

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Landscape Master Plan; Install front porch railing

318 Cutler St

Address

Boylan Heights

Historic District

Historic Property

COA-0014-2020

Certificate Number

3/12/2020

Date of Issue

9/12/2020

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 North

Raleigh Historic Development Commission

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

Type or print the following:		
Applicant name: Rush Beam		
Mailing address: 318 Cutler St.		
City: Raleigh	State: NC	Zip code: 27603
Date: 1/17/20	Daytime phone #: 919-407-0066	
Email address: rushbeam@gmail.com		
Applicant signature: Rush Beam		
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		Office Use Only Transaction #: _____ File #: <u>COA-0014-2020</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____
Property street address: 318 Cutler St. Raleigh, NC 276703		
Historic district: Boylan Heights		
Historic property/Landmark name (if applicable):		
Owner name: Robert Rush Beam and Erin Steffen Lane		
Owner mailing address: 318 Cutler St. Raleigh, NC 27603		

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 ☐ No ☒	Office Use Only Type of work: <u>46, 57</u>
Did you consult with staff prior to filing the application? Yes ☒ 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).
1.3	Site Features and P ☒	Review of Landscape Master Plans affecting less than: 25% of front ya ☒
2.11	Accessibility, Health and Safety ☒	Install front porch railing.

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>9/12/2020</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>Geri Norton</u>	Date <u>3/12/2020</u>

Rush Beam
318 Cutler St.
Raleigh, NC 27603
COA Minor Application

Hello!

We are requesting approval for a Landscape Master Plan affecting less than 25% of our front yard and 50% of our side yard, in addition to the installation of a front porch railing.

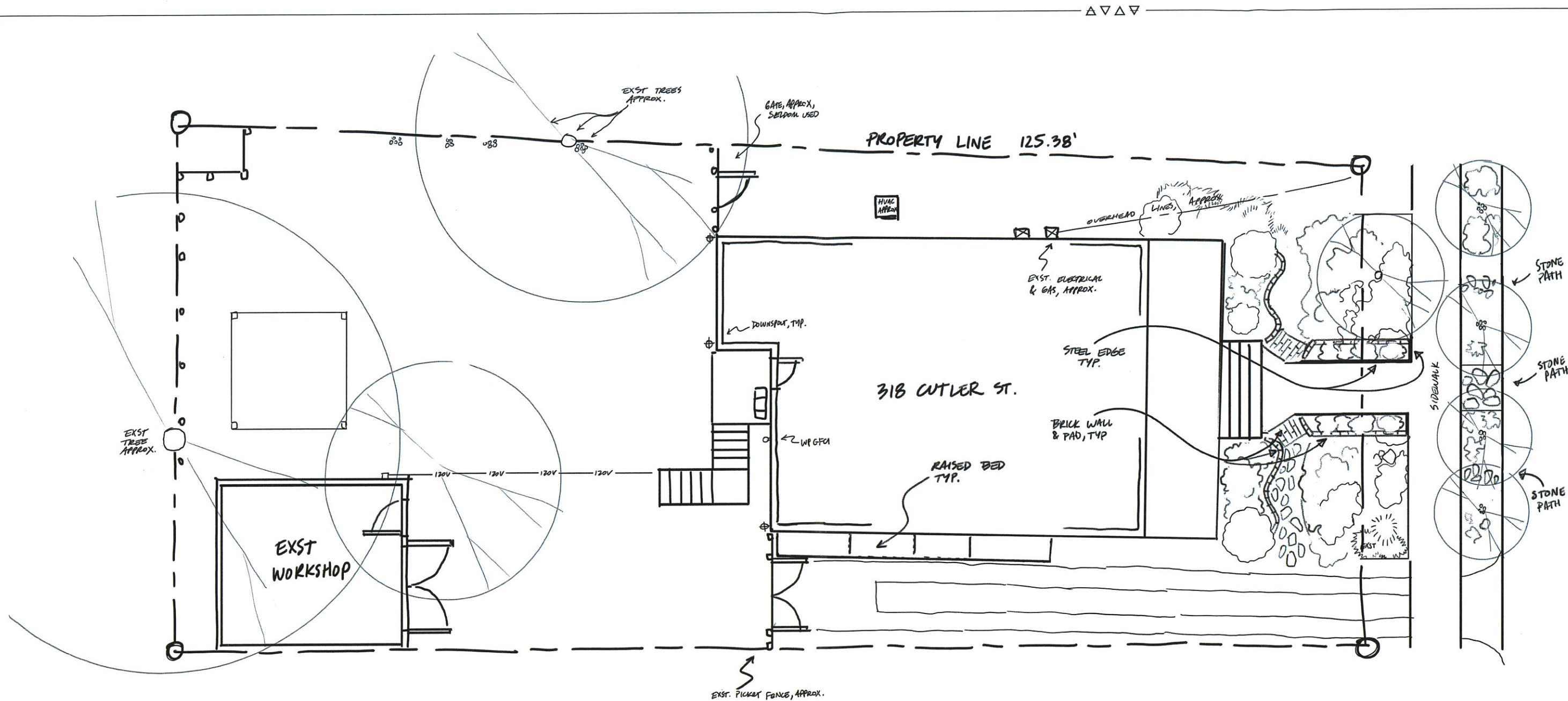
The Landscape Master Plan for our front yard seeks to lower our overall yard maintenance while keeping a clean, yet elegant aesthetic. Using plants already in our front yard, as well as the addition of a few low profile bushes, grasses, and boulders will achieve this effect. Additionally, we would like to remove the wooden garden beds on the left side of the house (if you're facing it) in order to remove the rotted wood and better maintain the brick foundation.

We are also seeking the installation of a front porch railing to make our entrance safer and more accessible to aging relatives. By using corten steel and only installing a railing on one side of the porch, the addition will be both minimal and in keeping with other such additions in the neighborhood.

Thank you for caring about our neighborhood as much as we do!

Warmly,
Rush

C:\My Drive\Project Files\Lane Residence\Drawings\Site\SD Plan.dwg 12/13/2019 11:01



① SD PLAN
3/32" = 1'0"

Drawn by:
James Clark
Reviewed by:
Wes Aycock
Date:
December 13, 2019

Sheet Size: 11X17

EXISTING
CONDITIONS

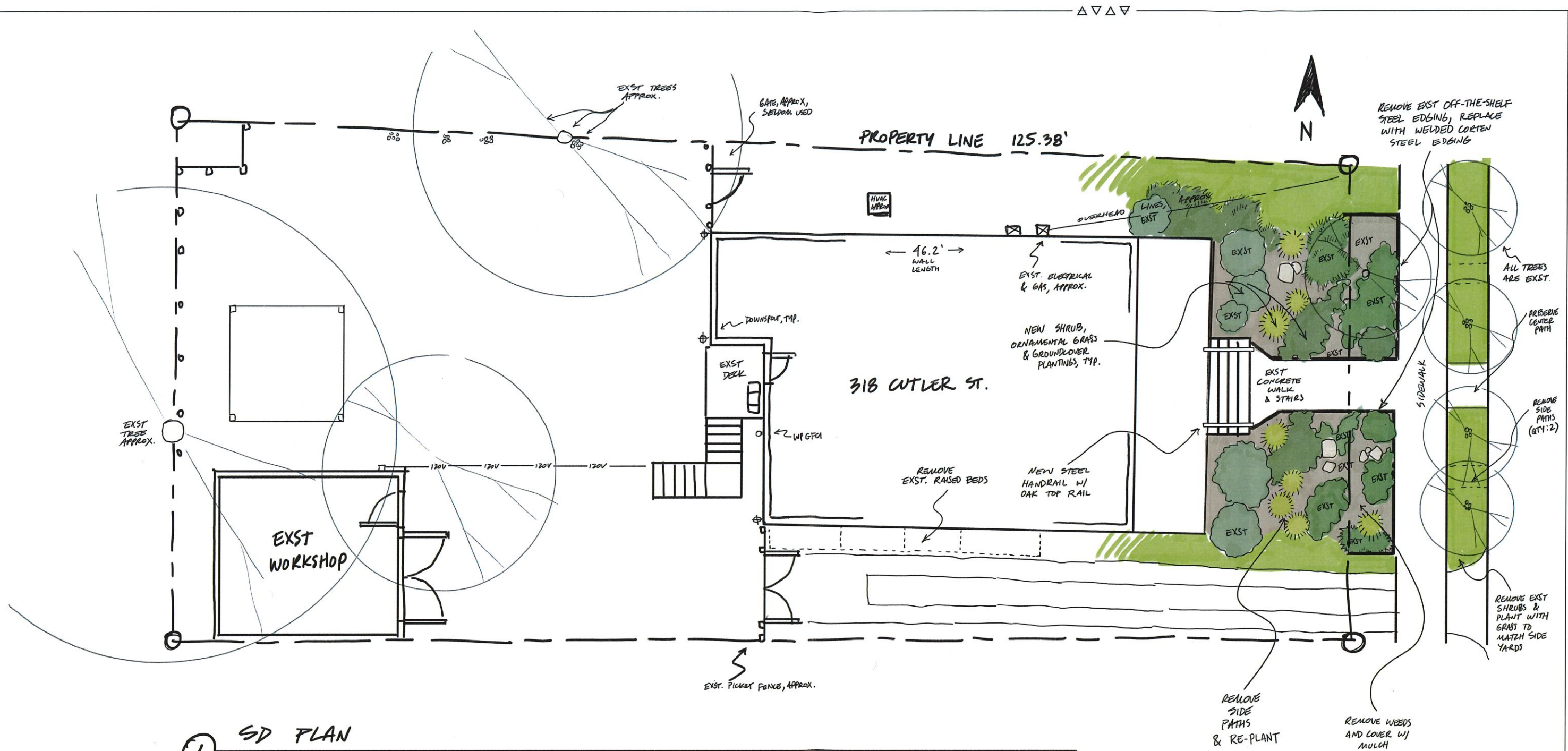
Lane Residence
Erin Lane and Rush Beam
318 Cutler St.
Raleigh NC 27603

4137 South Alston Avenue
Durham, North Carolina 27713
919.819.2989 | 919.523.1842
www.AEDAN.com

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WORKSHOP



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① SD PLAN
3/32" = 1'0"

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WORKSHOP

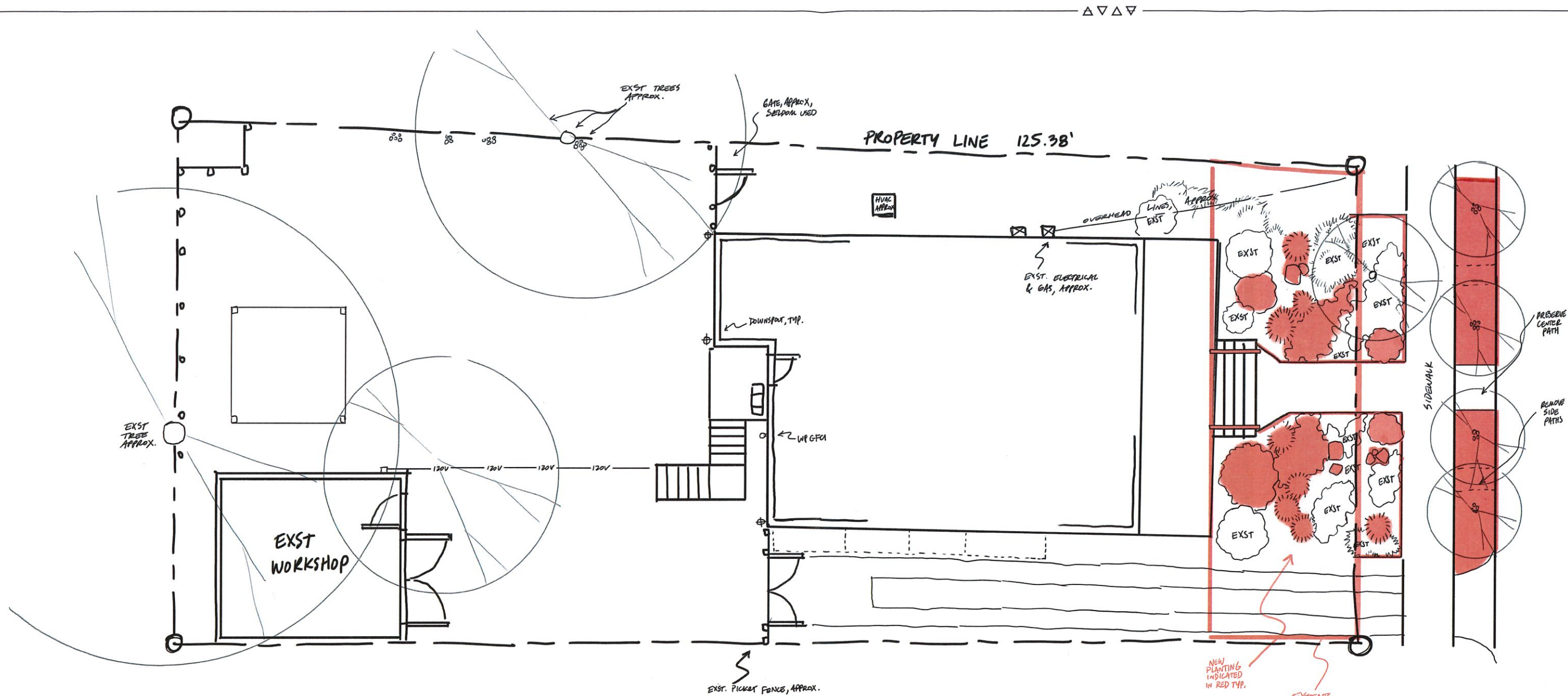
Lane Residence
Erin Lane and Rush Beam
318 Cutler St.
Raleigh NC 27603

Drawn by:
James Clark
Reviewed by:
Wes Aycock
Date:
December 13, 2019

Sheet Size: 11X17

FINAL PLAN

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① SD PLAN
3/32" = 1'0"

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Erin Lane and Rush Beam
318 Cutler St.
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Drawn by:
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December 13, 2019

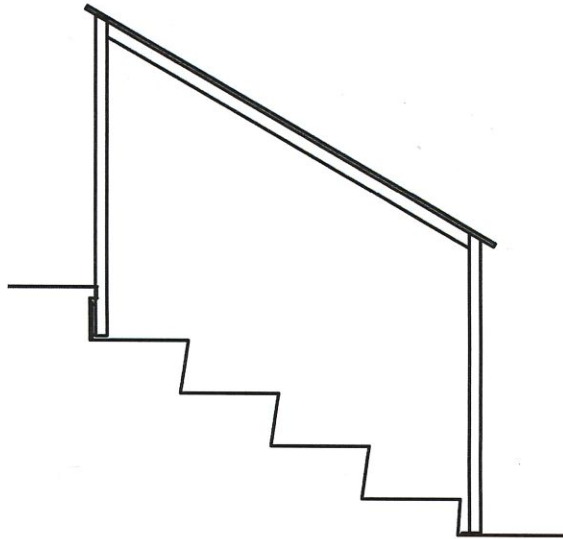
Sheet Size: 11X17

NEW WORK

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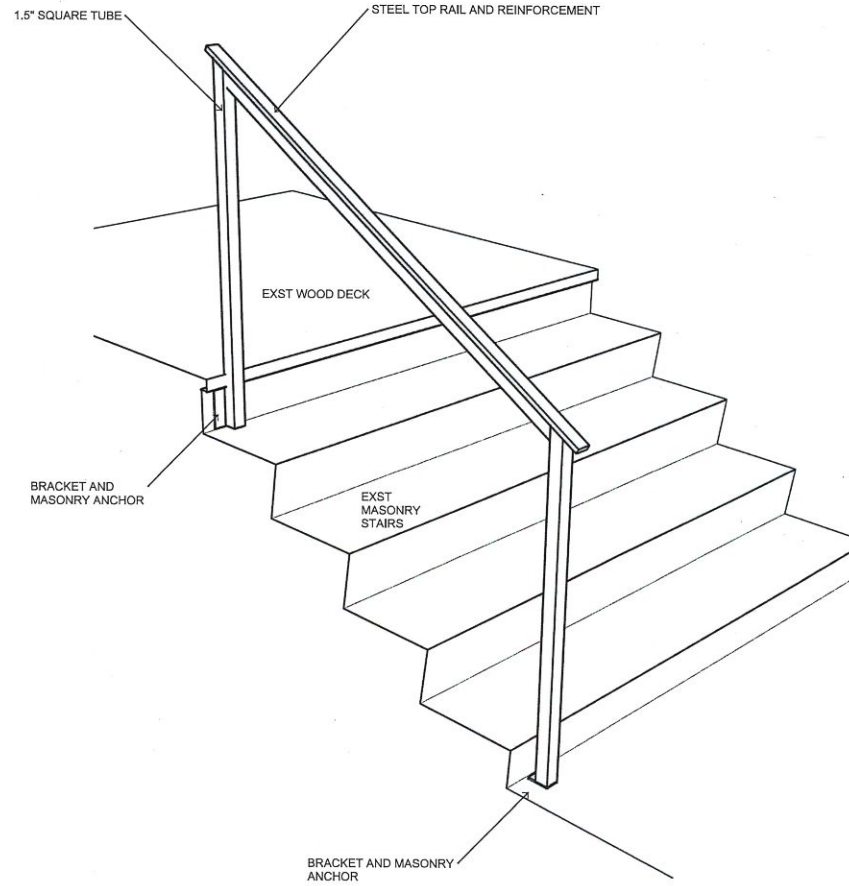
△▽△▽

ALL NEW MATERIAL IS PAINTED STEEL UNLESS OTHERWISE NOTED



1

FRONT
3/4"=1'0"



2

PERSPECTIVE
NTS

SCALE BAR: 3/4"=1'0" (1:16)



4137 South Alston Avenue
Durham, North Carolina 27713
Phone: 919.486.1542
www.aedan.com

AEDAN
WORKSHOP

Lane Residence
Erin Lane and Rush Beam
318 Cutler St.
Raleigh NC 27603

Drawn by:
James Clark
Reviewed by:
Wes Aycock
Date:
February 17, 2020
Sheet Size: 11x17
RAILING

L1.21





















Morton, Erin

From: Rush Beam <rushbeam@gmail.com>
Sent: Friday, March 6, 2020 3:16 PM
To: Morton, Erin
Cc: Steven Valenziano; Tully, Tania; Kinane, Collette
Subject: [WARNING: AMP - ATTACHMENT(S) MAY CONTAIN MALWARE]Re: 3`8 Cutler St - Minor Work COA comments
Attachments: Lane COA Plan.pdf

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.

Updated overall plan attached with railing fixed

On Fri, Mar 6, 2020 at 1:26 PM Rush Beam <rushbeam@gmail.com> wrote:
Hello everyone,

We have now received the updated drawings from Aedan Workshop and have uploaded them to the website. I have also attached them here. We have addressed everything from your previous feedback.

The first note I will make is about the larger COA plan. That still has the Oak Top Railing, please ignore that. The more specific handrail PDF has the correct materials listed there.

The second change is that we would like the handrail on both sides of our front steps now for good symmetry and to better match our neighbors!

Please let me know if you have any questions or concerns.

Rush

On Thu, Mar 5, 2020 at 11:16 AM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Received. Thank you.

Best,

Erin

Erin Morton

Preservation Planner II

From: Rush Beam <rushbeam@gmail.com>
Sent: Wednesday, March 4, 2020 5:14 PM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Cc: Steven Valenziano <steven@aedan.com>; Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: Re: 3`8 Cutler St - Minor Work COA comments

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Sure thing. and here is that last picture you asked for!

Thanks for the extra info, never hurts!

On Wed, Mar 4, 2020 at 11:21 AM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Rush,

Wonderful, we just wanted to make sure you knew about the additional process, if needed. Thanks for the quick response.

Best,

Erin

Erin Morton

Preservation Planner II

■ Raleigh Urban Design Center

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | raleighnc.gov

From: Rush Beam <rushbeam@gmail.com>
Sent: Wednesday, March 4, 2020 11:20 AM
To: Morton, Erin <Erin.Morton@raleighnc.gov>
Cc: Steven Valenziano <steven@aedan.com>; Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>
Subject: Re: 3`8 Cutler St - Minor Work COA comments

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I'll get that one photo when I get home later today and send out.

As for the trees in the city right-of-way, reading that document, I don't think we will need it. Nothing at all close to what is listed there will be done. No city trees would be cut/trimmed or disturbed in any way... We would just be cleaning up the ground cover around then in the topsoil only. I believe the city tree health would improve with our simplified plan.

Thanks,

Rush

On Wed, Mar 4, 2020 at 10:32 AM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Rush,

Thank you for the additional photographs! That is very helpful for understanding the area of work. Would you mind sending us one more photo of the full front elevation of the house? We can clearly see everything we need to

review in the new photographs (including your dogs!), but try to always include an overall photograph of the main elevation for the file as well.

While our division does not review work in the right-of-way, you may still need to file a Tree Impact Permit with the city for work in the right-of-way. We do not know if your proposed improvements would require this, but wanted to make sure you consider whether it is needed. Additional information can be found here: <https://raleighnc.gov/parks/content/ParksRec/Articles/Programs/UrbanForestry/UFTreePermit.html>

We will look for the additional materials that Steven is putting together when you all are ready. Thank you!

Best,

Erin

Erin Morton

Preservation Planner II

■ **Raleigh Urban Design Center**

One Exchange Plaza, Suite 300 | Raleigh, NC 27601

919-996-2649 | raleighnc.gov

From: Rush Beam <rushbeam@gmail.com>

Sent: Tuesday, March 3, 2020 8:51 PM

To: Morton, Erin <Erin.Morton@raleighnc.gov>

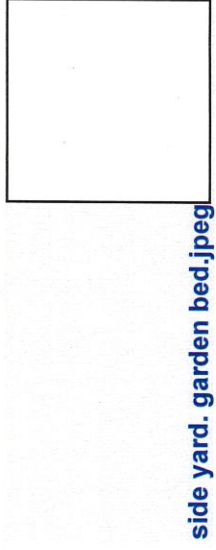
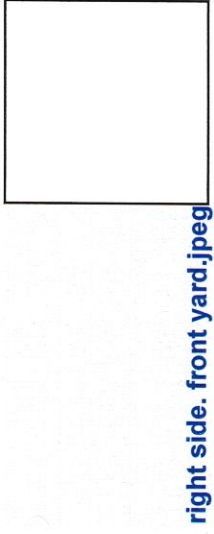
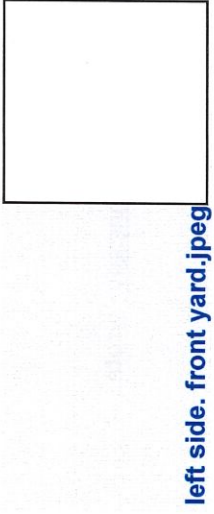
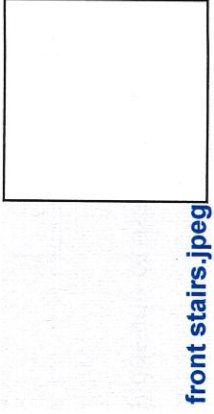
Cc: Steven Valenziano <steven@aedan.com>; Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>

Subject: Re: 3'8 Cutler St - Minor Work COA comments

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Please find attached daytime photos and more up close photos of the proposed areas of our front yard.

Also included are a couple more of our side yard with current garden beds that are rotten.



side yard. left side of house. garden bed.jpeg

in case the google drive attachment does not work I will also attache these to our application online

Let me know if you need a different angle.

Cheers

Rush

On Tue, Feb 18, 2020 at 12:50 PM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Rush,

Thank you for the update. No worries, we are here whenever you are ready to move forward.

Best,

Erin

From: Rush Beam <rushbeam@gmail.com>

Sent: Tuesday, February 18, 2020 12:27 PM

To: Morton, Erin <Erin.Morton@raleighnc.gov>

Cc: Steven Valenziano <steven@aedan.com>; Tully, Tania <Tania.Tully@raleighnc.gov>; Kinane, Collette <Collette.Kinane@raleighnc.gov>

Subject: Re: 3'8 Cutler St - Minor Work COA comments

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Hello all,

Seems like some things have moved along while I have been traveling for work and pleasure. I will be back and able to take some good detailed photos to send to you all on Monday. I apologize for the delay but wanted you all to know when you could expect those photos you have asked for. Thanks for all your hard work.

Cheers,

Rush

On Tue, Feb 11, 2020 at 10:53 AM Morton, Erin <Erin.Morton@raleighnc.gov> wrote:

Rush and Steven,

Thank you for submitting a Minor Work Certificate of Appropriateness (COA) application. I am a new staff member to RHDC and Collette has asked me to reach out to you both regarding your application. Staff has made an initial review of your application regarding clarity and completeness and has the following questions, comments, and suggestions:

1. Please provide additional day time photographs of the property, including detailed photographs of the areas where changes are proposed.
2. Could you provide an existing conditions plan to help us identify the extent of the proposed changes?
3. The public right-of-way does not count as a part of the yard. Changes in the public right-of-way will not be reviewed as a part of the COA application; this space should be removed from the landscape area calculations for determining 25% threshold for front yard changes.
4. Please adjust design to include vertical pickets. We are unable to approve the horizontal configuration as currently proposed.
5. Staff is unable to approve the mixed materials proposed for the new railing. Please provide an updated detail showing painted metal pickets and top rail. Steel or aluminum are acceptable materials with black being the preferred finish color; white is also acceptable. We are unable to approve exposed Coreten as a finish material within the historic district.
6. Detail 1 provided on sheet L1.21 is at an illegible scale when printed at the 8.5"x11" size provided. Please provide a section drawing of the proposed stair at a larger scale.
7. The details provided on sheet L1.21 appear to propose new wooden front steps. Please confirm that the existing concrete steps are being utilized.

Whenever you are able to provide these additional materials, we will complete our final review. Please let me know if you have any questions. Thank you!

Best,

Erin Morton

www.rushbeam.com

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www.rushbeam.com

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