



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Change exterior paint colors

318 Cutler St

Address

Boylan Heights

Historic District

Historic Property

COA-0090-2025

Certificate Number

7/9/2025

Date of Issue

1/9/2026

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: Rush Beam and Erin Lane

Mailing address: 318 Cutler St.

City: Raleigh

State: NC

Zip code: 27603

Date: 6/29/25

Daytime phone #: 919-407-0066/919-407-0067

Email address: rushbeam@gmail.com; heyerinlane@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 #: COA-0090-2025

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 318 Cutler St. Raleigh, NC 27603

Historic district: Boylan Heights

Historic property/Landmark name (if applicable):

Owner name: Robert Rush Beam and Erin 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 ☒

Did you consult with staff prior to filing the application?

Yes ☐ No ☒

Office Use Only

Type of work: SI

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)
2.4/pg. 45	Paint & Color	We plan to repaint our house, which is in desperate need of it.

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 01/09/2024

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) Collette K Date 07/09/2025

Rush Beam & Erin Lane
318 Cutler St. Raleigh, NC 27603
Minor COA Written Description
6/30/25

Hello there,

We are seeking a Minor COA approval for the repainting of 318 Cutler St. in the Boylan Heights neighborhood of downtown Raleigh. Our house is in desperate need of a repainting as there is chipping, fading, and worn down spots. Because our house is over 100 years old, we also know there is lead paint on our property. We want to maintain our home, bring it back to life, and add just a touch more diversity to the overall very gray look of the home.

Because of the lead paint, we will be using a Lead Certified paint company: Matrix Painting Inc. (<https://www.matrixpaintinginc.com/>) who will ensure that the work is done well and properly according to all local regulations.

We are seeking to maintain as much character as we can in the home, while also bringing it life with a few small changes. We have sought to use some colors from the Historic Line from Sherwin Williams, and all specific colors can be found below.

Looking over the guidelines for RHDC, we hope the following paint schedule will bring our house to life and keep its original character alive for many more years.

Many thanks,
Rush Beam & Erin Lane

Paint Schedule

SAME: The following will be a repaint using the same colors

All Brick Foundation: SW 2821 - Downing Stone

All Trim: They will color match our current white color for all trim

Front Door: SW 2839 - Roycroft Copper Red (this is a slightly darker and more subtle shade of red than our current front door)

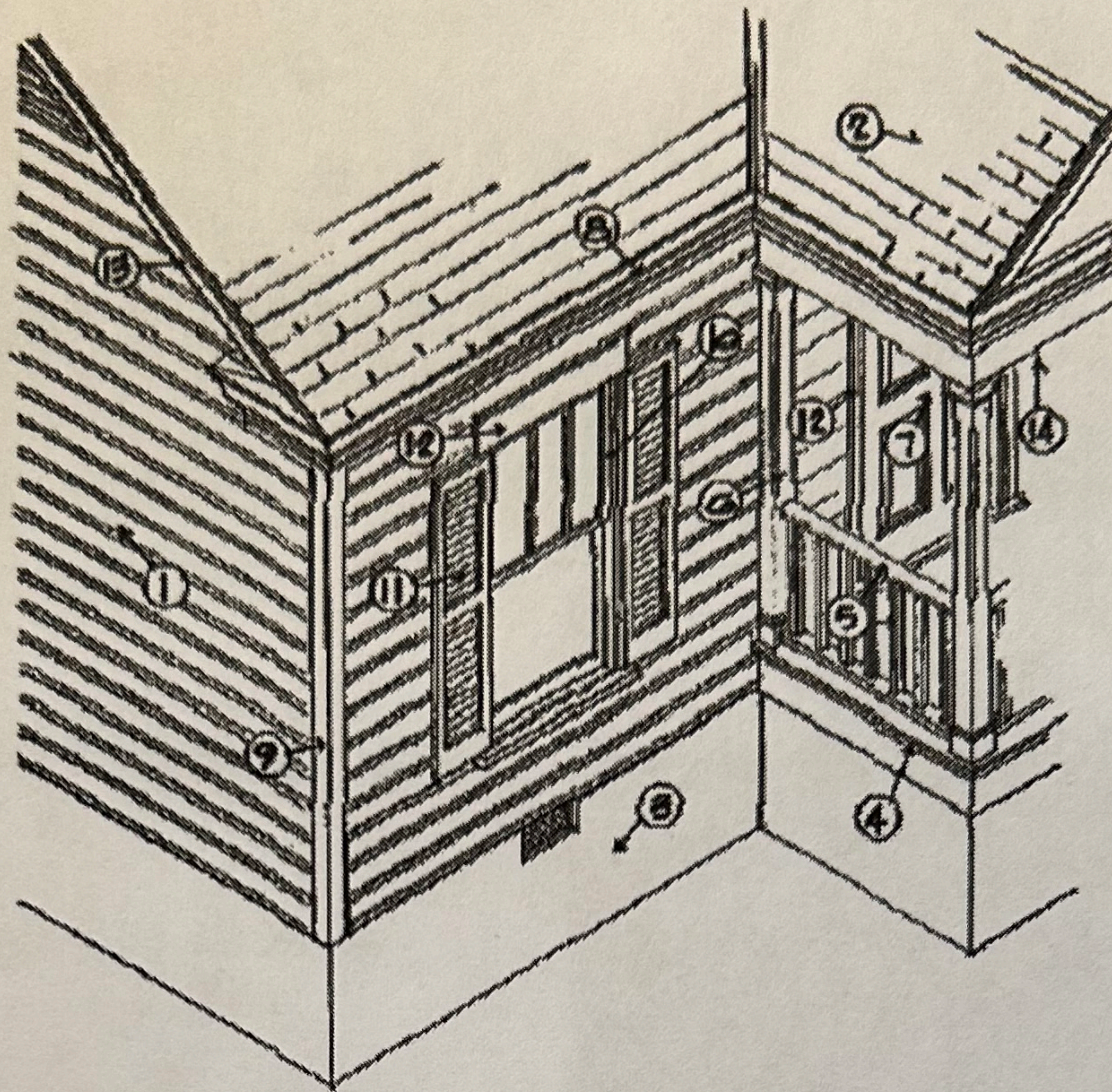
CHANGE: The following will be a repaint using new colors

Wood Siding: SW 6202 - Cast Iron

Front Porch Ceiling: SW 0056 - Classic Sand

Front Porch Floor: SW 7540 - Artisan Tan (they will use porch paint for this)

Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



Applicant Robert Beam & Erin Lane

Address 318 Cutler St. Raleigh, NC 27603

Paint Manufacturer (Please submit color chips with this schedule) Sherwin Williams

Color Schedule

1	Body of House	SW 6202	Cast Iron
2	Roofing	will not touch	
3	Foundation	SW 2821	Downing Stone - Current Color
4	Porch Floor	SW 7540	Artisan Tan
5	Railing	Color Match	current white
6	Columns	Color Match	current white
7	Entrance Door	SW 2839	Boycroft Copper Red
8	Cornice	Color Match	current white
9	Corner Boards	Color Match	current white
10	Window Sash	Color Match	current white
11	Shutter	No shutters	
12	Door & Window Trim	Color Match	current white
13	Rake	Color Match	current white
14	Porch Ceiling	SW 0056	Classic Sand
15	Other	X	





318

MAIL

SUP











