

## CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

404 ELM STREET
Address
OAKWOOD
Historic District
Historic Property
025-16-MW
Certificate Number
2/8/2016
Date of Issue
8/8/2016
Expiration Date

This card must be kept pasted 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 Inspection, your Certificate of Appropriateness is null and void.

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Pro	art	I) o	ceri	nti	on:
110	CLI	DC	JULI	UII	UII.

- Replace metal trim and flashing with copper;
- replaces front and rear roofs with copper;
- remove utility chimney

OK to PERMIT

Signature,

Raleigh Historic Development Commission

Pending the resolution of appeals, commencement of work is a sour own risk.



Development Services
Customer Service Center
One Exchange Plaza
1 Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
eFax 919-996-1831

Raleigh Historic Development Commissio	n – Certificate of Appropriateness (COA) Application
RALEIGH HISTORIC DEVELOPMENT COMMISSION  Minor Work (staff review) – 1 copy  Major Work (COA Committee review) – 13 copies  Most Major Work Applications  Additions Greater than 25% of Building Square Footage  New Buildings  Demo of Contributing Historic Resource  Post Approval Re-review of Conditions of Approval  If completing by hand, please use BLACK INK. Do not use blue Property Street Address  Historic District  Mistoric Property/Landmark name (if applicable)  Owner's Name  Lot size 1 3 ACCE  (width in feet) Approximation of Wildling Square Footage  (width in feet) Approximation of Approxim	Rec'd Date Office Rec'd By P. Bask  e, red, any other color, or pencil as these do not photocopy.  Raleigh NC 27604  IN -Wynne House  (depth in feet) 1821 (south border) 4213 (north)  ork), provide addressed, stamped envelopes to owners of all properties within
Property Address	Property Address
	p.
**	
I understand that all applications that require review by the commission's	Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the

application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the foll	owing:				
Applicant Su	san S. ladings				
Mailing Address	11 Polk Street, R	Jun the 276			
city Raber	ah State N		Zip Code 27604		
Date 2/1/20	Daytime Phone	919 832 3978			
Email Address S	USANIAdinas Q.g.	mail.com			
Signature of Applicar	nt July S. H. M.	of the second			
940000000000000000000000000000000000000	Minor M	Vork Approval (office use only)			
valid until \left\{ \text{\text{\text{C}}}	not relieve the applicant, contractor, tenant,	card form of the certificate as indicated a or property owner from obtaining any o e Certificate of Appropriateness Committ	nor Work Certificate of Appropriateness. It is at the bottom of the card. Issuance of a Minor ther permit required by City Code or any law. ee for review at the next scheduled meeting.  ate2/8/16		
Project Categories (cl		-	(Office Use Only)		
☐ New Const			Type of Work		
☐ Demolition	for state or federal rehabilitation tax credits	for this project?			
✓ Yes	of state of leagrantenabilitation tax creatis	ioi una projecta			
□ No			3		
Design Guidelines Ple	ase cite the applicable sections of the design	guidelines (www.rhdc.org).			
Section/Page	Topic	Brief De	scription of Work		
3.5/34	Roofs Architectural Metals	DReplace deteriorated metal trim, flashings around chimneys, crickety, downspark, hidden			
3.8/42	Entrances, Porches, & Bal	* * * * * * * * * * * * * * * * * * * *	3 2 1 1 1 1		
	comies Shingles on front porch with copper standing seam roof, 3) Replace deteriorated metal roof				
	on back 2-s tory addition with copperstanding.				
		seam roof. 4) Rem on back roof of 2	ove chimney (non-functional) story addition.		

	TO BE COMPLETED BY APPLICANT				TO BE COMPLETED BY CITY STAFF		
				N/A	YES	NO	N/A
graphic i	nformatio	I" sheets with written descriptions and drawings, photographs, and other n necessary to completely describe the project. Use the checklist below to ation is complete.	<u>.</u> 22	(B)			
Minor W	ork (staff	review) – 1 copy					
Major W	ork (COA	Committee review) – 13 copies	,				
1.	Written description. Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)		T.				
2.	Description of materials (Provide samples, if appropriate)		Ø,				
3.	Photographs of existing conditions are required.		Ø				
4.	Paint Schedule (if applicable)		na				
5.	<u>Plot plan</u> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.		N/A				
6.	Drawings showing proposed work						
	☐ Plan drawings						
		Elevation drawings showing the new façade(s).	1 de				
		Dimensions shown on drawings and/or graphic scale.		Ш			
		$8\text{-}1/2" \times 11"$ reductions of full-size drawings. If reduced size is so small as to be illegible, make $8\text{-}1/2" \times 11"$ snap shots of individual drawings on the big sheet.					
7.		envelopes addressed to all property owners within 100 feet of property ting the width of public streets and alleys. (Required for Major Work)	ME				P
8.	Fee (See	Development Fee Schedule)	\[\overline{\pi}\]				

From: Susan Iddings susaniddings@gmail.com Subject: Minor Work COA Application - 404 Elm Street

Date: Today at 9:05 PM
To: susaniddings@gmail.com

Re: Minor Work COA to allow (1) the use of copper to replace deteriorated metal trim on slate roofs, flashing around chimneys, metal cricket, hidden gutter system lining, downspouts and to replace both the asphalt shingle roof on the front porch and the deteriorated standing-seam metal roof on the back 2-story addition with copper standing-seam roofs and (2) to remove the chimney that penetrates the roof of the back 2-story addition.

To the staff who review applications for Minor Work COA Applications: The roof at 404 Elm Street consists of three distinct parts:

1- The main 2-story structure, which is constructed of brick covered with stucco, has two original slate roofs separated by a metal cricket that runs parallel to the front of the house. The front slate roof is of a steeper pitch than the back slate roof.

The slates that are broken or missing need to be replaced. Otherwise the slate is in very good condition. The metal cricket, the flashing around the chimney bases, and the metal valleys and other trim metal are in deteriorated condition and much of it needs to replaced.

- 2- The original front porch was replaced between 1915-1920 with a wrap-around front porch. The roof of the front porch is currently covered with ashphalt shingles. I do not think shingles were the original porch roofing material but I have not been able to establish what the roofing material was when the front porch was first added on. The front porch roof is not a feature of the house or the front porch and is only somewhat visible from the street.
- 3- The original back porch appears to have been replaced with a 2-story addition covered with wood siding when the house was converted to four apartments in the early 1950's. The roof of this addition is currently covered in a standing-seam metal that is likely original to the addition. The condition of this roof is very deteriorated. It has been patched often, not in accordance with the guidelines, and has been the source of frequent active leaking into the rooms below, on one occasion since the fall of 2014 on both floors.

A chimney that penetrates this roof is of no known past or current function (it

dead ends in the crawl space). The chimney blocks the doorway from the main house to the addition about four feet inside that addition on both the first and

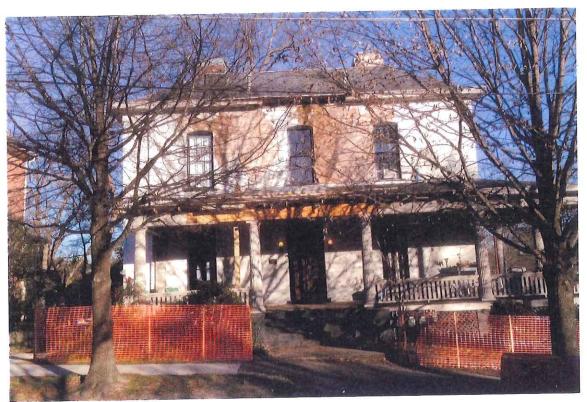
second floors, thereby interfering with a view through those doorways to the back yard and interfering with easy passage through those doors.

The roof on the back addition is not visible from the street.

The slate roofs, the front porch roof, and the back addition roof are all surrounded by a wooden hidden gutter system that has the original metal lining. The metal lining is in deteriorated condition. The hidden gutter system was poorly maintained for many years, most of the gutters and downspouts do not function properly, and in one location the downspout is truncated 3-4 feet below the top slate roof. The resulting active leaking caused by the failed gutters have severely damaged the exterior stucco in places, mostly the front of the house on the upper level, and damaged some of the front porch woodwork, the wooden gutters themselves, and the metal lining of the gutters. Oak City Artisans is currently repairing as-is the wooden gutter system, except for the metal lining.

As soon as the repairs of the wooden gutter system are complete, Christian Nonino has agreed to replace the missing and broken slates on the slate roofs, replace all the metal valleys and other metal trim, chimney flashings, cricket, hidden gutter system lining, and downspouts with copper, using the same forms as the original trims and downspout, as well as replace the front porch roof and flat back addition roof with copper 1" tall, double-locked, standing-seam roofs. I expect the RHDC and its staff are familiar with the high quality work that Christian Nonino has done on roofs on historic houses in Raleigh over the years.

I request a minor work COA that will authorize the use of copper as the replacement metal for all the work to be done by Christian Nonino and that will authorize the removal of the non-functioning chimney that penetrates the roof of the back 2-story addition from the 1950's. I want to use copper for the roof metal because of its durability over many decades and because it needs little maintenance compared to either the use of other new roofing metals or the use of recoating materials that allow one to retain the metal that is there now. Please note that the one metal roof on the back addition that is a candidate for recoating is not original to the house, nor is the front porch that is now covered in asphalt shingles. Further, the type of metal that was used for the roof on the back 2-story addition is no longer produced. A copper roof on the front porch and on the back 2-story addition and the use of copper for all the metal on the slate roofs and for the downspouts would not damage or diminish the historic character of the Pullen-Wynne House.



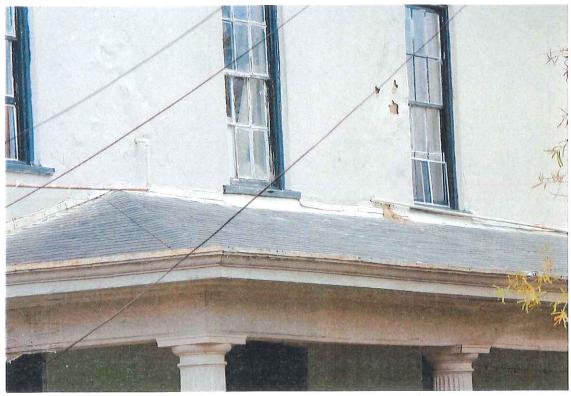
Front of 404 Elm Street facing Elm Street



South side of 404 Elm Street facing Cakwood Avenue

metal cricket between slate roofs, showing chimneys





front porch



Standing-seam metal roof on back 2-story addition added in early 1950's



same as above, showing non-functioning chimney that I request to remove in this minor work coff application

section of top of hidden gutter system, showing indication of deterioration





truncated downspout