



CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Replace asphalt shingle roof; rebuild front porch railing and concrete front steps; alter exterior paint colors

704 Florence St

Address

Boylan Heights

Historic District

Historic Property

COA-0018-2023

Certificate Number

2/13/2023

Date of Issue

8/13/2023

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, _____

Ein Morton

Raleigh Historic Development Commission

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

Type or print the following:		
Applicant name: J Brett and Karla J Davis		
Mailing address: 704 Florence St		
City: Raleigh	State: NC	Zip code: 27603
Date: 02/11/2023	Daytime phone #: 720-308-7808	
Email address: davis.karlaj@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-0018-2023 Fee: _____ Amount paid: _____ Received date: _____ Received by: _____	
Property street address: 704 Florence St, Raleigh NC 27603		
Historic district: Boylan Heights		
Historic property/Landmark name (if applicable):		
Owner name: J Brett and Karla J Davis		
Owner mailing address: 704 Florence 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 <input type="radio"/> No <input checked="" type="radio"/>	Office Use Only Type of work: <u>51, 57, 60</u>
Did you consult with staff prior to filing the application? Yes <input type="radio"/> No <input checked="" type="radio"/>	

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).
60, 40	New Roof	New Roof (2019)
66	Alteration of existing	Repair/rebuild concrete porch steps (2020)
51	Exterior Paint	Exterior Paint (2022)
57	Alteration of existing	Front porch railing rebuild (2022)

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>08/13/2023</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>Emi Mastr</u>	Date <u>02/13/2023</u>

NEW ROOF

The previous roof of 704 Florence Street was in state of significant disrepair with known leaks in 6 areas, despite multiple repairs (some leaks requiring buckets inside the house during large storms). A full new roof was required to maintain the integrity of the house. The owners chose new roof shingles in a more neutral gray color versus the non-original terra cotta, thinking ahead to a planned exterior paint color change.

Scope of May 2019 new roof and related external carpentry work by TEW Contractors, Tyson Warren (local contractor who has worked on multiple properties across Boylan Heights):

Roof Repair

- Remove existing shingles from roof
- Inspect decking for bad wood
- Sweep debris off roof
- Install felt paper underlayment
- Install CertainTeed Landmark dimensional shingle (30 year) in Colonial Slate
- Flash chimney with new back aluminum flashing
- Apply NP-1 black polyurethane caulking where needed
- Install new pipe flashing
- Install all new drip edge

Carpentry

- Replace 12' section of fascia on the back right side of house
- Replace 12' section of fascia on the back of house
- Replace 12' section of fascia on the front of house
- Replace 24' of fascia on the front dormer
- Remove the plywood on the front right corner of the porch and replace it with new 1x6" decking
- Remove and replace up to 5 rows of siding on the back right side of the house (due to rot, given past drainage/water issue on high side of house)
 - 3 sides of the nook, roughly 2', 6' and 6'
 - The walls on both sides of the back door - roughly 12'
 - The back side of the house up to the vertical siding break- roughly 6'

Gutters

- Install two pieces of gutters on the back of the house and pipe past the end of the house into the back yard (mitigate a drainage/water issue on the high side of the house)

Paint

- Prime and paint the new fascia and the underside of the new decking boards where replaced (all paint matched to existing color)
- Prime and paint the new siding where replaced (all paint matched to existing color)

Clean up and trash removal

- Progressive cleanup
- Final cleanup
- Magnet sweep for discarded nails

NEW/REPLACEMENT FRONT PORCH STEPS

The front porch steps of the house were in a state of disrepair with chunks of concrete missing and broken, as well as a dangerously sloped top step which was a significant liability and fall risk. The steps were replaced in the exact same style as the original, with the same concrete material, but left natural in color versus the bright blue paint the previous rental tenants had applied to the steps and porch.

Scope of March 2020 front porch steps work by TEW Contractors, Tyson Warren (a contractor who has worked on multiple properties across Boylan Heights):

Porch steps - demo and rebuild

- Demolition - remove existing front steps
- Masonry - build new front stairs to match existing
- Clean up and trash removal

NEW EXTERIOR PAINT/OLD PAINT REMOVAL, FOUNDATION REPOINTED

Paint was in extreme disrepair across the entire exterior of the house, creating a siding/wood integrity issue. The paint was peeling off of nearly every surface, exposing sections of wood to the elements as well as shedding lead-based paint chips. Further, porch paint was improperly applied by past tenants with different colors across columns (multi-colored, non-matching, uncoordinated) and steps/porch floor (non-durable paint quality). The current home owners enlisted Socaz Painting, an EPA lead-certified company, to scrape the house in order to remove all peeling sections of paint and properly dispose of paint scrapings. The house was then properly primed and painted with durable PPG Permanizer paint. In addition to bringing the siding and paint into good standing, the brick foundation was repointed to address the many holes, gaps, and cracks in the mortar around the house's foundation. The previously-painted foundation was then primed with Loxon XP moisture barrier/seal and painted.

Scope of Oct 2022 paint removal, carpentry, and exterior paint work by Socaz Painting:

Home tested positive for lead on multiple surfaces so all prep was done according to the EPA's RRP Guidelines.

Surfaces included:

- siding - 1 heavy coat of Lead Block Encapsulating primer and 1 heavy coat of paint to siding
- soffit, rafter tails/corbels, fascia, cornerboards/decorative trim, porch ceiling, attic vents - 1 coat of paint
- columns*- 1 coat primer and 2 coats of paint after stripping
- windows & casings* - removed and reglazed loose or missing portions of glazing
- doors & casings - 1 coat of paint to white door casing & 3 coats of paint to window sashes, red door faces, and sidelights
- porch floor - 1 coat of paint to porch and floor enamel
- foundation - Loxon XP used as primer on newly repointed foundation and porch curtain rebuild as a moisture barrier and seal.

*Speed heater Infrared Heat gun used to strip paint on flat portions of front window casings and 6 front columns

MATERIALS:

- Lead Block Encapsulating Primer for siding, Loxon XP barrier for brick foundation, PPG Permanizer for all painted surfaces and PPG Porch & Floor Enamel for floor.

Colors:

- Siding - Half Dome PPG0994-3 (replacing celery color)
- Foundation - Volcanic Ash PPG1012-6 (replacing sage green color and some country blue)
- Window Sashes - Magic Dust PPG13-24 (replacing brick red)
- Trim (window and siding trim, porch banister and columns, and porch ceiling) - white matched to old trim paint sample
- Porch floor - Thunderbolt PPG10-06 (replacing bright sky blue color)
- Front door - 3 coat system of stain and clear coat with PPG ProLuxe Window & Door

REPLACEMENT FRONT PORCH BANISTER

The front porch banister was in extreme disrepair with deteriorating wood causing stability issues across the entire porch. The wood/paint had not been properly maintained before the current owners purchased the house. As such, the banister was weak and broken down. The banister was fully rebuilt in the exact same style, dimension, and material. It was painted with the same shade of white as the old banister and coordinating house trim. See pictures for examples of deterioration.

NEW EXTERIOR PAINT/OLD PAINT REMOVAL, FOUNDATION REPOINTED

Paint was in extreme disrepair across the entire exterior of the house, creating a siding/wood integrity issue. The paint was peeling off of nearly every surface, exposing sections of wood to the elements as well as shedding lead-based paint chips. Further, porch paint was improperly applied by past tenants with different colors across columns (multi-colored, non-matching, uncoordinated) and steps/porch floor (non-durable paint quality). The current home owners enlisted Socaz Painting, an EPA lead-certified company, to scrape the house in order to remove all peeling sections of paint and properly dispose of paint scrapings. The house was then properly primed and painted with durable PPG Permanizer paint. In addition to bringing the siding and paint into good standing, the brick foundation was repointed to address the many holes, gaps, and cracks in the mortar around the house's foundation. The previously-painted foundation was then primed with Loxon XP moisture barrier/seal and painted.

Scope of Oct 2022 paint removal, carpentry, and exterior paint work by Socaz Painting:

Home tested positive for lead on multiple surfaces so all prep was done according to the EPA's RRP Guidelines.

Surfaces included:

- siding - 1 heavy coat of Lead Block Encapsulating primer and 1 heavy coat of paint to siding
- soffit, rafter tails/corbels, fascia, cornerboards/decorative trim, porch ceiling, attic vents - 1 coat of paint
- columns*- 1 coat primer and 2 coats of paint after stripping
- windows & casings* - removed and reglazed loose or missing portions of glazing
- doors & casings - 1 coat of paint to white door casing & 3 coats of paint to window sashes, red door faces, and sidelights
- porch floor - 1 coat of paint to porch and floor enamel
- foundation - Loxon XP used as primer on newly repointed foundation and porch curtain rebuild as a moisture barrier and seal.

*Speed heater Infrared Heat gun used to strip paint on flat portions of front window casings and 6 front columns

MATERIALS:

- Lead Block Encapsulating Primer for siding, Loxon XP barrier for brick foundation, PPG Permanizer for all painted surfaces and PPG Porch & Floor Enamel for floor.

Colors:

- Siding - Half Dome PPG0994-3 (replacing celery color)
- Foundation - Volcanic Ash PPG1012-6 (replacing sage green color and some country blue)
- Window Sashes - Magic Dust PPG13-24 (replacing brick red)
- Trim (window and siding trim, porch banister and columns, and porch ceiling) - white matched to old trim paint sample
- Porch floor - Thunderbolt PPG10-06 (replacing bright sky blue color)
- Front door - 3 coat system of stain and clear coat with PPG ProLuxe Window & Door

Old roof pictures (old color appeared terra cotta):



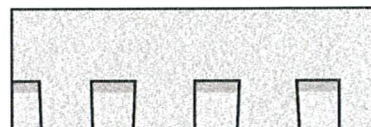
New roof pictures (new color gray):



Landmark®, Landmark® Premium, Landmark® Pro Shingles, Landmark® Pro/Architect 80 (NW Region Only) Shingles

PRODUCT INFORMATION

Landmark shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark Premium (and Algae Resistant-AR), Landmark PRO (and AR) and Landmark (and AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark is produced with the unique NailTrak® nailing feature. **Please see the installation instruction section below for important information regarding NailTrak.**



In the Northwest Region Landmark PRO (AR) is double-branded as Landmark PRO/Architect 80 (AR).

Landmark algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions.

Colors: Please refer to the product brochure or CertainTeed website for the colors available in your region.

Limitations: Use on roofs with slopes greater than 2" per foot. Low-slope applications (2:12 to < 4:12) require additional underlayment. In areas where icing along eaves can cause the back-up of water, apply CertainTeed WinterGuard® Waterproofing Shingle Underlayment, or its equivalent, according to application instructions provided with the product and on the shingle package.

Product Composition: Landmark Series shingles are composed of a fiber glass mat base. Ceramic-coated mineral granules are tightly embedded in carefully refined, water-resistant asphalt. Two pieces of the shingle are firmly laminated together in a special, tough asphaltic cement. All Landmark shingles have self-sealing adhesive strips.

Applicable Standards

ASTM D3018 Type I
ASTM D3462
ASTM E108 Class A Fire Resistance
ASTM D3161 Class F Wind Resistance
ASTM D7158 Class H Wind Resistance
UL 790 Class A Fire Resistance

ICC-ES ESR-1389 and ESR-3537
CSA Standard A123.5 (Regional)
Miami-Dade Product Control Approved (Regional)
Florida Product Approval # FL5444
Meets TDI Windstorm Requirements

Technical Data:

	Landmark (and AR)	Landmark PRO* (and AR)	Landmark Premium (and AR)
Weight/Square (approx.)	217 to 229 lb **	234 to 250 lb **	300 lb
Dimensions (overall)	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"	13 1/4" x 38 3/4"
Shingles/Square (approx.)	66	66	66
Weather Exposure	5 5/8"	5 5/8"	5 5/8"

*Includes Landmark PRO AR/Architect 80

**Dependent on manufacturing location



Colonial Slate



Weathered Wood



Driftwood



Burnt Sienna



Heather Blend



Sunrise Cedar

NEW/REPLACEMENT FRONT PORCH STEPS

The front porch steps of the house were in a state of disrepair with chunks of concrete missing and broken, as well as a dangerously sloped top step which was a significant liability and fall risk. The steps were replaced in the exact same style as the original, with the same concrete material, but left natural in color versus the bright blue paint the previous rental tenants had applied to the steps and porch.

Scope of March 2020 front porch steps work by TEW Contractors, Tyson Warren (a contractor who has worked on multiple properties across Boylan Heights):

Porch steps - demo and rebuild

- Demolition - remove existing front steps
- Masonry - build new front stairs to match existing
- Clean up and trash removal

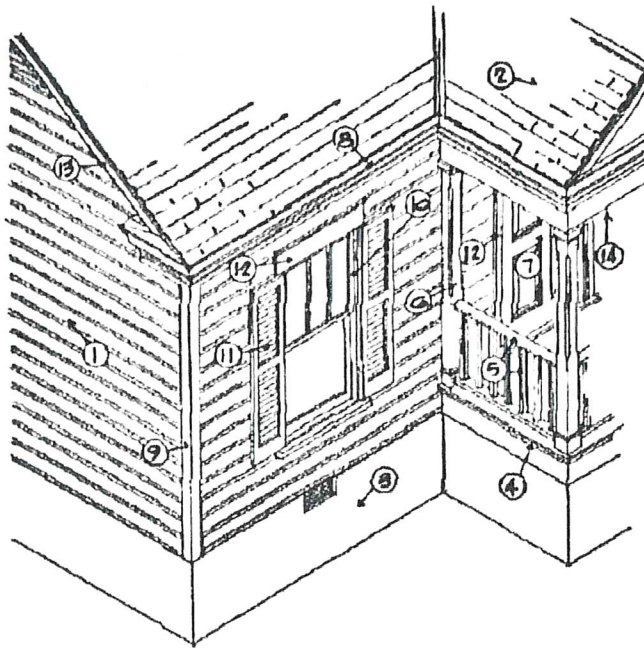
Old steps picture:



New steps picture:



Raleigh Historic Development Commission – Certificate of Appropriateness Paint Schedule



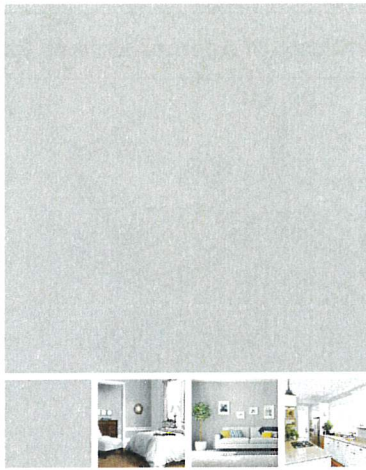
Applicant **J BRETT + KARLA DAVIS**

Address **704 FLORENCE ST, RALEIGH NC 27603**

Paint Manufacturer (Please submit color chips with this schedule)

Color Schedule

1	Body of House	PPG0994-3 HALF DOME
2	Roofing	CERTAINTED LANDMARK SHINGLE IN COLONIAL SLATE
3	Foundation	PPG1012-6 VOLCANIC ASH
4	Porch Floor	PPG10-06 THUNDERBOLT
5	Railing	WHITE MATCHED TO OLD WHITE / COLOR-MATCHED
6	Columns	COLOR-MATCHED TO OLD WHITE
7	Entrance Door	PPG PROLUXE DOOR + WINDOW NATURAL SLATE OAK SATIN
8	Cornice	COLOR-MATCHED WHITE
9	Corner Boards	COLOR-MATCHED WHITE
10	Window Sash	PPG13-24 MAGIC DUST
11	Shutter	—
12	Door & Window Trim	COLOR-MATCHED WHITE
13	Rake	COLOR-MATCHED WHITE
14	Porch Ceiling	COLOR-MATCHED WHITE
15	Other	



[< Back](#)

Half Dome

PPG0994-3

Half Dome is a soft, warm, cloudy gray with a slate undertone. It is a perfect paint color for a main wall for many rooms. Pair it with whites.

R: 187 G: 188 B: 184 LRV: 50



ORDER FREE SWATCH

BUY 9"X14.75" PEEL & STICK SWATCH

BUY ONLINE

FIND IN STORE



Hire a quality local painter for your paint project needs.

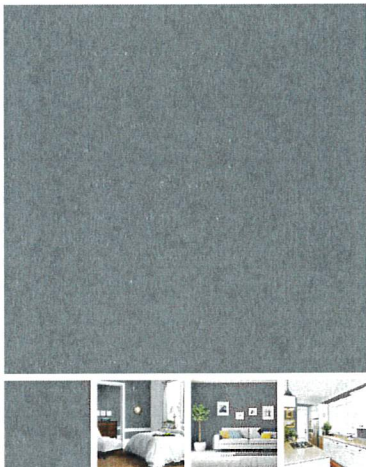
SHADES



ACCENT



TRIM & CEILING



[< Back](#)

Volcanic Ash

PPG1012-6

Volcanic Ash is a deep, cool, lead gray with a graphite undertone. It is a perfect paint color for the exterior of your home or exterior trim. Pair it with deep nuanced black or blackberry trim for a stunning effect.

R: 111 G: 118 B: 120 LRV: 18



ORDER FREE SWATCH

BUY 9"X14.75" PEEL & STICK SWATCH

BUY ONLINE

FIND IN STORE



Hire a quality local painter for your paint project needs.

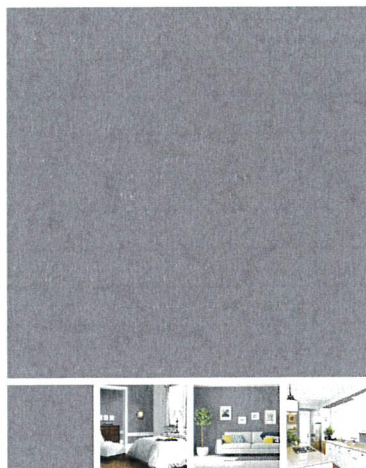
SHADES



ACCENT



TRIM & CEILING



[< Back](#)

Magic Dust

PPG13-24

Magic Dust is a saturated, cool, concord gray with a plum undertone. It is a perfect paint color for a soft, breathtaking accent wall. Pair it with lighter shades of soft yellows.

R: 129 G: 124 B: 133 LRV: 21



ORDER FREE SWATCH

BUY 9"X14.75" PEEL & STICK SWATCH

BUY ONLINE

FIND IN STORE

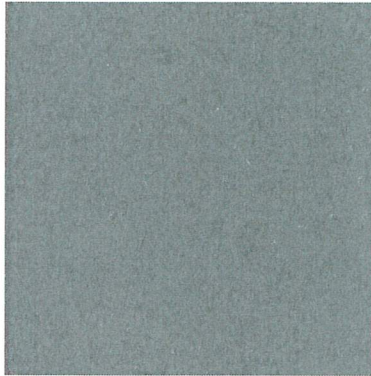


Hire a quality local painter for your paint project needs.

ACCENT



TRIM & CEILING



[← Back](#)

Thunderbolt

PPG10-06

Thunderbolt is a saturated, cool, thunderstorm gray with an algae undertone. It is a perfect paint color for a stunning accent wall or in a living or dining room. Pair it with gold décor.

R: 124 G: 135 B: 131 LRV: 23



ORDER FREE SWATCH

BUY 9"X14.75" PEEL & STICK SWATCH

BUY ONLINE

FIND IN STORE



Hire a quality local painter
for your paint project needs.

ACCENT



TRIM & CEILING



[← Back](#)

Natural Oak SRD

SRD-005

Proluxe Wood Stain Color, Natural Oak SRD, a [wood stain color](#) within our Transparent wood stain color family looks great when stained on decks, patios, wood siding and more. For wood staining advice or to find more wood stain colors, click [here](#).



BUY ONLINE

FIND IN STORE



Hire a quality local painter
for your paint project needs.

Old paint scheme:



New paint scheme:



REPLACEMENT FRONT PORCH BANISTER

The front porch banister was in extreme disrepair with deteriorating wood causing stability issues across the entire porch. The wood/paint had not been properly maintained before the current owners purchased the house. As such, the banister was weak and broken down. The banister was fully rebuilt in the exact same style, dimension, and material. It was painted with the same shade of white as the old banister and coordinating house trim. See pictures for examples of deterioration.



Rebuilt banister:



