
Replace/Repair  
rotted lap siding  
1/2 x 7" wood lap  
siding (6' reveal)  
(54R)

Add Gas Light  
Fixture

Add weather  
stripping  
door with windows

Flower box



FRONT ELEVATION







SAMPLES



## SAVE YOUR COLORS

To save this color selection, share it or send yourself an email. Take it to your nearest Benjamin Moore retailer below to find the right style and finish.



Exterior 1

SIDING  
Cliffside Gray



HC-180 >  
*Cliffside Gray*



TRIM  
Elmira White  
HC-84 >



DOOR  
Narragansett Green  
HC-157 >



To find the best paint & finish for your project, talk with your local Benjamin Moore retailer.

To save this color palette, share it.



6/27/2018

Example of Garage door from Boylan Heights Neighborhood  
IMG\_0158.jpg



I plan to use a carpenter to build a similar type door.

Existing





Color shown is not going to be used.  
Door shown is NOT going to be used.

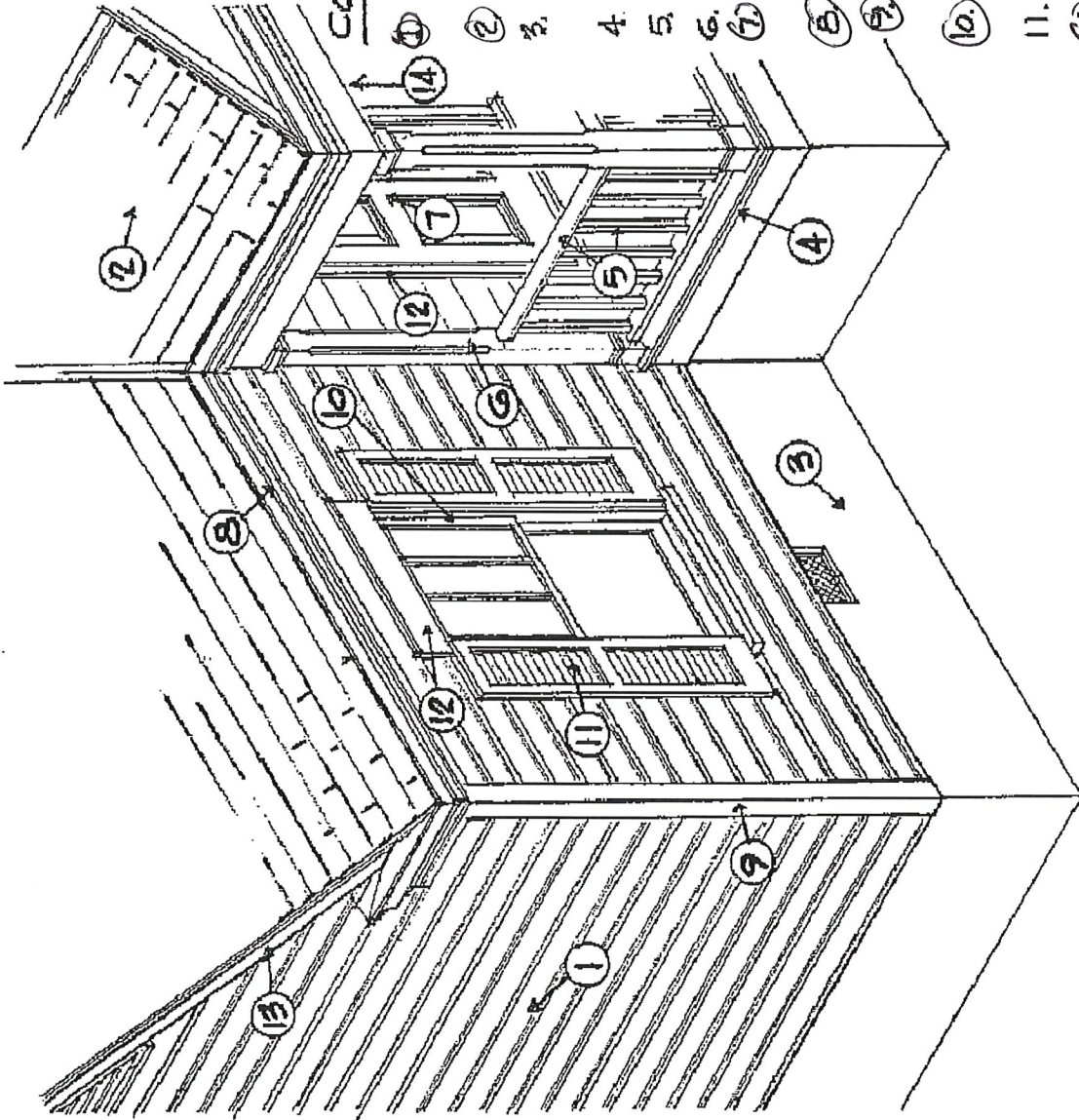


Rotted wood

New door  
to be added here

New window  
to be added here

Boarded up door to  
be removed and replaced  
with siding



COLOR SCHEDULE

- ① BODY OF HOUSE: Cliffside gray (HC-180)
- ② ROOFING: N/A
- ③ FOUNDATION: N/A
- ④ PORCH FLOOR: N/A
- ⑤ RAILINGS: N/A
- ⑥ COLUMNS: N/A
- ⑦ ENTRANCE DOOR: Narragansett Green (HC-157)
- ⑧ CORNICE: Elmira White (HC-84)
- ⑨ CORNER BOARDS: Elmira White (HC-84)
- ⑩ WINDOW SASH: Elmira White (HC-84)
- ⑪ SHUTTER: N/A
- ⑫ DOOR & WINDOW TRIM: Elmira White (HC-84)
- ⑬ RAKE: Elmira White (HC-84)
- ⑭ PORCH CEILING: N/A

**RALEIGH HISTORIC DISTRICTS**

APPLICANT: Edward Hobbs  
 ADDRESS: 501 McAllister St. Raleigh, NC  
27603

15. OTHER: N/A

PAINT MFR: \_\_\_\_\_

PLEASE SUBMIT COLOR CHIPS WITH THIS SCHEDULE

## Kinane, Collette

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**From:** Teddy Hobbs <teddyhobbs1@gmail.com>  
**Sent:** Tuesday, July 17, 2018 4:11 PM  
**To:** Kinane, Collette  
**Subject:** Re: minor work COA - 801 McCulloch Street

Collette,

The window will not have any grill system.

Thank you.

Teddy

On Tue, Jul 17, 2018 at 3:50 PM Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)> wrote:

Thanks for the clarification on the garage doors. I'll make a note about that. Based on the contemporary style of the garage, we do encourage their design to be a little less barn-like.

I did see the names on the list. We do need a little more information. The ply gem 100 series info is here: <https://www.plygem.com/wps/portal/home/brands/plygem-windows/windows/new-construction/double-hung/100-double-hung-wood-window>. If you pdf that page and circle which color options, grille style, and grille pattern you're using that's all we need. (To help your selection, the removable grilles are not approvable.)

### Collette R. Kinane

Preservation Planner II

#### ■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | [raleighnc.gov](http://raleighnc.gov)

**From:** Teddy Hobbs [mailto:[teddyhobbs1@gmail.com](mailto:teddyhobbs1@gmail.com)]  
**Sent:** Tuesday, July 17, 2018 3:40 PM  
**To:** Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>  
**Subject:** Re: minor work COA - 801 McCulloch Street



Thank you Collette. I believe the specs on the window is listed in the permit. I listed the name somewhere I thought? I will also send a photo. The garage door to be used is going to be similar to the photo I have submitted of Mr. Dunbar's garage door (note the green garage with white doors). This is going to be made by my carpenter and I do not have any photo except the one which I submitted. The door will be a replication of this door.

On Tue, Jul 17, 2018 at 3:31 PM Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)> wrote:

Hi, Teddy –

I'm reviewing your minor work application for your garage restoration. It looks great so far. In order to officially approve the application, you'll need to submit the specifications for the proposed window and garage doors. In the application you noted that the one door will be from a historic home, since you won't have manufacturer's specifications please submit a photograph in that case. Feel free to send them via email attachment. As soon as I receive these items, we'll be able to issue your approval.

Thanks,

Collette

**Collette R. Kinane**

Preservation Planner II

■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | [raleighnc.gov](http://raleighnc.gov)

# BUILDER SERIES

W I N D O W S

 **Ply GEM**  
WINDOWS

100 DOUBLE HUNG



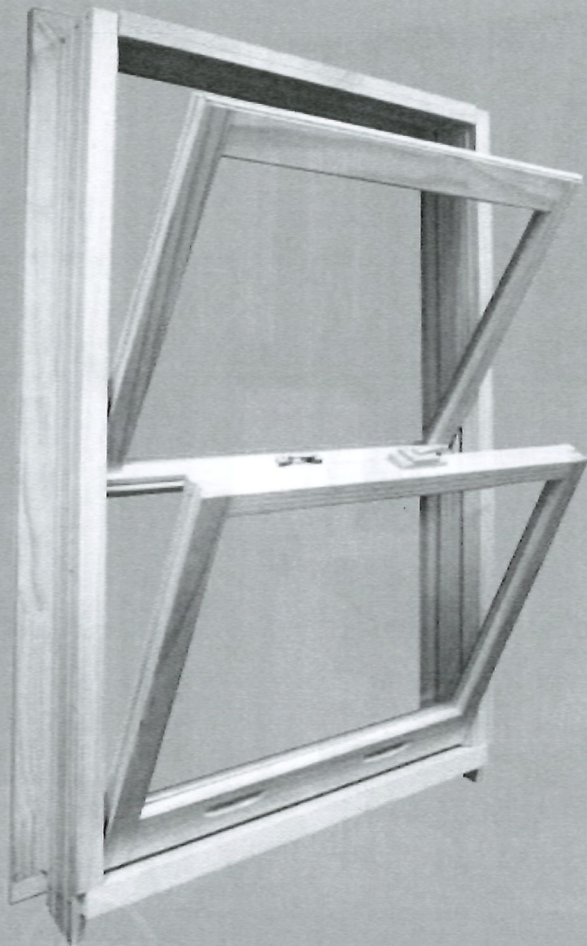
**MORE VALUE. MORE PERFORMANCE. MORE SOLUTIONS.**

If you're looking for a window that delivers the best possible performance at the best possible value, look no further than Ply Gem Windows Builder Series. It's energy efficient, offers a variety of material choices, most of which are virtually maintenance free and can withstand the toughest tests, including the test of time. Plus, with our service and support you'll be able to get the job done the right way on time and on budget.

[www.plygemwindows.com](http://www.plygemwindows.com)



# 100 DOUBLE HUNG



## STANDARD FEATURES

- Natural wood sash and interior ready for staining to match any interior décor – also available with primed interior for painting
- Exterior water-repellent preservative treated wood components are primed and ready for acrylic latex paints – also available in natural wood exterior for staining
- Energy-efficient warm edge insulating glass
- Compression balance system for simple tilt-in cleaning of exterior glass
- 4 3/16" jambs eliminate need for drywall work; custom jamb extensions to 8 3/16"
- Standard white cam-action sash locks and matching white jambliner, optional bronzetone cam-action sash locks and matching beige jambliner available
- Routed finger lift-in bottom sash rail for easy operation
- Foam-filled weatherstripping on sash for air-tight performance and smooth operation



## OPTIONS

### GLASS OPTIONS:

Low-E, HP glass, tinted, obscure and tempered

### GRILLE OPTIONS:

Grilles-between-the-glass (GBG) in 3/8" and 7/8" flat, 5/8" sculptured, 1" contoured styles; 7/8" and 1 1/4" simulated-divided-lite (SDL); 5/8" and 1 1/8" removable grilles

### PRODUCT CONFIGURATION:

Singles, twins, combinations, 30° and 45° angle bays, side lites, stationaries and a wide selection of architectural shapes

### COLOR OPTIONS:

PRIMED

NATURAL WOOD



## THERMAL PERFORMANCE

	R Value	NFRC CERTIFIED		
		U Value	SHGC	VT
3/8" IGU Clear	2.08	0.48	0.58	0.61
3/8" IGU Low-E	2.78	0.36	0.28	0.52
3/8" IGU HP Glass	3.13	0.32	0.27	0.52

All units are NAMI certified and rated in accordance with NFRC 100/200 standards by an AAMA accredited lab. Performance values reflect the performance of units tested with the following configuration: 3/8" IGU, 3mm glass and no grilles.



R VALUE: Restrictive ambient air flow; U VALUE: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

1. Available Low-E option.

2. Optional HP Glass combines Low-E with argon gas fill for high performance.

NOTE: Colors shown are close approximations and may not be accurate representations for color matching. Please request color swatches from your Ply Gem sales representative to do so.



BUILDING PRODUCTS. BUILDING SUCCESS.



PM-5

cliffside gray