Certificate of Appropriateness Placard
for Raleigh Historic Resources

1012 W CABARRUS STREET
Address

BOYLAN HEIGHTS
Historic District

Historic Property
021-18-MW
Certificate Number

02-14-2018
Date of Issue

08-14-2018
Expiration Date

Project Description:
- Install additional window on rear elevation
- Replace in-kind damaged cedar shake siding on west elevation

This card must be kept posted 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 Inspectors Department. If you do not call for this final inspection, your Certificate of Appropriateness is null and void.

Signature: [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
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831

Minor Work (staff review) – 1 copy

Major Work (COA Committee review) – 10 copies
  □ Additions Greater than 25% of Building Square Footage
  □ New Buildings
  □ Demo of Contributing Historic Resource
  □ All Other

Post Approval Re-review of Conditions of Approval

For Office Use Only
Transaction # 543575
File # 021 - 16 - MW
Fee $29.00
Amount Paid $29.00
Received Date 2/1/18
Received By SUNE

Property Street Address 1012 W. Cabarrus Street
Historic District Boylan Heights
Historic Property/Landmark name (if applicable)
Owner’s Name Gary & Meg Bullard
Lot size 0.17 acres (width in feet) 50' (depth in feet) 150'

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).

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td></td>
</tr>
</tbody>
</table>
Type or print the following:

Applicant: Gary Bullard  
Mailing Address: 615 Dorothea Drive  
City: Raleigh  
State: NC  
Zip Code: 27603  
Date: 1.26.18  
Daytime Phone: 984-222-5205  
Email Address: gary.bullard@ipreo.com  
Applicant Signature: [Signature]

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: 85, 99

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

<table>
<thead>
<tr>
<th>Section/Page</th>
<th>Topic</th>
<th>Brief Description of Work (attach additional sheets as needed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.7.9</td>
<td>addition of window to rear elevation</td>
<td>-additional casement window on rear facade of previously approved addition (COA 125-17-CA) [details enclosed]</td>
</tr>
<tr>
<td>3.6.2/3.6.4-6</td>
<td>repair/replace cedar shake siding</td>
<td>-replace damaged/deteriorated cedar shake siding on western elevation [details enclosed]</td>
</tr>
</tbody>
</table>
**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 **8/19/18**. 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 **2/19/18**

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<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&quot; or 11&quot; x 17&quot; 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.</td>
<td>YES</td>
</tr>
</tbody>
</table>

**Minor Work** (staff review) – 1 copy

**Major Work** (COA Committee review) – 10 copies

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.)

   - ✔

2. **Description of materials** (Provide samples, if appropriate)

   - ✔

3. **Photographs** of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.

   - ✔

4. **Paint Schedule** (if applicable)

   - ✔

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.

   - ☐

6. **Drawings** showing existing and proposed work
   - ✔ Plan drawings
   - ✔ Elevation drawings showing the façade(s)
   - ✔ Dimensions shown on drawings and/or graphic scale (required)
   - ✔ 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 **Label Creator** to determine the addresses.

   - ☐

8. **Fee** (See Development Fee Schedule)

   - ✔
RHDC – COA Minor Work – Window and Siding Improvements – 1012 W. Cabarrus

Additional Rear Window—

RHDC Design Guidelines – 3.7.9
- Additional 3’ Casement Window on rear façade of previously approved addition (COA 125-17-CA)

[Diagram of house with annotations and measurements]

Original Rear Elevation from approved COA 125-17-CA

Existing chimneys to remain
Ridge vent
Gable vent w/ trim to match extgs.
New asphalt shingles on B/F felt on 1” OSB on roof framing
New HD. casement windows, HD. HT. to match extgs.
3/4x4 door and window trim to match extgs.
Fiber cement lap siding at addition (smooth finish), 3” exposure
See 12/A21 for corner trim detail
Brick foundation to match existing
Proposed rear elevation with 3' casement addition in line with existing transom

- Existing chimneys to remain
- Ridge vent
- Gable vent w/ trim to match extg.
- New asphalt shingles on 15# felt on 5/12 gsd on roof framing
- New HD casement windows, HD, HT to match extg.
- 3/4x4 door and window trim to match extg.
- Fiber cement lap siding at addition (smooth finish, 5th exposure)
- See 10/A21 for corner trim detail
- Brick foundation to match existing
- Align casement w/ transom
- Anning w/ brackets, 2x4 rafters w/ shingles to match mainroof, 4/12 slope; see 8/A21
- New HD deck w/ steps to grade
- Bearing height, HD, HT, height
- Finished floor
- Grade
Siding Replacement—

RHDC Design Guidelines – 3.6.2 / 3.6.4-6

- Replace damaged/deteriorated cedar shake siding on western elevation. Replace in kind with material matching original in design. Paint schedule to match with approved paint schedule from COA 125-17-CA.
- Assessment and photographs listed below/enclosed
November 11th, 2017

To Whom it May Concern:

This letter is to serve as an assessment, opinion & recommendation of the existing cedar shake siding at 1012 Cabarrus St, Raleigh NC 27603 by greyHouse Inc.

Multiple representatives of greyHouse Inc. have performed site inspections of the existing cedar shake siding as well as the wood slat backing currently installed on the house. The existing siding material currently installed throughout the exterior of the house is damaged beyond repair and will need to be replaced in order to maintain the best protection of the home. Years of exposure to the elements have resulted in rot & disintegration that compromise the integrity of the existing siding product. The extent and breadth of deterioration makes saving part or all of the existing siding material not possible at this time.

Based on this assessment, greyHouse Inc. recommends the existing cedar shake siding be replaced in full with a like product, which is to mimic the existing siding in material, size, shape, reveal, profile, etc as close as possible in all ways. At the time of replacement it is also recommended that the wood slatboard to which the existing siding is currently affixed also be removed and replaced with OSB sheathing & Housewrap to best protect the integrity of the house, limit moisture & insect penetration, and offer better insulation. Not only will OSB sheathing – the current construction standard – provide the benefits listed above but it will also accommodate the mimicking of trim profile & reveal around existing windows and doorways as it will take the place of the existing slatboard to which the siding is currently affixed.

Questions regarding additional specifications can be directed to Lindsey Tomlinson, Owner, greyHouse Inc., at (919) 608-1478.

Respectfully,

Lindsey Tomlinson
Owner
greyHouse Inc
(919) 608-1478
Paint Schedule for Siding:

<table>
<thead>
<tr>
<th>Item</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Body of House</td>
<td>SW 7005 Pure White</td>
</tr>
<tr>
<td>Roofing</td>
<td>Existing on existing house; new roofing on addition to match existing</td>
</tr>
<tr>
<td>Foundation</td>
<td>Existing unpainted brick on existing house; new brick on addition to match existing</td>
</tr>
<tr>
<td>Porch Floor</td>
<td>SW 3039 Tobacco</td>
</tr>
<tr>
<td>Railing</td>
<td>SW 7005 Pure White</td>
</tr>
<tr>
<td>Sash</td>
<td>SW 6358 Tricorn Black</td>
</tr>
<tr>
<td>Window Sash</td>
<td>SW 6358 Tricorn Black</td>
</tr>
<tr>
<td>Shutters</td>
<td>N/A</td>
</tr>
<tr>
<td>Door &amp; Window Trim</td>
<td>SW 7005 Pure White</td>
</tr>
<tr>
<td>inate</td>
<td>SW 7005 Pure White</td>
</tr>
<tr>
<td>Siding</td>
<td>SW 6505 Atmospheric</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
</tbody>
</table>
David –

Thank you for the follow-up email. Based on the evidence provided by the Bullard’s in their prior emails and your professionals judgment, pending photographs of the west side, staff is comfortable approving the replacement if that side only.

Best,
Tania

Tania Georgiou Tully
Senior Preservation Planner

Raleigh Urban Design Center
One Exchange Plaza, Suite 300 | Raleigh, NC 27601
919-996-2674 | raleighnc.gov

Hey Tania - have tried to call you but know that you've been very busy this week.

At 1012 Cabarrus, I know that Meg has been in touch with you about replacing the existing cedar siding. I went by and met with her, and have convinced her that the front and east side siding should remain. The west side, given it's exposure, is in much worse condition. We looked at trying to replace the west side with the rear siding that needs to be removed, but there doesn't seem to be enough. The west side siding is very brittle and has thinned in most areas, and has a very limited lifespan left, and water intrusion is a big concern. My professional opinion is to replace the west side only with new cedar siding to match the thickness, texture, and lap exposure to match the front and east existing cedar. If you recall, the application that was approved indicates the siding to get a white opaque stain, so the end result will be a consistent finish for both the old and new.

I'm available to discuss this further if necessary. Thanks.

David S. Maurer, AIA, LEED-AP