

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

**Project Description:**

Convert rear screened porch to sunroom

1012 W Cabarrus St

Address

Boylan Heights

Historic District

Historic Property

COA-0165-2020

Certificate Number

10/28/2020

Date of Issue

4/28/2021

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, \_\_\_\_\_

Raleigh Historic Development Commission

A handwritten signature in black ink, reading "Erin Norton", is written over a horizontal line.

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



Type or print the following:		
Applicant name: Gary & Meg Bullard		
Mailing address: 1012 W Cabarrus Street		
City: Raleigh	State: NC	Zip code: 27603
Date: 10/13/2020	Daytime phone #: 984-222-5205	
Email address: garybullardjr@gmail.com		
Applicant signature:		
<p>Minor work (staff review) – one copy</p> <p>Major work (COA committee review) – ten copies</p> <p style="padding-left: 40px;">Additions &gt; 25% of building sq. footage</p> <p style="padding-left: 40px;">New buildings</p> <p style="padding-left: 40px;">Demolition of building or structure</p> <p style="padding-left: 40px;">All other</p> <p>Post approval re-review of conditions of approval</p>	<p style="text-align: center;"><b>Office Use Only</b></p> <p>Transaction #: _____</p> <p>File #: <u>COA-0165-2020</u></p> <p>Fee: _____</p> <p>Amount paid: _____</p> <p>Received date: _____</p> <p>Received by: _____</p>	
Property street address: 1012 W Cabarrus Street, Raleigh, NC 27603		
Historic district: Boylan Heights		
Historic property/Landmark name (if applicable):		
Owner name: Gary and Meg Bullard		
Owner mailing address: 1012 W Cabarrus Street, 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 <input checked="" type="checkbox"/>	Office Use Only Type of work: <u>57</u>
Did you consult with staff prior to filing the application? Yes <input checked="" type="checkbox"/> No	

Design Guidelines: please cite the applicable sections of the design guidelines ( <a href="http://www.rhdc.org">www.rhdc.org</a> ).		
Section/Page	Topic	Brief description of work (attach additional sheets as needed).
2.8	entrances porches and balconies	convert existing screened porch to glassed-in sunroom.

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>04/28/2020</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>Erin Mortin</u>	Date <u>10/28/2020</u>



13 October 2020

1012 W Cabarrus Street Raleigh NC – RHDC Minor Works COA Application

Subject: Convert Screened Porch to Sunroom

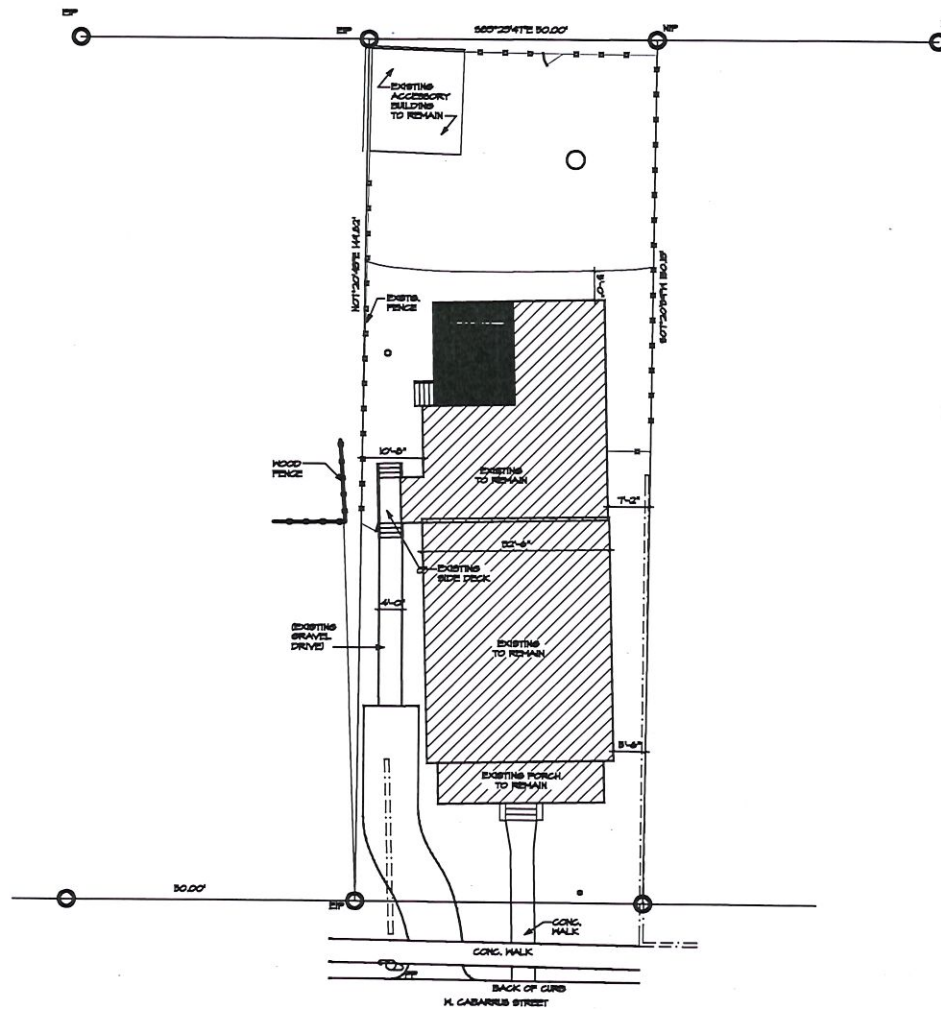
The screened porch at 1012 W Cabarrus Street in Boylan Heights was added in 2018 via COA-0198-2018. As our family grows, we would like to convert this space into a finished sunroom. The footprint/roofline of the home will not change. We will construct walls where picket rails are currently located and install casement style windows consistent with previously approved windows in place of current screens. We have enlisted the services of Maurer Architecture for the design and will be enlisting JBK for build-out.

Please find COA Minor Works application enclosed along with proposed architectural drawings.

We are happy to discuss any design and construction questions. We appreciate your time and consideration.

Gary & Meg Bullard





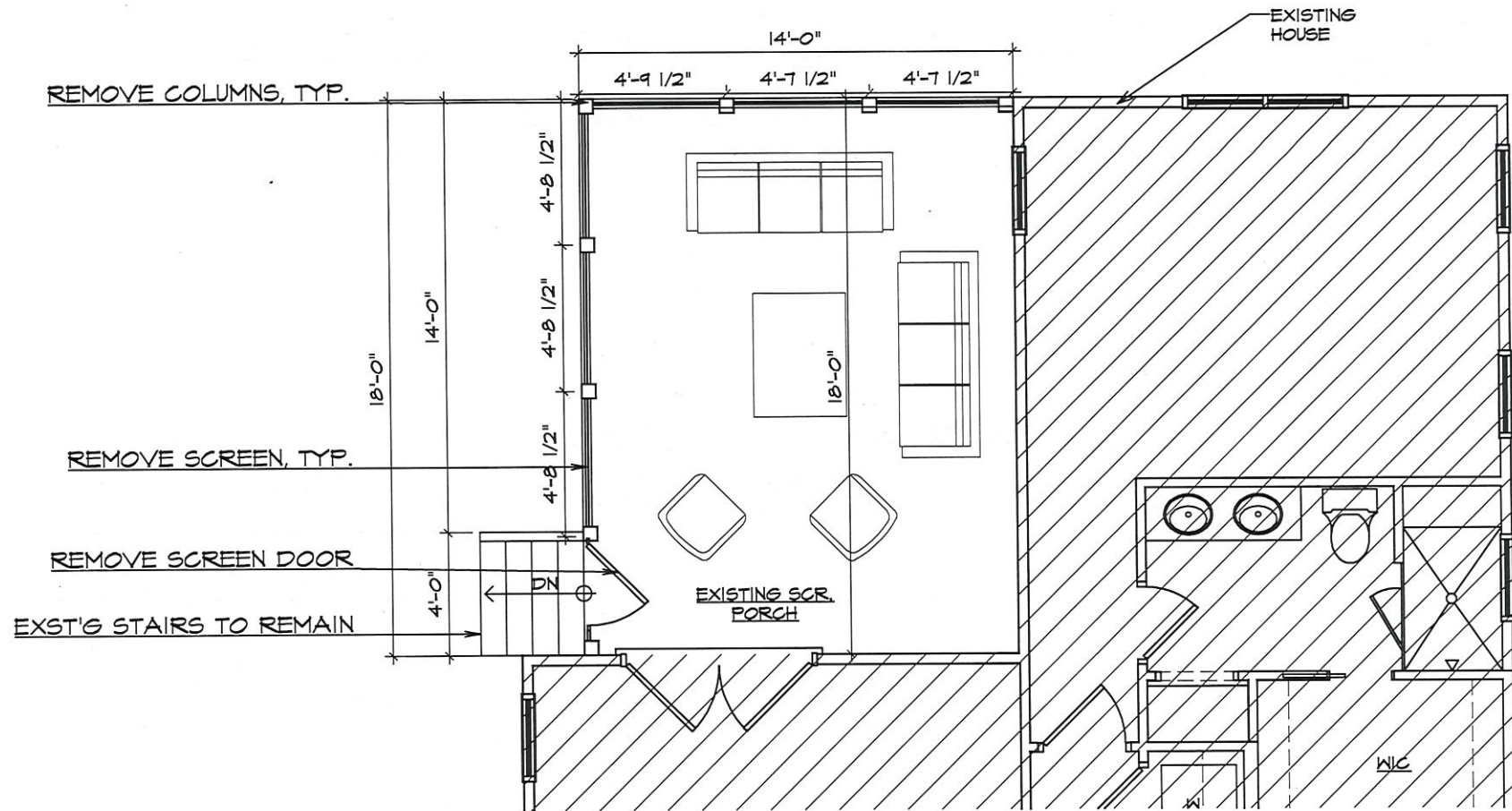
1012 W. CABARRUS ST.

## SITE PLAN, EXISTING & PROPOSED

SITE PLAN

1/32" = 1'-0"

DATE: 08/19/20



1012 W. CABARRUS ST.

## EXISTING PLAN

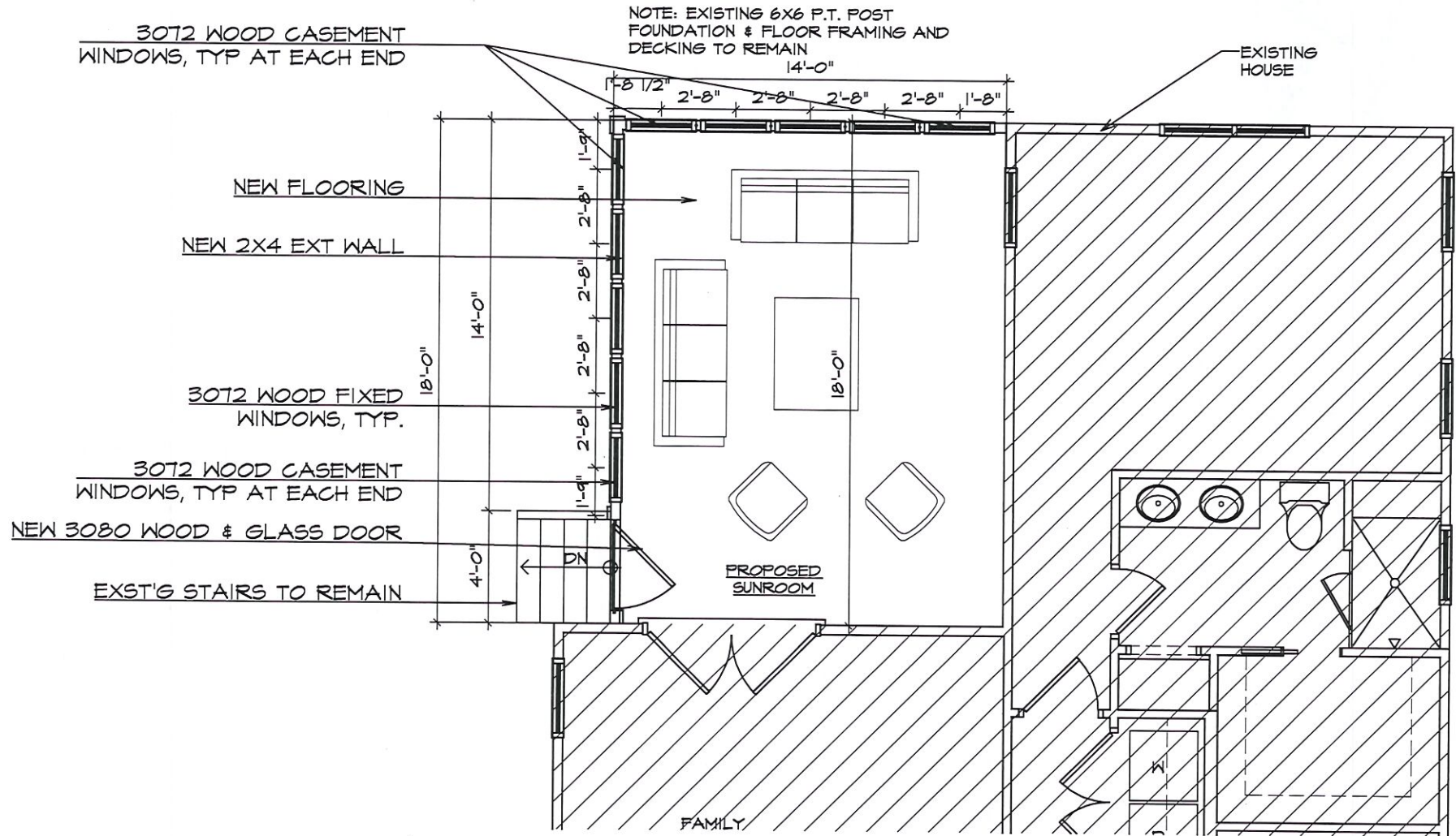
ELEVATIONS

$\frac{3}{16}" = 1'-0"$

DATE: 10/5/20







1012 W. CABARRUS ST.

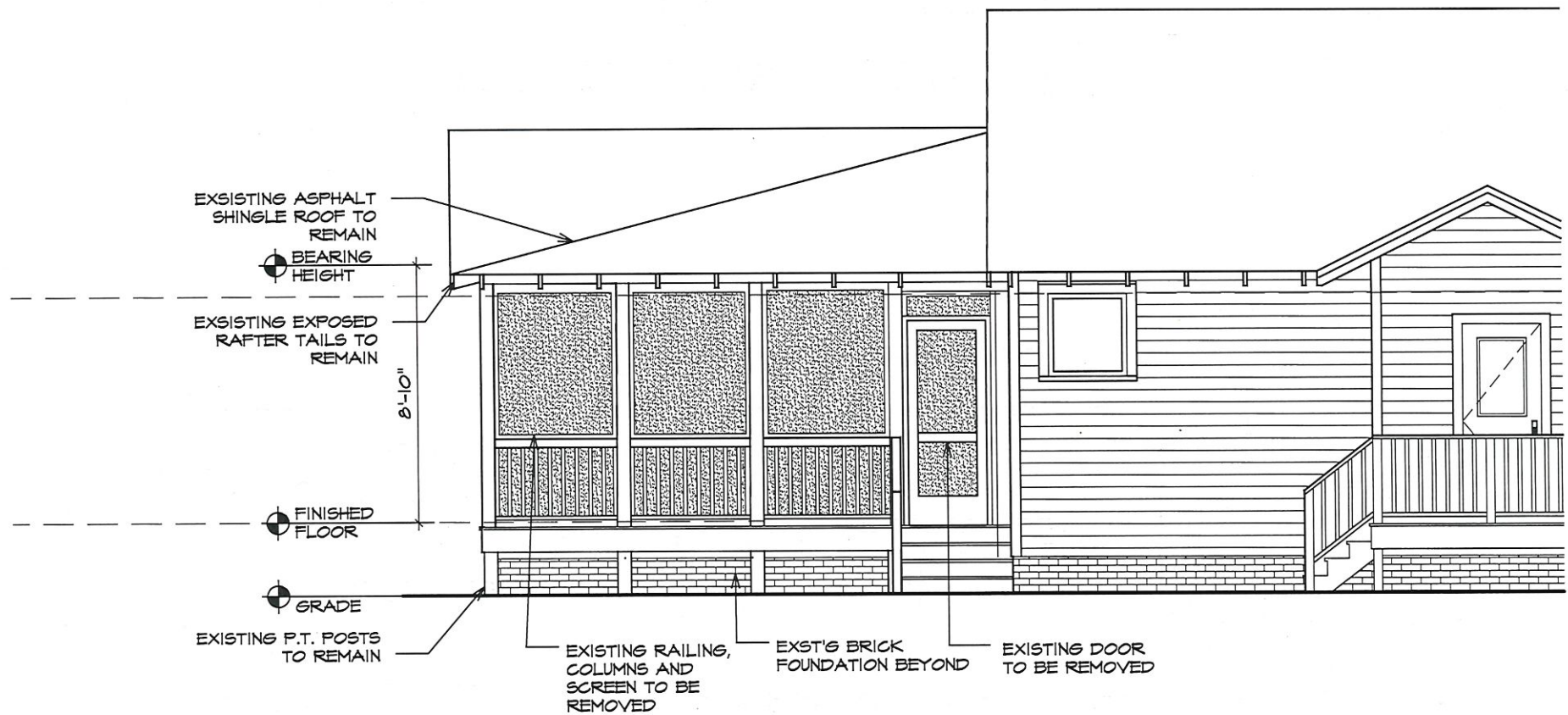
## PROPOSED PLAN

ELEVATIONS

$\frac{3}{16}'' = 1'-0''$

DATE: 08/19/20

**M**  
MAURER  
architecture



1012 W. CABARRUS ST.

## EXISTING RIGHT ELEVATION

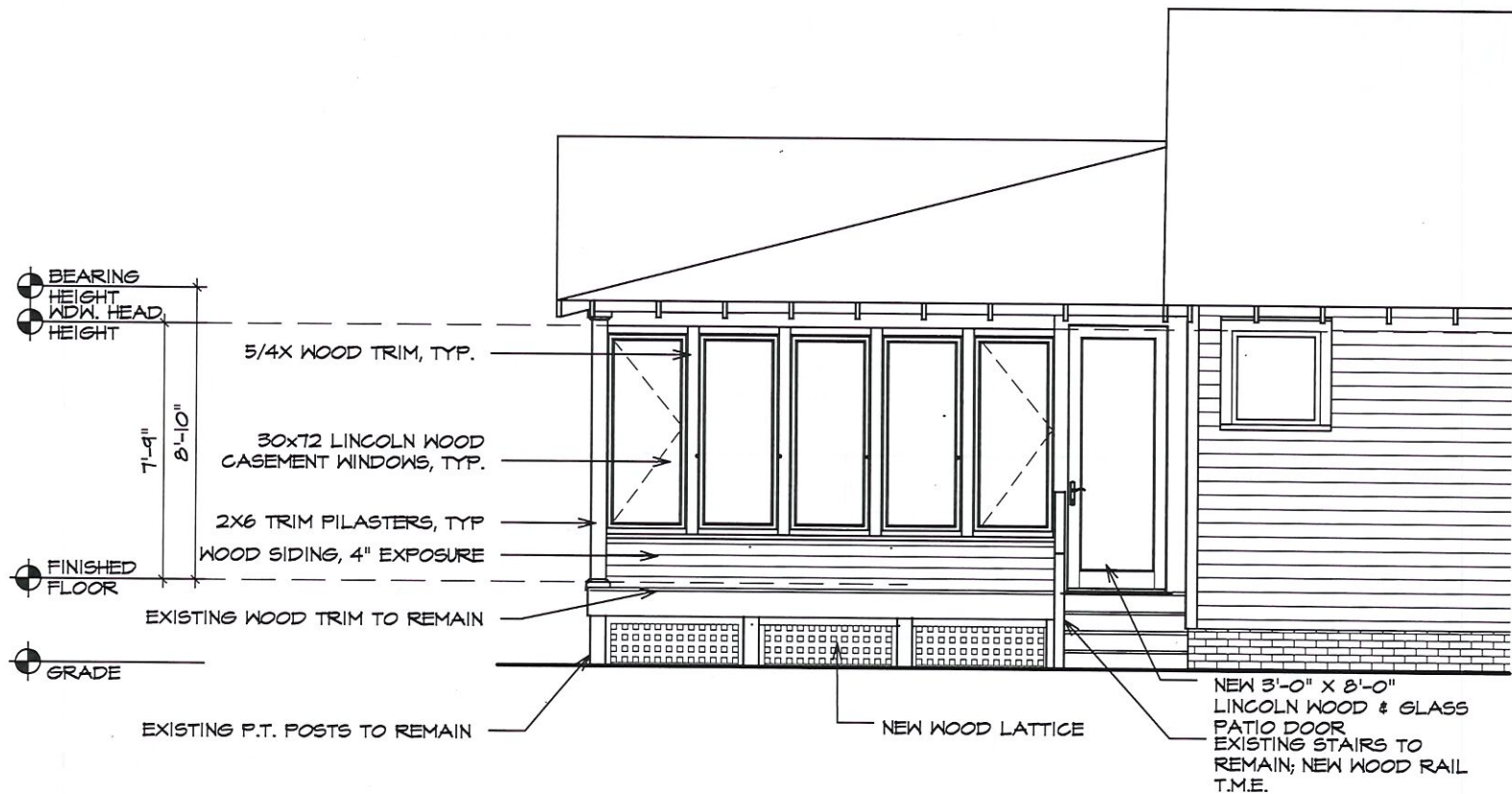
ELEVATIONS

$\frac{3}{16}" = 1'-0"$

DATE: 10/5/20

**M**  
MAURER  
architecture





1012 W. CABARRUS ST.

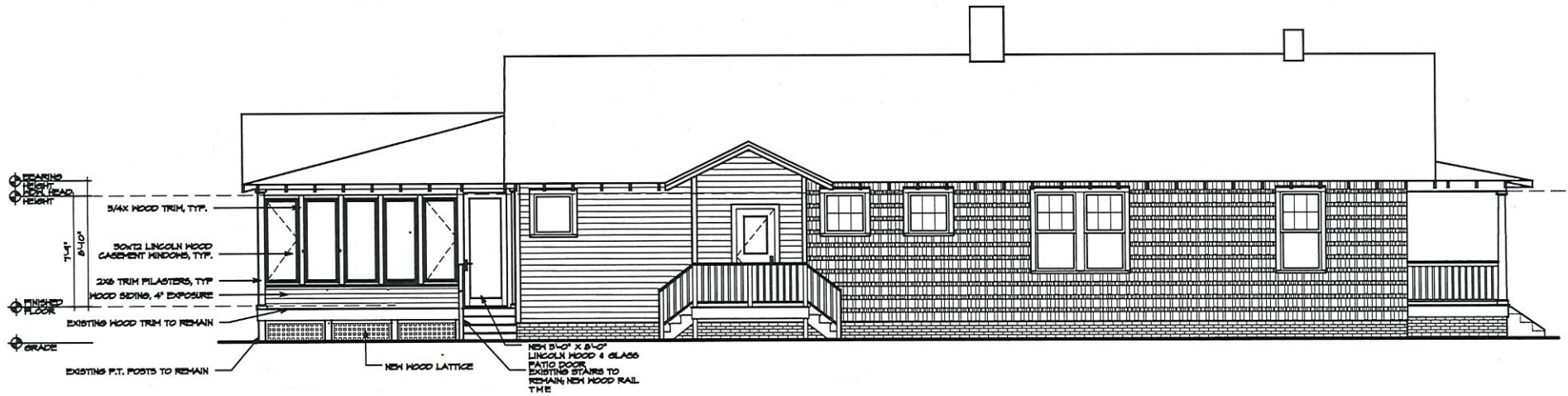
## PROPOSED RIGHT ELEVATION

ELEVATIONS

3/16" = 1'-0"

DATE:10/5/20

**M**  
MAURER  
architecture



1012 W. CABARRUS ST.

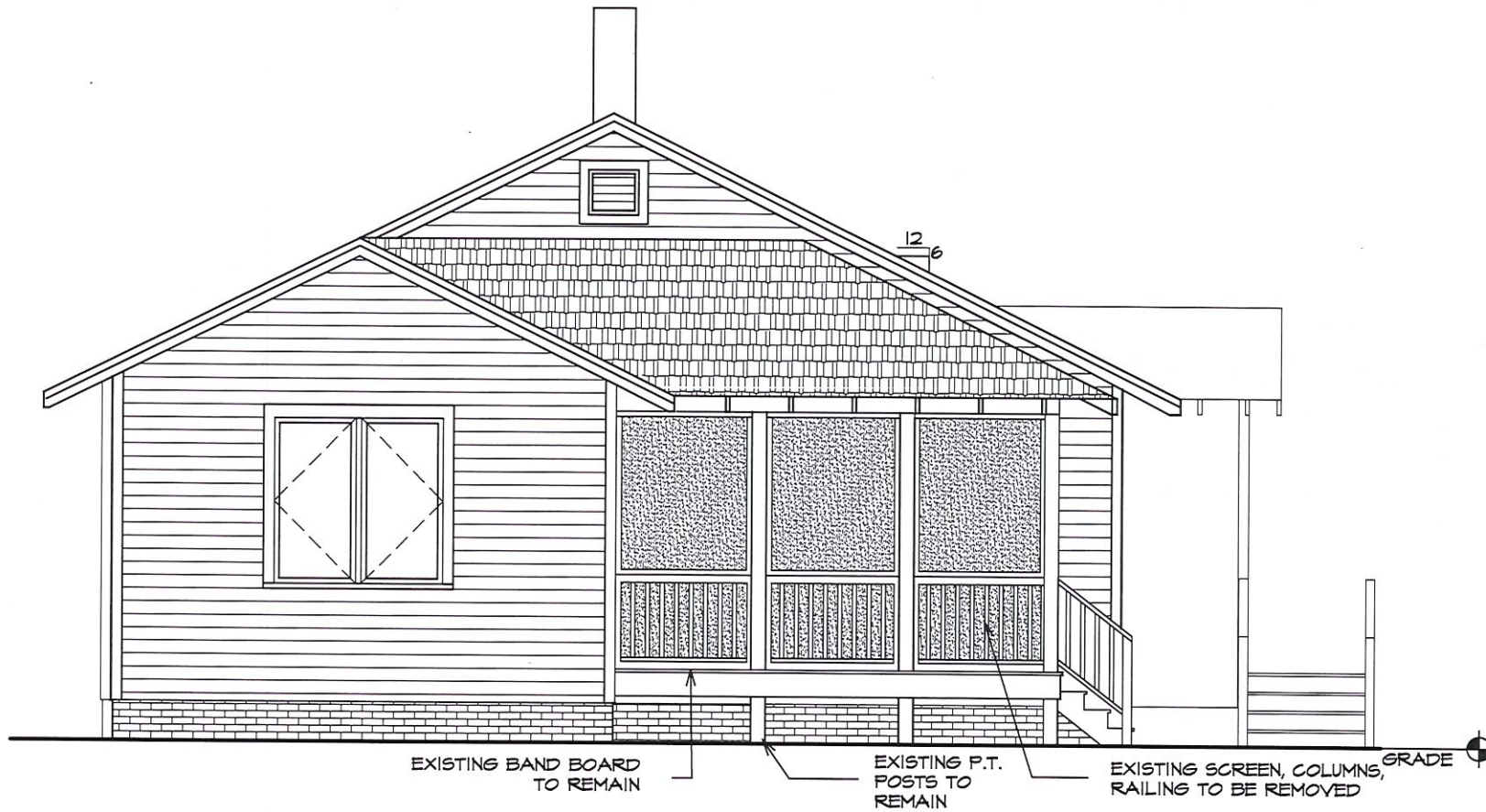
## PROPOSED (FULL) RIGHT ELEVATION

ELEVATIONS

3/32" = 1'-0"

DATE:10/5/20





1012 W. CABARRUS ST.

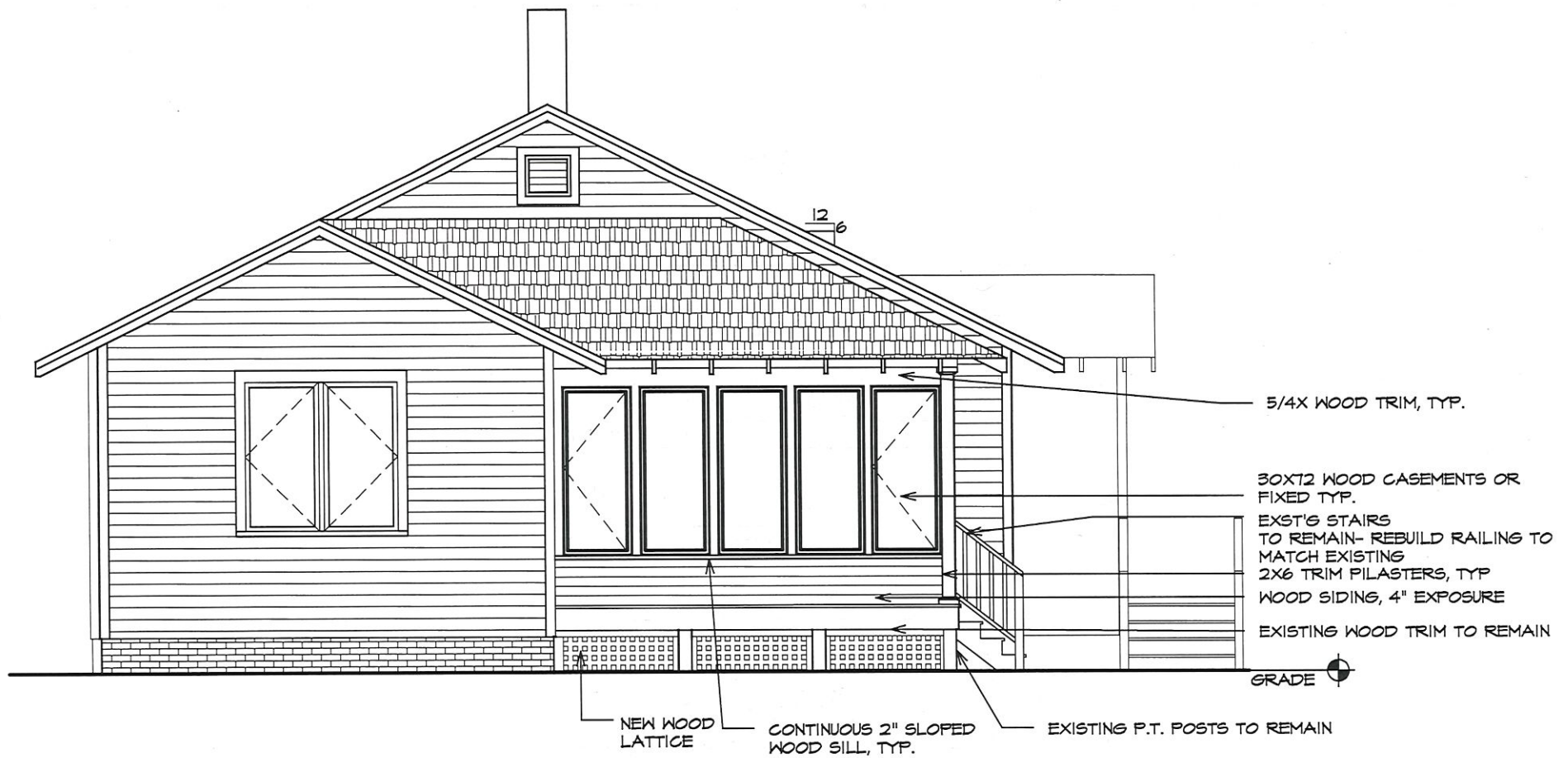
## EXISTING REAR ELEVATION

ELEVATIONS

3/16" = 1'-0"

DATE: 10/5/20





1012 W. CABARRUS ST.

## PROPOSED REAR ELEVATION

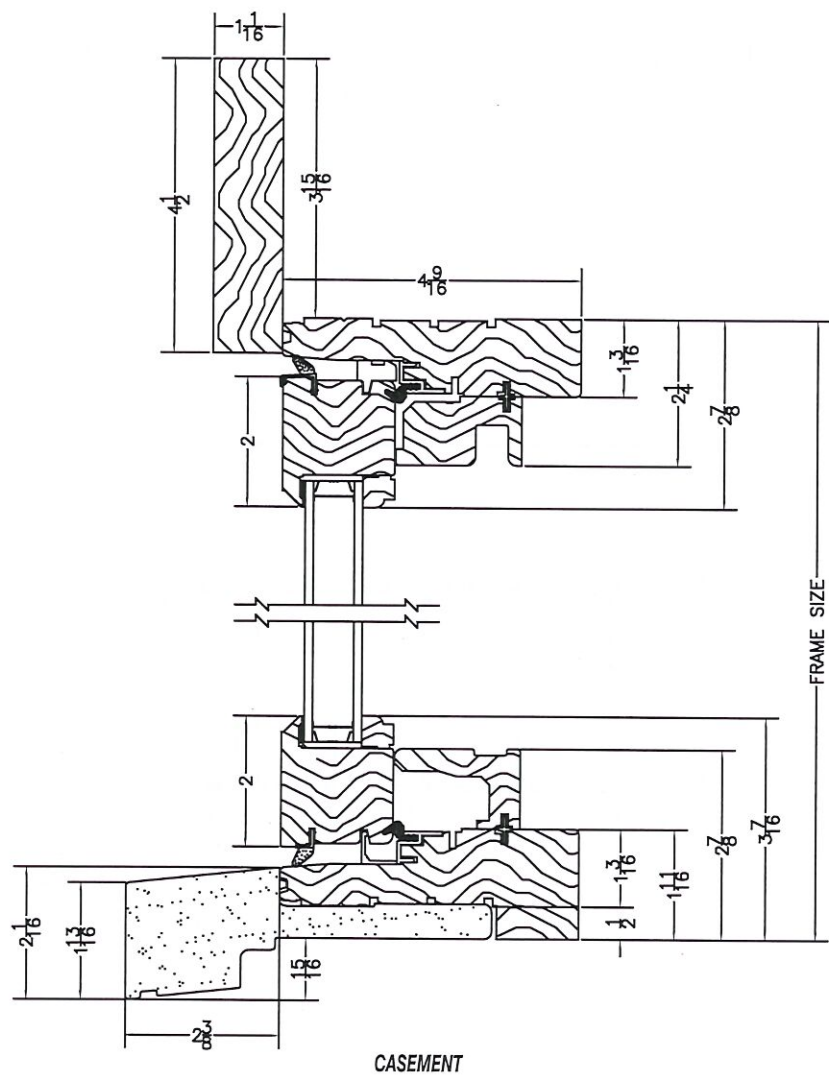
ELEVATIONS

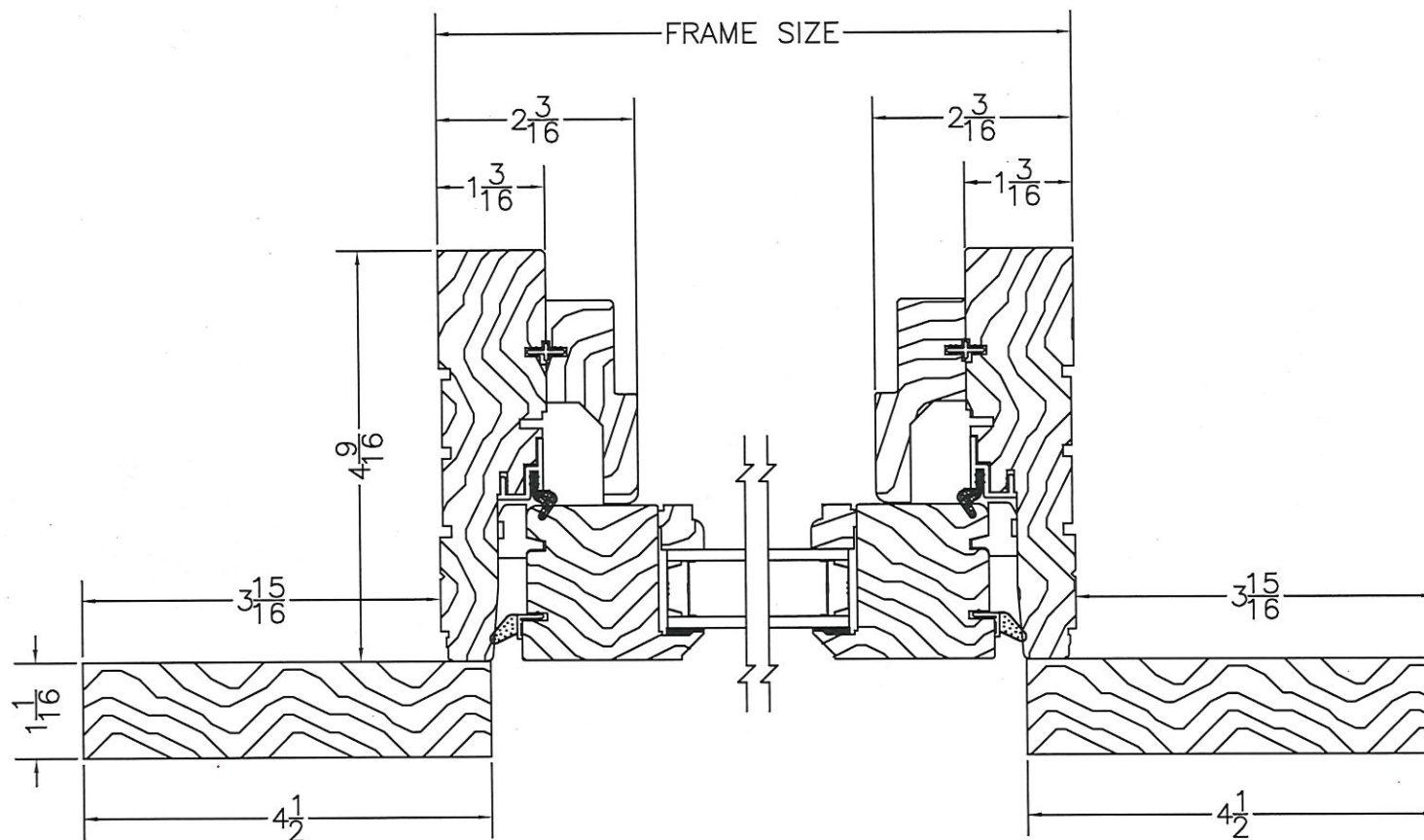
3/16"= 1'-0"

DATE: 10/5/20











3401 TARHEEL DRIVE  
RALEIGH NC 27609  
919-981-6127

Prep By	Bid No	Rev	Job Reference
TAH	1092	1	

Customer / Client Name			
JBK CONST			
Quote Date		Job / Site Name	
9/28/2020		BULLARD	
Phone #		Fax #	
Mobile Phone #	Other Phone #	Email Address	



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LINCOLN WOOD PRODUCTS, INC.



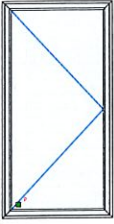


R.O. Allowance (Width = 1/2"-Height = 1/2") M.O. Allowance (Width = 1/4"-Height = 1/4")

SHOWN AT LIST PRICE

Line # 1 LEFT SIDE BY DOOR (TEMPERED)

- CSMT-1 • Unit Label: LEFT SIDE BY DOOR (TEMPERED) • Quantity: 1
- ADD 1 1/2" SILLHORNS PAST  
EXT OF CASING



R.O. 36-1/2" x 73"  
U.D. 44" x 77-1/2"  
M.O. 44-1/4" x 77-3/4"  
O.A. Box Size 36x72-1/2"

Line # 2 LEFT SIDE BY DOOR

- CSMT-1 • Unit Label: LEFT SIDE BY DOOR •
- ADD 1 1/2" SILLHORNS PAST  
EXT OF CASING

Quantity: 3

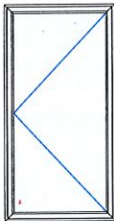


R.O. 36-1/2" x 73"  
U.D. 44" x 77-1/2"  
M.O. 44-1/4" x 77-3/4"  
O.A. Box Size 36x72-1/2"

Line # 3 LEFT SIDE BY DOOR

- CSMT-1 • Unit Label: LEFT SIDE BY DOOR •
- ADD 1 1/2" SILLHORNS PAST  
EXT OF CASING

Quantity: 4



R.O. 36-1/2" x 73"  
U.D. 44" x 77-1/2"  
M.O. 44-1/4" x 77-3/4"  
O.A. Box Size 36x72-1/2"



Line # 4    VERIFY HANDING

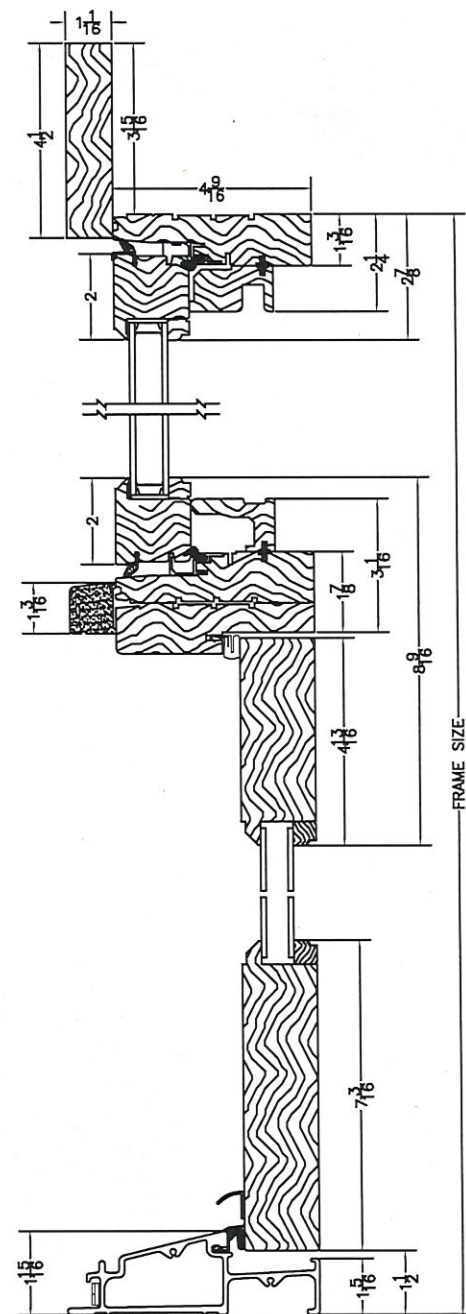
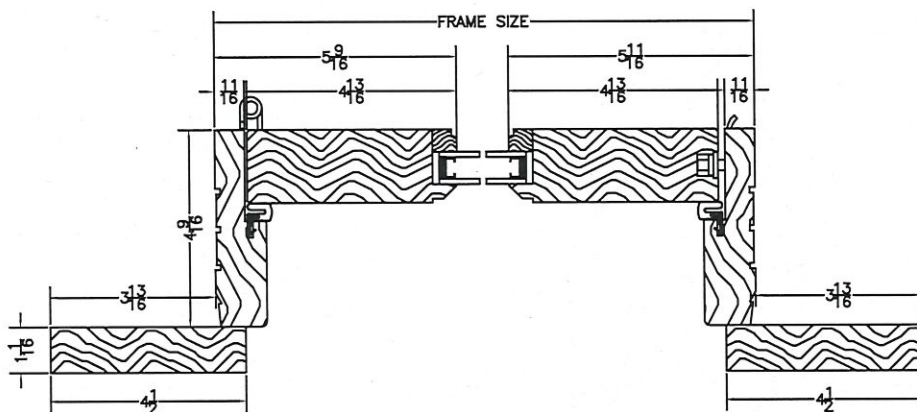
• MULL UNIT • Unit Label: VERIFY HANDING •

Quantity: 1

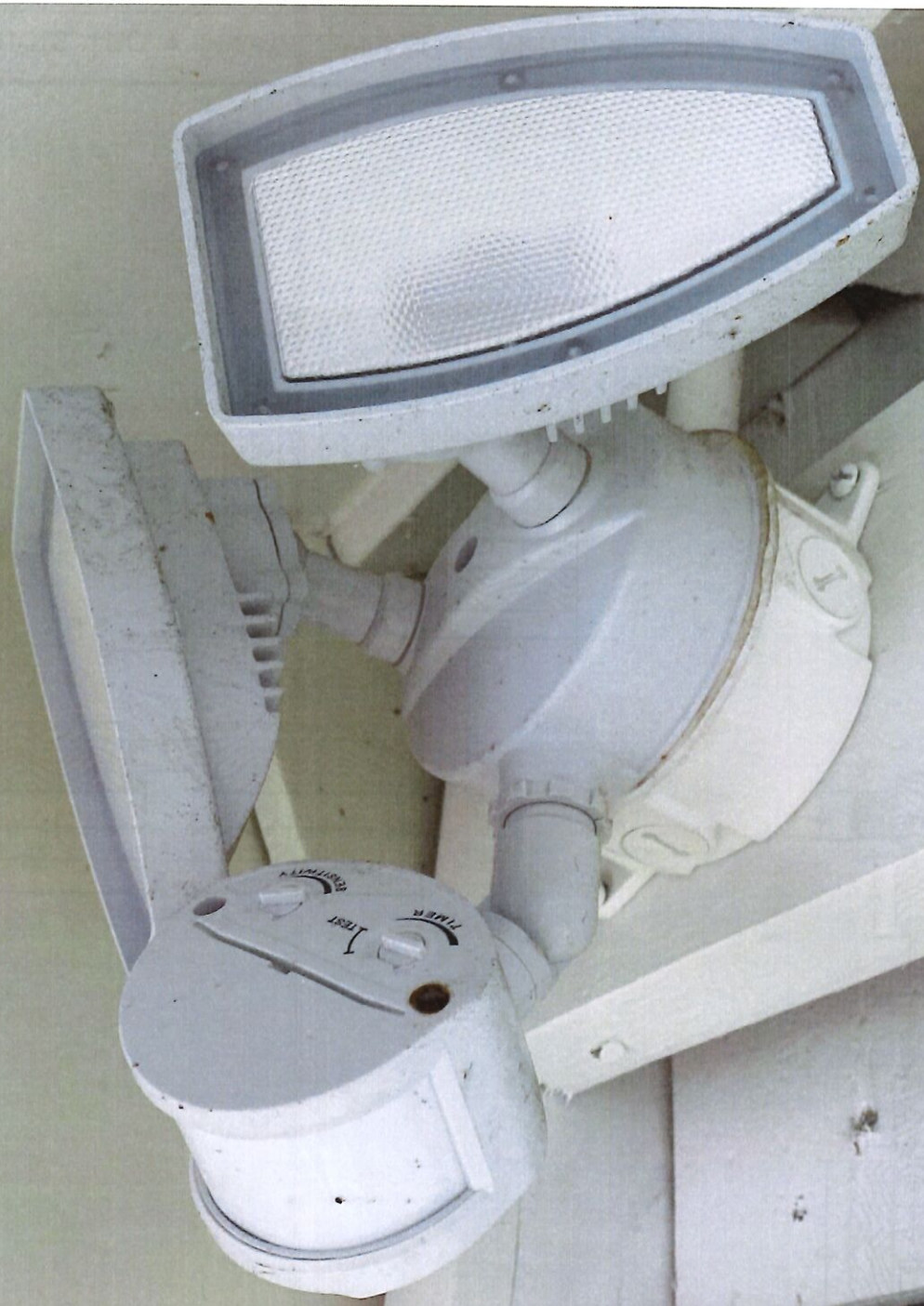
Quantity: 1



R.O. 37-7/8" x 98-1/8"  
U.D. 45" x 101-7/16"  
M.O. 45-1/4" x 101-11/16"  
O.A. Box Size 37-3/8x97-5/8"









**ROOMS+**

Basement

Bathroom

Bedroom

Closests

Garage

Hallway.





# 180-Degree Basic Two Head LED Motion Activated Direct Wire Security Flood Light- White

**Model** SE1039-WH3-02LF0

- This motion activated security light produces 2138-lumens of 5000K bright daylight with an estimated lamp life of 50,000 hours
- 180° Adjustable passive infrared sensor (PIR) that detects motion up to 60-ft away based on mounting height of 15ft (4.57 meters).
- Time control setting options are range from test, 1 min to 10-min to set how long the light will stay on after motion is no longer detected

[Add to Compare](#)

[BUY ONLINE](#)

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## DESCRIPTION

LED security flood light provides safety and security by illuminating dark exterior areas such as backyards and driveways. The light is made of rust-proof die cast aluminum housing with a diamond-patterned diffuser lens, that provides a smooth and even light distribution. The LED security flood light feature swivel joints for easy head positioning and a specially designed universal mounting plate for fast and easy installation. The motion activated security light illuminate as motion is detected and turn off automatically when motion stops only during nighttime hours. The built-in timer and distance control settings can be customized to meet a wide variety of lighting customizations. Maximize energy savings and discourage intruders from coming near the home.

- This motion activated security light produces 2138-lumens of 5000K bright daylight with an estimated lamp life of 50,000 hours
- 180° Adjustable passive infrared sensor (PIR) that detects motion up to 60-ft away based on mounting height of 15ft (4.57 meters).
- Time control setting options are range from test, 1 min to 10-min to set how long the light will stay on after motion is no longer detected

- Distance control options are range from 10-ft, to max which is 60-ft
- Universal mounting platform allows for maximum flexibility in installation and is designed to meet requirements for wall, eave or surface box mounting; includes pre-attached push-in wire connectors for fast and easy direct wiring
- Sturdy die cast aluminum construction and shatter-resistant lens with ball in socket design for easy head rotation so light can be directed where it is needed most
- There is a manual override option to function as a switch controlled fixture. The next day the light will revert back to functioning as a motion activated light.
- Cold weather rated with a minimum cold start temperature of negative 20°F; Energy Technology Label listed (ETL) to guarantee and strict quality standards with a 8-year limited warranty
- Quality assurance guaranteed with a 6-year limited manufacture warranty

## SPECIFICATION

<b>Model</b>	SE1039-WH3-02LF0	<b>Dimming</b>	No
<b>Related Model</b>	SE1039-WH3-02LF0-E ,B071VJL7BD,62075077,HBWL1001	<b>Input Voltage</b>	120V 60Hz
<b>Lamp Type</b>	LED	<b>Input Wattage</b>	24.01
<b>Other Types</b>	Motion Activated	<b>Battery Included</b>	No
<b>Rooms</b>	Driveway, Patio, Porch, Shed, Yard	<b>Command Strips® from 3M</b>	No
<b>Fixture Material</b>	Die Cast Aluminum	<b>Power Cord</b>	None- Direct Wire
<b>Fixture Color</b>	TBZ Textured Bronze	<b>Linkable</b>	No
<b>Glass/Lens Type</b>	Diamond Pattern	<b>Power Switch</b>	Motion Activated
<b>Mounting</b>	Wall/Eave/Surface/Recessed Box Mount	<b>Product Type</b>	Flood Light
		<b>Power Source</b>	Direct Wire

**Motion Detection Range** 180 DEG PIR @70 FT

**Two Level Lighting** No

**Two Detection Zone** No

**Safety Rated** Wet Location

**Safety Listing** ETL

**Energy Star** Yes

**Light Included** Yes

**Light Source** LED

**LED Qty** 16

**Color Temperature** 5098K

**Color Rendering Index (CRI)** 76.5

**Rated LED Life** 50000 Hrs

**Lumens** 2138.63

**Warranty** 6 Year Limited Warranty

**Finish** WH3 Textured White

**Fixture Dimensions (inches)** 4.25 x 7.75 x 2.3

**Fixture Weight (lbs)** 2.45

## REVIEWS

+

## QUESTIONS & ANSWERS

+



## Morton, Erin

---

**From:** Gary Bullard <garybullardjr@gmail.com>  
**Sent:** Wednesday, October 28, 2020 12:35 PM  
**To:** Morton, Erin  
**Cc:** Tully, Tania; Kinane, Collette; Meg Bullard  
**Subject:** Re: COA-0165-2020 (1012 W Cabarrus St) Minor Work  
**Attachments:** exterior lights.jpg; Bullard Casement Window Detail 2.pdf; Bullard Door Detail 2.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. **EXTERNAL EMAIL ADDRESS:** garybullardjr@gmail.com

Hi Erin,

The lighting specs from the original screened porch COA are [Good Earth lighting White Exterior LED](#) (attached). Please also see additional door/window details attached. Let me know if you have any questions or need anything else.

Thank you  
Gary

On Tue, Oct 27, 2020 at 4:25 PM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Gary,

Thanks for the additional info and photo – apologies if I missed that in our previous emails. Let us know when you have the remaining window/door sections and lighting specifications. Everything so far appears to be perfectly approvable, we just have to cross the Ts on the required materials. Thank you for your help!

Best,

Erin

**Erin Morton**

Preservation Planner II

**City of Raleigh**

Planning and Development

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**From:** Gary Bullard <[garybullardjr@gmail.com](mailto:garybullardjr@gmail.com)>

**Sent:** Tuesday, October 27, 2020 4:14 PM

**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>

**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>; Meg Bullard <[meg@megbullardrealty.com](mailto:meg@megbullardrealty.com)>

**Subject:** Re: COA-0165-2020 (1012 W Cabarrus St) Minor Work

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Thanks Erin

I've asked the contractor for additional door/window details. There is only 1 door leading off of the porch - and our request is for this door to be single door with transom as depicted in attachment.

I sent photo from front of house in previous email. I've attached again here. There is a large tree in our backyard but construction material staging will not interfere with tree protection area. Confirmed with GC and crew that all construction staging will be on west-side of house away from tree protection area as defined in COA 125-17-CA and COA 061-18-CA. In addition, any construction materials can be stored in our storage shed.

I'll check on lighting specs from previous COA -- I was sure we got them approved - we intend to have lights on the exterior once the sunroom is complete.

thanks again

GB

On Tue, Oct 27, 2020 at 3:42 PM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Gary,

Thank you for the vertical window section. Please also provide the horizontal section of the window and proposed door-with-transom sections to complete the window and door specification requirements. The door information provided appears to list quantities for doors not shown on the architectural drawings – please confirm that the request is only for the installation of the single door with transom depicted on the last page of the door attachment.

We also need the photo of the front of the house from the street. Additionally, it appears as though a large tree requiring tree protection is located in the rear yard. The site plan provided does not label protective fencing locations; is the line located 5'-0" off the back of the house meant to be protective fencing? That would be a good location for the fencing, if not. Along with protective fencing locations, please note the proposed construction material laydown areas. The tree protection plan should remain in place for the duration of the proposed work.

Lastly, it appears that there are outstanding conditions for the previously-approved rear porch COA. Based on the photographs provided, exterior lighting is currently installed at the existing porch eaves. Will this lighting remain after the porch is enclosed? If so, please provide the manufacturer's specifications for the installed lighting. Please let us know if you have any questions. Thank you.

Best,

Erin

**Erin Morton**

Preservation Planner II

**City of Raleigh**



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**From:** Gary Bullard <[garybullardjr@gmail.com](mailto:garybullardjr@gmail.com)>

**Sent:** Monday, October 26, 2020 11:47 AM

**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>

**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>; Meg Bullard <[meg@megbullardrealty.com](mailto:meg@megbullardrealty.com)>

**Subject:** Re: COA-0165-2020 (1012 W Cabarrus St) Minor Work

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hi Erin,

please see attached. let me know if this will work for the detail you need re: windows and door. anything else, please let me know.

thanks again

GB

On Wed, Oct 21, 2020 at 1:20 PM Gary Bullard <[garybullardjr@gmail.com](mailto:garybullardjr@gmail.com)> wrote:

ah, got it. that's what i figured. i will get this to you.

thanks

On Wed, Oct 21, 2020 at 1:19 PM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Hey Gary,

Sure. Please see attached for an example of the section details we are looking for. We need this information for the window and door. These are readily available from the manufacturer. If you are using Maurer for the work, they provide window and door specifications for their projects regularly, and can likely help you obtain the section drawings for your specific products, if needed. Thank you.

Best,

Erin

**Erin Morton**

Preservation Planner II

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**From:** Gary Bullard <[garybullardjr@gmail.com](mailto:garybullardjr@gmail.com)>

**Sent:** Wednesday, October 21, 2020 11:24 AM

**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>

**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>

**Subject:** Re: COA-0165-2020 (1012 W Cabarrus St) Minor Work

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yes, additional clarification would be great. thanks Erin.

On Wed, Oct 21, 2020 at 11:16 AM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Hey Gary,

Thank you for the quick response. I think you have answered most of our questions. The window trim information is very helpful, but we will also need window and door sections to confirm the sash profiles themselves. Let us know if you need additional clarification on what we are looking for. Thank you.

Best,

Erin

**Erin Morton**

Preservation Planner II

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**Sent:** Wednesday, October 21, 2020 10:47 AM  
**To:** Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)>  
**Cc:** Tully, Tania <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)>; Kinane, Collette <[Collette.Kinane@raleighnc.gov](mailto:Collette.Kinane@raleighnc.gov)>  
**Subject:** Re: COA-0165-2020 (1012 W Cabarrus St) Minor Work

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hi Erin,

Thanks for getting back to me. Please see attached photo of house.

For windows: plan is to install 30'x72' Lincoln Wood Casement Windows with 5/4"x6" casing 1.5" historic window nosing to match existing (5 windows along side elevation; 5 windows along rear elevation).

For door: plans is to install 6'8" full glass Simpson wood door with 14" wood transom to match existing rear doors (doors leading to screened porch).

For paint: all exterior will be painted to match existing. I think it's SW Swiss Coffee for body and True White for trim.

Let me know if you need anything else.

Thank you

On Wed, Oct 21, 2020 at 10:27 AM Morton, Erin <[Erin.Morton@raleighnc.gov](mailto:Erin.Morton@raleighnc.gov)> wrote:

Gary,

Thank you for submitting a minor work COA application for 1012 W Cabarrus Street. We have begun the application review and need some additional information in order to complete the review. Please provide the following:

- A photo of the front of the house from the street
- Accurate window and door section details (thank you for confirmation of all-wood products)
- Physical paint samples, if not matching the existing house

You can mail the paint samples (if not matching existing) to City of Raleigh, Planning and Development Department, Attn: Historic Preservation, P.O. Box 590, Raleigh NC 27602. Please let us know if you have any questions. We look forward to hearing from you whenever you're ready to proceed. Thank you!

Best,

Erin

**Erin Morton**

Preservation Planner II

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