



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

322 CUTLER STREET

Address

BOYLAN HEIGHTS

Historic District

Historic Property

043-15-MW

Certificate Number

4/15/2015

Date of Issue

10/15/2015

Expiration Date

Project Description:

- Remove chain link fence;
- install new wood picket fence in rear yard

OK to PERMIT

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 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

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 # 4207924
 File # 043-15-MW
 Fee \$29
 Amt Paid \$29
 Check # 1390
 Rec'd Date 4/16/15
 Rec'd By J. Hurley
 Complete 4/15/15

- 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 322 Cutler St, Raleigh, NC 27603

Historic District Boylan Heights

Historic Property/Landmark name (if applicable)

Owner's Name Melissa & William McBerkowitz

Lot size .16 acres

(width in feet) 56 ft

(depth in feet) 126 ft

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 Melissa McBerKowitz

Mailing Address 322 Cutler St

City Raleigh	State NC	Zip Code 27603
Date 3/26/15	Daytime Phone 919-815-8723	

Email Address melissa.mcberkowitz@softprocorp.com

Signature of Applicant Melissa McBerKowitz

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 10/15/15. 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 4/15/15

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 Install Picket

35, 94

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

Section/Page	Topic	Brief Description of Work
2.4	Fence	Remove existing chain link fence. Install new 42" tall pine sawtooth spaced picket fence surrounding backyard.

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
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.					
Minor Work (staff review) – 1 copy					
Major Work (COA Committee review) – 13 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.)	<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 checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Drawings showing proposed work <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Plan drawings <input type="checkbox"/> Elevation drawings showing the new façade(s). <input type="checkbox"/> Dimensions shown on drawings and/or graphic scale. <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. 	<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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. Fee (<u>See Development Fee Schedule</u>)	<input checked="" type="checkbox"/>				

Written Description & Description of Materials

Installation of 55' Sawtooth Spaced Picket Fence:

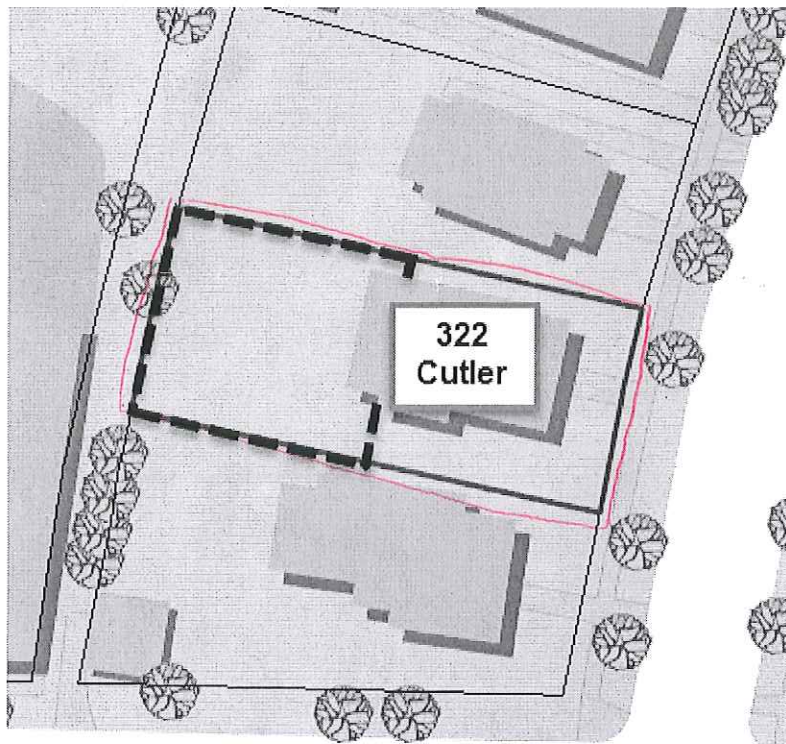
- Height of Fence: 42"
- Total footage including gates to be: 209'
- Gates to be Installed:
 - Single Swing: (1) @ 42" wide
 - Double Swing: (1) @ 8' wide
- Pickets to be Premium #2 Grade:
 - 1" x 4" x S4S(smooth-four-sides); **Pickets to be full 3/4" thick stock.**
- Picket Spacing to be: 1.75"
- All Posts to be Standard #2 or better Grade:
 - All Posts to be: 4" x 4"
- Post Tops to be: Flat
- Horizontal Backrails to be Standard #2 or better Grade:
 - Type: 2" x 4"
 - # per section: 2
- Backrail Installation Type:
 - Standard (2" x 4" backrails mounted to front face of posts)
- Gate frames to be: 2" x 4" constructed with (2) - uprights, (2) - horizontal rails & (1) - angle brace.
- Gate uprights and rails to be mortised, liquid nailed and screwed together.
- Gate hinges to be: 8" T-Hinges(black, tight pin).
- Gate latch to be: Maxima Deluxe type latch(black).
- All wood to be: Pressure treated pine, grades as noted above.
- All nails to meet all wood usage specifications.
- All posts to be set in concrete footings; **Concrete to be mixed prior to placement in holes (no dry packing)**

Installation Notes:

- Existing chain link fence to be removed and carted.

Plot Plan/Drawings

Subject property highlighted in red. Proposed fence location shown in black dashed line.



McCulloch St





Tully, Tania

From: McBerkowitz, Melissa <Melissa.McBerkowitz@SoftProCorp.com>
Sent: Wednesday, April 15, 2015 10:33 AM
To: Band, Daniel
Cc: Tully, Tania
Subject: RE: Minor Work COA - 322 Cutler Street

Follow Up Flag: Follow up
Flag Status: Flagged

Below... Please let me know if you need any additional info. Thanks!

From: Band, Daniel [<mailto:Daniel.Band@raleighnc.gov>]
Sent: Friday, April 10, 2015 9:49 AM
To: McBerkowitz, Melissa
Cc: Tully, Tania
Subject: Minor Work COA - 322 Cutler Street

Melissa: Thanks for turning in an application for a Minor Work COA for 322 Cutler Street. I've reviewed the application and have the following comments:

- Please send in pictures or drawings of the proposed fencing.



- Will you be painting the fence? If so, please send in a paint card and the type of paint being used.
No, it will not be painted. It will have a clear coat protective seal so will look like the picture above.
- Additionally, please include pictures or spec sheets for the gates or confirm that the design of the gates will be the same as the fence panels and please indicate where the gates will be located.
The gates will look the same as the fence panels, so it's as seamless as possible between the fence and the gates. There will be a 2 door gate in the side yard on the south side of the house and a 1 door gate in the side yard on the north side of the house.
- Confirm that the fence will be installed utilizing neighbor friendly design with the structural members facing inward towards the yard. *Correct, we will be installing this way.*
- Confirm that post holes will dug manually so as to avoid damage to tree roots. *Correct. The fence company hopes to re-use many of the existing post holes anyway, and confirmed that they will dig the rest manually. We have some great trees in the backyard, need to make sure they stay that way!*

Thanks,

Daniel



fence pic

Tully, Tania

From: Band, Daniel
Sent: Friday, April 10, 2015 9:49 AM
To: melissa.mcberkowitz@softprocorp.com
Cc: Tully, Tania
Subject: Minor Work COA - 322 Cutler Street

Melissa: Thanks for turning in an application for a Minor Work COA for 322 Cutler Street. I've reviewed the application and have the following comments:

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- Additionally, please include pictures or spec sheets for the gates or confirm that the design of the gates will be the same as the fence panels and please indicate where the gates will be located.
- Confirm that the fence will be installed utilizing neighbor friendly design with the structural members facing inward towards the yard.
- Confirm that post holes will dug manually so as to avoid damage to tree roots.

Thanks,

Daniel

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