CERTIFICATE OF APPROPRIATENESS PLACARD
for Raleigh Historic Resources

515 CUTLER STREET
Address

BOYLAN HEIGHTS
Historic District

Historic Property
171-15-MW
Certificate Number

12/2/2015
Date of Issue

6/2/2016
Expiration Date

Project Description:

▪ Remove tree damaging historic property;
▪ plant new trees;
▪ install light fixtures;
▪ replace shed doors;
▪ reshingle accessory building roof;
▪ alter gravel area.

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.
# Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application

## For Office Use Only
- **Transaction #:** 451939
- **File #:** 171-15- MW
- **Fee:** $20
- **Amt Paid:** $20
- **Check #:** 77569
- **Rec'd Date:** 10-30-15
- **Rec'd By:**
- **App. Complete:** 11-30-15

## Property Information
- **Property Street Address:** 515 OUTLET STREET, RALEIGH, NC 27603
- **Historic District:** BOYLAN HEIGHTS

## Owner's Name
- **Owner’s Name:** HARRIET BELLERJEAN

## Lot Size
- **Lot size:** (width in feet) 44.51/53.51
- **Lot size:** (depth in feet) 131.32/132.97

## Application Instructions
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:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Property Address</th>
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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.
## Applicant Information

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Mailing Address</th>
<th>City</th>
<th>State</th>
<th>Zip Code</th>
</tr>
</thead>
<tbody>
<tr>
<td>Harriet Bellerjeau</td>
<td>515 Cutler Street</td>
<td>Raleigh</td>
<td>NC</td>
<td>27603</td>
</tr>
<tr>
<td>Date</td>
<td>Daytime Phone</td>
<td>Email Address</td>
<td>Signature of Applicant</td>
<td></td>
</tr>
<tr>
<td>29 October 2015</td>
<td>919-412-7254</td>
<td><a href="mailto:h.bellerjeau@earthlink.net">h.bellerjeau@earthlink.net</a></td>
<td>[Signature]</td>
<td></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 12/16. 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.

<table>
<thead>
<tr>
<th>Signature</th>
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<tr>
<td>[Signature]</td>
<td>12/15</td>
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### Project Categories

- [ ] Exterior Alteration
- [x] Addition
- [ ] New Construction
- [ ] Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

- [ ] Yes
- [ ] No

### 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</th>
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</thead>
<tbody>
<tr>
<td>2.3</td>
<td>Site Features and Plantings</td>
<td>Remove water oak encroaching on outbuilding - not prudently planted</td>
</tr>
<tr>
<td>2.7</td>
<td>Lighting</td>
<td>Add lights to tool shed and out building for safety and security/Rear area and walkway</td>
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<tr>
<td>5.</td>
<td>Maintenance</td>
<td>Repair/replace wood doors - tool shed; restore gravel area between tool shed and out building - minor grading and brick edge to contain gravel</td>
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**Continued**

Page 2 of 3 Application for Certificate of Appropriateness
<table>
<thead>
<tr>
<th>TO BE COMPLETED BY APPLICANT</th>
<th>YES</th>
<th>N/A</th>
<th>TO BE COMPLETED BY CITY STAFF</th>
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<tbody>
<tr>
<td>Attach 8-1/2&quot; x 11&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>
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<tr>
<td>Minor Work (staff review) – 1 copy</td>
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<tr>
<td>Major Work (COA Committee review) – 13 copies</td>
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<tr>
<td>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.)</td>
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<td>2. Description of materials (Provide samples, if appropriate)</td>
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<td>SHINGLES: MATCH EXISTING STRIPED LIGHTS EX. EXAMPLE</td>
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<td>3. Photographs of existing conditions are required.</td>
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<td>4. Paint Schedule (if applicable)</td>
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<td>NEW WOOD TO MATCH EXISTING: DOORS &amp; TRIM - WHITE</td>
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<td>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.</td>
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<td>6. Drawings showing proposed work</td>
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<td>- Plan drawings</td>
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<td>- Elevation drawings showing the new façade(s).</td>
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<tr>
<td>- Dimensions shown on drawings and/or graphic scale.</td>
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<tr>
<td>- 8-1/2&quot; x 11&quot; recensions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2&quot; x 11&quot; snap shots of individual drawings on the big sheet.</td>
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<td>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)</td>
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<td>8. Fee (See Development Fee Schedule)</td>
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Continued: Design Guidelines

4. Rafter Tails - Roof

Outbuilding

5. Light Tube - Roof

removed per 11/9/15 email

Cover or partially cover exposed rafter tail in fascia board. "Rafter Fit may increase. Add light tube. Cover approx 12"-14" diameter. Not visible from street."

Page 3 of 3 Application for Certificate of Appropriateness

Revision 10.21.13
515 Cutler Street  
Boylan Heights  
Raleigh, NC 27603  

Description of Minor Work

1. Tree removal: The Water Oak is encroaching on the studio structure. Over the last 20 years, the tree has been maintained and appropriately pruned by certified arborists. It suffered storm damage to the crown during Fran. It appears now to have outgrown its space. We respectfully request it's timely removal.

2. Lighting The tool shed and studio structures have had electric service run to them. We would like to add exterior lighting for safety and security. A total of three fixtures are requested. Of these two would be on the tool shed which faces a gravel clothesline and staging area and is often used after dark. The remaining fixture would be at the entrance door to the studio structure, now in it's final stages of completion.

3. Maintenance During the laying of underground utilities this summer, the existing gravel area between the tool shed and studio structures was compromised by the trenching. It is requested to restore the area, which includes re-grading the area, brick edging to contain gravel and gravel. Materials to match existing.

4. Roof and Fascia board A new roof and insulation are needed on the existing studio building to complete its renovation. We would like to retain the character of the interior rafters. The recommendation is to install the insulation over the existing roof decking with water proof ZIP board and shingles. This would increase the existing rafter tails by approx 3". A fascia board is recommended to cover the 3" of added space. There are existing exposed rafter tails on this structure and the tool shed. They vary in depth from approx 3" on the studio structure and 5" on the tool shed structure.

5. Light tube In lieu of additional fenestration, a light tube is desired for more efficient and cost effective lighting in the studio structure. The tube top is minimal in size and faces opposite Lenoir Street which is our side street. It is beyond the view for the immediate neighbor.
#1: TREE ENCROACHMENT ON STUDIO STRUCTURE.
#4 NOTE RAFTER PAILS.
Tool Shed

Add lighting
Repair/replace wood

Paint: Match existing - white

Add light fixtures on each side. Downlighting.

Repair or replace wood doors...
LIGHT TUBE CAP

LIGHT

BRICK

BRICK

LIGHT TUBE CAP

ELEVATION: APPROX SCALE

A. NORTH

DUNNOIR STREET

PROPOSED FACIA BOARD 9"+

EXISTING DECKING

EXISTING RAFTER TAIL 2 1/2" 3/4"

NEW SIDING TO MATCH HOUSE AND TOOL SHED - BLACK

ADD BLOCKING FOR RAFTER TAIL

ZIP BOARD OVER 2 3/4" RIGID INSULATION

INTERIOR EXPOSED RAFTER

SECTION: NOT TO SCALE

RAPPER TAIL/ROOF

AND OUTBUILDING LIGHT/STUDIO

AND LOCATION OF LIGHT TUBE CAP

515 CUTLER STREET

STUDIO/
#3 MAINTENANCE GRAVEL, BRICK, AREA
Kichler 9044NI Brushed Nickel Grenoble Collection 1 Light 8" Outdoor Wall Light

Item #: BC1845010

View the entire Grenoble Collection

$112.20 - $129.80
Originally $153.00 - $177.00, You Save 27%

4/5 Read 6 Reviews | Write a Review

Shipping: Free Shipping! See Details

Finish: Brushed Nickel - In Stock - $129.80

Kichler 9044
Finish: Olde Brick

Grenoble Collection 1 Light 8" Outdoor Wall Light

BARN LIGHT TYPE. SCONCE TYPE. DOWN LIGHT

Product Details for the Kichler 9044NI in Brushed Nickel

Kichler 9044 Grenoble Outdoor Wall Light
The Grenoble Collection takes classic form and elevates it to a new standard with universal appeal. The central element of its design is the cone-shaped Brushed Nickel or Olde Brick shade. The cone connects to the wall, giving the Grenoble Collection a clean profile that is decidedly contemporary without being overly modern. This versatile wall sconce can be used in...
Product Features:

- Single bulb outdoor wall sconces add a touch of elegance to any landscape
- Housing is constructed of aluminum, providing years of reliable performance
- Fully covered under Kichler's warranty
- Features Cone Shaped Metal Shade
- Ultra Secure Mounting Assembly
- The base of this light fixture is open allowing for easy access to replace the bulb

Product Specifications:

- Height: 8" (measured from bottom of shade or bulb to highest point on fixture)
- Width: 11" (measured from left most to right most point on fixture)
- Extension: 11.5" (measured from mounting surface to furthest protruding point on fixture)
- Height from center of outlet (HCO): 2.5"
- Light Source: 120 V, Medium (E26) base socket
- Number of Bulbs: 1
- Light Direction: Down Lighting or Up Lighting
- Power Usage: 150 watts (at up to 140 watts per bulb)
- Location Rating: Wet Location

Bulb Compatibility:

- Bulb Base - Medium (E26): The E26 (Edison 26mm) Medium Edison Screw, is the standard bulb used in 120-Volt applications in North America. E26 is the most common bulb type and is generally interchangeable with E27 bulbs.
- Compatible Bulb Types: Nearly all bulb types can be found for the E26 Medium Base, options include Incandescent, Fluorescent, LED, Halogen, and Xenon / Krypton.

About Kichler:
Kichler has been an industry leader in the lighting industry for nearly a century. They believe that products you choose for your home should not only exceed functionality, but transform your spaces into truly inspired settings. Each product and style by Kichler is developed with award winning craftsmanship and unmatched quality. And with a wide variety of lighting fixtures and ceiling fans, Kichler's collections deliver distinctive beauty throughout the entire home.

Additional Information

- Instruction Sheet
- Kichler Catalog Page
- View Manufacturer Warranty
- Shop All Kichler Grenoble Collection Products

Our SKU: Kichler 9044

This product is listed under the following manufacturer number(s):

- Kichler 9044NI
  Brushed Nickel
- Kichler 9044CB
  Olde Brick

*Denotes a finish or option that has been discontinued
Harriet: Thank you for submitting a Minor Work application for 515 Cutler Street. I’ve reviewed the application and I have a few comments. Additional materials may be sent in by email.

- Please send in a front-yard picture that shows the property and the house, as well as a photo from Lenoir Street that shows the relationship of the outbuildings to the house.
- For the tree removal to be a Minor Work, please send in a letter from a certified arborist attesting to the fact that the tree is dead, diseased or dangerous or damaging historic property and recommending its removal. When a tree is removed, the Guidelines (2.3.5) mandate that it be replaced by a replacement tree of similar or identical species or, per RHDC policy, a fee-in-lieu payment to the NeighborWoods program. Please let us know which you intend to do.
  - Also, could you please send in information about the tree’s diameter measured at 4 1/2 feet above ground level?
- You propose to renovate/replace the shed doors. If replacing, please confirm that the replacements will be of the same design, dimensions and material.
- Please send in specs for the light tube that you mentioned (diameter, how high)
- The changes proposed to the roof of the historic accessory building do not clearly meet the Guidelines and is not approvable by staff. It is an item requiring a determination by RHDC as part of a Major Work application. Please confirm that you would like those changes removed from this Minor Work application.

Thanks,

Daniel

---

Daniel Band, Planner I
Long Range Planning Division
Raleigh Planning Department
919-996-2180 - OEP, 2nd Floor
Daniel. Thank you for reviewing the application. Please see the responses below in red Photos are being sent by separate emails. Let me know if there is anything further you will need. Best, Harriet

Harriet Bellerjeau, MLAR
515 Cutler Street
Raleigh, NC 27603
Ph: 919-412-7254

On Nov 4, 2015, at 4:51 PM, Band, Daniel wrote:

Harriet: Thank you for submitting a Minor Work application for 515 Cutler Street. I’ve reviewed the application and I have a few comments. Additional materials may be sent in by email.

- Please send in a front-yard picture that shows the property and the house, as well as a photos from Lenoir Street that shows the relationship of the outbuildings to the house please see the attached photos: The front was taken across Cutler Street to get the property corners and front face of the house in view. The Lenoir Street side views are from the alley end and the corner of Cutler and Lenoir to get the entire view. Since the Lenoir side is quite buffered with hedge, I have also included a photo from the rear neighbor's yard across the alley which may be of some use in seeing the relationship of buildings in relation to the house and alley.
  - For the tree removal to be a Minor Work, please send in a letter from a certified arborist attesting to the fact that the tree is dead, diseased or dangerous or damaging historic property and recommending its removal. Our arborist will supply a letter which I will forward to you. When a tree is removed, the Guidelines (2.3.5) mandate that it be replaced by a replacement tree of similar or identical species or, per RHDC policy, a fee-in-lieu payment to the NeighborWoods program. Please let us know which you intend to do. We would prefer planting a tree. What is the fee-in-kind?
  - Also, could you please send in information about the tree’s diameter measured at 4 ½ feet above ground level? The diameter is 14" at 4 1/2' above ground level.
  - You propose to renovate/replace the shed doors. If replacing, please confirm that the replacements will be of the same design, dimensions and material. Yes we intend any replacement or repair be of same design, dimension and material.
  - Please send in specs for the light tube that you mentioned (diameter, how high) We have decided not to use the light tube, but handle w interior lighting.
• The changes proposed to the roof of the historic accessory building do not clearly meet the Guidelines and is not approvable by staff. It is an item requiring a determination by RHDC as part of a Major Work application. Please confirm that you would like those changes removed from this Minor Work application. Yes, please remove the roof changes from the Minor Work application. We will consider an alternative to the proposed changes.

However, as a maintenance item under Minor Work, we may still need to re-shingle the roof. We would use the same shingle type and color (charcoal) as on the house and tool shed. Please keep this portion a part of the application.

Thanks,

Daniel

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

“E-mail correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized City or Law Enforcement official.”
November 9, 2015

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

RE: Tree Removal 515 Cutler Street, Boylan Heights, Raleigh, NC 27603

Dear Mr. Band,

This letter is to recommend that the Water Oak, Quercus nigra, adjacent to a brick studio/outbuilding (the original garage) at 515 Cutler Street be removed. The tree has a 14" diameter trunk measured at 4 ½ feet (dbh) and a canopy that is stunted and sparse. This tree is growing in an urban forest setting, dominated by the larger canopies of surrounding Maples and Oaks.

The primary reason for recommending this tree's removal is the trunk is now within 6 inches of the roof and roots threaten the foundation wall of the historical garage building at 515 Cutler St. In order to preserve the longevity of this structure, it will be critical to remove this large species Oak tree, preventing its strong and invasive root system from damaging the foundation.

Another reason this tree should be removed is the potential risk of large limbs breaking from the canopy and damaging this building. Although the threat is not severe, the close proximity of the tree's canopy does pose a hazard. The first main limb is 8-10 inches in diameter and within a few feet of the root. Also I have previously trimmed recurring dead wood from the crown on two occasions – one, a large leader, was from storm damage.

In my work and experience, I have seen Water Oak trunks grow to 48 - 50" diameters. If this tree continues on that progression, its close proximity to the building, would destroy the building.

I would not recommend replacing the tree in kind. There are several maturing, shade trees on and adjacent to the property, one of which is a Water Oak. Using a replacement tree more suitably sized to fit the confines of the site would be more appropriate.
I encourage you to grant the homeowner permission to remove the tree to protect and preserve the historic integrity and quality of the structure.

Respectfully,

Benjamin Sweet
ISA Certified Arborist SO-5755A
919-538-6969
bjsweet28@gmail.com
515 Cutler St

Lenoir st rear yard joins aley; left to right: roof residence, tool shed, outbuilding

Lenoir street side yard
front residence from cutler st and lenoir facing east

front residence on cutler st looking towards lenoir st
front residence and 510 cutler st neighbor

view from across alley; left to right tool shed, residence roof, outbuilding/studio
view of outbuilding studio from rear entrance

view tool shed from rear entrance