



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Replace and extend concrete driveway strips; remove rear flagstone patio and walkways; install rear concrete patio and walkways; install rear raised planter; install rear ornamental grass landscaping

*Beyond this expiration date, NC Session Law 2021-03 grants an extension to all valid development permits until 150-days after NC Executive Order 116 is rescinded.

318 Cutler St

Address

Boylan Heights

Historic District

Historic Property

COA-0028-2022

Certificate Number

3/2/2022

Date of Issue

9/2/2022*

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: Rush Beam		
Mailing address: 318 CUTLER ST.		
City: Raleigh	State: NC	Zip code: 27603
Date: 2/26/22	Daytime phone #: 919-407-0066	
Email address: rushbeam@gmail.com		
Applicant signature: 		
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-0028-2022</u> Fee: _____ Amount paid: _____ Received date: _____ Received by: _____ _____
Property street address: 318 CUTLER ST.		
Historic district: Boylan Heights		
Historic property/Landmark name (if applicable):		
Owner name: Rush Beam		
Owner mailing address: 318 CUTLER ST. Raleigh, NC 27603		

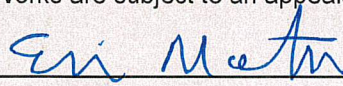
For applications that require review by the COA Committee (major work), provide addressed and stamped envelopes for owners for all properties with 100 feet on all sides of the property, as well as the property owner.

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 Did you consult with staff prior to filing the application? Yes No	Office Use Only Type of work: <u>34, 55, 82</u> <hr/>
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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).
34	Alteration/Removal of Driveways	Replace deteriorating double strip driveway and connect to existing garage.
46	<small>Review of Landscape Master Plans affecting less than: 25% of front yard area (from house face); 50% of total side and rear yard area</small>	Alter less than 50% of rear yard by increasing green space and decreasing hard space.
55	Alteration/Addition to/Removal of existing Patios	Removal of deteriorating flagstone patio and replace with smaller concrete pad.
82	Alteration/Construction/Removal of existing Walks	Removal of deteriorating flagstone walks and replace with smaller concrete pads.

<p align="center">Minor Work Approval (office use only)</p> <p>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>09/02/2022</u>.</p> <p>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.</p> <p>Signature (City of Raleigh) <u></u> Date <u>03/02/2022</u></p>
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Rush Beam
318 Cutler St.
Raleigh, NC 27603
COA Minor Application

2/26/22

Hello!

We are seeking minor COA approval for rear yard alterations at 318 Cutler St. in the Boylan Heights neighborhood.

For many years our rear yard has been a mixture of poorly-laid flagstone, a rotting pergola, and a yard of weeds growing in dry red clay (Picture 1). With a few minor tweaks to our yard, we hope to increase green spaces and decrease hard spaces, which will not only add natural beauty to our beloved home but greatly ease runoff issues.

Our current walkways (Picture 2) and patio (Picture 3) are made of flagstone which was placed directly onto our yard. Over the years they have cracked, moved, shifted and have now become a safety hazard. (A rotting pergola has already been removed for this reason.) We plan to replace this patio and walkway with smaller concrete pads that will decrease our overall hard surface area by approximately 165 square feet.

Our current yard has been neglected for many years and is simply weeds growing into red clay (also Picture 1). Our plan is to organize our yard into a defined area, treat our yard by adding quality top soil and lay down new shade-friendly sod. We also plan to add ornamental grass to match the aesthetic of our COA-approved front yard that will increase our overall green surface area.

Lastly, our current driveway (Picture 4) does not go all the way to our garage (Picture 5). It stops at a parking pad (Picture 6) that is split in half at our fence line. In addition, the current driveway is crumbling and sinking into the earth. We propose a replacement of the current parking strips and a continuation of those strips to the existing garage. We would remove the current parking pad and replace it with a concrete apron off the front of the garage, further reducing the overall hard surface area in our rear yard.

Please also find attached our current rear yard layout (Picture 7), our proposed master plan layout (Picture 8), our property survey (Picture 9), and a

breakdown of how our proposed changes will affect our overall yard and hard surface square footage.

Thank you for caring about the integrity of this neighborhood—and its design—as much as we do!

Warmly,
Rush

Current Rear Yard Plan

Lawn	750 Square Feet
Patio	280 Square Feet
Walkway	150 Square Feet
Driveway	Dirt/Yard
Parking Pad	150 Square Feet

Proposed Rear Yard Plan

Lawn	726 Square Feet
Patio	192 Square Feet
Walkway	53 Square Feet
Driveway	Double Strip (like rest of driveway)
Parking Pad	50 Square Feet (will be curtain for garage)

Difference

Lawn Size	24 Less Square Feet
Patio Size	88 Less Square Feet
Walkway	97 Less Square Feet
Driveway	30 Feet Longer (from fence to Pad)
Parking Pad	100 Less Square Feet

Total of 165 Less Square Footage of hard surface

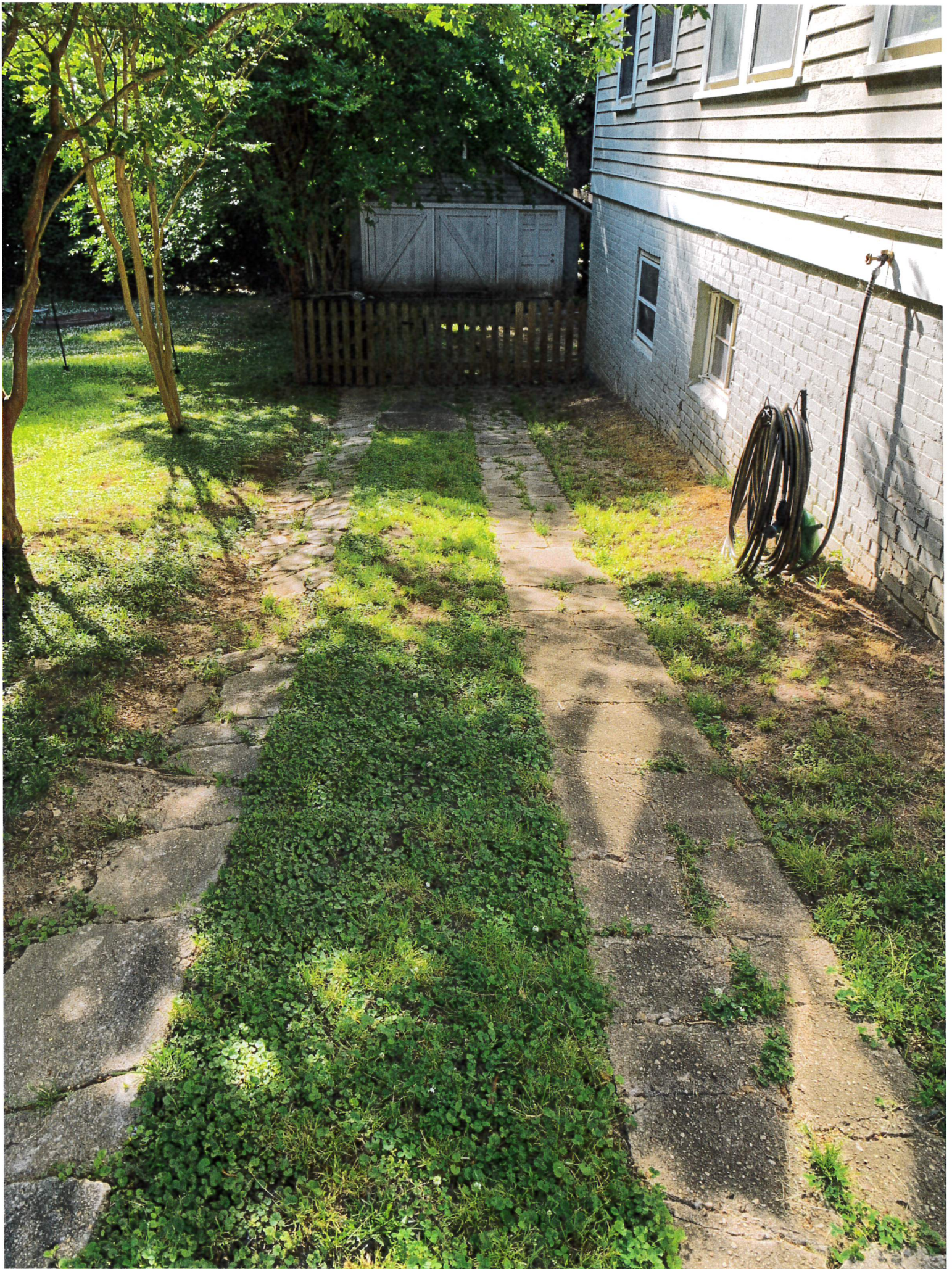
Total of 24 Less Square Footage of Lawn

*but we plan to add much more ornament grass



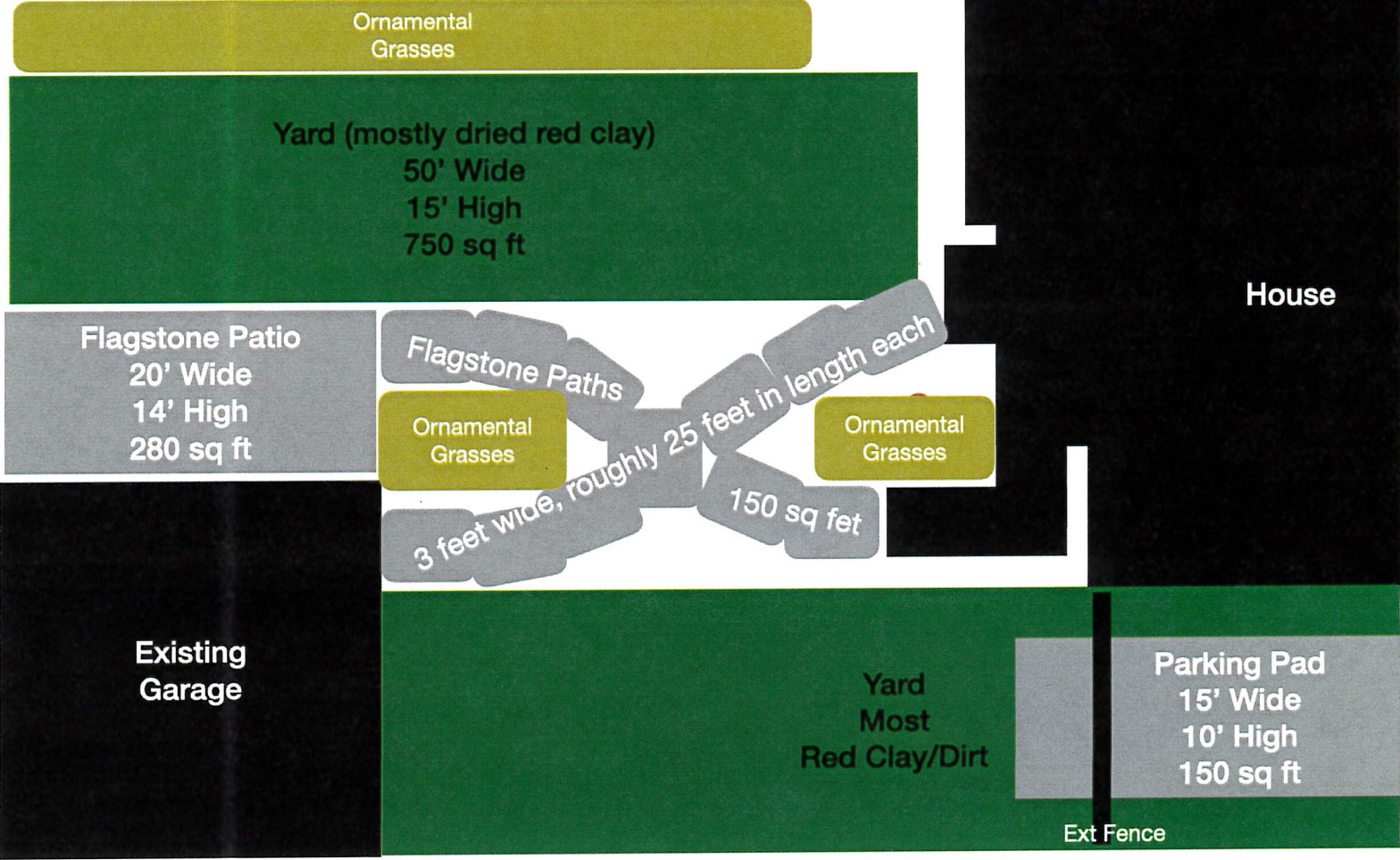


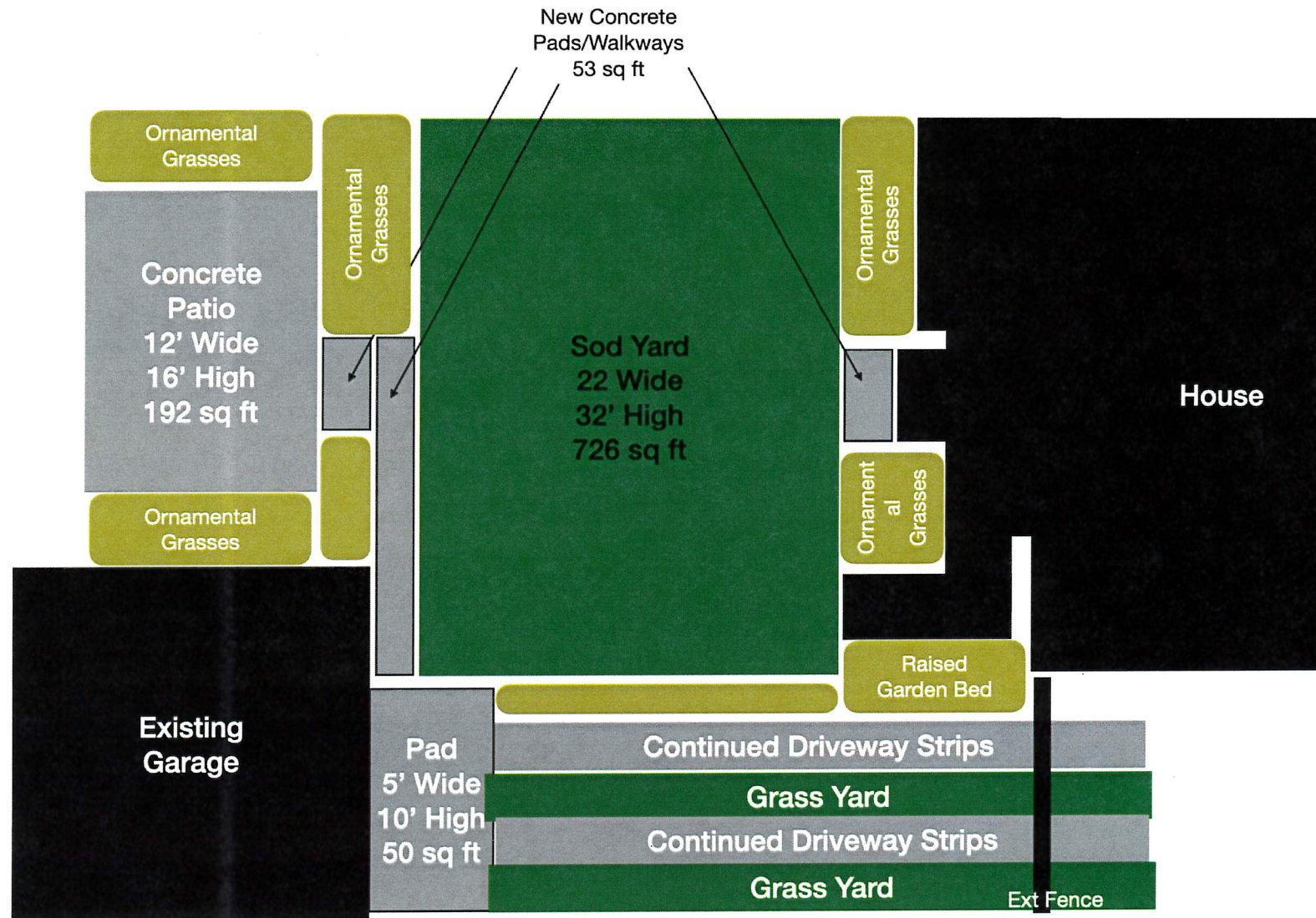




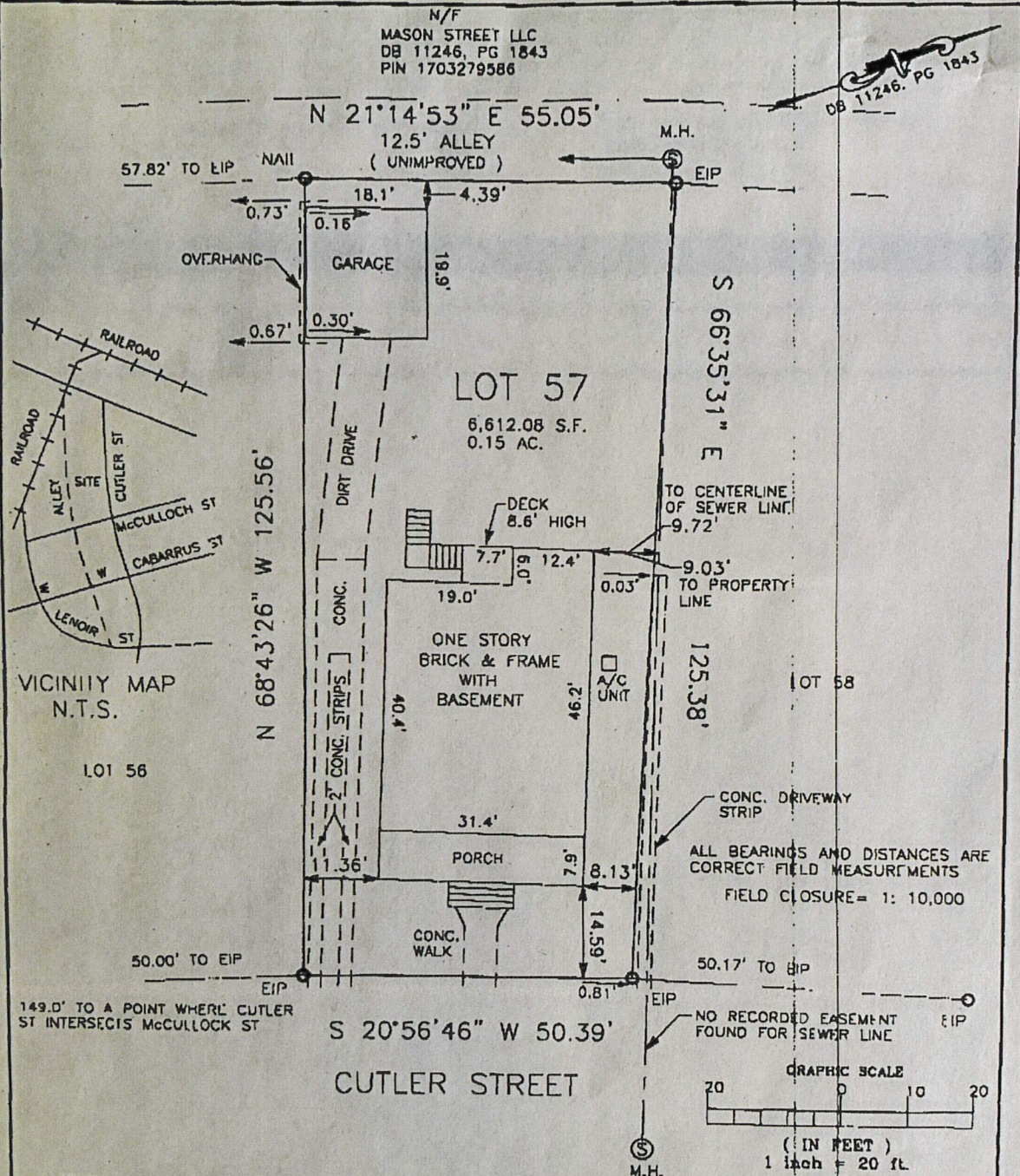








SUBJECT PROPERTY IS ☐ IS NOT ☒ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP
NUMBER 3720170300J ZONE X



BOYLAN HEIGHTS

LOT 57 BLOCK

RECORDED IN BOOK OF MAPS 1885, PAGE 114, WAKE COUNTY, N.C.

I, JOHN Y. PHELPS, JR., HEREBY CERTIFY THAT THIS MAP IS
CORRECT AND THAT THE BUILDINGS LIE WHOLLY ON THE LOT
AND THAT THERE ARE NO ENCROACHMENTS OF OTHER
BUILDINGS ON SAID LOT UNLESS SHOWN OTHERWISE.
THIS MAP IS NOT FOR RECORDING.

JOHN Y. PHELPS, JR.
PROFESSIONAL LAND SURVEYOR
5110 BUR OAK CIRCLE
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3858

NOT FOR RECORDING, INFORMATION FOUND
THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF
A TITLE SEARCH AND IS SUBJECT TO ANY FACTS
WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE
TITLE SEARCH

LEGEND
EIP EXISTING IRON PIPE
MHP NEW IRON PIPE
MON MONUMENT
PK PARKER GALVAN NAIL
C.B. CATCH BASIN
MH MANHOLE
PP POWER POLE
B/W RIGHT OF WAY
C/L CENTER LINE
FES FLEARED END SECTION

PROPERTY OF

KARL SAMUEL BARGER
NORA S. BARGER

318 CUTLER ST.
RALEIGH, WAKE COUNTY, N.C.

SCALE 1"=20'

DATE 01/28/13

FB 1401
#58747

JOHN Y. PHELPS, JR.

PROFESSIONAL LAND SURVEYOR
5110 BUR OAK CIRCLE
RALEIGH, NORTH CAROLINA, 27612 (919) 787-3858