



RHDC
RALEIGH HISTORIC
DEVELOPMENT COMMISSION

CERTIFICATE OF APPROPRIATENESS PLACARD

for Raleigh Historic Resources

Project Description:

Replace lower asphalt roof with standing-seam metal

309 S Boylan Ave

Address

Boylan Heights

Historic District

Historic Property

COA-0026-2020

Certificate Number

4/27/2020

Date of Issue

10/27/2020

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, _____

Collette R. Kinnane

Raleigh Historic Development Commission

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

Type or print the following:

Applicant name: Caitlin Ward

Mailing address: 521 W. Cabarrus St.

City: Raleigh

State: N.C.

Zip code: 27603

Date: 02/11/2020

Daytime phone #: 919-302-2385

Email address: chward90@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-0026-2020

Fee: _____

Amount paid: _____

Received date: _____

Received by: _____

Property street address: 309 S Boylan Ave

Historic district: Boylan Heights

Historic property/Landmark name (if applicable):

Owner name:

Owner mailing address:

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: <u>LEO</u>
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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).

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 10/27/20.

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 R K Date 04/27/20

Written Description for 309 S. Boylan Ave.

1. We request to be able to remove the deteriorated slate shingles and replace them with GAF 30 year Timberline architectural shingles in charcoal.

- Roofers will put down drop cloths to protect landscaping
- Existing slate shingles will be carefully removed from the roof
- Any rotten roof decking will be replaced with deck boards
- A new synthetic underlayment will be put down on the roof
- GAF 30 year architectural shingle will be installed that is charcoal in color. *Removed from application. Will be converted to major work coA. Not approvable by staff.*

2. We request to replace the lower asphalt roof with a black, 26 gauge metal roof.

- Roofers will put down drop cloths to protect landscaping
- Existing asphalt shingles will carefully be removed from the lower roof.
- Any rotten roof decking will be replaced with deck boards.
- A new synthetic underlayment will be installed
- A 26 gauge metal drip edge, valley and wall flashing will be installed.
- The width of the pan will be 17" wide. There will be no striations or stress ribs
- 26 gauge standing seam metal roof panels will be installed.
- The hip will be low and unobtrusive

Material Description for 309 S. Boylan

Standing Seam Metal Roof:

[http://metalroofingsystems.biz/images/PDF/
MRS%20System%201000/
General_MRS_System_1000_Submittal.pdf](http://metalroofingsystems.biz/images/PDF/MRS%20System%201000/General_MRS_System_1000_Submittal.pdf)

Asphalt shingle roof:

[https://www.gaf.com/en-us/roofing-products/residential-roofing-
products/shingles/timberline/architectural/timberline-hd](https://www.gaf.com/en-us/roofing-products/residential-roofing-products/shingles/timberline/architectural/timberline-hd)

*Removed from application.
Upper roof alterations not
approvable by staff.*

Example

This home in Boylan Heights is a perfect example of the roofs that we are requesting. The upper roof is a shingle roof in a charcoal color and the lower roof is a standing seam metal roof.

*Upper
roof work
removed
from this
application*



Remove slate; replace with architectural asphalt shingles, charcoal in color

Not approved in this application

Current slate roof (upper)



Current asphalt roof (lower)



Replace asphalt roof with 24 gauge standing seam galvanized aluminum metal roof with kynar finish. Black in color.

309



Kinane, Collette

From: Caitlin Ward <chward90@gmail.com>
Sent: Tuesday, April 21, 2020 2:58 PM
To: Kinane, Collette
Cc: Tully, Tania
Subject: Re: COA-0026-2020
Attachments: Slate Damage Report 309 S Boylan Ave..docx

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.

Thanks for your reply, Collette.
Attached is the roof assessment from Integrity roofing.

Caitlin

> On Apr 13, 2020, at 11:29 AM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:
>
> Hi, Caitlin -
>
> Thanks for reaching out! I don't think I received the email you forwarded below with the attachment from Integrity Roofing, would you please resend that?
>
> Yes, we are still accepting applications via the Portal; however major work COAs are on hold for the time being until we're allowed to hold public hearings. We do encourage you to submit any applications so that you're in the queue when we start holding hearings again. We are continuing to process minor works, so I can absolutely go ahead and remove the slate roof component to approve the replacement of the lower roof.
>
> Let me know if you have any questions.
>
> Thanks, again.
> Collette
>
> Collette R. Kinane
> Preservation Planner II
>
> P Raleigh Urban Design Center
> One Exchange Plaza, Suite 300 | Raleigh, NC 27601
> 919-996-2649 | raleighnc.gov
>
> For Planning and Development COVID-19 updates, visit our information page.
>
>
> -----Original Message-----
> From: Caitlin Ward <chward90@gmail.com>
> Sent: Monday, April 13, 2020 11:04 AM

> To: Kinane, Collette <Collette.Kinane@raleighnc.gov>

> Cc: Tully, Tania <Tania.Tully@raleighnc.gov>

> Subject: Re: COA-0026-2020

>

> 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.

>

>

> Good morning Collette,

> I was hoping to find out if the RHDC is still accepting COA applications and issuing blue placards? Or is everything on hold?

>

> I reached out to you last month about changing this minor work application to a major work application and never heard back. After considering all that is going on and the amount of time it has already taken, we would like to just go ahead and get the blue placard for the lower roof (minor work) so we can get it repaired ASAP.

>

> Thank you for you time and attention.

>

> Caitlin Ward

>

>

>> On Mar 11, 2020, at 9:51 AM, Caitlin Ward <chward90@gmail.com> wrote:

>>

>> Good morning Collette,

>> We have received a roof assessment from integrity roofing (attaching below) and we are ready to move forward with beginning a major work COA for the slate roof.

>>

>> This is our first COA using the online portal so im curious which way will be easier to get everything submitted? If I convert everything to a major work COA will in need to resubmit all pictures, and documents that I have already submitted? Any advice you can give on how that process would work would be greatly appreciated.

>>

>> I know that RHDC is very busy but I was hoping to get a better idea when our major work COA could be approved. Since it has already been a month since our minor work submittal, and considering the roof assessment findings, we would like to get to work as soon as possible. Just a very short background information, I inherited the home about a year and a half ago and had no idea the interior damage that has been caused by the roof. We're eager to get everything repaired asap to avoid any further damage to the interior of the home. Thank you for understanding.

>>

>>

>>

>> Thank you for your time,

>> Caitlin

>>

>> <Slate Damage Report 309 S Boylan Ave..pages>

>>

>>

>>>> On Mar 2, 2020, at 10:43 AM, Caitlin Ward <chward90@gmail.com> wrote:

>>> Thank you. Would you accept an assessment from Baker roofing?

>>> We have a proposal from them but they will not be doing the work.

>>> Caitlin

>>>> On Mar 2, 2020, at 9:53 AM, Kinane, Collette <Collette.Kinane@raleighnc.gov> wrote:

>>>> Of course - the following roofers have a history of working with slate in the area:

Kinane, Collette

From: Kinane, Collette
Sent: Monday, March 2, 2020 8:52 AM
To: Caitlin Ward
Cc: Tully, Tania; Morton, Erin
Subject: RE: COA-0026-2020

Hi, Caitlin -

I just completed your initial review and was about to send comments when I saw you emailed on Saturday. Unfortunately, as staff, we can only approve part of your request.

The request to remove slate and replace with asphalt shingles is not approvable by staff and will need to be converted to a major work COA application. While a change in roof coverings does appear on the minor work list, for something to be eligible for review by staff it must also clearly meet the guidelines, not be of a precedent setting nature or involve an alteration, addition, or removal that is substantial. Removing a slate roof from a historic house and replacing with shingles would be a substantial alteration and would not clearly meet the guidelines thus would require a Major Work COA.

The request to remove the lower asphalt roof and replace with standing seam metal is approvable by staff.

There are two options for how you can proceed:

- 1- You can convert your whole application to a major work. To complete your application, we noted that it would be helpful for you to submit color photographs of the roof and building (with detailed photographs of the deteriorated slate) and an assessment from a preservation professional that the slate roof is deteriorated beyond repair.
- 2 - You can remove the slate alteration from the submitted minor work so we could approve the lower roof replacement as submitted. You would then need to submit a new major work application for the slate roof replacement.

Please let us know if you have any questions.

Thanks,
Collette

Collette R. Kinane
Preservation Planner II

P Raleigh Urban Design Center
One Exchange Plaza, Suite 300 | Raleigh, NC 27601
919-996-2649 | raleighnc.gov

-----Original Message-----

From: Caitlin Ward <chward90@gmail.com>
Sent: Saturday, February 29, 2020 3:27 PM
To: rhdc@rhdc.org
Subject: COA-0026-2020