

# CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

528 ELM STREET

Address

OAKWOOD

Historic District

Historic Property

136-14-MW

Certificate Number

9/18/2014

Date of Issue

3/18/2015

Expiration Date

## Project Description:

- Replace asphalt shingle roof with standing seam metal

*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

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



# Planning & Development

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 Commission – 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

For Office Use Only

Transaction # 405602

File # 136-14-MW

Fee \$29.00

Amt Paid \$29.00

Check # 2466

Rec'd Date 9/13/14

Rec'd By Blaik Chambers

App Complete 9/17

• If completing by hand, please use BLACK INK. Do not use blue, red, any other color, or pencil as these do not photocopy.

Property Street Address 528 Elm Street

Historic District Oakwood

Historic Property/Landmark name (if applicable)

Owner's Name Lawa E. Jackson

Lot size 0.14 ac (width in feet) 52/53 (depth in feet) 110

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys:

Property Address	Property Address

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.

052936



Type or print the following:

Applicant Laura E. Jackson

Mailing Address 528 Elm Street

City Raleigh

State NC

Zip Code 27604

Date August 8, 2014

Daytime Phone 919-541-3088

Email Address elmst528@gmail.com

Signature of Applicant Laura E. Jackson

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 3/16/15. 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 work projects not approved by staff will be forwarded to the Certificate of Appropriateness Committee for review at the next scheduled meeting.

Signature

*[Handwritten Signature]*

Date

9/18/14

Project Categories (check all that apply):

- Exterior Alteration
- Addition
- New Construction
- Demolition

Will you be applying for state or federal rehabilitation tax credits for this project?

- Yes
- No

(Office Use Only)

Type of Work

60

054874

Design Guidelines Please cite the applicable sections of the design guidelines (www.rhdc.org).

Section/Page	Topic	Brief Description of Work
<u>3.5/34-35</u>	<u>Roofs</u>	<u>Time to replace roof! Metal requested instead of asphalt.</u>

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
<p>Attach 8-1/2 " x 11" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.</p> <p><b>Minor Work (staff review) – 1 copy</b></p> <p><b>Major Work (COA Committee review) – 13 copies</b></p>					
1. <b>Written description.</b> 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.)	<input checked="" type="checkbox"/>				
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>				
3. <b>Photographs</b> of existing conditions are required.	<input checked="" type="checkbox"/>				
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
5. <b>Plot plan</b> (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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. <b>Drawings</b> showing proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the new façade(s).</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale.</li> <li><input type="checkbox"/> 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 8-1/2" x 11" snap shots of individual drawings on the big sheet.</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys. (Required for Major Work)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. <b>Fee (See Development Fee Schedule)</b> \$29	<input checked="" type="checkbox"/>				

Property of: Laura E. Jackson  
Address: 528 Elm Street  
Historic Distr: Oakwood  
Re: Replacement roof  
Date: August 8, 2014

1. Written description

Our house requires replacement roofing material. We request to replace asphalt shingles with standing-seam, snap-lock metal sheeting and metal trim. For our steeply pitched roof, our roofer recommends 17" X 1" 24-gauge galvanized steel. The color that we request is 40-yr. pre-painted red.

*Specs Provided in amendment. TGT*

The house has four short sections of aluminum gutters beneath the four major roof valleys. We request to replace these gutters with half-round galvanized steel with steel brackets, to withstand accumulated snow and ice melt, and faster rain runoff from the metal roof.

2. Description of materials

Please see the attached paint sample for Patriot Red.

*Terracotta - amendment. TGT*

3. Photographs of existing conditions

Please see attached.

Jackson, 528 Elm Street



NW corner





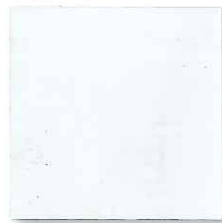
1. SE corner
2. NE corner
3. SW corner



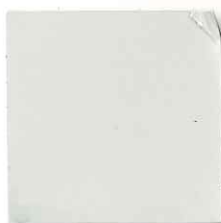
# 40 Year and Lifetime Warranty SMP\* Paint Colors

Your Roof. For Life.™

(See reverse for availability by product.)



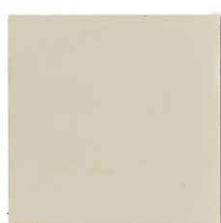
**Arctic White**  
TSR† = 63%



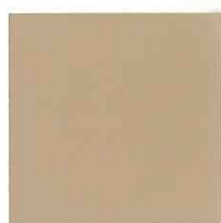
**White**  
TSR = 46%



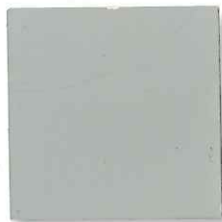
**Ivory**  
TSR = 58%



**Light Stone**  
TSR = 51%



**Sahara Tan**  
TSR = 36%



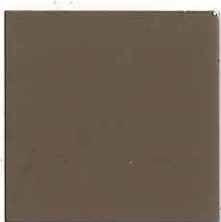
**Pearl Gray**  
TSR = 35%



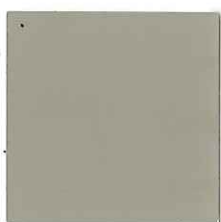
**Cocoa Brown**  
TSR = 29%



**Burnished Slate**  
TSR = 32%



**Light Brown**  
TSR = 30%



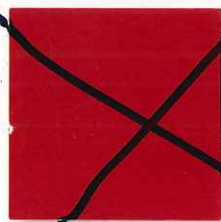
**Clay**  
TSR = 32%



**Charcoal Gray**  
TSR = 31%



**Black**  
TSR = 25%



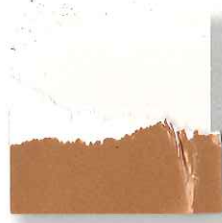
**Patriot Red**  
TSR = 36%



**Terracotta Red**  
TSR = 32%



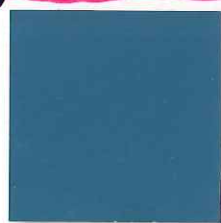
**Burgundy**  
TSR = 25%



**Copper Metallic ‡**  
TSR = 46%



**Gallery Blue**  
TSR = 25%



**Royal Blue**  
TSR = 31%



**Evergreen**  
TSR = 26%



**Marine Green**  
TSR = 30%

### Non-Painted



**Acrylic Coated Galvalume**  
TSR = 55%

 Denotes Energy Star™ certified high reflectance color which can reduce cooling costs.

\* Union utilizes the most advanced Siliconized Modified Polyester paint system in the industry, based on Akzo Nobel's Ceram-A-Star 1050 technology.

*Amended 167*

NOTE: Colors shown have been matched as accurately as possible to actual finish. For exact color match, please request a metal color sample. Availability of colors and materials is subject to change. Most panels available are available in bare galvanized or bare galvalume.

† TSR = Total Solar Reflectance. An Energy Star certified color must meet the following TSR requirements: 25% initial, 15% after 3 years of exposure testing.

‡ Premium color. To ensure proper color match, orders for metallic colors should be placed so that they come from the same batch.



## Tully, Tania

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**From:** Jackson, Laura <Jackson.Laura@epa.gov>  
**Sent:** Wednesday, September 17, 2014 12:44 PM  
**To:** Tully, Tania  
**Subject:** RE: COA Application for 528 Elm Street  
**Attachments:** jackson\_roof.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi, again, Tania; I spoke with my roofer earlier today. Will the attached graphic meet your needs?

Best,  
- Laura Jackson

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**From:** Tully, Tania [mailto:Tania.Tully@raleighnc.gov]  
**Sent:** Tuesday, September 16, 2014 4:07 PM  
**To:** Laura Jackson  
**Subject:** RE: COA Application for 528 Elm Street

Hi Laura –

I'll note the color change. I do however need the specs from the roofer that show the details of the roof. Most manufacturers have drawings of the product specifications.

Best,  
Tania

Tania Georgiou Tully, Preservation Planner  
Long Range Planning Division  
Raleigh Department of City Planning  
919.996.2674  
919.516.2684 (fax)  
[tania.tully@raleighnc.gov](mailto:tania.tully@raleighnc.gov)

COA process information is available [here](#).

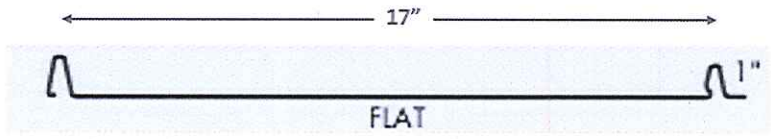
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**From:** Laura Jackson [mailto:elmst528@gmail.com]  
**Sent:** Saturday, September 13, 2014 1:39 PM  
**To:** Tully, Tania  
**Subject:** Re: COA Application for 528 Elm Street

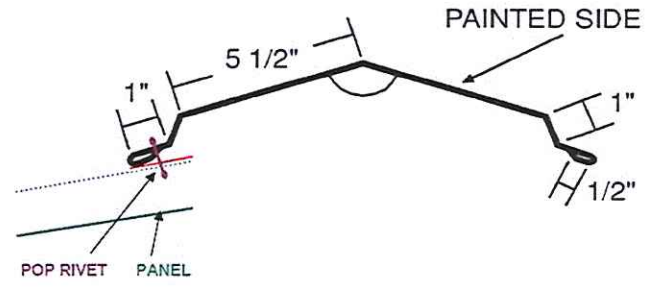
Hi again, Tania; we can switch the color to terracotta red.

I haven't heard back from my roofer yet; we will use low-profile ridge caps and flat-panel pans. The pan width is 17" and the seams are vertical and 1". I would estimate the seam width as 1/4".

Please let me know if you have enough info. to process this request!



A. Panel



B. Ridge cap

jackson\_roof

## Tully, Tania

---

**From:** Tully, Tania  
**Sent:** Tuesday, September 16, 2014 4:07 PM  
**To:** 'Laura Jackson'  
**Subject:** RE: COA Application for 528 Elm Street

Hi Laura –

I'll note the color change. I do however need the specs from the roofer that show the details of the roof. Most manufacturers have drawings of the product specifications.

Best,  
Tania

Tania Georgiou Tully, Preservation Planner  
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I haven't heard back from my roofer yet; we will use low-profile ridge caps and flat-panel pans. The pan width is 17" and the seams are vertical and 1". I would estimate the seam width as 1/4".

Please let me know if you have enough info. to process this request!

Thanks so much,  
Laura Jackson  
528 Elm Street  
Historic Oakwood

On Sep 8, 2014, at 11:27 AM, "Tully, Tania" <[Tania.Tully@raleighnc.gov](mailto:Tania.Tully@raleighnc.gov)> wrote:

Hi Laura –

I am in receipt of your COA application for changing the roofing material and gutters and have the following comments and request for additional information:

- I am unable to approved the proposed color at the staff level. I can approve the Terracotta Red.

## Tully, Tania

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**From:** Tully, Tania  
**Sent:** Monday, September 08, 2014 11:27 AM  
**To:** 'elmst528@gmail.com'  
**Subject:** COA Application for 528 Elm Street

Hi Laura –

I am in receipt of your COA application for changing the roofing material and gutters and have the following comments and request for additional information:

- I am unable to approved the proposed color at the staff level. I can approve the Terracotta Red.
- Please provide specifications for the standing seam product. Specifically I need to know the pan width, the seam height and width (seam should have vertical sides), ridge cap specs (should be low profile), and confirmation that the pan is a flat panel with no striations or ripples.

Please let me know if you have any questions.

Best,  
Tania

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