



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Alter non-historic rear roof form

407 Cutler St

Address

Boylan Heights

Historic District

Historic Property

COA-0065-2026

Certificate Number

5/21/2026

Date of Issue

5/21/2027

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, _____

A handwritten signature in black ink, appearing to read "Collette K.", written over a horizontal line.

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name:

Mailing address:

City:

State:

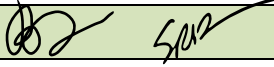
Zip code:

Date:

Daytime phone #:

Email address:

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 #: **COA-0065-2026**

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address:

Historic district:

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

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.

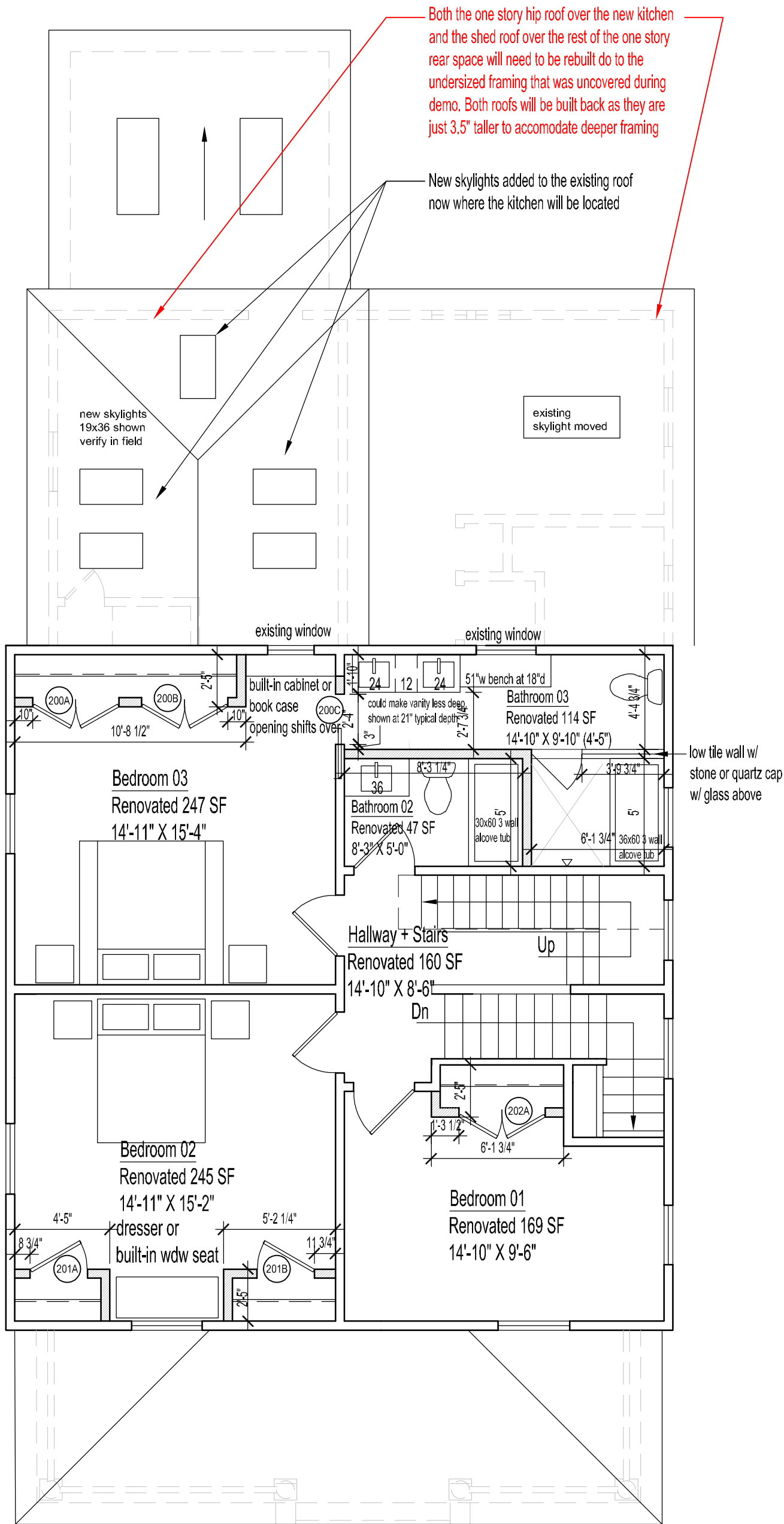
Will you be applying for rehabilitation tax credits for this project? Yes No Did you consult with staff prior to filing the application? Yes No	Office Use Only Type of work: _____ _____
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Design Guidelines: please cite the applicable sections of the design guidelines (www.rhdc.org).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.5/46-47	Roofs	Rebuild existing rear one story roofs due to undersized framing membe

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>05/21/2024</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>Collette K</u>	Date <u>05/21/2024</u>

407 Cutler St – Request to Rebuild the Rear One-Story Hip Roof as well as the Rear Shed Roof

We are in the demo and checking out existing framing stage of the project at 407 Cutler St. We have found some undersized roof framing and the structural engineer as well as the contractor are strongly suggesting that both roofs be rebuilt. The rafters will be deeper so that they are sized appropriately. This will mean the fascia and eave will be taller, app. 3.5". The shed roof is over the non-historic one-story rear portion of the house. The hip roof is over the rear left side of the footprint shown on the 1914 Sanborn map. The hip roof will be rebuilt back to the same exterior details as it has now. Again, the fascia and eave will be app. 3.5" taller to accommodate the deeper rafters needed. See the back part of the second floor plan showing the hip and shed roofs with notes attached as well as the new rear elevation from the approved application.

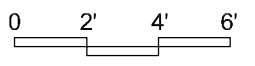
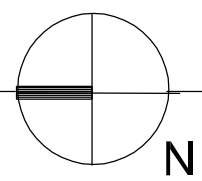


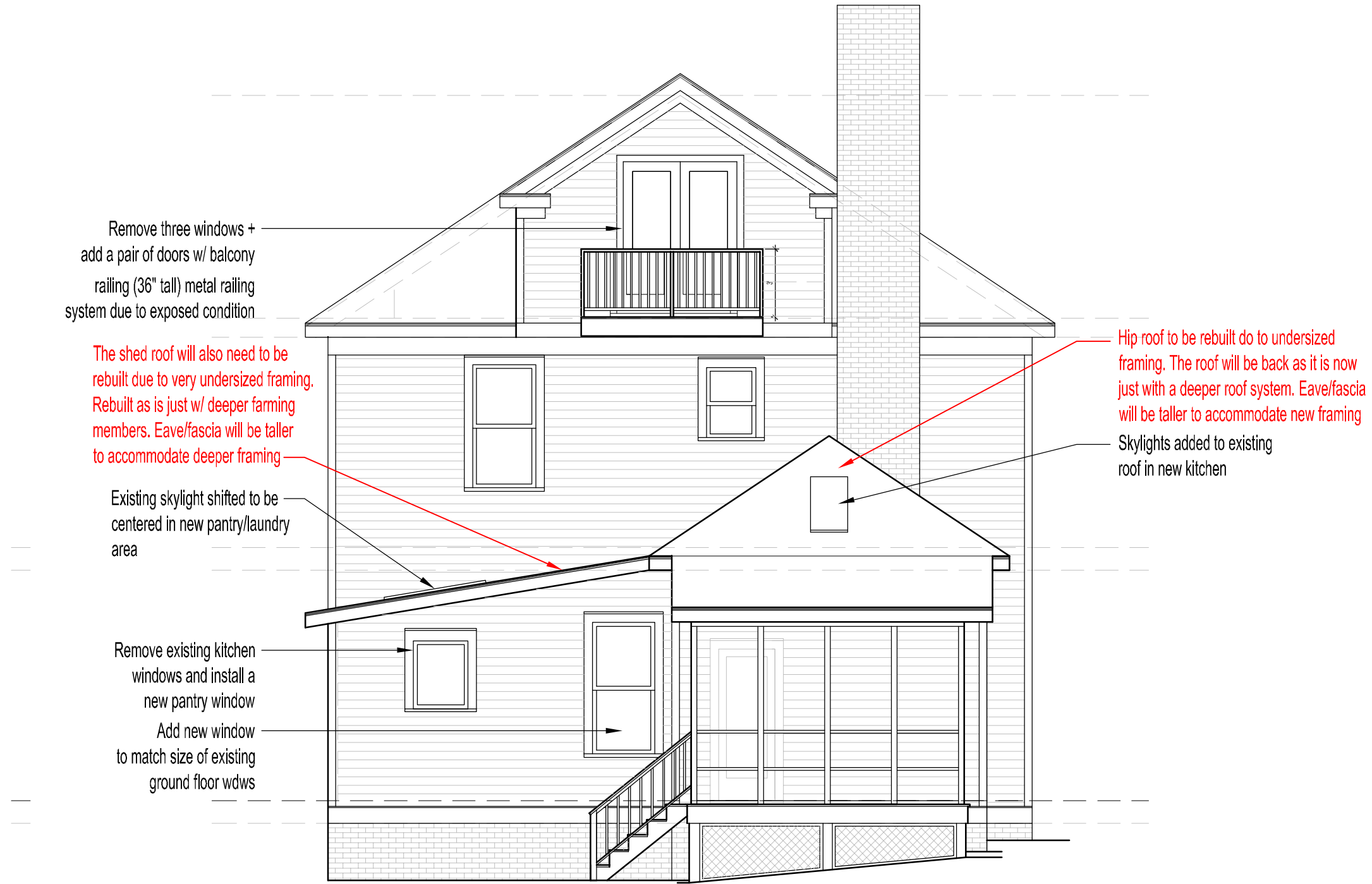
PELL ST studio

Architect
 Ashley Henkel Morris
 306 Pell Street
 Raleigh, NC 27604
 919.696.0970

407 Cutler St - New Second Floor Plan (936 SF, minus stairs)

Scale - 3/16" = 1'-0"





Remove three windows +
add a pair of doors w/ balcony
railing (36" tall) metal railing
system due to exposed condition

The shed roof will also need to be
rebuilt due to very undersized framing.
Rebuilt as is just w/ deeper farming
members. Eave/fascia will be taller
to accommodate deeper framing

Existing skylight shifted to be
centered in new pantry/laundry
area

Remove existing kitchen
windows and install a
new pantry window

Add new window
to match size of existing
ground floor wdws

Hip roof to be rebuilt do to undersized
framing. The roof will be back as it is now
just with a deeper roof system. Eave/fascia
will be taller to accommodate new framing

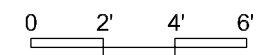
Skylights added to existing
roof in new kitchen

PELL ST studio

Architect
Ashley Henkel Morris
306 Pell Street
Raleigh, NC 27604
919.696.0970

407 Cutler St - New Rear Elevation

Scale - 3/16" = 1'-0"





407 Cutler St View from Street + Sidewalk





407 Cutler St Left Side of the House from the Front and the Side Yard.





407 Cutler St Left Side of the House and Screened in Porch.





**407 Cutler St - Wax Myrtle on Left Side +
View of Left Side from Rear**





407 Cutler St - Right Side of the House





407 Cutler St - Right Side of the House from the backyard





407 Cutler St - Right Side and Rear of the House from the backyard





407 Cutler St - Rear of the House + Screened in Porch from the backyard

