



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Remove rear gravel fire pit area; install new rear mulch fire pit area; construct rear deck

1012 W Cabarrus St

Address

Boylan Heights

Historic District

Historic Property

COA-0011-2023

Certificate Number

2/15/2023

Date of Issue

8/15/2023

Expiration Date

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, _____

Erin Morton

Raleigh Historic Development Commission

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

Type or print the following:			
Applicant name: Gary Bullard			
Mailing address: 1012 W Cabarrus Street			
City: Raleigh	State: NC	Zip code: 27603	
Date: feb 10 2023		Daytime phone #: 984-222-25205	
Email address: garybullardjr@gmail.com			
Applicant signature: Gary Bullard <i>GLRBjr</i>			
Minor work (staff review) – one copy Major work (COA committee review) – ten copies Additions > 25% of building sq. footage New buildings Demolition of building or structure All other Post approval re-review of conditions of approval		<div style="text-align: center; border-bottom: 1px solid black; padding-bottom: 5px;">Office Use Only</div> Transaction #: _____ File #: COA-0011-2023 Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____	
Property street address: 1012 W Cabarrus Street			
Historic district: Boylan Heights			
Historic property/Landmark name (if applicable):			
Owner name: Gary Bullard			
Owner mailing address: 1012 W Cabarrus Street			

For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.	
Property Owner Name & Address	Property Owner Name & Address

I understand that all major work applications that require review by the Raleigh Historic Development Commission's COA Committee must be submitted by 4 p.m. on the date of the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Will you be applying for rehabilitation tax credits for this project? Yes <input checked="" type="radio"/> No <input type="radio"/>	Office Use Only Type of work: <u>26, 56</u>
Did you consult with staff prior to filing the application? <input checked="" type="radio"/> Yes <input type="radio"/> No	

Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
3.1	Decks	See attached/enclosed description.

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 <u>08/15/23</u> .	
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) <u>Erin Morth</u>	Date <u>02/15/23</u>

9 January 2023 – Bullard COA Minor Work – Exterior Deck

Bullard House – 1012 W Cabarrus Street – Deck Install

RHDC – Design Guidelines – 3.1 Decks

We plan to replace fire pit approved by previous COA: 061-18-CA with a simple wooden deck constructed of decay/rot-resistant material (cypress) and/or pressure-treated lumber – at a rise of 8”-12” above yard surface, not to include any rails or construction above surface of deck. Deck to be built in line with shed and fence on rear of property, with semi-wrap-around feature on large willow oak located in 1012 W Cabarrus backyard. The fire pit may be relocated towards front area of backyard and will be constructed of pervious surfaces. The large willow oak will be enclosed within a tree protection area and root system will not be disturbed. We believe that our plan meets requirements of Sec 3.1.1-8.

Per Article XV – Certificate of Appropriateness List, this project would fall under #26 ‘Construction of new Decks with a maximum height of 42” or less’ and may be reviewed at Staff Level as a Minor Work.

02/15/23: Staff Note - Applicant confirmed via email that the deck will be a natural stained wood color with 2x8" decking boards on 2x10" or 2x12" wood-framed structure at an overall height of 8" off the ground. The proposed relocated fire pit and pathway will reuse or match the existing edging and mulch.

Morton, Erin

From: Gary Bullard <garybullardjr@gmail.com>
Sent: Friday, February 10, 2023 4:47 PM
To: Morton, Erin
Subject: Re: COA-0011-2023 (1012 W Cabarrus St) - Minor Work
Attachments: 1012 W Cabarrus Backyard Dec - Minor Works COA.zip

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you verify that the attachment and content are safe. If you believe this email is suspicious, please click the 'Phish Alert' link in the banner to report this message.

hi Erin,

please see further comments/responses inline below. Application and supporting materials included within the attached.

thanks and have a great weekend.

GB

On Fri, Jan 27, 2023 at 1:59 PM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Gary,

Thank you for submitting a minor work COA. We need some additional information to consider the application complete. Please email the following items to us when you are ready:

- [COA app form](#) signed & completed by property owner - *Please find within attached zip file.*
- More and detailed photos, including the front of house from street & overall rear yard - *Please find within attached zip file.*
-
- The marked site plan and marked photo appear to show different proposed deck conditions. Is the deck proposed to abut the existing shed? It sounds from the description as though the deck will not extend beyond the existing shed walls to the front or rear – is that correct? - *the deck will not abut the shed - deck will remain in the footprint of the shed; rear wall of shed abuts rear property boundary.*

-
- Full existing and proposed site plan – add dimensions to proposed deck & confirm distance from rear lot line - *please see attached drawing/survey overlay within attached zip file. proposed deck would be approx 8' from rear lot line.*
-
- What is SF of existing gravel fire pit, proposed mulch fire pit, and proposed deck? - *existing gravel firepit is ~113sf; proposed mulch firepit would be roughly same; proposed deck would be ~225 sf*
-
- Will the existing paver-lined stone step pathway also be relocated or altered? - *paver steps to existing firepit will be removed in favor of mulch path.*
-
- What are the green triangles on the marked photo indicating? Are new plantings also proposed? If so, provide a landscaping plan marked with species, height, number, and location of proposed plantings. - *at this time, new landscaping is not in budget scope; we will not be providing a landscape plan.*

Please let us know if you have any questions. Thanks and have a good weekend.

Best,

Erin

Erin Morton, MSHP

Senior Planner

City of Raleigh

Planning and Development

Historic Preservation Unit

One Exchange Plaza | Suite 300

Raleigh, NC 27601

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